

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 1 October 2025

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD

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

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

Submit original plus 10 copies.

HARB MEETING MINUTES AND SUBMISSION

MEMBERS PRESENT

Connie Postupack
Diana Hodgson
Michael Simonson
Joe McGavin

MEMBERS ABSENT

Rodman Young
Nik Nikolov

STAFF PRESENT

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

VISITORS PRESENT

Ann Gastinger, 46 East Wall Street
Mike Wimmer, 46 East Wall Street
Michelle Schultz & Alan Lowcher, Bethlehem
Historic District Association
Bruce Lawrence, 108-110 Wesley Street
George Russo, 108-110 Wesley Street
Anthony Turissin, 239 East Wall Street
Alex D'Angelo, 438 Center Street
Brianna Lasko, 450 Main Street
Bill Scheirer, Bethlehem Resident
Ed Courier, Bethlehem Press

The 1 October 2025 meeting of HARB was called to order by Chairperson, Connie Postupack at 5:00 PM.

MINUTES

There were no comments on the 3 September 2025 Minutes and upon a Motion by Michael Simonson and a Second by Diana Hodgson, the Minutes were approved unanimously as submitted.

Item #1: The applicant/owner of the property located at 46 East Wall Street proposes to replace an existing picket fence, install a wood arbor, and replant existing landscape beds.

Property Location: 46 East Wall Street

Property Owner: Ann Gastinger

Applicant: Mike Wimmer, Plantique

Proposed work: The applicant/owner of the property located at 46 East Wall Street proposes to replace an existing picket fence between the rear and the off-street parking pad. A wood gate and a short panel of 6'-0" high wood fencing will be added to connect the rear corner of the home to the existing fence on the left side rear property line. The new decorative aluminum fence will be a 4'-0" high Country Estate Fence-AS Strafford Through Picket Style 120 Fence. The applicant also proposes to install a wood arbor adjacent to the existing deck. The proposed work area is not visible from East Wall Street but will be visible from Wesley Street.

Character Defining Features: This two- and one-half story residential structure is comprised of a series of 5 homes. The smooth brick façade is punctuated with 1 over 1 lite double hung windows and a centered second-floor projected bay window. The first-floor porch extends the full length of the structure. The entrance doors are held to the party wall side of each residence. The main roof of each home is punctuated by a wide shed roof dormer containing 3 double hung windows. The porch roof is supported by simple wood columns with wood guard rails between them. There are also wood rails that separate the porch areas for each home. Two of the wood entrance stairs provide access to and are shared by 2 homes. One of the entrance stairs is narrower and provides access to the home on the right end of the row.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant advised that the proposed aluminum picket fence will replace the existing wood picket fence, and the new wood fence will screen the ground mounted utilities/condensing units. Mike Simonson asked if the Applicant was only replacing existing fencing and if there was any new fencing proposed. The Applicant advised that the aluminum picket fence will replace the existing wood picket fence and that the proposed wood, shadow box fence is completely new. Mr. Phillips asked if the proposed arbor would be similar to the neighbor's arbor. The Applicant advised that it would be similar to but smaller than the neighbor's arbor. Diana Hodgson asked what size the arbor would be. The Applicant advised that the new arbor would be 8'-0" above grade and would be attached to the existing fence at the side of the existing deck. Mike Simonson asked if the fence would be stained and what color the hardware would be. The Applicant responded

that the fence would have a natural finish so it will age to match the existing fencing and that all hardware will be black in color.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to replace an existing picket fence, install a new section of wood fence, install a wood arbor, and replant existing landscape beds.

Motion:

Diana Hodgson made a motion to approve replacement of an existing picket fence, installation of a new section of wood fence, installation of a wood arbor, and replanting of existing landscape beds, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. The new aluminum picket fence will be black in color.
3. The new wood fence will have a natural finish so it will age to match the existing fencing.
4. All fence and gate hardware will be black in color.

Second:

Connie Postupack

Result of vote:

The vote was unanimous to approve replacement of an existing picket fence, installation of a new section of wood fence, installation of a wood arbor, and replanting of existing landscape beds, 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 Historic District Design Guidelines

Page 13: Site Elements

Site elements frame the architecture along a streetscape. In some areas, **established features such as, sidewalks, street trees, walls, fences, gates, walkways, patios, and driveways** provide a consistent setting that is unique to a neighborhood. It is encouraged that property owners develop an understanding of the environmental characteristics of

their immediate surroundings and allow that understanding to direct their design. This will allow a more compatible relationship between a property and its neighborhood.

