

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 6 May 2026

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

Joe McGavin
Rodman Young
Connie Postupack
Michael Simonson

MEMBERS ABSENT

Diana Hodgson
Nik Nikolov

STAFF PRESENT

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

VISITORS PRESENT

Connie & Mark Yoder, 56 East Market Street
Bill Shafer, Sun Inn Preservation Association
Seth Hornish, Sun Inn Preservation Association
Dennis Murphy, 36 East Wall Street
Christine Ussler, Artefact, Inc. – World Heritage Sign
Dr. Katherine Faull, Site Manager, Bethlehem Moravian Church Settlement – World Heritage Sign
Stephanie Augello, World Heritage Coordinator, City of Bethlehem – World Heritage Sign

The 6 May 2026 meeting of HARB was called to order by Chairperson, Joseph McGavin at 5:00 PM.

MINUTES

There were no comments on the 1 April 2026 Minutes and upon a Motion by Connie Postupack and a Second by Michael Simonson, the Minutes were approved unanimously as submitted.

Item #1: The applicant/owner of the property located at 56 East Market Street proposes to repaint the main house yellow and the trim white to restore the building to its original colors.

Property Location: 56 East Market Street

Property Owner: Margaret Fulmer

Applicant: Margaret Fulmer

Proposed work: The applicant/owner of the property located at 56 East Market Street proposes to repaint the main house yellow and the trim white to restore the building to its original colors.

Proposed colors are as follows:

Body of house: SW 2833 Roycroft Vellum

Trim: SW 7008 Alabaster

Porch Floor: SW 0077 Classic French Gray

Front Door: Whit to match existing

Shutters: Flat Black

Character Defining Features: The two- and one-half story residence is topped with a slate cross gabled roof on the main street façade. There is a gable roofed dormer centered on the roof. Roof water is conveyed to the ground by way of aluminum 'K' style gutters and segmented round downspouts. The 3 bay, smooth brick façade is punctuated with 1 over 1 lite double hung windows, with heavy sills and heads on the first and second floors. The first-floor windows are fitted with 3 panel raised panel shutters and the second-floor windows are fitted with 2 panel louvered shutters. The right-side bay on the first floor contains the main entrance door with a mono-pitched porch roof with centered eyebrow trim, supported by sculpted brackets. There is an elevated porch on the left, School Street side of the home that provides access to a secondary entrance door.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant, Connie and Mark Yoder advised that they are here seeking approval to paint the house for Mrs. Yoder's mother, Margaret Fulmer. The Applicant provided various color sample chips for HARB to review and recommend the colors to be used. Connie Postupack asked if any of the doors are proposed for repainting. The Applicant advised that the front door will be repainted white to match existing. Ms. Postupack if the shutters would be repainted black. The Applicant advised that, if repainted, the shutters would be painted black to match existing. HARB recommended a

flat black color. The Applicant stated that they would also like to paint the porch floor. HARB reviewed the color samples provided and recommended Classic French Gray for the porch floor.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to repaint the main house yellow, the trim white, and the porch floor gray to restore the building to its original colors.

Motion: Rodman Young made a motion to approve repainting the main house yellow, the trim white, and the porch floor gray to restore the building to its original colors, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Proposed Sherwin Williams paint colors shall be as follows:
 - Body of house: SW 2833 Roycroft Vellum
 - Trim: SW 7008 Alabaster
 - Porch Floor: SW 0077 Classic French Gray
 - Front Door: Whit to match existing
 - Shutters: Flat Black

Second: Connie Postupack

Result of vote: The vote was unanimous to approve repainting the main house yellow, the trim white, and the porch floor gray to restore the building to its original colors, 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 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

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 properties located at 91 & 97 West Broad Street proposes repainting the West Walnut Street/courtyard side of the buildings to match the surrounding buildings.

Property Location: 91& 97 West Broad Street

Property Owner: Sun Inn Preservation Association

Applicant: Bill Shafer

Proposed work: The applicant/owner of the properties located at 91 & 97 West Broad Street proposes repainting the West Walnut Street/courtyard side of the buildings to match the building located at 574 Main Street. The applicant/owner of these properties was previously in front of HARB in March of 2021 to replace an existing fire escape.

