

**CITY OF BETHLEHEM**

**HARB CERTIFICATE OF APPROPRIATENESS**

**DATE: 7 April 2021**

**APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD**

**Deadline for submittals is by noon, two weeks prior to the next scheduled meeting.**

Submit original plus 10 copies.

**HARB MEETING MINUTES AND SUBMISSION**

MEMBERS PRESENT

Beth Starbuck  
Marsha Fritz  
Diana Hodgson  
Connie Postupack  
Rodman Young  
Derrick Clark  
Fred Bonsall

VISITORS PRESENT/Virtual Attendance

Darlene L. Heller, City of Bethlehem,  
Director of Planning and Zoning  
Craig D. Peiffer, City of Bethlehem,  
Planning and Zoning  
Shawn Fuller, City of Bethlehem, Dept. of  
Community & Economic Development  
Stephanie Augello, City of Bethlehem,  
Executive Assistant to the Mayor  
Mike Simonson, City of Bethlehem,  
Chief Code Official  
Bruce Campbell, Campbell Real Estate  
Glenn M. Price, 23 East Church Street

MEMBERS ABSENT

Connie Glagola

STAFF PRESENT

H. Joseph Phillips, AIA, Historic Officer  
E-Mail:  
[jphillips@phillipsdonovanarchitects.com](mailto:jphillips@phillipsdonovanarchitects.com)

### **MINUTES:**

There were no comments on the 3 March 2021 Minutes. Upon a motion by Beth Starbuck and second by Connie Postupack, the minutes were approved unanimously as submitted. The 7 April 2021 meeting of HARB was called to order by Chairperson, Beth Starbuck at 5:05 PM.

**Item #1:** The applicant/owner of the property located at 234 East Wall Street proposes to replace the existing roof and paint the existing brick and trim.

**Property Location:** 234 East Wall Street

**Property Owner:** Campbell Real Estate

**Applicant:** Bruce Campbell, Campbell Real Estate

**Proposed work:** The applicant/owner of the property located at 234 East Wall Street proposes to replace the existing roof and paint the existing brick and trim. The replacement roof shingles proposed are Timberline HD Charcoal Lifetime Architectural Shingles. Proposed paint colors, as manufactured by BEHR, are as follows. Brick and dormer: Weathered Moss. Trim: Swiss Coffee. Shutters: Deep Breath.

**Character Defining Features:** This structure is a two-story residential structure with a side-gabled, fiberglass shingled roof. The roof gutter is a prefinished aluminum 'K' gutter with a rectangular downspout. There is a single, high-sloped, hipped roof dormer centered on the main roof that contains two, centered, nine over one, windows. All soffits and fascias are aluminum clad. The building façade is comprised of common materials and details with minimum decorative elements. The brick façade with stone base has been painted over time. The arrangement of two windows on the second floor and a single door and single window on the first floor is slightly asymmetrical, with the entrance door not aligning with the window above it. However, the entrance door is centered on the single-slope roofed entrance porch with scrolled metal porch posts. Windows in the street facing facade are one over one in a segmental arched brick opening. The window openings are flanked by non-functioning, louvered shutters that are not original to the building. The windows in the sided dormer are nine over one.

**Discussion:** The Historic Officer, Joe Phillips, gave an overview of the project. Beth Starbuck asked the applicant if he would consider using GAF Slateline shingles in lieu of the proposed GAF Timberline shingles. The applicant replied that he would not because of the significant cost difference. Marsha Fritz commented that she liked the proposed Weathered Moss and Swiss Coffee paint colors, but she would remove the shutters because they are none functioning, not to scale or proportion, and are not original to the building. She further stated that she was okay with the Timberline Shingles. Beth Starbuck asked if the shingles on the dormer and the porch roof were going to be replaced. The applicant advised that the shingles on the dormer and the porch were not going to be replaced. The only shingles to be replaced are on the main roof. Dianna Hodgson asked if the upper step of the porch was going to be repainted. The applicant

stated that if it is painted now, it will be repainted. Beth Starbuck suggested the porch be painted a cement color. Rod Young asked if the storm door was to remain. The applicant confirmed that the storm door will remain. After some discussion, the consensus of HARB was that the storm door should be painted the Deep Breath color and that the downspouts should be painted the same color as the brick. The applicant agreed.

