
Additions | Baths | Kitchens | Whole-House Remodels

City of Bethlehem, Pennsylvania
Historical Architectural Review Board
Application for Certificate of Appropriateness
346 West Street, Bethlehem



Member of the Lehigh Valley Builders Association

111 East Washington Avenue, Bethlehem, PA 18018

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Pennsylvania State Contractor's License Number: 3220



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Application for COA

City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 346 WEST STREET

Owner of building SECRET SESTIHO + ERIN VAVRA Phone [REDACTED]

Owner's email & mailing address [REDACTED]

Applicant BILL SHAFER / SHAFER CONSTRUCTION Phone: [REDACTED]

Applicant's email & mailing address [REDACTED]

Street and Number

City

State

Zip Code

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.

USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.

Application form, photographs, and drawings must be submitted (see attached for deadline) prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

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

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

☐ Trim and decorative woodwork

☒ Siding and Masonry

☒ Roofing, gutter and downspout

☒ Windows, doors, and associated hardware

☐ Storm windows and storm doors

☐ Shutters and associated hardware

☐ Paint (Submit color chips - HARB only)

☐ Skylights

☐ Metal work

☐ Light fixtures

☐ Signs

☒ Demolition OF GARAGE

☒ Other ADDITION TO REAR

OF HOUSE

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

☐ Alteration, renovation, restoration (1/4" or 1/8"=1'0" scale drawings required IF walls or openings altered.)

☐ New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)

☐ New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)

☐ Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)

☐ A scale drawing, with an elevation view, is required for all sign submittals

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

DEMOLISH 1960'S CONCRETE BLOCK GARAGE TO GAIN ACCESS TO YARD
DEMOLISH PREVIOUS ADDITION TO HOME
BUILD NEW ADDITION TO REAR OF HOME

5. **APPLICANT'S SIGNATURE**

[Signature]

DATE: 9-15-24

OWNER'S SIGNATURE

[Signature]

DATE: 10/01/24

Application Checklist

City of Bethlehem, Pennsylvania
Historical Architectural Review Board
Historic Conservation Commission
Checklist

Please use the following checklist to ensure your application is complete.
Incomplete submissions shall be returned to the applicant.

**AN ORIGINAL AND 10 COPIES OF APPLICATION AND ALL ACCOMPANYING DOCUMENTATION
MUST BE SUBMITTED FOR CASE TO BE HEARD**

1. **PHOTOGRAPHS** – All submissions **MUST** have photographs. Provide clear photographs of your structure and the structures on either side of it so we can understand the property as it relates to its neighbors. Close up views of the work to be done can assist us in the review of your project.
2. **TYPE OF WORK PROPOSED** – Tell us what you wish to do by checking the appropriate category or categories on the application.
3. **DRAWINGS** – Drawings are required for Alterations, renovations, or restoration IF walls or openings in walls (windows, doors) are altered. This includes additions, new structures and signs including location of sign. Scale drawings with an elevation view are required for sign submittals.
4. **DESCRIPTION OF WORK** – Provide all information required under this heading. For example, if you are planning to paint your home, add a skylight, and replace the front door, you will need to bring paint chips for each color you plan to use (north side HARB only), and provide manufacturer's descriptions (specifications) and pictures of the skylight and door you plan to use.
5. **DESCRIBE THE PROJECT** – Describe your project as clearly and completely as you can.
6. **SIGNATURE** – Don't forget to sign and date your application.

**2024 HISTORIC CONSERVATION COMMISSION (HCC)
MEETING THIRD MONDAY OF EACH MONTH AT 6 PM IN TOWN HALL**

| DEADLINE FOR SUBMISSION | MEETING DATE | |
|---------------------------|----------------------------------|---------------------------|
| | For Demolition/New Construction* | |
| December 22 | December 29 | January 22 (note change) |
| January 29 | February 5 | February 26 (note change) |
| February 16 (note change) | February 26 | March 18 |
| March 18 | March 25 | April 15 |
| April 22 | April 29 | May 20 |
| May 20 | May 24 (note change) | June 17 |
| June 17 | June 24 | July 15 |
| July 22 | July 29 | August 19 |
| August 19 | August 26 | September 16 |
| September 23 | September 30 | October 21 |
| October 21 | October 28 | November 18 |
| November 18 | November 25 | December 16 |

