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## M I N U T E S

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**BOARD:** HISTORIC CONSERVATION COMMISSION, CITY OF BETHLEHEM

**MEMBERS PRESENT:** TODD CHAMBERS, CRAIG EVANS (VICE CHAIR), GARY LADER (CHAIR), MICHAEL SIMONSON, DESIREE STRASSER

**MEMBERS ABSENT:** NONE

**STAFF PRESENT:** LAURA CLIFTON (ASSOCIATE TO HISTORIC OFFICER), CRAIG PEIFFER (PLANNING DEPUTY DIRECTOR), JEFFREY LONG (HISTORIC OFFICER)

**PRESS PRESENT:** NONE

**VISITORS PRESENT:** PETER LEWNES, ANTHONY SEITZ, THOMAS SCHLEGEL, ANNA SMITH, JOHN SNAVELY, LEE SNYDER, CHRISTINE USSLER

**MEETING DATE:** MARCH 17, 2025

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The regular meeting of the Historic Conservation Commission (HCC) was held on March 17, 2025, at the City of Bethlehem Town Hall Rotunda, 10 East Church Street, Bethlehem, PA. HCC Chair Gary Lader called the meeting to order at 6:00 p.m.

### **Agenda Item #1**

**Property Location:** 232 West Third Street

**Property Owner:** Cathedral Church of the Nativity

**Applicant:** Peter Lewnes, Community Action Lehigh Valley

**Building Description, Period, Style, and Defining Features:** This structure is a semi-detached, 2 ½-story, 3-bay, brick masonry dwelling with its original slate roof, original double-hung windows and modified front entrance door. Front porch details supporting the pent roof were replaced over time with decorative iron posts and handrails. A bay window composed of three double-hung windows and lower decorative trim is located on the side (west) façade at the upper floor level. The brick façade was painted during the mid- to late 20<sup>th</sup> century and is currently light yellow in color. It was constructed ca. 1880 and features a gable roof interrupted by a steeply pitched cross gable. This detail and the peaked window in the upper front façade are characteristic of the Gothic Revival style. The structure also serves as the end unit in a series of seven very similar row houses on this block of West Third Street.

**Proposed Alterations:** The Applicant proposes to conduct various renovations to the front and side façades.

### **Guideline Citations:**

- **Secretary of the Interior's Standards (SIS) 5.** -- Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- **Secretary of the Interior's Standards (SIS) 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.
- **Secretary of the Interior's Standards (SIS) 7.** -- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- **Secretary of the Interior's Standards (SIS) 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 the historic

materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- **Bethlehem Ordinance - Article 1714.03 Purposes of Historic Conservation District** -- It is the purpose and intent of the City of Bethlehem to promote, protect, enhance, and preserve historic 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 historic interest or importance within the City.

**Evaluation, Effect on Historic Conservation District, Recommendations:** COA Application indicates intent to conduct various renovations to front and side façades, including power washing and repainting exterior façades. Painting of exterior façades is considered inappropriate based upon Secretary of Interior's Standard 7 and relevant design guidelines; however, HCC has traditionally considered repainting façades that were previously painted as appropriate, so discussion is warranted. Should HCC consider repainting façades appropriate, Applicant should use gentlest means possible to power wash to avoid damage to historic materials. COA Application also notes that "all (metal) siding to be removed", which is appropriate. Applicant should confirm intentions with resulting exposed materials and surfaces, including window and door trims and sills, roof and porch trims, decorative trim at bay window, etc. Secretary of Interior's Standards 5 and 6 along with relevant design guidelines indicate that historical trims should be repaired rather than replaced; where severity of deterioration requires replacement, new features will match old in design, color, texture and, where possible, materials.

COA Application indicates intent to replace existing slate roof with slate asphalt shingles in slate grey color; existing asphalt shingle sheathing on front porch roof is also to be replaced with slate asphalt shingles. Replacing original slate roof with alternative sheathing is considered inappropriate based on Secretary of Interior's Standards 5 and 6; however, HCC has traditionally considered GAF Slateline asphalt shingles in 'Antique Slate' color as appropriate replacement for original slate roof sheathing, so discussion is warranted. Should HCC consider proposed replacement roofing as appropriate, Applicant should confirm that proposed asphalt shingles are GAF Slateline non-architectural shingles in 'Antique Slate' color. Applicant should confirm during removal of existing roofing that any damaged wood will be replaced in-kind, with new ice and water shield installed in all valleys and gutter edges and new underlayment will be installed over decking at remaining areas. New ridge vent details should be installed under roof-cap shingles for proper ventilation to ensure product longevity. All valleys should be open and lined with copper flashing, rather than woven closed with asphalt shingles. New metal drip edges should be installed and painted to match adjacent trim. Applicant should clarify intentions with roof of upper-level bay window. Applicant should also clarify intentions with gutters and downspouts; if existing are to be replaced, new metal gutters should be half-round and new metal downspouts should be round.

COA Application indicates intent to replace all existing 1-over-1 double-hung windows with 1-over-1 windows with integrated fly screens; proposed window manufacturer is Lansing. Replacing original double-hung windows is considered inappropriate based on Secretary of Interior's Standards 5 and 6; repairs to original windows along with new exterior storm windows with dividing rails that align with rails of windows is more appropriate solution. HCC has considered aluminum-clad wooden windows as appropriate replacements if existing windows are beyond repair, so discussion is warranted. According to Lansing company website, all series of replacement windows are fabricated from vinyl which is considered inappropriate within Historic Conservation District according to relevant design guidelines. Should HCC consider proposed vinyl replacement windows appropriate, Applicant should confirm that proposed windows are double-hung. Should HCC consider proposed vinyl replacement windows inappropriate, Applicant should consider appropriate alternatives that are aluminum-clad wooden 1-over-1 double-hung windows and submit for consideration during subsequent HCC meeting. Associated cut sheets, specifications and (ideally) actual window samples are also appreciated.