**The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness for the replacement of the existing roof shingles and painting of the existing brick and trim.**

**Motion:** Derrick Clark made a motion to approve the replacement of the existing roof shingles and painting of the existing brick and trim, in accordance with the discussion outlined above, and with the following conditions.

1. The new roof shingles shall be GAF Timberline HD Lifetime Architectural Shingles and the color shall be Charcoal.
2. The brick and downspouts shall be painted Weathered Moss.
3. The trim shall be painted Swiss Coffee.
4. The aluminum storm door shall be painted Deep Breath.
5. The existing shutters shall be removed from the building façade.

**Second:** Marsha Fritz

**Result of vote:** The vote was unanimous to approve the replacement of the existing roof shingles and painting of the existing brick and trim, as per the motion.

**Item #2:** The applicant/owner of the property located at 236 East Wall Street proposes to replace the existing roof and paint the existing brick and trim.

**Property Location:** 236 East Wall Street

**Property Owner:** Campbell Real Estate

**Applicant:** Bruce Campbell, Campbell Real Estate

**Proposed work:** The applicant/owner of the property located at 236 East Wall Street proposes to replace the existing roof and paint the existing brick and trim. The replacement roof shingles proposed are Timberline HD Charcoal Lifetime Architectural Shingles. Proposed paint colors, as manufactured by BEHR, are as follows. Brick and dormer: Livingston. Trim: Swiss Coffee.

**Character Defining Features:** This structure is a two-story residential structure with a side-gabled, fiberglass shingled roof. The roof gutter is a prefinished aluminum 'K' gutter with a rectangular downspout. There is a single, low-sloped, hipped roof dormer centered on the main

roof that contains a single, centered, one over one window. All soffits and fascias are aluminum clad. The building façade is comprised of common materials and details with minimum decorative elements. The brick façade with stone base has been painted over time. The arrangement of two windows on the second floor and a single door and single window on the first floor is slightly asymmetrical, with the entrance door not aligning with the window above it. However, the entrance door is centered on the gable roofed style entrance porch or portico with simple square porch posts. Windows in the street facing facade are one over one in a segmental arched brick opening. The window in the sided dormer is one over one.

**Discussion:** The Historic Officer, Joe Phillips, gave an overview of the project. Beth Starbuck asked if the dormer was sided in aluminum. The applicant responded in the affirmative and advised that he would be painting the dormer siding. He also advised that the shakes in the gable end of the porch would be painted the same color as the brick. Joe Phillips advised that if the gutters and downspouts are removed, they shall be replaced with half round gutters and round downspouts. The applicant agreed and agreed to paint the downspouts the same color as the brick. After discussion by HARB, the applicant agreed to paint the storm door Red Potato and agreed that any damaged porch trim would be replaced in-kind with wood. Rod Young asked what the applicant proposed to do with the existing porch handrails. The applicant advised that they are metal and would be painted black. Beth Starbuck asked if the applicant intended to retain the metal grill in the basement opening and if so, would he be willing to paint it the same color, Red Potato, as the storm door. The applicant responded in the affirmative.

**The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness for the replacement of the existing roof shingles and painting of the existing brick and trim.**

**Motion:**

Diana Hodgson made a motion to approve the replacement of the existing roof shingles and painting of the existing brick and trim, in accordance with the discussion outlined above, and with the following conditions.

1. The new roof shingles shall be GAF Timberline HD Lifetime Architectural Shingles and the color shall be Charcoal.
2. The brick and downspouts shall be painted Livingston.
3. The trim shall be painted Swiss Coffee.
4. The aluminum storm door and basement opening grill shall be painted Red Potato.
5. The siding on the dormer and in the gable end of the porch shall be painted Livingston.
6. The metal porch handrails shall be painted black.
7. If existing gutters and downspouts are removed, they shall be replaced with half-round gutters and round downspouts.
8. Any damaged porch trim will be replaced in-kind with wood.

