

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 56 E WALL ST
Owner of building LOUIS CINQUINO
Owner's email & mailing address
Applicant LOUIS CINQUINO
Applicant's email & mailing address SAME AS ABOVE

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.
USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.

Historic & Architectural Review Board - Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

South Bethlehem & Mount Airy Historic Conservation Commission - Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

1. PHOTOGRAPHS - Photographs of your building and neighboring buildings must accompany your application.

2. TYPE OF WORK PROPOSED - Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.

- Trim and decorative woodwork
Siding and Masonry
Roofing, gutter and downspout
Windows, doors, and associated hardware
Storm windows and storm doors
Shutters and associated hardware
Paint (Submit color chips - HARB only)
Skylights
Metal work
Light fixtures
Signs
Demolition
Other

3. DRAWINGS OF PROPOSED WORK - Required drawings must accompany your application. Please submit ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS

- Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)
New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)
A scale drawing, with an elevation view, is required for all sign submittals

4. DESCRIBE PROJECT - Describe any work checked in #2 and #3 above. Attach additional sheets as needed.

See attached

5. APPLICANT'S SIGNATURE

[Handwritten Signature]

DATE: 8/20/19

Windows Removal and Replacement

Project Description for HARB Application for Certificate of Appropriateness

56 East Wall St. – Townhouse 3 on row of 4 (52, 54, 56, 58), built in 1978, on site of old Neisser School

Owner: **Louis Cinquino;** [REDACTED]



Figure 1. Front of House

Proposal: The following proposal is for:

- (1) Removal and replacement of the existing original, badly weathered windows**
- (2) Removal of two back windows and replacement with a set of three double-hung windows**
- (3) Sanding, patching, and painting of exterior window sills and casing (frame)**

56 E Wall St is one of 4 adjoining townhouses located in Historic Bethlehem, at the site of the old George Neisser School. The school was razed in 1977, and the building of the townhouses was completed on 1978. Although the structure(s) is / are not technically historic, they were built with the front edifice constructed to match the historic look of the area. The two central townhouses (54 and 56) have a "Germanic Stone" façade, while the two townhouses on the ends of the building have a brick façade.



Figure 2. Row of 4 Townhouses on the site of the old Neisser school. 58E Wall St with brick façade is pictured in the foreground. My house (56) is first house to the right.

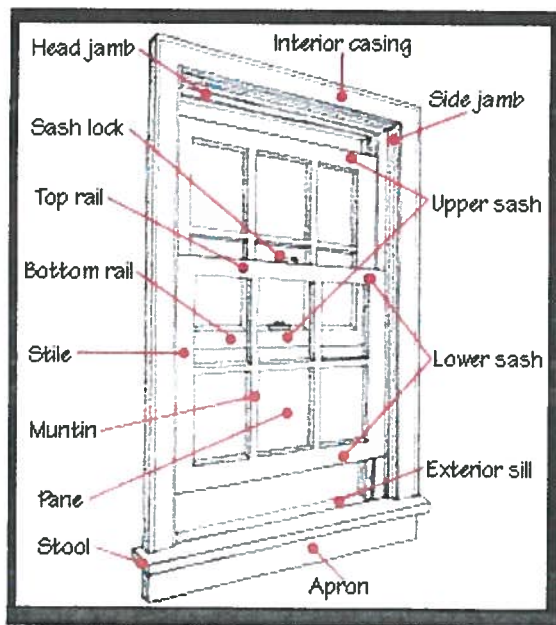


Figure 3. Window Terminology used in proposal

Current Status:

The state of the current windows in 56 E Wall St, which date back to the original building in 1978, are as follows:

- The exterior windows have severely deteriorated muntins and rails, which have apparently never been re-painted or re-glazed.
- The windows cannot be washed on the exterior – any contact with the muntins causes them to crumble.
- The exterior window sashes and rails are partially rotted in places.
- Multiple windows, throughout the house, can now NOT be opened all the way, due to age and warping.
- Multiple windows are drafty and inefficient for retaining heat in the winter.



Figure 4. Deteriorating windows at 54 E Wall St = front of house



Figure 5. Deteriorating windows at 54 E Wall St = rear of house

Several years ago, the Miserandino family, residing in 58 East Wall Street, replaced their windows with Anderson Woodwright series 400 windows.



Figure 6. Anderson Woodwright Series 400 windows at 54 E Wall St – School St side of house

Replacement Windows:

In keeping with the preservation of the historic look, and remaining consistent with the replacement windows used at 58 E Wall St, as well as the windows which have been approved for upcoming installation at 54 E Wall St (Rob Marshall residence), the windows at 56 E Wall St. will be replaced with Anderson Woodwright series 400 windows.