COA Application includes three renovation options for front porch: 1. replace three existing decorative iron posts with three tapered columns resting on new brick piers and replace iron handrail assemblies with wooden railings; 2. replace three existing decorative iron posts with three tapered columns (no mention of new brick piers); 3. scrape, prime and repaint existing decorative ironwork. Discussion is warranted to discern preferred option before appropriateness can be determined. If options 1 or 2 are considered by HCC as appropriate, Applicant should identify dimensions and proposed material of tapered columns,

noting aluminum and vinyl columns are considered inappropriate within Historic Conservation District according to relevant design guidelines. Applicant should clarify if option 2 includes brick piers similar to option 1. Applicant should also identify fabricator, style and color of proposed brick and mortar for envisioned piers; samples of proposed brick units and associated mortar joints are appreciated.

COA Application indicates intent to replace existing modified front entrance door with “Arts and Crafts style half-glass” door; no supplemental details concerning dimensions and material of proposed replacement door are provided, so discussion is warranted ... noting vinyl replacement doors are considered inappropriate within Historic Conservation District. Existing transom above door is to be reestablished, which is appropriate; Applicant should clarify if window will be repaired or replaced. Applicant also indicates intent to install new storm door; however, associated details concerning material, configuration, etc. are not provided, so discussion is warranted.

COA Application also indicates intent to install new porch light; associated LED bulb is “warm white”. No supplemental details concerning proposed fixture type are provided, so discussion is warranted; no conduits, raceways or junction boxes should be visible. Relevant design guidelines include mention that warm white bulbs are appropriate for Historic Conservation District; HCC traditionally defines warm white LED lighting as maximum 3000K color temperature.

**Discussion:** Peter Lewnes, Anna Smith, Lee Snyder and Christine Ussler represented proposal to conduct various renovations to front and side façades; **note:** because Agenda Item #1 and Agenda Item #2 involve adjacent and very similar properties with same Applicant representatives, HCC decided to assess both items during one common discussion while two unique motions were made.

Mr. Lader expressed appreciation to Applicant for renovation proposals, noting personal excitement to understand more about long-overdue intentions for preserving these two contiguous structures; continued by requesting clarification about proposed use of both properties. Applicant explained that Community Action Lehigh Valley recently approached Cathedral Church of Nativity with collaboration proposal to help address current housing crisis. Proposed exterior renovations will take place over next two years, resulting in four living units that remain affordable housing for subsequent 15 years. Current work involves initial environmental studies and collaboration with architecture students at Lehigh University.

Applicant explained desire to consider porches further east along West Third Street as inspiration for rehabilitation of existing porches, with true brick piers and tapered wood (or composite) posts as preferred approach. Mr. Evans noted that nearby examples might not meet current building code (height of top rail, spacing between pickets, etc.), so caution should be used when copying such details; continued that other materials might be more economical and have better longevity over wooden posts and handrails. Applicant noted that potential budgetary constraints might result in simplest approach to scape, prime and repaint existing metal posts and handrails. Mr. Evans responded that labor involved with this approach might not be cost effective. Mr. Chambers noted HCC’s preference for Option 1, with brick piers, tapered posts and handrail assemblies with pickets.

Applicant noted that existing slate roof at front façade of 232 West Third Street might be salvaged rather than replaced, resulting in another 10-15 years of life if properly maintained; otherwise, rear roof at 232 West Third Street, entire roof landscape at 230 West Third Street and both front porches require full replacement of existing asphalt shingles. Mr. Lader questioned sustainability of mixing slate and asphalt shingles on common roof landscape at 232 West Third Street and recommended full replacement with appropriate asphalt shingles as better long-term solution. Applicant confirmed that replacement shingles will be GAF Slateline asphalt non-architectural shingles in ‘Antique Slate’ color. Applicant also noted that front porch at 232 West Third Street was inappropriately extended out over baker’s alley located between both properties; in response, porch renovations will include shortening width of porch roof to appropriately reveal baker’s alley below. Applicant continued that flat roof on bay window at west façade of 232 West Third Street also requires replacement, suggesting standing-seam metal roof as potential replacement; Mr. Chambers noted this roof landscape cannot be perceived from public right-of-way and suggested EPDM rubber roofing membrane in dark color as appropriate and affordable replacement sheathing.

Applicant continued that several original double-hung windows remain; however, 2-over-2 configuration was changed over time by removing vertical muntins when re-glazed or perhaps when exterior storm windows were installed. In response, Applicant suggested that replacement windows should reflect previous 2-over-2

configuration. Applicant also confirmed that proposed replacement windows are Harvey (not Lansing) Majesty series solid wood double-hung windows with exterior aluminum cladding in bronze color and integrated fly screens; one exception: existing peaked window at attic level of front façade at 232 West Third Street will be repaired rather than replaced. Mr. Lader noted that all adjacent properties along this section of West Third Street exhibit 1-over-1 double-hung windows and prefers consistency. Mr. Chambers expressed preference for 2-over-2 double-hung windows but also noted replacement windows would require simulated divided lites, which are more expensive; continued that HCC is willing to cooperate with Applicant on final window configuration selection.