Proposed colors are as follows:

Body of building: Colonial Brick 2093-30 as manufactured by Benjamin Moore

Windows, Doors, Overhangs, Trim: White to match existing

Character Defining Features: The existing structures are two and one-half stories and three stories as they face West Broad Street. The existing structures were built in the 1870's and 1880's and house ground floor shops with living units above. The Greek Revival & Italianate structures were built around the Sun Inn during the commercial expansion of

the downtown area in the late nineteenth century. However, the area of the proposed work is very utilitarian and has little or no character defining elements.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant stated that they are trying to get ahead of maintenance on these buildings. Connie Postupack advised the Applicant that the Colonial Brick Color may fade over time and appear pink. The Applicant advised that they chose Benajamin Moore paint because it does not fade as much as paints by other manufacturers.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness for repainting the West Walnut Street/courtyard side of the buildings to match the building located at 574 Main Street.

Motion: Michael Simonson made a motion to approve repainting the West Walnut Street/courtyard side of the buildings to match the building located at 574 Main Street, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Proposed paint colors shall be as follows:
 - Body of building: Colonial Brick 2093-30 as manufactured by Benjamin Moore
 - Windows, Doors, Overhangs, Trim: White to match existing

Second: Joseph McGavin

Result of vote: The vote was unanimous to approve repainting the West Walnut Street/courtyard side of the buildings to match the building located at 574 Main Street, 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 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

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 #3: The applicant/owner of the property located at 36 East Wall Street proposes to install a Federal Style brass light on the front facing façade of the building.

Property Location: 36 East Wall Street

Property Owner: Dennis & Sheri Murphy

Applicant: Dennis & Sheri Murphy

Proposed work: The applicant/owner of the property located at 36 East Wall Street proposes installing a Federal Style brass light on the front facing façade of the building, to the right of the main entrance door.

The Applicant was last in front of HARB on 3 September 2025 to replace slate roofing with GAF Slateline Shingles.

Character Defining Features: The two-story home, constructed in the 1860's, has a cross-gabled roof penetrated by a brick chimney on the left. The gutters are half round and the downspouts are round. Both are copper. The three-bay façade below the roofline is of smooth brick with window openings containing two over two lite double hung windows

with heavy heads and sills. The second-floor windows are fitted with louvered, operable shutters and the first-floor windows are fitted with paneled, operable shutters. The entrance door is asymmetrically located to the right of the façade, is accessed by marble steps, with wrought iron handrails. A shallow hood is located over the door and transom opening and is supported by brackets on each end that align with the wide doorjamb trim. The 4-panel painted wood door has radiused top panels.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. Connie Postupack asked if the Applicant would be keeping the existing downlight. The Applicant responded that the existing downlight will be removed and also advised that they have received permission from the Post Office to relocate the existing postal box. The Applicant advised that they found this fixture in the Hudson, New York area and had it restored, including replacement of the glass with historic glass. A general discussion was held regarding how the fixture will be mounted to the building. Connie Postupack asked at what height the fixture will be mounted and the Applicant advised that the top of the fixture will be in line with the top of the existing door head.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to install a Federal Style brass light on the front facing façade of the building, to the right of the main entrance door.

Motion: Connie Postupack made a motion to approve installing a Federal Style brass light on the front facing façade of the building, to the right of the main entrance door, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable building permits shall be secured by the Applicant for the proposed construction.

Second: Rodman Young

Result of vote: The vote was unanimous to approve installing a Federal Style brass light on the front facing façade of the building, to the right of the main entrance door, 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.

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 #4: The applicant/owner of the property located at Main Street and Ohio Road proposes installing two custom designed free-standing signs for World Heritage visitors.

Property Location: Main Street & Ohio Road

Property Owner: Bethlehem Area Moravians/City of Bethlehem

Applicant: Bethlehem Area Moravians/City of Bethlehem

Proposed work: The applicant/owner of the property located at Main Street and Ohio Road proposes installing two custom designed free-standing signs for World Heritage visitors. One sign will be installed on Main Street adjacent to the entry to the gardens next to Central Moravian Church and the other sign will be installed adjacent to the stone wall on the walkway down to the Colonial Industrial Quarter from Main Street and the Smithy on Ohio Road. The signs are comprised of two sign panels mounted on a center post. The top of the signs will be at 6'-0" and the total width of the two sign panels will be 5'-6". The signs will provide information about the transnational sites as well as information about the Bethlehem site and buildings. The design of the signs takes inspiration from Moravian iron work and ornamental hinges. The signs are proposed to have solar illumination sensitively positioned at the top of the panels.

