

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 99 West Broad Street proposes to repair and paint all  
woodwork on the building.

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 #3: The applicant/owner of the property located at 99 West Broad Street proposes to repair and paint all woodwork on the building.

OWNER: Art & Tammy Schmidt  
99 West Broad Street  
Bethlehem, PA 18018

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The Board upon motion by Rodman Young and seconded by Joe McGavin adopted the proposal that City Council issue a Certificate of Appropriateness for the repair and painting of all woodwork, and the replacement of the brownstone column bases, with the following conditions;

1. The paint colors for the various wood elements shall be as follows, all Sherwin Williams colors;
  - Birdseye Maple
  - Rustic Red
  - Rock Garden
  - Brass Monkey Metallic Paint by Modern Masters

The vote was unanimous to approve the repair and painting of all woodwork, and the replacement of the brownstone column bases, 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 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 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

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 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.



Date of Meeting: June 7, 2023

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