Modern landscape features, equipment and small structures include pergolas, arbors, gazebos, fountains, sculptures, pools, play equipment, air conditioner condensers, generators, ground mounted solar collectors, electric and gas meters, cable hook-ups, satellite dishes, trash collection bins, garages, tool and garden sheds, play houses, dog houses, and wall mounted awnings.

The HARB encourages,

- Keeping views of historic buildings open to the street, rather than obscuring views with new structures
- Front yard development with traditional, simple arrangements, similar to neighboring properties
- Screening landscape features, play equipment, small structures, and ground mounted equipment that might be visible from the public way with either dense planting, a wall or solid fencing
- Retaining, repairing, and maintaining historic paving materials such as, brick and slate sidewalks and walkways
- Minimizing the amount of paving on a site, including installing narrow parking strips instead of full-width driveways
- Installing brick or stone patios instead of raised decks
- Designing small structures, including garages and sheds, that are visible from the public right-of-way to be compatible with the design and historic materials (walls and roof) of the existing main building
- Maintaining historic fences, walls, and gates, including regular repainting of wood and metal elements
- Installing fences and gates with a painted finish that compliments the property, with posts facing towards the interior of a property
- Installing natural stone walls or piers with either a stone or cast stone cap that compliments the property

The HARB discourages,

- Pre-manufactured sheds, particularly those with metal or vinyl wall cladding
- Placing parking areas in the front yards of residences
- Installing asphalt at walkways
- Installing colored or stamped concrete
- Installing cast stone pavers or walls
- Blocking views to principal elevations of historic buildings and settings with tall, solid fences; solid walls; or dense plantings and foliage
- Installing non-traditional fencing materials such as vinyl
- Installing stockade fencing
- Installing chain link fencing
- Cast stone walls in lieu of natural stone

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 proposes to relaunch the Plaque Program with a newly designed brass plaque.

Property Location: Various throughout the Historic District

Property Owner: Various throughout the Historic District

Applicant: Bethlehem Historic District Association

Proposed work: The applicant proposes to relaunch the Plaque Program with a newly designed brass plaque. The Bethlehem Historic District Association is seeking approval from HARB for the new plaque design. This Application was previously reviewed at the September HARB Meeting and, as requested, the Applicant has returned with two options for the design of the plaque based on the discussions at the September HARB Meeting.

Character Defining Features: The proposed 7" x 10", ¼" thick plaque will be manufactured of brass with a black "leatherette" background, raised border, and raised lettering. Mounting hardware will be single slot, flat-head bronze screws. Plaques will be mounted close to the structure's front door, on the same side as the door knob/handle, and at a height of 50" to 60" above the closest walking surface. The homeowner will have the option of replacing the text "Historic Structure" with the name of a family associated with the structure. The family name must have a significant connection to the house or the Bethlehem community. It will be the responsibility of the homeowner to provide BHDA with appropriate documentation to support the significance and appropriateness of the family name to be placed on the plaque.

Discussion: (9/3/25 meeting) *The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant advised that Bethlehem Historic District Association (BHDA) is in the beginning of their process to elevate and celebrate the city's historic structures. They would like to replace the current wooden plaques from the late 1970's and early 1980's with the bronze plaque proposed in the Application. There are currently 65 wooden plaques in place on historic structures. Some of these existing plaques have a number on them that corresponded to a written document that provided a description of the structure's significance and history. Unfortunately, this written document and information have been lost. In addition to bronze, BHDA has also explored wood and slate replacement plaques. However, they have come back to bronze. They prefer the oval shape, but the plaques could be made in any shape. Connie Postupack asked if the holes for the attachment screws can be placed to line up with the attachment holes on the existing plaques and with the mortar joints of the structure. The Applicant advised that the proposed holes line up with the holes on the existing plaque, however, each plaque can be customized for a specific structure. Michael Simonson asked if the numbers that correspond to historic information will remain on the plaque. The Applicant advised that no number (with the exception of the structure's date) will be included on the new plaque. The Applicant advised that some owners would like BHDA to establish a way to add the original structure owner's name to the plaque. Michael Simonson asked where additional text/information would be*