Applicant clarified that existing entrance door and transom at 230 West Third Street are original and will be rehabilitated; continued that entrance door at 232 West Third Street is later replacement, so intention is to replace with salvaged historical wood door with upper glazing and lower panels while also repairing existing transom. Applicant continued that both entrance doors will receive new metal storm doors in bronze finish with 3/4 lites.

Mr. Evans inquired about Applicant's intention to power wash brick façades as preparation for repainting. Applicant explained that Community Action painters are qualified in lead abatement and also understand need to carefully power wash exterior surfaces at maximum 400 psi to avoid damage to existing brick walls. Applicant noted ongoing investigations into potentially stripping exterior paint to reveal historical brick façades; however, this approach might exceed project budget. Mr. Lader noted that all remaining contiguous properties have painted façades and suggested that repainting these two façades for consistency and simplicity is more appropriate approach.

Applicant concluded by admitting that preferred porch light fixtures are not yet finalized but confirmed that no conduits, raceways or junction boxes will be visible on exterior façades.

**Public Commentary:** none

**Motion:** The Commission upon motion by Mr. Chambers and seconded by Mr. Evans adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described herein:

1. The proposal to conduct various renovations to the front and side façades was presented by Peter Lewnes, Anna Smith, Lee Snyder and Christine Ussler.
2. Appropriate details for painting both exterior façades include:
  - a. use gentlest means possible to power wash façades (maximum 400 psi) in preparation for painting to avoid damage to historic materials
  - b. carefully remove all existing metal siding; resulting exposed materials and surfaces, including window and door trims and sills, roof and porch trims, decorative trim at bay window, should be repaired rather than replaced; where severity of deterioration requires replacement, new features will match old in design, color, texture and, where possible, materials.
3. Appropriate details for renovating existing roofs include:
  - a. repair existing slate roof at front façade with new slates as needed to match old in design, color, texture and material
  - b. if repair of existing slate roof is not feasible, replacement sheathing is GAF Slateline non-architectural asphalt shingles in 'Antique Slate' color; install new ridge vent under roof-cap shingles for proper ventilation to ensure product longevity
  - c. replacement sheathing on porch roof is GAF Slateline non-architectural asphalt shingles in 'Antique Slate' color; replacement sheathing on roof of upper-level bay window is EPDM rubber roof membrane in dark color
  - d. during removal of existing roofing, any damaged wood is to be replaced in-kind, with new ice and water shield installed in all valleys and gutter edges and new underlayment installed over decking at remaining areas
  - e. all valleys are open and lined with copper flashing
  - f. new metal drip edges installed and painted to match adjacent trim

- g. new metal gutters are half-round and new metal downspouts are round
- 4. Appropriate details for rehabilitating peaked window at attic level of front façade include repairing rather than replacing; where severity of deterioration requires replacement, new features will match old in design, color, texture and, where possible, materials.
- 5. Appropriate replacement windows are 1-over-1 or 2-over-2 double-hung aluminum-clad wood replacement windows by Harvey Windows + Doors Majesty series (or comparable) with integrated fly screens and factory-applied bronze finish; **note:** if Applicant selects 2-over-2 double-hung windows, 5/8-inch simulated divided lites will be installed on exterior glass surfaces.
- 6. Appropriate porch renovations include three new brick piers, each with a tapered and painted wood post, along with new painted wood handrail assemblies to match various porch details of nearby dwellings; otherwise, scrape, prime and repaint existing decorative ironwork.
- 7. Appropriate details for replacing the front door include:
  - a. replacement is salvaged historical Arts and Crafts style wood door, with glass lite in upper half and paneled lower half
  - b. existing transom to be repaired; where severity of deterioration requires replacement, new features will match old in design, color, texture and, where possible, materials
  - c. new aluminum storm door has 3/4 lite, with factory-applied bronze finish
- 8. Appropriate details for the new porch light include:
  - a. associated LED bulb is “warm white” and maximum 3000K color temperature
  - b. no conduits, raceways or junction boxes are visible

**Note:** Applicant agreed to submit relevant details (cut sheets, specifications, sample, etc.) of preferred porch light via City of Bethlehem Planning Office for final review by Chief Building Inspector, Historic Officer and HCC Chair before resulting permit is issued.

The motion for the proposed work was unanimously approved.

**Agenda Item #2**

**Property Location:** 230 West Third Street

**Property Owner:** Cathedral Church of the Nativity

**Applicant:** Peter Lewnes, Community Action Lehigh Valley

**Building Description, Period, Style, and Defining Features:** This structure is an attached, 2 ½-story, 3-bay, brick masonry dwelling with its original slate roof, original double-hung windows and original front entrance door with transom. Front porch details supporting the pent roof were replaced over time with decorative iron posts and handrails. The brick façade was painted during the mid- to late 20<sup>th</sup> century and is currently light yellow in color. It was constructed ca. 1880 and features a gable roof interrupted by a steeply pitched cross gable. This detail is characteristic of the Gothic Revival style. It is also one unit in a series of seven very similar row houses on this block of West Third Street.

