

**HISTORIC ARCHITECTURAL REVIEW BOARD  
CITY OF ALLENTOWN, PENNSYLVANIA**

**December 9, 2019**

**FINAL REVIEW**

**Case #HDC-2013-00060** - Proposal to amend previous COA to rehabilitate the property.

**From October 7, 2013:**

**Property located at:** 508 N 6<sup>th</sup> Street

**Agenda #8**

**Historic District:** Fairgrounds

**Case #HDC-2013-00060**

**Meeting date:** October 7, 2013

**Property Owner:** HADC

**Address:** 513-515 W Chew St Allentown PA  
18102

**Applicant:** same

**Applicant's Address:** same

**From review in 2013:**

**Building description, period, style, defining features:** This structure is a 3 story semi-detached brick dwelling with a Mansard roof, front wall dormer, corbelled brick cornice, and full-front porch. The house dates from c. 1880 and is Queen Anne in style.

**Proposed alterations:** HADC proposes to perform a complete, historically appropriate de-conversion and rehabilitation of this property for resale to an owner-occupant. The project will involve a rehabilitation/restoration including the removal and disposal of plaster, lath and trim as necessary to provide adequate access for new electrical wiring, plumbing and heating installation, adequate insulation in any exposed ceiling and exterior wall areas, and to provide structurally sound and level anchoring for any new drywall. Room layouts and stairwells will be made more functional.

1. All front windows will be replaced with almond or white Harvey Majesty, or equal, windows with 2 over 2 sashes. All other windows will be replaced with almond or white Harvey Vinyl, or equal, windows with insert dividers. Front third floor arched window and two side windows will be repaired and retained. All window sizes will remain the same, and original casings and trim will be saved, repaired, restored (with rotted sections replaced), and painted.
2. The front, rear and north side brick walls will be spot pointed, bad bricks will be replaced and north wall settlement crack repaired. All brick walls will be cleaned. Shutters will be removed. Chimney brick will be replaced as needed and pointed
3. All woodwork and metals, front and rear will be restored to original and painted
4. All roofs will be replaced. Replacement shingle will be GAF Slateline or equal. Gutters and downspouts, front and rear, will be replaced with almond or white half-round aluminum. Note: front porch roof has been replaced with black EPDM
5. The front door will be restored. Replace rear door with fiberglass door Therma-Tru or equal with half-light and two panels and remove added brick over door and replace original transom.
6. Front porch will be restored to original structurally sound condition using AZEK T&G decking or equal. The posts will be restored and missing or rotted sections replaced. The iron railing will be replaced with wood to match railings on neighboring homes. The brick porch foundation will be repaired and pointed, and windows will be replaced with Harvey, or equal, vinyl windows and grates, if still there, will be restored. If grates are missing, replacements grates will be sought from APL warehouse.
7. Front steps: Replace front porch steps with brick steps with flagstone treads. Replace rear steps with new concrete steps with landing per code. Replace or remove front and rear deteriorated sidewalk sections.
8. Replace front and rear light fixtures lantern style fixtures, 10" to 12" tall with dull bronze finish
9. The fire escape and all foundations, attachments and supporting components will be removed. 2<sup>nd</sup> and 3<sup>rd</sup> story fire escape access doors will be replaced with appropriately sized vinyl windows and the openings re-bricked to be in keeping with surrounding brick wall.
10. Remove rear 2<sup>nd</sup> floor aluminum door awning.
11. Remove rear yard concrete walls and install macadam parking pad
12. Replace existing rear yard fencing with wood shadow-box fencing

**Background:** n/a

**Staff Approvals:** 4/28/2011 - Repaint all façade wooden members, replace T&G wood flooring, replace wood shutters in future, remove tree, repoint bricks, restore front doors and replace front steps with bull nose edge.

10/28/2011 – Temporary support collapsing front porch.

**Violations:** n/a

**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. **SIS 6.** Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. **Allentown Guidelines for Historic Districts:** Chapter 5. Guidelines for Existing Buildings and Structures

2. Historic Masonry

3. Roofing 4. Walls, Siding and Trim 5. Windows 6. Doors 7. Porches and Stoops 10. Streetscapes and Outdoor Features 12. Lighting.

**Evaluation, effect on historic district, recommendations:** The proposed renovations are historically appropriate as submitted

**Discussion:** The areas of discussion were the front porch railing replacement, the coating of the EPDM roof, and the need for a drawing of the new rear façade configuration of windows and doors. One of the HARB members pointed out that a new railing would trigger possible code upgrades, in particular the railing height. A drawing was requested so that the details and height of the new railing could receive a staff review and approval. A drawing was also requested for the modifications of the door to the fire escape to a window. It was noted that the City of Allentown installed the current black EPDM roof on the front porch and suggested that the Sealoflex coating in Tinnert's Red be used to recreate the appearance of the historic metal roofs more closely. There was a question about the existing porch posts. The Historic Consultant said the existing posts were not the original posts, but they were historically acceptable posts.

