

# HISTORIC COOPERSBURG DESIGN GUIDELINES

RESTORING, MAINTAINING, AND PRESERVING THE  
HISTORIC CHARACTER OF COOPERSBURG



BOROUGH OF COOPERSBURG, PENNSYLVANIA



## GOVERNING AGENCIES

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## PREPARATION

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# 1. THE BOROUGH OF COOPERSBURG



Cooper Estate Main House, c.1875

The architectural heritage of Coopersburg is among its most valued and important educational, cultural and economic assets. It is the intent of the Borough to protect historically and architecturally significant buildings and structures, many of which have been designated as contributors to the Coopersburg Historic District, which was adopted by the City Council and listed on the National Register of Historical Places in 1982. Currently, the Historic District in Coopersburg is the only listed district in the Borough.

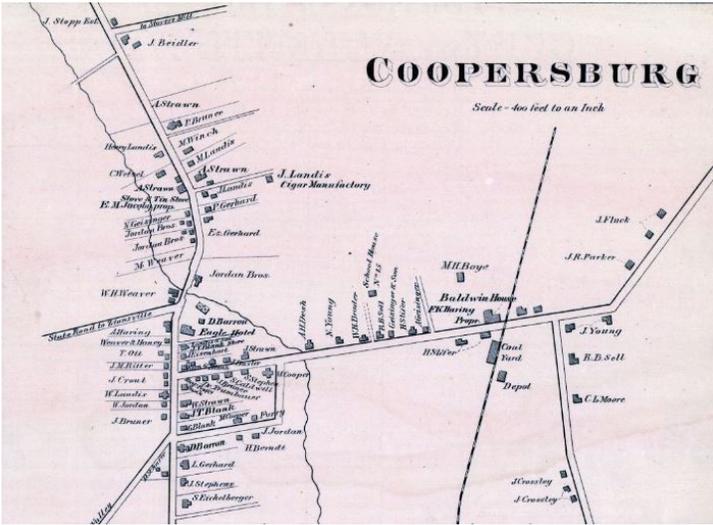
A comprehensive survey of existing buildings in Coopersburg was undertaken in 1979, which created a Historic Resource Inventory for the Borough, followed by the nomination of the historic district in 1980 and listing in the National Register in 1982. While the designation did not implement protections through a Historic Commission, it did acknowledge and celebrate the Borough's history and architectural resources deemed significant in the commercial downtown area and directly adjacent residential neighborhoods. While not regulated, many historic property owners have chosen to renovate and restore their buildings and homes.

The properties designated in the 1979 Historic Resources Inventory were resurveyed in January 2019. Some properties were removed (either no longer extant or substantially altered), and additional properties were identified as historically significant. While some of these new additions are outside the official bounds of the Historic District, they are still considered important as contributors to the overall historic character of the Borough.

The intent of these Design Guidelines is not to create regulations, but to provide guidance to Borough staff and to help property owners better care for and maintain their historically significant buildings. This document aims to inform design decisions, specifically related to publicly visible, exterior alterations and additions to historic properties designated on the Historic Resources Inventory (2019), by providing design parameters which allow changes to be made that retain the existing historical and architectural character of the Borough.



# BRIEF HISTORY OF COOPERSBURG



Downtown Coopersburg, 1876 (HistoricMapWorks)



IOOF (Odd Fellows Hall)

Coopersburg has been an important community within the Lehigh Valley since the early days of the region's settlement c.1730. The town was the only one in the area to be founded by Mennonites and soon after attracted settlements of Moravians, Lutheran and Reformed peoples as well along the south branch of Saucon Creek.

During the mid-eighteenth through nineteenth centuries, Coopersburg developed into an important hub of agricultural and transportation industries, and particularly served as a way station on the Bethlehem Pike, a major thoroughfare linking Allentown and Bethlehem to the north and Philadelphia to the south. One of the original buildings was a hotel for travelers, known as Der Siebenstern (The Seven Star), which was located in the center of present day Coopersburg. Other early buildings included a log barn, log store, and log shelters for local tradesmen who served the drivers and stagecoach passengers that stayed at the hotel.



During the 1850s, Coopersburg continued to grow following the construction of the North Pennsylvania Railroad, which extended from Philadelphia to Bethlehem, and a new town center was developed. Common early occupations of Coopersburg residents included farmers and craftsmen, such as weavers, coopers, carpenters, blacksmiths, and millers. Important buildings of this era included a new hotel called the Baldwin House, a coal and lumber yard, a general store, turning mill, and a number of Colonial Revival-style houses, several of which are extant along Main Street and Station Avenue. Several social institutions were founded as well, including a public school, various religious organizations, and a three-story I.O.O.F. on Main Street. The town was incorporated as a Borough in 1879, followed by a 42% increase in population by 1900.



Throughout the late nineteenth century, Coopersburg continued to thrive as an agricultural community, transportation center, and site of light industry in the region. Two important specialized industries in the 1870s included the manufacturing of carriages and the breeding of Jersey dairy cattle, spearheaded by Tilghman S. Cooper Sr., the grandson of Peter Cooper, an early settler of the town.



Coopersburg Main Street, c.1880

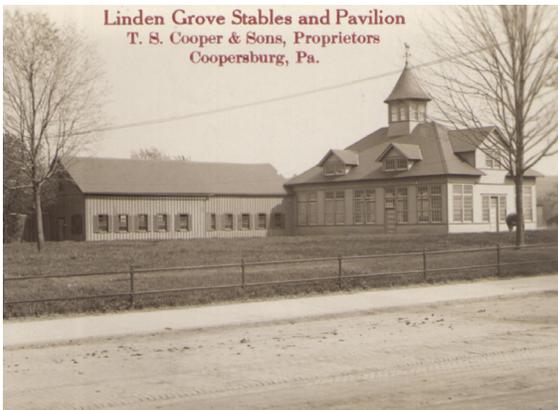
The annual cattle auction was moved from New York City to Coopersburg in 1900. A substantial increase in cattle sales continued until the 1930s, in addition to the growth of light industries, such as the manufacturing of cotton hosiery (an extant brick mill building on Main Street), the Zinco Cigar Co., and the Coopersbug Silk Mill. The mid-twentieth century also saw the introduction of modern public utility services and improvements in public education and community facilities in the Borough. Until the mid-twentieth century, Coopersburg remained the only sizeable town in Lehigh County south of Lehigh Mountain. Local industries have diminished since the 1960s and today Coopersburg primarily retains its character as a residential suburb of the Allentown-Bethlehem metropolitan area.



Annual Memorial Day Cattle Auction, c.1910



Cooper Mansion, 1938



Linden Grove Jersey Cattle Stables, c.1900



Linden Grove Stables building in November 2018, following renovation work in 2017



# COMMON ARCHITECTURAL STYLES IN COOPERSBURG

## Colonial Period (1750s-1850s)

During the period of early settlement in the mid-18th century, the first buildings constructed were small, rectangular stone houses, sometimes stuccoed, with stone chimneys and gabled roofs, often with dormers. Houses often exhibited simple colonial architectural features, including flat arched windows with understated keystones. Other examples of the earliest buildings dating from the 1770s-80s in the Historic District included stone taverns and hotels, which welcomed a growing local population and travelers, such as the former Conrad Star's Tavern at Main and Fairmount streets.



Originally Conrad Star's Tavern, c. 1740, altered colonial style

## Victorian Era (1850s-1910s)

The majority of Coopersburg's older buildings were constructed during the greatest period of commercial growth during the 1870s-1890s. Simple in their detailing and massing like their early colonial counterparts, mid-19th century residential and commercial buildings were larger with taller, multi-light second story windows. During the late 19th century, the Queen Anne and Italianate styles of architecture grew in popularity, featuring mansard roofs, bay windows, brackets, gables, pilasters, pediments, and ornamental trim and paneling.



Typical vernacular brick row home in Coopersburg

Also prevalent in Coopersburg's downtown is the vernacular brick rowhome (1880s-90s). Two to three stories and constructed of brick, these working-class, multi-family residences were typically constructed in groups of two to four and consistently featured roofed front porches, tall windows, rectangular massing, a gable roof, and minimal architectural detailing.

## Craftsman Bungalow Style (1900s-early 1930s)

The early 20th century saw the rise of the Craftsman style across the country. These typically one or two story, wood-constructed residential cottages typically feature a low-pitched gable roof, overhanging eaves, exposed rafters, horizontally-oriented massing, and often a veranda or roofed front porch.



Craftsman Bungalow residence on State Street



## 2. COOPERSBURG HISTORIC DISTRICT

The Historic District of Coopersburg consists of two primary areas:

1) Oldest settled area bordering Main Street from Fairmount Street (north) and Linden Street (east); shaded yellow

2) Early twentieth century development bordering Station Avenue (extending eastward from Main Street to former railroad station), shaded orange

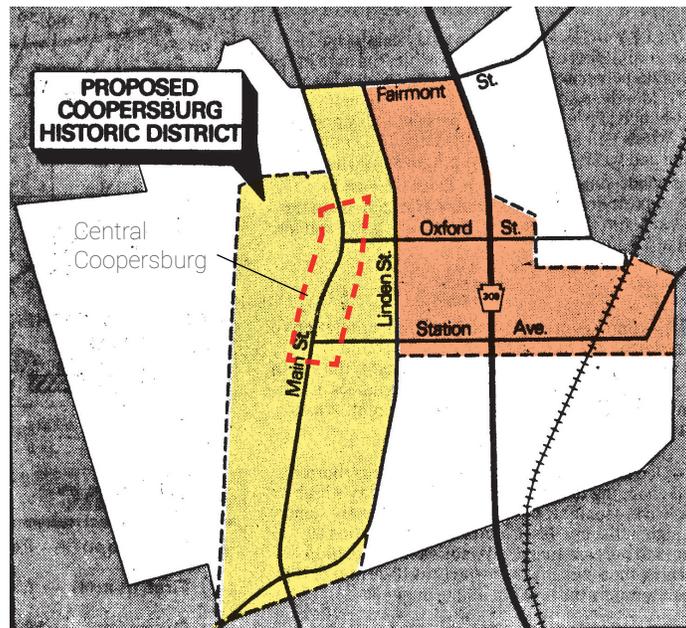
The 1979 Historic Resource Survey identified 176 buildings that were constructed prior to 1930 and helped define the boundaries of the Historic District (listed in the National Register in 1982). The oldest extant buildings include the Norcross House (1790, but altered); the Barron House, now the social hall of the Coopersburg Fire Department, Odd Fellow's Hall, Baldwin House Hotel (1856), Gander (Boye) House, the Cooper Estate, and the Linden Grove Pavilion (1900), among others.

Several homes were constructed in the postwar era, in addition to a post office, bank, and a small shopping center. Despite the development of more modern and vernacular commercial and residential construction in the last few decades, especially along Route 309, the downtown Historic District remains an overall harmonious entity.

The properties designated in the 1979 Historic Resources Inventory were resurveyed in January 2019. While some properties were removed, additional buildings were identified as historically significant, some of which are outside the official bounds of the Historic District, yet are still considered important as contributors to the overall historic character of the Borough.



Coopersburg Main Street panorama, November 2018



The Morning Call, c. 1982



The Baldwin House Hotel (1856)  
Source: Artefact, Inc. November 2018



# COOPERSBURG HISTORIC DISTRICT

Two primary development areas outside of the central downtown include the former railroad station settlement about one mile east of Main Street on Station Avenue. While the passenger station is no longer extant, several other buildings associated with the station remain, including the Baldwin House Hotel (1856), a brick factory originally used for cigar manufacturing, a coal and lumber yard behind that building, a large house converted to apartments, and surrounding brick and wood-framed vernacular-style worker housing. In close proximity is the the Gander (Boye) House, a farmhouse with agricultural outbuildings dating to the late eighteenth century.

The other development area is located about one mile south of Main Street and Station Avenue, between Cherry and Linden streets on Main Street. Several mansions and outbuildings were constructed here at the turn of the twentieth century by Tilghman Cooper, Sr. during his development of the Cooper Estate into a national center for the Jersey cattle industry.

The former Cooper mansion was constructed in the 1850s but remodeled in 1903-04 in the Queen Anne style with the addition of towers, new porches, and annexes. Other surrounding houses were constructed for the Cooper family, including 326, 406 (relocated), 605-07, and 621 S. Main Streets, and primarily designed in the Colonial Revival or Queen Anne styles. Non-residential buildings that were part of the Cooper Estate include the Linden Street Grove Pavilion and a large carriage house/garage at 405 S. Main Street (substantially altered).



Former cigar factory near former railroad tracks, c.1880s



406 S. Main Street relocated cottage from Cooper main estate (1886), former home of Ralph Cooper



326 S. Main Street (1910)



# COOPERSBURG HISTORIC DISTRICT

Residences on streets extending east from Main Street include several important buildings, three of which on Thomas Street were designed by esteemed local architect, Genaah Jordan in the Victorian Gothic style. Jordan's buildings inspired the construction of several other Victorian Gothic residences along Station Avenue, including the notable Congreve House at 411 Station Avenue. He also designed the extant Coopersburg Elementary School on State Street (1909) and the First National Bank of Coopersburg (1920).

State, Fairview, Landis, and Locust streets are characterized by unadorned, vernacular brick and wood-framed row homes, which housed lower income families in single, double, and triple blocks (c.1880-1910). Slightly later residential development (c. 1910-1930s) featured the popular Craftsman Bungalow style, and also exhibited wood-frame and brick construction. While these buildings are not particularly notable for their architectural merit, they are representative of Coopersburg's significant period of rapid growth at the turn of the century into a regionally important transit and industrial hub and working-class residential community for its primarily Pennsylvania German inhabitants.

Adopted from the Coopersburg Historic District, Lehigh County, PA nomination document, National Park Service, National Register of Historic Places, Washington D.C., 1980.



Congreve House at 411 Station Avenue, Genaah Jordan, architect.



Coopersburg Elementary School (1909), Genaah Jordan, architect.



Pennsylvania vernacular brick rowhome, c.1890



Typical Bungalow-style residence on State Street, c. 1910



### 3. COOPERSBURG DESIGN REVIEW PROCESS

The intent of the Borough is to encourage revitalization and development of its historic properties, while minimizing negative impacts to longterm residents and commercial tenants. The primary concern is to protect historic resources from demolition and to preserve the Borough’s historic character. Any new construction, new additions (over 500 sf of floor area), or proposed alterations to a historic property’s primary or front facade, which are visible from a public street will be subject to review. The review of a proposed project typically includes attention to the general design, arrangement, and materials (type, size and texture) in relation to the surrounding historic context.

The process of design review and adherence to the design guidelines are mandatory only for properties which are listed on the Historic Properties Inventory (See Appendix A). The guidelines are advisory for all other properties. The design review process requires a permit application submission, which includes a narrative describing the project and architectural features to be altered, existing and historic photographs (if available), and detailed plans and illustrations of the proposed work. Following submission, a review will be conducted by the Borough Council, or a committee specifically designated by the Council.

The Borough Council has 30 days to make a recommendation to the Zoning Officer following receipt of an application. After 30 days, the application may be moved towards zoning approval without a recommendation. The Zoning Officer will then determine whether to grant a permit for construction. All work approved must comply with all current Coopersburg Planning, Zoning, and Building Code regulations. See the Coopersburg Zoning Ordinance for further information regarding the proposed project application review process (pgs. 70-71).

Types of projects **most often reviewed** include:

#### **NEW CONSTRUCTION**

The introduction of new buildings or structures, or additions to buildings and structures over 500sf of building area

#### **ALTERATIONS ON THE PRIMARY FACADE(S)**

Any physical changes to the building’s primary or front facades visible from the public right-of-way (not including alleys), such as changes to materials and replacement or addition of any exterior, structural, decorative, or accessory elements or features, e.g. windows and doors

#### **DEMOLITION**

The tearing down or dismantling of a whole or part of any building, including the removal of character-defining historic architectural elements

The Borough **does not review** the following types of proposed work:

- Interior work, unless the work will affect the structural integrity of the building
- Maintenance work that does not alter any exterior features and has no material impact on the historic significance of the property (i.e. cleaning of downspouts, gutters, repainting of painted materials)
- Repair or construction beyond maintenance that does not impact the visual exterior appearance of the building and is not visible from a public right-of-way (i.e. patching, piecing in, consolidating, or reinforcing materials)



East Station Ave. near 4th Street



## 4. GENERAL PRINCIPLES OF HISTORIC PRESERVATION

A historic district is defined as an area that contains historic resources, including buildings, structures, objects, and sites that convey a unique cultural and/or architectural character and heritage. Since the adoption of Pennsylvania’s Historic District Act 167 in 1961, many municipalities such as Coopersburg passed their own local historic district ordinances. The Historic District of Coopersburg generally consists of Main Street and surrounding blocks, and includes commercial and residential properties (See Appendix A). The original survey of historic properties in 1979 was updated in 2019 and a map of the Borough’s eligible historic resources is below (shaded orange). An increasing number of people are choosing to live and work in historic Coopersburg and invest in its numerous historic buildings, as they lend the town a distinct sense of ‘place’.

**There are a multitude of recognized benefits to preserving a Borough’s historic district(s). A few of the most significant include:**

**1) Historic districts protect the value of owners’ and residents’ investments in historic properties.**

Inappropriate renovations and poorly planned new development can cause a neighborhood to become less appealing to investors and homebuyers, resulting in lower property values. Historic districts encourage people to rehabilitate since they can be more confident that their investment will be protected and valued over time. A variety of grants and financial incentives are also offered to commercial property owners specific to historic resource rehabilitation.

**2) Historic district properties appreciate at rates greater than the local market overall, as well as faster than similar, non-designated properties.**

Findings over the last 20 years have indicated this trend consistently across the country. Recent analysis also illustrates that historic districts are less impacted by market volatility, interest rate fluctuation, and economic downturns.

**3) Historic districts are sustainable and energy-efficient.**

Designated historic districts encourage adaptive reuse of existing buildings in established neighborhoods, reducing traffic, pollution, and landfill waste. Moreover, many historic buildings were designed to be energy efficient, taking advantage of natural light, cross-ventilation, and climate-appropriate materials.

**4) Historic districts encourage better quality design and an overall enhanced appreciation for the physical environment.**

Historic districts foster a heightened sense of ownership, pride, and community cohesiveness, and consequently lead to an increased desire for use of more visually interesting and innovative designs, materials, and multi-use functionalities, contributing to a greater public appeal.



Coopersburg Map of Historic Resources, updated January 2019  
Boundaries of Borough dashed black; Coopersburg Historic District (designated 1980) is shaded and outlined in blue.

**5) Historic districts are a vehicle for education, economic development, and tourism.**

The preservation of architectural character and streetscapes provides a tangible link to a city’s history, cultures, and lives of its residents. A visually cohesive and vibrant commercial core can be a community’s most important attraction to visitors, new residents, entrepreneurs, and industries that value providing a higher quality of life for its employees.

**6) Districts offer social and psychological advantages.**

People living and working in a historic district enjoy its human-centered features, including walkability, attractive surroundings, functional conveniences, and community feel.



# GENERAL PRINCIPLES OF HISTORIC PRESERVATION

Historic buildings are defined by their architectural style and character-defining features. These Guidelines, based on the Secretary of the Interior's Standards for Historic Preservation, explain the concepts of historic preservation, how these concepts may be applied, and the importance of restoring and maintaining Coopersburg's historic architecture.

The topics below explain the basic concepts of historic preservation that will be referred to frequently throughout this document. A strong understanding of the hierarchy of facades and the differences between repairs, alterations, and replacement will allow for the most effective use of these Guidelines.

## HIERARCHY OF FACADES

The parameters described in these Design Guidelines aim to advise changes made to any historic building facade which is visible from a public right-of-way. Facades are categorized as primary and secondary. Facades that are visible from a public street and which include the front entrance or historically significant architectural features, are considered primary facades. Corner properties have two primary facades. Facades that are considered the rear of a building, do not exhibit significant architectural features, and are not highly visible from a primary or major street are considered secondary facades.



Corner property on Main Street with two primary facades

## REPAIRS, ALTERATIONS, AND REPLACEMENT

Historic preservation encourages retention of the existing historic features and materials through repair and restoration. Repair allows for the most genuine representation of a building's architectural character. The replacement of materials or features is less appropriate, but sometimes necessary. When a feature or material should be replaced, the new feature or material should be "in-kind", or closely match the old in appearance, design, size, scale, materials, arrangement, and texture.

It is also encouraged that any proposed change or alteration be performed in such a manner that it may be reversible in the future. Deteriorated or missing architectural components should be replaced whenever possible or reconstructed in such a way that the historic component matches its original design, size, material, color, and texture.



