

RESOLUTION NO. _____

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE
PROVISIONS OF THE ACT OF PENNSYLVANIA
LEGISLATURE 1961, JUNE 13, P. L. 282 (53 SECTION 8004)
AND BETHLEHEM ORDINANCE NO. 3952 AS AMENDED.

The applicant/owner of the property located at 232 East Wall Street proposes to replace eleven windows. Five windows are located on the second floor and six windows are located on the third floor.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby DENIED for the proposal.

Sponsored by: /s/ _____

/s/ _____

ADOPTED BY COUNCIL THIS _____ DAY OF _____, 2021.

/s/ _____
President of Council

ATTEST:

/s/ _____
City Clerk

HISTORICAL & ARCHITECTURAL REVIEW BOARD

APPLICATION #3: The applicant/owner of the property located at 232 East Wall Street proposes to replace eleven windows. Five windows are located on the second floor and six windows are located on the third floor.

OWNER: Kristin Illick & Jeffrey Frank
232 East Wall Street
Bethlehem, PA 18018

The Board upon motion by Marsha Fritz and seconded by Beth Starbuck adopted the proposal that City Council DENY the issuance of a Certificate of Appropriateness for the replacement of eleven windows and consider instead the repair/rehabilitation of the original windows and the replacement of existing vinyl windows with quality wood windows with the following direction:

1. Repair of the original wood windows and the addition of storm windows should be the first priority. (This relates primarily to the second-floor windows.)
2. Since the third-floor windows are not original, the applicant should investigate the replacement of these windows with quality wood windows.
3. The existing aluminum cladding on the trim surrounding the windows only needs to be replaced if required by the repair or replacement of the existing windows.
4. Composite material windows can be considered as an option for the replacement of non-original windows, but must be submitted to HARB for review.

The vote was unanimous to deny the application to replace eleven windows, 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.

Bethlehem Historic District Guidelines

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 light 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
- Installing vinyl or aluminum clad replacement windows at window openings that are visible from the public right-of-way

Evaluation, Effect on Historic District, Recommendations: The proposed work does not conform with the Secretary of Interior's Standards for Rehabilitation or the Bethlehem Historic District Design Guidelines and will have a negative impact on the historic district.

A handwritten signature in black ink that reads "H. Joseph Phillips". The signature is written in a cursive, flowing style.

Date of Meeting: October 6, 2021

By: **H. Joseph Phillips**
Title: **Historic Officer**