

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)**

Building address 89 West Church Street Bethlehem, PA 18018  
 Owner of building Moravian University Phone [REDACTED]  
 Owner's email & mailing address [REDACTED] 1415 Cortland St. Bethlehem, PA 18018  
 Applicant Spillman Farmer Architects Phone: [REDACTED]  
 Applicant's email & mailing address [REDACTED] 1720 Spillman Dr. Suite 200  
Street and Number City Bethlehem State PA Zip Code 18015

**APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.**  
**USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.**

*Application form, photographs, and drawings must be submitted **2 weeks prior** to the regular scheduled meeting in order to be placed on the agenda for the next meeting.*

**1. PHOTOGRAPHS** - Photographs of your building and neighboring buildings **must accompany** your application.

**2. TYPE OF WORK PROPOSED** – Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.



<input type="checkbox"/> Trim and decorative woodwork	<input type="checkbox"/> Skylights
<input type="checkbox"/> Siding and Masonry	<input type="checkbox"/> Metal work
<input type="checkbox"/> Roofing, gutter and downspout	<input type="checkbox"/> Light fixtures
<input checked="" type="checkbox"/> Windows, doors, and associated hardware	<input type="checkbox"/> Signs
<input type="checkbox"/> Storm windows and storm doors	<input type="checkbox"/> Demolition
<input type="checkbox"/> Shutters and associated hardware	<input type="checkbox"/> Other _____
<input type="checkbox"/> Paint (Submit color chips – HARB only)	

**3. DRAWINGS OF PROPOSED WORK** – Required drawings **must accompany** your application. Please submit **ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS**

Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)  
 New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)  
 New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)  
 Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)  
 A scale drawing, with an elevation view, is required for all sign submittals

**4. DESCRIBE PROJECT** – Describe any work checked in #2 and #3 above. Attach additional sheets as needed.

See Attached.

**5. APPLICANT'S SIGNATURE**  **DATE:** 11/17/2021  
**OWNER'S SIGNATURE**  **DATE:** 11/17/2021

**MORAVIAN UNIVERSITY**  
**THE BRETHREN'S HOUSE - WINDOW REPLACEMENT**  
November 17, 2021

## Description of Proposed Work

Moravian University would like to replace all of the windows on the Historic Brethren's House located at 89 West Church Street in Bethlehem. Replacement of any historic window often raises preservation concerns. Moravian University and Spillman Farmer Architects have performed extensive research, planning and analysis to justify the replacement of these windows.

The existing windows are not the original wood windows from 1748. Reference the construction history of this building below. From our research, it appears that the existing windows were installed in the 1970's and were at least the third generation of windows in the building. We do believe that the existing windows are very close in style and size to those from 1748. The existing 6 over 6, lites, which is the style of the majority of the windows, shall be maintained.

There are multiple reasons for the request to replace of the existing windows. They are as follows:

1. There are a number of windows that are deteriorating beyond repair.
2. There are additional windows that are showing signs of deterioration and will require extensive repairs.
3. The thermal performance of the existing windows is very poor.
4. The existing windows are not performing acoustically. (The building is used as by the music department)
5. The existing window installation is not watertight and is allowing moisture to migrate into the exterior stone walls. During the proposed replacement of the windows, more modern, but concealed flashing materials, will be incorporated.
6. The existing glazing in the windows are single pane glass. This type of glazing experiences interior condensation which accelerates the deterioration of the wood windows. The use of insulated glass is a much desired feature and will eliminate the condensation issues. (Reference Window Photo #8) . We propose to use true-divided, insulated glass which in our opinion will not detract from the historical integrity of the appearance. The proposed glass shall be clear with no Low-E coating applied.
7. The existing building was retrofitted with glazing panels mounted to the interior face of the exterior walls, to isolate the windows and improve the acoustical performance. These interior panels are obviously not historically compliant and do not allow the building occupants to utilize the window sills nor operate the windows. In addition, the interior panels are a deferent to the use of the windows as a fire exit which presents a safety concern.

Retrofitting or rebuilding the existing windows is not economically feasible and, if completed, will not improve the thermal or acoustical performance of the windows which is most desired.

The application of a new exterior storm unit is not historically accurate nor desired and will detract from the historic quality of the building.

We propose to replace the existing wood windows with a closely matched wood replica of the existing units. Attached are photos of the existing windows and conditions. In addition, the University has purchased a full size mock up of the proposed window unit as an example to review and compare. (This full size unit will be brought to the scheduled HARB meeting.)