located on the plaque. The Applicant advised that a family name could replace the "Historic Structure" text located at the bottom of the plaque and that a separate plaque could be installed to contain additional historic information. Mr. Simonson asked if a family name would be in any way confusing to a mail carrier. Nik Nikolov asked if the name would be of historic significance and whether or not it could be located on a separate plaque. The Applicant agreed that a name and other information could be located on a separate plaque. Joe McGavin asked if the historic information database could be rebuilt so that identification numbers could remain on the new plaques. The Applicant advised that they have a database of 407 structures but would need the help of owners to rebuild the historic information database. Mr. Simonson stated that a QR code could be used in lieu of the previous number system. Diana Hodgson asked if the number on the plaques was the date of the structure or the street number. The Applicant advised that it is the construction date of the structure. Ms. Hodgson asked if replacement of existing plaques would be voluntary or required. The Applicant advised that plaque replacement will be voluntary. Joe McGavin asked if owners would be required to pay for the new plaques and the Applicant responded in the affirmative. Diana Hodgson asked what the cost would be, and the Applicant advised that the cost of the new plaque would be approximately \$400.00. Mr. Phillips asked if BHDA had considered a painted, cast aluminum plaque to help reduce the cost. The Applicant advised that they have discussed many options but feel that the bronze plaque is very attractive. Connie Postupack stated that the bronze plaque will hold up and last over time. Mr. Phillips advised that another Application later on the Agenda is for a historic information plaque. Diana Hodgson feels that a separate plaque for historic information is a good idea and asked if city retailers and businesses will also be able to purchase plaques. The Applicant responded in the affirmative. Joe McGavin reiterated that he likes the idea of having numbers on the plaque that corresponds to a written document of historic information. The Applicant suggested that a number on the plaque would not be required since any information would likely be tied/related to the building address. Michael Simonson asked if all 65 properties with current plaques are part of a walking tour. The Applicant advised that there is not really a formal walking tour of the Historic District neighborhood. Nik Nikolov suggested that, if historic information is made available, there should be a way to access it without the use of technology or Wi-Fi. Mr. Nikolov loves the plaque but feels the cost may be prohibitive and should not be technology dependent. Mr. Nikolov also asked if the new plaques should be color coded to refer/relate to some of the other existing plaques located in the city. Diana Hodgson asked if grants could cover the cost of the new plaques. The Applicant responded in the affirmative and feels that BHDA will be able to overcome any cost concerns. Connie Postupack asked if a property would get a second plaque if it has a second structure located on it. The Applicant advised that the "Plaque Committee" would review this on a case-by-case basis and it would likely depend on whether each structure had a separate address and whether or not both structures were built in the same year. Michael Simons feels that after the overall plaque design is approved by HARB and BHDA provides HARB with a list of eligible properties, these individual properties can be approved for a plaque installation administratively without appearing before HARB. The Applicant agreed with this and confirmed that they will be able to provide HARB with a list of eligible properties. Nik Nikolov asked if the general public has been given the opportunity to participate in the planning for the new plaque. The Applicant advised that they have not, but the general public will be included moving forward now that BHDA has received HARB's initial input. Michael Simonson suggested that the Application be

tabled and that the Applicant provide HARB with a finalized standard plaque design and a list of the 65 structures with existing plaques. Mr. Nikolov requested that the Applicant also provide the material, type, finish, and design of the attachment hardware. Mr. Simonson stated that the Applicant should return with designs for all proposed plaque options, such as various plaques that would include the date only, a building or family name, historical information, etc. The Applicant agreed to return with options and a current spreadsheet showing the 65 structures with existing plaques. Diana Hodgson asked the Applicant to be clear if any of the plaque information and instructions will be different for structures with existing plaques and structures that do not currently have plaques. Mr. Phillips asked if anything would really be different for structures currently with or without plaques and feels that it would be helpful and clearer if the plaques and information are the same for both cases.

HARB tabled any action on this Application and asked the Applicant to return at future meeting with additional information.

