



CITY OF ALLENTOWN

No. 31033

RESOLUTION

R37-2025

Introduced by the Administration on March 19, 2025

Denial of a Certificate of Appropriateness – 927 Turner Street

Resolved by the Council of the City of Allentown, That

WHEREAS a Certificate of Appropriateness is required under the provisions of the Act of the General Assembly of the Commonwealth of Pennsylvania No.167, June 13, 1961 (P.L.282) known as the Pennsylvania Historic District Act; and City of Allentown has adopted a Historic District Ordinance, Article 1391, under the provisions allowed in the Pennsylvania Historic District Act; and

WHEREAS the owner, Ingrid Ulloa, applied to the Historical Architectural Review Board (HARB) for a Certificate of Appropriateness to legalize the installation of twelve (12) vinyl windows at 927 Turner St, as described in the attached final report; and

WHEREAS the HARB held a meeting on said matter on February 3, 2025, where Ingrid Ulloa participated in person; and

WHEREAS based on the evidence presented, the HARB has determined that the proposed replacement work did not comply with the Guidelines for Historic Districts and that there were no known unique circumstances that would apply.

WHEREAS, based on the above findings of fact, the HARB agreed on the motion not to allow the legalization of twelve (12) installed vinyl windows as proposed, and recommended to City Council denial of a Certificate of Appropriateness as detailed in the attached case report.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Allentown that a Certificate of Appropriateness is hereby denied for the above referenced exterior alteration.

BE IT FURTHER RESOLVED THAT the applicant work with the city and HARB to set up a flexible timeframe for replacement of the windows and review the requirement to replace windows at the rear of the house.

AMENDMENT TO ADD BE IT FURTHER RESOLVED THAT THE APPLICANT WORK WITH THE CITY AND HARB TO SET UP A FLEXIBLE TIMEFRAME FOR REPLACEMENT OF THE WINDOWS AND REVIEW THE REQUIREMENT TO REPLACE WINDOWS AT THE REAR OF THE HOUSE PASSED, 7- 0

	Yea	Nay
Candida Affa	X	
Ce-Ce Gerlach	X	
Cynthia Y. Mota	X	
Santo Napoli	X	
Natalie Santos	X	
Ed Zucal	X	
Daryl Hendricks, President	X	
TOTAL	7	0

THIS IS TO CERTIFY, That the above copy of Resolution No. 31033 was adopted by the City Council of Allentown on the 2nd day of April, 2025, and is on file in the City Clerk's Office.