**2024 HISTORICAL AND ARCHITECTURAL REVIEW BOARD (HARB)
MEETING FIRST WEDNESDAY OF EACH MONTH AT 5 PM IN TOWN HALL**

| DEADLINE FOR SUBMISSION | MEETING DATE | |
|-------------------------|----------------------------------|---------------------------|
| | For Demolition/New Construction* | |
| December 6 | December 13 | January 3 |
| January 10 | January 17 | February 7 |
| February 7 | February 14 | March 6 |
| March 6 | March 13 | April 3 |
| April 3 | April 10 | May 1 |
| May 8 | May 15 | June 5 |
| June 12 | June 19 | July 10 (note change) |
| July 17 | July 24 | August 14 (note change) |
| August 7 | August 14 | September 4 |
| September 4 | September 11 | October 2 |
| October 9 | October 16 | November 13 (note change) |
| November 6 | November 13 | December 4 |

*If the project includes demolition or new construction then the deadline for submission shall be 4 weeks and a meeting is required with City staff and the Historic Officer prior to submission.

Project Description

Designer/Builder Information

Bill Shafer and his wife, Michelle, have two businesses devoted to restoring and preserving old homes in the City of Bethlehem. They are hyper-focused on the north side of Bethlehem, where they reside in a historic home. Shafer Investments, LLC buys derelict properties at least 100 years old, completely restores them, and rents them out to families who will be an asset to the neighborhood. Shafer Construction, LLC renovates, restores, and builds additions on to old homes for clients who appreciate the historical value of their property. Bill is the vice president of the Lehigh Valley Builders Association, a member of the Buildings and Grounds Committee for Historic Bethlehem, and on the Board of Directors for the Sun Inn Preservation Association.

The Neighborhood

The area is a mix of older homes and modern structures, most notably the Armory project. Some homes on West Street need repair and do not fit the character one would assume in a historic district. Vinyl siding, stucco, and brick coat are prevalent. Very few homes are period correct. To the rear of the property is Krause Lane and a retaining wall for 378. There are decades of garbage piled up against the right-of-way fence. Krause Lane has very little travel except for some homeless people who live under the bridge. There is not much visibility from Route 378, given the foliage growing and the speed of the vehicles. The rear view of the adjacent homes contains pressure-treated decks, chain link fences, neglected pools, and boarded-up windows in the garages.

Subject House

The property at 346 West Street first appeared on a Sanborn map in 1897. It is a brick building with a two-story sleeping porch on the south side and a wooden porch to the rear. Previous owners enclosed this porch with T-1-11 wood siding sometime in the 1970s or 80s. In the rear of the property, on what is now Krause Lane, it originally shared a wood-frame structure with the neighboring property to the south. Previous owners removed both sides of the wood-framed building, and they are no longer standing. In modern times, a previous owner built a four-car cinderblock garage with a flat roof across the rear of the entire property. The roof is now failing and rotting to the point where it is unsafe. It blocks any access to the rear of the property and does not fit the home's historic character.

Proposed Project/Work:

The scope of this project is in the rear of the property. There are no changes to the front of the property. There is very little visibility from the rear. We propose demolishing an inappropriate garage structure and allowing the concrete foundation to serve as required off-street parking. We will also add to the rear porch area to provide a walk-out basement, as they now have, and include a family room on the first floor and a bedroom on the second floor. The roofline will drop slightly below the existing roofline. Slateline shingles will cover the roof despite little visibility. The addition will receive vinyl siding, which is what both neighbors have on the homes to either side. The foundation will be covered in a faux brick product to break up the rear façade. Windows with real divided lites will match the existing ones in the home.