Typical Rear or Secondary facade



# HISTORIC PRESERVATION BRIEFS

The following Preservation Briefs are excellent resources for information about how to renovate your building when beginning research and during the planning stages of a project. They have been prepared by the National Parks Service (NPS) and act as technical guides for the maintenance and preservation of historic buildings. These documents can be accessed online at [www.nps.gov/tps/how-to-preserve/briefs.htm](http://www.nps.gov/tps/how-to-preserve/briefs.htm)

1. **Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings
2. **Repointing Mortar Joints** in Historic Masonry Buildings
3. **Improving Energy Efficiency** in Historic Buildings
4. **Roofing** for Historic Buildings
5. The Preservation of Historic **Adobe Buildings**
6. **Dangers of Abrasive Cleaning** to Historic Buildings
7. The Preservation of Historic Glazed Architectural **Terra-Cotta**
8. **Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic **Wooden Windows**
10. Exterior **Paint Problems** on Historic Woodwork
11. Rehabilitating Historic **Storefronts**
12. The Preservation of Historic Pigmented **Structural Glass** (Vitrolight and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic **Steel Windows**
14. New **Exterior Additions** to Historic Buildings: Preservation Concerns
15. Preservation of Historic **Concrete**
16. The Use of **Substitute Materials** on Historic Building Exteriors
17. **Architectural Character**—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating **Interiors** in Historic Buildings — Identifying Character-Defining Elements
19. The Repair and Replacement of Historic **Wooden Shingle Roofs**
20. The Preservation of Historic **Barns**
21. Repairing Historic **Flat Plaster**—Walls and Ceilings
22. The Preservation and Repair of Historic **Stucco**
23. Preserving Historic **Ornamental Plaster**
24. **Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic **Signs**
26. The Preservation and Repair of Historic **Log Buildings**
27. The Maintenance and Repair of Architectural **Cast Iron**
28. **Painting** Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic **Slate Roofs**
30. The Preservation and Repair of Historic **Clay Tile Roofs**
31. **Mothballing** Historic Buildings
32. Making Historic Properties **Accessible**
33. The Preservation and Repair of Historic **Stained and Leaded Glass**



# HISTORIC PRESERVATION BRIEFS (CONT.)

34. Applied Decoration for Historic Interiors:  
Preserving Historic **Composition Ornament**

35. Understanding Old Buildings: The Process of  
**Architectural Investigation**

36. Protecting **Cultural Landscapes**: Planning,  
Treatment and Management of Historic  
Landscapes

37. Appropriate Methods of Reducing **Lead-Paint  
Hazards in Historic Housing**

38. **Removing Graffiti** from Historic Masonry

39. Holding the Line: **Controlling Unwanted  
Moisture** in Historic Buildings

40. Preserving Historic **Ceramic Tile Floors**

41. The **Seismic Retrofit** of Historic Buildings:  
Keeping Preservation in the Forefront

42. The Maintenance, Repair and Replacement of  
Historic **Cast Stone**

43. The Preparation and Use of Historic **Structure  
Reports**

44. The Use of **Awnings** on Historic Buildings:  
Repair, Replacement and New Design

45. Preserving Historic **Wooden Porches**

46. The Preservation and Reuse of Historic **Gas  
Stations**

47. **Maintaining the Exterior** of Small and  
Medium Size Historic Buildings

48. **Preserving Grave Markers** in Historic  
Cemeteries

49. **Historic Decorative Metal Ceilings and Walls**:  
Use, Repair, and Replacement

50. **Lightning Protection** for Historic Buildings



## SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

These standards are used by a municipality's lead agency to guide their decisions and it is recommended that property owners consult them when planning work on their buildings. These Standards can be found at <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

**SIS 1.** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the character defining characteristics of the building and its site and environment.

**SIS 2.** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterized a property shall be avoided.

**SIS 3.** Each property shall be recognized as a physical record of its times, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**SIS 4.** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**SIS 5.** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

**SIS 6.** Deteriorated features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**SIS 7.** Chemical or physical treatments, such as sandblasting, that cause damage to historical materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

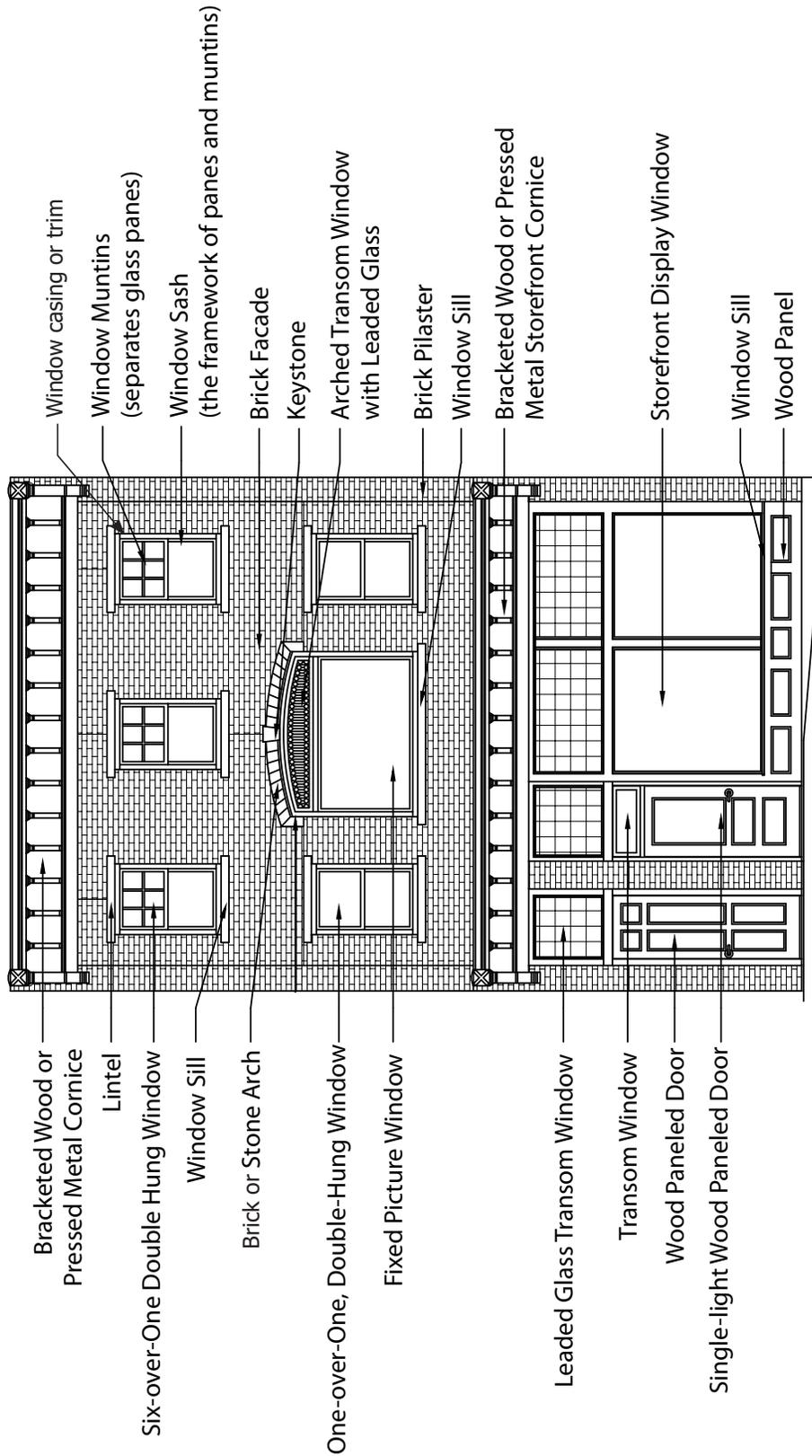
**SIS 8.** Significant archeological resources affected by a project shall be protected and preserved. If such resources should be disturbed, mitigation measures shall be undertaken.

**SIS 9.** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**SIS 10.** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# ILLUSTRATED GUIDE TO ARCHITECTURAL VOCABULARY



# ILLUSTRATED GUIDE TO ARCHITECTURAL VOCABULARY





## 5. GUIDELINES FOR EXISTING BUILDINGS AND STRUCTURES IN HISTORIC COOPERSBURG



# CHAPTER 1. CLEANING HISTORIC BUILDINGS

## GUIDELINES KEY

- ✔ Historically appropriate
- ⚠ Possibly appropriate
- ✘ Not appropriate

Cleaning a historic structure is often overlooked as a possibility for improving a building's appearance. Cleaning may also be a necessary step in the preparation of facades for certain types of work. Masonry should only be cleaned to halt or prevent deterioration or to remove severe soiling.

✔ Cleaning of a building's exterior should be done using the gentlest means possible. See the Secretary of Interior's Standards #7 (pg. 13) for reference.

✔ Clean a few test patches to determine which cleaning method is appropriate for the facade(s)

✔ It is recommended to clean with a low-pressure water wash (max. 400 psi) with soft bristle brushes and mild detergents

✘ Sandblasting, harsh chemical cleaners, and high pressure washes are destructive to the masonry surfaces and are not permitted.

✘ If masonry is in poor condition and has suffered mortar deterioration, cracks in joints, loose bricks, damp walls, or damaged plasterwork, the brick should be repointed prior to any cleaning

Additional information on repointing can be found in Preservation Brief #1 prepared by the National Park Service. See pgs. 11-12 for more information.



A traditional brick masonry facade



A cleaned stucco facade

## CHAPTER 2. MASONRY REPAIR

A variety of masonry materials are found throughout the historic district, including brick, stone, terra cotta, and stucco. Historic masonry materials have centuries-long life spans if maintained properly. Regular maintenance of masonry and mortar joints in masonry structures will yield the longest life span of the historic masonry. While mortar generally deteriorates before brick or stone, individual bricks or stones can suffer damage due to moisture infiltration, building movement, mortar incompatibility, harsh chemical or abrasive treatments, heavy vegetation, and pollution.

Damage to masonry elements and character-defining masonry features should be repaired rather than replaced. If replacement is necessary, the new element should match the original design and materials as closely as possible. If historic masonry features such as door pediments or hoodmolds are missing, and no historic photographs or documentation exist, a new design that is differentiated, yet compatible with the original design in terms of size, scale, materiality, and color is appropriate.

- ✔ New masonry elements should be repaired or if necessary, replaced in-kind
- ✔ Masonry elements should be maintained to prevent water penetration, as well as maintenance of roofing, flashing, drains, gutters, and downspouts
- ✘ Installing stucco or artificial stucco (EIFS or Exterior Insulation) over historic brick, stone, or terra cotta walls is not permitted



Restored stucco exterior with wood trim

### REPOINTING

Masonry buildings constructed prior to c.1910 did not use Portland cement, a hard cement commonly used in buildings constructed since. Early mortar was typically mixed to be softer than the surrounding brick or stone, allowing it to serve as a cushion when the masonry material expanded or contracted. Mortar that is too hard will often not withstand the stress of movement and result in cracking and spalling of the masonry.

The majority of problems associated with historic masonry are due to deteriorated mortar joints or water infiltration at the roof. The deterioration is most often caused by weathering, temperature extremes, poor maintenance, or poor design/materials. The process of removing deteriorated mortar, mixing new mortar, and repairing joints is known as repointing. New mortar should be compatible with the original in hardness, composition, color, and joint style. Repointing is painstaking, specialized work that should be undertaken by experienced craftsmen in moderate temperatures (40 to 90 degrees F).

- ✔ Mortar used for repointing historic masonry should be of the proper mortar type, hardness and mixture
- ✔ New mortar joints should match the old in style, color, and texture
- ✔ It is recommended to use a high lime mortar: 1 part hydrated lime with 2 parts (by volume) sand of appropriate historic color, water to mix; To improve workability/drying, some Portland cement can be added (should not exceed 20% of the volume of lime and cement combined)
- ✘ Mortar mixtures which contain a high Portland Cement content are too hard and can cause significant damage to historic masonry.
- ✘ New joints should match the width of existing joints and should not cover areas of the existing masonry bricks
- ✘ Grinders should not be used to remove old mortar. Grinders can cut into brick and enlarge joints inappropriately





Before (left) and after (right) repointing and cleaning of historic brick

Additional information on repointing can be found in Preservation Brief #2 prepared by the National Park Service. Information on where to find Preservation Briefs is found on pgs. 11-12.

## PAINTING

The masonry of buildings constructed before the 20th century was often low-fired and porous, which led to deterioration of exposed masonry elements. To avoid deterioration, masonry facades and other elements were often painted to protect and seal the masonry surfaces. The painting of historically unpainted brick or stone is not appropriate. Painting can trap moisture in a masonry wall, which can cause failure of the paint and spalling, popping, peeling and flaking of the masonry. The painting of wood windows, doors, trim, shutters, and other decorative wood details is recommended and important to prevent rotting and deterioration.

✔ The use of historic paint colors typical for the age and style of a building is recommended but not regulated.

⚠ Painting historically unpainted surfaces is usually not appropriate except under circumstances where the masonry surface is highly deteriorated and painting will help preserve the wall

⚠ Removal of paint from a building that has been historically painted may not be appropriate. If paint removal is necessary due to paint failure, the gentlest method possible should be employed.

## MASONRY SEALANTS

Sealing historic masonry including brick and stone walls with clear sealants and water repellents is not recommended. Sealing historic masonry can trap moisture and lead to deterioration of the masonry. Water absorption is not normally a problem in a well maintained and properly pointed masonry wall. If masonry is not well maintained, sealers cannot solve an infiltration problem. In most cases, repointing and replacing damaged masonry is the best remedy for a wall.

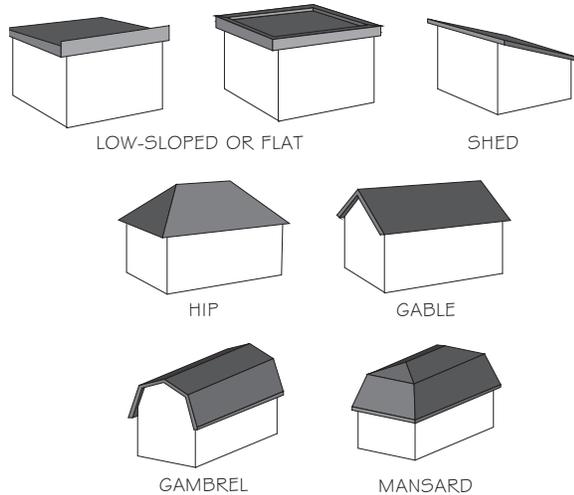


Spray sealant (right side)



## CHAPTER 3. ROOFING

Historically, non-combustible materials such as slate, terra-cotta and metal were the preferred materials for roofing. Historic roofing materials that contribute to a building's architectural character and are visible from the public right-of-way should be preserved.



Typical roof types (Courtesy of Artefact Inc.)

Retaining a building's historic roof through proper maintenance and repair is essential. Roofing that cannot be repaired and requires replacement should replicate the historic roofing in material and color. Alternate materials that simulate historic materials may be appropriate.

### SLATE SHINGLE

The most cost-effective and appropriate way to preserve a slate roof is through regular maintenance. After each winter, a slate roof should be inspected and cracked, broken, or missing slates be replaced. This is generally a relatively inexpensive project to undertake if done on a yearly basis.



A cross-hipped roof with slate shingles and dormers.

✓ Replacement of deteriorated slate shingles with new slate shingles through regular maintenance is recommended

✓ Preservation, reuse or in-kind replacement of architectural features and finishes is strongly recommended (see annotated image below)

⚠ Replacing slate shingles with asphalt shingles on a gable or hipped roof is not recommended, but may be acceptable when the slate or fasteners have reached the end of their serviceable life.

⚠ Replacement of slate shingles with asphalt shingles on a mansard or steeply pitched roof is typically not necessary. The steep slope of these roofs helps to prevent ice build-up and to prolong the life span of the roofing material



Red slate roof with rolled ridge caps, finials and snow catchers

Additional information on roofing can be found in Preservation Brief #4 prepared by the National Park Service. See pgs. 11-12 for more information.





Unique tower roof with slate shingles and finials

## METAL ROOFING

Although slate shingling is the most common historic roofing material in Coopersburg, there are some buildings that are roofed with metal. Metal roofing was typically installed as flat sheets with either flat seams or standing seams. Porch roofs are generally the most visible locations where metal roofs are found. The most cost-effective and appropriate way to preserve a metal roof is through regular maintenance. Early metal roofs were often made of terne (sheet steel with an alloy coating of lead and tin) which requires regular painting.

- ✔ Replacement of a deteriorated metal roof with new metal roofing is generally historically appropriate. Terne is still available, but the alloy coating is now mostly zinc instead of lead. Historically terne was painted with Tinnners' red or Tinnners' green.
- ✔ Traditional flat seamed metal roofs should be replaced with new flat seamed metal in historic colors wherever possible.
- ✔ Traditional standing seam metal roofing profiles in historic colors are recommended if replacing a standing seam metal roof.
- ⚠ Replacing a flat seamed metal roof with a thermoplastic roof (such as Duro-Last or Sarnafil) may be historically acceptable. Because EPDM (ethylene propylene diene monomer, a synthetic rubber) roofing or rubber roofing does not come in historically-compatible colors, it is generally not recommended on visible roofs

⚠ Use of modern pre-formed standing seam metal roofing may be acceptable. Trim pieces required in some pre-formed metal roofs can be inappropriate in terms of scale



Replaced standing seam metal roof

## ALTERNATE ROOFING MATERIALS

There are instances where historic materials may become deteriorated beyond repair and in-kind replacement may be infeasible or not possible. The lack of availability or the excessive cost associated with in-kind replacement may make the use of alternate materials acceptable.

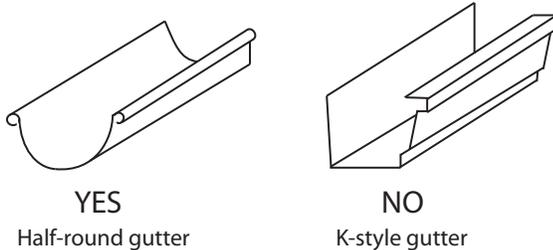
- ✔ Alternate materials should closely replicate the historic roofing.
- ✔ Fiber reinforced cement shingles and rubber simulated slate shingles are generally acceptable substitutions for replacing natural slate shingles.
- ✔ Replacement of existing asphalt or fiberglass shingles with shingles that resemble the existing roofing material is acceptable.
- ⚠ Replacement of natural slate shingles with asphalt/fiberglass 3-tab shingles that match existing/historic shingle size, shape and color is typically acceptable
- ⊘ Architectural shingles that recall the appearance of wood or cedar shake roofing are less appropriate.



## GUTTERS AND DOWNSPOUTS

The use of half-round metal gutters and smooth or corrugated round metal downspouts is historically appropriate. New copper, lead coated copper and terne coated stainless steel (TCS) gutters, downspouts, scuppers and leader boxes weather naturally and develop a patina. Aluminum and galvanized steel gutters, downspouts, scuppers and leader boxes should be painted to match the existing color.

- ✔ Built-in box gutters must be preserved. Box gutters should be relined with new metal or an appropriate roofing membrane to eliminate leaks that will damage historic wood cornice materials.
- ✘ K-style gutters are not historically appropriate and are not permitted.
- ✘ PVC or vinyl gutters or downspouts are not appropriate



Typical gutter designs  
Courtesy of Artefact Inc.

## CHIMNEYS

The location, size and appearance of chimneys contribute to a building's architectural character. The exterior appearance of a chimney should be maintained visually regardless of any interior alterations.

- ✔ Replacing a chimney should be a historically accurate reproduction of the original chimney and include all drip courses and corbels.
- ✘ Chimneys should not be removed or obscured in any way.
- ✘ Stucco and tar are not acceptable materials for chimney repair.



Brick chimney with historic corbeling and drip courses

## DORMERS



Gable roofed dormers are common in Coopersburg

Dormers can act as both functional additions and decorative features. They can help to increase usable floor space in attics and can add visual interest to roofs. When considering use and placement of dormers in the district, new dormers should be compatible and appropriate for the building and streetscape.

- ✔ Reconstructing a dormer that existed historically on a primary or secondary façade is appropriate.
- ✔ Gable dormers with 1 or 2 windows are appropriate.
- ✔ New construction of a historically non-existent dormer on a secondary façade is often appropriate for some styles. Gable, hipped, or shed roofs may be appropriate depending on style.
- ✘ New construction of a historically non-existent dormer on a primary façade is not appropriate.

## SKYLIGHTS

New skylights should be placed on less publicly visible secondary facades.

