



CITY OF ALLENTOWN

30767

RESOLUTION

R219 – 2023

Introduced by the Administration on December 20, 2023

Certificate of Appropriateness for work in the Historic Districts:

- 29 N. 12th St.
- 205 N. 9th St.
- 248 N. 9th St.
- 1529 W. Turner 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:

- 29 N. 12th St. (Donna Hettinger, Owner) – Remove slate shingles; install asphalt shingles
- 205 N. 9th St. (Nelson Castro, Owner) – Legalize carport; install composite floorboards
- 248 N. 9th St. (Kanha Real Estate Group LLC, Owner) – Legalize signage, lighting, and masonry coating
- 1529 W. Turner St. (Marie Boland & James Finlay, Owners) – replace windows at front facade

WHEREAS, on December 4, 2023, 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.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that Certificates of Appropriateness are hereby granted for the above referenced work.

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

THIS IS TO CERTIFY, That the above copy of Resolution No. 30767 was adopted by the City Council of Allentown on the 20th day of December, 2023, and is on file in the City Clerk's Office.


City Clerk

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

HDC-2023-00085

Address: 29 N. 12th Street

District: Old Allentown Historic District

Applicant: Joseph Seifert Contracting

Proposal: Remove slate shingles; install asphalt shingles

Building Description:

This 2½-story brick twin house, ca 1890, is a Queen Anne porch house. The gable roof has a double dormer, a single chimney and asphalt shingles with snow catchers. The gabled peak of the dormer has scalloped wooden shingles. The dormer windows have Queen Anne upper panes (multiple panes of stain glass).

The windows are 1/1 sash are set into curved incised frames and topped with segmental brick arch lintel. The 2nd floor windows have louvered shutters.

The main entry is a double door that is glazed Beveled glass; there is also has a beveled glass transom. The wooden porch has columns and fan brackets and a pipe railing. Two basement windows have wooden lattice work grilles. The steps have a pipe railing. There is a very ornate wrought iron fence across the front yard.

Project Description:

This application proposes to replace the historic roofing at the property at 29 N. 12th Street. The property retains slate at the front dormer, dormer cheek walls, and front roof slope. The applicant proposes to install Owens Corning TruDefinition Duration asphalt shingles in the Peppercorn color.



**Front façade of 29 N. 12th Street, 2019.
(Google StreetView)**

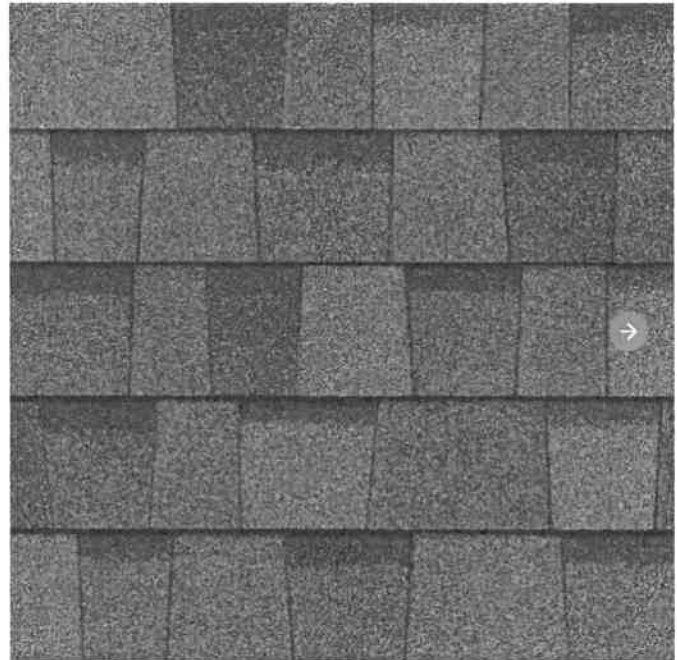


**Detail of roof, 2019.
(Google StreetView)**

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



**Aerial of 29 N. 12th Street, outlined in red, 2021.
(City of Allentown)**



**Owens Corning TruDefinition Duration in Peppercorn.
(www.lowes.com)**

Applicable Guidelines:

Chapter 3.1 – Roofs

3.1.3 Repair and restore original and historic roofing materials whenever possible. Evaluate the condition and cost of repair of original materials before removing and replacing them. Targeted areas of repair or localized in-kind replacement may be the most effective and low-cost solution.

