

Historical Architectural Review Board
COA Preliminary Review Sheet

HDC-2025-00003

Address: 213 N. Fountain Street

District: Old Allentown Historic District

Owner: Warren Lim

Applicant: Erich and David Hornung

Proposal: Installation of new garage door, windows, and doors.

Building Description: This is a 2-story building with single door entry on the 1st floor and a large garage door in the middle of the front. The building is composed of brick on the top third and stonecote on the lower two-thirds of the industrial building. There are 6/6 sash windows on the 1st floor.

Project Description:

As part of a building renovation, the current first floor warehouse/storage space will be converted into a small parking garage. A CMU block infill will be removed for the installation of a new garage door along Russell Street. Exterior doors and windows on the first floor will be replaced, and building/site lighting will be added.



Current Exterior at Fountain St and Russell Street (Applicant)



Elevation at Russell Street (Applicant)

Historical Architectural Review Board COA Preliminary Review Sheet



Applicable Guidelines:

Section 3.5 – Windows

3.5.1 Retain and preserve historic windows and all associated components whenever possible, including window sash, frame, hardware, lintel, sill, trim, hood, shutters, and glazing (glass). Retain original windows in type, shape, size, operation, and material. Preserve existing glazing including stained glass as a distinctive feature of the window.

3.5.2 Keep historic wood windows in good condition by maintaining sound layers of paint at exterior and interior surfaces. Where wood has been exposed by paint failure, clean with the gentle methods possible and using lead-safe practices prior to repainting. Scrape peeling or flaking paint using hand tools down to the next sound layer of paint and ensure that the surface is clear of dirt and debris before priming and repainting.

3.5.3 Maintain operable windows, which have inherent energy-efficient advantages for air circulation. Remove paint that has sealed a window closed from the exterior and/or interior.

3.5.4 Inspect and test hardware. Ensure sash locks bring sashes together tightly to keep windows watertight.

3.5.5 Consider weatherization improvements that have minimal impact to historic fabric including sealing or recaulking around exterior and interior trim, installing weatherstripping, and installing storm windows (either exterior or interior) to improve energy efficiency.

Historical Architectural Review Board

COA Preliminary Review Sheet

3.5.6 Install storm windows customized to fit each window frame properly. Wood and aluminum materials are appropriate. The horizontal rails should align with window sashes. Window finishes should match the window trim or blend with the color scheme of the building. Interior storm windows may be recommended for windows with distinctive lites, artistic glazing, or irregular shapes to preserve the exterior appearance.

3.5.7 Repair, restore, and reuse original windows prior to replacing them. Where one component of a window is deteriorated or broken, 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 windows 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 nonoriginal 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.

3.5.11 Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a facade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a facade and can be a character-defining feature of an architectural style or a type of building use. If creating new openings or infilling existing ones is necessary for a project such as an adaptive reuse, locate openings on side or rear facades.

3.5.12 If replacing a single window on a facade, replicate the existing windows of that facade.

3.5.13 Replace single-pane glazing in-kind whenever possible. Install double-glazed windows with simulated divided lights only upon consultation with Staff/HARB. Replicate the dimensions, details, and appearance of the original window. Simulated divided light muntins should be attached to the window exterior, not sandwiched between the panes of glass.

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.

3.5.15 Replace deteriorated window trim or decorative elements only as necessary to match the size, profile, and material of the original elements. For window lintels or hoods that project from the facade plane and are vulnerable to water collection, consider installing of metal drip edges to shed water away from windows. Copper is recommended and should be left to weather naturally; aluminum is acceptable and should be painted to match surrounding materials. Avoid encasing wood sills with metal or vinyl, as this will trap moisture and may cause more damage.

Section 3.6 – Doors

3.6.5 Repair and restore historic doors whenever possible rather than replace them. Historic doors include front doors, rear doors, and grocer's alley doors. Original materials should not be discarded. If repair and reuse is not possible, salvage may be an option and the existing feature used as a template for replication.

Historical Architectural Review Board

COA Preliminary Review Sheet

3.6.6 Repair, restore, and reuse existing door frames, jambs, threshold, fixed transoms, and similar components. Existing components are usually historic wood. Replace in-kind if existing materials are severely deteriorated. Replicate the profile and width of door frames, jambs, and transoms in order to preserve the solid-to-void ratio of the entrance.

3.6.7 Repair, restore, and reuse hardware whenever possible. Replace hardware in-kind if necessary. New hardware should match the original hardware as closely as possible if the original hardware remains. If not, hardware that is compatible with the era of construction and style of the building is recommended. Avoid replacing historic hardware with digital locks, combination locks, keypads, or similar technology.

