

**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 2<sup>nd</sup> floor has a projecting cornice with brackets, a bay with 1/1 sash windows and wooden panels above. The 1<sup>st</sup> 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)**

# Historical Architectural Review Board

## COA Final Review Sheet

---

### 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.

## Historical Architectural Review Board COA Final Review Sheet

---

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.