3.1.6 Replace historic roofing materials in-kind whenever possible if severe deterioration makes a full replacement necessary. Replacement material should match the original in material, dimension, shape, profile, color, pattern, exposure, and overall appearance.

3.1.7 If in-kind replacement is not feasible, replace historic roofing materials with alternate materials that resemble the original as closely as possible. Roof replacement should be sensitive to the original appearance. Replacement materials should match roof slopes or shape.

Observations & Comments:

The applicant contends that the existing slate roof needs to be replaced. The roof is visible from the right-of-way at 12th Street but not visible from Amanda Street at the rear, owing to vegetation.

The application proposes to install Owens Corning TruDefinition Duration asphalt shingles. The shingles have an exaggerated tapered shape, which the guidelines explicitly advise against (p. 41). Staff recommends using an appropriate asphalt shingle that more closely replicates the historic slate in dimension, shape, profile, color, exposure, and overall appearance, such as GAF Slateline shingles or an equivalent.

Staff Recommendation:

Denial, pursuant to Chapter 3, Section 3.1 Roofs.

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HARB Discussion:

Ms. Keller explained that the application was submitted on the day of the last HARB meeting and that the HARB should take action, owing to the time limit to review applications. She elaborated that if the application is recommended for denial, the ordinance states that the board should provide clear guidance on how to modify the application to enable a certificate of appropriateness to be issued. She further noted that the applicant would have five days to amend the application to comply with the HARB's guidance for approval before it gets forwarded to City Council.

The HARB agreed with the staff recommendation of denial of the proposed shingles, since the guidelines advise against using an exaggerated tapered shape and found that the proposed shingle does not provide a reasonable match to the existing slate.

Action:

Mr. Jordan moved to deny the application presented on 12/4/2023 for the removal of the slate roof and installation of asphalt shingles at 29 N. 12th Street, pursuant to Chapter 3, Section 3.1 Roofs, with the following comment:

- The proposed shingles have an exaggerated tapered shape to replicate cedar shakes, and the guidelines advise against the shape;
- An appropriate asphalt replacement shingle should replicate the original slate in dimension, shape, color, exposure, and overall appearance, such as GAF Slateline shingles or an equivalent.

Mr. Hart seconded the motion, which carried with unanimous support.

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

HDC-2023-00048

Address: 205 N. 9th Street

District: Old Allentown Historic District

Applicant: Nelson Castro, Owner

Proposal: Legalize installation of carport at rear driveway; replace porch floorboards

Building Description:

This 3-story brick-otone single house has an office on the 1st floor, the rest of the building is residential, ca 1886, is in Eastlake style. The 2nd floor bow window has three stained glass transoms over the 1/1 sash windows. All windows are 1/1 sash with carved Eastlake lintels that are similar to a label or drape. There is a Queen Anne window displayed on the 2nd floor side of the house.

The mansard roof has large flat top dormer on 9th Street elevation and a single flat top dormer on the side of the house. This house has an elaborate dentilated cornice that has carved brackets and an intricately carved frieze with slate shingles and a single chimney.