- ✘ Skylights on primary façades visible from the public right of way are not historically appropriate and are strongly discouraged



## CHAPTER 4. WALLS, SIDING, TRIM AND DETAILING



Typical rowhouses featuring brick and wood siding



One of Coopersburg's oldest buildings (c.1740s)

### STUCCO

Stucco finish was applied at the time of construction over rubble stone or as a design element. Stucco was used increasingly beginning in the early twentieth century as a remodeling material for new additions or deteriorated building exteriors. Problems with stucco typically are due to water infiltration, but can also be caused by an inappropriate mortar mix, poor installation, weathering, or building settlement. In the instance where the installation of a stucco finish is approved for use on a building, a smooth sand finish will generally be required.

It may be acceptable to remove stucco finishes to expose historic masonry if the building was not originally stuccoed. The removal of stucco finishes can be difficult and may damage original masonry.

- ✔ Stucco elements should be regularly maintained to prevent water penetration, as well as maintenance of associated roofing, flashing, drains, gutters, and drip edges
- ✘ A new stucco finish on a primary facade is strongly discouraged
- ✘ A stucco finish should not be applied over historic brick, stone, or wood siding/shingles

### STONE AND BRICK MASONRY

Stone and brick masonry construction are the most common construction methods for residential and commercial buildings in Coopersburg. In most cases, the masonry was left unpainted and unstuccoed. The removal of existing brick or stone coat may be difficult and can cause further damage to the original masonry. If there is simulated brick or stone facing tightly adhered to historic masonry, the facing should be maintained.



Stone masonry constructed building on Main Street

- ✔ Repointing of existing brick or stone masonry is appropriate. See Chapter 2 for masonry repointing information.
- ⚠ Removal of deteriorated brick and stone facing should be reviewed for feasibility and appropriateness of removal.



⚠ Painting or stuccoing of historic brick or stone masonry is not recommended and should be considered for appropriateness with the existing historic character of the building

⊘ Simulated brick or stone facings should not be installed over historic masonry.

## WOOD SIDING



Historic wood-sided cottage

Although the majority of the historic buildings in Coopersburg feature brick or stone masonry, wood siding is found on many residential and commercial buildings. It is also very common on additions constructed at the rear or sides of all styles of buildings.

✔ In-kind replacement of deteriorated wood siding is acceptable and is the preferred treatment. The material selected for in-kind replacement of wood siding should be of a similar dimension, profile and appearance as the historic wood siding. Whenever possible, the same species of wood should be used. See the Secretary of Interior's Standard #9 for reference (pg 13).

✔ Removal of aluminum or vinyl siding to expose historic brick or wood siding is acceptable and encouraged

⚠ Fiber cement siding (smooth, with no grain texture) as a substitute material in the replacement of wood siding may be appropriate

⚠ Vinyl or aluminum cladding, which is not intended to imitate wood lap siding (4.5"-6"), is not recommended, but may be approved on a case by case basis

⊘ Vinyl or aluminum siding, which is intended to imitate wood lap siding (typ. 4.5"-6") and be a substitute for it, is not appropriate on a primary facade

⊘ Covering bay windows with vinyl or aluminum siding is historically not appropriate.

Additional information on siding materials can be found in Preservation Brief #8 prepared by the National Park Service. See pgs. 11-12 for more information.

## TRIM AND DETAILING

The terms trim and detailing refer to corner boards, window and door surrounds, brackets, moldings and other decorative architectural features. Wood trim and detailing should be repaired or replaced to match the historic appearance.



Victorian Eastlake style detailing

✔ It is highly encouraged to remove any materials covering historic trim, such as aluminum, and to repair or reconstruct historic trim and detailing (See Secretary of Interior's Standard #5).

⊘ Capping or covering trim and detailing with vinyl or aluminum is not acceptable. Capping can trap moisture and lead to deterioration and decay of historic features.





Italian Renaissance Revival style cornice on Main Street

### NEW OPENINGS

Maintaining reversibility of alterations is important in historic preservation. Addition of a new opening in a historic façade is destructive and not easily reversible. This means a new opening in a primary façade is generally not appropriate. It is understood that over time, a building's use may need to change or evolve. While new openings in secondary facades are still discouraged, they may be acceptable upon review. All new openings should be compatible with the building's historic character and match the proportion of other historic openings. See the Secretary of Interior's Standard #10 for reference (pg 13).

- ✔ The restoration of a historic window or door opening to its historic appearance is appropriate.
- ⚠ The conversion of a door to a window opening or a window to a door opening is acceptable only on a secondary facade.
- ⊘ Windows and doors on primary facades should not be blocked in or changed in size.

### UNIQUE FEATURES

There are instances where historic buildings may contain architectural features that are original to the building and unique to Coopersburg. It is highly encouraged to retain these unique historic features. The replication of features through historical evidence or photographs and replacement of missing unique features is encouraged. See the Secretary of the Interior's Standards #2 and 5 for reference (pg 13).



Unique Tudor Revival-style cottage with half-timbering, stucco and stone siding



Unique Victorian window trim and detailing



# CHAPTER 5. HISTORIC WINDOWS AND MAINTENANCE



Historic 6 over 6 double-hung windows

Windows typically comprise at least one-quarter of the surface area of exterior walls of most historic buildings. Windows and their trim, shutters, and associated decorative elements, are important character-defining features of historic buildings and are key determinants of their age and style. Double-hung windows are the most common historic window types in Coopersburg.

## WINDOW TYPES AND STYLES

The windows identified in the graphic on the next page are the most common windows found in historic buildings. See the Glossary of Architecture Terms in the Appendix for a description of each type. Windows, regardless of type, can feature different muntin patterns or pane (light) configurations, which are typically linked to a building's period of construction and style.

Late nineteenth-century architecture, such as Queen Anne and Italianate era buildings, often exhibit windows of various shapes and elaborate frames, trim and casing details and applied ornament. When the Colonial Revival style grew in popularity in the early twentieth century, the use of multi-light windows with narrower frames and casings was prevalent.

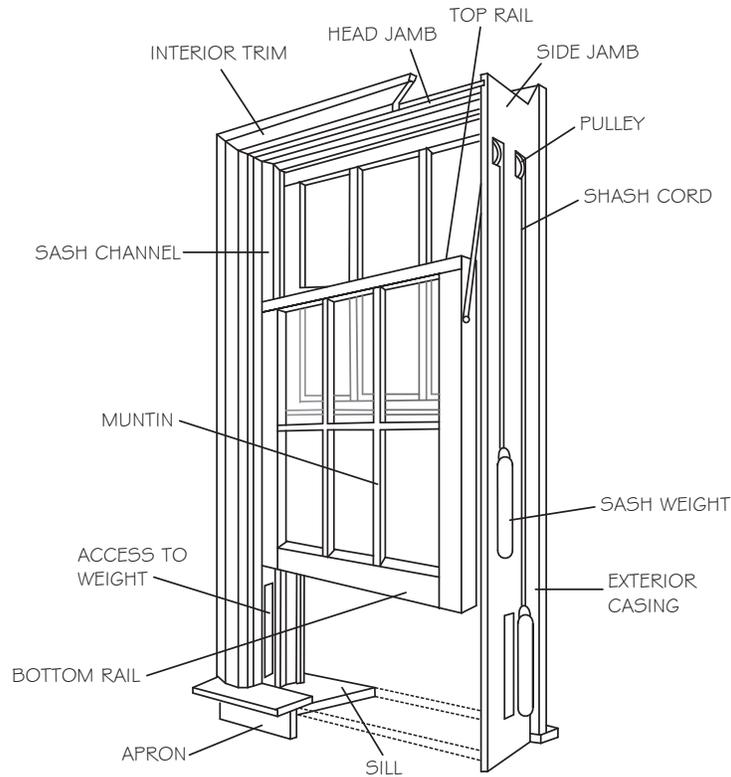


Common window styles  
(Courtesy of Preservation Design Partnership)

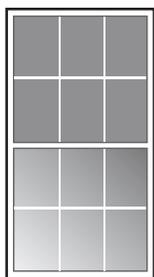
## WINDOW CONFIGURATIONS

Different window light configurations are intrinsically linked to specific architectural periods or styles. Altering the window type, muntin configuration and placement, shape, size, and component dimensions can substantially alter the historic appearance of a building's facade. See illustrations on the following page indicating common window terminology (top), common historical window muntin configurations and their corresponding historical periods (bottom left), and examples of inappropriate replacements (bottom right).

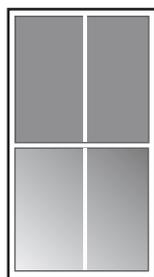




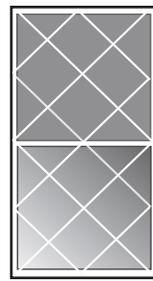
Typical parts of a historic wood-framed, wood sash double hung window (Courtesy of Artefact Inc.)



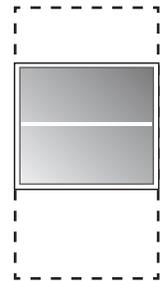
1770-1870



1885-1910

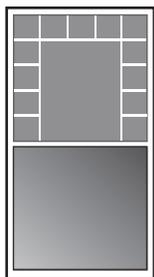


NO\*

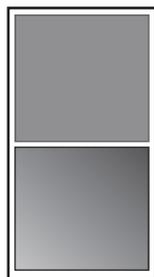


NO

Inappropriate window replacements,  
Courtesy of O.A.P.A Inc.

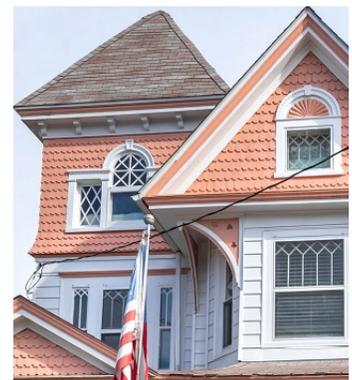


1885-1900



1885-1930

\*Diagonal cross-hatch muntins can be historically appropriate in the Queen Anne style, but is typically limited to dormer windows or upper sash muntins



Typical historic window styles and their approximate time periods





Deteriorated window before and after repair, repainting, and installation of a storm window

### WINDOW REPAIR

The repair of historic windows is recommended over replacement since windows are typically some of the most character-defining features of the building's historic significance. Repairing historic windows and installing interior or exterior storm windows can frequently satisfy many of the requests for window replacement due to increased energy efficiency. It is also recommended to install weather-stripping, caulk or glazing putty to reduce air infiltration.

The number, location, size and muntin patterns of windows are all important details that should be preserved whether the proposed work involves repair or replacement. Windows with unique features such as stained glass, leaded glass, fanlights, or sidelights should be repaired or restored. The replacement of these unique details can be costly and it can be difficult to replicate these unique feature.

The wood used to fabricate historic windows is dense, old-growth wood that is naturally rot-resistant. This wood is irreplaceable and is another reason to save historic windows and sashes.



### WINDOW REPLACEMENT

The replacement of a window refers to the installation of a new custom-sized wood or metal sash window into an existing window frame. Window replacement is recommended only for windows with irreparable deterioration. See the following section "Window Troubleshooting" for a guide to testing wood window deterioration.

If the repair of a window is deemed not possible and replacement is required, the replacement unit should match the historic window unit in design, dimension, and muntin configuration. The replacement of a historic wood window with a new aluminum-clad wood or wood composite window should be reviewed for compatibility. In all cases, the appearance of divided lights on a historic window should be retained through the use of simulated divided lights (SDL) on the new window.



Historic window openings inappropriately infilled

Property owners are encouraged to investigate the character-defining elements of their windows prior to undertaking modifications. If replacement is necessary due to extensive, irreparable deterioration, documentary photographic evidence should be provided for review.

✔ It is strongly recommended to retain and regularly maintain historic windows

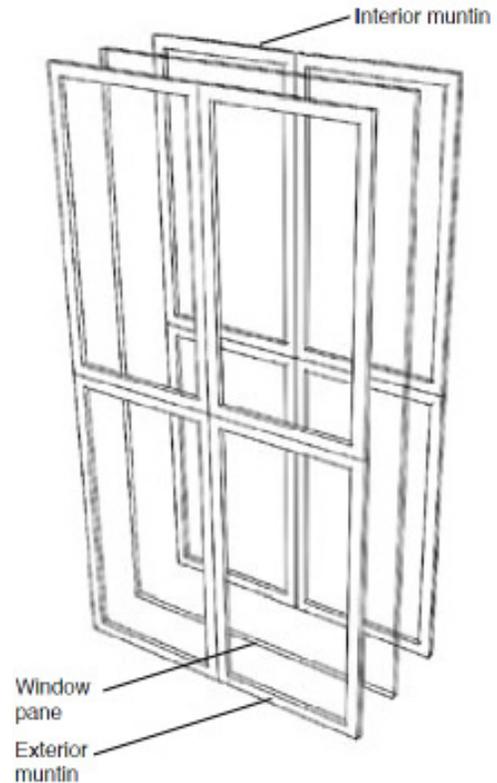
⚠ If necessary, replacement of historic wood windows on a primary facade with new wood, aluminum-clad wood, smooth fiberglass, or wood composite windows may be appropriate depending on the condition of the existing historic wood windows. Factory finish or on-site painting is recommended.

⚠ Replacement with historically appropriate glass (clear unless replacing colored glass), muntin pattern (true divided light or SDL), configuration, operation, profile (muntin depth to be at least 1/2"), size, and hardware. Re-use serviceable architectural trim and hardware.

⚠ Relocating historic windows to publicly visible facades and replacing historic windows at less visible secondary facades is recommended.

- ⊗ Creating new openings on publicly visible facades
- ⊗ Replacement windows should match the size and profile of the existing historic windows. It is strongly discouraged to decrease the window size by more than 1 1/2" or to infill the original profile to allow for the installation of a stock window unit size
- ⊗ Using vinyl or similar material with flat profiles
- ⊗ Installing muntins between glazing layers or at interior only is typically not appropriate
- ⊗ Replacement of a component or window unit is not encouraged if repair can still improve the window's performance and preserve historic elements. Improvements in thermal performance can be achieved through installing interior or exterior storm windows (See following section).

The replacement of historic window units with a completely new window unit to improve thermal performance is not recommended (See Section Energy Efficiency).



Simulated divided-light windows have a single window pane "sandwiched" between muntins



Restored muntins in a 6 over 6 window



Exterior storm windows

### EXTERIOR STORM WINDOWS

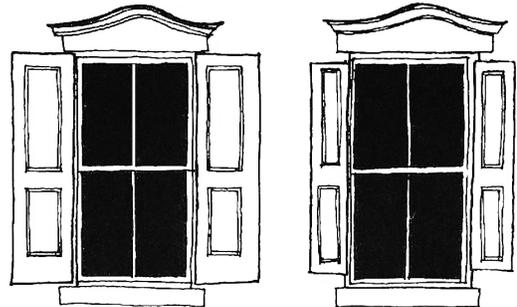
When installed correctly, storm windows are an unobtrusive and effective way of improving thermal efficiency and preserving historic wood sash. The installation of wood or aluminum storm windows in double hung window configurations is typically appropriate. Aluminum storm windows should be simple and unobtrusive in appearance and should not have a mill finish. Storm windows should be custom-sized to fit each window frame properly. The horizontal rails of the storm window should align with the meeting rails of the historic window. Aluminum storm window frames should have a factory color finish that matches the existing windows.

### INTERIOR STORM WINDOWS

The installation of interior storm windows is recommended on buildings that are fully air-conditioned and when windows are not required to be opened for ventilation or as a means of egress. Interior storm windows are also recommended for irregularly-shaped windows or windows with multiple lights. In these instances, interior storm windows provide thermal efficiency improvement without detracting from the exterior appearance. Interior storm windows are typically constructed of a narrow aluminum frame and clear glazing and can be mounted with screws or magnets.

### SHUTTERS

Historically, shutters were used as window shielding devices. Typical historical shutters feature two types: paneled wood shutters on the first story to create a solid barrier when closed, and louvered wood shutters on the second story, used to regulate air and light. Existing historic shutters (paneled or louvered) should be preserved and repaired. The installation of new shutters is only appropriate where shutters existed previously. The historic precedent for shutters on a building should be physically evident through surviving shutter hardware, window features, or documented in historic photographs. The appropriate size of shutters is one-half the width of the window sash.



YES

NO

Appropriately and inappropriately-sized shutters, Courtesy of O.A.P.A Inc.



Historic window with exterior aluminum storm window and wood louvered shutters

### WINDOW SCREENS

It is recommended to install window screens that fill half of the window, since full-size screens obscure historic windows.



✔ It is recommended to maintain existing historic shutters and install new or replacement shutters where they existed previously

✔ New and replacement shutters should be painted wood, properly sized for the window opening, appear operable and mounted using historically appropriate hardware including hinges, shutter dogs and slide bolts.

⚠ Painted composite wood shutters may be an appropriate substitute for painted wood shutters if the style, thickness, and dimensions match.

⊘ If there is no precedent for shutters on a building, the addition of shutters is inappropriate.

⊘ Vinyl or aluminum shutters are inappropriate in a historic district and are strongly discouraged

⊘ Shutters screwed or nailed to the face of the building are not appropriate



Deterioration typically starts at the sill. Peeling paint allows in moisture which causes the wood to rot.

In many cases, selective repair or replacement of damaged component parts and a more regular maintenance program can meet the performance and budget desired. See the following section for historic window maintenance tips.

## HISTORIC WINDOW MAINTENANCE AND TROUBLESHOOTING

Typically, property owners do not pay much notice to their windows until a problem occurs, such as operation malfunctions, leaking, air infiltration, and general maintenance of workability and appearance. A poorly maintained window will generally look worse than its actual condition, and replacement of an entire wood window is rarely necessary or economical.

### To improve window operation:

- Test functionality of the sash cords, chains, and weights
- Remove built-up paint
- Repair or replace deteriorated components, such as parting beads that divide sashes

### To reduce air and water infiltration:

- Install weather-stripping between moving components (good quality metal weather-stripping can last at least 20 years)
- Replace broken glass
- Re-caulk window frame perimeter joints
- Remove and replace missing or cracked glazing putty
- Add sash locks to tighten windows
- Add an interior storm window to improve energy performance
- Insulate weight pockets if not used

### To reduce solar heat gain or heat loss:

- Install operable exterior shutters where historically appropriate
- Install interior blinds or curtains
- Plant deciduous trees at south and west facades to block summer sun and allow in winter sun, and plant conifer trees at north elevation to reduce the effect of winds

To improve general maintenance, implement a schedule of regular review, repairs, and repainting of historic windows.





Historic wood window with replaced 'Dutchman' and new glazing putty. An advantage of historic windows over modern units is easy reparability.

### To Test Wood Deterioration:

- Probe the deteriorated element with an awl or ice pick
- Pierce the element perpendicularly and measure the penetration depth and damp wood at an angle to determine the extent of splintering

## HISTORIC WINDOW GUIDELINES

The following guidelines apply when evaluating historic window repair or replacement:

### 1. Perform routine maintenance

Replace broken or missing components such as trim, glazing or sash cords. Verify that caulking, glazing putty and weather-stripping is securely applied and repaint

### 2. Treat/repair deteriorated components

At the early stages of wood deterioration, it is possible to complete in-place treatments that do not necessitate component replacement. This includes treating wood for insects or fungus, epoxy consolidation, applying putty at holes and cracks and painting. Metal window components, often found at Tudor Revival buildings, require regular maintenance to prevent deterioration such as bowing or rusting.

Regular scraping of surface rust and application of a rust-inhibitive paint will allow windows to remain serviceable for a significantly longer period of time.

### 3. Replace deteriorated components

Replace either the deteriorated portion of the component with a "Dutchman" (refer to image at top left) or the entire component if very deteriorated. A "Dutchman" is a repair with a piece of the same material in a sharp-edged recessed cut and can be used for wood or metal components, although metal typically require a skilled metal worker.

The replacement pieces should match the original in design, shape, profile, size, material and texture. New sills are usually easily installed, while complete sash replacement might solve problems of broken muntins and deteriorated rails.

### 4. Replace window

If the majority of the window components are missing or deteriorated beyond repair and require replacement, specific unit replacement in-kind might be warranted.



Restored wood casement windows

Additional information on historic window repair can be found in Preservation Brief #9 prepared by the National Park Service. See pgs. 11-12 for more information.



## HISTORIC WOOD WINDOWS: GUIDE TO REPLACING AND COMPONENT OPTIONS

Wood windows were historically manufactured from durable, close, straight-grain hardwood of a quality uncommon in today's market. The quality of the historic materials and relative ease for repairs allows many well-maintained old windows to survive from the 19th century or earlier. **Replacement windows and their components tend to have significantly shorter life spans than historic wood windows. See Chapter 13. Energy Efficiency for more specific information regarding historic wood windows.**

Selecting replacement windows is further complicated by manufacturers who tend to offer various grades of windows, with varying types and qualities of materials and warranties. **Today, lower cost wood windows are typically made from new growth timber, which is much softer and more susceptible to deterioration than hardwoods of the past.** Vinyl and PVC materials, now common for replacement windows, break down in ultraviolet light, and generally have a life expectancy of less than 20 years.