Motion: *Michael Simonson made a motion to table any action on this Application, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.*

- 1. The Applicant return to a future HARB meeting with additional information.*

Second: *Nik Nikolov*

Result of vote: *The vote was unanimous to table any action on this Application, as per the motion.*

Discussion: (10/1/25 meeting) The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant advised that BHDA will manage the plaque program will secure the new plaques for purchase by property/building owners. BHDA will also promote and stress the importance to building/property owners of participation in this program and encourage all building/property owners with existing plaques to replace them with a new plaque. Mike Simonson asked if BHDA will vet the names and information to be included on the plaques and the Applicant responded in the affirmative. Mr. Simonson requested that BHDA notify the zoning office of where and when the plaques will be installed and the Applicant agreed. Connie Postupack asked if the plaques will be located in the same location/area on all buildings. The Applicant advised that for the most part yes, but a few plaques will be located in the same location as the existing plaques. The Applicant further advised that the attachment screws will have a Phillips head and not be a straight slot head as stated in the original Application, that approximately 60 structures currently have the old plaques, about 12 other owners are interested in plaques, and their goal is to place 75 to 100 of the newly designed plaques.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to relaunch the Plaque Program with newly designed brass plaques as shown in Option #1A and #2A included in the Application.

Motion: Joseph McGavin made a motion to approve the relaunch of the Plaque Program with newly designed brass plaques as shown in Option #1A and #2A included in the Application, the Guideline Citation outlined below.

Second: Diana Hodgson

Result of vote: The vote was unanimous to approve the relaunch of the Plaque Program with newly designed brass plaques as shown in Option #1A and #2A included in the Application, as per the motion.

Guideline Citation: Secretary of Interior Standards No.(s)

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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.

Item #3: The applicant/owner of the property located at 108-110 Wesley Street proposes to remove an existing stair and construct a porch stoop, a sidewalk from the porch to the southwestern facing yard, and a sidewalk to the north facing yard.

Property Location: 108-110 Wesley Street

Property Owner: Bruce Lawrence

Applicant: George Russo, Russo Design and Build

Proposed work: The applicant/owner of the property located at 108-110 Wesley Street proposes to remove an existing stair and construct a 6'-8" x 7'-6" porch stoop with stairs, a sidewalk from the porch to the southwestern facing yard, and a sidewalk to the north facing yard with a sidewalk joining into the existing parking pad. The porch and stairs will be constructed of concrete and block. The face coverings will be of stone to match the existing structure as close as possible. The treads will be bluestone. The sidewalks will be of pavers to match the sidewalks on the existing property. The porch will have bluestone borders with a brick inlay.

Character Defining Features: The Wesley Street frontage is characterized by a small one car garage building with a street facing gable end, as well as a two car carport with a street facing gable end that sits slightly back from the rear of the garage. Both the garage and carport shield the rear yard and rear of the home from view when viewed from Wesley Street.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. Connie Postupack asked if the new stair would be located next to the existing garage and the Applicant advised that the new stair will be located next to the

carport. Mr. Phillips asked if the Applicant had submitted for building permits yet and the Applicant advised that they would do so after receiving a recommendation from HARB. Diana Hodgson asked the Applicant to identify the location of the bluestone on the rendering and the Applicant advised that the bluestone would be installed on the stair treads. Ms. Hodgson asked if bluestone would be installed on the porch landing. The Applicant advised that the porch landing will have a bluestone boarder with a brick infill in the center.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to remove an existing stair and construct a porch stoop, a sidewalk from the porch to the southwestern facing yard, and a sidewalk to the north facing yard.

Motion: Connie Postupack made a motion to approve removal of an existing stair and construction of a porch stoop, a sidewalk from the porch to the southwestern facing yard, and a sidewalk to the north facing yard, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.

Second: Diana Hodgson

Result of vote: The vote was unanimous to approve removal of an existing stair and construction of a porch stoop, a sidewalk from the porch to the southwestern facing yard, and a sidewalk to the north facing yard, as per the motion.

Guideline Citation: Secretary of Interior Standards No.(s)

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Bethlehem Historic District Design Guidelines

Page 12: Porches

The HARB encourages,

- Repairing or replacing deteriorated or missing materials with similar new materials
 - avoid replacement of a wood railing with a metal or vinyl railing system

The HARB discourages,

- Replacing wood porch posts and railings with metal

Page 13: Site Elements

Site elements frame the architecture along a streetscape. In some areas, **established features such as, sidewalks, street trees, walls, fences, gates, walkways, patios, and driveways** provide a consistent setting that is unique to a neighborhood. It is encouraged that property owners develop an understanding of the environmental characteristics of their immediate surroundings and allow that understanding to direct their design. This will allow a more compatible relationship between a property and its neighborhood.

