CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS DATE: 16 July 2025

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD
Deadline for submittals is by noon, three weeks prior to the next scheduled meeting.
Applications for demolition and new construction must be submitted four weeks prior to the next scheduled meeting.
Submit original plus 10 copies.

HARB MEETING MINUTES AND SUBMISSION

MEMBERS PRESENT
Connie Postupack
Diana Hodgson
Michael Simonson
Joe McGavin

VISITORS PRESENT
Sadeq Pasdar, 453 Main Street
Maller Abdeloa, 453 Main Street
Sage Rosenberry, 418 North New Street
Glenn M. Price, 23 East Church Street
Michael Repsher, 400 Main Street & 412 Heckewelder Place
Ed Courrier, Bethlehem Press

MEMBERS ABSENT
Nik Nikolov
Rodman Young

STAFF PRESENT
H. Joseph Phillips, Historic Officer
E-Mail: jphillips@phillipsdonovanarchitects.com

The 16 July 2025 meeting of HARB was called to order by Chairperson, Connie Postupack at 5:00 PM.

MINUTES

There were no comments on the 4 June 2025 Minutes and upon a Motion by Diana Hodgson and a Second by Connie Postupack, the Minutes were approved unanimously as submitted.

Item #1: The applicant/owner of the property located at 453 Main Street proposes to replace a partially collapsed brick masonry wall at the rear façade with red clay brick veneer and gray mortar on a newly constructed wall.

Property Location: 453 Main Street
Property Owner: Wens Inc./Attiq Ramin
Applicant: Sadeq Pasdar

Proposed work: The applicant/owner of the property located at 453 Main Street proposes to replace a partially collapsed brick masonry wall at the rear façade with red clay brick veneer and gray mortar to match and mesh with the existing brick wall. The new brick veneer will be installed on a newly constructed 2x6 wood frame stud wall. New windows will also be installed in the rear façade. The ultimate location of the new windows will be determined by a new interior layout that will be submitted to the Building Code Official for review.

Character Defining Features: This 3 story structure was constructed around 1890 and housed the Eagles Men's Club for many years in its headquarters room on the third floor. The first floor of the building has been altered over time, shifting a centered entry door to the right side. The relatively smooth brick façade is ornamented with a heavy wood cornice between the first and second floors as well as at the top of the third floor. The first floor façade contains arched topped window and door openings with heavy wood trim surrounds. The second floor façade is characterized by very simple triple hung windows with heavy stone heads and sills. The third floor façade contains one over one lite double hung windows with circle top transoms that have heavy stone sills and brick arched heads with a highlighted keystone. There is a horizontal stone ornamentation band located at and roughly aligning with the window heads at both the first and second floors. The rear façade, in the area of work, is relatively nondescript and is dominated by a metal fire escape.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant advised that a portion of the existing wall was collapsing and needed to be removed and replaced. The replacement wall was constructed of wood studs. The Applicant advised that they would also like to install stucco over a portion of the existing stone wall base as identified as area #11 on the revised drawing they provided HARB at the meeting. This revised drawing is identified as Drawing A-8.1, Sheet No. 10 of 11, dated 05/30/2025. The Applicant also confirmed that the new brick would match the existing brick in size and color and the new mortar would match the existing mortar in color and joint profile. The Applicant advised that they would like to permanently remove the metal fire escape from the rear of the building if the proposed