**Proposed Alterations:** The Applicant proposes to conduct various renovations to the front façade.

**Guideline Citations:**

- **Secretary of the Interior’s Standards (SIS) 5.** -- see Agenda Item 1
- **Secretary of the Interior’s Standards (SIS) 6.** -- see Agenda Item 1
- **Secretary of the Interior’s Standards (SIS) 7.** -- see Agenda Item 1
- **Secretary of the Interior’s Standards (SIS) 9.** -- see Agenda Item 1
- **Bethlehem Ordinance - Article 1714.03 Purposes of Historic Conservation District** -- see Agenda Item 1

**Evaluation, Effect on Historic Conservation District, Recommendations:** COA Application indicates intent to conduct various renovations to front façade, including power washing and repainting exterior façades. Painting of exterior façades is considered inappropriate based upon Secretary of Interior's Standard 7 and relevant design guidelines; however, HCC has traditionally considered repainting façades that were previously painted as appropriate, so discussion is warranted. Should HCC consider repainting façades appropriate, Applicant should use gentlest means possible to power wash to avoid damage to historic materials. COA Application also notes that "all (metal) siding to be removed", which is appropriate. Applicant should confirm intentions with resulting exposed materials and surfaces, including window and door trims and sills, roof and porch trims, etc. Secretary of Interior's Standards 5 and 6 along with relevant design guidelines indicate that historical trims should be repaired rather than replaced; where severity of deterioration requires replacement, new features will match old in design, color, texture and, where possible, materials.

COA Application indicates intent to replace existing slate roof with slate asphalt shingles in slate grey color; existing asphalt shingle sheathing on porch roof is also to be replaced with slate asphalt shingles. Replacing original slate roof with alternative sheathing is considered inappropriate based on Secretary of Interior's Standards 5 and 6; however, HCC has traditionally considered GAF Slateline asphalt shingles in 'Antique Slate' color as appropriate replacement for original slate roof sheathing, so discussion is warranted. Should HCC consider proposed replacement roofing as appropriate, Applicant should confirm that proposed asphalt shingles are GAF Slateline non-architectural shingles in 'Antique Slate' color. Applicant should confirm during removal of existing roofing that any damaged wood will be replaced in-kind, with new ice and water shield installed in all valleys and gutter edges and new underlayment will be installed over decking at remaining areas. New ridge vent details should be installed under roof-cap shingles for proper ventilation to ensure product longevity. All valleys should be open and lined with copper flashing, rather than woven closed with asphalt shingles. New metal drip edges should be installed and painted to match adjacent trim. Applicant should also clarify intentions with gutters and downspouts; if existing are to be replaced, new metal gutters should be half-round and new metal downspouts should be round.

COA Application indicates intent to replace all existing 1-over-1 double-hung windows with 1-over-1 windows with integrated fly screens; proposed window manufacturer is Lansing. Replacing original double-hung windows is considered inappropriate based on Secretary of Interior's Standards 5 and 6; repairs to original windows along with new exterior storm windows with dividing rails that align with rails of windows is more appropriate solution. HCC has considered aluminum-clad wooden windows as appropriate replacements if existing windows are beyond repair, so discussion is warranted. According to Lansing company website, all series of replacement windows are fabricated from vinyl which is considered inappropriate within Historic Conservation District according to relevant design guidelines. Should HCC consider proposed vinyl replacement windows appropriate, Applicant should confirm that proposed windows are double-hung. Should HCC consider proposed vinyl replacement windows inappropriate, Applicant should consider appropriate alternatives that are aluminum-clad wooden 1-over-1 double-hung windows and submit for consideration during subsequent HCC meeting. Associated cut sheets, specifications and (ideally) actual window samples are also appreciated.

COA Application includes three renovation options for front porch: 1. replace three existing decorative iron posts with three tapered columns resting on new brick piers and replace iron handrail assemblies with wooden railings; 2. replace three existing decorative iron posts with three tapered columns (no mention of new brick piers); 3. scrape, prime and repaint existing decorative ironwork. Discussion is warranted to discern preferred option before appropriateness can be determined. If options 1 or 2 are considered by HCC as appropriate, Applicant should identify dimensions and proposed material of tapered columns, noting aluminum and vinyl columns are considered inappropriate within Historic Conservation District according to relevant design guidelines. Applicant should clarify if option 2 includes brick piers similar to option 1. Applicant should also identify fabricator, style and color of proposed brick and mortar for envisioned piers; samples of proposed brick units and associated mortar joints are appreciated.

COA Application indicates intent to renovate existing front entrance door and associated transom; also indicates intent to install new storm door. Associated details concerning material, configuration, etc. are not provided, so discussion is warranted.

COA Application also indicates intent to install new porch light; associated LED bulb is “warm white”. No supplemental details concerning proposed fixture type are provided, so discussion is warranted; no conduits, raceways or junction boxes should be visible. Relevant design guidelines include mention that warm white bulbs are appropriate for Historic Conservation District; HCC traditionally defines warm white LED lighting as maximum 3000K color temperature.

**Discussion:** Peter Lewnes, Anna Smith, Lee Snyder and Christine Ussler represented proposal to conduct various renovations to the front façade; **note:** see previous agenda item for associated discussion.

