

HDC-2022-000XX (Temporary HDC-2022-00022)

Address: 1118 W. Chew Street

Applicant: Amanda Edwards, Owner

HARB Meeting Date: May 02, 2022

**Building Description:**

This building is in the Old Allentown Historic District. This 2½-story brick row house, ca 1892 is Eastlake in style. The gable roof has a dormer with scalloped wood above the window, asphalt shingles and a single chimney. The windows are 1/1 sash with Eastlake lintels and a fan shape of bricks topping the lintels. The main entry is a single modern door. The front porch is wood on concrete with metal railing and shingle roof.

**Project Description:**

As Provided by Applicant: Replace exterior brick facade that fell down during the winter. A temporary support of wood was placed after the brick initially fell, ok'ed by Building Standards and Safety. Replacement of exterior brick facade at front, 2<sup>nd</sup> story between 2 windows.

**Damaged Primary Facade  
(Applicant)**



**Current Condition with Temporary Protection  
(Staff)**



**Primary Facade, 2019  
(Google Streetview)**



**Applicable Guidelines:**

**Chapter 3.3 - Masonry**

**3.3.4** Repoint brick and stone masonry with compatible and historically appropriate mortar that matches the original in composition, strength, hardness, and texture. Match the new mortar joints to surrounding areas in width, tooling profile, and color. Cut back and repoint mortar joints using hand tools only; mechanical grinders and similar power tools are not recommended as they can lead to excessive damage.

**3.3.5** Replace or rebuild exterior masonry walls or features with in-kind materials if repair is not feasible. Replacement masonry units should match the existing in color, profile, dimension, surface texture, and composition and physical properties. Replicate the existing brick bond (how the bricks are laid).

**3.3.6** Preserve and restore decorative masonry elements that are important character-defining features, such as brick corbels and patterned brick courses. Avoid altering, concealing or covering, or removing decorative masonry.

**Observations & Recommendations:**

Restoration of the damaged area with new bricks, matching the original bricks and overall appearance, is appropriate and consistent with the Guidelines. New face brick (the exterior “layer” or wythe) should match the existing bricks in color, profile, dimension (size), texture, and physical structural properties. They should be laid in running bond to match the rest of the facade. The most appropriate restoration is to replicate the original decorative brick course between the windows (seen in the 2019 photo above). The pattern can be copied from the existing courses on either side of the windows.

The size of the mortar joints, the tooling of the joint, and type and color of the mortar should match the rest of the facade. It is important that the new mortar’s strength and permeability is compatible with the surrounding mortar and historic bricks, so that moisture will evaporate properly and avoid future damage. The Applicant is encouraged to reference pages 54-55 of the Guidelines.

Proposed materials or samples were not submitted. It is recommended that the HARB consider conditions that material specifications and/or samples are submitted to Staff for confirmation.

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**HARB Discussion:**

AJ requested clarification why the application came before HARB, SO clarified this was the product of a stop work order to temporarily stabilize the façade and that when the application for repair was presented, it was sent to HARB to review for historic materials for repair. The application as presented as an in-kind replacement in keeping with the Guidelines.

GL raised concern over the cause of the condition, that it must be addressed properly as it is a structural repair.

JS noted there is a separate application filed with the City’s Building Standards & Safety for the structural repairs.

**Action:**

HARB member Alex Encelewski made a motion to approve with conditions the application presented on 05/02/22 for replacement and repointing in kind of the portion of brick façade at the second story between the front two windows at 1118 W Chew Street with the following conditions agreed to by the applicant: to replicate the decorative layout feature between the two 2<sup>nd</sup>-floor windows; that the cause of the deterioration will be properly addressed; and that subsequent structural repairs be carried out by a licensed professional engineer.

The application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3.3-Masonry, Sections 3.3.4, 3.3.5 and 3.3.6 and there are no circumstances unique to the property.

Motion to approve was made by HARB member Alex Encelewski, motion was seconded by HARB member Glenn Lichtenwalner. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Replacement and repointing in kind of the portion of the brick facade at the second story between the front two windows, where brick is missing.
2. The replacement brick shall replicate the decorative layout feature between the two 2<sup>nd</sup>-floor windows.
3. The cause of the deterioration shall be properly addressed in the proposed work.
4. Subsequent structural repairs shall be carried out by a licensed professional engineer.