

**RESOLUTION NO. 2021-**

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 89 West Church Street to replace all windows on the Historic Brethren's House.

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

Sponsored by: /s/ \_\_\_\_\_

/s/ \_\_\_\_\_

ADOPTED BY THE 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 89 West Church Street proposes to replace all windows on Historic Brethren's House.

OWNER: Moravian University  
89 West Church Street  
Bethlehem, PA 18018

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The Board upon motion by Beth Starbuck and seconded by Marsha Fritz adopted the proposal that City Council issue a Certificate of Appropriateness for the replacement of all windows on Historic Brethren's House with the following conditions:

1. The existing wood windows will be replaced with a closely matched Marvin Ultimate Wood Double Hung Window as represented by the sample that was present and reviewed at this meeting.
2. The window trim material will be mahogany with a bead detail as represented on the sample window.
3. The windows will be finish painted in the field to appear as if putty glazed.
4. The windows and window trim will be painted in a color to match the existing.

The vote was unanimous to approve the replacement of all windows on the Historic Brethren's House, 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 materials, 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.

Bethlehem Historic District Design Guidelines

Page 10: Windows: The HARB encourages:

- Regular window maintenance, repair, and repainting
- Installing interior and 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

**Evaluation, Effect on Historic District, Recommendations:** The proposed work conforms with 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.

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

Date of Meeting: December 1, 2021

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