Description of Work

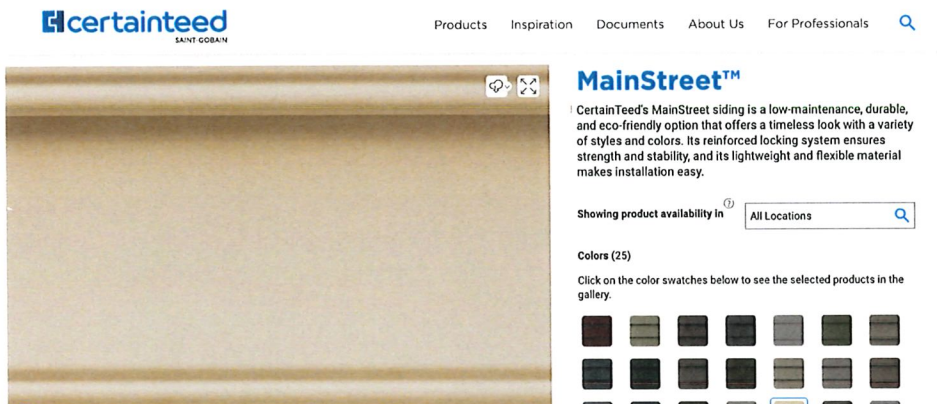
As mentioned in the project description, this project will demolish an existing garage structure and enclosed rear porch and add a new addition containing a walk-out basement, a family room on the first floor, and a bedroom on the second floor. Below are the product selections for the project.

Exterior Selections

Members of the board will receive physical samples at the meeting.

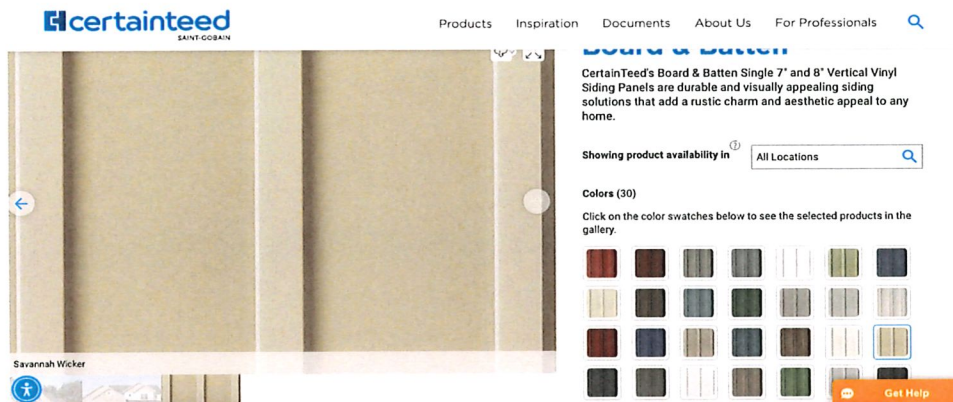
Addition

The main body of the addition will be a vinyl double 4-inch clapboard using the Savanna Wicker color. This closely matches the color of the existing wood trim on the house.



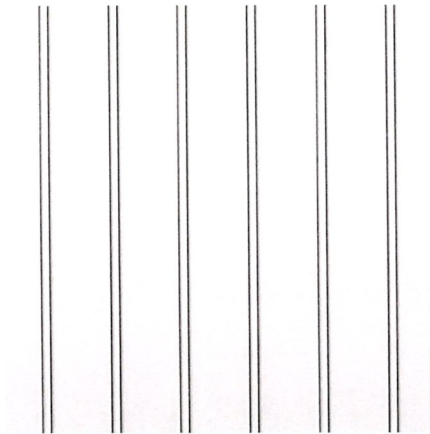
Attic Gable

The new attic gable will receive the same color, Savanna Wicker, using CertainTeed's Board & Batten Single 8-inch vertical vinyl.



Soffit

The soffit will be a colonial white vinyl beadboard by CertainTeed.



CertainTeed Beaded Triple 2 Inch Solid Vinyl Soffit

☆☆☆☆☆ Write a review Available in 7 Options. Pricing may vary.

PLEASE NOTE: Once an order is placed, all options on this product page are custom and cannot be refunded, or returned for any reason.

Choose Your Color

Colonial White

Colonial White - 12 Foot 6 Inch - 16 PCS

Manufacturer Part Number: 4620901

\$279.75 • Freight Shipping

Special Order Only. Available for Backorder in 4-5 Weeks.

Quantity:

1

Add to Cart

Fascia

The fascia, "K" gutters, and downspouts will be dark bronze. The existing home and both neighboring homes have K gutter on them. The owners will change the gutter color on the front of the existing home in a renovation planned for next year.



K Style Aluminum Gutters

Item # DBKGX5XA032 | 5 x .032 K Gutter | Dark Bronze Aluminum

Select Your Product Options

Size

5"

Color



Gauge

.032

Foundation

NovikBrick HL Faux Brick Siding will cover the foundation, and the color will be Red Used Blend.