Due to the great variety of finishes for aluminum windows, they continue to be tested to determine projected life spans. Other areas of concern with replacement windows, beyond the quality of construction materials used in the frame and sash, are the types and quality of the glazing, seals, fabrication and installation.

Double glazing or insulated glass, used in most new window systems, is made up of an inner and outer pane of glass sandwiching a sealed air space. The air space is typically filled with argon gas with a perimeter seal. This perimeter seal can fail in as few as 10 years, resulting in condensation between the glass layers, necessitating replacement to allow for clear visibility (See image at top right). Many of the gaskets and seals that hold the glass in place also have a limited life span and deteriorate in ultraviolet light.



Window with condensation due to faulty gasket seal

Significant problems with replacement windows may also result from poor manufacturing or installation. Twisted or crooked frames can make windows difficult to operate. Open joints allow air and water infiltration into the wall cavity or interior. Researching vendors is important when selecting appropriate window replacements. Reputable vendors typically provide a better selection and higher quality replacement window types than companies that advertise in mailings and sell in bulk. Manufacturers' information can typically be found on their websites or catalogues.

### Costs that should be anticipated when replacing windows include:

- Labor to remove old windows
- Environmental costs of disposal and transportation (to landfill, from factory)
- Purchase and delivery costs
- Labor and materials to modify existing
- Life-cycle costs associated with more frequent replacement of new windows

- ✓ Select reputable manufacturers and installers with stable businesses and honor warranties
- ✓ Install high quality wood windows and components when replacement deemed absolutely necessary

- ⚠ Review grades of windows offered by manufacturers before selecting
- ⚠ Review limits of the warranties for all components and associated labor required for replacement before selecting a window



## COMPONENT REPLACEMENT OPTIONS

Deteriorated sills, sash, and muntins are typically repairable by skilled craftsmen with wood consolidant or custom-made replacement parts. It is highly encouraged to consider selective in-kind replacement of deteriorated sections before replacing the full sash or sill.

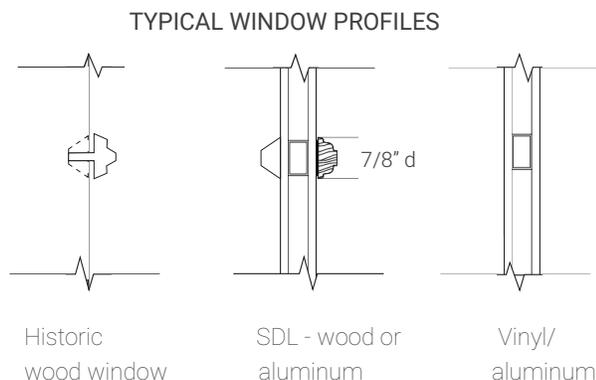
### Benefits of repairing or replacing existing components:

- ✔ Preserve original architectural materials and historic character of building
- ✔ Repairs can be made by local carpenters
- ✔ Original timber, typically used in historic windows, remains serviceable for longer than standard-quality replacement units

Sash and muntin replacement packages are offered by some manufacturers, which include replacement jamb liners, sash, and muntins to be installed in existing window frames. **It is recommended that muntins be at least 1/2" in thickness but may be up to 3/4".** A typical profile is shown below for reference.

### Benefits of sash and muntin replacement:

- ✔ Original muntin pattern can be replicated
- ✔ Maintains the historic opening, profile, and trim



### Disadvantages of sash and muntin replacement:

- ✘ This method is not recommended if historic sash is salvageable, since the removal of original sash diminishes the historic character of the building.
- ✘ Replacement sash has a limited warranty and likely will need replacement in 10-25 years as seals and joints deteriorate
- ✘ Modification of jambs necessary; jamb liners may cause issues in existing window openings and may need more frequent replacement
- ✘ Out-of-plumb historic openings may be challenging to fit replacement sash and operate
- ✘ Perimeter seals may not remain tight and cause deterioration over time

Another option is a **frame and sash replacement unit**, which includes a complete frame with pre-installed sash of various muntin patterns for installation within an existing window frame opening.

This option is strongly discouraged as it fully removes the original frame and sash of the historic window.

### Benefits of a frame and sash replacement unit:

- ✔ Manufactured as a unit to be weather-tight
- ✔ Original muntin pattern can be replicated

### Disadvantages of a frame and sash replacement unit:

- ✘ Full removal of historic frame and sash diminishes the historic character of the building
- ✘ Original window casing and built-in surrounds modified
- ✘ Original size of the historic window altered since new frame set within the old frame
- ✘ In-fill might be required for non-standard sizes

# CHAPTER 6. HISTORIC DOORS



Partially-glazed, wood-paneled double door with transom

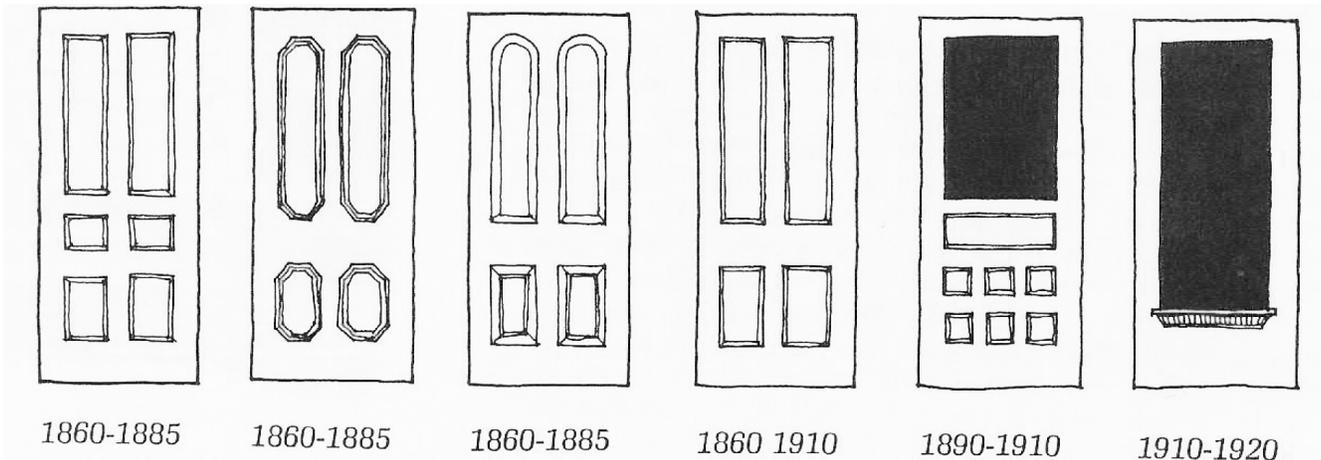
Doors, like windows, serve an essential role in defining a building’s architectural and functional character. Doors provide access to people, animals, light, and air into a building, as well as create a threshold between the exterior and interior.

## DOOR TYPES AND STYLES

In general, most historic doors are constructed of wood and are either solid or contain partial glazing at the upper portion. In Coopersburg, paneled wood doors are the most common in historic residences. Historic doors typically fall into two categories - formal entry doors with ornamental trim and surrounds, which vary by style, and more informal doors with less architectural detailing. Traditionally, historic door hardware also complements the building’s overall historic style.

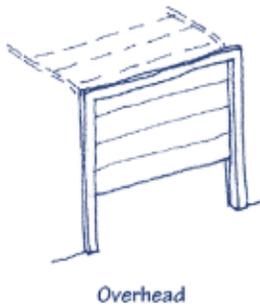
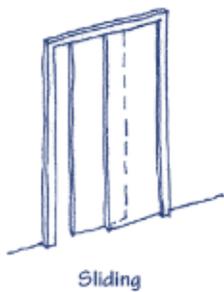
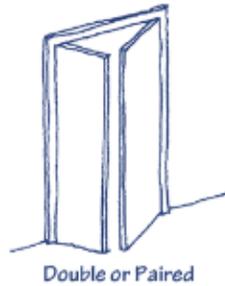
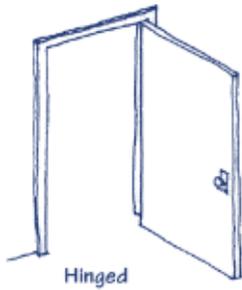
By the mid-18th century, paneled wood doors became most prevalent and remain the most common historic residential door type in the United States. Paneled doors can be constructed in a variety of configurations, depending on the architectural style and period of the building (See illustration below). The amount of glazing found in doors increased by the late 19th century with a variety of single and multi-light panels.

By the 20th century, new door types emerged, including flush wood and metal doors and fully glazed wood-framed doors, and glass doors. Other types of doors include hinged, sliding, double or paired, bi-fold, batten, pocket, and overhead. Common door types are defined in the Appendix and illustrated on the following page.



Historic doors and their time periods (Courtesy of O.A.P.A Inc.)





Common Door Types  
(Courtesy of Preservation Design Partnership)

Door styles tend to correspond with the architectural style of the building, with some examples representing more of a “high-style”, while others are simpler interpretations. Thus, like windows, doors are highly important architectural features and considered a priority for maintenance and repair when striving to retain a building’s historic character.

### REPAIRS

Since doors tend to be the most operated architectural feature on the exterior of a building, they tend to deteriorate from wear or damage and generally require more regular maintenance than windows or siding.

The repair of a historic door is recommended over replacement. The material, size, panel configuration and glazing pattern of a door should be preserved and selectively repaired. Unique features of doors, such as transoms, sidelights, stained glass, leaded glass, or cut glass should be preserved and repaired.



Wood-paneled door with multi-light arched transom



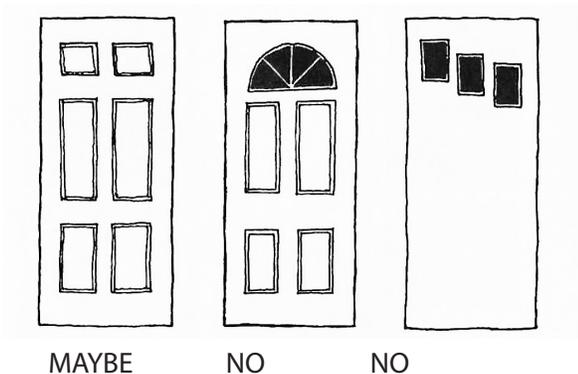
Wood rot and peeling paint are common issues. Minor repair and maintenance can prolong the serviceable life of most historic wood doors.



## REPLACEMENT

A replacement door refers to the installation of a new wood door utilizing the existing door frame. The replacement of a door is only appropriate for doors with irreparable damage or deterioration. If a door requires replacement, the new door should match the historic unit in design, dimension, and glazing configuration.

A replacement door should be sized to fit the existing opening and should match or be of an appropriate material, style, panel and/or light configuration. Typical styles and configurations appropriate in historic Coopersburg include 4 or 6 panel wood doors, partially and fully glazed doors (single and multi-light) with light configurations appropriate with the style and configuration of the existing windows or other doors.



Appropriate and inappropriate door styles  
(Courtesy of O.A.P.A Inc.)

✔ Selective repair or restoration of a door and trim is always recommended.

✔ The replacement of an existing door with a new historically appropriate, wood door is encouraged if proven irreparable, and the new door should be hung in the historic opening

⚠ Smooth, painted fiberglass doors may be acceptable as a substitute material for the replacement of a non-historic wood door.

✘ Removing, covering or concealing an existing transom or trim is not encouraged

✘ Installation of prehung doors is not recommended on primary facades

✘ The replacement of a door for the purpose of improving thermal performance is not recommended. The thermal performance of an existing historic wood door can be improved with proper weather stripping and caulking (See Energy Efficiency chapter).

## HARDWARE

Replacement in-kind of historic door and window hardware is encouraged when possible. Otherwise, period appropriate hardware should be selected. Combination locks and similar style hardware are typically not appropriate.



1910-20s era door knob



18th c. iron hinges

## HISTORIC DOOR MAINTENANCE

### To improve operation of historic doors:

- Verify that doors fit properly in their frames and joints are tight
- Verify that hardware is operational, particularly that hinges are tight and hinge pins not worn out
- Remove built-up paint at door and jambs
- Repair or replace deteriorated components such as trim and stops

### To reduce air infiltration:

- Install weather stripping between door and frame
- Replace broken glazing and remove and replace missing glazing putty
- Re-caulk perimeter joints around frame
- Install a storm door

## WEATHER STRIPPING AND CAULKING OF HISTORIC DOORS AND WINDOWS

The proper application of weather stripping and caulk around historic windows and doors can greatly decrease air and water infiltration. It is important to select materials that are appropriate for the specific application, and to follow manufacturer's installation guidelines for best results. Weather stripping is used between the moving parts of windows and doors, and thus is highly susceptible to damage and can easily become loose, bent, or torn if not regularly maintained. At high-use locations, such as primary entry doors, it is advantageous to install more durable weather stripping, such as spring metal felt, or soft rubber tubing type weather-stripping.

Caulk or other sealants should be used throughout the exterior of a building, specifically at locations where two different materials coincide and at expansion or contraction joints. Typically caulk or other sealants can be painted or sanded to minimize noticeable appearance.

See illustration at top right of the recommended locations for weather stripping and caulk.

✔ Recommended to install weather stripping or caulk that is the appropriate material for the specific exterior application; higher use applications should likely be spring metal or felt

✔ Recommended to paint or caulk with compatible-colored caulk if it is desired to minimize its visual appearance

⚠ Exercise care when removing old caulk that might contain lead

⊘ Installation of inappropriate weather stripping or caulk for specific applications in terms of materiality and durability

Additional information on weather stripping can be found in Preservation Brief #9 prepared by the National Park Service. See pgs. 11-12 for more information.



— Recommended weatherstripping locations:

- > Behind sash track
- > Behind meeting rails
- > Perimeter of doors/windows

//// Recommended caulk locations:

- > Between frame & wall
- > Between abutting materials e.g. corner boards and siding
- > Between dissimilar materials e.g. masonry/wood flashing/wall surface

## SURROUNDS AND TRIM

Exterior wood trim and surrounds frame, protect, and enhance historic windows and doors and serve as the transition elements between adjoining wall surfaces. Functionally, trim creates a weather-tight enclosure at the joints between materials. Wood trim and ornament profiles, details, and sizes All types of trim and surrounds are important features of a building's architectural character and should be replaced in-kind if repair is needed or previously removed. If all original trim has been removed, simple examples from similar style/age buildings should be consulted.

✔ Retaining and maintaining historic wood trim and surrounds at doors and windows

⚠ If removed, replace missing trim in-kind based on historic photographs or examples of similar style and age buildings

⊘ Removing original window and door surrounds and trim

⊘ Capping or cladding of original window and door surrounds and trim

## SIDELIGHTS

Sidelights are windows that flank a main entry door. There can be one sidelight or more commonly two, and the size, shape, and glass type can be customized to complement the door and building style.

✔ The width of sidelights should range from 6"-8" and typically align with the door height

⚠ If a historic sidelight was removed, replace with an in-kind sidelight and muntin pattern

⊘ Historic door sidelites should not exceed 1 foot in

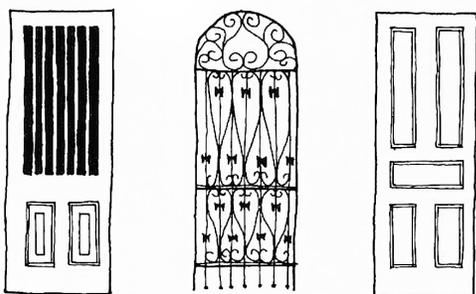


## GROCER ALLEY AND REAR DOORS



Alleyway door and gate

Typically, exterior access to building rear entries, especially in rowhomes, was historically provided by means of a narrow, often covered walkway, or grocer's alley at street level. In later rowhomes, the basement level was accessed via a short flight of steps. Grocers would typically deliver fresh food and milk to rear kitchen doorways. Two types of alley or rear doors were popular, including wooden doors (either solid or with grilles for air circulation) and iron gates. As with other doors, repair of historic alley doors is strongly recommended.



Typical rear door types (Courtesy of O.A.P.A Inc.)

- ✔ The repair or restoration of a historic grocer alley or rear door is recommended.
- ⚠ Replacement of a missing or inappropriate style alley door with a wood door that is similar in design to the historic door.
- ⚠ A painted smooth fiberglass door may be acceptable for paneled style alley or rear doors.
- ❌ Replacement of a historic alley or rear door with a steel door is not appropriate.

## GARAGE DOORS

The repair of a historic garage door is recommended over replacement. If an existing garage door requires replacement, a paneled wood, Masonite, or smooth metal with composite material overlay is recommended.

- ✔ Repair of a historic garage door is encouraged over replacement.
- ⚠ Replacement of a garage door on a primary or visible secondary façade must be reviewed
- ⚠ Replacement of carriage house doors and barn doors must be reviewed for compatibility.
- ⚠ A paneled garage door is recommended.

## SCREEN AND STORM DOORS

Screen and storm doors should obscure as little of the historic exterior as possible and should be selected to be compatible with existing window and door types and styles. Typically, compatible doors feature wood rails that align with the rails and glazing patterns of existing associated elements.

- ✔ Install appropriate type and style of screen or storm doors, which typically feature a wood-framed opening with a large screen and minimal ornament; if there is ornament, it should be of the same style and color as associated elements
- ✔ Install removeable storm/screen doors to allow for easy maintenance
- ⚠ It is not encouraged to install vinyl, plexiglas, acrylic, or bare metal storm/screen frames
- ❌ It is not recommended to install a visually opaque screen material to obscure historic door
- ❌ It is not recommended to adhere or fasten storms/screens directly to trim
- ❌ Cross buck designs are not historically appropriate



## CHAPTER 7. PORCHES, STOOPS, AND STEPS



Farmhouse wraparound porch

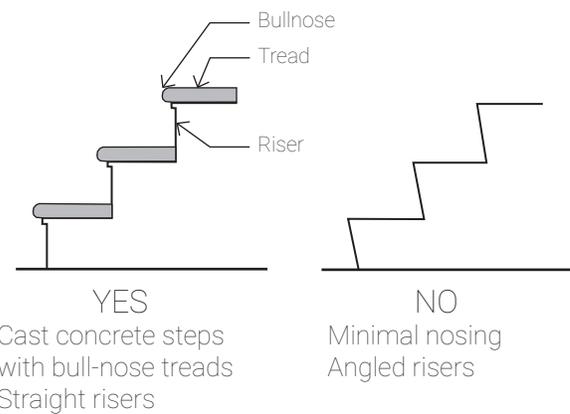
The character-defining features, materials, configurations, details and dimensions of porches, porticoes, stoops, and steps should be preserved and repaired. Porticoes are a type of front entry porch typically supported by Classically-inspired columns. Porch roofs should be preserved and repaired. If features of porches or stoops require replacement, the replacement feature or component should replicate the historic material, configuration, dimension, detailing, and design, and be in compliance with local code requirements.

New or replaced steps should feature bull-nose treads and straightback risers, and not angled risers (see illustration at right). A design with nosing is typically more historically appropriate and provides the nosing dimension often required by code.

Decking with deteriorated tongue and groove boards should also be replaced in-kind. Replacement of wood decking with synthetic materials is usually not appropriate unless the tongue and groove configuration and board size can be matched.



Typical front entry stoop on Main Street



YES  
Cast concrete steps  
with bull-nose treads  
Straight risers

NO  
Minimal nosing  
Angled risers

- ✔ It is recommended that stairs feature bullnose treads and straightback risers
- ✘ Use of angled risers is not historically appropriate and strongly discouraged
- ✘ Use of vinyl railing systems and unpainted pressure treated lumber is not appropriate.
- ✘ Covering wood porch floor decking with ceramic tile is not historically appropriate
- ✘ Covering wood porch floor decking with carpet is not historically appropriate and will lead to further damage and rotting of wood.
- ✘ Installing ceiling fans on porch ceilings is inappropriate and discouraged

Additional information on historic wooden porches can be found in Preservation Brief #45 prepared by the National Park Service. See pgs. 11-12 for more information.