interior renovations are completed in such a way to satisfy egress/exiting requirements without the fire escape and as/if the building code will allow removal of the existing fire escape. The Applicant stated that it is their intent to clean and restore the existing brick in the area identified as #10 on their revised drawing. If it is not possible to properly clean and restore the brick and mortar in area #10, they will install a new thin brick system that will match the existing brick and mortar. Mr. Phillips asked if all of the windows on the rear façade were proposed to be replaced. The Applicant responded in the affirmative and advised that they are proposing a painted wood casement window in all openings. Joe McGavin asked why they were proposing casement windows. The Applicant responded that they would also be open to using double hung windows, but the new windows must meet the egress requirements stipulated in the building code and that the casement windows might better provide for the code required clear opening. Michael Simonson gave a brief history of the wall collapse and new window requirements based on his knowledge of the project as the City's Building Code Official. Connie Postupack questioned why the Applicant was not proposing to install stucco on all new walls. The Applicant advised that they liked the look of brick on the upper floors. The Applicant further clarified that new veneer brick would be installed in area #12 and thin brick would be installed in area #10 if that area could not be cleaned and restored. The sequencing of the exterior façade work was discussed among HARB and the Applicant. The Applicant advised that he may install the brick on the façade and then cut the new windows into the façade after the interior layout and renovations are approved by the City's Code Office. HARB members suggested that it would make more sense to wait until the interior renovations work is approved and permitted to install the new windows so that construction could follow the correct and proper sequencing. Diana Hodgson asked if the new stucco located in area #11 would stop at the top of the existing stone wall and the Applicant responded in the affirmative.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to replace a partially collapsed brick masonry wall at the rear façade with red clay brick veneer and gray mortar to match and mesh with the existing brick wall, install new stucco on a portion of the rear façade, and install new windows on the rear facade.

Motion:

Michael Simonson made a motion to approve replacement of a partially collapsed brick masonry wall at the rear façade with red clay brick veneer and gray mortar to match and mesh with the existing brick wall, installation of new stucco on a portion of the rear façade, and installation of new windows on the rear facade, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. All new brick, mortar, and pointing to match existing to the greatest extent possible.
2. New brickwork to be toothed into existing brickwork.
3. New brickwork in area #12 will be a brick veneer of approximately 2 inches thick.

4. An attempt will be made to clean and restore the existing brickwork and mortar joints in area #10. If this is not possible, a new thin brick veneer of approximately ½ inch thickness will be installed over the existing brickwork. The new brick and mortar joints will match the existing brickwork and new brickwork in area #12.
5. The new stucco to be installed in area #11 will match the color of the existing stone at the base of the building in area #10. The existing stone in area #10 will be cleaned and restored.
6. The new windows will be of an exterior painted wood finish in sizes as required by code.

Second: Diana Hodgson

Result of vote: The vote was unanimous to approve replacement of a partially collapsed brick masonry wall at the rear façade with red clay brick veneer and gray mortar to match and mesh with the existing brick wall, installation of new stucco on a portion of the rear façade, and installation of new windows on the rear facade, as per the motion.

Guideline Citation: Secretary of Interior Standards No.(s)

#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
#5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
#6 Deteriorated historic 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.
#10 New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Bethlehem Historic District Design Guidelines

Page 9: Masonry & Stucco

Exterior masonry, including stone, brick, terra cotta, and stucco, provides a strong, durable, and attractive appearance with relatively low maintenance. Historic masonry walls tend to protect a building's interior from weather and act as the principal load bearing system. Aesthetically it acts as an important design feature, helping to define a building's style and add visual interest to the streetscape.

Mortar: Mortar, which bonds masonry units, was generally composed of a few ingredients: sand, lime, and water, and possibly additives such as animal hair or oyster shells. Starting in the mid-19th century, a small amount of Portland cement was added into the mix to improve the workability and hasten the setting time. In the early 20th century, Portland cement in mortar was increased, corresponding with the manufacture of harder bricks.

The HARB encourages,

- Regular maintenance, repair and selectively repointing deteriorated areas with compatible mortar in material, hardness, composition, color, joint style. Incompatible mortar is often too hard and can lead to spalling or chipping of the bricks or stones, it can also be visually mismatched.
- Installing fasteners for signs and other devices into mortar joints rather than brick or stone faces
- Installing local stone and pointing with ribbon joints

The HARB discourages,

- Using Portland cement-based mortar for repointing – it is typically too hard for most historic masonry and can result in damage, including spalling

Stucco: Stucco is a relatively inexpensive material that can provide a more finished appearance to brick, stone, or wood framed buildings. In some cases, the surface was scored to look like stone. It acts as a weather repellent coating, protecting the building from the elements including rain, sunlight, and wind, and can moderately increase its fire resistance. Stucco can also provide an insulating layer to a wall, reducing the passage of air to the interior.