[Home](#) > [Faux Panels](#) > [NovikBrick HL Faux Brick Siding - Case of 9](#)



BNBPNURN

NovikBrick HL Faux Brick Siding - Case of 9

[Questions](#)

How Do I Get Free Samples?

[Save To Favorites](#)

Select Color: **Red Used Blend**



Brown Blend



Gray Black Blend



Old Red Blend



Red Used Blend

Subtotal: **\$209.00** /Case

Production Time: Approx. 4 to 5 weeks

**This is an estimate based upon:*

Hi there! Please let
you have any ques
near products. We

Since it is sometimes difficult to visualize how the foundation will look with the faux brick using the picture above, the picture below is for reference only.



Rear Door

The rear door will be the Therma-Tru Smooth Star #S2101 with simulated divided lites in white. The size is 36x80 inches.

Fiber-Classic® & Smooth-Star®

CLEAR GLASS WITH



Smooth

S2101



2'8" x 6'8"

2'10" x 6'8"

3'0" x 6'8"

S8313



2'8" x 8'0"

2'10" x 8'0"

3'0" x 8'0"

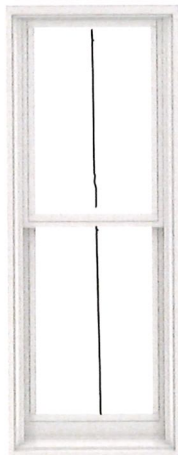
Windows

The only windows that will change are the ones in the new addition. The windows will be the Andersen series 400 with simulated divided lights to match the existing home. They will have a white-clad exterior with a 4-inch exterior trim. A future project will involve replacing all windows in the existing house to match these windows.



Windows & Doors Inspiration Parts & Support Tech

400 SERIES TILT-WASH DOUBLE-HUNG WINDOW



♥ Add To My Favorites

Excellent choice

We like your style

Sizing Interior Hardware Grilles Ex

▣ All of your window details

| | |
|----------------|---------------------------------|
| Product ID# | TW2652 |
| Unit Width | 31 5/8" |
| Unit Height | 64 7/8" |
| Interior Color | White |
| Glass | Low-E4® Glass |
| Hardware | Standard Lock and Keeper, White |

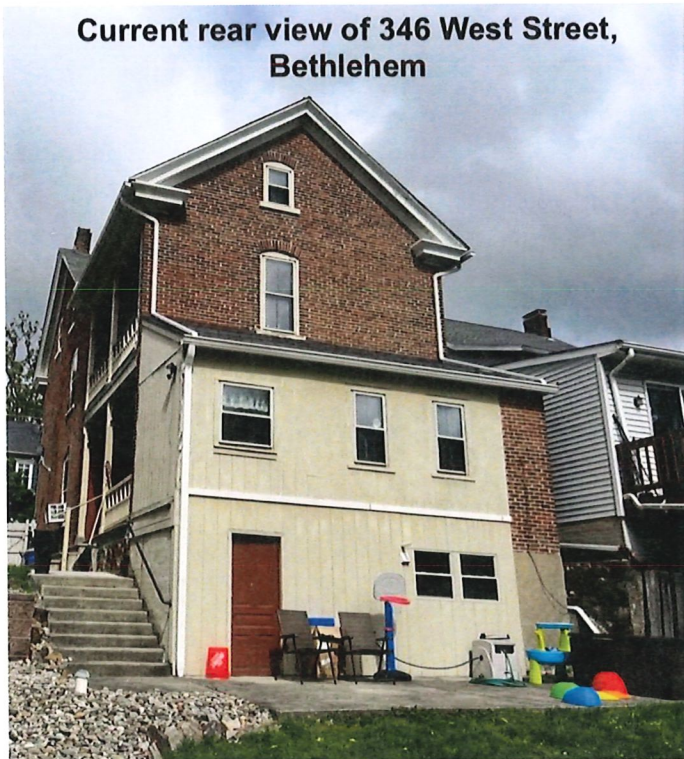
Open <https://www.addtoany.com/share?url=https://tinyurl.com/2a2k6hk9> in a new tab

Photographs

Before and After

The existing enclosed porch and walk-out basement will receive an 8-foot addition into the rear yard and a second story with an attic above it. A new color palette will be transferred to the existing home in a future project.

