

RESOLUTION NO. 2026-_____

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 108-110 Wesley Street proposes to remove and infill 2 windows, install siding to match the existing siding, and replace the entry door on the façade facing Wesley 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 THE COUNCIL THIS _____ DAY OF _____, 2026.

/s/ _____
President of Council

ATTEST:

/s/ _____
City Clerk

HISTORICAL & ARCHITECTURAL REVIEW BOARD

APPLICATION #3: The applicant/owner of the property located at 108-110 Wesley Street proposes to remove and infill 2 windows, install siding to match the existing siding, and replace the entry door on the façade facing Wesley Street.

OWNER: Bruce Lawrence
404 Center Street
Bethlehem, PA 18018

The Board upon motion by Rodman Young and seconded by Connie Postupack adopted the proposal that City Council issue a Certificate of Appropriateness for the removal of and infilling of 2 windows and installing siding to match the existing siding, on the façade facing Wesley Street, with the following conditions.

1. Applicable building permits shall be secured by the Applicant for the proposed construction.
2. **The replacement of the entry door was not approved.** The Applicant was instructed to come back to HARB with other options for replacement of the entry door.

The vote was unanimous to approve removal and infilling of 2 windows and installing siding to match the existing siding, on the façade facing Wesley Street, 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 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 match 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 11: Doors & Entrances

Entrances include not only the door, but also the surrounding elements such as, trim and surrounds, transom windows, sidelights, steps, and handrails. Principal entrance doors vary from a “back door” and a residential door varies from a commercial door.

The HARB encourages,

- Regular historic door and entrance maintenance, repair, and repainting with historically appropriate paint colors
- Installing screen and storm doors, if needed, that are stylistically appropriate for the existing door
- When historic elements are beyond repair, installing replacement doors or entrance components, that match the historic size, shape, operation, glazing, muntins, paneling, profiles, and detailing of the historic door to the greatest extent possible
- Using wood replacement doors for historic wood doors

The HARB discourages,

- Replacing original doors unless seriously deteriorated
- Plain modern flush doors or modern flush doors with historically inappropriate window configurations
- Enclosure or removal of entrance features including transom windows and sidelights
- New entrances at primary elevations
- Altering historic appearance or style of an entrance
- Replacing wood steps with brick, stone, or concrete steps
- Removing or encapsulation historic wood trim

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, flowing style with a large, prominent "H" and "P".

Date of Meeting: June 3, 2026

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