The HARB encourages,

- Matching the color and texture of historic stucco when repairing or applying stucco to new construction

The HARB discourages,

- Installing stucco over brick, stone, or terra cotta walls
- Installing artificial stucco (EIFS Exterior Insulation and Finish Systems) which can trap moisture within the thickness of a wall and cause long-term damage

Masonry & Stucco Cleaning: Appropriate masonry and stucco cleaning can enhance the character and overall appearance of a building. However, improper cleaning of historic masonry can cause damage to the historic surfaces and cause more harm than good both physically and aesthetically.

The HARB encourages,

- Cleaning masonry and stucco with the gentlest means possible, typically low-pressure water, with the possible use of a gentle detergent and brushing

The HARB discourages,

- Masonry cleaning unless a building is heavily soiled
- Masonry and stucco cleaning with harsh chemicals, sand blasting, power washing over 400 psi, grinders, or metal brushes

Masonry Coatings & Paint: Water repellent and waterproof coatings, which include paint, are generally applied to prevent water from entering a masonry and stucco wall, but tend to be unnecessary on weather-tight historic buildings. Water tends to enter masonry buildings through open mortar joints, surface cracks and areas of poor or deferred maintenance. In instances where the surface of the masonry has been severely compromised, such as at sandblasted brick, the use of water repellent coatings might be appropriate.

The HARB discourages,

- Applying water repellent or waterproof coatings
- Painting of previously unpainted masonry or stucco

Page 10: Windows
The HARB encourages,

- Regular window maintenance, repair, and repainting
- Installing interior or exterior storm windows
- If the applicant can demonstrate evidence of window deterioration requiring replacement, installing true divided lite replacement windows with an exterior painted finish that match the material, historic size, shape, operation, muntin pattern, profiles, and detailing to the greatest extent possible

The HARB discourages,

- Decreasing, increasing, or altering window size, shape, or operation to allow for installation of stock window sizes or picture windows
- Encasing or capping window surrounds with aluminum or vinyl
- New window openings at publicly visible elevations
- Installing tinted or colored glazing
- Installing vinyl or aluminum-clad replacement windows at window openings that are visible from a public right-of-way

Evaluation, Effect on Historic District, Recommendations: The proposed work conforms with the intent of the Secretary of the Interior's Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines and will have no negative impact to the historic district.

Item #2: The applicant/owner of the property located at 418 North New Street proposes to replace the existing asphalt roof shingles with GAF Slatleline Shingles in the Antique Slate Color.

Property Location: 418 North New Street
Property Owner: Dorothy Stephenson
Applicant: Alan Kunsman Roofing and Siding Inc.

Proposed work: The applicant/owner of the property located at 418 North New Street proposes to replace the existing asphalt roof shingles with GAF Slatleline Shingles in the Antique Slate Color. New white aluminum drip edge is proposed for the roof perimeter. New copper chimney flashing and vent pipe flanges will be installed to replace the existing.

Character Defining Features: This two story residence is topped with an asphalt shingle cross gabled roof that is bookended by flush brick chimneys on each end wall. Rainwater is captured by an aluminum K-gutter and rectangular downspout. Two over two lite double hung windows are arranged in three bays. The windows are fitted with three panel solid shutters on the first floor, and two panel louvered shutters on the second floor. The paneled entrance door with a transom above it is located in the left most bay and is raised four risers above the sidewalk. The simple façade is clad in horizontal siding.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant agreed with Mr. Phillips' overview. There was no additional discussion as the Applications was straightforward and easily understood.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to replace the existing asphalt roof shingles with GAF Slatleline Shingles in the Antique Slate Color.

Motion: Michael Simonson made a motion to approve replacement of the existing asphalt roof shingles with GAF Slatleline Shingles in the Antique Slate Color, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. All new chimney and roof flashing to be of a real copper material.
2. Color of aluminum drip edge and other trims will be white to match the color of the adjacent surface.
3. The Applicant will reuse the existing gutters and downspouts.

Second: Connie Postupack

Result of vote: The vote was unanimous to approve replacement of the existing asphalt roof shingles with GAF Slatleline Shingles in the Antique Slate Color, as per the motion.

