

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 30-32 West Market Street proposes to replace a total of 36 windows, including 32 double hung units, 1 picture unit, and 3 casement units, with Marvin Elevate windows. The Applicant also proposes to remove, restore/repaint the existing shutters, repaint the wood sills and lintels for the windows being replaced, and install new 6-inch half round gutters.

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 #1: The applicant/owner of the property located at 30-32 West Market Street proposes to replace a total of 36 windows, including 32 double hung units, 1 picture unit, and 3 casement units, with Marvin Elevate windows. The Applicant also proposes to remove, restore/repaint the existing shutters, repaint the wood sills and lintels for the windows being replaced, and install new 6-inch half round gutters.

OWNER: West Market Street Partners LLC
422 Thomas Street
Bethlehem, PA 18018

Motion #2:

The Board upon motion by Joe McGavin and seconded by Nik Nikolov adopted the proposal that City Council issue a Certificate of Appropriateness for the replacement of a total of 36 windows with Marvin Elevate Windows, with the following conditions;

1. The Applicant must submit for and secure a Building Permit from the City of Bethlehem.
2. The windows will have the manufacturer's integrally applied, Ultrex pultruded fiberglass composite exterior finish. The color will be Cashmere.
3. All windows will be custom made to match/replicate the dimensions and proportions of all existing window elements that are being replaced.

The vote was unanimous to approve the replacement of a total of 36 windows with Marvin Elevate Windows, as per the motion.

Motion #3:

The Board upon motion by Nik Nikolov and seconded by Michael Simonson adopted the proposal that City Council issue a Certificate of Appropriateness for the removal of an existing temporary "k" style gutter and to repair/restore the existing box gutter if one is present or, if a box gutter is not present, replace an existing temporary "k" style gutter with a new half round gutter, with the following conditions;

1. The Applicant must submit for and secure a Building Permit from the City of Bethlehem.
2. The existing temporary "k" style gutter and temporary aluminum trim that is covering the original roof edge trim profiles shall be removed to examine the true original conditions of the roof edge and potential original box gutter. If a box gutter is present, it shall be repaired/restored to match its original design and details. If a box gutter is not present, a new half round gutter shall be mounted with the appropriate mounting hardware in place of the temporary "k" gutter. In either case, the roof edge trims shall be repaired to match existing or replaced in-kind. All trims to be painted to match existing.

The vote was unanimous to approve the removal of an existing temporary "k" style gutter and to repair/restore the existing box gutter if one is present or, if a box gutter is not present, replace an existing temporary "k" style gutter with a new half round gutter, 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 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

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 7: Roofing:

The HARB encourages,

- Retaining built-in gutters and open valley flashing
- Installing half-round gutters and plain round downspouts

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 "H" and "P".

Date of Meeting: September 4, 2024

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