3.6.8 Replace doors in-kind if repair is not feasible. Replacement doors should duplicate the original in material, design, size, profile, and operation. Original doors may be used as a template for replication. Wood is the most appropriate material for residential doors. Paneled wood doors should have the same number, size, and profile of panels as the historic door. If the original design is unknown, the building's style and date of construction should inform the appropriate replacement.

3.6.9 Replace with durable alternate materials if in-kind replacement is not feasible. Composite wood doors and fiberglass doors are acceptable replacements if new doors match the original in size, style, configuration, detail, and appearance. However, these products are not recommended from a sustainability perspective. They have shorter lifespan and deteriorate when exposed to moisture, weathering, and temperature variation. For replacement doors, avoid metal doors (including metal doors that imitate paneled wood), as they do not have the same appearance and texture of historic wood. Avoid pre-hung doors (doors that are purchased already installed in a frame) when replacing a door, because these require the removal of historic fabric and can change the size of the opening.

3.6.10 Preserve the size of the existing door opening. New doors should be custom sized if necessary. Avoid enlarging or filling in original door openings to fit new stock sizes. This alteration will impact the historic character of the building. This action will also require a Building Permit because it changes the amount of enclosed space on a façade.

3.6.11 Consider replacement of a previously altered door with a historically appropriate wood door.

3.6.12 Avoid replacing of a historic door solely for the purpose of improving thermal performance. This intervention is not appropriate for historic material. Install weatherproofing or a storm door prior to replacement.

3.6.13 Avoid creating new door openings on the primary façade. New side or rear doors should be minimally visible from the street. The size and location of new openings should be compatible with the rest of the façade. This type of work will also require a Building Permit.

Observations & Comments: The original building was a one-story garage that first appeared on the Allentown Sanborn Map in 1932. Since that time, a second story was added, permastone was applied to the Fountain Street elevation, the first floor windows and garage door along Russell Street were removed and infilled with CMU block, and the second floor industrial windows were replaced with 1-over-1 sash windows.

The removal of the CMU block infill at the original windows and garage door locations along Russell Street is appropriate and commendable and helps restore some of the character of the original building.

It would be appropriate for the existing first floor windows on Fountain Street to be repaired instead of replaced, or sufficient evidence should be shared showing that the windows cannot be repaired. While the proposed windows include a muntin pattern consistent with the existing original windows on the first floor, they do not match in materiality and frame dimension. The replacement first floor windows along Russell Street should be steel windows matching the existing first floor windows on Fountain Street in size, type, operation, profile, and appearance.

Historical Architectural Review Board

COA Preliminary Review Sheet

The proposed replacement steel door on Fountain Street is a three-panel door, where the top panel is a simulated 6-pane lite. The existing door is a solid panel door, and there is no evidence of the original configuration of this door. Based on the guidelines, this door is appropriate.

The style of the proposed garage door is not consistent with the historic district. For the primary garage entry on Fountain Street, a more historically-consistent configuration would be appropriate. There are historic examples of 1930s garage doors that have upper lites, similar to the configuration of the proposed steel entry door. That style garage door paired with the proposed entry door would be a complementary pairing for the front elevation. Other examples of garage doors from that era consist of solid sectional doors with square inset panels, as seen nearby at 926 Oak Street. It would be appropriate for the garage door on Russell Street to be consistent these styles, but given its location on the secondary façade, it would also be appropriate to install a solid sectional door.

There does not appear to be original exterior lighting on the building or an indication where lighting may have been previously mounted. The proposed fixture has a simple design and is appropriate and has a scale appropriate for the building.

Staff Recommendation: Staff recommend approval with the following conditions:

- The existing first floor windows on Fountain Street remain and are repaired as required, or evidence submitted that the windows are beyond repair.
- The replacement first floor windows along Russell Street match the existing first floor windows on Fountain Street in material, size, type, operation, profile, and appearance. Replacement window product information is to be approved by staff, and finish color for existing and replacement windows is to be decided by applicant.
- The garage door on Fountain Street is an architectural sectional garage door in a design consistent with the historic period. The garage door on Russell Street may match the one on Fountain Street or be a solid sectional door. Garage door product information to be approved by staff.
- The building lighting is installed as submitted.

Presenters:

- Amy Baade presented the application.
- Erich Hornung and David Hornung represented the application.

Action: Mr. Jordan made a motion to approve the application to install a new garage door, windows, and doors with the condition that the proposed lighting be adjusted to reflect the design standards following the section of the Guidelines of Historic Districts: Chapter 3, Section 3.5 -Windows, 3.6-Doors and 3.12- Fences and streetscape and find that there are no circumstances unique to the property. Motion was seconded by Mr. Huber, and none opposed.