

HDC-2022-000XX (Temporary HDC-2022-2023)

Address: 430.5 N. 10th Street

Applicant: City of Allentown LHRP – Tanya Allison

HARB Meeting Date: May 02, 2022

Building Description:

The building is in the Old Allentown Historic District. This 3-story brick row house, ca 1890, is a Queen Anne porch with Eastlake influences. The mansard roof has asphalt shingles with a double dormer with a gable roof, dentilated cornice with extensive brick work is visible as well as corbelled brick panels between the houses. There is one pommel atop the cornice. The windows are 1/1 sash set into Eastlake frames. The window openings are topped with soldiered brick lintels. The main entry is a single glazed wooden door. A basement window is displayed in the brick covered foundation. The brick and concrete porch was enclosed to make an extra room. There are concrete steps with a wrought iron railing. There is a wood 4-paneled door between this house and 432 to close the open area between them (looks like a 2-story grocer's alley).

Project Description:

Provided by Applicant: Replacement of eight (8) lead-based paint hazard deteriorated windows with new aluminum clad windows. (Two - 2nd floor front, two - 3rd floor front, one - 2nd floor side, one - 2nd floor rear, and two – 3rd floor rear).
Noted from Supplied Materials: The scope of work notes that new windows will be fit to existing openings and new screens will also be installed.

Primary Facade (Applicant)



2nd Floor Front Window (Applicant)



2nd Floor Rear Window (Applicant)



Applicable Guidelines:

Chapter 3.5 - Windows

3.5.7 Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broke, repair or replace the individual piece rather than replace the entire window unit. Repair or selectively replace in-kind existing hardware to ensure window operability, including sash cords, weights, and pulleys. Repaired windows have been shown to achieve energy performance levels comparable to replacement windows.

3.5.8 Replace windows in-kind if original windows are deteriorated beyond feasible repair. Wood is the preferred material for most replacement windows. Replacement should match the original as closely as possible in material, size, type, operation, profile, and appearance. Replicate the existing dimensions of glazing, configuration of muntins, or unique decorative lites. Match sash and frame thickness and window depths. For existing non-original windows, it is preferred to replace with wood windows rather than new alternate materials.

3.5.9 Replace windows with alternate materials if in-kind replacement is not feasible. Replacement windows must match the original as closely as possible in type, size, operation, profile, appearance, and configuration of lites and muntins. Aluminum-clad wood windows are an appropriate alternate because they can replicate the original appearance and material. Composite wood or fiberglass windows with paintable exterior surfaces can be appropriate alternates if they match the original appearance but are not recommended from a sustainability perspective. Vinyl windows are not appropriate due to short lifespan, poor performance, and inability to match historic profiles.

3.5.10 Preserve the ratio of window openings to solid wall surfaces. Increasing or reducing openings can impact the proportions of a facade and can look out of place within the larger streetscape. Changing the size of openings will also require a Building Permit because it changes the amount of enclosed space on a facade.

3.5.14 Avoid reflective glazing in restored or new windows. Reflective glazing makes a window's lites and muntins difficult to see and alters the visual impact from the street. This change makes alterations in the historic district more conspicuous. Clear (non-tinted) and non-reflective glazing and low-e coatings are appropriate.

Observations & Recommendations:

Repair and reuse of wood windows, or in-kind replacement, are the most appropriate treatments. Aluminum-clad wood windows are an acceptable alternate material per Guideline 3.5.9. The proposed replacements are 1/1 double-hung, which match the existing configuration and operation, and will be fit to the existing opening. These factors are consistent with the Guidelines.

HARB Discussion:

TA stated the current condition of the windows in the scope of work are presenting a potentially hazardous condition at the level of deterioration they exhibit.

GL noted the existing windows elsewhere on the building do not meet the Guidelines as appropriate replacement units.

TA noted these windows are not in the scope of work, they belong to a separate unit.

Action:

HARB member Glenn Lichtenwalner made a motion to approve the application presented on 05/02/22 for window replacement of eight (8) lead-based paint hazard deteriorated windows with new aluminum-clad windows (two - 2nd floor front, two - 3rd floor front, one - 2nd floor side, one - 2nd floor rear, and two - 3rd floor rear) at 430.5 N 10th Street as submitted.

The application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3.5-Windows, Sections 3.5.7-3.5.10 and 3.5.14 and there are no circumstances unique to the property.

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

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

1. Replacement of eight (8) lead-based paint hazard deteriorated windows with new aluminum-clad wood windows, as submitted. Proposed windows shall be 1/1, double-hung windows and shall be fit to the existing openings.
2. As submitted, the windows to be replaced are located in the following locations:
 - a. Two - 2nd floor front
 - b. Two - 3rd floor front
 - c. One - 2nd floor side
 - d. One - 2nd floor rear
 - e. Two - 3rd floor rear