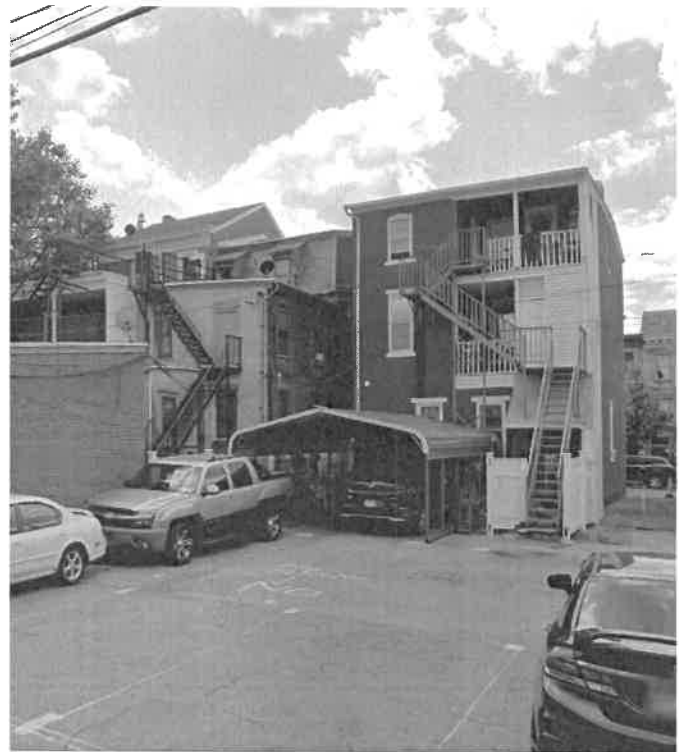
The main entry is a double door off the porch. The wooden porch is heavily carved and has wooden balustrades, turned wooden posts with carved fan brackets. There are Eastlake decorations on the eaves of the porch and cornices on entire house. There is a wrought iron fence fronting the side yard. There are also two basement window grilles visible.

Project Description:

This application proposes to legalize a metal carport installed at the rear driveway without a certificate of appropriateness. The application also proposes to remove the existing floorboards at the front porch and install composite decking.



**Front façade of 205 N. 9th Street, 2021.
(Google StreetView)**



**Rear of 205 N. 9th Street showing the canopy, 2023.
(Google StreetView)**

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COA Final Review Sheet**



**Aerial of 29 N. 12th Street, outlined in red, 2021.
(City of Allentown)**



**Proposed porch floorboards.
(Applicant)**

Applicable Guidelines:

Chapter 3.7 – Porches & Steps

3.7.3 Repair and restore existing porches and steps whenever possible. Salvage, repair, and reuse existing components including deck floor boards, railings, balusters, posts, and decorative trim. Repair and restore basement level windows or metal grates that are part of the porch base.

3.7.4 Replace individual deteriorated components in-kind with new materials matching the original in material composition, size, shape, profile, dimension, appearance, and finish. Custom fabrication is encouraged and may be necessary to provide an exact match. Where an exact match of the historic element cannot be found or fabricated, the new element should match the original as closely as possible.

3.7.5 Retain and repair original handrails or railings. Replace in-kind if repair is not feasible. Replacement handrails should match the existing in material, size, and appearance as closely as possible. Installation of handrails where they did not previously exist is generally not recommended due to the visual and physical impact on historic fabric; however, installation of a simple, compatible design may be acceptable for the purpose of safety and ease of access.

3.7.6 Consider restoration of previously altered porches with historically appropriate elements. Consult historic photographs to identify the original appearance. If the building is part of a pair or an attached row that was designed together, consult nearby buildings for examples.

3.7.8 If in-kind replacement is not feasible, replace with appropriate alternate materials that respect the original appearance and are durable. Composite wood decking is an appropriate alternate for tongue-and-groove wood floors if boards are similar to the original dimensions. Ceramic, tile, carpet, or cementitious coatings over wood are not appropriate floor materials. Steel, iron, and aluminum railings are acceptable replacements. Vinyl railings and trim are not appropriate alternate materials for wood elements. Use of dimensional lumber for visible parts of a porch is not appropriate.

