

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 applicants/owners of the properties located at 402 & 404 High Street propose to paint the wood shingles, trim, windows, porch, and door with new paint colors.

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:

City Clerk

HISTORICAL & ARCHITECTURAL REVIEW BOARD

APPLICATION #4: The applicants/owners of the properties located at 402 & 404 High Street propose to paint the wood shingles, trim, windows, porch, and door with new paint colors.

OWNER: Michael A. & Amy Santanasto
402 High Street
Bethlehem, PA 18018

Kenneth & Susan Weidner
404 High Street
Bethlehem, PA 18018

The Board upon motion by Mike Simonson and seconded by Joe McGavin adopted the proposal that City Council issue a Certificate of Appropriateness for the painting the wood shingles, trim, windows, porch, and door with new paint colors, with the following conditions;

1. The wood shingles will be painted Rain Barrel Q-2, the trim, windows, porch, soffit/fascia, exposed rafters, & gutters will be painted Tankard Gray M-3, and the entrance door will be painted Brattle Spruce R-1. The brick façade will not be painted.

The vote was unanimous to approve painting the wood shingles, trim, windows, porch, and door with new paint colors, 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
- 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.
- 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: September 6, 2023

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