

RESOLUTION NO. 2023-

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 459 Old York Road proposes to remove and replace the failing and inappropriate deck and egress steps at the south elevation with simpler egress steps constructed using pressure-treated wood and composite materials to match the existing ramp and egress steps at the north elevation.

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 _____, 2023.

/s/ _____

President of Council

ATTEST:

/s/ _____
City Clerk

HISTORICAL & ARCHITECTURAL REVIEW BOARD

APPLICATION #4: The applicant/owner of the property located at 459 Old York Road proposes to remove and replace the failing and inappropriate deck and egress steps at the south elevation with simpler egress steps constructed using pressure-treated wood and composite materials to match the existing ramp and egress steps at the north elevation.

OWNER: Historic Bethlehem Museums & Sites
74 West Broad Street, Suite 310
Bethlehem, PA 18018

The Board upon motion by Diana Hodgson and seconded by Joseph McGavin adopted the proposal that City Council issue a Certificate of Appropriateness for the removal and replacement of the failing and inappropriate deck and egress steps at the south elevation with simpler egress steps constructed using pressure-treated wood and composite materials along with tubular steel handrails to match the existing ramp and egress steps at the north elevation, with the following conditions:

1. This approval for use of composite materials is limited to the unique wet and flooding conditions that this specific site is subject to.
2. The Applicant must submit for and secure a Building Permit from the City of Bethlehem.
3. All structural elements will be constructed using pressure treated wood members, and where visible from a public way, will be clad with composite trim as manufactured by Wolf Home Products. (See product literature provided)
4. All decking will be TimberTech, Coastline® as manufactured by AZEK. (See sample provided)
5. All horizontal rails will be constructed using pressure-treated wood.
6. All visible pressure treated wood materials will be left to weather for an appropriate time and then will be painted in a color to match the decking material.

The vote was unanimous to approve the removal and replacement of the failing and inappropriate deck and egress steps at the south elevation with simpler egress steps constructed using pressure-treated wood and composite materials along with tubular steel handrails to match the existing ramp and egress steps at the north elevation, 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 material, 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 Woodworking & 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

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.
- Installing non-wood trim

Page 12: Porches: The HARB encourages,

- Identifying deteriorated elements, finding, and correcting sources of deteriorated elements, such as deteriorated, cracked, blocked, inappropriately hung, broken or missing gutters or downspouts
- Replacing only those parts which cannot be repaired – in some instances, such as columns and posts, the base can be replaced at a fraction of the cost without replacing the entire column or post
- Repairing or replacing deteriorated or missing materials with similar new materials – avoid replacement of a wood railing with a metal or vinyl railing system
- Replacing only the original elements that cannot be repaired using elements or the same material, size, profile, and other visual characteristics
- Rebuilding a porch with appropriate documentation The HARB discourages,
- Replacing wood porch posts and railings with metal
- Replacing wood steps with concrete or brick – wood steps are typically appropriate for wood porches
- Using “natural” or stained wood at a porch; this is generally not appropriate for a porch on a painted historic building

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.

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: May 3, 2023

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