Before



After



Front View

The home to the north has vinyl siding, and to the south, the house has white Brickote.



346 West Street is the far-right brick home in this photo. The two homes to the south, 338 and 342 West Street, have vinyl siding.



The house to the north, 348 West Street, has vinyl siding, a bay window, a pressure-treated deck, casement windows, a patio door, and architectural shingles.



Rear View

This view is the first one seen from Rt. 378 Southbound.



This view is from Rt. 378 Southbound when stopped and using a zoom lens between the trees. Please do not stop on Rt. 378 Southbound, as it is unsafe!



Garage

This view is of the garage from the north.



This view is of the garage from the South.

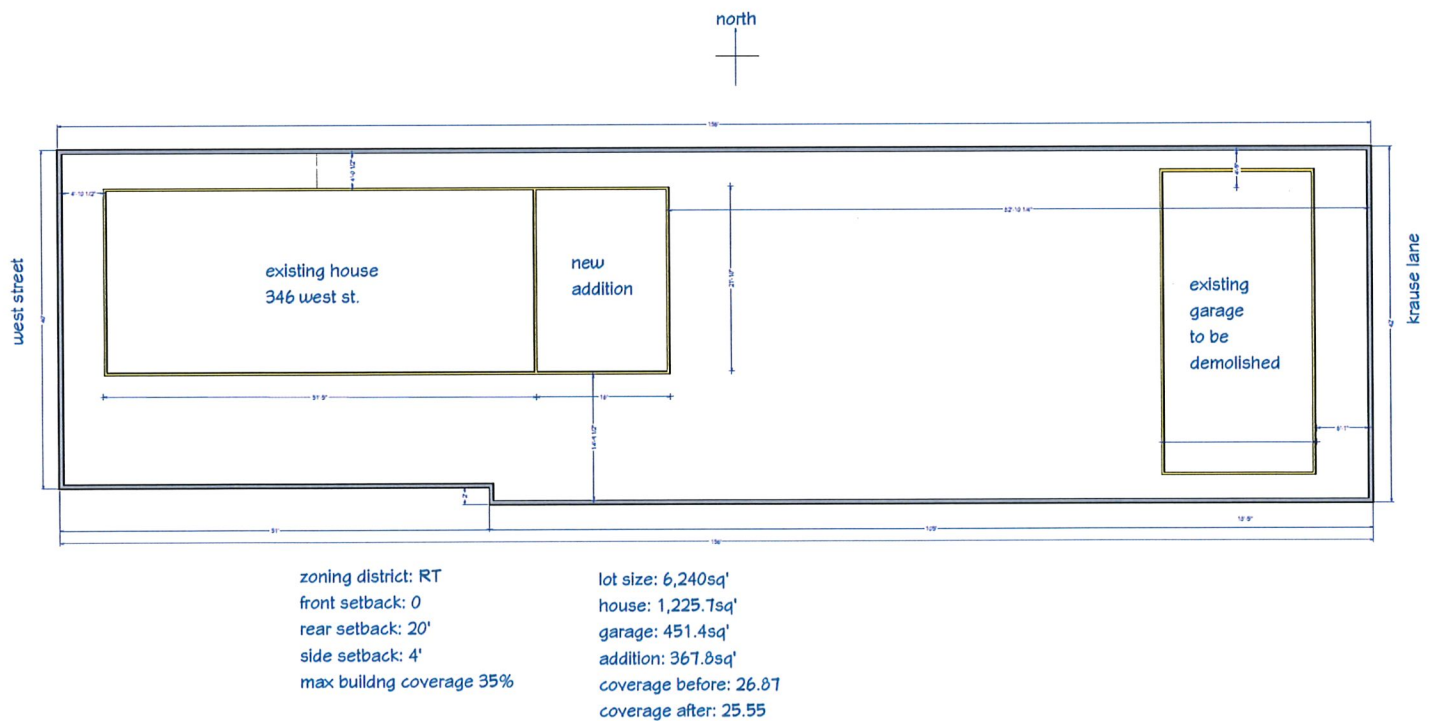


This view is of the garage from the house.



Plot Plan

Plot Plan 346 West St



Drawings

See the 24x36-inch architectural sheets submitted with the application.