**Public Commentary:** none

**Motion:** The Commission upon motion by Mr. Chambers and seconded by Mr. Evans adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described herein:

1. The proposal to conduct various renovations to the front façade was presented by Peter Lewnes, Anna Smith, Lee Snyder and Christine Ussler.
2. Appropriate details for painting the exterior front façade include:
  - a. use gentlest means possible to power wash façade (maximum 400 psi) in preparation for painting to avoid damage to historic materials
  - b. carefully remove all existing metal siding; resulting exposed materials and surfaces, including window and door trims and sills, roof and porch trims should be repaired rather than replaced; where severity of deterioration requires replacement, new features will match old in design, color, texture and, where possible, materials.
3. Appropriate details for renovating existing roofs include:
  - a. replacement sheathing on main roof and on porch roof is GAF Slateline non-architectural asphalt shingles in ‘Antique Slate’ color
  - b. during removal of existing roofing, any damaged wood is to be replaced in-kind, with new ice and water shield installed in all valleys and gutter edges and new underlayment installed over decking at remaining areas
  - c. new ridge vent installed under roof-cap shingles for proper ventilation to ensure product longevity
  - d. all valleys are open and lined with copper flashing
  - e. new metal drip edges installed and painted to match adjacent trim
  - f. new metal gutters are half-round and new metal downspouts are round
4. Appropriate replacement windows are 1-over-1 or 2-over-2 double-hung aluminum-clad wood windows by Harvey Windows + Doors Majesty series (or comparable) with integrated fly screens and factory-applied bronze finish; **note:** if Applicant selects 2-over-2 double-hung windows, 5/8-inch simulated divided lites will be installed on exterior glass surfaces.
5. Appropriate porch renovations include three new brick piers, each with a tapered and painted wood post, along with new painted wood handrail assemblies to match various porch details of nearby dwellings; otherwise, scrape, prime and repaint existing decorative ironwork.
6. Appropriate details for front door renovations include:
  - a. existing front door and transom to be repaired; where severity of deterioration requires replacement, new features will match old in design, color, texture and, where possible, materials
  - b. new aluminum storm door has 3/4 lite, with factory-applied bronze finish
7. Appropriate details for installing a new porch light include:
  - a. associated LED bulb is “warm white” and maximum 3000K color temperature
  - b. no conduits, raceways or junction boxes are visible

**Note:** Applicant agreed to submit relevant details (cut sheets, specifications, sample, etc.) of preferred porch light via City of Bethlehem Planning Office for final review by Chief Building Inspector, Historic Officer and HCC Chair before resulting permit is issued.

The motion for the proposed work was unanimously approved.

### **Agenda Item #3**

**Property Location:** 14-36 West Third Street

**Property Owner:** Patriot Ventures, LLC

**Applicant:** High Hotels, LTD

**Building Description, Period, Style, and Defining Features:** This proposed 8-story hotel structure will include a series of entry-level glass storefronts with awnings at the front (north) façade facing West Third Street and also at the rear (south) façade facing the Greenway. Six upper floor levels will include brick façades punctuated by sets of windows organized according to hotel room layouts. A roof-top terrace with bar will complete the uppermost floor level while a single-story porte cochère (carport) at the western end of the site will serve as the main drop-off location for passenger vehicles. As a reminder, HCC is mandated with preserving structures dating from the designated era of the Historic Conservation District (ca. 1895 - 1950); thus, when completed this Contemporary building will not be considered significant to the District.

**Proposed Alterations:** The Applicant is returning for subsequent HCC assessments of various details associated with the proposed hotel structure.

#### **Guideline Citations:**

- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item 1
- **Historic Conservation Commission Design Guidelines** -- relevant sections concerning 'New Construction' (pp. 8-12): HCC encourages new construction that "(preserves) the cohesive ambiance of the Historic Conservation District with compatible, sympathetic, and contemporary construction, ... (matches) setbacks of adjacent buildings on a streetscape and (has) compatible siting, proportion, (size and) scale, form, materials, roof configuration, details and finishes"; also should address such concerns as shape and massing, rhythm and patterns, window and door openings, materials and textures, architectural details as well as streetscapes.
- **Historic Conservation Commission 'Design Guidelines for Storefronts'**

**Evaluation, Effect on Historic Conservation District, Recommendations:** COA Application indicates intent to satisfy stipulation of previous Certificate of Appropriateness that requires HCC assessment of proposed façade details; according to supplemental narrative, select details intended for current assessment include entry-level storefronts as well as building façade materials (brick, large-format masonry, cast stone elements and EIFS). Applicant is also requesting HCC to yet again consider increase to building height that was discussed during previous meetings and defined within resulting COAs.

Applicant previously confirmed height of revised design was 96-feet, representing significant change to "88-foot high mixed-use development" that was approved by City Council's decision to overrule HCC's recommended denial of proposed project. Applicant justified need to extend height above previously approved 88-foot height to accommodate proposed rooftop bar, which necessitates extending two stair towers up to 96-feet to accommodate required emergency egress; corner tower element was also raised to 96-feet as screen for rooftop mechanical systems. Following discussion with Applicant on October 21, 2024, HCC amended maximum building height from 88-feet to 90-feet within resulting resolution.

Applicant's current design proposal indicates top of parapet at western tower now measures 94-foot 11-inches high, which is almost 5-foot taller than previously approved revision to original building height. In addition, overall height at rooftop bar now measures 100-foot high, which is 10-foot taller than approved revision to original building height and is also 3-foot taller than existing adjacent contemporary structure, so discussion is warranted. Should HCC recommend revised building height as appropriate for City Council approval, this revision must be captured within resulting motion.

