

**CITY OF ALLENTOWN  
HISTORIC ARCHITECTURAL REVIEW BOARD  
FINAL REVIEW SHEET  
August 6, 2018**

**ITEM #2 – Case #HDC-2018-00025–** Proposal to replace the existing first floor casement windows and transoms at the rear of the building with new casement windows with transoms.

**Property located at:** 43 N 17<sup>th</sup> St.  
**Agenda # 2**  
**Historic District:** West Park  
**Case #** HDC-2018-00025  
**Meeting date:** August 6, 2018

**Property Owner:** Jane & John Funari  
**Owners Address:** 43 N 17<sup>th</sup> Street,  
Allentown, PA 18102  
**Applicant:** same  
**Applicant's Address:** same

**Building description, period, style, defining features:** This 2½-story stucco house, ca 1906 is a Queen Anne style. The roof consists of a cross-gable design with asphalt shingles, and a turret at the northwest with slate shingles. Most windows are wood, 1/1 sashes; there is a front porch with curved end at the north with square masonry posts with stucco finish, and double wood entry doors with ½ lights. The rear has a 2-story wing with casements windows with 3-lite transoms above each at the first floor.



**Proposed alterations:** It is proposed to replace the existing first floor casement windows and transoms at the rear of the building with new casement windows with transoms. The windows are proposed to be Pella wood Architect's Series windows. Six windows and transoms facing Linden St are to be replaced. It is also proposed to replace the existing panels below the first floor windows with Hardie board.

**Staff Approvals:** 4/27/2018 – Repair and replace wood trim to match the existing like for like.

**Background:** n/a

**Violations:** Windows in the rear addition of the building were removed and covered with plywood, plywood was painted. Basement windows, which were plywood covered, have been removed and plywood reinstalled. Appears that other work will be done, scaffolding in the yard.

**Guideline Citation:** **SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible

with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **Allentown Guidelines for Historic Districts:** 5. Guidelines for Existing Buildings and Structures, 1. Repairs, Replacement and Alternate Materials: 5. Windows **Evaluation, effect on historic district, recommendations:** The proposed window replacements are historically appropriate in overall concept. Some clarifications and possible specification tweaks may be needed. The design of the separation of the windows should be maintained, including the center-most wider dividing post at the north. The continuous sills under the windows and transoms should be maintained (which they appear to be.) The new sill detail should match the existing as closely as possible. It is important to maintain the existing daylight sizes as well as the simple frame profile as much as possible. It should also be clarified that the transom is to have divided lights to match the existing.

The replacement of the existing flat painted panels with Hardie board is appropriate if smooth in texture and painted to match.

**Discussion:** The discussion focused mostly on the applicant's request to install single light transoms instead of 3 light transoms. The HARB debated the impact on the character defining features of the house. It was concluded that either were appropriate for the style of the house. The applicants explained they were only replacing the 6 windows facing Linden St. now, but they planned to replace the 5 on the first floor facing the rear of the property when they had enough money. The applicants emphasized they would make the new window installation look like the existing and would keep the diving mullions as existing.

The discussion of the Hardie Board replacement on the panels was brief. The historic consultant explained that an embossed wood grain pattern would not be appropriate. The applicants said the panels would have a sandy-like texture but no wood grain.

**Motion:** The HARB upon motion by Mr. Huber and seconded by Ms. Olsen adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to replace the existing first floor casement windows and transoms at the rear of the building with new casement windows with transoms at 43 N 17<sup>th</sup> Street was presented by John and Jane Funari.
2. The new casement windows and transoms will replace the 6 existing first floor windows and transoms facing Linden St.
3. The new windows will be Pella wood Architect's Series windows.
4. The transoms will have single lights as proposed.
5. All mullions between the windows will be retained, and the new sill will be continuous and match the existing as closely as possible.
6. The existing panels below the first floor windows will also be replaced. The new panels will be made of Hardie Board. They may have a rough sandy-like texture but no embossed wood grain texture.

The proposal to recommend a COA was unanimously approved. (5-0; motion carried; Brobst, Fillman, Huber, Olson, Roberts)