

**RESOLUTION NO. 2025-\_\_\_\_\_**

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE  
PROVISIONS OF THE ACT OF THE PENNSYLVANIA  
LEGISLATURE 1961, JUNE 13, P.L. 282 (53  
SECTION 8004) AND BETHLEHEM ORDINANCE NO.  
3952 AS AMENDED.

WHEREAS, it is proposed to secure a COA to conduct various renovations to  
the front and side façades at 232 West Third Street.

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 COUNCIL THIS      DAY OF      , 2025.

(s)\_\_\_\_\_  
President of Council

ATTEST:

(s)\_\_\_\_\_  
City Clerk

## **HISTORIC CONSERVATION COMMISSION**

CASE #855 -- It is proposed to conduct various renovations to the front and side façades at 232 West Third Street.

OWNER / APPLICANT: Cathedral Church of the Nativity / Peter Lewnes, Community Action Lehigh Valley

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The Commission upon motion by Mr. Chambers and seconded by Mr. Evans adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described herein:

1. The proposal to conduct various renovations to the front and side façades was presented by Peter Lewnes, Anna Smith, Lee Snyder and Christine Ussler.
2. Appropriate details for painting both exterior façades include:
  - a. use gentlest means possible to power wash façades (maximum 400 psi) in preparation for painting to avoid damage to historic materials
  - b. carefully remove all existing metal siding; resulting exposed materials and surfaces, including window and door trims and sills, roof and porch trims, decorative trim at bay window, should be repaired rather than replaced; where severity of deterioration requires replacement, new features will match old in design, color, texture and, where possible, materials.
3. Appropriate details for renovating existing roofs include:
  - a. repair existing slate roof at front façade with new slates as needed to match old in design, color, texture and material
  - b. if repair of existing slate roof is not feasible, replacement sheathing is GAF Slateline non-architectural asphalt shingles in 'Antique Slate' color; install new ridge vent under roof-cap shingles for proper ventilation to ensure product longevity
  - c. replacement sheathing on porch roof is GAF Slateline non-architectural asphalt shingles in 'Antique Slate' color; replacement sheathing on roof of upper-level bay window is EPDM rubber roof membrane in dark color
  - d. during removal of existing roofing, any damaged wood is to be replaced in-kind, with new ice and water shield installed in all valleys and gutter edges and new underlayment installed over decking at remaining areas
  - e. all valleys are open and lined with copper flashing
  - f. new metal drip edges installed and painted to match adjacent trim
  - g. new metal gutters are half-round and new metal downspouts are round
4. Appropriate details for rehabilitating the peaked window at the attic level of the front façade include repairing rather than replacing; where severity of deterioration requires replacement, new features will match the old in design, color, texture and, where possible, materials.

5. Appropriate replacement windows are 1-over-1 or 2-over-2 double-hung aluminum-clad wood replacement windows by Harvey Windows + Doors Majesty series (or comparable) with integrated fly screens and factory-applied bronze finish; **note:** if Applicant selects 2-over-2 double-hung windows, 5/8-inch simulated divided lites will be installed on exterior glass surfaces.
6. Appropriate porch renovations include three new brick piers, each with a tapered and painted wood post, along with new painted wood handrail assemblies to match various porch details of nearby dwellings; otherwise, scrape, prime and repaint existing decorative ironwork.
7. Appropriate details for replacing the front door include:
  - a. replacement is salvaged historical Arts and Crafts style wood door, with glass lite in upper half and paneled lower half
  - b. existing transom to be repaired; where severity of deterioration requires replacement, new features will match old in design, color, texture and, where possible, materials
  - c. new aluminum storm door has 3/4 lite, with factory-applied bronze finish
8. Appropriate details for the new porch light include:
  - a. associated LED bulb is “warm white” and maximum 3000K color temperature
  - b. no conduits, raceways or junction boxes are visible

**Note:** The Applicant agreed to submit relevant details (cut sheets, specifications, sample, etc.) of the preferred porch light via City of Bethlehem Planning Office for final review by the Chief Building Inspector, Historic Officer and HCC Chair before a resulting permit is issued.

The motion for the proposed renovations was unanimously approved, with Mr. Chambers, Mr. Evans, Mr. Lader, Mr. Simonson and Ms. Strasser voting in favor of the motion. Based upon the oral report made by the Historic Officer and the presentation of the Applicant, the Commission found that the proposal adheres to Bethlehem Ordinance 1714.03 ‘Purposes of the Historic Conservation District’ and complies with the following Secretary of Interior’s Standards (SIS) for Rehabilitation:

- SIS 5. -- Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- SIS 6. -- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
- SIS 7. -- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- SIS 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 the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

JBL: jbl

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By: Jet Job

Date of Meeting: March 17, 2025

Title: Historic Officer