**Second:** Rod Young

**Result of vote:** The vote was unanimous to approve the replacement of the existing roof shingles and painting of the existing brick and trim, as per the motion.

**Item #3:** The applicant/owner of the property located at 246 East Wall Street proposes to replace the existing front portion of the roof to match the rear portion of the roof and the front porch roof, as well as paint the existing brick and trim.

**Property Location:** 246 East Wall Street

**Property Owner:** Campbell Real Estate

**Applicant:** Bruce Campbell, Campbell Real Estate

**Proposed work:** The applicant/owner of the property located at 246 East Wall Street proposes to replace the existing front portion of the roof to match the rear portion of the roof and the front porch roof, as well as paint the existing brick and trim. The replacement roof shingles proposed are Timberline HD Weathered Wood Lifetime Architectural Shingles. Proposed paint colors are as follows. Brick and dormer: Livingston. Trim: Swiss Coffee. Door: Red Potato. (A manufacturer's name was not provided for the paint, but it appears to be Behr Paints from a quick internet search.) (Also, what about painting the enclosed porch?)

**Character Defining Features:** This structure is a two-story residential structure with a side-gabled, fiberglass shingled roof. The roof gutter is a prefinished aluminum half round gutter with a round downspout. There is a single, low-sloped, hipped roof dormer centered on the main roof that contains a single, centered, one over one window. The top light of this window has a diamond shaped muntin pattern. The dormer is clad in a patterned, wood, shingle that has been painted. The building's visible second story façade is comprised of common materials and details with minimum decorative elements. The brick façade has been painted over time. The elevated first floor porch, with a masonry base and single sloped roof, has been enclosed at some point in time. The arrangement of two windows on the second floor and a single door with a six light transom window and four windows on the first floor is slightly asymmetrical. The second-floor windows in the street facing facade are one over one in a segmental arched brick opening. The windows in the vertical wood sided enclosed porch are nine over nine. The entrance door to the porch has a single light with three raised panels above it and three raised panels below it. The vertical wood trim at the sides of the door is fluted. The masonry porch base contains a single, three light, off-center, basement window with a dryer vent located in one of the lights.

**Discussion:** The Historic Officer, Joe Phillips, gave an overview of the project. Marsha Fritz questioned the condition of the porch door. The applicant responded that the door is not in

good condition and would be repaired or replaced in-kind. Marsha Fritz asked the applicant to retain the existing lighting fixture to the left of the door and advised the applicant that if the lighting fixture is replaced, the applicant would need to come back before HARB for review and approval of the proposed fixture prior to replacement. The applicant agreed. Beth Starbuck questioned the condition of the existing windows. The applicant advised that the windows will be restored. After discussion by HARB the applicant agreed that the brick, downspouts, vertical wood siding below the windows, the foundation of the porch, and the dormer siding will be painted Weathered Moss, the door will be painted Deep Breath, and the windows and trim will be painted Swiss Coffee. The applicant also agreed that the replacement shingles on the front portion of the main roof and the dormer will be Weathered Wood to match the porch roof and the rear portion of the main roof which had previously been replaced.

**The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness for the replacement of the existing roof shingles and painting of the existing brick and trim.**

**Motion:** Connie Postupack made a motion to approve the replacement of the existing roof shingles and painting of the existing brick and trim, in accordance with the discussion outlined above, and with the following conditions.

1. The new roof shingles shall be GAF Timberline HD Lifetime Architectural Shingles and the color shall be Weathered Wood.
2. The brick and downspouts shall be painted Weathered Moss.
3. The windows and trim shall be painted Swiss Coffee.
4. The porch door shall be painted Deep Breath.
5. The siding on the dormer and the vertical siding below the porch windows shall be painted Weathered Moss.
6. The porch foundation shall be painted Weathered Moss.

**Second:** Marsha Fritz

**Result of vote:** The vote was unanimous to approve the replacement of the existing roof shingles and painting of the existing brick and trim, as per the motion.