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Chapter 5.2 – New Accessory Buildings

- 5.2.1** Keep the height of the new accessory structures lower than the height of the main building.
- 5.2.2** Match the height of nearby accessory structures, especially in highly visible streets or alleys.
- 5.2.3** Use simple rectangular volumes rather than elaborate forms to complement the main building's massing.
- 5.2.4** Reflect the massing and roof types of nearby accessory structures.
- 5.2.5** Scale accessory structures to have a compatible scale that does not overwhelm the main building. Avoid a structure that is taller than the main building or historic additions and that obstructs views of the historic building from the public street.
- 5.2.6** Locate accessory structures at the rear of a property and preserve the primacy of the main building. Minimize visibility from the public street.
- 5.2.7** Avoid interrupting established setbacks in the surrounding area, whether the setback in relation to the main building or to the street. The network of secondary streets and alleys formed around historic stables and rear structures in Allentown is a character-defining feature of the historic districts. New accessory structures should consider this setting and blend into the block.
- 5.2.8** Respect the overall proportions of the main building. The proportion of building features, such as doors and windows, should be consistent across the new accessory structure and with the proportions of the main building.
- 5.2.9** Design accessory structures to be compatible with the main building's design. Consider using materials that are found on the main building or are common within the historic district, such as brick, stone, and wood.
- 5.2.10** Avoid vinyl materials, plastics, non-durable materials and materials that are not considered appropriate alternatives for historic materials within these Guidelines.
- 5.2.11** Respect the main building's architectural style and details. The new structure should be subordinate to the main building and any historic additions and should not detract from the original design. Consider simplified details or interpretations of historic features on the main building.
- 5.2.12** Respect the size, shape, and solid-to-void ratio of the main building's windows and doors.
- 5.2.13** Avoid oversized windows and doors that are out of character with the main building and/or nearby accessory structures that contribute to the character of secondary streets and alleys.

Observations & Comments:

The owner contends that a medical condition has necessitated the installation of a carport to eliminate the need to remove snow and to avoid slippery conditions around his car. The structure is located immediately behind the building and is highly visible from Nagle Street, a service alley at the rear of the property. The carport has a metal roof, stands approximately six feet in height, and is open at the sides.

Staff comments that the carport meets some but not all of the guidelines in Section 5.2 New Accessory Buildings. The structure meets the guidelines for its height, massing, size, and scale, but does not comply with the guidelines related to proportion, materials, detailing, and fenestration. Staff notes that the carport is defined in the ordinance as a structure but not as a building. Because the carport is not defined as a building and is easily reversible, staff argues that it should be generally compatible with the district but may not need to meet the specific requirements and details of a typical accessory building, such as a garage. Staff contends that the structure does not have an adverse impact on the district, since it is reversible and located on a service alley.

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For the floorboard replacement at the front porch, staff notes that Guideline 3.7.8 allows for composite wood decking, provided the boards are similar to the original dimensions. Staff questions whether the proposed decking matches the dimensions of the historic floorboards and recommends a product that replicates the tongue and groove construction and dimensions more closely.

Staff Recommendation:

Approval, provided tongue and groove floorboards of an appropriate size are used at the front porch, with the staff to review details, pursuant to Chapter 3, Section 3.7 Porches & Steps and Chapter 5, Section 5.2 New Accessory Buildings.

Mr. Franzone questioned whether the carport was impeding any egress and whether it is anchored to the ground to prevent uplift. Mr. Castro replied that the carport does not prevent any access to or from the building and that it is currently anchored to the ground but can be moved. The board discussed the need for the applicant to obtain building and zoning permits.

Mr. Castro stated that he is handicapped and cannot lift heavy objects or risk falling on the ice and has a medical condition that requires him to have the structure. Mr. Jordan argued that the structure is similar to an ADA ramp since it is not necessarily historic, does not attach to the historic building, and falls outside those guidelines.

Mr. Lichtenwalner commented that he understands the arguments that the owner needs the carport for medical reasons and added that he does not feel strongly that it needs to be removed. He opined that the structure is at the rear of the building and questioned whether it is detrimental to the neighborhood.

Mr. Huber commented that similar past applications have been denied because the structures do not respect the historic building or neighborhood. He stated that wood structures with flat shed roofs resembling the construction of garages have been permitted, because they are more appropriate and more complementary to the district.

