

**CITY OF ALLENTOWN
HISTORIC ARCHITECTURAL REVIEW BOARD
FINAL REVIEW SHEET
February 13, 2018**

ITEM #2 – Case #HDC-2019-00003– Proposal to replace current windows in front of the house which are a violation with vinyl windows to fit the original openings.

Property located at: 415 N Lumber Street

Agenda #2

Historic District: Old Allentown

Case # HDC-2019-00002

Meeting date: February 4, 2019

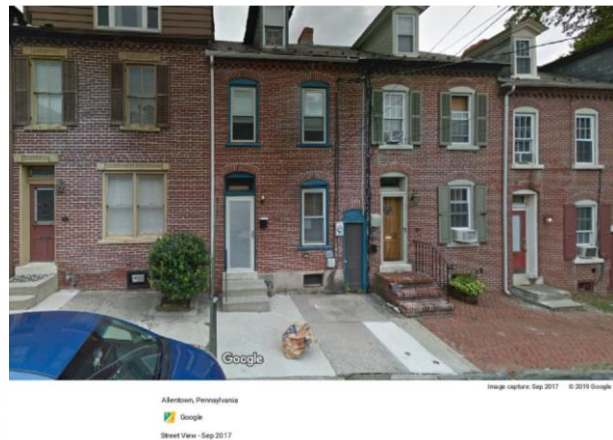
Property Owner: Michael Irwin

Owners Address: 415 N Lumber Street,
Allentown, PA 18103

Applicant: same

Address: same

Building description, period, style, defining features: This structure is a 2 ½ story, 2 bay attached brick dwelling with a gable roof, corbeled brick cornice, single roof dormer, 1 over 1 double hung windows (replaced without HARB approval), front door with inappropriate white storm door, and grocer alley door. All masonry openings have segmental arches. The house dates from c. 1887 and is Federal in style with Victorian details.



Proposed alterations: It is proposed to replace current windows in front of the house which are a violation with vinyl windows to fit the original openings.

Staff Approvals: December 9, 2002 – Replace 3 front window and 2 rear windows same size and configuration vinyl windows.

January 22, 2013 – Maintain front storm door.

Violations: September 10, 2003 – Windows installed are smaller than the opening size.

August 3, 2018 – Windows installed are smaller than the opening size.

Background: 1984-21 – Proposal to add 2 story addition to the rear of the building. Withdrawn 4/20/1984.

1984-60 – Proposal to replace asbestos shingles on rear of building with redwood siding.

Recommended for approval by HARB. City Council approved by Resolution 25397, September 19, 1984.

HDC-2013-00008 - January 22, 2013 - Proposal to maintain the full-view Pella storm door with addition of wood blocking at top. HARB recommended to City Council to approve a COA for existing storm door may remain in place, but it must be painted to match the trim color of the house. The four existing front windows will be replaced with new 2 over 2 double hung vinyl windows with exterior adhered muntin bars. The new windows must fit the size of the historic

windows openings. It is recommended that the vinyl windows be a color other than white. City Council approved by Resolution 28925 February 25, 2013.

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:** Vinyl windows are not included in the potentially approvable replacement windows for primary facades. The existing vinyl windows are a violation. They replaced wood 2 over 2 double hung windows and do not fit the existing masonry openings correctly. New replacement windows should fit the existing masonry openings more closely and should have exterior applied vertical muntins in each sash to recreate the original 2 over 2 appearance. The windows should be one of the approvable materials: wood, aluminum clad wood, smooth fiberglass, or wood composite.

The existing aluminum storm door was approved by HARB but required to be painted to match the existing trim color. This should also be done as soon as weather permits. It is recommended to remove the white mini blinds in the storm door which obstruct the view of the primary door.

Discussion: The applicant said he was willing to install the recommended aluminum clad windows instead of vinyl windows. He also agreed to install the windows with 2 over 2 simulated divided lights as was historically seen on the building and is seen on adjacent buildings. He explained to the HARB that the storm door had been approved by an earlier approval and that the storm door had mini blinds in between the glass layers. He also said the blinds can be raised to the top and that usually they are in that position. The applicant indicated he intended to install windows with a beige color. He also said he would paint the storm door to match the new windows. The HARB explained that was not appropriate; the storm door should be painted to match the trim. After some discussion it was decided that the windows and painting of the storm door would need to be completed by May 1, 2019. Mr. Huber informed that HARB that he had a conflict of interest with the case and would abstain from voting.

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

1. The proposal to replace current windows in front of the house which are a violation with vinyl windows to fit the original openings at 415 N Lumber Street was presented by Michael Irwin.
2. Aluminum clad wood windows with simulated divided lights in a 2 over 2 configuration will be installed on the front of the house.
3. Each window must fit the exact size of its masonry opening without blocking.
4. The existing storm door will be painted to match the trim color (and not the window color) as required by the earlier COA.
5. The above work will be completed by May 1, 2019.

The proposal to recommend a COA was unanimously approved. (6-0; motion carried; Fillman, Jackson, Olson, Renaut, Roberts, Sell; Huber abstained due to a conflict of interest)