Figure 7. Recently installed Anderson Woodright Series 400 windows at 54 E Wall St –front of house

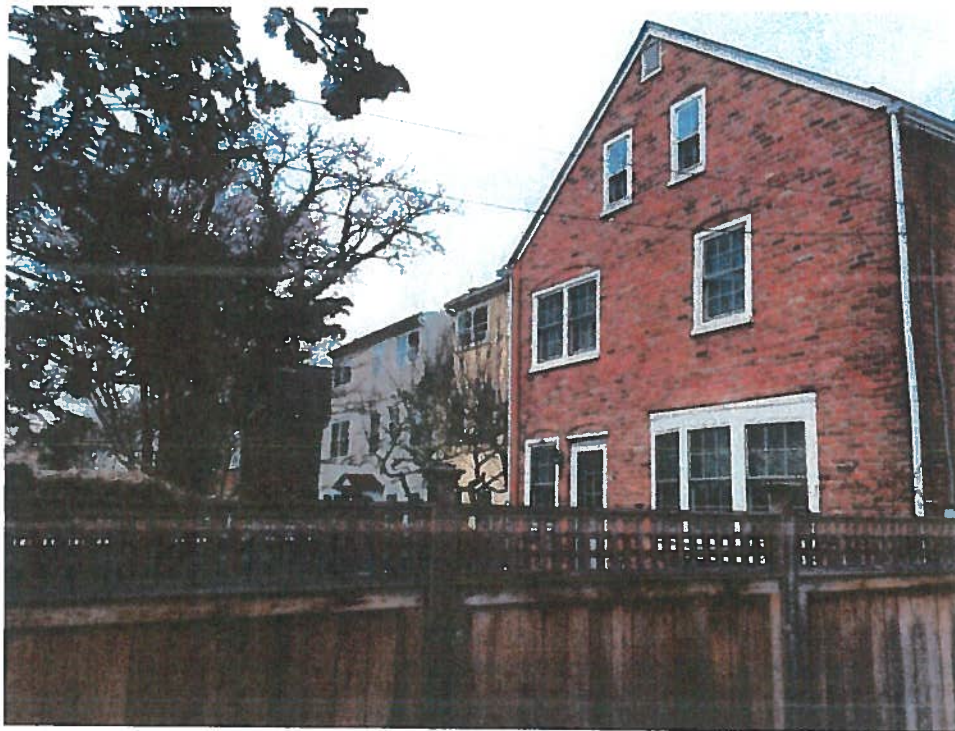


Figure 8. Recently installed Anderson Woodwright Series 400 windows at 54 E Wall St – Rear of house. My house, 56, is to the left.

ALL windows in the townhouse will be replaced.

(1) Removal and replacement of the existing original, badly weathered windows

Regarding window size and style, all but two will be replaced on a "like for like" basis, with no alteration in sizing or design relative to the existing original (1978) deteriorated windows.

The complete set of existing windows to be replaced, "like for like", is as follows:

- 3 ground-level **front** windows
 - 35 5/8" W x 57 3/4" H
- 4 2nd-level **front** windows
 - 35 5/8" W x 53 3/4" H
- 3 ground level rear windows
 - 29 5/8" W x 57 3/4" H
 - arranged as a "faux bay window"
- 5 2nd level rear windows
 - 35 5/8" W x 47 3/4" H
- 5 3rd level rear windows.
 - 35 5/8" W x 41 3/4"
 - Note: there are no 3rd level windows in the front.

The replacement windows will all be Andersen Woodwright double-hung, and will preserve the existing 6 over 6 light configuration and simulated divided light muntin pattern in the original Colonial style.



♥ MY FAVORITES (0)

ABOUT

WINDOWS

DOORS

IDEAS & INSPIRATION

400 SERIES

Woodwright[®] Double-Hung Window

When you unite classic craftsmanship with Andersen innovation, the result is a beautiful window that's built to last. Andersen Woodwright[®] double-hung windows with easy tilt-release locks combine old-world character with modern technology, giving you the look you love with the features you need.

- Classic look with modern performance
- Wood protected by Fibrex[®] composite exterior
- Great for replacement
- Standard sizes up to 3'10 1/8" wide and 6'4 7/8" high. Custom sizes available.

