

**HISTORIC ARCHITECTURAL REVIEW BOARD
CITY OF ALLENTOWN, PENNSYLVANIA
May 4, 2020**

FINAL REVIEW

Case # HDC-2020-0000x - Proposal to continue the removal of windows, including stain glass windows, and installation of new windows.

Property Location:	231 N 8 th Street	Property Owner:	Luis Hernandez
Historic District:	Old Allentown	Owner Address:	231 N 8 th Street, Allentown, PA 18102
Case #	HDC-2020-	Applicant:	(Same as Owner)
HARB Meeting date:	May 4, 2020 (Agenda Item #2)	Applicant's Address:	(Same as Owner)

Building description, period, style defining features: This structure is a 3 story, tan brick, attached residential building with a flat roof, bracketed cornice, round arch third floor window, two story oriel windows, basket arches on the first floor doorway and window, and multiple stain glass windows. The building is Italianate in style and dates from the late 19th or early 20th century. The building has a high level of historic integrity.



Proposed alterations: It is proposed to continue the removal of windows, including stain glass windows, and installation of new windows which are a violation of the historic district ordinance.

Staff Approvals: Not Applicable (N/A).

Violations: N/A.

Background:

Guideline Citation:

- **SIS 6.** Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
- **SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and 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 Alternative Materials, 5. Windows

Evaluation, effect on historic district, recommendations: As stated in the Design Guidelines the repair of historic windows is recommended over replacement. Repairing historic windows and installing interior or exterior storm windows can approximate the energy efficiency of new insulated glass windows. Windows with unique features such as stained glass should be repaired or restored. The replacement of these unique details can be costly, and it can be difficult to replicate these unique feature. The historic stained glass sashes must be reinstalled. All sashes should be carefully restored, and interior or exterior storm windows installed to improve thermal efficiency. Preservation Brief #9 provides good advice on repairing and restoring wood windows. The document is available at no cost online on the National Park Service website.

HARB Discussion: The applicant said he took the windows sashes out to paint and has reinstalled them. It was pointed out that the stained glass sash upper sash on the third floor was not reinstalled. Photos from 2014 showed the stained glass sash was there at that time. The applicant has owned the property since 2012. Mr. Kimmerly said he thought it was an old violation. The HARB asked the applicant to install a stain glass arched upper sash. The new sash stained glass should be designed to be similar to the remaining stained glass sashes and as seen in older photos. Mr Fillman pointed out that there was a problem with the storm window installation on the third floor arched window – the meeting rails did not align with the historic windows.

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

1. The proposal to continue the removal of windows, including stain glass windows, and installation of new windows at 231 N 8th Street was represented by Luis Hernandez.
2. The missing leaded glass arched window sash will be fabricated and installed to match original.
3. The storm window will be removed from the same window and a new arched storm window will be installed with meeting rails aligning with the historic window.
4. Other windows will remain in place and be painted.

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