

RESOLUTION NO. 2024-_____

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 449 Linden Street proposes to paint all doors, windows, trim, and siding, as well as to replace the rear door and replace missing shutters.

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 _____, 2024.

/s/ _____

President of Council

ATTEST:

/s/ _____

City Clerk

HISTORICAL & ARCHITECTURAL REVIEW BOARD

APPLICATION #2: The applicant/owner of the property located at 449 Linden Street proposes to paint all doors, windows, trim, and siding, as well as to replace the rear door and replace missing shutters.

OWNER: David Lisk & Nikolai Lesko
449 Linden Street
Bethlehem, PA 18018

The Board upon motion by Diana Hodgson and seconded by Joe McGavin adopted the proposal that City Council issue a Certificate of Appropriateness for the painting of all doors, windows, trim, and siding, as well as replacing the rear door and replacing missing shutters, with the following conditions;

1. All new window shutters shall be real wood.
2. Applicable permits shall be secured by the Applicant prior to any work taking place.

The vote was 1 no and 4 yes (as detailed below) to approve painting all doors, windows, trim, and siding, as well as replacing the rear door and replacing missing shutters, as per the motion.

Result of Roll Call Vote

Connie Postupack:	No
Diana Hodgson:	Yes
Rodman Young:	Yes
Joseph McGavin:	Yes
Michael Simonson:	Yes

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 materials, 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

Page 10: Shutters: The HARB encourages,

- Maintaining historic shutters

- Installing new shutters where they existed historically
- Operable shutters with smooth, paintable finish
- Shutters and operable shutter hardware, including hinges, hasps, and dogs, of the appropriate style for the building and location
- Appropriately sized and shaped shutters for the window opening, fitted to cover the window when closed

Page 10: Storm Windows & Doors

Storm windows and doors should conceal as little of the historic window or door as possible and should be selected to complement each window or door type. Rails of storm windows and doors should coincide with rails, glazing pattern, and overall configuration of the associated window or door.

The HARB encourages,

- Maintaining wood storm windows and doors
- Installing new wood or aluminum exterior storm windows or doors that fit the size and shape of the historic opening and are finished or painted to match associated window sash or door
- Aligning rails of storm windows with window rails
- Interior storm windows on primary elevations
- Large glazed openings at storm doors with wider bottom rails that do not conceal or interrupt glazed openings
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The HARB discourages,

- Storm doors with applied detailing such as, gingerbread, and cross buck or jalousie windows

Page 11: Doors & Entrances

Entrances include not only the door, but also the surrounding elements such as, trim and surrounds, transom windows, sidelights, steps, and handrails. Principal entrance doors vary from a “back door” and a residential door varies from a commercial door.

The HARB encourages,

- Regular historic door and entrance maintenance, repair, and repainting with historically appropriate paint colors
- Installing screen and storm doors, if needed, that are stylistically appropriate for the existing door
- When historic elements are beyond repair, installing replacement doors or entrance components, that match the historic size, shape, operation, glazing, muntins, paneling, profiles, and detailing of the historic door to the greatest extent possible
- Using wood replacement doors for historic wood doors

The HARB discourages,

- Replacing original doors unless seriously deteriorated
- Plain modern flush doors or modern flush doors with historically inappropriate window configurations
- Enclosure or removal of entrance features including transom windows and sidelights
- New entrances at primary elevations
- Altering historic appearance or style of an entrance

- Replacing wood steps with brick, stone, or concrete steps
Removing or encapsulation historic wood trim

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: March 6, 2024

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