Guideline Citation: Secretary of Interior Standards No.(s)

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Bethlehem Historic District Design Guidelines

Page 7: Roofing
The HARB encourages,

- Replacement of roofing materials when beyond repair, matching original color, pattern, material, and texture
- Replacement roof materials or new materials for additions and new construction that are sympathetic in appearance to historic materials
- Retention of decorative roof elements such as chimneys, cupolas, cresting, finials, eaves, and cornices
- Maintaining existing roof forms and heights for existing buildings or additions and using sympathetic roof forms and heights for new construction
- Retaining built-in gutters and open valley flashing
- Installing shingle caps along ridge or extending vents continuously to end of ridge
- Painting drip edges to match adjacent trim
- Installing half-round gutters and plain round downspouts
- Installing flashing on top of cornices to prolong their longevity, painted to match cornice color

The HARB discourages,

- Adding or altering rooftop features at areas visible from a public way that change a roof configuration, such as skylights, television antennae or dishes, solar collectors, mechanical equipment, roof decks, chimney stacks, and dormer windows
- Adding new features that are out of character, scale, materials, or detailing to the historic building
- Altering, enclosing, or removing historic eaves and cornices

Evaluation, Effect on Historic District, Recommendations: The proposed work conforms with the intent of the Secretary of the Interior's Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines and will have no negative impact to the historic district.

Item #3: The applicant/owner of the property located at 23 East Church Street proposes to replace the roof with GAF Slateline Shingles in the Antique Slate Color and replace the metal roofing on the hood above the entrance door.

Property Location: 23 East Church Street
Property Owner: Glenn M. Price
Applicant: Glenn M. Price

Proposed work: The applicant/owner of the property located at 23 East Church Street proposes to replace the roof with GAF Slateline Shingles in the Antique Slate Color and

replace the metal roofing on the hood above the entrance door. New, white, aluminum drip edge will be installed at the perimeter of the roof. All new chimney flashing and pipe collars will be of real copper material. The existing Snow Birds will be reinstalled. The new metal roofing and trim accessories on the hood above the door will be Colonial Red in color.

Character Defining Features: The two-story residence is topped with an intersecting gable roof that fronts both East Church and Long Streets. The home's smooth brick façade is punctuated with 2 over 2 lite double hung windows on the original portion of the house. All windows have heavy sills and heads that are fitted with paneled shutters on the first floor and louvered shutters on the second floor. The main entrance door with a transom lite above it is centered in the five bay façade. It is surrounded by pilasters on each side and an ornamental bracket supported, metal roofed hood above it.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant agreed with Mr. Phillips' overview. There was no additional discussion as the Applications was straightforward and easily understood.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to replace the roof with GAF Slateline Shingles in the Antique Slate Color and replace the metal roofing on the hood above the entrance door.

Motion: Michael Simonson made a motion to approve replacement of the roof with GAF Slateline Shingles in the Antique Slate Color and replace the metal roofing on the hood above the entrance door, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. All new chimney and roof flashing to be of a real copper material.
2. Color of aluminum drip edge and other trims to match the color of the adjacent surface.
3. New metal roofing and trim accessories to be Colonial Red in color.

Second: Connie Postupack

Result of vote: The vote was unanimous to approve replacement of the roof with GAF Slateline Shingles in the Antique Slate Color and replace the metal roofing on the hood above the entrance door, as per the motion.

Guideline Citation: Secretary of Interior Standards No.(s)

#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
#6 Deteriorated historic 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.
#10 New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Bethlehem Historic District Design Guidelines

Page 7: Roofing
The HARB encourages,

- Replacement of roofing materials when beyond repair, matching original color, pattern, material, and texture
- Replacement roof materials or new materials for additions and new construction that are sympathetic in appearance to historic materials
- Retention of decorative roof elements such as chimneys, cupolas, cresting, finials, eaves, and cornices
- Maintaining existing roof forms and heights for existing buildings or additions and using sympathetic roof forms and heights for new construction
- Retaining built-in gutters and open valley flashing
- Installing shingle caps along ridge or extending vents continuously to end of ridge
- Painting drip edges to match adjacent trim
- Installing half-round gutters and plain round downspouts
- Installing flashing on top of cornices to prolong their longevity, painted to match cornice color

The HARB discourages,

- Adding or altering rooftop features at areas visible from a public way that change a roof configuration, such as skylights, television antennae or dishes, solar collectors, mechanical equipment, roof decks, chimney stacks, and dormer windows
- Adding new features that are out of character, scale, materials, or detailing to the historic building
- Altering, enclosing, or removing historic eaves and cornices

Evaluation, Effect on Historic District, Recommendations: The proposed work conforms with the intent of the Secretary of the Interior's Standards for Rehabilitation and

the Bethlehem Historic District Design Guidelines and will have no negative impact to the historic district.