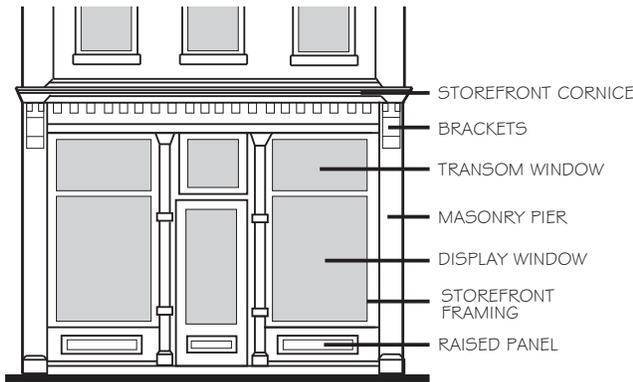


# CHAPTER 8. COMMERCIAL PROPERTIES

While Coopersburg retains only a few historic commercial properties, these buildings should be preserved and renovated whenever possible. The visual appeal and general maintenance of a storefront greatly influences a passerby's overall perception of a town's Main Street, the building and business inside. Since a positive impression is essential to draw new customers, regular maintenance and careful design is important for Coopersburg's success as a commercial center.

## STOREFRONTS

The storefront is one of the most significant architectural features of a commercial building and overall streetscape. Historic storefronts were typically framed with wood or metal, and feature glazed transoms and large glass display windows and recessed entries, allowing business owners to maximize the visibility of their wares and attract customers. Although the specific configuration of a storefront can vary widely based on architectural styles, alterations should be based on historic research and should be compatible with existing storefronts in the Borough and streetscape.



Typical historic commercial storefront  
(Courtesy of Artefact Inc.)

Typically, historic commercial buildings include ground floor storefront windows with office space or residential apartments above accessed via a secondary entrance. In Coopersburg, it is more typical for former residential buildings to be converted to business establishments.

When no historic precedent for a storefront can be found, the design of the new storefront should be compatible with the character of the building (residential or commercial) and the district.



Historic commercial storefront on Main Street

## STOREFRONT CORNICES

Storefront cornices are protective moldings at the top of storefronts, providing a visual cap to the first floor and separation from the upper floors. Cornices are typically constructed of wood, pressed metal, limestone, terra cotta or decorative brick patterns. Details can include brackets, dentils and panels.

## STOREFRONT TRANSOMS

Storefront transom windows are located above the display windows and doorways and provide additional daylight and can be either fixed or operable for ventilation. Transoms can be either single or multi-light and historically were often leaded, stained, or textured glass. Transoms can also include signage, lettering, or other ornamental details.

Additional information on historic storefront repair can be found in Preservation Brief #11 prepared by the National Park Service. See pgs. 11-12 for more information.





Storefront with large divided light windows on Main Street with apartments above

### DISPLAY WINDOWS AND ENTRYWAYS

Display windows are typically large expanses of glazing to provide ample space to present merchandise in a shop. Display windows typically flank the entry doorway or alcove to a store and can include additional advertising to further attract potential customers.

### STOREFRONT TREATMENT METHODS

Altering storefronts can be a costly endeavor and if not properly planned, changes might negatively impact a building's design or business. Prior to alterations, a property owner should identify a storefront's character-defining features and consider alternative options. When considering storefront alterations, the following approach is recommended.

#### A. Identify Key Historic Elements

Determine the character-defining features of the storefront, such as overall size, proportions, major divisions or bays, location of doors, windows, and other distinctive architectural elements. If no longer visible or extant, this can be determined from historic drawings or photographs.

#### B. Retain, Preserve, and Repair

Once identified, character-defining features should be incorporated into the proposed storefront design. Deteriorated elements should be stabilized, restored, or replaced in-kind with a similar substitute material to that of the original.

#### C. Complete Replacement of Storefront

Full replacement of a storefront is only recommended when the existing storefront materials are too deteriorated or damaged to be repairable, or when the historic storefront has been encased and the historic elements are still present to provide an accurate representation of the original design. Replacement with modern storefront elements is strongly discouraged; however, appropriate compatible alternate materials that convey the historic character can be utilized where the use of original materials is not feasible.

#### D. Historic Documentation Reconstruction

If no obvious physical evidence of the historic storefront remains, historical documentation may exist on which to base the new design. Appropriate research is recommended to ensure the greatest degree of accuracy is achieved. Selective removal of newer storefront elements could reveal clues or "ghosts" of earlier storefront design elements. Potential sources of historic documentation to check may include old building records, photographs, newspapers, advertisements, or business promotional materials and postcards.



Altered historic commercial storefront with large plate glass windows on Main Street

#### E. Reconstruction without Documentation

If there is not sufficient information or documentation available, the new design should be compatible with the overall building and similar storefronts of that period in terms of scale, proportions, pattern, materiality, and color, yet also appear distinct as a new architectural feature so as not to be confused as a historic storefront.



## CHAPTER 9. COLOR

Paint colors are not regulated in historic Coopersburg. Property owners are encouraged to consider painting their homes and businesses in colors that are appropriate for the age and style of their building.

Color that is integral to a new architectural element or product, however, should be reviewed. The most common of those materials include fiberglass or asphalt shingles, replacement windows with aluminum cladding, vinyl, fiberglass, or composite windows, fiberglass doors, and vinyl siding.



Historically compatible paint colors

It is recommended that the colors for new architectural elements or products be chosen to be compatible with existing colors on the building and common historic colors found on other nearby historic buildings. A historic architectural consultant can provide guidance on this, and several major paint companies have historic color palettes that provide good guidance for appropriate color schemes.



**BEFORE**

Historically incompatible colors prior to renovations, Easton



**AFTER**

Historically compatible colors and architectural features, Easton

# CHAPTER 10. STREETSCAPES AND LANDSCAPE FEATURES

## DECKS AND PATIOS

The construction of decks and patios on secondary facades is encouraged. Traditional materials such as wood or brick are appropriate for the construction of new decks and patios.

- ❌ Decks and patios should not be installed on primary facades or highly visible secondary facades.
- ❌ Unpainted and unstained pressure-treated lumber or vinyl are not appropriate.



Landscaped beds outside primary facade

## RETAINING WALLS

While retaining walls are often built out of structural necessity, retaining walls should still be compatible with and contribute visually to the character of the historic district. Historic masonry retaining walls should be preserved and repaired. The new construction or replacement of retaining walls visible from the public right-of-way should be constructed of traditional masonry materials.



Stone retaining wall

## LANDSCAPING AND WALL IVY

Although landscaping is not regulated, the following recommendations are provided as guidance to homeowners who have yards that front onto primary streets, which is common in Coopersburg. Especially in the hillier areas, often these yards are higher than the sidewalk and defined and supported with retaining walls. Most front yards in the historic district were traditionally planted with grass and ornamented with flower beds.

It is recommended to maintain yards with grass or low ground covers and planting beds. It is not historically appropriate to remove lawn or low vegetation and install stone or gravel. In addition to being historically inappropriate, the stone can wash out onto sidewalks causing a hazard. It is also recommended to retain wood or masonry front steps and railings and to reconstruct as necessary with historically compatible materials.

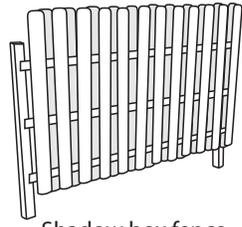
Ivy is also important to control and properly maintain, as the roots take hold in masonry cracks and may cause structural damage and moisture trapping. **Ivy should not be allowed to grow on masonry facades.** Less invasive and destructive ivy species include Boston Ivy and Virginia creeper.



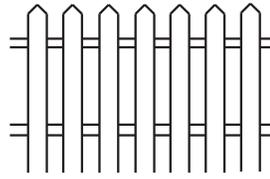
Typical raised front yard separated from street by stone wall with central stair



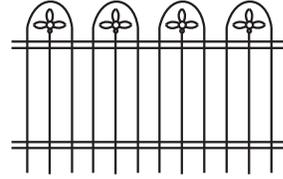
## FENCES AND GATES



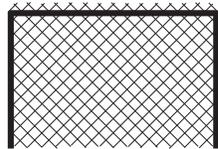
Shadow box fence  
(at rear of properties)



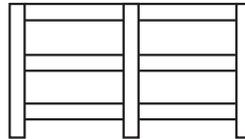
Low Picket fence



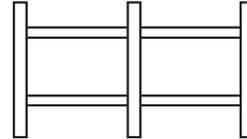
Wrought iron fence



Chain link fence



Ranch rail fence



Split rail fence

Appropriate fencing styles (Courtesy of Artefact Inc.)

Fences along front yards, streets and sidewalks should not obscure the view of the front yard or building. Ornamental iron fences often are recommended as they provide the best balance of transparency and separation. Existing ornamental iron fences should be preserved and repaired. A low wood picket fence is also an appropriate fence style. Gates should not swing onto the public sidewalk. Fences that provide more privacy such as vertical board styles are acceptable for rear or side yards. If additional privacy is desired in a rear or side yard and an ornamental iron fence already exists, a wood fence may be installed behind the ornamental iron fence.

⚠ Split rail and chain-link fencing are less appropriate in the historic district, but chain link fencing is ok if coated with dark vinyl



Low Picket fence

## PLANTERS AND WINDOW BOXES

Planters and window boxes, although not always original historic features, can greatly enhance the visual character of a building when considered properly. Moveable landscape planters made of red clay, wood or tinted concrete are recommended. Moveable planters should relate in size and scale to their location. Window boxes should be simple in design and should match the color of a building's trim or shutters. Window box sizes should match the width of the window opening. Window boxes should be mounted in a way that does not damage historic masonry.



Facade with second story window box on Main Street

# CHAPTER 11. SIGNAGE



Appropriate historic signage

Historically, there are two types of signs: those that are attached to a building's facade (flat or projecting), and signs that are freestanding and placed near commercial entries. Since many of the commercial buildings in downtown Coopersburg are constructed near or at the property line, the majority of signs are attached to the buildings. Several former residences have been converted to commercial spaces on the ground floor and feature freestanding signs on the front lawn. Signs located in the historic district should be compatible with and appropriate for the materiality, style, and character of the building and surrounding streetscape. When mounting signs on masonry walls, anchors should be placed in mortar joints instead of in brick, stone or other masonry.

## TYPES OF SIGNS IN COOPERSBURG

Wall and freestanding signs are the most common types of signage found in Coopersburg. These signs are single-sided and mounted parallel to and generally flush with the wall of a building.

**Pin-mounted signs** are comprised of individual letters or logos mounted flat against or just proud of a wall surface. Care should be taken to minimize damage to the wall construction during installation.

**Carved or Routed signs** include an opaque face which has been carved to form lettering or a logo. Routed signs often feature an external light source that shines on the sign.

**Window signs** are directly applied to the interior of the window or door glazing. Signs attached to the glazing are typically painted or composed of a vinyl applique or etched films. All window signs on display windows are subject to review as per the Coopersburg Zoning Ordinance.

**Directory signs** can be either freestanding or attached to a building and are most frequently used at professional offices where there are multiple businesses accessed via one common entrance. For consistency, individual business nameplates should match one another in terms of size, materials, colors, lettering size, case, and font.



Freestanding sign on Main Street

**Perpendicular projecting or blade signs** are generally two-sided and suspended from an iron or metal bracket that is mounted perpendicularly to a building face or architectural feature.



Perpendicular projecting sign



## Digital Signs (LED), Billboards, and Off-premises signs

Digital signs (LED), billboards (digital or static) and off-premises signs are not historically appropriate in the historic district. The only exception is for frequently changing information for entertainment or similar businesses for small LED signage, such as at theaters and music venues. The digital information signs should have black backgrounds and single color lettering. Animation, flashing graphics, or scrolling is not appropriate and the signs should operate at reasonable light levels for day and night. Digital signs should be turned off after hours.

- ✔ LED messages are only appropriate at theaters and similar types of music and performance venues where information changes frequently - information should only be changed to announce changing performances
- ✔ LED messages should have single color lettering
- ✔ LED message signs should be operated with black backgrounds only
- ✔ Signs should be operated at appropriate light levels
- ✔ Signs should be used for the entertainment venue only and not to be sold for use to outside advertisers
- ✘ Scrolling, flashing, or animation is not appropriate
- ✘ Use of digital signs after hours is not appropriate

## SIGN MATERIALS

Historically, signs were typically made of wood and either attached directly to the building or suspended from metal brackets or overhangs. A wider range of materials emerged in the early 20th century, including bronze, cast iron, stainless steel, etched or painted glass, leaded glass, gold leaf, tile, terrazzo (in floors), concrete, stone, enamel and metal panels.

When using modern materials, they should be selected carefully to be durable as well as remaining compatible with more traditional materials. For instance, while plywood may replicate the look of a historic wood sign, the material will warp and split over time. Other contemporary materials include medium density overlay plywood (MDU) and high density urethane (HDU).

## SIGN SIZE AND SHAPE

- ✔ Signage should be compatible to the scale of the building, adjacent buildings, and streetscape
- ✔ Small-scale signs are appropriate for smaller buildings and pedestrian traffic, while large-scale signs are more appropriate for vehicular traffic
- ✔ Small-scale signs are more appropriate for residential or professional offices, and for buildings that require several signs, so they can be grouped together for a unified appearance
- ✔ Smaller signs are typically more appropriate in historic commercial corridors, especially if well-designed and noticeable to pedestrians
- ✔ Shaped and larger-scale signs can reflect the business type and are more recognizable from a distance, such as road-side signage (see below).



Inside Scoop on high-traffic Route 309, just outside Historic District; example of typical oversized roadside commercial signage that would not be appropriate in a historic district (Source: roadsideamerica.com)

## SIGN ILLUMINATION

In many cases, ambient street and storefront lighting can illuminate signs sufficiently, which is preferred to installing additional lighting. Gooseneck lighting fixtures or other unobtrusive fixtures are often the most appropriate selections. Internally illuminated box signs are not encouraged, however, halo or backlit signs can be appropriate.



## SIGN LOCATION

While it is important to consider a building's design when locating a sign, in general, signs should be installed so as not to damage or obstruct any important architectural features. Typically, signage for businesses should be located below second story window sills, and no sign or sign support should be mounted on the roof or extend above a roof cornice.

## AWNINGS

Awnings are a historically popular means of sheltering an entrance, advertising, and protecting merchandise from excessive sun exposure. Awnings can be fixed or retractable, and project at a continuous angle away from the face of the building on a metal frame, terminating at a skirt or valance. Fixed awnings can be either open or close-sided, while retractable awnings are open on both ends. The most appropriate awning material is canvas; inappropriate materials include vinyl-coated or glossy fabrics.



A basement storefront awning on Main Street

## MOUNTING SIGNS AND AWNINGS

It is important to take care when mounting signs or awnings to historic building facades, especially if reusing existing hardware or brackets. If there are no previous attachments, abandoned hardware should be removed and holes patched. New signs should be mounted in locations that could be easily patched if removed or relocated. For example, anchors should be located in mortar joints rather than mounted directly to the masonry.

Additional information on historic sign and awning repair can be found in Preservation Brief #25 prepared by the National Park Service. See pgs. 11-12 for reference.

## SIGN AND AWNING COLOR AND LEGIBILITY

Overall legibility of a sign is highly dependent on the proper selection of a contrasting background color with the lettering and/or logo. Choosing a limited palette of colors and fonts is also important for overall legibility and should complement the existing building colors and historical style. Excessive text or highly stylized type styles can distract a viewer from the content of the sign and building's architectural character.

## SIGN AND AWNING GUIDE

- ✔ Maintaining and repairing integral historic signage with materials to match the original when possible
- ✔ Installing signage that identifies the business while complementing the building scale and style
- ✔ Window lettering, wall signs, hanging or projecting signs, window awnings and portable signs are typically acceptable
- ✔ Using modern, durable materials, such as HDU or MDO board, that resemble historic materials and offer improved performance
- ✔ Install canvas awnings that fit in existing storefront openings and whose color and style are compatible
- ✔ Install awnings that project approximately 3'0" from the facade in a continuous 45 degree angle, possibly with an 8"-12" straight or scalloped valance
- ✔ Rely on ambient lighting whenever possible; new lighting for signs should be external white light from projecting lamps at the top of the sign and all wiring should be discrete and concealed. Gooseneck style lights are typically appropriate.
- ⚠ Illuminated LED or neon signs, such as "OPEN" signs, are appropriate if there are no illuminated borders (straight or arched), they do not blink or flash, are compatible, and are permitted by the Zoning Ordinance
- ⚠ Paper signs or graphic films are less appropriate
- ⚠ Signage obstructive to views into the business
- ⚠ Contemporary awnings shapes, i.e. barrel or balloon
- ⚠ Awnings that are wall signs or pole-supported
- ⊘ Signs and awnings should not cover or conceal character-defining features of the building facade, and fasteners and hangers should not damage any historic materials
- ⊘ Exposed conduit, junction boxes, and raceways
- ⊘ New billboards, internally illuminated box signs, LED reader boards, flashing, and channel letter signage
- ⊘ Installing pre-manufactured neon signs advertising a specific product or service, which is highly visible
- ⊘ Selecting glossy awning materials, i.e. vinyl, plastics, and leatherette, and internally illuminated awnings
- ⊘ Installing awnings with a solid or closed underside with internal lighting



## CHAPTER 12. ACCESSIBILITY AND EGRESS

The Americans with Disabilities Act (ADA) strives to improve the quality of life for people with disabilities and recognizes that access to basic goods and services is a human right. Many businesses in Coopersburg were constructed prior to the enactment of the ADA in 1990, and lack the essential features to accommodate people with disabilities.

Accessibility and emergency egress updates often become necessary as a building's function evolves. However, it is important to balance the need for improved access and preservation. Historic buildings are subject to comply with the **International Existing Building Code (IEBC)**, which outlines broad-based principles intended to encourage the reuse of existing buildings that require upgrades and improvements. Alterations that improve physical accessibility in historic properties can be achieved with careful planning, consultation, and sensitive design to a building's architectural character, features and consideration of future reversibility.

Additional information on accessibility upgrades in historic buildings can be found in Preservation Brief #32 prepared by the National Park Service (See pgs. 11-12).

### RAMPS AND LIFTS

The construction of ramps and installation of lifts are some of the most visible alterations and should be located on secondary facades whenever possible. If ramps or lifts are required to be located on a primary façade, they should be configured to minimize their visual impact on the building or obstruction of unique features. In some cases, ramps or lifts can be incorporated at the interior by modifying door sills and sections of floor.



Stylistically compatible ADA ramp

### DOORS AND MEANS OF EGRESS

Common historic features that may require accessibility and emergency egress modifications include doors and stairs. In some instances, the hardware at historic doors can be modified for automatic operation. Another acceptable option is to reconstruct a narrow historic door, such as a paired door, as a single leaf in a manner that aligns with the original historic design intent and arrangement (see image below).

Most versions of the Existing Building Code include a section which states that **historically significant buildings considered for alterations, restorations, or repairs, do not have to conform to all of the requirements of the latest adopted Code as long as deemed safe by a local code official and to achieve an "equivalent level of safety."** These solutions can include fire-rated areas of refuge, alarm systems, and sprinklers as alternatives to adding egress doors and rated stair enclosures. Each building should be assessed to determine the solutions particular to it.



Modified historic door to allow for a wider opening while maintaining the appearance of a paired door

- ✔ Complying with all aspects of the Existing Building Code (IEBC), while minimizing alterations to the primary facade and character-defining features
- ✔ Modifying the sidewalk, walkway or entry alcove elevation by a few inches where possible to provide an accessible entrance and meet code requirements
- ✔ Installing ramps and/or lift at the interior by modifying door sills to allow entry at grade
- ✔ Simple railings that are visibly unobtrusive
- ⚠ If access to the front door is not possible, it is typically approvable to provide an accessible entrance located close to the principal entrance, which is sensitively designed and unobtrusive
- ✘ Ramps should not cover or conceal character-defining features of the building facade



## CHAPTER 13. ENERGY EFFICIENCY

This section addresses what can be done to increase the energy efficiency of historic houses and commercial buildings. Professionals rarely promote the replacement of historic wood windows and doors because the cost does not justify the energy payback, and there are effective tools to prove this. The following list itemizes energy upgrades that should be considered before replacing historic windows and doors:

- 1) Operational and behavioral changes, such as programmable thermostats, are the highest priority.
- 2) Weather stripping and caulking of windows and doors is also a high priority and cost effective.
- 3) Attic insulation is the first priority for insulation improvements.
- 4) Equipment changes, such as new high-efficiency heating and cooling equipment, are next in order of priority. New furnaces with combustion air intakes can reduce air infiltration through cracks in doors/windows.
- 5) Wall insulation is low priority and can damage historic interior details
- 6) Window replacement is low priority in terms of improving efficiency and cost payback.

Additional information on energy efficiency in historic buildings can be found in Preservation Brief #3 prepared by the National Park Service (pgs. 11,12).



