

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 23 East Church Street proposes to remove a door, frame, header, and roof along Long Street and install brick in the resultant opening.

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 #10: The applicant/owner of the property located at 23 East Church Street proposes to remove a door, frame, header, and roof along Long Street and install brick in the resultant opening.

OWNER: Glen M. Price
23 East Church Street
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 of a door, frame, header, sill, and roof along Long Street and install brick in the resultant opening, with the following conditions;

1. New brick, mortar, and pointing to match existing to the greatest extent possible.
2. New brickwork to be toothed into existing brickwork.

The vote was unanimous to approve the removal of a door, frame, header, sill, and roof along Long Street and install brick in the resultant opening, 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 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 9: Masonry & Stucco:

Exterior masonry, including stone, brick, terra cotta, and stucco, provides a strong, durable, and attractive appearance with relatively low maintenance. Historic masonry walls tend to protect a building's interior from weather and act as the principal load bearing system. Aesthetically it acts as an important design feature, helping to define a building's style and add visual interest to the streetscape.

Mortar: Mortar, which bonds masonry units, was generally composed of a few ingredients: sand, lime, and water, and possibly additives such as animal hair or oyster shells. Starting in the mid-19th century, a small amount of Portland cement was added into the mix to improve the workability and hasten the setting time. In the early 20th century, Portland cement in mortar was increased, corresponding with the manufacture of harder bricks.

The HARB encourages,

- Regular maintenance, repair and selectively repointing deteriorated areas with compatible mortar in material, hardness, composition, color, joint style. Incompatible mortar is often too hard and can lead to spalling or chipping of the bricks or stones, it can also be visually mismatched.
- Installing fasteners for signs and other devices into mortar joints rather than brick or stone faces
- Installing local stone and pointing with ribbon joints

The HARB discourages,

- Using Portland cement-based mortar for repointing – it is typically too hard for most historic masonry and can result in damage, including spalling

Stucco: Stucco is a relatively inexpensive material that can provide a more finished appearance to brick, stone, or wood framed buildings. In some cases, the surface was scored to look like stone. It acts as a weather repellent coating, protecting the building from the elements including rain, sunlight, and wind, and can moderately increase its fire resistance. Stucco can also provide an insulating layer to a wall, reducing the passage of air to the interior.

The HARB encourages,

- Matching the color and texture of historic stucco when repairing or applying stucco to new construction

The HARB discourages,

- Installing stucco over brick, stone, or terra cotta walls
- Installing artificial stucco (EIFS Exterior Insulation and Finish Systems) which can trap moisture within the thickness of a wall and cause long-term damage

Masonry & Stucco Cleaning: Appropriate masonry and stucco cleaning can enhance the character and overall appearance of a building. However, improper cleaning of historic masonry can cause damage to the historic surfaces and cause more harm than good both physically and aesthetically.

The HARB encourages,

- Cleaning masonry and stucco with the gentlest means possible, typically low pressure water, with the possible use of a gentle detergent and brushing

The HARB discourages,

- Masonry cleaning unless a building is heavily soiled
- Masonry and stucco cleaning with harsh chemicals, sand blasting, power washing over 400 psi, grinders, or metal brushes

Masonry Coatings & Paint: Water repellent and waterproof coatings, which include paint, are generally applied to prevent water from entering a masonry and stucco wall, but tend to be unnecessary on weather-tight historic buildings. Water tends to enter masonry buildings through open mortar joints, surface cracks and areas of poor or deferred maintenance. In instances where the surface of the masonry has been severely compromised, such as at sandblasted brick, the use of water repellent coatings might be appropriate.

The HARB discourages,

- Applying water repellent or waterproof coatings
- Painting of previously unpainted masonry or stucco

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: July 10, 2024

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