Item #4: The applicant/owner of the property located at 400 Main Street proposes to replace wood balusters on the Bell Tower of the Central Moravian Church, as needed and in-kind.

Property Location: 400 Main Street
Property Owner: Central Moravian Church
Applicant: Michael Repsher

Proposed work: The applicant/owner of the property located at 400 Main Street proposes to replace wood balusters on the Bell Tower of the Central Moravian Church, as needed and in-kind. The balusters will be fabricated of mahogany and painted to match existing.

Character Defining Features: The three-story, smooth plaster church building is elevated a half story above the street with brick garden walls and is topped with a gable roof that fronts Main Street. The Bell Tower is centrally located on the ridge line of this long gable roof. The columned tower sits on an octagonal plinth containing clocks on the orthogonal surfaces and arched topped louvered openings on the angled surfaces. The Doric/Tuscan columns support a heavy frieze band and a heavy cornice. A metal domed roof with steeple ball and dating vane tops the bell tower.

The Central Moravian Church was established in 1741 and is the oldest Moravian church in North America and the first congregation in Bethlehem. The church building was completed in 1806 and gave Church Street its name. The church was the first Moravian building in Bethlehem to depart from the Germanic construction heritage and embrace Federal, Classical, and Greek Revival elements of the American nation.

In 2024, the Bethlehem Moravian Settlement, along with other Moravian Settlements, was recognized by UNESCO as a World Heritage Site.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project. Michael Simons asked if the new rails would match the existing and if the flashing would be reused or match the existing. The Applicant responded in the affirmative. Diana Hodgson aske what the metal piece was at the joint of the top rail. The Applicant advised that it was flashing to help keep the joint from deteriorating.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to replace wood balusters on the Bell Tower of the Central Moravian Church, as needed and in-kind.

Motion: Joe McGavin made a motion to approve replacement of wood balusters on the Bell Tower of the Central Moravian Church, as needed and in-kind, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. All new woodwork to match existing in size, scale, and detailing.
2. Paint color to match existing.

Second: Michael Simonson

Result of vote: The vote was unanimous to approve replacement of wood balusters on the Bell Tower of the Central Moravian Church, as needed and in-kind, as per the motion.

Guideline Citation: Secretary of Interior Standards No.(s)

#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
#5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
#6 Deteriorated historic 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.
#10 New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Bethlehem Historic District Design Guidelines

Page 8: Exterior Woodwork & Siding
The HARB encourages,

- Regularly maintaining and repainting exterior woodwork including repainting, and addressing potential areas of moisture including clogged gutters and downspouts, groundwater, leaky pipes, and interior condensation
- Retaining decorative woodwork since it is a character defining element that can be difficult to replace
- Repairing smaller areas of deterioration by reinforcing or patching – small cracks and checks can be repaired with an exterior wood filler, glue, or epoxy – Loose elements can be refastened with nailing or drilling and screwing
- Selectively replacing deteriorated wood elements that are beyond repair with wood pieces that match the size, profile, exposure and pattern, and character of the

historic wood element – Wood filler in the joints between the new and old wood will help provide a smooth finish
- Large scale or significant replacement of exterior wood siding with paintable material that match the size, profile, exposure, pattern, and character of the historic wood

The HARB discourages,
- Removing or encapsulating with vinyl or aluminum siding, trim, decorative features, and trim elements such as brackets, spindles, cornices, columns, posts, etc.
- Vinyl or aluminum siding over wood, brick, stone or stucco
- Wood grained, wavy edged, vertical and textured plywood simulated siding
- Installing non-wood trim

Page 8: Paint
The HARB encourages,
- Hand washing with mild detergent and bristle brush, hand scraping, and hand sanding

