

**Allentown Historical Architectural Review Board
FINAL Review Sheet**

HDC-2024-00018

Address: 1515 Linden Street

District: West Park Historic District

Owner: City of Allentown

Applicant: Bryne Heffner-Bair

Proposal: Reconsider window replacement on bandshell at West Park

Building Description: This structure is the West Park Band Shell building. It is a 2 story detached structure with flat roof with semi-spherical roof over the stage, deep classical cornice, stucco front with pilasters and arched proscenium, wood siding on the remaining facades, 4 doors of various styles, 6 over 6 wood double hung windows on the sides and rear, The structure dates from the late 19th/early 20th century and is Classical in style.

Project Description:

This application proposes to reconsider the approval, with conditions, of the application on March 4, 2024, which indicated that the wood windows would be retained. The condition of the windows requires replacement. The proposed window is aluminum clad with exterior applied 6 over 6 muntins.



View: North side of the building towards N Baxter St, first floor; window doesn't work, paint is coming off.

Window Condition (Applicant)

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View: West side of the building in alley, first floor; window is damaged, doesn't work.

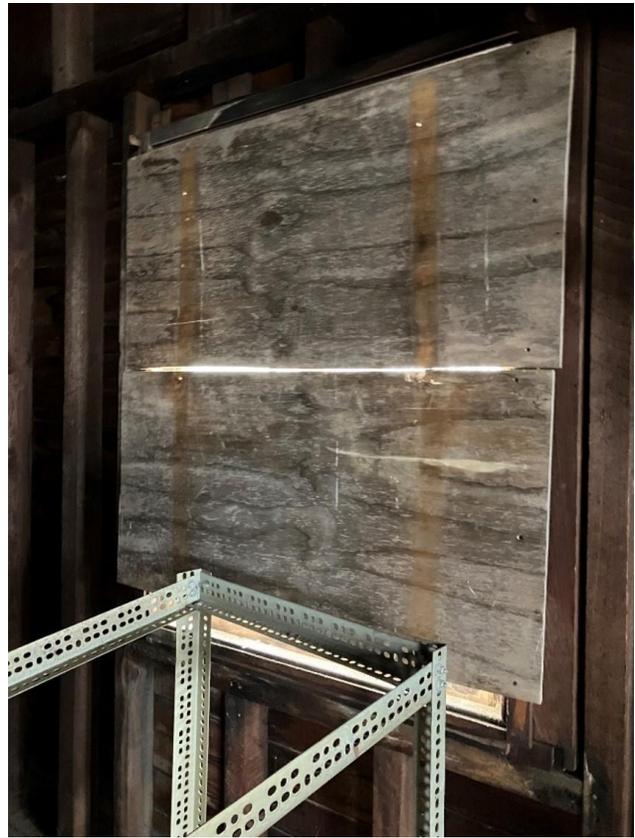
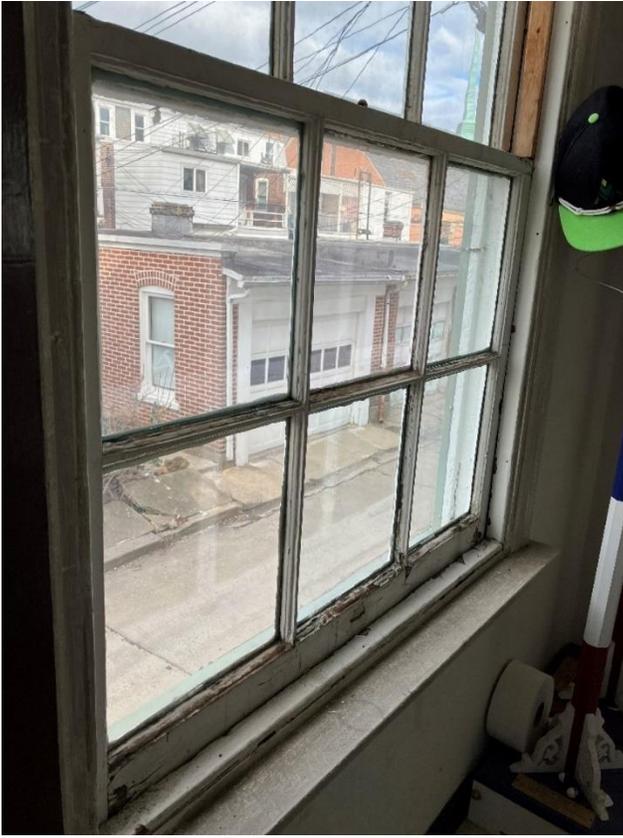
Window Condition (Applicant)



View: West side of building in alley, first floor; window doesn't work, gaps at the bottom, broken pulls.

Window Condition (Applicant)

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Window Condition (Applicant)



Window Condition (Applicant)



Window Condition (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.

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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

Observations & Comments: Based on the review of the new photographs provided, it does not appear that the condition of most of the windows are beyond feasible repair – they range from potentially needing hardware replacement, wood repair, glazing putty replacement, and/or painting. That being said, given the request for reconsideration, there may be conditions not evident through photographs that warrant replacement over repair. As discussed in the March 4, 2024 meeting, replacement with the proposed aluminum clad windows with exterior applied muntins would be historically appropriate as long as the replacement windows do not reduce the daylight opening or sightlines of the original windows. Additionally, for increased durability and protection against vandalism, installing storm windows with either acrylic or polycarbonate on the exterior of the windows would be appropriate, as opposed to a metal mesh.

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Staff Recommendation: As a compromise, since the applicant is willing to replace the windows with a historically appropriate replacement to match the original, it is recommended to approve.

Presenter:

- Jessica Stuck presented the application.
- Bryne Heffner-Bair represented the application.

Discussion: Generally, it was discussed that the applicant did not meet the burden of proof to show that the windows needed to be replaced. It was noted that based on the provided photographs, the windows looked as if they only needed routine maintenance and did not require full replacement. The applicant indicated that the photographs may not accurately document the conditions of the window, but the replacement is to protect the building from vandalism and prevent further deterioration. Given that the proposed replacement is historically appropriate and the concern for vandalism, most agreed that the proposed replacement was appropriate.

Action: Mr. Jordan made a motion to amend the previously approved application from March 4, 2024 with restated conditions as of April 1, 2024 to replace the windows at 1515-1559 Linden Street with the following conditions agreed to by the applicant following sections of the Guidelines for Historic Districts: Chapter 3, Section 3.5 Windows and find that there are not circumstances unique to the property:

- The existing wood windows will be replaced with aluminum clad windows with exterior applied muntins to match the original window configuration.
- Polycarbonate or acrylic security panels will be installed over the windows with exterior stops screwed into the window frames.
- No wire mesh will be installed over the windows.

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