Several board members agreed that the carport does not have an adverse impact on the historic district.

Regarding the front porch, Mr. Huber stated that the proposed material is decking but that a porch floorboard with solid nosing should be used. He added that the HARB regulates integral color and would need to know what color is being used. The applicant responded that he would like to use red. Mr. Lichtenwalner stated that red, gray, or grayish-tan would be appropriate.

The HARB discussed the how the floorboards would be installed around the columns and fencing. Mr. Franzone advised against cutting out the floorboards below the columns and that the new material be installed according to manufacturer's specifications.

Action:

Mr. Jordan moved to approve the application presented on 12/4/2023 for the legalization of the carport at the rear driveway and replacement of porch floorboards at the property at 205 N. 9th Street, pursuant to Chapter 3, Section 3.7 Porches & Steps and Chapter 5, Section 5.2 New Accessory Buildings, with the following conditions:

- The carport must receive zoning approval;
- The carport must be appropriately secured to the ground to prevent uplift;
- The porch floorboards may be composite and of a red, gray, tan, white, or similar color; and
- The floorboards should be installed according to the manufacturer's specifications without altering the porch posts or railings.

Mr. Jordan noted that the application presents unique circumstances, because the carport is considered a nonpermanent structure installed for ADA purposes and does not impact the integrity of the existing historic structure. Mr. Hart seconded the motion, which passed by a vote of 5-1. Mr. Huber dissented.

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HDC-2023-00069

Address: 248 N. 9th Street

District: Old Allentown Historic District

Applicant: Kanha Real Estate Group LLC, owner

Proposal: Legalize signage, lighting, and masonry coating (violation correction)

Building Description:

This 3-story brick end of row house, c. 1888, is lacking architectural style. There is a flat roof with projecting eaves covered with aluminum. The 1st floor is a corner store, and the front façade has been partially covered by a masonry coating. The upper floors are brick and have apartments. The front façade has two large display windows with a recessed entrance and four windows in a bay configuration for the 2nd and 3rd floors.

Project Description:

On August 10, 2023, staff sent a notice of violation for the installation of storefront signage, lighting, and a masonry coating surrounding the storefront. None of the work had been permitted, and a Certificate of Appropriateness was not obtained. This application proposes to legalize the work.



Front façade of 248 N. 9th Street, 2023.
(Google StreetView)



Front façade of 248 N. 9th Street at night, 2023.
(Staff)

Applicable Guidelines:

Chapter 3.3 – Masonry

3.3.7 Avoid painting, sealing, or coating historically unpainted brick masonry. Adding exterior coatings can trap moisture and cause deterioration of masonry walls. It also detracts from a building's architectural character.

3.3.8 For existing painted or coated exterior walls, maintain, and repair the painted surface rather than attempt removal. Removal is not recommended due to the likelihood of damaging the masonry substrate. Avoid removing paint or coatings that are firmly adhered to the masonry. Consider removal of non-historic coatings only if they are demonstrated to be causing or exacerbating other types of deterioration.

Chapter 3.13 – Commercial Storefronts

3.13.2 Preserve the historic pattern of the storefront and façade, such as the location of the entrance, the size and number of display windows, configuration of display windows and transoms, and recessed entrances.