The HARB discourages,
- Rotary tools – disks can leave circular marks and wires can tear into the surface
- Heat guns and heat plate – can ignite paint or underlying surface if left in one location too long
- Chemical paint removers – can raise grains, be expensive, and potentially volatile; runoff can be hazardous
- Flame tools, blow torches to soften paint – smoldering sparks can potentially start a fire; lead components in paint can vaporize and create highly toxic fumes
- Sandblasting – can be abrasive to surface, wear away protective exterior coating and raise the wood grain
- High-pressure water wash – forces water into open joints affecting interior finishes and structural framing; can be abrasive to exterior surface and raise the grain

Evaluation, Effect on Historic District, Recommendations: The proposed work conforms with the intent of the Secretary of the Interior's Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines and will have no negative impact to the historic district.

Item #5: The applicant/owner of the property located at 412 Heckewelder Place proposes to rebuild the entrance steps in-kind.

Property Location: 412 Heckewelder Place
Property Owner: Central Moravian Church
Applicant: Michael Repsher

Proposed work: The applicant/owner of the property located at 412 Heckewelder Place proposes to rebuild the entrance steps in-kind. The existing stone will be reused.

Character Defining Features: The façade containing the entrance steps is a two and one half story stone façade that is raised above the brick side walk bay a half story and is topped with a partially pedimented gable roof. The façade is relatively simple with one double hung window located to each side of the second floor and basement levels. Simple but elegant stone buttresses are a distinguishing architectural element on this portion of the building. A centrally located double door is recessed into the building and surrounded by a brick arch. The landing of the entrance steps is centrally located with a run of stairs approaching from each side. The stair structure itself is constructed of stone that matches the building. The stair risers are also exposed stone. The stair treads are constructed of bluestone paving slabs. The hand and guardrails are a simple metal railing painted black.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. Joe McGavin asked if they were simply proposing to take the existing entrance steps apart and rebuild them. The Applicant responded in the affirmative. Michael Simonson asked if the existing handrails would also be reused and the Applicant responded in the affirmative. The Applicant advised that they will have a welder on call in case the metal handrails will need to be modified in any way.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to rebuild the entrance steps in-kind.

Motion: Connie Postupack made a motion to approve rebuilding the entrance steps in-kind, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. The steps will be rebuilt in-kind using existing stone materials.
2. The existing metal hand/guardrails will be reused and painted black to match the existing.

Second: Diana Hodgson

Result of vote: The vote was unanimous to approve rebuilding the entrance steps in-kind, as per the motion.

Guideline Citation: Secretary of Interior Standards No.(s)

#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
#5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
#6 Deteriorated historic 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. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.
#10 New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Bethlehem Historic District Design Guidelines

Page 9: Masonry & Stucco

Exterior masonry, including stone, brick, terra cotta, and stucco, provides a strong, durable, and attractive appearance with relatively low maintenance. Historic masonry walls tend to protect a building's interior from weather and act as the principal load bearing system. Aesthetically it acts as an important design feature, helping to define a building's style and add visual interest to the streetscape.

Mortar: Mortar, which bonds masonry units, was generally composed of a few ingredients: sand, lime, and water, and possibly additives such as animal hair or oyster shells. Starting in the mid-19th century, a small amount of Portland cement was added into the mix to improve the workability and hasten the setting time. In the early 20th century, Portland cement in mortar was increased, corresponding with the manufacture of harder bricks.

The HARB encourages,

- Regular maintenance, repair and selectively repointing deteriorated areas with compatible mortar in material, hardness, composition, color, joint style. Incompatible mortar is often too hard and can lead to spalling or chipping of the bricks or stones, it can also be visually mismatched.
- Installing fasteners for signs and other devices into mortar joints rather than brick or stone faces
- Installing local stone and pointing with ribbon joints

The HARB discourages,

- Using Portland cement-based mortar for repointing – it is typically too hard for most historic masonry and can result in damage, including spalling

Stucco: Stucco is a relatively inexpensive material that can provide a more finished appearance to brick, stone, or wood framed buildings. In some cases, the surface was scored to look like stone. It acts as a weather repellent coating, protecting the building from the elements including rain, sunlight, and wind, and can moderately increase its fire resistance. Stucco can also provide an insulating layer to a wall, reducing the passage of air to the interior.

