

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 29 East Market Street proposes to replace one double hung, true divided lite 6 over 6 wood window with a custom sized double hung simulated divided lite 6 over 6 wood window, as well as make spot repairs to the existing stucco system.

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 #2: The applicant/owner of the property located at 29 East Market Street proposes to replace one double hung, true divided lite 6 over 6 wood window with a custom sized double hung simulated divided lite 6 over 6 wood window, as well as make spot repairs to the existing stucco system.

OWNER: David B. Rothrock
29 East Market Street
Bethlehem, PA 18018

The Board upon motion by Michael Simonson and seconded by Diana Hodgson adopted the proposal that City Council issue a Certificate of Appropriateness for the replacement of one double hung, true divided lite 6 over 6 wood window with a custom sized double hung simulated divided lite 6 over 6 wood window, as well as spot repair of the existing stucco system, with the following conditions;

1. The new simulated divided lite window muntin size, proportions, and details will match the existing true divided lite muntins to the greatest extent possible.
2. Existing shutters and related hardware will remain.
3. Texture/finish of new stucco finish to match existing.
4. All colors will match existing colors.

The vote was unanimous to approve the replacement of one double hung, true divided lite 6 over 6 wood window with a custom sized double hung simulated divided lite 6 over 6 wood window, as well as spot repair of the existing stucco system, 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 10: Windows: The HARB encourages,

- If the applicant can demonstrate evidence of window deterioration requiring replacement, installing true divided lite 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
- New window openings at publicly visible elevations
- Installing tinted or colored glazing
- Installing vinyl or aluminum-clad replacement windows at window openings that are visible from a public right-of-way

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, flowing style.

Date of Meeting: December 6, 2023

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