

**CITY OF ALLENTOWN
HISTORICAL ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
APRIL 3, 2017**

Case #HDC-2017-00003 - Proposal to renovate the façade.

Property located at: 34 N. 11th Street
Agenda #1
Historic District: Old Allentown
Case #HDC-2017-00003
Meeting date: April 3, 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 renovate the façade as described below:

- **BRICK** - Remove brickote and restore existing brick - repair/replace damaged brick, wash/clean brick, and spot point brick.
- **FRONT ENTRY** - Replace existing aluminum storm door and inappropriate front door with period half light door with full light storm door. Reopen transom window above door- add street address. Remove aluminum capping on door frame and repair.
- **WINDOW AND DOOR FRAMES** – Remove aluminum capping from frames and restore/repair wood trim in kind. Paint window frames and trim. Highlight Eastlake carved details in paint scheme
- **REPLACE WINDOWS** – Replace vinyl windows with wood aluminum clad,
- **LIGHTING** - Install light adjacent to front door and remove mailbox.
- **CORNICE** - Evaluate aluminum capping over cornice for possible removal and expose historic elements.
- **SIDE FAÇADE** – Stain or paint existing brickote.

Staff Approvals: n/a

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: The proposed work is historically appropriate with the following comments related to the work as presented:

1. Removal of brickote should be done carefully. Though it is preferred to do this, it may result in damage to the masonry underneath. If that is the case, re-evaluation of the façade improvement should be considered. Power washing of the brick should be done so at 400 PSI or less. It will most likely be somewhat fragile. Repointing should be done by professionals and should match period mortar in type, size, and color as seen in similar uncovered brick in the neighborhood.
2. Replacement of doors should be as described in hand-written application- ½ or ¾ light wood with potential mail slot and full light storm door are appropriate. The door should have lower panels and the storm door should be in a color to blend with the new paint scheme. Reopening the transom and adding address is historically appropriate.
3. Restoring wood trim at windows and doors is appropriate - any replacements should be done in-kind as noted.
4. A spec on lighting should be submitted for approval.
5. Aluminum should be removed from roof line and trim/gutter areas- it's in poor condition and most likely trapping water, causing further damage. Any existing trim work should be repaired and painted, or replaced in kind.
6. The staining or painting of the side brickote would be acceptable. The color should blend with the exposed brick to create a more monolithic appearance.
7. Removal of the aluminum siding on the Mansard, in the gable of the dormer, and cladding the dormer soffit and fascia should be considered if financially possible. The shingles and brackets may not be in poor condition and just need minor repair and repainting.

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 brickwork 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, the siding will be painted charcoal gray.

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

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Case #HDC-2017-00004 - Proposal to do façade repairs.

Property located at: 36 N. 11th Street

Agenda #2

Historic District: Old Allentown

Case #HDC-2017-00004

Meeting date: April 3, 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 do façade repairs.

- **BRICK** - Remove brickote and restore existing brick - repair/replace damaged brick, wash/clean brick, and spot point brick.
- **FRONT ENTRY** - Replace existing aluminum storm door and inappropriate front door with period half light door with full light storm door. Remove aluminum awning and reopen transom window above door- add street address. Repair and restore door frame.
- **WINDOW AND DOOR FRAMES** – Restore/repair wood trim in kind. Paint window frames and trim. Highlight Eastlake carved details in paint scheme
- **LIGHTING** - Install light adjacent to front door and remove mailbox.
- **CORNICE** - Evaluate aluminum capping over cornice for possible removal and expose historic elements.

Staff Approvals: n/a

Background: n/a

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: The proposed work is historically appropriate with the following comments related to the work as presented:

1. Removal of brickote should be done carefully. Though it is preferred to do this, it may result in damage to the masonry underneath. If that is the case, re-evaluation of the façade improvement should be considered. Power washing of the brick should be done so at 400 PSI or less. It will most likely be somewhat fragile. Repointing should be done by professionals and should match period mortar in type, size, and color as seen in similar uncovered brick in the neighborhood.
2. Replacement of doors should be as described in hand-written application- ½ or ¾ light wood with potential mail slot and full light storm door are appropriate. The door should have lower panels and the storm door should be in a color to blend with the new paint scheme. Removing the awning and reopening the transom and adding address is historically appropriate.
3. Restoring wood trim at windows and doors is appropriate - any replacements should be done so in-kind as noted.
4. A spec on lighting should be submitted for approval.
5. Aluminum should be removed from roof line and trim/gutter areas- it's in poor condition and most likely trapping water, causing further damage. Any existing trim work should be repaired and painted, or replaced in kind.
6. Removal of the aluminum siding cladding the dormer soffit and fascia should be considered if financially possible. The features may not be in poor condition and just need minor repair and repainting.