Replaced windows with insulated glazing at the historic stables

### WINDOWS AND ENERGY EFFICIENCY

Although the list of priorities recommends window replacements be one of the last upgrades to consider, it is often one of the first items on many homeowners' lists to improve their home's energy efficiency. Historic wood windows with weights and ropes (or chains) can often be easily repaired, properly weather-stripped and caulked, and made more energy efficient with the installation of an interior or exterior storm window. The resultant window system retains both the character of the historic windows and the higher quality of historic wood that is more resistant to rot than new wood or wood composite materials. Typically, historic wood windows perform almost equivalently in terms of energy efficiency as compared with a new, insulated glass window.



Restored historic wood window chain

Insulated glazing is a modern material that began to be implemented in windows during the 1970s-80s. Today, it is the default type of glazing supplied in new windows and contributes to an increased energy efficiency performance of a new window. Insulated glazing, which is composed of two sheets of glass sandwiching a vacuum-filled layer of argon gas, has a limited lifespan due to potential seal failure. When the seal fails, the space between the two layers of glass will fill with air and condensation will occur obscuring the view through the window (See an image of this in **Chapter 5. Windows**). When this occurs, the glass, and sometimes the entire window, should be replaced. One of the advantages of maintaining historic windows and installing storm windows to improve insulation is a longer overall lifespan than that of new windows.



## DOORS AND ENERGY EFFICIENCY

Historic wood doors should be treated in the same manner as historic windows. Solid wood doors are good insulators. As described in **Chapter 6: Doors**, to improve a door's energy efficiency, it should be weather-stripped and caulked. If the home has an interior vestibule with a door, the installation of a storm door is usually not necessary and adds little to the energy efficiency of a house. Where interior vestibules do not exist, exterior storm doors will help create a more efficient seal, but it is recommended that a fully glazed storm door be used so as not to obstruct a view of the historic wood door.



Fully glazed outer storm door with a historic wood-paneled door visible behind

## ROOF OR ATTIC INSULATION

One of the most important energy saving upgrades for a historic building is the insulation of the roof or attic floor system. This will usually result in a better return on investment than the replacement of windows or doors and wall insulation. The use of highly insulative rigid and foam polyurethane insulation can often be a better choice than fiberglass batt insulation and can result in higher insulative values and reduced air infiltration. The foam insulation can accommodate the irregular spacing of rafters which is often found in historic homes.

Particular care should be taken when insulating slate roof systems. Adequate ventilation should be provided for slate to breathe or it will quickly deteriorate. Insulation should be positioned to allow an air space between the insulation and roof deck or battens. If the attic is unfinished and not used as a living space, it is recommended to insulate the attic floor space instead and allow the open roof system to remain unaltered. This will result in longer lasting roof shingles.

- ✔ The use of appropriate insulation in the cavities between rafters will greatly improve the energy efficiency of a home and is recommended.
- ⚠ The use of exterior rigid insulation boards on a flat roof may be historically acceptable if the roof thickness is hidden from view by parapet walls.
- ✘ Exterior insulation of gable or sloped roofs is not historically appropriate as it will alter the dimension of the roof at the cornice and side rake boards.

## WALL INSULATION

The insulation of the walls of historic buildings is often difficult to achieve without negatively impacting historic character. Since more heat is lost through a roof than the side walls, it is usually better to leave the walls of historic homes uninsulated. If the walls are framed, it may be possible to blow insulation into the wall cavities; however, this can potentially cause moisture problems within the wall system.

The insulation of brick or stone buildings is even more difficult to achieve than frame construction. The installation of exterior insulation systems (EIFS) are not historically appropriate for frame or masonry buildings and should not be used. Interior insulation of a masonry wall is sometimes possible, but usually involves enormous labor to rework historic window and door returns and casings in order to maintain the historic character.

- ✔ Always consider insulating the roof before walls.
- ⚠ The use of blown-in insulation in frame buildings may be historically appropriate. It is generally recommended to add the insulation from the inside of the house. This can be done by making discreet holes in the existing plaster walls and patching the plaster after blowing in the insulation.
- ✘ The use of exterior insulation systems (EIFS) on the walls of masonry or frame buildings is not encouraged



## SOLAR PANELS

The use of most alternative energy strategies should be pursued only after all other upgrades have been implemented to make the building more energy efficient, since their initial installation cost is usually high. Photovoltaic panels and solar hot water heating panels are “green” energy saving technologies that can be installed in a home or building in a historic district if placed appropriately. Adding this technology to historic buildings should be done in a manner that has minimal impact on historic roofing materials and preserves the building’s character by placing them in locations with limited or no visibility. These panels cannot be installed on roofs that are part of primary facades, but can be considered on roofs that are part of secondary facades or on flat roofs. The following guidance addresses different mounting conditions.

### Flat roof

On flat roof structures, solar devices should be mounted with an adequate setback so as to not be highly visible from either sidewalk of a primary street.

### Sloped roof

On sloped roof structures, solar devices should be mounted on rear or side roofs that are part of secondary facades. The solar panels should be flush mounted on sloped roofs if possible.



Inappropriate installation of solar panels



Conforming solar panels on a secondary roof

### Ground mounting

If solar devices are located on the ground, they should not be visible from primary streets or other public access routes.



Ground mounted solar panel

### Architecturally integrated solar systems

Certain types of solar installations can be subtly integrated onto standing seam metal roofing systems. These systems may be acceptable on sloped roofs on primary facades if a standing seam metal roof is historically compatible with the style of the building or house.



Example of a thin film solar panel system on a 1930s house with a standing seam metal roof

## WIND INSTALLATIONS

The installation of wind turbines or wind mills in the historic district is not historically appropriate. Wind mills and turbines are incongruous with the size and scale of the Coopersburg historic downtown residential and commercial buildings and streetscape.

## GEOHERMAL HEATING SYSTEMS

Geothermal heat pumps take advantage of the relatively constant below grade temperature of the earth (approximately 54 degrees F). Wells should be drilled to access and utilize this heat. There are many reasons that geothermal heat pumps are well-suited for use in historic buildings. They are very energy efficient, provide heating and cooling, and require no external air compressors like traditional air-to-air heat pumps and air conditioners.

Despite higher installation costs, geothermal systems offer long-term operational savings and adaptability that may make them a worthwhile investment. The main problem in using geothermal heating systems in the historic district is the ability to drill the necessary wells. These wells should be located in rear yards or other locations not visible from the primary street.

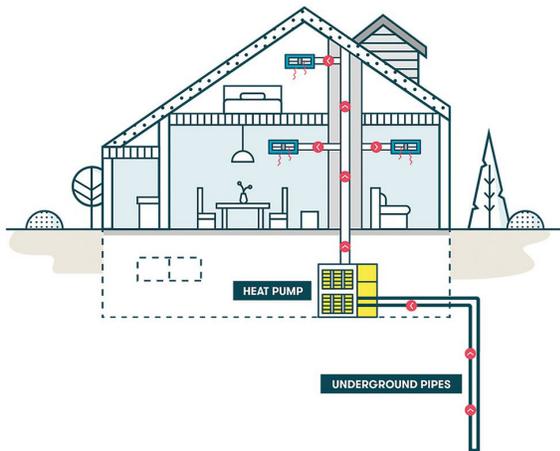


Diagram of geothermal heat pump system  
Source: Kramer Service Group

## VEGETATED GREEN ROOFS

Vegetated “green roofs” help to reduce the heat gain from the roof, thereby cooling the building and its environment. A green roof consists of a thin layer of vegetation planted in approximately 4 feet of soil over a waterproofing system or in trays installed on top of an existing flat or slightly sloped roof.

A green roof can reduce the cooling load of the building and helps cool the surrounding urban environment, filters air, collects and filters storm water, and can provide urban amenities, including vegetable gardens, for building occupants.

However, the impact of increased structural loads on historic building roofs, added moisture, and potential for leaks must be considered before installing a green roof. A green roof is compatible on a historic building only if the plantings are not visible above the roofline as seen from the ground or primary right-of-way below.



Green roof on a historic flat building roof  
Source: iGrownews

# CHAPTER 14. SITE FEATURES, EQUIPMENT AND LIGHTING

## MECHANICAL, ELECTRICAL, AND COMMUNICATIONS

Mechanical, electrical, and communications equipment and devices, such as ventilation louvers, fans, alarms, cable boxes, utility meters, intercoms, satellight dishes, cellular towers, and security cameras should be mounted on secondary facades or the rear sections of a roof wherever possible. Equipment and devices should be mounted in an unobtrusive location or painted to minimize their visual impact.

- ⚠ Equipment such as satellight dishes should be mounted on roofs less visible from the public right-of-way when possible
- ⊘ Mounting mechanical, electrical, and communications equipment and devices on a primary façade or front section of a roof is discouraged



Less appropriate placement of a satellight dish



Inappropriate placement of a cellphone tower on a historic roof Source: MySuburbanLife

## PARKING LOTS

Parking should be located at the rear of historic buildings wherever possible. Existing parking lots should be appropriately landscaped and lot lighting should be positioned discreetly and illumination should use cut-off light fixtures to concentrate light on the intended area of illumination and keep light from shining unintentionally on neighboring properties. If a parking lot or site feature is located on a heavily traveled street, the lighting should not be distracting to passers-by.

- ⚠ Parking lots at or near the front of a historic building is less appropriate in most situations.
- ⊘ Parking lot lighting shining outside of the intended area is generally not acceptable.
- ⊘ The demolition of a historic building for use as a parking lot is not encouraged.



Discouraged, highly visible parking lot on Main Street

## EXTERIOR LIGHTING

If historic lighting fixtures remain, they should be preserved. Fixtures selected for replacement or the addition of new lighting fixtures to a historic building or site should be simple in style, appropriate in scale and compatible with the character of the building. Conduit should be concealed or painted to minimize visual impact.

- ⊘ Floodlights and spotlights on primary facades are not appropriate.



# CHAPTER 15. EMERGENCY REPAIRS AND DEMOLITION

## EMERGENCY REPAIRS

Emergency repairs are considered to be repairs that are time sensitive for the continued habitation of a structure or for the health and safety of its occupants and others. If emergency repairs are needed, the Borough of Coopersburg should be contacted. Prior to emergency repairs being performed, work should first be approved through an emergency on-site review by the Building Inspector. The conclusion of this meeting will result in a prescribed approach for which the building inspector may issue a building permit for work strictly limited to correcting the emergency conditions.



Deterioration of a historic building off Station Ave.

## DEMOLITION

Demolition shall be defined as the dismantling, removal, or razing of the exterior of a building, in whole or in part. Interior changes are not regulated unless the demolition alters the structural integrity of the building or affects exterior architectural features.

A building on the Historically Significant Properties Map (Appendix) shall not be demolished, unless the applicant can prove to the Zoning Hearing Board that specific conditions apply. Applications for review of a demolition project should include relevant information regarding the existing structure and a description and details about the proposed use of the site.

The following conditions should apply to ensure a consistent review of proposed demolition and to prevent the needless demolition of historic buildings and structures:

### 1. Clear and Present Danger

The Borough Zoning Officer may declare clear and present danger when a building is in a state of collapse or has deteriorated beyond a point of being structurally sound and safe to occupy. All cases claiming clear and present danger should be accompanied by official documentation.

### 2. Feasibility of Rehabilitation

The feasibility of rehabilitation should be investigated as part of an application for demolition. Written documentation should demonstrate that alternatives to demolition have been evaluated (including but not limited to rehabilitation, sale, adaptive reuse). Both architectural and financial data should be provided to support a conclusion that demolition is the only feasible option. Demolition is not appropriate if there is any economically viable use; this use does not have to be the highest or best use.

### 3. Economic Hardship

It must be proven that the demolition is necessary to prevent unreasonable economic hardship to the owner, and that the hardship was not self-created.

### 4. Historic Architectural Significance

A building's listing in the National Register of Historic Places and/or the Borough's Historic Resources Inventory (updated 2019) must be considered during the review process and impacts of any new development evaluated on the overall historic district and streetscape.

### 5. Improving Public Good

It should be considered whether the result of the demolition and proposed project will allow for a specific development or transportation project that will have substantial and unusual public benefits that will greatly outweigh the loss of the building (i.e. a needed community facility, establishment of a major company employer).

Refer to the Coopersburg Zoning Ordinance for more specific information related to the demolition approvals process.





## 6. GUIDELINES FOR ADDITIONS TO BUILDINGS AND NEW CONSTRUCTION IN HISTORIC COOPERSBURG



Appropriate wood frame addition to side/rear of historic brick masonry house

While it is important for the borough of Coopersburg to continue to evolve, the design of new buildings and additions to historic buildings must be carefully considered. New buildings and additions should be compatible with other historic buildings and the historic district. New construction that is inspired by traditional forms and detailing is historically appropriate, although contemporary design may also be approved if the massing, size, and scale are compatible with surrounding buildings and the streetscape. It is important to understand that literal replication of historic styles is not appropriate as stated in **Secretary of the Interior's Standard #3**. Additions should be located on secondary and rear facades and should not diminish, obscure, damage, or destroy the building's historic character.

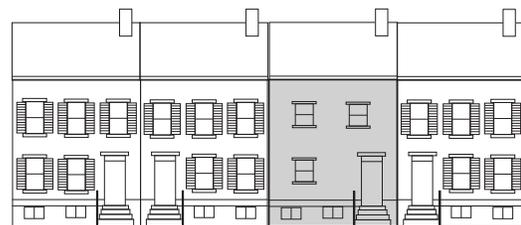
### RELATIONSHIPS AND PROPORTIONS

New construction should complement the dominant proportions and rhythms of the surrounding buildings of the streetscape. Designs that are compatible historic interpretations and traditional in form and detailing are generally appropriate. While additions should be compatible with the existing building, an evident distinction should be made between the new and old so that it is clear the addition is not part of the original building (See **Secretary of the Interior's Standards #9**). Pure replication is generally not a recommended approach. A contemporary design for an addition may also be considered appropriate as long as the massing, size, and relationships between windows and wall areas are compatible with those of the historic building and surrounding buildings on the streetscape.

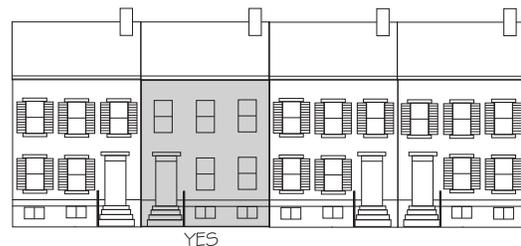


Compatible new construction in the Bethlehem Historic District on Wall St. (near Linden St.)

Additions should be designed to appear secondary to the primary façade and should not impact the essential form and integrity of the historic building. The secondary appearance can be achieved through setbacks, massing, width and detailing to allow the primary facade to be more visually predominant. The placement and setbacks of an addition should be consistent with the patterns that exist on neighboring properties on the property's respective street.



The proportions of the windows are not consistent with the surrounding buildings and this design would **not** be appropriate.



Although the details have been simplified, this design is appropriate because the rhythm and pattern of the new window openings, the massing, and the size are similar to the existing buildings.



## MASSING, HEIGHT, WIDTH AND RHYTHM

The compatibility of building massing, total height, floor-to-floor height, width and rhythm are important in both historically-inspired and contemporary designs. The cornice and ridge lines of additions should be equal to or lower than those of the primary façade of the existing historical building to ensure the addition remains secondary to the primary facade.

New building frontages should maintain the overall size and rhythm existing along the street of the respective property, though the height does not need to exactly replicate that of neighboring buildings. While massing does not need to be identical to neighboring buildings, new construction should not substantially exceed or be dwarfed by the heights, widths or overall sizes of existing adjacent buildings. New construction should be considered with particular attention to the effect on the streetscape and the district as a whole, including location, siting, setbacks, and facade treatments.

New facades should maintain the rhythm existing along the street and echo the overall aesthetic (“lightness” or “heaviness”) of neighboring buildings. For instance, new facades should reflect similar proportions of solid areas (walls or siding) to negative space or voids (storefronts, windows, and doors); and porches, bays, and overhangs.

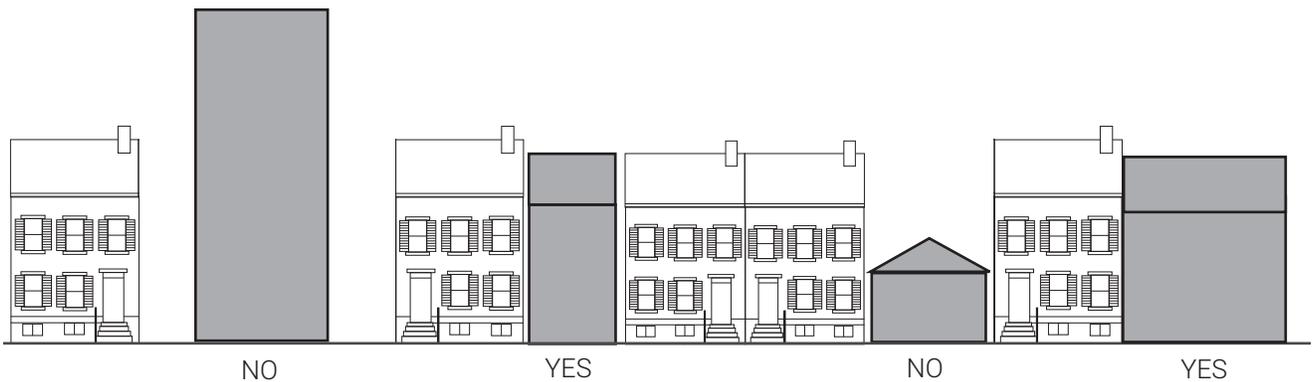
### Tall Buildings in Historic Coopersburg

In Coopersburg, where the majority of buildings are two to three stories, buildings that deviate by any great degree in height can be visually obtrusive if not thoughtfully designed in relation to the surrounding context. Tall buildings should also be considered with particular attention to the effect on the streetscape and the district as a whole, including location, topography, massing, setbacks, and facade treatments.

Designs for wide buildings (in excess of 40'-60') should be broken into a series of masses, solids, and voids that are compatible with those of the adjacent buildings. While buildings more than two or three stories taller than surrounding buildings are typically not encouraged, the topography and siting of a particular parcel (i.e. corner lot or base of a hill) could potentially accommodate a taller building if the massing, detailing, and orientation control the perceived scale of the building in the streetscape.



A good example of a contemporary long building that has been divided into smaller sections of solid and transparent features (Easton City Hall located in Easton’s historic district)



## PLACEMENT AND SETBACKS

The placement and setbacks of new construction and additions should be consistent with the patterns that exist at neighboring properties and on the properties' respective street. The primary facade of any new building should be oriented in the same direction as the majority of the buildings making up the streetscape. If the proposed project site is at a corner, the primary facade should face the same direction as the majority of the buildings on the street.

Setbacks, or distances between the building and the property line or street/sidewalk, should follow the adjacent buildings. New construction should also exhibit physical features that define the historic buildings on a streetscape, such as brick or stone walls, wrought-iron fences, landscaping, porticoes, or combinations of these.

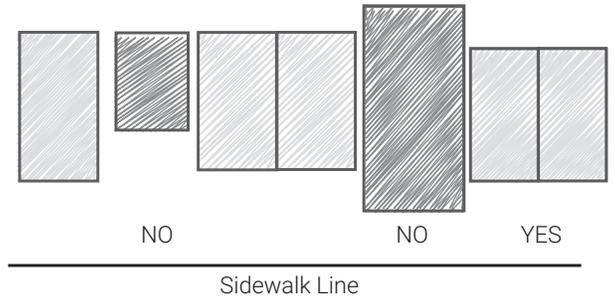
### Secondary Structures

Like additions, secondary or associated structures should not take precedence over the existing principal building on the lot. Secondary structures include, but are not limited to, storage sheds, garages, detached decks, hot tub enclosures, and animal shelters. Secondary structures should complement the primary building visually without compromising its historic character or setting. Ideally, the secondary structure should be located such that it is not highly visible from the primary public right-of-way. If visible from the public right-of-way, secondary structures should follow the same design guidelines regarding scale, material, and stylistic compatibility.

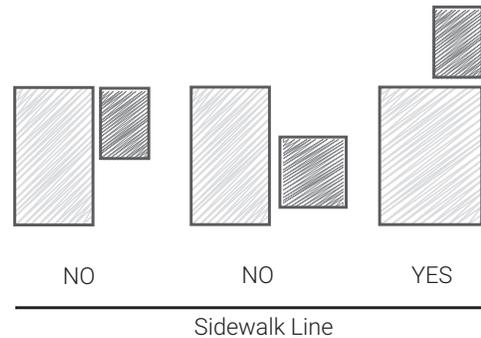
## RECONSTRUCTION VS. NEW CONSTRUCTION?