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- 3.13.3** Repair and restore historic storefront materials and features whenever possible.
- 3.13.4** Replace in-kind any materials, features, or components of storefronts that are irreparably damaged or missing. In-kind replacements should match the original in material, size, profile, and appearance.
- 3.13.5** Consider removing non-historic alterations that are not consistent with the original design of the storefront and overall architectural style. Consult available information such as historic photographs to inform the restoration of a façade.
- 3.13.9** Where a historic storefront no longer exists, greater flexibility in design and materials is possible. An alternative design that is a contemporary interpretation of the historic storefront may be considered. A new storefront should be compatible with the historic building and the streetscape. Simple designs that respond to the rhythm and proportion of the building façade and/or interpret visible patterns on the block are usually the most appropriate. Consider referencing the surrounding context and related architectural style of the building with regards to proportion, placement, and scale.
- 3.13.12** Locate new signs in historically appropriate locations, such as the sign band directly below a cornice or the ends of a facade at the second story.
- 3.13.15** Scale signs to be compatible with the proportions and scale of the storefront and building. Compatible proportions should minimize the visual impact of the sign when looking at the building or streetscape. Small signs are usually the most appropriate. The size of signs and lettering should prioritize pedestrians rather than vehicles. Text heights between 6 and 12 inches is generally recommended.
- 3.13.16** For wall or projecting signs, use simple shapes and profiles such as ovals and rectangles. Shaped signs that relate to the business use may be appropriate on a case-by-case basis but are usually not recommended.
- 3.13.17** For projecting signs, use brackets that are simple in design and profile. Single rods and scrollwork are both historically appropriate. Metal brackets with black painted or coated finishes are the most appropriate and minimize the visual impact to the building and street.
- 3.13.18** For window signs (surface-applied or painted), maintain the transparency of the window by using lettering and/or logos without a solid background. High transparency lettering and window-applied signage helps to minimize the visual impact to the building and street. Solid backgrounds are not encouraged but are not prohibited. An advantage of window signs is that they are easily reversible and do not damage historic materials.
- 3.13.19** Design signs to complement the architectural character of the building and the surrounding historic districts. Individual expression and creativity are encouraged while respecting the primary of historic character. Simple fonts are recommended and both serif or sans serif fonts can be appropriate. Use colors that promote legibility and complement the building's existing color scheme; muted tones, colors found in nature, white, and black are generally appropriate. Avoid excessively ornate fonts, a mix of many different fonts, and bright, neon, or high-contrast color schemes.
- 3.13.20** Coordinate the fonts and color palettes used if multiple signs are proposed for an individual building.
- 3.13.21** Use high-quality and durable materials. Wood was the most common material historically for signs, especially projecting and hanging signs, and is appropriate. Metal brackets and hardware are appropriate. Metal lettering and signs, pigmented glass, and painted lettering are also appropriate. Box signs are not recommended, and internally-illuminated box signs are not permitted by the Zoning Ordinance. Avoid vinyl and plastic lettering and signs.
- 3.13.22** Comply with all Zoning Ordinance requirements including those related to number, size, and location of signs.
- 3.13.27** Use sign illumination and lights that are simple and complement the historic building and district. Simple gooseneck lights mounted above the sign are recommended as historically appropriate shape and profile.

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3.13.28 Direct lighting toward the sign and avoid excessive illumination of areas outside of the sign. Uplighting is not appropriate.

Observations & Comments:

The property at 248 N. 9th Street historically functioned as a residence. Over time, it was converted into a corner commercial property, and numerous ground-story alterations were made to accommodate the commercial use. The series of alterations have left the building with relatively low historic integrity at the ground story.

Storefront Signage:

The signage displayed on the 9th Street elevation has a solid background with minimal transparency covering over 75% of the window and does not comply with Guideline 3.13.18. The design guidelines encourage the use of high transparency lettering without a solid background to help minimize the visual impact to the building and street. Solid backgrounds are not encouraged but are not prohibited. The scale is also out of proportion with the storefront and building and does not comply with Guideline 3.13.15. Staff recommends reducing the overall scale of the window signage and changing to a transparent background using fonts and colors that complement the historic district. Staff notes that the existing signage is also in violation of the Zoning Ordinance for the number and size of signs.

Storefront Lighting:

Staff finds the current lighting configuration to be inappropriate for the Old Allentown Historical District. The lighting fixtures situated above the window signage on the 9th Street façade display an unrestrained amount of light. The design guidelines encourage direct lighting towards the signage to reduce excessive illuminations outside of the signage. In addition, the projecting sign along the Chew Street elevation will need to comply with all Zoning Ordinance requirements. Staff suggests using appropriate light fixtures such as gooseneck lights mounted above the sign to direct lighting toward the sign to avoid excessive illumination. Any fixtures used should be integrated into the sign in a manner that does not damage the historical materials or features of the building and are easily reversible.