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)

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Case #HDC-2017-00005 - Proposal to renovate the façade.

Property located at: 433 ½ N. Howard Street

Agenda #3

Historic District: Old Allentown

Case #HDC-2017-00005

Meeting date: April 3, 2017

Property Owner: Residency LLC

Owners Address: 431 Howard 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 2½-story brick row house covered with aluminum siding, (now mostly removed). It dates from c 1912 and is Federal in style. The gable roof has slate shingles, a single dormer and single chimney. Windows are 1/1 with segmental arches. A concrete flight of stairs with bullnose edge exist under a shared pent roof with decorative brackets.



Proposed alterations: It is proposed to renovate the façade:

- Remove aluminum siding, remove paint from brick - brick repair, replace, repoint
- Replace 1/1 vinyl windows with 2/2 wood aluminum clad windows
- Remove aluminum siding from 3rd floor dormer, repair and paint wood as needed
- Replace front entry door
- Replace porch light
- Make door awning historically appropriate, remove siding and install slate shingle roof
- install historical iron grate on coal window
- Paint.

Staff Approvals: n/a

Background: HARB #84-19 heard on April 2, 1984 – heard by City Council on April 18, 1984 Applicant proposes the following repairs: 1) replacement of porch roof; 2) installation of new basement window; 3) step repair; 4) installation of double 4" aluminum siding to repair holes in rear of property; 5) repairs to main front roof; 6) chimney removal (delete); 7) repairs to front dormer; 8) install half-round gutters, front and rear; 9) install wood or metal door per Old Allentown guidelines; 10) cap rear chimney and rebuild joints on shared chimney; 11) install new wood basement door.

Neighborhood Housing Services represented the applicant. Application approved as is. Certificate of Appropriateness issued on April 18, 1984

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: The proposed work is historically appropriate with the following comments related to the work as presented:

1. Removal of aluminum siding has already begun it appears, but this is appropriate and to be applauded. All aluminum coverings should be removed from trim and roof lines (if still present).
2. Paint removal and power washing of the brick should be done so at 400 PSI or less. If needed, Dumond's Smart Strip Advanced Paint Remover could be used. Repointing should be done by professionals and should match existing mortar in type, size, and color. Follow appropriate Preservation Brief for stripping of paint from brick.
3. Most of the surrounding properties have 1/1 windows so this would be the recommended type, however there are a few 2/2's seen elsewhere so it could be appropriate. Have historic photos been found to verify the request?
4. Restoring dormer is acceptable- the neighboring house to the south shows the dormer without capping.
5. Front door should be ½ light wood door with lower panels. The historic transom should be restored or new sash installed.
6. Light fixture needs to be specified.
7. Restoring pent roof is appropriate- given that it is shared, is it possible to get the other owner on board to replace roofing on both properties?
8. Salvaging and installing an iron grate over the basement window is appropriate. Allentown Preservation League?
9. Recommended paint colors - painting of watertable and all trim with historic colors recommended. It is assumed the brick will remain unpainted.

Discussion: The discussion of this narrow row house focused on several details. The applicant said he found the historic front door in the basement and that he planned to reinstall it. He said it had a mail slot in the door. The applicant also said that windows in the rear of the house were 2 over 2 double hung. This lent support to his request to install new 2 over 2 aluminum clad wood windows on the front façade. Details of the roof over the entry door were briefly reviewed. The applicant said they were going to try to contact the owner of the attached home to see if the entire roof could be restored at the same time. All other details of the proposed work were thought to be historically appropriate.

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 433 ½ N. Howard Street was presented by Wes Heiss and Peter Lewnes.
2. Aluminum siding will be removed from the front façade and paint will be removed from brick. The historic brick will be repaired and repointed as needed with appropriate soft mortar.
3. The 1/1 vinyl windows will be replaced with 2 over 2 aluminum clad wood windows with simulated divided lights.
4. The aluminum siding will be removed from 3rd floor dormer, and the wood will be repaired and painted as needed.
5. The front entry door will be replaced with historic door with mail slot found on site.
6. The porch light will be replaced. Specifications for the new light fixture must be submitted to the City for review.

7. The roof over the front door will be renovated and the siding removed. New slate shingle roofing will be installed as proposed.
8. An historic iron grate will be installed on the existing coal window.
9. Wood trim and the masonry foundation wall will be painted.

