

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
May 7, 2018**

Case #HDC-2018-00014 – Proposal to rehab/restore the facade

Property located at: 618 N 6th Street

Agenda #2

Historic District: Fairgrounds

Case # HDC-2018-00014

Meeting date: May 7, 2018

Property Owner: Alexander Encelewski

Address: 618 N 6th St, Allentown, PA
18102

Applicant: Peter Lewnes

Applicant's Address: CADCA 523-525 N
7th St. Allentown, PA 18102

Building description, period, style, defining features: This structure is a 3 story attached row house with Mansard roof with large tower roof over second and third floor bay window. The house has a high level of historic integrity and includes corbelled brick, terra cotta banding, round arched second floor window, wood shingled transition between second and third floor bay windows, and full front porch with turned posts and built-in gutter system. The house is Queen Anne in style and stylistically dates from the late 19th century (although notes from city records date it at c. 1925). The windows appear to have been mostly replaced.



Proposed alterations: It is proposed to rehab/restore the facade.

- Remove all aluminum siding, if still any in place
- All woodwork, including front porch, will be repaired, restored, replaced if necessary, and scraped and painted
- Original porch trim will be reinstalled and painted
- Repair windows and storms where possible
- 11 windows to be painted. If funds permit the left side arched window will be replaced with appropriate arched window. If the dormer multi-light window is original it will be retained.
- Determine if porch light is historically appropriate, if not replace
- Paint all trim (see woodwork above)
- Paint metal and finial on tower roof, and all slate will be inspected, repaired and replaced with like slate if necessary
- Any cedar shingles that need replacing will be replaced in-kind
- Spot point all brick if funds allow.

Staff Approvals: n/a

Background: n/a

Violations: June 13, 2002 – Install inappropriate wood porch rail. Abated July 30, 2002.

Guideline Citation: SIS 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials: 1. Cleaning Historic Structures 2. Historic Masonry 3. Roofing 4. Walls, Siding and Trim 5. Windows 6. Doors 7. Porches and Stoops 9. Color 12. Lighting

Evaluation, effect on historic district, recommendations: The proposed restoration work is historically appropriate with some notes on direction:

- As much funding as possible should be directed towards window restoration and replacement where needed (especially the arched window). New windows should be wood, aluminum-clad wood, or appropriate fiberglass or composite per Design Guidelines. Any original wood windows should be scraped and painted. New storm windows should be considered for energy efficiency where needed but a color other than white recommended.
- Wood balustrades would be appropriate for the porch, and may be necessary for code/safety. Heavy square balusters might be historically appropriate if at least 2" square, although turned would be more historically appropriate.
- Specification for porch light should be submitted for staff approval if replaced.
- Slate and cedar shingle replacements, as well as any re-pointing, should be done carefully to blend appropriately with existing. Brickwork appears to be in good condition, and with such a fine mortar line, re-pointing should be limited and must follow Preservation Brief #2.

Discussion: The home owner brought pieces of the historic porch ornament that he found on site and proudly showed to the HARB. Reinstallation of these elements was applauded. The HARB said that the replacement of the arched window on the second floor was a high priority and urged the applicants to do this instead of installing a front porch railing. Mr. Lewnes said the other windows on the facade had been replaced and there was not enough money to replace them with more appropriate windows. They would be painted to blend with a new paint scheme to be provided by Ms. Rabinsky. Other discussion focused on miscellaneous details of the proposed work.

Motion: The HARB upon motion by Mr. Fillman and seconded by Ms. Jackson adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to rehab/restore the facade at 618 N 6th Street was presented by Peter Lewnes.
2. Any aluminum capping and siding still existing will be removed.
3. Original porch trim discovered on site will be reinstalled and painted
4. All woodwork, including front porch, will be repaired or replaced in kind, as necessary, and painted
5. Arched window sashes will be reinstalled in the existing arched window on the second floor if budget allows. This is a high priority and should be done if at all possible.
6. Other replacement windows will be painted. If the dormer multi-light window is original it will be retained and painted.
7. A new dusk to dawn porch light (if needed) will be installed after approval by staff.
8. Metal caps and finial on tower roof will be painted, and all slate will be inspected, repaired and replaced with like slate if necessary
9. Any cedar shingles that need replacing will be replaced in-kind and painted.

The proposal to recommend a COA was unanimously approved. (5-0; motion carried; Huber, Jackson, Renaut, Sell, Fillman)