Reconstruction is defined as new construction that replicates the exact form and detailing of a historic building or portion of it as it existed at a particular point in time. Reconstruction is typically most appropriate when a natural disaster or fire has destroyed the original historic building.

In most cases, reconstruction is discouraged unless the deteriorated or damaged building is clearly documented (e.g. photographs, architectural drawings and other surviving physical evidence), and if the reconstruction will utilize materials, detailing, and decorative features that closely match or approximate those of the original building.



New buildings should match the setback distances of adjacent buildings on the street



New secondary structures should not be visible from the public right-of-way



Former Weindland's Hardware store at southeast corner of Main and Broad streets in Bethlehem (Bethlehem Public Library, c.1900).



Compatible reconstruction at southeast corner of Main and Broad streets in Bethlehem following a fire in the 1990s (Googlemaps, 2018).



## MATERIALS AND FEATURES

### Exterior Walls

Wall materials in Coopersburg include brick, stone, smooth stucco, and painted wood siding. Common historic features include wood columns, wood porch floors and ceilings, wood and iron/steel railings and fences, red or buff-colored brick, stone retaining walls, and concrete stoops with bullnose detailing.



Incompatible scale, roof form, and materials at third story roof addition

The following exterior materials and features are generally not considered appropriate for historic properties in Coopersburg:

- ❌ Vinyl and aluminum siding which is intended to imitate wood lap siding (standard 4.5-6" width)\*
- ❌ Asphalt siding
- ❌ Brickote (Stucco scored and colored to resemble brick siding)
- ❌ EIFS or Exterior Insulation and Finish Systems (synthetic stucco over styrofoam)
- ❌ Painted or exposed concrete masonry units (cinder blocks)
- ❌ Unpainted wood siding
- ❌ Ornamental pierced concrete masonry walls or screens
- ❌ Wrought iron or aluminum or replacement porch columns
- ❌ Colonial "picture" windows, jalousie windows,
- ❌ Dark or tinted glass
- ❌ Chain link or vinyl fencing
- ❌ Carpeting for porch floors or entry steps

\*Vinyl or aluminum cladding materials, which are well differentiated from wood lap siding in both dimension and appearance may be appropriate and will be reviewed on a case by case basis

### Roofs and Dormers

Common historic roof forms in Coopersburg include gable, mansard, gambrel, hipped, and low sloping. For new construction, it is appropriate to use a historically compatible roof form seen on other historic buildings or additions in the Borough. New roofing should also match or be visually similar to the historic roofing materials seen in the historic district. Roof features such as dormers should also be of similar size, scale, proportion, placement and detail to historic dormers found in the district. Skylights on the primary facade of a building or addition are not appropriate.



Compatible gable roof forms at a church in NJ

### Windows, Doors and Shutters

The proportions and materials used for new windows and doors in an addition should match or be compatible with that of the windows and doors in the existing historic building. Common historic window types include double and single-hung, casement, and large fixed panes (for common use). Double-hung windows are by far the most commonly used window type and they were generally in a 3'x5' or 3'x6' proportion. The replication of a specific type of window sash and window pane configuration is appropriate.

Windows should also be functionally similar (e.g. double-hung) to the existing building and surrounding buildings. If shutters are proposed, shutters should be correctly sized, should be mounted on historically appropriate hardware and should be compatible with the historical precedent of shutters for similar building types in the Borough. New doors should reflect the historic proportions of glass and panels.



### Architectural Detailing

New construction in historic Coopersburg should generally not fully replicate existing buildings' features, but should aim to be compatible with the historic character and architectural style of neighboring buildings. Example approaches include using similar roof forms, door and window height-to-width ratios, and retaining a percentage of glazing to solid wall that is complementary to adjacent facades. The incorporation of architectural elements, such as window lintels, sills, entrance porches, balustrades, decorative cornices, chimneys, friezes, moldings, gables, columns and pilasters can offer new construction a historically compatible appearance. Simplifying or distilling the essence of these features on new construction is recommended as a way to create compatibility without mimicking original elements.

### PORCHES, STOOPS, PATIOS, DECKS, AND BALCONIES

The construction of rear porches, decks, patios, and balconies should follow the same guidelines for building additions. The design of porches, patios, stoops or balconies as part of an addition is appropriate on streets and in districts where they are already common architectural features. They should be compatible with the historic architectural style and visually relate to the building and rear streetscape. They should also reflect the height and width ratios of the overall building proportions and that of similar features in the Borough.

### MECHANICAL, ELECTRICAL AND COMMUNICATIONS

Mechanical, electrical, and communications equipment and devices such as ventilation louvers, registers, fans, alarms, cable boxes, utility meters, satellight dishes and security cameras should be mounted on secondary facades whenever possible. Mounting mechanical, electrical, and communications equipment and devices on a primary façade is not appropriate. Equipment and devices should be mounted in an unobtrusive location or painted to minimize their visual impact. Equipment such as a satellight dishes should not be mounted on sloped roofs visible from the public right-of-way.

### LIGHTING

Exterior lighting fixtures should be simple in style, appropriate in scale and compatible with the character of the surrounding historic building(s) and streetscape. The installation of floodlights and spotlights on building additions or front facades of new construction in historic Coopersburg is generally not appropriate.

### ACCESSIBILITY

New construction and additions provide an opportunity to resolve deficiencies in accessibility that may be present in or around the historic building and not easily resolved through simpler means. Ramps should be located on secondary or rear facades whenever possible.



Appropriately located and compatible rear addition  
Source: Preservation Brief #14

### QUESTIONS TO CONSIDER BEFORE ADDING TO A HISTORIC BUILDING

1. Is new construction necessary to achieve the desired goals?
2. Could a nearby vacant building be adapted to fit the same needs?
3. Would reconfiguring the interior of the building be a potential alternative to constructing an addition? See **Preservation Brief #14** regarding additions.





## 7. GLOSSARY OF TERMS

### **Accessibility**

provisions for compliance with the Americans with Disabilities Act (ADA). Accessibility features often reviewed include, but are not limited to, ramps, elevators, lifts and sizes of openings

### **Awning (structure)**

a roof like structure installed over windows or doors that provides protection from the elements

### **Awning (window)**

Hinged at the top and projecting out at an angle

### **Batten**

full-height boards attached edge to edge with horizontal boards nailed to the verticals

### **Bracket**

a component that projects from the face of a wall used to support cornices, roofs and other projecting features

### **Bay Window**

a window or series of windows forming an alcove in a room and projecting outwards from the wall

### **Caulk**

to fill or close seams or crevices of (a door, window, etc.) in order to make watertight, airtight, etc.

### **Casement**

Hinged on one side, swinging in or out

### **Certificate of Appropriateness (COA)**

a certificate issued by the municipality indicating the review and approval of an application for work proposed in a historic district

### **Compatibility**

a design which is complimentary to or at least not in conflict with the architecture of the historic district

### **Corbel**

an architectural bracket or block projecting from a wall and supporting (or appearing to support) a ceiling, beam, or shelf

### **Cornice**

any horizontal decorative molding that crowns any building or furniture element

### **Dormer**

a structural projection from a sloping roof. Dormers typically incorporate a vertical window or louver and a small gable or shed roof

### **Double-hung Window (also Paired)**

a common operable window type comprised of one upper and one lower sash that can both be raised and lowered vertically

### **Eave line**

the horizontal line created by the projecting overhang at the lower edge of a roof

### **Façade**

view of the front sides or rear of a building representing true dimensions and omitting the use of perspective

### **Fixed**

Non-operable framed glazing

### **Flush**

a single plain surface on its face, typically wood veneer or metal

### **Glazing**

the glass that is used in a window

### **Hip Roof**

A four-sided roof having sloping ends and sides

### **Hinged**

A door that swings to close at opposite jamb - almost always mounted at interior thickness of wall swinging inward

### **Hopper**

Hinged at the bottom and projecting in at an angle

### **Horizontal Pivot**

Pivots horizontally along its central axis



**In-kind**

the replacement of a building component through matching of the original component's material, size, profile, texture, and color

**Mansard Roof**

a roof having on all sides two slopes, the lower one being steeper than the upper one

**Massing**

the use of multiple masses to create a building's overall volume

**Means of Egress**

an continuous and unobstructed path of travel from an occupied portion of a building or structure to a public way

**Mullion**

the vertical element separating two window frames

**Muntin**

a strip of wood or metal separating and holding panes of glass in a window or applied in a simulated divided light sash

**Overhead**

horizontal sections that slide on tracks opening upward - most often found at garages

**Paired (also known as double)**

a pair of swinging doors that close an opening by meeting in the middle; includes French doors

**Pane**

a flat sheet of glass used as glazing in a window  
Also referred to as a 'light'

**Paneled**

a frame of solid wood parts with either glass or wood panels

**Repointing**

the process of repairing or replacing the external portion of mortar joints in masonry construction

**Portland Cement**

a common type of cement used in concrete, mortars and stucco

**Primary Facade**

facade that is visible from a public street and includes the front entrance or significant architectural features. A corner building will have two primary facades

**Proportion**

the visual relationship between building components and their sizes and dimensions

**Ridge line**

the upper most line or peak created by the meeting of two sloped roof planes

**Right-of-Way**

a type of easement that allows for use of property owned by another person as a public thoroughfare, such as a public street, alleyway or sidewalk

**Sash**

the operable or fixed portion of a window into which panes of glass are held

**Secondary Facade**

facade that is considered the rear of a building and is not visible from a primary or major street

**Setback**

the distance between the property line and the exterior wall of a building. There may be differences in setbacks of existing buildings and setbacks required by the city's Zoning Ordinance

**Shed roof**

a roof which has only one sloping plane

**Simulated Divided Light (SDL)**

A window or door in which muntins are applied to the glass at the exterior, interior and between glass layers

**Sill**

the horizontal lower member of a window, door or other frame



**Single-hung**

Fixed upper sash above a vertically rising lower sash

**Site plan**

a scaled drawing of a property as seen from above. Site plans should show property boundaries, orientation, building locations, paving, site features

**Sliding door**

either a fixed panel with a horizontally sliding door or overlapping horizontally sliding doors; includes patio doors

**Sliding window**

Either a fixed panel with a horizontally sliding sash or overlapping horizontally sliding sash

**Spalling**

the peeling, popping or flaking of masonry materials, such as brick, concrete or natural stone, due to trapped water or moisture

**Terne**

a metal used to coat steel to inhibit corrosion

**Transom Window**

rectangular or arched panes of glass over a door

**Vertical Pivot**

Pivots vertically along its central axis (horizontal pivot window pivots horizontally along its axis)

**Weatherstripping**

A narrow compressible band used between the edge of a window or door and the jambs, sill, head and meeting rail to seal against air and water infiltration; it is made of various materials including spring metal, felt, plastic foam, and wood with rubber edging



# APPENDICES

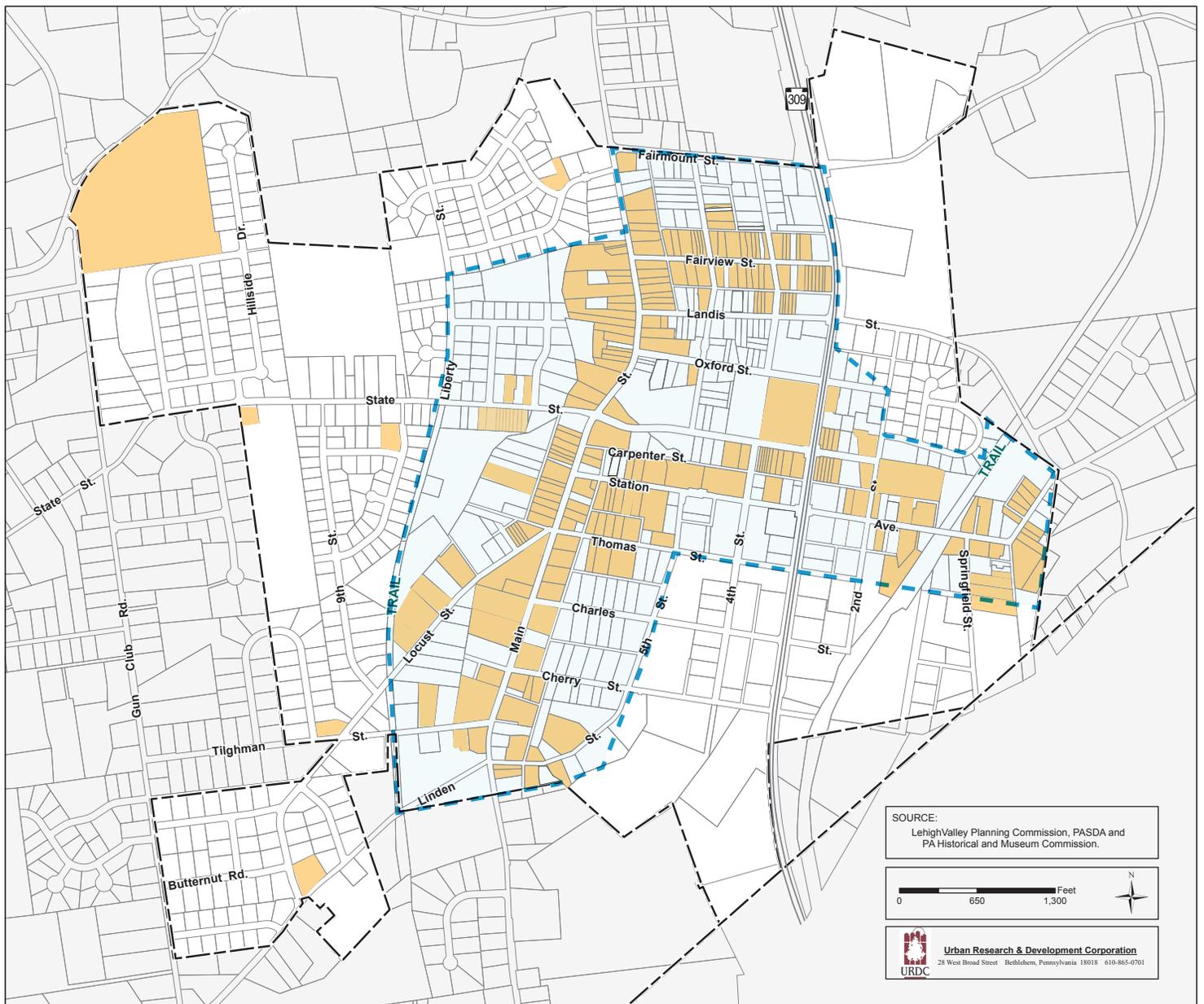
- A. Borough of Coopersburg Map of Historic Resources (Updated January 2019)
- B. Reference Materials



# A. BOROUGH OF COOPERSBURG MAP OF HISTORIC RESOURCES

## LEGEND

- Historically Significant Properties (Historic Resources Inventory updated in January 2019)
- Coopersburg National Register Historic District boundaries (adopted in 1980)
- Coopersburg Borough boundaries



# BOROUGH OF COOPERSBURG LIST OF HISTORIC RESOURCES (BY ADDRESS)

<i>Address</i>	<i>Building Style</i>	<i>Historic Status</i>	<i>Comments</i>	<i>Date of Construction</i>
564 CHERRY ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1890
302 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing	Porch and siding altered	1920
308 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing	Porch and siding altered	1920
310 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1917
313 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1900
314 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1917
321 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1900
329 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1900
330 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1890
331 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1900
333 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing	Likely alterations to Fairview St. facade at second story	1900
403 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1910
405 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1910
406 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1880
408 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1880
409 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1880
411 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1880
414 E FAIRVIEW ST COOPERSBURG	Victorian	Eligible for listing	Decorative porch brackets have been removed	1910
415 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1880
416 E FAIRVIEW ST COOPERSBURG	Victorian	Eligible for listing	Decorative porch brackets have been removed	1910
417 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1880
422 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing	Original porch elements replaced	1910
425 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing	Original brick columns and base at porch removed	1900
428 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing	Built by Milton Ritter	1901
432 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Not eligible	Former eligible storefront building demolished	
434 E FAIRVIEW ST COOPERSBURG	Victorian	Eligible for listing	Despite alterations to siding and porch, appears to remain representative of the style	1890
435 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1900
501 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1920
503 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1920
504 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1904
505 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1900
507 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1900
512 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1893
513 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing	Front portico removed	1873
520 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1900
521 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1890

525 E FAIRVIEW ST COOPERSBURG	PA Vernacular	Eligible for listing		1890
327 E LANDIS ST COOPERSBURG PA	PA Vernacular	Eligible for listing		1910
329 E LANDIS ST COOPERSBURG PA	PA Vernacular	Eligible for listing		1910
331 E LANDIS ST COOPERSBURG PA	PA Vernacular	Eligible for listing		1925
333 E LANDIS ST COOPERSBURG PA	PA Vernacular	Eligible for listing		1925
335 E LANDIS ST COOPERSBURG PA	PA Vernacular	Eligible for listing		1925
405 E LANDIS ST COOPERSBURG PA	Bungalow	Eligible for listing	Half of porch enclosed, replaced windows	1925
407 E LANDIS ST COOPERSBURG PA	Bungalow	Eligible for listing	Replaced windows	1925
409 E LANDIS ST COOPERSBURG PA	Bungalow	Eligible for listing		1925
411 E LANDIS ST COOPERSBURG PA	Bungalow	Eligible for listing		1925
427 E LANDIS ST COOPERSBURG PA	PA Vernacular	Eligible for listing	Porch altered, two-story addition at east side, replaced windows	1900
501 E LANDIS ST COOPERSBURG PA	PA Vernacular	Eligible for listing		1915
528 E LANDIS ST COOPERSBURG PA	PA Vernacular	Eligible for listing	Likely original small stone cottage with later additions	1850
540 E LANDIS ST COOPERSBURG PA	PA Vernacular	Eligible for listing	Addition at side and rear; building originally a tanner's residence though the tannery buildings were later razed (stone carrier shop at 530 Landis Street retained)	1880
502 E OXFORD ST COOPERSBURG P,	PA Vernacular	Eligible for listing	Windows and doors altered	1925
524 E OXFORD ST COOPERSBURG P,	PA Vernacular	Eligible for listing	Porch altered, replaced siding, windows	1934
228 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1900
229 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1925
230 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1890
231 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1910
232 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1900
234 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1900
235 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1910
236 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1900
237 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1900
238 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1900
308 E STATE ST COOPERSBURG PA 1	Bungalow	Eligible for listing	Porch substantially altered, replaced windows, rear addition	1900
312 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Originally a schoolhouse	1909
318 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1920
322 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1910
326 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1915
328 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1915
330 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1915
332 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1915
334 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1915
402 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1925
410 E STATE ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1925
19 E STATION AVE COOPERSBURG F	PA Vernacular	Eligible for listing	Front porch enclosed and window bricked at second story	1906
25 E STATION AVE COOPERSBURG F	PA Vernacular	Eligible for listing		1890
31 E STATION AVE COOPERSBURG F	Bungalow	Eligible for listing		1900

37 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1905
43 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1910
44 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1900
48 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1900
52 E STATION AVE COOPERSBURG	PA vernacular	Eligible for listing		1920
56 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing	Porch altered, windows and siding replaced	1897
66 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing	Porch removed, siding and windows replaced	1907
76 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing	House built in 1857 by Elizabeth and John Young; door and windows replaced	1857
77 E STATION AVE COOPERSBURG	Bungalow	Eligible for listing		1925
87 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing	Building important between 1900-1925 when the railroad provided the only means of freight transport to Coopersburg businesses and farmers from the surrounding region. Farmers sold products to the owner of this building who shipped them to the Philadelphia Market	1900
92 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing	In 1900, the building was bought by Allen Kemmerer who added additions at the rear and east sides (east side used as a barber shop)	1890
111 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing	Originally a hotel named after the Baldwin engine that was used between Bethlehem and Philadelphia in the mid-1800s; hotel served railway traffic as a restaurant and stopover for salesmen and various tradesmen; various additions constructed over time	1856-60
112 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1880
114 E STATION AVE COOPERSBURG	Vernacular Industrial	Not eligible	Former headquarters of Coopersburg Sports, former manufacturers of miniature baseball bats	c. 1950
126 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1883
133 E STATION AVE COOPERSBURG	Bungalow	No longer eligible	Large addition at second story and side	1925
139 E STATION AVE COOPERSBURG	Bungalow	Eligible for listing	Second story windows appear altered compared with 1979 photo	1925
211 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing	Porch altered	1902
321 E STATION AVE COOPERSBURG	Victorian Gothic	Eligible for listing		1875
411 E STATION AVE COOPERSBURG	Victorian Gothic	Eligible for listing	Building commissioned by the town butcher, Aaron Desh, in the 1850s. The slaughter house was located to the rear of the property.	1855
507 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1900
510 E STATION AVE COOPERSBURG	Victorian Gothic	Eligible for listing	First house on Station Avenue built by Milton Cooper, a bootmaker, in 1850. Dr. Boye, the inventor of TNT, who later lived at 122 E. State Street, lived here for several years. Finally, it was the home of Dr. Albert Trumbauer, a well-known local physician until his death.	1850
519 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1880
528 E STATION AVE COOPERSBURG	Eastlake	Eligible for listing		1900
531 E STATION AVE COOPERSBURG	Eastlake	Eligible for listing		1900
537 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing	Constructed in the late 1850s by Cornelius Sterner, an early carpenter, as his home. Original structure was a small square building with a portico over the front door. In 1913, it was a residence of Elmer Cressman, a butcher.	1855-60
540 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing	Porch altered; house owned by Civil War veteran Sylvester Clwewll	1860
544 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1850
550 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1870
552 E STATION AVE COOPERSBURG	PA Vernacular	Eligible for listing		1858

