

**Historical Architectural Review Board
COA Final Review Sheet**

HDC-2023-00050

Address: 1625 W. Linden Street

District: West Park Historic District

Applicant: Tanya Allison, City of Allentown, on behalf of Ibania Martinez, owner

Proposal: Install fiberglass casement windows (violation correction)

Building Description:

This 3-story detached stucco house, c. 1930, features a gable roof with slate shingles, projecting cornice, snow catchers and a single chimney. The second floor has 1/1 sash windows with flat lintels. The first floor has an 8-pane casement windows with a half-circle divided transom and wrought iron balconets. The concrete porch has a projecting cornice, stucco columns, gable roof with concrete bull-nosed steps and wrought iron railings. There is a wooden fence around the rear yard.

Project Description:

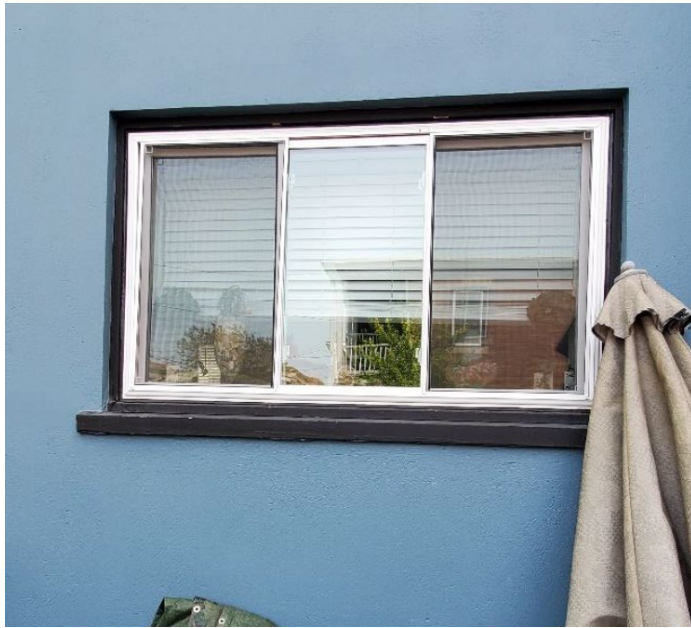
On February 6, 2023, staff issued a notice of violation for the replacement of two first-story windows along the West Street façade with new vinyl windows. The applicant contacted staff about the violation after receiving notice and has been working with the city's Lead Hazard Control Program staff to mitigate the lead paint at the property by replacing windows throughout the building. This application from the Lead Hazard Control Program staff proposes to correct the violation at the tripartite window by removing the vinyl replacement window and installing a new fiberglass window. Staff notes that the new configuration will close but not an exact match to the historic configuration.



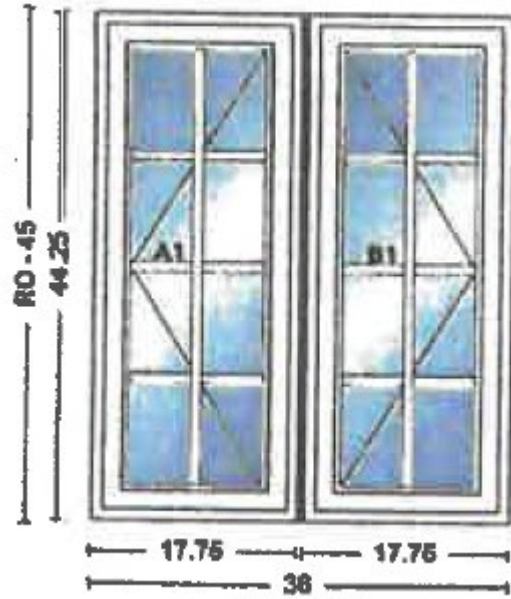
**Front façade of 1625 W. Linden Street, 2019.
(Google StreetView)**



**Side façade of 1625 W. Linden Street with the historic window
circled in red, 2016.
(Google StreetView)**



Vinyl replacement window in violation.
(Applicant)



Spec of the 8-pane double-casement proposed to replace the vinyl window; two sets would be installed rather than three.
(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 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 non-original windows, it is preferred to replace with wood windows rather than new alternate windows.

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.

3.5.11 Retain the historic pattern of window openings (fenestration pattern), especially on primary facades. Avoid inserting new windows into a façade or infilling existing windows. The position, number, and arrangement of windows defines the rhythm of a façade 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 façade, replicate the existing windows of that façade.

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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.

Observations & Comments:

The opening on the West Street elevation historically consisted of three double-casement windows with eight panes in each leaf. The owner removed the historic windows and inserted a vinyl tripartite slider that does not meet the design guidelines. To correct the violation, the Lead Hazard Control Program staff has submitted a proposal to remove the vinyl window and install two pairs of fiberglass double-leaf casement windows with an eight-pane configuration in each leaf. The simulated divided light windows would feature exterior muntins.

The windows generally meet the design guidelines, because they would be an appropriate material and would maintain the type, operation, profile, and general appearance of the original casements; however, the configuration would change from three casements to two casements. Staff finds that the configuration change does not meet Guideline 3.5.9, though the change would not result in an infill or change to the masonry opening. The applicant contends that the manufacturer cannot fabricate casements narrow enough to allow for the installation of three sets of windows to match the historic configuration.

Staff notes that Lead Hazard Control Program has submitted an application to replace most windows at the property and that the remainder of the windows will meet the design guidelines and will match the historic windows. To maintain consistency throughout the entire property, staff suggests that the vinyl slider window be replaced with the same Andersen 100-series windows that will be used throughout the building, despite the change in configuration.

Staff Recommendation:

Approval, with the staff to review details, pursuant to Chapter 3, Section 3.5 Windows.

HARB Discussion:

Tanya Allison, Community Housing Manager for the City of Allentown, represented the application and stated that she has an alternative option that would allow for the installation of three windows rather than two. She explained that the building previously had three French casement windows in the opening and that the application proposes two French casement windows, owing to the limitations in manufacturing windows as narrow as the original. She added that she has an alternative option that could be considered where three single-leaf casements could be installed and each window would have a thick center mullion to mimic the appearance of French casements.

The HARB discussed the two options and agreed that the two 36-inch French casements would be more appropriate.

Action:

Mr. Jordan moved to approve the application presented on 9/5/2023 as submitted to install two 36-inch fiberglass French casement windows at 1625 W. Linden Street, pursuant to Chapter 3, Section 3.5 Windows. Mr. Lichtenwalner seconded the motion, which carried with unanimous support.