These new windows will not detract from the existing historic beauty and in no way will they have any adverse effects on the quality of the historic appearance of the building. The upgrades will provide the following benefits:

- A. Provide much need improvements to the building's windows.
- B. Will preserve the remaining existing structure and materials by reducing the moisture infiltration around the windows.
- C. Provide better acoustics for the occupants
- D. Provide better thermal performance for the building.
- E. Provide a safer environment and workspace quality for the occupants.
- F. Preserve the historic design and appearance.
- G. The new windows will have a much longer performance cycle and reduce the maintenance costs of the building.
- H. Will allow the occupants to actually use and operate the windows as originally intended.

## **Construction & History of Renovations to Moravian University Brethren's House**

1748 - Initial construction as Single Brethren's House

1815 - Conversion Young Ladies Seminary  
(Predecessor to Moravian College for Women)  
(Stone facade stuccoed, **windows and doors altered**)

1848 - Chapel addition to SW corner

1859 - West Hall Addition; **Windows altered on North Facade** to match West Hall addition

1950's - Became part of the modern day Moravian College

Circa 1960-1968 - South side porches removed. East side connection to Maim Hall removed.

1961-63 - On North elevations, partial restoration of exterior stone masonry and restored front doors

1964 & 1967 - East end of north elevation and east elevation stonework and **window replacement/restoration size and colors**. (Also, likely restoration/replacement of south elevation stonework and windows)

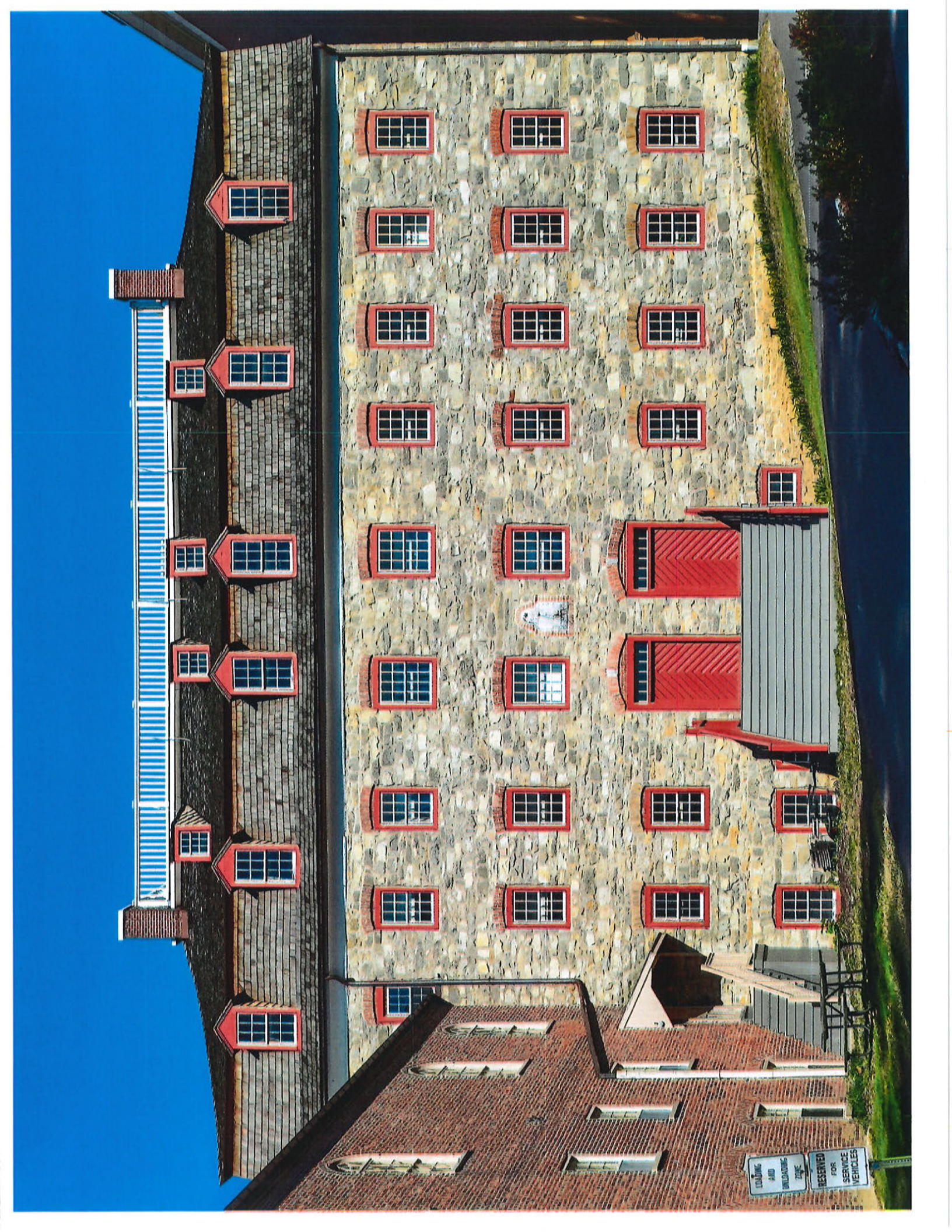
Circa 1970's - Stone facades restored, wood shingles replace slate, **windows restored to colonial size and colors**

1978 - Major interior renovations for Moravian College Music Department (Spillman Farmer Architects)

Reference: "HABS" Drawings (Historical American Buildings Survey), National Park Service, US Department of Interiors, 1968.