City Clerk

**Historical Architectural Review Board
COA Preliminary Review Sheet**

HDC-2024-00117

Address: 927 Turner Street

District: Old Allentown Historic District

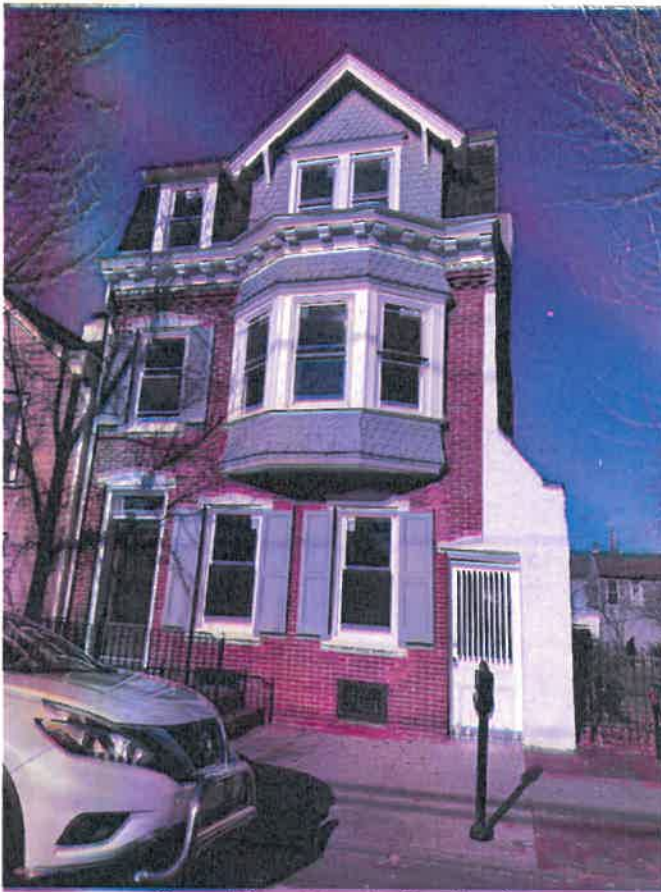
Owner: Ingrid Ulloa

Applicant: Owner

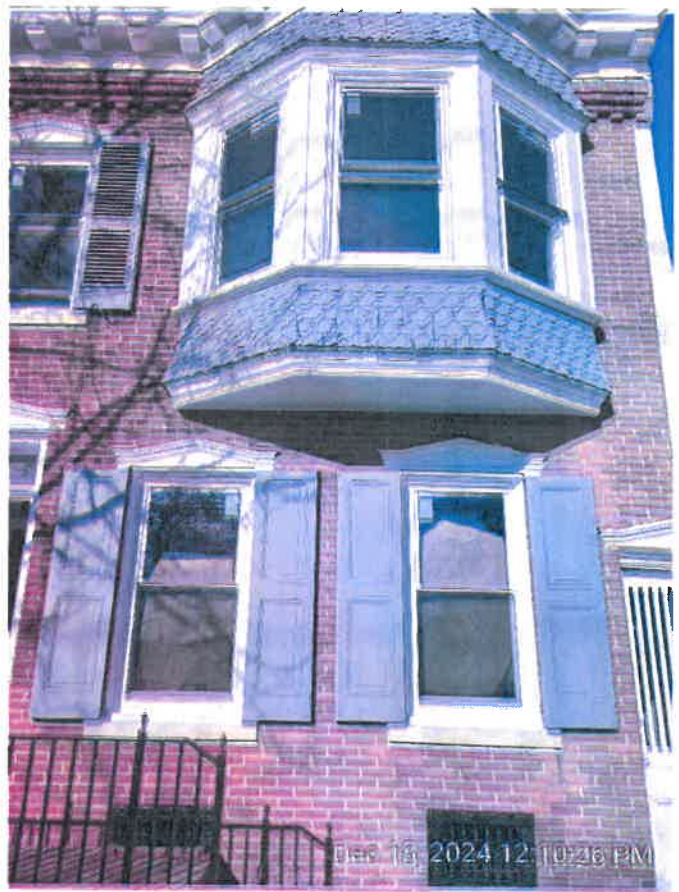
Proposal: Legalization of 12 installed vinyl windows and tempered glass in front door.

Building Description: This 3-story brick row house, ca 1866 is Italianate style. The mansard roof has roll roofing, dentilated cornice, single chimney and a large double dormer with a smaller window on the left side. The windows are 1/1 sash with a bay window on the 2nd floor and a single window to the left. The windows that are single have Italianate lintels. The main entry is a single door with transom and Italianate lintel, there is a shared glazed grocer's alley door and two visible basement window grilles. There is a concrete stoop with railings and an iron fence in the rear.

Project Description: Legalization of the installation of 12 Magnum 2000 High Performance vinyl windows along Turner Street and along N. Fountain Street. Installation of tempered glass in the front main door.



Current Front Elevation (Applicant)



Current Front Elevation (City of Allentown)

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Original Windows (Applicant)



Original Wood Window (Applicant)



Fountain Street Elevation (City of Allentown)



Fountain Street Elevation (City of Allentown)

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Rear Elevation (City of Allentown)



Replacement Window (Application)



Replacement Window Model (Application)

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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.

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

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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.

Section 3.6 – Doors

3.6.5 Repair and restore historic doors whenever possible rather than replace them. Historic doors include front doors, rear doors, and grocer's alley doors. Original materials should not be discarded. If repair and reuse is not possible, salvage may be an option and the existing feature used as a template for replication.

3.6.6 Repair, restore, and reuse existing door frames, jambs, threshold, fixed transoms, and similar components. Existing components are usually historic wood. Replace in-kind if existing materials are severely deteriorated. Replicate the profile and width of door frames, jambs, and transoms in order to preserve the solid-to-void ratio of the entrance.

3.6.7 Repair, restore, and reuse hardware whenever possible. Replace hardware in-kind if necessary. New hardware should match the original hardware as closely as possible if the original hardware remains. If not, hardware that is compatible with the era of construction and style of the building is recommended. Avoid replacing historic hardware with digital locks, combination locks, keypads, or similar technology.

3.6.8 Replace doors in-kind if repair is not feasible. Replacement doors should duplicate the original in material, design, size, profile, and operation. Original doors may be used as a template for replication. Wood is the most appropriate material for residential doors. Paneled wood doors should have the same number, size, and profile of panels as the historic door. If the original design is unknown, the building's style and date of construction should inform the appropriate replacement.

3.6.9 Replace with durable alternate materials if in-kind replacement is not feasible. Composite wood doors and fiberglass doors are acceptable replacements if new doors match the original in size, style, configuration, detail, and appearance. However, these products are not recommended from a sustainability perspective. They have shorter lifespan and deteriorate when exposed to moisture, weathering, and temperature variation. For replacement doors, avoid metal doors (including metal doors that imitate paneled wood), as they do not have the same appearance and texture of historic wood. Avoid pre-hung doors (doors that are purchased already installed in a frame) when replacing a door, because these require the removal of historic fabric and can change the size of the opening.

3.6.10 Preserve the size of the existing door opening. New doors should be custom sized if necessary. Avoid enlarging or filling in original door openings to fit new stock sizes. This alteration will impact the historic character of the building. This action will also require a Building Permit because it changes the amount of enclosed space on a façade.

3.6.11 Consider replacement of a previously altered door with a historically appropriate wood door.

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3.6.12 Avoid replacing of a historic door solely for the purpose of improving thermal performance. This intervention is not appropriate for historic material. Install weatherproofing or a storm door prior to replacement.

3.6.13 Avoid creating new door openings on the primary façade. New side or rear doors should be minimally visible from the street. The size and location of new openings should be compatible with the rest of the façade. This type of work will also require a Building Permit.

Observations & Comments: The installed vinyl windows are not appropriate per the Guidelines. It would be helpful if the owner/applicant can provide detailed photos of the windows prior to replacement, or evidence that they needed to be replaced rather than repaired. It appears that the configuration of the rear windows was not replicated in the replacement windows; they were previously two-over-two and are now one-over-one. A more appropriate replacement window would be wood windows, aluminum-clad wood, composite wood, or fiberglass.

Staff Recommendation: It is recommended to deny the application.

Presenters:

- Amy Baade presented the application.
- Ingrid Ulloa represented the application.

Action: Mr. Jodan made a motion to deny the application to legalize the installation of (12) twelve vinyl windows at 927 Turner Street, pursuant to Chapter 3, Section 3.5 Windows. Mr. Huber seconded the motion, and none opposed.