

RESOLUTION NO. 2025-_____

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 522 Center Street proposes to paint the shutters, door, flower boxes, and all wood trim.

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 _____, 2025.

/s/ _____
President of Council

ATTEST:

/s/ _____
City Clerk

HISTORICAL & ARCHITECTURAL REVIEW BOARD

APPLICATION #1: The applicant/owner of the property located at 522 Center Street proposes to paint the shutters, door, flower boxes, and all wood trim.

OWNER: Derek & Frances Bruce
522 Center 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 painting of the shutters, door, flower boxes, and all wood trim, with the following conditions;

1. The color of the shutters, door, and flower boxes will be changed from dark green to black. The black color shall be Sherwin Williams 251-C6-6994 Greenblack or a matching color from another paint manufacturer.
2. All wood trim that is currently painted white will be repainted to match the existing white color.

The vote was unanimous to approve the painting of the shutters, door, flower boxes, and all wood trim, as per the motion.

Guideline Citation:

Secretary of Interior Standards No.(s)

#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. Replacement of missing features will be substantiated by documentary and physical 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.

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 matches 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.
- Vinyl or aluminum siding over wood, brick, stone or stucco
- Wood grained, wavy edged, vertical and textured plywood simulated siding.
- 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.

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: June 4, 2025

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