**Item #4:** The applicant/owner of the property located at 23 East Church Street proposes to enclose the sleeping porch and replace the vinyl siding, remove a third-floor window in its entirety and side opening with cementitious siding, replace a second-floor window with a similar style window as the first-floor window, and relocate a downspout.

**Property Location:** 23 East Church Street

**Property Owner:** Glenn M. Price

**Applicant:** Glenn M. Price

**Proposed work:** The applicant/owner of the property located at 23 East Church Street proposes to enclose the sleeping porch and replace the vinyl siding, remove a third-floor window in its entirety and side opening with cementitious siding, replace a second-floor window with a similar style window as the first-floor window, and relocate a downspout. This work is being undertaken to accommodate the interior remodeling of a bathroom and the addition of a laundry room.

**Character Defining Features:** The circa 1855 Federal-style home was originally two separate residences with the current kitchen area being an attached cottage. George and Christiana Dilgert purchased the lot from the Moravians in 1855 and built the left side of the house. If you look closely, you can see a vertical joint a couple of feet to the right of the front door. George Dilgert was a "house carpenter". In 1861, Julia Ann Shimer Hillman purchased the home and added the right portion of the home. Upon her passing her estate went to the Moravian Church.

This structure is a two-story residential structure with a low-sloped, side-gabled roof. Two centrally located, interior, brick chimneys protrude through the ridge of the roof. The cornice is a simple, molded cornice, with a prefinished aluminum half round gutter and round downspouts. The building's smooth façade is comprised primarily of brick with a minimal stone base. Individual, double-hung windows, with two lights over two lights, are symmetrically aligned horizontally and vertically with 5 windows on the second floor and 4 windows and an entrance door on the first floor. The window openings have flat stone lintels and prominent sills. The first-floor window openings incorporate paneled shutters and the second-floor window openings incorporate louvered shutters. The two-leaf, one over one paneled entrance door is topped with a transom light and recessed into a side-paneled opening that is surrounded by a bracketed door surround. This door surround provides the primary ornamentation for the main façade.

The area of proposed work is at the rear of the building and will take in the vinyl sided enclosed sleeping porch portion of the structure.

**Discussion:** The Historic Officer, Joe Phillips, gave an overview of the project. Beth Starbuck questioned when the enclosed porch windows were added. The applicant advised that he doesn't know when they were added, but that they are vinyl windows. Marsha Fritz questioned what the style and material of the proposed new window would be. The applicant advised that the new window would be six over six to match the existing window on the second floor of the porch, but was unsure what material the window would be. Marsha Fritz asked that the new window be a quality wood window and the applicant agreed. The applicant advised that all of the existing siding on the porch would be replaced with cementitious siding that will be installed at four inches to the weather and have a smooth white surface that is painted white.

All new trim will be of a composite material that is painted white. Beth Starbuck advised that the paint used should be an off-white paint to match the existing trim. The applicant agreed.

**The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness for enclosing the sleeping porch and replacing the vinyl siding with cementitious siding, removing a third-floor window in its entirety and siding the opening with cementitious siding, replacing a second-floor window, and relocating a downspout.**

**Motion:** Fred Bonsall made a motion to approve enclosing the sleeping porch and replacing the vinyl siding with cementitious siding, removing a third-floor window in its entirety and siding the opening with cementitious siding, replacing a second-floor window, and relocating a downspout, in accordance with the discussion outlined above, and with the following conditions.

1. All new siding will be cementitious in material with a smooth surface, installed at four inches to the weather and painted an off-white color.
2. All new trim will be of a composite material and painted an off-white color.
3. Any new window will be a quality wood window.

**Second:** Marsha Fritz

**Result of vote:** The vote was unanimous to approve enclosing the sleeping porch and replacing the vinyl siding with cementitious siding, removing a third-floor window in its entirety and siding the opening with cementitious siding, replacing a second-floor window, and relocating a downspout, as per the motion.

There being no further business, the meeting adjourned at 6:10 PM.

Respectfully Submitted,



H. Joseph Phillips, AIA  
Historic Officer