LOADING AND UNLOADING ZONE  
RESERVED FOR SERVICE VEHICLES

Window Photo #1





Window Photo #2



Window Photo #3



Window Photo #4

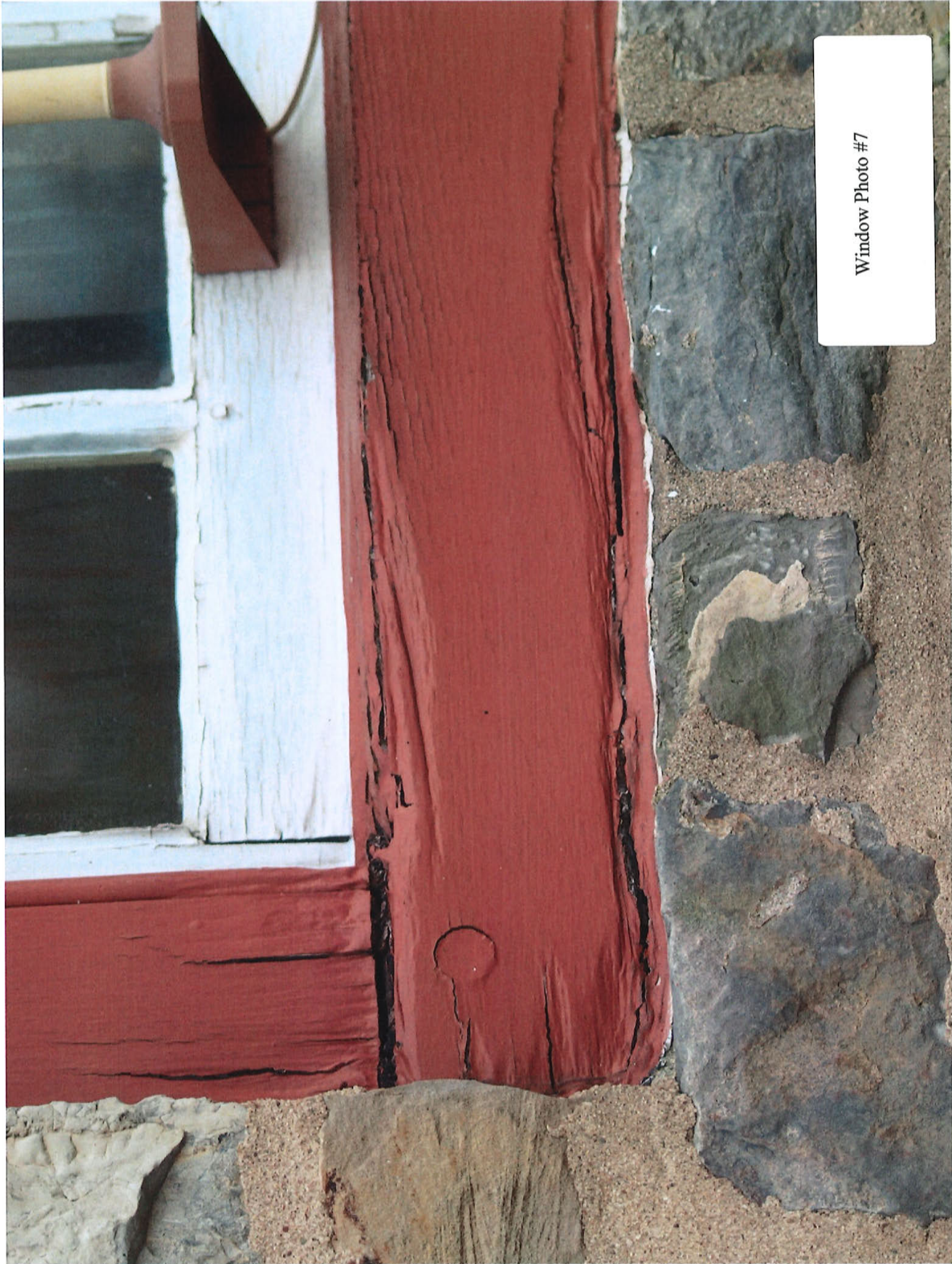


Window Photo #5



Window Photo #6





Window Photo #7

Window Photo #8