Modern landscape features, equipment and small structures include pergolas, arbors, gazebos, fountains, sculptures, pools, play equipment, air conditioner condensers, generators, ground mounted solar collectors, electric and gas meters, cable hook-ups, satellite dishes, trash collection bins, garages, tool and garden sheds, play houses, dog houses, and wall mounted awnings.

The HARB encourages,

- Keeping views of historic buildings open to the street, rather than obscuring views with new structures
- Front yard development with traditional, simple arrangements, similar to neighboring properties
- Screening landscape features, play equipment, small structures, and ground mounted equipment that might be visible from the public way with either dense planting, a wall or solid fencing
- Retaining, repairing, and maintaining historic paving materials such as, brick and slate sidewalks and walkways
- Minimizing the amount of paving on a site, including installing narrow parking strips instead of full-width driveways
- Installing brick or stone patios instead of raised decks
- Designing small structures, including garages and sheds, that are visible from the public right-of-way to be compatible with the design and historic materials (walls and roof) of the existing main building
- Maintaining historic fences, walls, and gates, including regular repainting of wood and metal elements
- Installing fences and gates with a painted finish that compliments the property, with posts facing towards the interior of a property
- Installing natural stone walls or piers with either a stone or cast stone cap that compliments the property

The HARB discourages,

- Pre-manufactured sheds, particularly those with metal or vinyl wall cladding
- Placing parking areas in the front yards of residences
- Installing asphalt at walkways
- Installing colored or stamped concrete

- Installing cast stone pavers or walls
- Blocking views to principal elevations of historic buildings and settings with tall, solid fences; solid walls; or dense plantings and foliage
- Installing non-traditional fencing materials such as vinyl
- Installing stockade fencing
- Installing chain link fencing
- Cast stone walls in lieu of natural stone

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 239 East Wall Street proposes to replace the existing roof shingles with GAF Lifetime Timberline HDZ Shingles in Pewter Gray color.

Property Location: 239 East Wall Street

Property Owner: Emilie Galle

Applicant: Anthony Turissini, Holencik Exteriors

Proposed work: The applicant/owner of the property located at 239 East Wall Street proposes to replace the existing roof shingles with GAF Lifetime Timberline HDZ Shingles in Pewter Gray color. Drip edge to be white in color. Proposed aluminum chimney flashing to be Tuxedo Gray.

Character Defining Features: The two-story, 3 bay, painted, smooth brick façade residence is topped with a simple frieze and cornice supporting an asphalt shingled, cross gable roof facing East Wall Street. Aluminum half round gutters and a round segmented downspout convey rainwater to the sidewalk/grade. There is a flush chimney on the left side of the home as viewed from the street. The first and second-floor windows are 1 over 1 lite double hung windows with heavy heads and sills. The second-floor windows are fitted with 2 panel louvered shutters and the first-floor windows are fitted with 3 panel solid panel shutters. The first floor of the building is raised above the sidewalk by concrete stairs and a concrete landing with a perimeter wrought iron railing that provides access to the entrance door located in the leftmost bay. The 4-panel entrance door with transom window above is slightly recessed.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. Michael Simonson asked what type of shingles are currently installed on the home and the Applicant responded that they are three-tab shingles. Mr. Simonson also asked if the entire roof was proposed for reroofing and the Applicant responded in the affirmative. Diana Hodgson asked if the proposed shingles are architectural shingles and the Applicant responded in the affirmative. Ms. Hodgson questioned if the gutters and downspouts were proposed for replacement and the Applicant advised that they are not.

Michael Simonson asked if the existing chimney is active and the Applicant was unsure. Diana Hodgson stated that the new chimney flashing should be of real copper and the Applicant agreed to install real copper flashings. Ms. Hodgson questioned if there was any new painting proposed, and the Applicant advised that there is not. Ms. Hodgson advised that if there is any new painting required, the color and finish should match the existing.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to replace the existing roof shingles with GAF Lifetime Timberline HDZ Shingles in Pewter Gray color.

Motion: Michael Simonson made a motion to approve replacement of the existing roof shingles with new GAF Lifetime Timberline HDZ Shingles in Pewter Gray color, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. Color of aluminum drip edge to match existing trim
3. Chimney flashing to be real copper.