This Application is intended as a concept review to gain HARB's input on the design, intended locations, and illumination.

The Applicant provided information to HARB for HARB's 3 September 2025 meeting regarding the placement of a bronze World Heritage Plaque, facing Main Street on the brick garden wall at the front of the Central Moravian Church.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant provided a description of the sign and the proposed locations stating that the sign on Ohio Road is proposed to be located just below the site of the first house and will be set back from the road so that it is out of harm's way from maintenance and delivery vehicles that navigate the road. The Applicant further described the sign mount to truly replicate a hinge found on doors within other Moravian structures. The sign mount is proposed to be fabricated as an operable "hinge" so that the signs can be angled to fit the locations they are installed at. The Applicant is proposing sensitive lighting that will be solar powered. Bluestone paving is proposed to and around the signs so that

pedestrians can gain close access to them from the adjacent pedestrian way. Connie Postupack suggested that the bluestone paving be taken up to and around the signs. Rod Young questioned whether the Ohio Road site would be too shady for solar powered lights. The Applicant advised that they feel there will be enough light from the south sun. Joe McGavin stated that there is an issue with some solar powered lights related to the length of time they are able to stay powered and lit. Mr. McGavin also suggested that the lighting fixture have a motion detector to help limit the time the sign needs to be illuminated. The Applicant advised that the lighting fixtures may also be placed on a timer. Connie Postupack suggested an LED lighting fixture that is small and shallow and that casts a warm light at approximately 3,000 Kelvin. Mr. Phillips stated that he has no problem with the signs being illuminated as long as the lighting is subtle and focused on the face of the signs. Rod Young asked if the Applicant was proposing to install the signs in locations other than those being presented at this meeting. The Applicant advised that they have considered other locations but at this time are limiting them to the two locations included in the Application. Connie Postupack asked the Applicant if they are considering the installation of signage along the roads as you enter the City of Bethlehem. The Applicant advised that they are currently exploring locating signs on Routes 78 and 22. The Applicant further advised that, in the future, they may propose the installation of smaller signs or plaques on individual buildings that contribute to the World Heritage designation.

Since this Application was intended as a concept review to gain HARB's input on the design, intended locations, and illumination, no action was taken by HARB other than to provide their input on the Application as presented.

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

Pages 14 & 15: Signs & Awnings

- Signs should be compatible to scale of the building, adjacent buildings, the streetscape and adjacent signage
- Ambient street or storefront lighting is preferred to the installation of additional lighting

The HARB encourages,

- Signage that does not obscure or damage the architectural features, identifies the business, complements the style of the building, and is appropriately scaled for its location
- Sign design and color that reflects the architectural characteristics with materials that are consistent with the historic character of the building
- Serif-style lettering, subtle logos, and borders at the perimeter of signs located at Victorian storefronts
- Incised lettering in lieu of raised lettering at signage
- Existing ambient streetlight or storefront lighting in lieu of additional lighting whenever possible
- Signage lighting styles that are consistent with the character of the historic building including location, orientation, and brightness
- Installing signage or awning designs that are sympathetic to the style of the building and in a manner that minimizes damage to historic features including installing fasteners at mortar joints and not stone faces

The HARB discourages,

- Signage that obstructs views into the store through storefront windows and glazing or architectural features
- Exposed conduit, boxes or raceways for signage or lighting
- New billboards, internally illuminated box signs, LED reader boards, flashing or changeable message signs, neon signs
- Contemporary or glossy awning materials such as, vinyl, plastics or leatherette: internally illuminated awnings; and waterfall awnings

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.

New Business: None

There being no further business, upon a Motion by Michael Simonson, a Second by Connie Postupack, the meeting was adjourned at 5:54 PM.

Respectfully Submitted,



H. Joseph Phillips, AIA
Historic Officer