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

1. The proposal to rehabilitate the property at 508 N 6th Street was represented by Dave Evans and Eric Weis.
2. All front windows will be replaced with almond or white Harvey Majesty, or equal, windows with 2 over 2 sashes. All other windows will be replaced with almond or white Harvey Vinyl, or equal, windows with insert dividers. Front third floor arched window and two side windows will be repaired and retained. All window sizes will remain the same, and original casings and trim will be saved, repaired, restored (with rotted sections replaced), and painted
3. The front, rear and north side brick walls will be spot pointed, bad bricks will be replaced and north wall settlement crack repaired. All brick walls will be cleaned. Shutters will be removed. Chimney brick will be replaced as needed and pointed
4. All woodwork and metals, front and rear will be restored to original and painted
5. All roofs will be replaced. Replacement shingle will be GAF Slateline or equal. Gutters and downspouts, front and rear, will be replaced with almond or white half-round aluminum. Note: front porch roof has been replaced with black EPDM
6. The new black EPDM roof will be coated with Sealoflex coating in "Tinnert's Red" or equal.
7. The front door will be restored. Replace rear door with fiberglass door Therma-Tru or equal with half-light and two panels and remove added brick over door and replace original transom.
8. The front porch will be restored to original structurally sound condition using AZEK T&G decking or equal. The posts will be restored and missing or rotted sections replaced. The iron railing will be replaced with wood to match railings on neighboring homes. The brick porch foundation will be repaired and pointed, and windows will be replaced with Harvey, or equal, vinyl windows and grates, if still there, will be restored. If grates are missing, replacements grates will be sought from APL warehouse.
9. Since the porch railing is being replaced it may need to be brought in compliance with current building code and Drawings should be submitted for staff approval.
10. The front porch steps will be replaced with brick steps with flagstone treads. The rear steps will be replaced with new concrete steps with landing per code. Front and rear deteriorated sidewalk sections will be replaced in-kind.
11. The front and rear light fixtures will be replaced with lantern style fixtures, 10" to 12" tall with dull bronze finish
12. The fire escape and all foundations, attachments and supporting components will be removed. 2<sup>nd</sup> and 3<sup>rd</sup> story fire escape access doors will be replaced with appropriately sized vinyl windows and the openings re-bricked in keeping with surrounding brick wall.
13. Drawings of the new rear façade must be submitted for review and approval by staff.
14. The 2<sup>nd</sup> floor rear aluminum door awning will be removed.
15. The rear yard concrete walls will be removed, and a macadam parking pad installed.
16. The existing rear yard fencing will be replaced with wood shadow-box fencing
17. The proposal to recommend a COA was unanimously approved. (7-0; motion carried; Berner, Brobst, Fillman, Huber, Jackson, Sell, Wheeler)







**Discussion:** This project was added to the agenda because several items of the previous approval were proposed to be changed. The applicants propose to change the square posts to round, turned posts, replace the brick knee wall of the porch, and delete one of the window openings in the brick knee wall. Mr. Brudnak, mason, explained the porch condition of the existing brick knee wall and that he planned to replace it in-kind with brick matching the existing as closely as possible. He said it was not possible to retain both window openings due to a header conflict and said he would create one window opening, install a new window and appropriate grate over the windows. He also said he didn't think the current square posts were original to the building and proposed using a heavy turned post matching the posts on the adjacent property. There was a brief discussion of the proposed changes, the in-kind

replacement of the concrete steps, and the new railing proposed. The existing steps are concrete, so the replacement is in-kind. Options for the railing installation (part of earlier COA) were reviewed. It was agreed that staff approval would still be needed. The new basement window was also discussed briefly and the HARB asked that the window not be vinyl.

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

1. The proposal to amend previous COA to rehabilitate the property at 508 N 6<sup>th</sup> Street was represented Dan Brudnak and Mark Southard.
2. New concrete steps with bull noses will replace the existing in-kind.
3. A new brick knee wall will replace the existing in-kind except for number of windows. The new brick and mortar will match the existing historic brick and mortar as closely as possible.
4. The brick knee wall will have only one window. The window will not be vinyl and will have an historically appropriate grate.
5. Heavy turned posts similar to 506 N 6<sup>th</sup> will be installed instead of replacing the square posts in-kind.

The proposal to amend the original COA was unanimously approved. (5-0; motion carried; Fillman, Huber, Olson, Roberts, Sell)