COA Application includes supplemental Drawing Sheets A-303, A-304 and A-401 that provide wall sections and details of select items intended for current HCC assessment. Proposed storefront is YKK YES 45

storefront system with 2-inch-wide vertical and horizontal divisions in dark bronze finish as well as SunGuard SNX Low-E crystal gray glazing. Applicant should confirm that glazing is appropriately center-set within frame; otherwise, proposed storefront system is appropriate. Relevant design guidelines identify appropriate glazing as clear and not tinted, colored or reflective, so Applicant should also confirm that proposed crystal gray glazing conforms with those guidelines. Drawing Sheet A-401 includes mention of spandrel glass with integrated "artistic film" along with several references to "storefront artwork". These items are in response to HCC's previous concerns about large expanses of spandrel glass within many storefront segments along front (north) façade facing West Third Street. Accompanying elevation drawings on Drawing Sheet A-201 imply proposed spandrel glass depicted in differing color from transparent glazing; however, discussion is warranted to determine appropriateness.

Supplemental drawing sheets indicate Glen-Gery modular Rockbridge brick units intended for upper-level façades. Discussion is warranted to confirm intended format and color of brick units as well as proposed mortar joints; presentation of associated products samples and associated specifications is encouraged.

Supplemental drawing sheets indicate 4-inch thick RockCast smooth face masonry veneer in 12-foot (perhaps 12-inch?) x 24-inch format intended for entry-level façade; proposed colors include "Smokehouse" for darker elements and "Crystal White" for lighter elements. Discussion is warranted to confirm format size as well as proposed mortar joints; presentation of associated product samples and associated specifications is encouraged.

Supplemental detail drawings depict cast stone sills at 7 5/8-inches high and lintels at 8-inches high for upper-level windows; associated elevation drawings indicate cast sills and lintels appropriately extend beyond masonry openings. Detail drawings depict continuous horizontal cast stone band at 28-inches high that delineates entry level from second floor level and also serves as lintel above storefronts. Detail drawings depict similar horizontal cast stone band at 11-inches high that delineates change of material at upper-level façades; Applicant should clarify various locations of proposed stone band. Applicant should also clarify dimensions and placements of similar but smaller horizontal cast stone bands depicted on provided elevations but not included within supplemental detail drawings.

Supplemental detail drawings also depict Exterior Insulation Finish System (EIFS) as cladding for select upper façade elements and also for upper cornice. Relevant Design Guidelines identify EIFS as inappropriate within Historic Conservation District. HCC previously expressed concern about proposed EIFS as façade treatment and recommended cast stone, true stucco, fiber cement panels and aluminum panels as appropriate alternatives. As captured within resulting COA, Applicant agreed to present alternatives to EIFS for select upper façade elements and upper cornice for subsequent HCC consideration, so discussion is warranted.

Applicant will be returning for subsequent HCC assessment of various details (scale drawings, written specifications, material samples, etc.) including, but not limited to: fabric awnings, all window types, elements of porte cochère (carport), proposed signage and exterior lighting.

**Discussion:** Thomas Schlegel, Anthony Seitz and John Snavelly represented proposal to return for subsequent HCC assessments of various details associated with the proposed hotel structure.

Applicant expressed appreciation to Historic Officer for concise and accurate summary of items intended for current HCC review; continued by noting that previous COA Application included architectural drawings reflecting schematic design phase while current drawings reflect 50% completion of design development, resulting in elevation (façade) drawings that are more detailed. This also explains new request to extend heights of stair towers and central (main) roof to accommodate more detailed situation. Applicant continued that 'Tempo' brand necessitates upper-scale rooftop bar, so associated roof for bar is 100-feet tall but steps back from West Third Street façade and is not visible from below. Applicant justified 94-foot 11-inch height for both extended stair towers that service rooftop bar, admitting that proposed height is 5-feet taller than previously agreed upon but still 2-feet lower than height of adjacent contemporary structure. Applicant also expressed desire that height of tower at western end should match height of stair towers.

Mr. Chambers inquired if central section at 100-feet tall also steps back at south façade facing Greenway; Applicant confirmed this section is flush with façade below and does not step back. Mr. Lader inquired if envisioned structural system involves precast floor slabs; Applicant responded that envisioned structure is steel and concrete composite system with dropped ceilings due to economy of scale and uniqueness of