Masonry Coating:

Stucco was applied to the brick façade at the masonry piers flanking the storefront. Staff notes that the storefront was recently restored, and the brick was exposed and appeared to be in good condition. Staff recommends testing the removal of the coating to determine whether the brick would sustain damage from the removal. If no damage is observed, the coating should be removed.

November HARB discussion:

At the November 6, 2023 meeting, the applicant provided a drawing showing PVC panels flanking the storefront and a written scope of work that included leveling the stucco on the brick piers, installing PVC panels, and adding gutters. The HARB asked that a stone veneer be incorporated at the base of the panels and that the panels be comprised of a hardwood, such as mahogany, rather than PVC. The board found that the application lacked the necessary detail to offer an approval and requested that the applicant, in working with a contractor, provide the following information:

- a detailed drawing showing the extent of stone and the wood applied to the storefront;
- clarification on the use of gutters or flashing; and
- specifications on the material proposed to apply over the brick to create a smooth surface for the panels.

Staff notes that no additional information has been submitted since the November 6, 2023 HARB meeting.

Staff Recommendation:

Approval, with the staff to review details, pursuant to Chapter 3, Section 3.1 Masonry and Section 3.13 Commercial Storefronts, provided the following:

- a detailed drawing is submitted to show the extent of stone and wood applied to the storefront;
- the use of gutters or flashing above the panels is clarified;

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- specifications are submitted on the material proposed to apply over the brick to create a smooth surface for the panels;
 - the existing lighting above the storefront is removed; and
 - the storefront signage is modified to comply with guidelines.
-

HARB Discussion:

Ms. Keller summarized the scope the HARB had reviewed previously and the information the board requested ahead of the current review, noting that no new information had been provided since the previous month. Mr. Monteith described his proposal to attach paneling to the brick piers by anchoring wood strips at intervals along the façade. The HARB requested that the wood strips be attached at the mortar joints.

Mr. Lichtenwalner asked if stone had been considered for the base. Mr. Monteith responded that stone or brick could be installed at the base. The HARB agreed that thin stone would be preferable for the base and noted that ¾-inch thick limestone, slate, marble, or sandstone would be appropriate, though it would be up to the owner to select the stone. Mr. Monteith clarified that flashing would be installed on top of the stone and wrapped under the wood panels.

The HARB discussed lighting and whether the existing lighting would be removed. The applicant requested to keep the existing lighting and install a hood to focus light down. The HARB referenced the lighting guidelines in Section 3.13 and noted that gooseneck lights would be most appropriate. The applicant agreed to remove the existing lighting and install gooseneck lights.

The HARB then discussed the existing window signage. The applicant suggested removing the window decals and submitting a new application for signage in the future. Ms. Keller noted that the existing signage is in violation of the zoning code, which has minimum transparency requirements. Mr. Jordan stated that the replacement signage would need to meet code guidelines for transparency and Chapter 23, Section 3.13 of the Guidelines for Historic Districts.

Action:

Mr. Jordan moved to approve the revised application presented on 12/4/2023 for the legalization of signage, lighting, and a masonry coating, pursuant to Chapter 3, Section 3.3 Masonry and Section 3.13 Commercial Storefronts, with the following conditions:

- The use of gutters above the panels is removed from the scope and flashing is used;
- All wood furring strips are secured in the mortar joints;
- ¾-inch stone is applied at the base of the storefront and consists of limestone, sandstone, marble, or slate;
- Existing signage is removed from the windows and any new signage meets zoning requirements and the signage guidelines in Chapter 3, Section 3.13 Commercial Storefronts; and
- The existing lighting above the storefront is removed and new gooseneck lighting is installed according to the lighting guidelines in Chapter 3, Section 3.13 Commercial Storefronts.

