

## **RESOLUTION NO. 2026-\_\_\_\_\_**

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE PROVISIONS  
OF THE ACT OF PENNSYLVANIA LEGISLATURE 1961, JUNE 13, P.  
L. 282 (53 SECTION 8004) AND BETHLEHEM ORDINANCE NO. 3952  
AS AMENDED.

The applicant/owner of the property located at 55 East Church Street proposes to construct renovations and additions to install an elevator and associated shaft within the existing rear stairwell, expand the rear porch, and install new copper gutters & downspouts.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby granted for the proposal.

Sponsored by: /s/ \_\_\_\_\_

/s/ \_\_\_\_\_

ADOPTED BY THE COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

/s/ \_\_\_\_\_  
President of Council

ATTEST:

/s/ \_\_\_\_\_  
City Clerk

## **HISTORICAL & ARCHITECTURAL REVIEW BOARD**

APPLICATION #4: The applicant/owner of the property located at 55 East Church Street proposes to construct renovations and additions to install an elevator and associated shaft within the existing rear stairwell, expand the rear porch, and install new copper gutters & downspouts.

OWNER: Jill & Robert Ammerman  
55 East Church Street  
Bethlehem, PA 18018

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The Board upon motion by Diana Hodgson and seconded by Michael Simonson adopted the proposal that City Council issue a Certificate of Appropriateness for the construction of renovations and additions to install an elevator and associated shaft within the existing rear stairwell, expand the rear porch, install new copper gutters & downspouts on the addition, and repaint the whole house, with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. Paint colors to be Sherwin Williams SW 6021 Dreamy White and SW 7075 Web Gray.

The vote was unanimous to approve the construction of renovations and additions to install an elevator and associated shaft within the existing rear stairwell, expand the rear porch, install new copper gutters & downspouts on the addition, and repaint the whole house, as per the motion.

### **Guideline Citation:**

#### Secretary of Interior Standards No.(s)

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

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

Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District – It is the purpose and intent of the City of Bethlehem to promote, protect, enhance, and preserve historical resources and traditional community character for the educational, cultural, economic, and general welfare of the public through the preservation, protection, and regulation of buildings and areas of historical interest or importance within the City.

#### Bethlehem Historic District Design Guidelines

Page 7: Roofing:

The HARB encourages,

- Replacement of roofing materials when beyond repair, matching original color, pattern, material, and texture

- Replacement roof materials or new materials for additions and new construction that are sympathetic in appearance to historic materials
- Retention of decorative roof elements such as chimneys, cupolas, cresting, finials, eaves, and cornices
- Maintaining existing roof forms and heights for existing buildings or additions and using sympathetic roof forms and heights for new construction
- Retaining built-in gutters and open valley flashing
- Installing shingle caps along ridge or extending vents continuously to end of ridge
- Painting drip edges to match adjacent trim
- Installing half-round gutters and plain round downspouts
- Installing flashing on top of cornices to prolong their longevity, painted to match cornice color

The HARB discourages,

- Adding or altering rooftop features at areas visible from a public way that change a roof configuration, such as skylights, television antennae or dishes, solar collectors, mechanical equipment, roof decks, chimney stacks, and dormer windows
- Adding new features that are out of character, scale, materials, or detailing to the historic building
- Altering, enclosing, or removing historic eaves and cornices

Page 8: Exterior Woodwork & Siding:

The HARB encourages,

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

- Large scale or significant replacement of exterior wood siding with paintable material that match the size, profile, exposure, pattern, and character of the historic wood

The HARB discourages,

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

Page 8: Paint:

The HARB encourages,

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

The HARB discourages,

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

Page 12: Porches:

The HARB encourages,

- Identifying deteriorated elements, finding and correcting sources of deteriorated elements, such as deteriorated, cracked blocked, inappropriately hung, broken or missing gutters or downspouts
- Replacing only those parts which cannot be repaired – in some instances, such as columns and posts, the base can be replaced at a fraction of the cost without replacing the entire column or post
- Repairing or replacing deteriorated or missing materials with similar new materials – avoid replacement of a wood railing with a metal or vinyl railing system

- Replacing only the original elements that cannot be repaired using elements of the same material, size, profile, and other visual characteristics
- Rebuilding a porch with appropriate documentation
- If a substantial portion of the porch is deteriorated and cannot be repaired or replicated, or if a porch is missing, creating a simplified design using stock lumber and moldings that convey similar visual characteristics as the original porch, duplicating the dimensions and materials but not necessarily the detailing
- Painting porches regularly to preserve the wood with a finish that complements the architectural characteristics of the house – Refer to page 8 for additional information regarding painting
- Installing wood tongue and groove flooring at porches

The HARB discourages,

- Replacing wood porch posts and railings with metal
- Replacing wood steps with concrete or brick – wood steps are typically appropriate for wood porches
- Enclosing porches that are visually prominent from the streetscape
- Encasing historic porch elements in aluminum or vinyl
- Using “natural” or stained wood at a porch: this is generally not appropriate for a porch on a painted historic building
- Installing a deck that is visually prominent from the streetscape – railings are not always required for decks below a certain height

**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.



Date of Meeting: January 7, 2026

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