property (triangular shape). Mr. Chambers inquired about brand-dictated ceiling heights; Applicant responded that guest rooms must have minimum 9-foot ceiling heights, so design envisions 10-foot 8-inches from top of floor slab to top of next floor slab, with 4-inch-thick slabs. Mr. Lader observed that parapets extend quite high above roof landscapes, noting typical dimension is 5-foot 8-inches; Applicant responded that flat roof buildup includes slopes for drainage along with insulation and pedestal pavers at public areas which reflect at least 2-feet above top of roof slab. Applicant continued that design of parapet and associated handrails are still being designed (potential for glass railings) which might result in slight reduction in overall height; intends to review this detail during subsequent HCC meeting. Mr. Chambers inquired about intended location of glass handrails; Applicant envisions glass handrails at rooftop bar area ... along north and (potentially) south façades. Mr. Chambers continued by encouraging Applicant to further study those locations and reduce handrail heights to minimum while also in accordance with building codes. Mr. Lader inquired if rooftop mechanical equipment is envisioned at central roof section that measures 100-feet high. In response, Applicant called attention to Drawing Sheet A-105 'Rooftop Plan' and indicated that most mechanical equipment is located between corner tower and nearby stair tower, which also justifies extended parapet height to screen equipment behind. Mr. Evans inquired if area labeled "Exterior Exit Path" will be common traffic area for rooftop bar; Applicant explained that patrons will use gang of elevators for rooftop access, with path leading to stair tower only used during emergencies. Mr. Lader encouraged Applicant to consider stepping back 100-foot tall building segment facing Greenway and make coping of parapet below continuous to help reduce overall impression of building height; Applicant clarified this segment does indeed step back slightly, with continuous cornice below. Ms. Strasser inquired about dimension of setback at rooftop bar; Applicant responded that rooftop bar sets back 16-feet from north façade facing West Third Street. Mr. Chambers inquired about trellis detail depicted on rooftop drawing; Applicant confirmed that detail was originally explored but is no longer relevant and should be ignored. Mr. Chambers continued that 16-foot setback at rooftop bar is sufficient to avoid perception from public right-of-way below but requested clarification from Historic Officer about history of previous approvals specific to building height. Mr. Long recounted that Applicant previously confirmed height of revised design was 96-feet, representing significant change to "88-foot high mixed-use development" that was approved by City Council's decision to overrule HCC's recommended denial of proposed project; following discussion with Applicant on October 21, 2024, HCC amended maximum building height from 88-feet to 90-feet within resulting resolution. Applicant's current design proposal indicates top of parapet at western tower now measures 94-foot 11-inches high, which is almost 5-foot taller than previously approved revision to original building height. In addition, overall height at rooftop bar now measures 100-foot high, which is 10-foot taller than approved revision to original building height and is also 3-foot taller than adjacent contemporary structure. Mr. Chambers encouraged Applicant to further develop stair towers to minimize overall heights, noting current design includes flat roofs with uniform cornice rather than sloping roofs that reflect rise of stairs inside. Mr. Lader noted discrepancy with depiction of upper cornice on section drawings when compared with elevation drawings; encouraged Applicant to further develop this detail, which might reduce overall building height as well. Mr. Evans inquired if Applicant would consider refining façades based on current feedback before returning for future HCC assessment; Applicant noted that future HCC assessments will include windows, awnings, porte cochère details, etc. but main façade details (especially overall heights) must be finalized now to avoid construction delays. Mr. Evans clarified that HCC's main concern is overall building height; Applicant noted that any reduction in building height precludes ability to offer rooftop bar, which conflicts with 'Tempo' brand requirement and would result in cancellation of overall project. Mr. Chambers inquired if Applicant is willing to reduce heights of stair towers and corner tower to 94-foot high. Applicant admitted that proposed height at corner tower is needed for future building signage and expressed initial hesitation; upon internal discussion, Applicant agreed to building height limitation of 94-foot high at stair towers and corner tower.

Applicant transitioned to discuss proposed storefronts, noting spandrel glass segments on north façade are indicated in light blue color while clear glass storefront segments have no color; continued that spandrel glass will include exterior vinyl films with historical depictions of Bethlehem that also relate to themes on hotel's interior. Applicant confirmed that proposed storefront glass is indeed clear, non-reflective and not tinted; agreed to bring along glass sample during future submittal of proposed windows. Mr. Chambers noted that HCC traditionally encourages installation of window signage on inside glass surfaces to prevent vandalism and to help keep clean; continued by encouraging Applicant to collaborate with SouthSide Arts

District as potential resource for needed graphics. Applicant responded by noting recent positive discussions with ArtsQuest representatives, who offered their archives as resource for historical images. Mr. Simonson inquired if spandrel glass panels are intended for all storefronts; Applicant clarified that spandrel glass with depictions are only envisioned for storefronts along eastern half of West Third Street façade to screen back of house functions. Mr. Lader inquired if Applicant could design kitchen that also allows views inside; Applicant responded “this is not a show kitchen” and not conducive for public views inside. Applicant requested historical images to be installed on exterior window surfaces due to kitchen configuration behind spandrel glass that prohibits access to inside glass surfaces and also prevents hotel from occasionally changing out historical images; continued that any damaged graphics will be immediately repaired or replaced, as needed. Applicant also clarified that nearby entrance lobby and bar areas will be visible from public sidewalk, so those storefront segments are indeed clear.

Mr. Lader encouraged discussion of proposed finishes, noting product samples submitted by Applicant for HCC consideration. Applicant confirmed that 4-inch thick RockCast smooth face masonry veneer intended for entry-level façades measures 12-inch x 24-inch; proposed colors include “Smokehouse” for darker elements and “Crystal White” for lighter elements. Applicant continued that masonry veneers are installed in running bond pattern, with dark mortar color to match color of dark veneer panels and Portland cement with no added color for lighter veneer panels. Applicant continued that Glen-Gery modular Rockbridge brick units in dark red color measuring approximately 2 1/4-inches x 7 1/2-inches laid in running bond pattern are intended for upper-level façades; mortar color is Portland cement and lime blend for historical look. Mr. Lader inquired if Applicant might consider mortar joint color that matches color of red brick units; Applicant responded with preference that mortar joints contrast with color of bricks. Mr. Evans suggested that mortar joint could match color of cast stone details; sample of proposed cast stone was not included, so color comparison was not possible. Applicant confirmed that design includes 5-inch cast detail band at each floor line in addition to cast stone sills and lintels, taller continuous band that delineates entry level from second floor level and similar cast stone band that delineates change of material at upper-level façades. Mr. Lader inquired if locations of ventilation louvers on façades are finalized now that design is further developed. Applicant responded that additional louvers might be needed at Column Line 7 within large area of brick façade; otherwise, depicted louver locations reflect current design.