558 E STATION AVE COOPERSBURG	Victorian with Gothic elements	Eligible for listing	Gothic-inspired cottage built by Dr. Trumbauer as an office, later renovated to be a residence; later owned by the grandson of the cattle business	1860
454 LINDEN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Constructed in the early 19th century by an early settler, Jacob Seidler	c.1800
475 LINDEN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	saw mill owned by the VanHorn family located to the south of this house, which was their residence. The mill was razed in 1920 and the house was later rented by T.S. Cooper to various tenants	1860
505 LINDEN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	This building was at one time on the Cooper estate and is believed to have been one of the cartaker's cottages	1870
506 LINDEN ST COOPERSBURG PA 1	Bungalow	Eligible for listing		1910
514 LINDEN ST COOPERSBURG PA 1	Queen Anne	Eligible for listing	Exterior siding and barn doors altered 2016-17; The building was constructed by Tilghman Cooper, owner and operator of the Linden Grove Farm in Coopersburg to facilitate the annual sale of pure bred Jersey cattle which he conducted annually on Memorial Day. This was an event of national and international significance in the industry and Mr. Cooper made an important contribution to the American dairy industry. This building is individually listed on the NR for its association with this important American industry. Later the house became a boarding house, then abandoned. It was purchased by the Diocese of Philadelphia in 1937, who added a dormitory and used the estate as an orphanage. In 1970, it was bought again by the Pinebrook Junior College.	1900
208 LOCUST ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	One-story addition at west side	1880
216 LOCUST ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1880
222 LOCUST ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1880
260 LOCUST ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1880
321 N 5TH ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing		1880
327 N 5TH ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing		1880
331 N 5TH ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing	Front porch altered, replaced siding and windows	1900
5 N MAIN ST COOPERSBURG PA 18	Colonial Revival	Eligible for listing	Originally constructed to provide garage space for borough vehicles and offices, an auditorium for public programs and a social dining hall for community organizations.	1930
2 N MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing	Building constructed in 1838 and a representative example of the second period of building construction in Coopersburg (1820-1840)	1838
22 N MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing	Windows replaced; Factory building purchased in 1905 by the Gabriel Hosiery Co. of Allentown and used for seamless cotton stockings. The western annex was built in 1916. The factory closed in 1929 but other firms continued to use the building for the manufacturing of womens and mens clothing.	1896
34 N MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing		1870
42 N MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing	Addition at rear	1885
44 N MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing		1885
48 N MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing		1890
101 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Thought to be the oldest permanent house in Coopersburg, it was built in 1790 by a son of George Bachman, one of the first businessmen in Coopersburg. Originally a farmhouse, it later became a townhouse and a funeral home, now a frame shop. Building behind not original to property.	1790
104 N MAIN ST COOPERSBURG PA 18	18036	Eligible for listing	Addition at rear	1870
109 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Originally a 1 1/2 story commercial building used as a state store and tinsmith shop. Later housed a cigar factory and in 1872 remodeled into present 2 1/2 story residential building by Phaeon Gerhard.	1860

110 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Originally exposed brick	1890
118 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	This building housed the Joel Ritter cabinet shop as early as 1875 where all kinds of furniture were manufactured. Oberholtzer's Cabinet Shop purchased the building after the Ritters and later the building was converted to apartments; however, the rear section was used as a manufacturing facility for the Northampton Bedding Co. until the late 1980s or 90s	1875
124 N Main St, Coopersburg, PA 18	PA Vernacular	Eligible for listing	Altered at primary facade, new windows and siding but form intact	1880
201 N MAIN ST COOPERSBURG PA 1	Commercial Vernacular	Eligible for listing	Constructed in 1911 by Charles Roeder as an auto service shop for which it was continuously used until the 1990s	1911
202 N MAIN ST COOPERSBURG PA 1	PA Vernacular and Victorian	Eligible for listing	Building constructed by Rev. Abel Strawn, a mennonite minister, in 1876. Around 1895, a general store opened by the Moyer family in the center portion, while the southern portion was a tinsmith shop for many years. In 1960, the two southern sections were converted into apartments and the northern third was a residence and hair salon	1880
205 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Formerly stuccoed; the site was owned originally by one of the region's first settlers, Jacob Muschlitz, who built a two-story log cabin on the site with a shed roof in the 1830s. In 1861, Rev. Abel Strawn built the stone front section, retaining the rear log cabin as a kitchen. The log cabin was razed in 1871 and the present rear section added. One of the oldest structures in the borough, the building appears on the 1861 map	1861, 1871
208 N MAIN ST COOPERSBURG PA 1	PA Vernacular and Victorian	Eligible for listing	Building constructed by Rev. Abel Strawn, a mennonite minister, in 1876. Around 1895, a general store opened by the Moyer family in the center portion, while the southern portion was a tinsmith shop for many years. In 1960, the two southern sections were converted into apartments and the northern third was a residence and hair salon	1880
209 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Ground story porch and cladding altered; general store originally at the first floor and later operated as a plumbing supply business; later converted for residential use only	1880
212 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Porch altered, replaced windows and siding, but form intact	1870
213 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1900
219 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Constructed by E.H. Carol	1890
222 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1885
224 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1885
225 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1880
229 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1890
234 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Locally believed to be one of the oldest residences and farms in the Borough	c. 1800
303 N MAIN ST COOPERSBURG PA 1	Late Victorian	Eligible for listing		1882
306 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		c. 1800
308 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		c. 1800
310 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Originally the barn on the Meredith Farm at 234 N. Main St., the barn was converted to apartments in 1860-61	c. 1800
311 N MAIN ST COOPERSBURG PA 1	Late Victorian	Eligible for listing		1880
321 N MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	According to a neighbor, the building was once connected to a Civil War carriage factory	1860
333 N MAIN ST COOPERSBURG PA 1	Bungalow	Eligible for listing		1905
367 N MAIN ST COOPERSBURG PA 1	PA Vernacular with Federal element	Eligible for listing	Original building, then known as Conrad Star's tavern, was acquired by John Bachman in 1751 from William Penn as payment for his services to Penn as Secretary. In 1764, he sold the property to Newcomer. Records as early as 1724 indicate an appeal to William Allen's court on a question of ownership. In 1806, Joseph Frey, the founder of Freyburg, later Coopersburg, bought the property for 3000 pounds.	late 1700s
130 S 5TH ST COOPERSBURG PA 18	Late Victorian	Eligible for listing		1882
14 S MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing	Front porch enclosed	1925

18 S MAIN ST COOPERSBURG PA 18	Queen Anne with Italianate elements	Eligible for listing	House built in 1870 by Thomas Weaver, a tutor. Owned by Archer Trexler in the 1920s and later purchased by the Coopersburg Building and Loan Assoc. followed by the Thomas W. Cooper Co.	1870
21 S MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing	The building was constructed in the mid-1880s and was used as a general store and post office until 1889 after which it was used as a hardware store (current brick portion at the rear). Front enclosed at a later point.	1869
24 S MAIN ST COOPERSBURG PA 18	PA Vernacular with Colonial Revival	Eligible for listing	A hand dug well on the property predated the house and was used by local residents for drinking water around the turn of the century.	1906
27 S MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing	Original brick siding replaced with stone c. 2017	1890
32 S MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing		1850
36 S MAIN ST COOPERSBURG PA 18	PA Vernacular	Eligible for listing		1927
102 S MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Exterior siding, windows, and doors altered; however, the building's past significance lies in its common use by all sectors and residents. The building previously held an oyster saloon and restaurant. During the 1880s, the first floor was the offices of the Coopersburg Savings Bank. In 1897, the Coopersburg Post Office was here where it remained for 30 years. This was the first community building in Coopersburg and remains a mixed-use commercial building today.	1870
109 S Main St, Coopersburg, PA 18	Italian Renaissance Revival	Eligible for listing	Building used to feature stuccoed stone, has commercial brick additions at the rear and north side. Built in 1850 by the Fraternal Order of Odd Fellows, the building was used for various community purposes, including a meeting hall for the Odd Fellows (newly instituted lodge), church and Sunday school on the second floor for the Lutheran, Moravian, and Reformed churches, meeting hall for the borough council after incorporation in 1879, dinners, and town meetings. The caretaker and his family lived in the southern half of the building.	1850
103 S Main St, Coopersburg, PA 18	PA Vernacular with Italianate elements	Eligible for listing	Built by Dr. Gery c. 1883, this was the 3rd recorded hotel in Coopersburg. The building also originally housed a pharmacy and boarding house. The rooms downstairs were used as a waiting room for turnpike travelers and trolley users.	1883
110 S MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1922
116 S MAIN ST COOPERSBURG PA 1	Victorian Gothic	Eligible for listing		1873
117 S MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Built by Peter Cooper as a hotel to replace the old Der Siebenstern Hotel and the new building was named the Eagle Hotel. In 1862, a front porch (non-extant) was added and in 1868, the building was bought by David Barron and renamed the Barron House. The hotel was the major stopping place for farmers from the upper Pennsylvania counties on their way to Philadelphia, since Main Street was one of the main routes into the city. During hunting season, it was as stopover for hunters from the city heading north. When the Cooper family cattle auctions were held, the hotel was packed with buyers from considerable distances. It was later used as a social hall by the Coopersburg Fire Co.	1829
118 S MAIN ST COOPERSBURG PA 1	PA Vernacular with Victorian Gothic	Eligible for listing		1869
122 S MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Constructed by John Brunner, this building was the earlier parsonage for the Blue Church outside Coopersburg. It was built in 1860 by John Brunner.	1860
123 S MAIN ST COOPERSBURG PA 1	Late Federal	Eligible for listing	During the Civil War, this was the home of Genaah Jordan's parents. In the late 1880s, the property was owned by James Blank and the porch was reduced to the present portico. Around 1940, it was bought by W.G. Updegrave of the coal and lumber yard on Station Ave.	1880
128 S MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1880
121 S MAIN ST COOPERSBURG PA	Late Victorian	Eligible for listing		1869
129 S MAIN ST COOPERSBURG PA	PA Vernacular	Eligible for listing	Windows altered especially at addition	1830
134 S MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1880
201 S MAIN ST COOPERSBURG PA 1	Victorian Gothic	Eligible for listing		1880
213 S MAIN ST COOPERSBURG PA 1	Victorian Gothic	Eligible for listing		1880
223 S MAIN ST COOPERSBURG PA 1	Victorian Gothic	Eligible for listing		1880

230 S MAIN ST COOPERSBURG PA 1	Victorian Gothic (sanctuary); Col	Eligible for listing	Coopersburg Moravian Church; Moravian congregation met at the Odd Fellows Hall (105 Main St.) until 1883, at which point this church was constructed.	1884
237 S MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Brick townhouse reclad with wood siding	1880
238 S MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing		1880
318 S MAIN ST COOPERSBURG PA 1	Colonial Revival	Eligible for listing	House built in 1910 by Tilghman Cooper for his son, Ralph, and wife, Lottie	1910
405 S MAIN ST COOPERSBURG PA 1	Vernacular industrial	Eligible for listing	Though substantially altered, this building was originally an important part of the Cooper Estate Company, first as a carriage house and carriage factory behind the Cooper Estate (600 S Main St.) and later moved by horses on logs to its present location., The building was later used as a garage for storage and repair of motor vehicles, followed by a community meeting hall and medical laboratory	1890
421 S MAIN ST COOPERSBURG PA 1	PA Vernacular	Eligible for listing	Though altered with additions at the front and rear, the house behind was originally a single-family home belonging to carriage maker Jacob Fabian. T.S. Cooper remodeled it into a twin home in 1911.	1900, 1911
600 S MAIN ST COOPERSBURG PA 1	Queen Anne	Eligible for listing	Original house on this site (formerly 502 S S Main St) was built in 1832 by Peter Cooper. Judge Cooper resided there and was a member of the Borough's founding family. His grandson, T.S. Cooper, was a cattleman, who purchased his cattle from the Isle of Jersey. He enlarged the house in the Queen Anne style (1903-04) to create an estate which included barns, a sales pavilion, 2 1/2 story cottage and sales office, a carriage and milk house.	1880
540 THOMAS ST COOPERSBURG PA	Victorian Gothic	Eligible for listing	Addition at rear; Designed by Genaah Jordan, the church was used as a Union Church until 1967. Extensive remodeling occurred after the union was dissolved	1890
541 THOMAS ST COOPERSBURG PA	PA Vernacular	Eligible for listing		1880
545 THOMAS ST COOPERSBURG PA	PA Vernacular	Eligible for listing	Built by T.S. Cooper; first house in Coopersburg to have gas	1900
550 THOMAS ST COOPERSBURG PA	Victorian with Gothic elements	Eligible for listing	Designed by Genaah Jordan (1875-76), the building has undergone several additions and alterations over time; barn has been used as an office	1876
555 THOMAS ST COOPERSBURG PA 18036		Eligible for listing	Building originally a Cooper cattle barn with a kitchen, bedroom and bathroom addition. Purchased by the Borgers in 1944 from Robert Weisel at which time a dowry was paid as a source of income for T.S. Cooper's daughter-in-law Martha (Weisel). A beauty shop was added in 1949.	1872
558 THOMAS ST COOPERSBURG PA	Victorian	Eligible for listing	Designed by Genaah Jordan c. 1876; an important product of a local architect/builder	1876
545 E STATION AVE COOPERSBURG PA 18036	N/A	Not eligible	Former eligible property damaged by fire and replaced c.2015 with two-story residential	
102 S 3RD ST COOPERSBURG PA 18036		No longer eligible	Eligible property demolished	
531 Thomas St, Coopersburg, PA 18036	PA Vernacular	Eligible for listing	This was originally the parsonage for St. John's Church on Thomas Street. The owner has a photograph of the building dated to 1891.	1891
534 E Station Ave, Coopersburg, PA 18036	PA Vernacular	Eligible for listing	Built in the 1850s by John Newcomer, stuccoed brick	1850
6 N Main St, Coopersburg, PA 18036	PA Vernacular with Late Victorian	Eligible for listing		1880
5 N Main St, Coopersburg, PA 18036, USA		Eligible for listing	Constructed in 1930 to provide garage space for borough vehicles, space for borough offices, an auditorium for public programs, and a social dining hall for community social affairs.	1930
110 E Station Ave, Coopersburg, PA 18036	Brick Industrial	Eligible for listing	First used as a cigar factory in 1913, the Zinco Cigar Factory, which went out of business in the 1920s after which it was used as a textile mill (out of business in the late 1930s)	1913
116 E Station Ave, Coopersburg, PA 18036	PA Vernacular	Eligible for listing	Porch and windows altered	1850
115 E Station Ave, Coopersburg, PA 18036	PA Vernacular	Eligible for listing		1880
203 E Station Ave, Coopersburg, PA 18036	PA Vernacular	Eligible for listing	Recorded as 211 Station Ave. in 1980 HR Survey	1880
122 E State St, Coopersburg, PA 18036	PA Vernacular	Eligible for listing	House	c. 1880
122 E State St, Coopersburg, PA 18036	PA Vernacular	Eligible for listing	Barn	c. 1880
202 E State St, Coopersburg, PA 18036	Tudor Revival	Eligible for listing		c. 1910

201 E State St, Coopersburg, PA 180	PA Vernacular with Tudor Revival	Eligible for listing		c. 1910
236 E Oxford St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		c. 1890
331 E State St, Coopersburg, PA 180	Vernacular educational	Eligible for listing	Originally a school typical of educational architecture between 1890 and WWI (brick with stone foundation); addition to the north constructed after WWI	1909
322 Fairview St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		1890
607 S Main St, Coopersburg, PA 180	Colonial Revival	Eligible for listing		1915
681 Locust St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		c. 1890
23 Young Ave, Coopersburg, PA 180	PA Vernacular	Eligible for listing		c. 1880
630 W Fairmount St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		c. 1890
732 W State St, Coopersburg, PA 180	Bungalow	Eligible for listing		c. 1925
726 W State St, Coopersburg, PA 180	Bungalow	Eligible for listing		c. 1925
715 W State St, Coopersburg, PA 180	Bungalow	Eligible for listing		c. 1925
718 W State St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		c. 1890
714 W State St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		c. 1890
710 W State St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		c. 1900
706 W State St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		c. 1900
703 W State St, Coopersburg, PA 180	PA Vernacular	Eligible for listing	Kit house	c. 1925
244 State Rte 2045, Coopersburg, PA 180	PA Vernacular	Eligible for listing		1925
406 S Main St, Coopersburg, PA 180	Queen Anne	Eligible for listing	A cottage begun in 1885 was burned before completion and on its foundation the present building was constructed. In 1906, the building was moved from its original site behind 600 S. Main Street to its present location. It was originally the home of Ralph Cooper, Sr. and his family. More recently subdivided into apartments	1886
111 S Main St, Coopersburg, PA 180	PA Vernacular	Eligible for listing	Built in 1929 by a contractor for Charles Coyne and used as a bakery shop	1929
206 S Main St, Coopersburg, PA 180	Colonial Revival	Eligible for listing		c. 1925
120 Hickory Alley, Coopersburg, PA 180	PA Vernacular	Eligible for listing		c.1875
302 S Main St, Coopersburg, PA 180	Colonial Revival	Eligible for listing		1946
310 S Main St, Coopersburg, PA 180	Colonial Revival	Eligible for listing		1947
309 S Main St, Coopersburg, PA 180	Colonial Revival	Eligible for listing		1945
331 S Main St, Coopersburg, PA 180	Colonial Revival	Eligible for listing		1950
337 S Main St, Coopersburg, PA 180	Colonial Revival	Eligible for listing		1949
690 Tilghman St, Coopersburg, PA 180	PA Vernacular	Eligible for listing	Former rear cottage of Cooper Estate	1900
414 S Main St, Coopersburg, PA 180	Colonial Revival/PA Vernacular	Eligible for listing		1950
705 Tilghman St, Coopersburg, PA 180	PA Vernacular	Eligible for listing	Porch likely enclosed and other additions	1850
801 Tilghman St, Coopersburg, PA 180	Bungalow	Eligible for listing		1926
342 Locust St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		1950
340 Locust St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		1936

308 Locust St, Coopersburg, PA 180	PA Vernacular	Eligible for listing		1875
113 John Alley, Coopersburg, PA 18	PA Vernacular	Eligible for listing	Former town butcher	c.1850
1050 W State St, Coopersburg, PA 1	Bungalow	Eligible for listing		1927
4600 Mill Rd, Coopersburg, PA 180	Farmhouse	Eligible for listing		1850
4600 Mill Rd, Coopersburg, PA 180	PA Vernacular	Eligible for listing	Eligible property includes farmhouse and agricultural outbuildings	1850
115 Springfield St, Coopersburg, PA	PA Vernacular	Eligible for listing	Front porch altered	1875
133 Springfield St, Coopersburg, PA	PA Vernacular	Eligible for listing		1936
129 Springfield St, Coopersburg, PA	PA Vernacular	Eligible for listing	Front porch substantially altered	1875
115 Springfield St, Dayton, OH 454	PA Vernacular	Eligible for listing		c.1875
234 E Oxford St, Coopersburg, PA 1	PA Vernacular	Eligible for listing		c. 1890
720 W State St, Coopersburg, PA 18	PA Vernacular	Eligible for listing		c. 1890
720 W State St, Coopersburg, PA 18	PA Vernacular	Eligible for listing		c. 1890
716 W State St, Coopersburg, PA 18	PA Vernacular	Eligible for listing		c. 1890
708 W State St, Coopersburg, PA 18	PA Vernacular	Eligible for listing		c. 1900
712 W State St, Coopersburg, PA 18	PA Vernacular	Eligible for listing		c. 1900
118 Hickory Alley, Coopersburg, PA	PA Vernacular	Eligible for listing		c. 1890

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