ABOUT

WINDOWS

DOORS

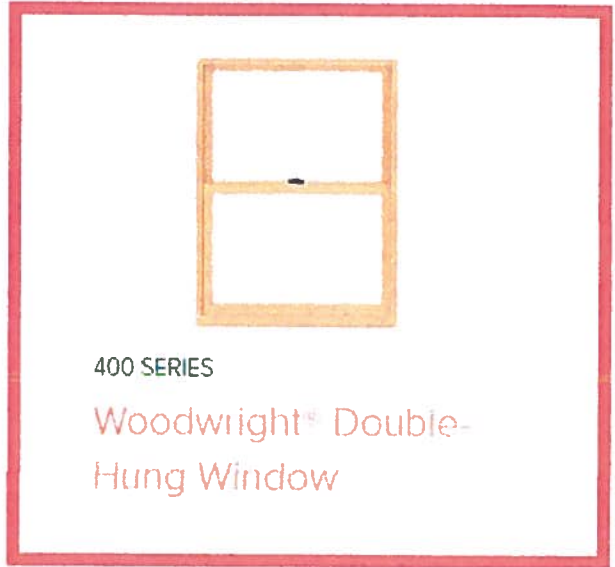
IDEAS & INSPIRATION

PARTS &

▲ PRODUCT TYPES



400 SERIES
Double-Hung Window

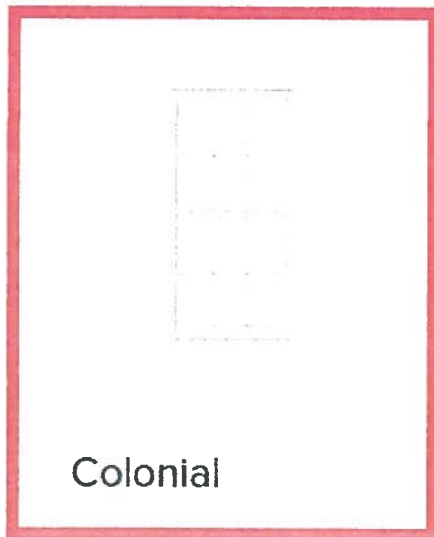


400 SERIES
Woodwright® Double-Hung Window

ABOUT

WINDOWS

DC



Colonial

The glass will be **high performance SMART-SUN with low E4**. This choice offers “a great visible light transmittance, almost as good as clear glass with no low-e coating”.

GLASS OPTIONS

• **Low-E4⁺ Glass**
Reflects heat in the summer and helps keep heat inside in the winter, making this a good choice in climates where both heating and cooling costs are a concern.

Low-E4⁺ Glass with HeatLock[®] Coating
 All the benefits of our Low-E4⁺ glass, with HeatLock[®] coating applied to reflect heat back into the home for improved thermal performance.

SmartSun[™] Glass
 Provides the benefits of Low-E glass, plus helps shield your home from the sun's heat and filters out 95% of harmful UV rays while letting sunlight shine through.

SmartSun[™] Glass with HeatLock[®] Coating
 All the benefits of our SmartSun[™] glass, with HeatLock[®] coating applied to reflect heat back into the home for improved thermal performance.

Sun Glass
 Offers outstanding thermal performance with a subtle tint that blocks out even more heat from the sun.

PassiveSun[®] Glass
 If you live in a cold climate, PassiveSun[®] glass allows the sun to heat your home.

Dual-Pane Glass
 Clear dual-pane glass, which offers basic thermal performance, is also available in situations where codes allow its use. See local code official for requirements in your area.



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Energy Performance Details

	U- FACTOR How well a product prevents heat from escaping.	SOLAR HEAT GAIN COEFFICIENT How well a product blocks heat caused by sunlight.	VISIBLE LIGHT TRANSMITTANCE How much visible light comes through a product.	UV PROTECTION How well a product blocks ultraviolet rays.
SmartSun [™]	★★★	★★★★★	★★★	★★★★★
SmartSun with HeatLock [®] Coating	★★★★	★★★★★	★★★	★★★★★
Low E4 ⁺ /Low E	★★★	★★★★	★★★★	★★★★
Low E4 with HeatLock [®] Coating	★★★★	★★★★	★★★	★★★★
Sun	★★★	★★★★★	★	★★★★
PassiveSun [®]	★★★	★	★★★★	★★★★
Triple Pane (with Low E coatings on two surfaces)	★★★★★	★★★★	★★★	★★★★★
Clear Dual-Pane	★		★★★★★	

(2) Removal of two rear windows and replacement with a single, larger opening with 3 windows

In place of two double-hung windows on the rear west side of the townhouse, 3 double-hung openings will be installed in a single larger opening (original outer edges of 2 windows retained), in order to emit more natural light into the west side of the home

See elevations of existing and proposed rear windows attached. (FIGURES 11 and 12)