The HARB encourages,

- Matching the color and texture of historic stucco when repairing or applying stucco to new construction

The HARB discourages,

- Installing stucco over brick, stone, or terra cotta walls
- Installing artificial stucco (EIFS Exterior Insulation and Finish Systems) which can trap moisture within the thickness of a wall and cause long-term damage

Masonry & Stucco Cleaning: Appropriate masonry and stucco cleaning can enhance the character and overall appearance of a building. However, improper cleaning of historic masonry can cause damage to the historic surfaces and cause more harm than good both physically and aesthetically.

The HARB encourages,

- Cleaning masonry and stucco with the gentlest means possible, typically low-pressure water, with the possible use of a gentle detergent and brushing

The HARB discourages,

- Masonry cleaning unless a building is heavily soiled
- Masonry and stucco cleaning with harsh chemicals, sand blasting, power washing over 400 psi, grinders, or metal brushes

Masonry Coatings & Paint: Water repellent and waterproof coatings, which include paint, are generally applied to prevent water from entering a masonry and stucco wall, but tend to be unnecessary on weather-tight historic buildings. Water tends to enter masonry buildings through open mortar joints, surface cracks and areas of poor or deferred maintenance. In instances where the surface of the masonry has been severely compromised, such as at sandblasted brick, the use of water repellent coatings might be appropriate.

The HARB discourages,

- Applying water repellent or waterproof coatings
- Painting of previously unpainted masonry or stucco

Page 13: Site Elements

Site elements frame the architecture along a streetscape. In some areas, **established features such as, sidewalks, street trees, walls, fences, gates, walkways, patios, and driveways** provide a consistent setting that is unique to a neighborhood. It is encouraged that property owners develop an understanding of the environmental characteristics of their immediate surroundings and allow that understanding to direct their design. This will allow a more compatible relationship between a property and its neighborhood.

Modern landscape features, equipment and small structures include pergolas, arbors, gazebos, fountains, sculptures, pools, play equipment, air conditioner condensers, generators, ground mounted solar collectors, electric and gas meters, cable hook-ups, satellite dishes, trash collection bins, garages, tool and garden sheds, play houses, dog houses, and wall mounted awnings.

The HARB encourages,

- Keeping views of historic buildings open to the street, rather than obscuring views with new structures
- Front yard development with traditional, simple arrangements, similar to neighboring properties

- Screening landscape features, play equipment, small structures, and ground mounted equipment that might be visible from the public way with either dense planting, a wall or solid fencing
- Retaining, repairing, and maintaining historic paving materials such as, brick and slate sidewalks and walkways
- Minimizing the amount of paving on a site, including installing narrow parking strips instead of full-width driveways
- Installing brick or stone patios instead of raised decks
- Designing small structures, including garages and sheds, that are visible from the public right-of-way to be compatible with the design and historic materials (walls and roof) of the existing main building
- Maintaining historic fences, walls, and gates, including regular repainting of wood and metal elements
- Installing fences and gates with a painted finish that compliments the property, with posts facing towards the interior of a property
- Installing natural stone walls or piers with either a stone or cast stone cap that compliments the property

The HARB discourages,

- Pre-manufactured sheds, particularly those with metal or vinyl wall cladding
- Placing parking areas in the front yards of residences
- Installing asphalt at walkways
- Installing colored or stamped concrete
- Installing cast stone pavers or walls
- Blocking views to principal elevations of historic buildings and settings with tall, solid fences; solid walls; or dense plantings and foliage
- Installing non-traditional fencing materials such as vinyl
- Installing stockade fencing
- Installing chain link fencing
- Cast stone walls in lieu of natural stone

Evaluation, Effect on Historic District, Recommendations: The proposed work conforms with the intent of the Secretary of the Interior's Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines and will have no negative impact to the historic district.

There being no further business, upon a Motion by Diana Hodgson, a Second by Joe McGavin, and a unanimous vote, the meeting was adjourned at 5:49 PM.

Respectfully Submitted,

H. Joseph Phillips

H. Joseph Phillips, AIA
Historic Officer