

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 4 June 2025

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD

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

Applications for demolition and new construction must be submitted four weeks prior to the next scheduled meeting.

Submit original plus 10 copies.

HARB MEETING MINUTES AND SUBMISSION

MEMBERS PRESENT

Connie Postupack
Diana Hodgson
Michael Simonson
Joe McGavin
Rodman Young

VISITORS PRESENT

Derek Bruce, 522 Center Street

MEMBERS ABSENT

Nik Nikolov

STAFF PRESENT

H. Joseph Phillips, Historic Officer
E-Mail: jphillips@phillipsdonovanarchitects.com

The 4 June 2025 meeting of HARB was called to order by Chairperson, Connie Postupack at 5:00 PM.

MINUTES

There were no comments on the 7 May 2025 Minutes and upon a Motion by Diana Hodgson and a Second by Joe McGavin, the Minutes were approved unanimously as submitted.

Item #1: The applicant/owner of the property located at 522 Center Street proposes to paint the shutters, door, flower boxes, and all wood trim.

Property Location: 522 Center Street

Property Owner: Derek & Frances Bruce

Applicant: Derek & Frances Bruce

Proposed work: The applicant/owner of the property located at 522 Center Street proposes to paint the shutters, door, and flower boxes, changing their color from dark green to black. All wood trim that is currently painted white will be repainted to match the existing white color.

Character Defining Features: This 1851 structure is a two- story, smooth brick dwelling with a cross gabled roof. Defining features include 2-over-2 double-hung windows on the first and second floors. The single/individual windows are fitted with shutters that are paneled on the first floor and louvered on the second floor. The window openings have simple, plain heavy heads and sills. The entrance door, with a transom lite above it, is located in the left most bay of the 3 bay façade and is slightly recessed. The low sloped roof sits atop a bracketed cornice that is supported by heavy brackets located within a deep, paneled frieze.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. Mr. Phillips asked for the exact color of black that was being proposed for the paint. The Applicant did not remember the color but advised that it had a touch of green in it. Mr. Simonson excused himself to look in the City Offices for a color sample that the Applicant said was included in the submittal. Mr. Simonson could not locate the color sample. Connie Postupack looked through Sherwin Williams and Benjamin Moore color fan decks that she brought with her to find a black color with a touch of green. MS. Postupack found the color “Greenblack” in the Sherwin Williams color fan deck and the Applicant agreed that this was the color or a very similar color to the sample he submitted with the Application. Diana Hodgson asked the Applicant his reason for choosing to change to a black color. The Applicant advised that the funeral home across the street has black shutters, and he feels this looks elegant. Mr. Phillips asked if the white paint color proposed would match the existing white paint and the Applicant responded in the affirmative.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to paint the shutters, door, flower boxes, and all wood trim.

Motion: Diana Hodgson made a motion to approve painting of the shutters, door, flower boxes, and all wood trim, in accordance

with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. The color of the shutters, door, and flower boxes, will be changed from dark green to black. The black color shall be Sherwin Williams 251-C6-6994 Greenblack or a matching color from another paint manufacturer.
2. All wood trim that is currently painted white will be repainted to match the existing white color.

Second: Joseph McGavin

Result of vote: The vote was unanimous to approve painting of the shutters, door, flower boxes, and all wood trim, as per the motion.

Guideline Citation:

Secretary of Interior Standards No.(s)

#6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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

Bethlehem Historic District Design Guidelines

Page 8: Exterior Woodwork & Siding

The HARB encourages,

- Regularly maintaining and repainting exterior woodwork including repainting and addressing potential areas of moisture including clogged gutters and downspouts, groundwater, leaky pipes, and interior condensation.
- Retaining decorative woodwork since it is a character defining element that can be difficult to replace.
- Repairing smaller areas of deterioration by reinforcing or patching – small cracks and checks can be repaired with an exterior wood filler, glue, or epoxy – Loose elements can be refastened with nailing or drilling and screwing.
- Selectively replacing deteriorated wood elements that are beyond repair with wood pieces that match the size, profile, exposure and pattern, and character of the historic wood element – Wood filler in the joints between the new and old wood will help provide a smooth finish.
- Large scale or significant replacement of exterior wood siding with paintable material that matches the size, profile, exposure, pattern, and character of the historic wood.

The HARB discourages,

- Removing or encapsulating with vinyl or aluminum siding, trim, decorative features, and trim elements such as brackets, spindles, cornices, columns, posts, etc.
- Vinyl or aluminum siding over wood, brick, stone or stucco
- Wood grained, wavy edged, vertical and textured plywood simulated siding.
- Installing non-wood trim

Page 8: Paint

The HARB encourages,

- Hand washing with mild detergent and bristle brush, hand scraping, and hand sanding.

The HARB discourages,

- Rotary tools – disks can leave circular marks and wires can tear into the surface.
- Heat guns and heat plate – can ignite paint or underlying surface if left in one location too long.
- Chemical paint removers – can raise grains, be expensive, and potentially volatile; runoff can be hazardous.
- Flame tools, blow torches to soften paint – smoldering sparks can potentially start a fire; lead components in paint can vaporize and create highly toxic fumes.
- Sandblasting – can be abrasive to surface, wear away protective exterior coating and raise the wood grain.
- High-pressure water wash – forces water into open joints affecting interior finishes and structural framing; can be abrasive to exterior surface and raise the grain.

Page 10: Shutters

The HARB encourages,

- Maintaining historic shutters
- Installing new shutters where they existed historically.
- Operable shutters with smooth, paintable finish
- Shutters and operable shutter hardware, including hinges, hasps, and dogs, of the appropriate style for the building and location.
- Appropriately sized and shaped shutters for the window opening, fitted to cover the window when closed.

Evaluation, Effect on Historic District, Recommendations: The proposed work conforms with the intent of the Secretary of the Interior's Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines and will have no negative impact to the historic district.

Item #2: The applicant/owner of the property located at 424 North New Street proposes replacement in-kind of vinyl siding, aluminum trims, vinyl shutters, and gable vents on the garage structure only.

Property Location: 424 North New Street

Property Owner: Jeff Boerner

Applicant: Graves Brothers

Proposed work: The applicant/owner of the property located at 424 North New Street proposes replacement in-kind of vinyl siding on the garage structure only. The proposed siding is Certainteed, Encore, double four-inch, clapboard style, in the colonial white color. Fascia and other trims are proposed to be custom bent aluminum in a white color. Shutters are proposed to be vinyl in a black color. Gable vents are proposed to be aluminum or vinyl in a white color. A new white aluminum downspout is proposed for the front corner of the garage.

Character Defining Features: The simple, rectangular garage structure is topped with an asphalt shingle cross gabled roof that fronts Long Street. The Longe Street Façade is vinyl sided and punctuated with a single, wide, aluminum paneled, overhead garage door with fan lite windows located in the upper most panels. Rainwater is captured by an aluminum K-gutter and rectangular downspout.

Discussion: There was no discussion related to this project since the Applicant was not present at the meeting.

The HARB did not make any recommendation regarding this Application since the Applicant was not present at the meeting.

There being no further business, upon a Motion by Diana Hodgson, a Second by Michael Simonson, and a unanimous vote, the meeting was adjourned at 5:17 PM.

Respectfully Submitted,

A handwritten signature in black ink that reads "H. Joseph Phillips". The signature is written in a cursive, flowing style.

H. Joseph Phillips, AIA
Historic Officer