Mr. Chambers transitioned to issue of EIFS and inquired if Applicant considered alternative façade materials, as previously encouraged by HCC. Applicant explained that alternative materials were indeed considered but preference remains EIFS as most affordable option that also offers needed insulation value. Applicant continued that EIFS would not be installed at street level to avoid potential surface damage but rather at upper-level façades not easily visible or accessible from below; continued that shadow joints will be integrated into EIFS to imply desired panel effect. Mr. Lader countered that metal panels and fiber cement panels also afford needed insulation value; Applicant responded by noting those materials come with premium costs. Mr. Lader noted that HCC is impressed with all remaining materials (cast stone, brick, masonry panels, etc.) but has inherent difficulty with proposed EIFS system due to contradiction with design guidelines that specifically discourage use of EIFS within Historic Conservation District. Applicant clarified that EIFS begins at 60-feet above public right-of-way along West Third Street while select segments along south façade facing Greenway begin at 18-feet above public right-of-way to animate façade. Mr. Lader inquired if Applicant might consider height of EIFS at consistent 60-feet for all façades and with smoothest finish available, rather than rough finish of submitted Dryvit samples. Applicant responded that provided Dryvit samples reflect finish that is typical of traditional stucco and stood by sample finish as well as design proposal with varying heights of applied EIFS. Mr. Chambers inquired if Applicant could detail windows within areas of EIFS to emulate sills and lintels by applying additional thickness of insulation and different color finish at those locations; Applicant was not amendable to that suggestion. Mr. Lader concluded by noting HCC could approve use of EIFS considering this contemporary structure will not be considered significant to Historic Conservation District upon completion while also noting that heights of EIFS applications are well above height of typical historic structures within District.

**Public Commentary:** none

**Motion:** The Commission upon motion by Mr. Lader and seconded by Mr. Chambers adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described herein:

1. The proposal to return for subsequent HCC assessments of various details associated with the proposed hotel structure was presented by Thomas Schlegel, Anthony Seitz and John Snively.
2. Appropriate details for the revised building height include:
  - a. parapets are maximum 94-feet high, including all copings
  - b. rooftop terrace is maximum 100-feet high, with minimum 16-feet setback from north façade facing West Third Street
3. Appropriate details for storefronts include:
  - a. YKK YES 45 storefront system with 2-inch-wide vertical and horizontal divisions in dark bronze factory-applied finish
  - b. glazing is center-set SunGuard SNX Low-E crystal gray glazing, which is clear and not tinted, colored or reflective
  - c. spandrel glass is integrated into storefronts along eastern half of West Third Street façade to screen back of house functions; also includes vinyl films installed on outside glass surfaces that depict various historical images
4. Appropriate details for brick units at upper-level façades include Glen-Gery modular Rockbridge bricks in dark red color measuring approximately 2 1/4-inches x 7 1/2-inches and laid in running bond pattern; mortar color is either Portland cement and lime blend or matches color of cast stone details elsewhere.
5. Appropriate details for the masonry veneer include:
  - a. 4-inch-thick RockCast smooth face masonry veneer installed in running bond pattern at entry-level façades; individual panels measure 12-inches x 24-inches
  - b. colors include “Smokehouse” for darker elements and “Crystal White” for lighter elements; dark mortar color to match color of dark veneer panels and Portland cement with no added color for lighter veneer panels
6. Appropriate details for cast stone include:
  - a. cast stone sills at 7 5/8-inches high and lintels at 8-inches high for all windows; sills and lintels extend beyond masonry openings
  - b. continuous horizontal cast stone band at 28-inches high that delineates entry level from second floor level and also serves as lintel above storefronts
  - c. continuous horizontal cast stone band at 11-inches high that delineates change of material at upper-level façades
  - d. continuous horizontal cast stone bands at 5-inches high that delineate various floor levels

**Note:** Applicant agreed to submit relevant details (cut sheets, specifications, physical sample, etc.) of cast stone product via City of Bethlehem Planning Office for final review by Chief Building Inspector, Historic Officer and HCC Chair before resulting permit is issued.
7. Appropriate details for Exterior Insulation Finish System (EIFS) include:
  - a. EIFS initiates at 60-feet above public right-of-way on north façade facing West Third Street, as depicted on provided elevation drawing
  - b. EIFS initiates at 60-feet above public right-of-way on south façade facing Greenway, with select areas that drop down to 18-feet above public right-of-way, as depicted on provided elevation drawing
  - c. colors include Dryvit by Manning King’s Gray for darker areas and Smoke Signal for lighter areas; both colors include sandblast finish

**Notes:** HCC recommends EIFS for this specific project because resulting contemporary structure will not be significant to Historic Conservation District upon completion while heights of EIFS applications are well above height of typical historic structures within Historic Conservation District.

The motion for the proposed work was unanimously approved.

**General Business:**

Minutes from HCC meeting on February 24, 2025, were approved by those attending that meeting, and with abstention by those not previously in attendance.

Mr. Evans inquired about status of proposed rehabilitation of former Holy Infancy School, noting select windows are visibly open and expressed concern that structure is being left to deteriorate. Mr. Simonson responded that demolition permit request was recently filed by Applicant and suggested that open windows are potential indication of initial interior cleanout efforts.

There was no further business; HCC meeting was adjourned at approximately 8:15 p.m.

Respectfully submitted,



BY: \_\_\_\_\_

Jeffrey Long  
Historic Officer  
South Bethlehem Historic Conservation District  
Mt. Airy Historic District