

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

HDC-2024-00008

Address: 433 N. 8th Street

District: Old Allentown Historic District

Owner: Carole Leconte

Applicant: Scott Doughman

Proposal: replace 7 windows

Building Description: This structure is a 2 bay, 3 story semi-detached brick dwelling with Mansard roof with dormers, corner tower with hipped roof, decorative corbeled brick and terracotta details, 1 over 1 double hung windows with segmental arches, carved arched headers and trim, round arched windows in the upper level of the corner tower, and original double entry doors. The side and rear of the home have been covered with red brickote. The house dates from the late 19th century and is East Lake Queen Anne in style. The house has a high level of historic integrity.

Project Description:

This application proposes to replace 7 windows. The two windows on the front façade will be replaced with Andersen 400 series wood windows matching the existing in color and size. The remaining existing wood windows will be replaced with Andersen 100 windows in fibrex.



**Front façade of 433 N. 8th Street, 2023.
(Google StreetView)**



**Side of 433 N. 8th Street, 2023.
(Google StreetView)**

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



**Front windows of 433 N. 8th Street
(Applicant)**



**Side window of 443 N 8th Street
(Applicant)**

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.

3.5.2 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.

Historical Architectural Review Board COA Final Review Sheet

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: The reason for replacing the historic window sashes is not evident or stated. The wood window sashes appear to be in good condition. The aluminum storm windows appear to be old. Ideally the windows, front and front corner in particular (windows 1, 2, and 3), should be retained, repaired as needed, weights and ropes repaired if needed, perimeter of frames caulked, and new energy efficient storm windows installed. The energy efficiency of a restored historic wood window with new storm window is roughly equivalent to a new insulated glass window.

Replacement of windows on the rear of the building could be considered if they are not visible from the public right-of-way. It appears the rear of the building is not visible.

Photos for windows 5, 6, 7 were not provided for my review. It is not clear where window #4 is located and whether it is visible from the public R-O-W.

Staff Recommendation: It is recommended to not approve the window sash replacement at the front and front corner of the building. It is recommended to approve the repair of the existing wood windows at the front and front corner of the

Historical Architectural Review Board COA Final Review Sheet

building and the installation of new aluminum storm windows in a color that matches or blends with the trim; or the installation of interior storm windows.

Discussion: The applicant informed the HARB the owner was no longer looking to replace the front and side windows, just the rear windows. There was a discussion about whether the rear windows were visible from the public right-of-way. After some investigation it was concluded they were not visible. After additional discussion it was decided a COA should be issued with the condition that windows on the front and side were excluded for the application and the windows on the rear were outside of the HARB purview since they were not visible.

Action: Mr. AJ Jordan moved to approve, with conditions, the application presented on February 5th, 2024, to replace the historic windows and framing with new aluminum-clad wood windows and wood framing, pursuant to Chapter 3.5, sections 3.5.8, 3.5.9, 3.5.15. The following conditions were agreed to by the applicant:

- The exterior trim will be 1" thick, flat, rot resistant wood (not pressure-treated and not capped in aluminum)
- The sill will be a 4"-5" above the roof surface to the bottom and would be appropriately flashed from under the sill to the roof
- The sill would be 3"-4" thick and made of rot resistant wood (not pressure treated and not capped in aluminum)
- The carved arched header piece will be reinstalled
- The unique "keystone" details will be replicated
- The window replacements are aluminum clad wood as proposed

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