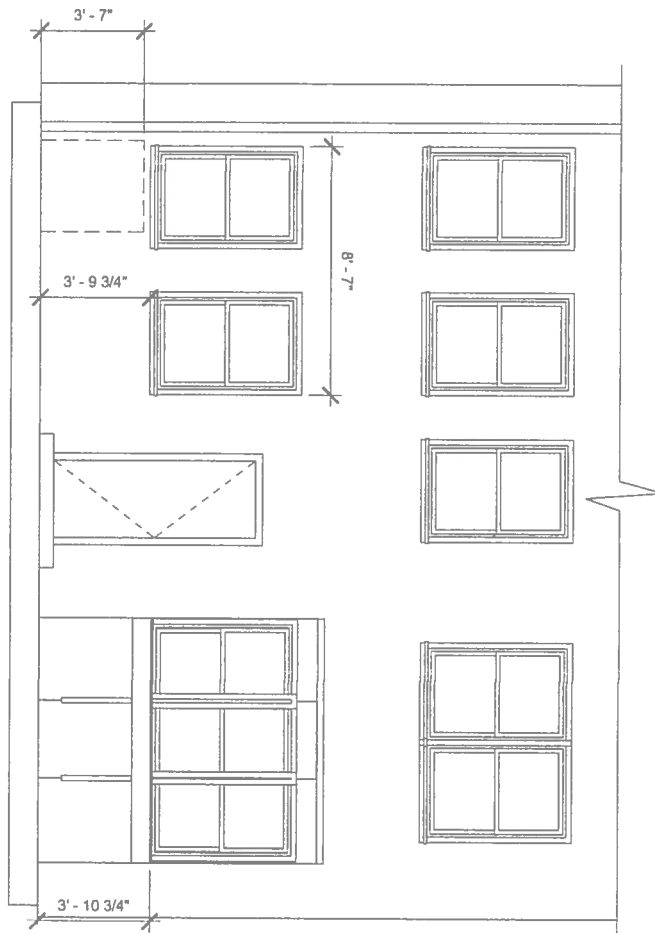
Figure 9. Rear of house

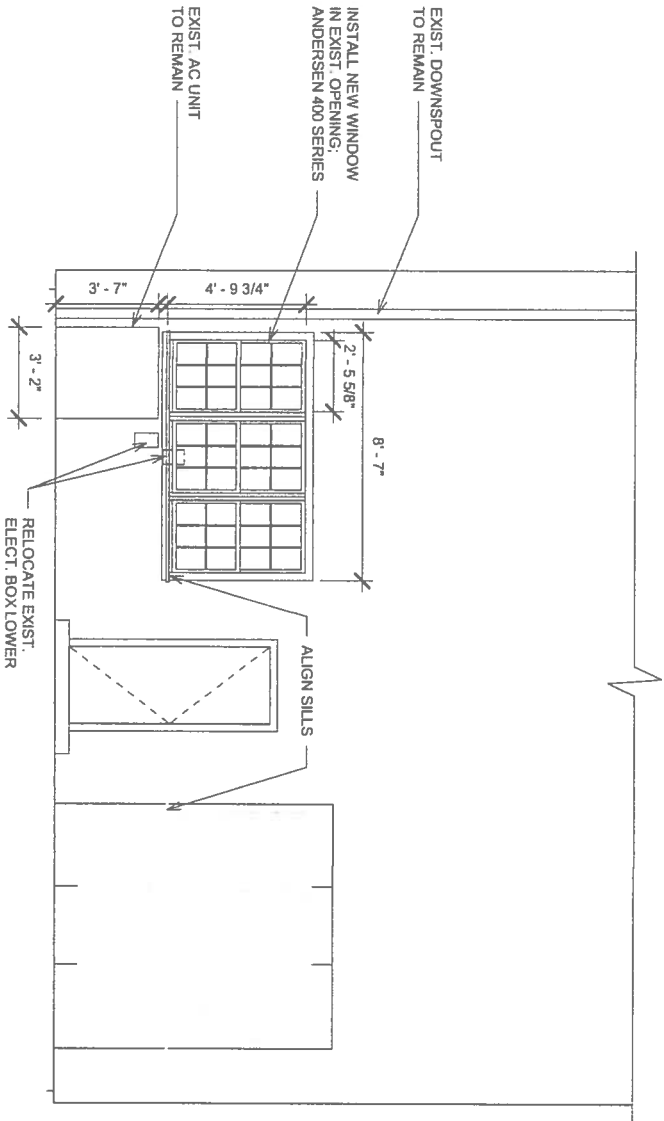


Figure 10. Two windows to be replaced with single larger window.

FIGURE 11

EXISTING EXT. ELEVATION
SCALE: 1/4"=1'0"





PROPOSED EXT. ELEVATION
SCALE: 1/4"=1'0"

FIGURE 12

Other Items:

- Exterior and Interior new window color will be white, similar to original windows, and the same Anderson color choice as that used at 58 E Wall St. and approved for installation at 54 E. Wall St.
- Latch Hardware, although hardly visible from the street view, will be Antique Brass, similar to that currently/originally installed.

(3) Sanding, patching, and painting of exterior window sills and casing (frame)

Exterior window sills and casings were seen to be badly weathered (some with wood rot) in several of the attached photos. These will be refurbished by:

- Scraping and sanding to remove old paint
- areas of wood rot will be patched (with new wood pieces)
- repainted white