

**CITY OF ALLENTOWN
HISTORICAL ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
JUNE 26, 2017**

Case #HDC-2017-00003 - Proposal to modify the previous COA on brickote

Property located at: 34 N. 11th Street
Old Business Agenda #1
Historic District: Old Allentown
Case #HDC-2017-00003
Meeting date: June 26, 2017

Property Owner: Bernard Flanagan
Owners Address: 34 N. 11th Street,
Allentown PA 18101
Applicant: Peter Lewnes, CADCA
Applicant's Address: 523-525 N 7th St,
Allentown, PA 18102

Building description, period, style, defining features: This structure is a 3 bay, 3 story semi-detached twin home with Mansard roof, front wall dormer with steeply pitched gable roof and original multi-paned stained glass sashes flanking a larger 1/1 double hung window, brickote, 1/1 replacement vinyl windows, and altered front entrance with covered transom and replacement doors. The house has been altered with aluminum siding over the Mansard roof, aluminum capped cornice and window and door frames. Earlier descriptions of the house indicate corbelled brick cornice end panels, dentilated cornice, and Eastlake lintels. The house dates from c. 1890 and is Eastlake/Queen Anne in style.



Proposed alterations: It is proposed to modify the previous COA on brickote. The existing brickote will be repaired, stained in brick red color and joints pointed on the front façade to create a more authentic brick look.

Staff Approvals: n/a

April 2017 meeting:

Discussion: The discussion of the project reviewed the proposed work and possibility of removing the aluminum siding on the Mansard roof.

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

1. The proposal to renovate the façade at 34 N 11th Street was presented by Peter Lewnes.
2. The brickote will be removed and the existing brick restored. If the brickote covering the corbelled brick at cornice cannot be removed it will be stained to blend with the historic brick.
3. The existing aluminum storm door and inappropriate front door will be replaced with period half light door with full light storm door. The transom window above door will be reopened and street address added.
4. The aluminum capping will be removed from window and door frames and the wood trim will be restored and repaired in kind. The window frames and trim will be painted, and Eastlake carved details will be highlighted in the paint scheme.
5. Vinyl windows will be replaced with aluminum clad wood double hung windows to fit the size of the existing openings without blocking. The divided light windows in the front dormer will be restored to original appearance.
6. A new light fixture will be installed adjacent to front door and the mailbox removed. The light fixture specification must be submitted to the City for review.

7. *The aluminum capping over cornice will be evaluated for possible removal to expose original historic features.*
 8. *The existing brickote on the side façade will be stained or painted.*
 9. *The HARB encourages the removal of aluminum siding on the Mansard roof. If removal of the aluminum siding is not possible at this time, they siding will paint charcoal gray.*
- The proposal to recommend a COA was unanimously approved. (6-0; motion carried; Brobst, Huber, Jackson, Olson, Roberts, Sell)*

Background: HARB Case #1979-22 - heard on June 11, 1979 – Heard by City Council on June 20, 1979. Applicant proposed to alter the exterior of the building by applying brickote to the alley street side. The Board considered the proposed work would not alleviate the water penetration problems that are occurring on the alley street side of the property. The application was DENIED. The Board recommended completion of the brick pointing, repair of the leaders and gutters; replacement of the deteriorated bricks; caulking and repair of the window frames, and an application of a sealant such as silicone to the original brick after repointing. City Council overturned HARB's decision and voted to approve the application for the certificate of appropriateness as submitted by the applicant.

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. **Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 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: In general, painting or staining brickote is a historically appropriate practice when brickote is tight and difficult to remove. The idea of pointing the brickote to look more like real brick is an interesting idea and is theoretically historically appropriate. It should be determined, however, that there is enough joint depth that the pointing will be permanent and not be subject to spalling due to freeze-thaw. A sample of pointed brickote should be requested and seen prior to pointing the façade. The joint style should emulate typical joint styles seen in neighboring buildings that still have original brick exposed.

Discussion: Mr. Lewnes explained that the existing brickote on both 34 and 36 N. 11th St is very well adhered to the historic brick and that several masonry contractors have said it will be very difficult to remove without damaging the historic brick. He said it appeared that the historic brick had been coated with something before the brickote applied and no lath was used. Because of this Mr. Lewnes requested the approval to retain the existing brickote, repair cracks where needed, and stain it. There was a brief discussion of the proposal to point the brickote on the front facades. One of the masons, Mr. Wozniak, thought the depth of the joints would be adequate.

Mr. Lewnes addressed the possibility of removing the aluminum siding on the Mansard roof if the brickote not removed from the building. The money saved on that work could be devoted to the roof work. He said he hoped to be able to use real slate, but asked for the option to use synthetic slated or GAF Slateline shingles if the real slate cost exceeded their budget.

