

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 clean and restore the brick façade and terra-cotta details; to paint metal panel arch window insets, trim and fascia “barely brown” in color; and to paint window trim, wood trim, all flashing, fascia and accents “deep forest” (green) in color at 13-15 East 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 #864 -- The Applicant proposes to clean and restore the brick façade and terra-cotta details; to paint metal panel arch window insets, trim and fascia “barely brown” in color; and to paint window trim, wood trim, all flashing, fascia and accents “deep forest” (green) in color at 13-15 East Third Street.

OWNER / APPLICANT: Vipul Shah / Emmanuel Patricio

The Commission upon motion by Mr. Simonson and seconded by Ms. Strasser 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 clean and restore the brick façade and terra-cotta details; to paint metal panel arch window insets, trim and fascia “barely brown” in color; and to paint window trim, wood trim, all flashing, fascia and accents “deep forest” (green) in color was presented by Emmanuel Patricio and Neel Shah.
2. Appropriate details for cleaning and restoring brick façades and terra-cotta details include:
 - a. clean small representative areas using appropriate solution applied with gentlest means possible before allowing inspection by city’s representatives before cleaning entire façades
 - b. repair resulting brick façades and terra-cotta details using in-kind or compatible masonry replacement; Portland cement should be avoided when repointing mortar joints

Note: The Applicant also intends to paint metal panel arch window insets, trim and fascia “barely brown” in color and to paint window trim, wood trim, all flashing, fascia and accents “deep forest” (green) in color; while not commissioned with determining appropriateness of paint colors, HCC considers painting appropriate façade materials part of appropriately maintaining historic structures.

The motion for HCC assessment of proposed details 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 also to Historic Conservation Commission ‘Design Guidelines’ (relevant pages concerning Masonry and Stucco) and complies with the following Secretary of Interior’s Standards (SIS) for Rehabilitation:

- 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 other visual qualities 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.

JBL: jbl

By: Jet Lab

Date of Meeting: September 15, 2025

Title: Historic Officer