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

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Case #HDC-2017-00006 - Proposal to do façade repairs.

Property located at: 417 N. 6th Street
Agenda #4
Historic District: Old Allentown
Case #HDC-2017-00006
Meeting date: April 3, 2017

Property Owner: Fadia Makhoul
Owners Address: 317 W Union Street,
Whitehall PA 18052
Applicant: Peter Lewnes, CADCA
Applicant's Address: 523-525 N 7th St,
Allentown, PA 18102

Building description, period, style, defining features: This 2½-story stonecote row house, ca 1845 is Federal style. The gable roof has asphalt shingles, dentilated cornice and single chimney. The windows are 1/1 sash and there is a basement window covered over. The main entry is a non-original door with boarded up transom and concrete stoop. There is a shared grocer's alley door (wood) with transom (infilled).



Proposed alterations: It is proposed to do façade repairs.

- Remove stone coat, wash/clean and repair brick masonry, replace if damaged, and repoint brick.
- Replace front entry door
- Re-open transom
- Replace or repair damaged grocer's alley door and reopen transom
- Replace windows with 1/1 wood aluminum clad windows
- Remove concrete pad and replace with stone or brick and bluestone step
- Coal bin iron work or grate
- Install porch light
- Install full glass storm door
- Replace/paint trim
- Repair dormer if needed
- Are shutters appropriate?

Staff Approvals: n/a

Background: n/a

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: The proposed work is historically appropriate with the following comments related to the work as presented:

1. Removal of stonecote is appropriate and preferred but should be done carefully to minimize leave damage behind. (Some red brick is visible just above the concrete pad and appears in good condition) Power washing of the brick should be done so at 400 PSI or less. Repointing should be done by professionals and should match existing mortar in type, size, and color. Refer to Preservation Brief on restoration of brick masonry.
2. New entry door should be wood, ½ light; full light storm door is appropriate to go with it if needed. Transom to be re-opened: should be repaired if still there, or replaced in kind if not.
3. Grocer's alley door is wood but in poor condition. New wood door to match existing paneling design, with transom window above would be appropriate. Repair existing door if possible.
4. 1/1 aluminum clad wood windows are appropriate. The paired double hung arrangement at the living room window may not be original, however repeating the configuration is acceptable and seen about a block away to the south. Regarding trim, most likely flat wood lintels and sills will be revealed and should be repaired and painted. Judging by neighboring houses, decorative wood hoods would not have been present on this house. It is not clear if shutters were on the house (upper level) since no hardware remains. Historically proportioned wood shutters could be installed, but an historical photo should be sought to support their installation.
5. Concrete pad has bullnose edge and doesn't appear to really need replacing. If damaged, stone or brick with bluestone top would be acceptable.
6. Iron gate at basement window would be appropriate. Salvage?
7. Need spec for porch light.

Discussion: Several items of the proposed work were discussed in detail; most of the proposed work was considered historically appropriate. The existing concrete entry pad was one of the items discussed. Mr. Lewnes said they hoped to remove the pad since it was inappropriately large. The new stoop would be the width of the front entrance. Materials for the stoop were reviewed and it was agreed that a solid stone stoop would be appropriate as well as the proposed brick and stone. The grocer alley door was also discussed. Mr. Lewnes said it was not in good condition, but that its repair would be investigated since finding a replacement might be difficult. The appropriateness of shutters was debated. It was agreed that shutters may never had been on the house, and the applicants said they would not pursue installing them. Ms. Jackson asked that the porch light have a dusk-to-dawn control on it to help light the streets at night.

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 417 N. 6th Street was presented by Peter Lewnes and Fadia Makhoul.
2. The stone coat will be removed and the brick washed, cleaned, repaired, and repointed with appropriately soft mortar.
3. The front entry door will be replaced and a full light storm door installed. The transom will be re-opened and new sash installed or historic sash reglazed.
4. The damaged grocer's alley door will be replaced or repaired. A paneled door will be used it replaced. The transom will be reglazed.
5. The windows will be replaced with 1/1 wood aluminum clad wood windows to fit the size of the historic openings.
6. Wood trim will be repaired, replaced in kind as needed, and painted.

7. The existing concrete stoop will be removed, reduced in size to fit the door, and replaced with stone or brick and bluestone step.
8. A salvaged iron grate will be installed over the existing coal window.
9. A porch light with a dusk to dawn feature will be installed. The specification for the light fixture must be submitted to the City for review.
10. The aluminum siding will be removed from the dormer and historic wood trim repaired in kind and painted.
11. Installation of shutters is not recommended unless evidence of them being on the house originally found.

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