



CITY OF ALLENTOWN

30987

RESOLUTION

R224 – 2024

Introduced by the Administration on December 18, 2024

Certificate of Appropriateness for work in the Historic Districts:

- 620 N 6th St.

Resolved by the Council of the City of Allentown, That

WHEREAS, Certificates of Appropriateness are required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No. 167, June 13, 1961 (P.L. 282) and City of Allentown Ordinance No. 12314; and

WHEREAS, the following properties whose respective owners applied for and were granted approval by the Allentown Historic Architectural Review Board (HARB) to undertake specific exterior alterations on said properties as indicated in the attached Final Review Reports, which form part of this resolution:

- 620 N 6th St. (Jose Rivas)-
Replacement of two first floor windows
with salvaged historic windows

WHEREAS, on December 2, 2024, the Allentown HARB recommended approval of the above applications, or offered modifications which were subsequently accepted by the property owners, to City Council; and

WHEREAS, after reviewing the attached final review reports, it is the opinion of City Council that the proposed work is appropriate.

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Daryl Hendricks	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Cynthia Y. Mota, President	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 30987 was adopted by the City Council of Allentown on the 18th day of December, 2024, and is on file in the City Clerk's Office.



 City Clerk

**Historical Architectural Review Board
COA Preliminary Review Sheet**

HDC-2024-00104

Address: 620 N. 6th Street

District: Old Fairgrounds Park Historic District

Owner: Rempdy Payamps

Applicant: Jose Rivas

Proposal: Replacement of two first floor windows with salvaged historic windows.

Building Description: This 3-story brick end of row house, ca 1880 is a porch house. The mansard roof has shingles, a large triple dormer with a gable roof, projecting decorative cornice, the center window has a curved upper sash with decorative muntins and the small side windows are Queen Anne windows. There is a decorative muntin window with a shed roof to the left of the dormer. The 2nd floor has a two-sided bay with 1/1 sash windows, decorative wood cornice, with brick corbels and decorative wooden tops. There is a window to the left of the bay with a curved upper sash. The main entry is a double glazed door with transom, there are two windows with transoms and carved lintel on the 1st floor. The concrete porch has wrought iron columns and railings.

Project Description:

The proposed work is to remove non-historic first floor windows and replace with salvaged wood windows with historic profiles and transoms, in keeping with the original window configuration.



Front Elevation (Applicant)

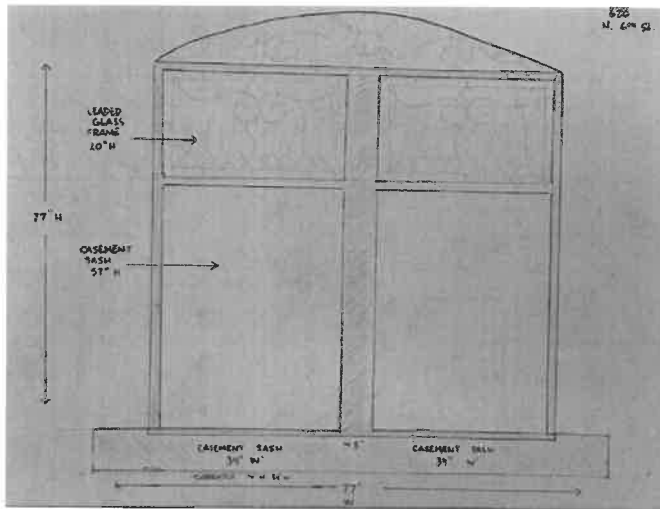


Front Elevation, showing original windows, January 1998 (City of Allentown)

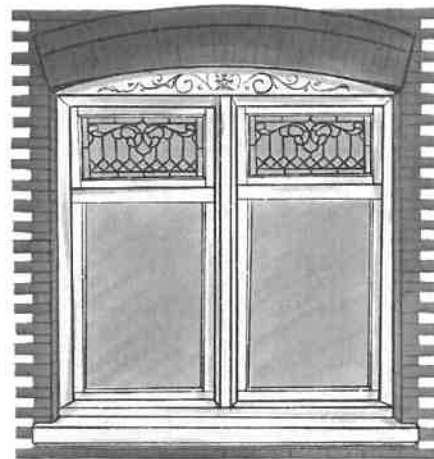
**Historical Architectural Review Board
COA Preliminary Review Sheet**



1991 Front Elevation (City of Allentown)



Proposed Window Configuration (Applicant)



Proposed Window Rendering (Applicant)



Proposed salvaged transom (Applicant)



Proposed location of transom (Applicant)



Proposed salvaged windows to be installed (Applicant)



Proposed windows, as seen in original offsite location prior to removal (Applicant)

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.

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.

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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.

Observations & Comments: The existing first floor windows at 620 N. 6th Street are replacement windows that altered the configuration of the original historic windows; 1991 and 1998 photographs show the historic configuration. The salvaged windows proposed for installation follow that original configuration, materiality, and style. The proposed windows are appropriate, as they restore the historic character of the façade.

The application includes two styles of salvaged decorative transoms; it is unclear if the applicant is seeking recommendation. Either style would be appropriate, and staff preference would be for the white-framed diamond pattern without scrollwork, as it most closely resembles the wood muntin pattern of the attic dormer window.

Staff Recommendation: Staff recommend approval, and either transom style is appropriate.

Presenters:

- Ms. Baade presented the application.
- Mr. Encelewski recused himself from this application in order to represent the application and the project on behalf of the owner.
- Mr. Adam Bond from Allentown Preservation League was present to support the project.
- Mr. Rivas, the owner, was present.

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Discussion:

Representing the application, Mr. Encelewski noted that the current configuration is 1 over 1, but originally it was a transom over a main window. He noted that other buildings along the streetscape have similar window configurations. A recent salvage project with the Allentown Preservation League included the salvage of a similar set of windows of comparable size to the windows at 620 N. 6th Street. Other buildings on the streetscape have similar windows, including stained glass windows. While the leaded glass transom windows may not have been original, and previous photos show a plain glass, it is generally compatible with the historic streetscape.

The application included two options for the transom; a diamond pattern, and a diamond pattern with scrollwork feature towards the top of the window. Mr. Huber asked which transom would fit better in the existing opening. Mr. Adam Bond noted that the transom with the scrollwork seems to fit better so far and is more dimensionally compatible with the plate glass window proposed for installation. The diamond-only pattern reflects the pattern shown on the wood muntins on a small original third-floor window. There was discussion about whether a condition should be added for the specific selection of the transom. Mr. Franzone stated that the application is meeting the intent of the Guidelines with either option; Mr. Hart agreed. Mr. Adam Bond noted that while the diamond pattern transom has precedent with another existing window, its dimension may be too narrow for the existing opening. Mr. Huber noted that, if at all possible, the daylight opening for the top and bottom windows should match.

Action

Mr. Jordan moved to approve the application as presented on December 2, 2024, for the window replacement at 620 North 6th Street as submitted, because it complied with Guidelines for Historic Districts: Chapter 3, Section 3.5 Windows and there were no circumstances unique to the property.

Mr. Huber seconded the motion, which carried with four (4) votes for and one (1) abstention, by Mr. Encelewski.