Motion: The HARB upon motion by Mr. Sell 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 modify the previous COA on brickote at 34 N 11th Street was presented by Peter Lewnes.
2. The existing brickote will be repaired and stained in brick-red color.
3. The mansard roof will be replaced with slate, synthetic slate, or GAF Slateline fiberglass shingles (or equivalent).
4. If budget allows the front façade brickote joints will be pointed to create a more authentic brick appearance.

The proposal to recommend a COA was unanimously approved. (4-0; motion carried; Berner, Huber, Jackson, Sell)

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FINAL REVIEW SHEET
JUNE 26, 2017**

Case #HDC-2017-00004 – Proposal to modify the previous COA on brickote

Property located at: 36 N. 11th Street
Old Business Agenda #2
Historic District: Old Allentown
Case #HDC-2017-00004
Meeting date: June 26, 2017

Property Owner: Laura Fernandez & Jose Valentin
Owners Address: 36 N. 11th Street, Allentown PA 18101
Applicant: Peter Lewnes, CADCA
Applicant's Address: 523-525 N 7th St, Allentown PA 18102

Building description, period, style, defining features: This structure is a 3 bay, 3 story semi-detached twin home with Mansard roof, front wall dormer with steeply pitched gable roof and original multi-paned stained glass wood sashes flanking a larger 1/1 wood double hung window, brickote, 1/1 wood windows, and altered front entrance with covered transom, awning, and replacement doors. The house has been altered with aluminum siding over the Mansard roof, aluminum capped cornice. Earlier descriptions of the house indicate corbelled brick cornice end panels, dentilated cornice, and Eastlake lintels. The house dates from c. 1890 and is Eastlake/Queen Anne in style. Eastlake carvings and original wood shingles in the dormer gable are still visible on this half of the twin.



Proposed alterations: It is proposed to modify the previous COA on brickote. The existing brickote will be repaired, stained in brick red color and joints pointed on the front façade to create a more authentic brick look.

Staff Approvals: n/a

Background: n/a

April 2017 meeting:

Discussion: The discussion of the proposed renovations was brief. The work was very similar in scope to the adjacent home at 34 N. 11th St. reviewed in item #1. The wood window and door frames and other wood features are not capped in aluminum as at 34 N. 11th, and the windows have not been replaced with vinyl windows. Mr. Lewnes said the windows would be repaired and painted and the existing storm windows would remain.

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

1. The proposal to renovate the façade at 36 N 11th Street was presented by Peter Lewnes.
2. The brickote will be removed and the existing brick restored. If the brickote covering the corbelled brick at cornice cannot be removed it will be stained to blend with the historic brick.
3. The existing aluminum storm door and inappropriate front door will be replaced with period half light door with full light storm door. The aluminum awning will be removed and transom window above door will be reopened and street address added.
4. The wood window and door trim will be restored and repaired in kind. The window frames and trim will be painted, and Eastlake carved details will be highlighted in the paint scheme. The storm windows will remain.

5. *A new light fixture will be installed adjacent to front door and the mailbox removed. The light fixture specification must be submitted to the City for review.*
6. *The aluminum capping over cornice will be evaluated for possible removal to expose original historic features.*
7. *The existing brickote on the side façade will be stained or painted.*

The proposal to recommend a COA was unanimously approved. (6-0; motion carried; Brobst, Huber, Jackson, Olson, Roberts, Sell)

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. **Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 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: In general, painting or staining brickote is a historically appropriate practice when brickote is tight and difficult to remove. The idea of pointing the brickote to look more like real brick is an interesting idea and is theoretically historically appropriate. It should be determined, however, that there is enough joint depth that the pointing will be permanent and not be subject to spalling due to freeze-thaw. A sample of pointed brickote should be requested and seen prior to pointing the façade. The joint style should emulate typical joint styles seen in neighboring buildings that still have original brick exposed.

Discussion: The discussion on this project was combined with the discussion of the previous case, 34 N. 11th St. The two properties have the same brickote and Mansard roof treatment and will be renovated in the same way.

Motion: The HARB upon motion by Mr. Sell 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 modify the previous COA on brickote at 36 N 11th Street was presented by Peter Lewnes.
2. The existing brickote will be repaired and stained in brick-red color.
3. The mansard roof will be replaced with slate, synthetic slate, or GAF Slateline fiberglass shingles (or equivalent).
4. If budget allows the front façade brickote joints will be pointed to create a more authentic brick appearance.

The proposal to recommend a COA was unanimously approved. (4-0; motion carried; Berner, Huber, Jackson, Sell)