

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 38-44 East Market Street proposes to construct a new elevator and tower addition at the rear of the building (South Façade).

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 #2: The applicant/owner of the property located at 38-44 East Market Street proposes to construct a new elevator and tower addition at the rear of the building (South Façade).

OWNER: Trinity Episcopal Church
44 East Market Street
Bethlehem, PA 18018

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 construction of a new elevator and tower addition at the rear of the building on the South Façade, with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. The Applicant should consider the final height of the new parapet wall of the addition and, if possible, it should be lower than the parapet on the existing adjacent building so as to differentiate the new addition from the existing building.
3. All trim and fascia materials shall be painted Classic Ivory.
4. There will be a single lighting fixture located above the at-grade exit door.
5. Brick shall be Glen Gery 52DD, Cushwa Series, red brick in a sand finish.
6. Mortar shall be Colonial Tan as manufactured by Heidelberg Materials.
7. Windows shall be Andersen 100 Series picture windows with Fibrex finish and 12 lite Colonial Grilles, painted Classic Ivory.

The vote was unanimous to approve the construction of a new elevator and tower addition at the rear of the building on the South Façade, as per the motion.

Guideline Citation:

Secretary of Interior Standards No.(s)

#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 Ordinance 1714.03 Purposes of Historic Conservation District – It is the purpose and intent of the City of Bethlehem to promote, protect, enhance, and preserve historical resources and traditional community character for the educational, cultural, economic, and general welfare of the public through

the preservation, protection, and regulation of buildings and areas of historical interest or importance within the City.

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

Page 10: Windows

The HARB encourages,

- Regular window maintenance, repair, and repainting
- Installing interior or exterior storm windows
- 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 16: Compatible Design Principles for Additions & New Building Construction, including, but not limited to, the following:

- (1) Scale: Height & Width - Proportions and size of the addition/new building compared with existing building/neighborhood buildings.
- (2) Building Form & Massing - Three-dimensional relationship and configuration of the addition/new building footprint, its walls and roof compared with existing building/neighborhood buildings.
- (3) Setback: Yards (Front, Side, and Rear) - Distance of the addition/new building to the street and property lines when compared with the existing building or other buildings on the block.
- (4) Site Coverage - Percentage of the site that is covered by addition/new building compared to comparable nearby sites.
- (5) Orientation - The location of the addition/new building and its principal entrance relative to other buildings on the block.
- (6) Architectural Elements and Projections - The size, shape, proportions, and location of doors, porches, balconies, chimneys, dormers, parapets, and elements that contribute to an overall building's shape and silhouette relative to neighboring buildings.
- (7) Alignment, Rhythm, and Spacing - The effect the addition/new building will have on the existing street patterns.
- (8) Façade Proportions: Window and Door Patterns - The relationship of the size, shape, and location of the addition/new building façade and building elements to each other, as well as to other buildings on the existing building/block.
- (9) Trim and Detail - The moldings, decorative elements, and features of a building that are secondary to major surfaces such as walls and roofs and how they related to the existing and neighboring buildings.
- (10) Materials - The products with which something is composed or constructed and how they related to the existing and neighboring buildings.

Together with the Secretary of Interior's Standards, these Design Guidelines establish a framework of encouraging additions to existing buildings and new construction that are sensitive to neighboring spatial relationships, forms, and materials while differentiating new construction from historical building fabric

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: December 3, 2025

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