Mr. Encelewski seconded the motion, which carried with unanimous support.

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

HDC-2023-00087

Address: 1529 W. Turner Street

District: West Park Historic District

Applicant: Marie Boland, Owner

Proposal: Install pre-hung aluminum clad windows into existing frames at front façade

Building Description:

This brick 3-story row house, ca 1909 is a Colonial Revival. The mansard roof has red slate shingles, a double dormer with diamond shaped muntins/1 sash windows, barrel roof, projecting cornice with brackets and a shared chimney. The 2nd floor has a projecting cornice with brackets, a bay with 1/1 sash windows and wooden panels above. The 1st floor has a picture window with stained glass transom and brick lintel. The wooden porch has stone pillars, classic columns, wrought iron railing, projecting cornice and bull-nosed concrete steps. The main entry is a single glazed door and transom. There is a boarded-up basement window and below ground basement door.

Project Description:

This application proposes to replace windows on the second and third stories of the front facade of the property at 1529 W. Turner Street. The applicant proposes to install Marvin Signature Series pre-hung aluminum clad wood windows into the existing frames. Muntins would be applied to the exterior of the third-story sash to replicate the existing pattern.



**Front façade of 1529 W. Street, 2023.
(Google Street View)**

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Applicable Guidelines:

Chapter 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.

3.5.5 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.

3.5.8 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 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 façade.

Observations & Comments:

Staff finds the proposed aluminum clad wood windows and muntins to be appropriate and would typically approve an application proposing such a replacement. However, the applicant proposes to install pre-hung windows into the existing frames. Staff finds that the application meets most of the guidelines in Section 3.5 but contends that it does not meet Guideline 3.5.10. Since the installation of the new windows within the existing frame will reduce the glazing within the openings, it will impact the appearance of the façade by changing the ratio of openings to solid wall surfaces. Staff asks that the HARB determine whether installing pre-hung units within existing window frames complies with the guidelines.

Staff Recommendation:

Approval, provided the existing frame is removed and replicated, pursuant to Chapter 3, Section 3.5. Windows.

HARB Discussion:

Ms. Boland stated that the storm windows are about to fall out and the wood has rotted. She noted that windows no longer open and close, adding that she is concerned someone may be injured from the windows.

Mr. Huber stated that windows should be replaced in kind if they are deteriorated beyond reasonable repair, though he added that work such as replacing a windowsill is relatively minor. He then noted that the storm windows may have been improperly installed, which may have led to the rotting of the double-hung windows.

Mr. Lichtenwalner commented that a contractor may be able to fix the windows, adding that the ropes and weights could be repaired. Ms. Boland responded that a reputable window company has indicated that the windows are in dire need of replacement. Mr. Lichtenwalner suggested that the applicant speak to a carpenter to see whether the windows could be repaired. He noted that window companies exist to sell windows and asked that a different approach be considered. He then remarked that the glass size would need to be measured and replicated in the new units.

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Ms. Keller explained that staff would typically approve the application, but that the window is a pre-hung unit proposed to be installed within the existing frame. She added that staff noted that if the existing frame is removed, then the pre-hung unit could be approved. Ms. Keller also suggested that if the frame is in reasonable condition, a sash replacement kit with a vinyl jamb liner could be inserted into the existing frame.

Mr. Huber stated that to meet the guidelines the owner would need to provide proof of deterioration showing that the condition warrants replacement.

Actions:

Mr. Lichtenwalner moved to approve the application presented on 12/4/2023 for the replacement of windows at the front façade of the property at 1529 W. Turner Street, pursuant to Chapter 3, Section 3.5 Windows, with the following conditions:

- The new windows match the existing size of the existing window lite with a note that a portion of the window jamb may need to be removed so that the replacement windows can be installed appropriately;
- The historic trim work is not degraded in the replacement; and
- As an alternate option, the applicant should research the feasibility of repairing rather than replacing the windows.

Mr. Jordan seconded the motion, which passed by a vote of 5-1. Mr. Huber dissented.