Second: Connie Postupack

Result of vote: The vote was unanimous to approve replacement of the existing roof shingles with new GAF Lifetime Timberline HDZ Shingles in Pewter Gray color, as per the motion.

Guideline Citation: Secretary of Interior Standards No.(s)

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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

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 #5: The applicant/owner of the property located at 438 Center Street proposes to paint trim around the front door and install a classic antique style gas lantern on the front of the house to the left of the entrance way and front door.

Property Location: 438 Center Street

Property Owner: Alex & Kathleen D'Angelo

Applicant: Alex & Kathleen D'Angelo

Proposed work: The applicant/owner of the property located at 438 Center Street proposes to paint trim around the front door in a gloss Tricorn Black color (SW 6258) to match the second and third floor shutters and all shutter hardware, as well as install a classic antique style gas lantern on the front brick facade of the house to the left of the entrance way and front door. The gas lantern will be the French Quarter, Rodin model with London top and bottom finials as manufactured by Bevolo Gas & Electric Lights.

Character Defining Features: This two-story home with smooth brick walls is topped with a cross gabled roof fronting Center Street and an intersecting gable roof that tops the rear portion of the home fronting Wall Street. There is a small, one story shed roofed addition on the very rear of the building. The three bay Center Street facing façade is punctuated with two over two lite double hung windows on the first and second floors. The first-floor windows are fitted with 3 panel, solid shutters. The second-floor windows are

fitted with two panel louvered shutters. The main entrance door and transom window are slightly recessed on the first floor of the left most bay. The recess is bordered by a pilaster surround and detailed wood brackets supporting a shallow projecting hood.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant advised that he would like to mimic the painting of the houses on Wall Street and paint trim black to match the only other color on the house besides white. Michael Simonson asked if the shutters on the first floor will remain white and the Applicant responded in the affirmative. Connie Postupack asked what the height will be for the gas lantern and the Applicant advised that the lantern will be 32" in height. Ms. Postupack suggested that the lantern be mounted so that the bottom of the lantern is in line with the number "4" in the 438 address identification numbers. Michael Simonson asked what the width of the brick wall is to the left of the door and the Applicant advised that it is approximately 36" wide. There was a general discussion regarding the size and mounting height of the lantern. Joe McGavin stated that the three-dimensional shape of the lantern will diminish its visual height. Mike Simonson asked how far the lantern will protrude from the wall and Mr. Phillips replied that the catalog cut shows a 19" projection from the wall. Connie Postupack informed the Applicant that the lantern could be ordered in a custom size and the Applicant stated that he was aware of this. Ms. Postupack suggested that the Applicant ask the manufacturer to make the mounting bracket smaller and the Applicant agreed and noted that there different mounting bracket options. The Applicant reviewed some of the mounting options with HARB and all agreed on the manufacturer's standard "Gooseneck" mounting bracket.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to paint trim around the front door and install a classic antique style gas lantern on the front of the house to the left of the entrance way and front door.

Motion:

Michael Simonson made a motion to approve painting the trim around the front door and installing a classic antique style gas lantern on the front of the house to the left of the entrance way and front door, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. The gas lantern will be the French Quarter, Rodin model with London top and bottom finials as manufactured by Bevolo Gas & Electric Lights.
3. The lantern's mounting bracket shall be the manufacturer's standard "Gooseneck" mounting bracket.
4. The mounting bracket shall be attached to the wall at the mortar joints and not in the face of the brick.

5. Trim paint around the front door to be gloss Tricorn Black color Sherwin Williams (SW 6258)

Second: Diana Hodgson

Result of vote: The vote was unanimous to approve painting the trim around the front door and installing a classic antique style gas lantern on the front of the house to the left of the entrance way and front 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 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 #6: The applicant/owner of the property located at 450 Main Street proposes to install a 40"x31-1/2" MDO sign panel for "Lovely by Brianna".

Property Location: 450 Main Street

Property Owner: Marie Fry, Renaissance Realty

Applicant: Valley Wide Signs

Proposed work: The applicant/owner of the property located at 450 Main Street proposes to install a 40"x31-1/2"x3/4" thick MDO oval sign panel for "Lovely by Brianna".

Background color to be off-white, text and border color to be black. Sign to be hung from a metal wall mounted bracket.

Character Defining Features: The two- and one-half story stone structure, constructed around 1807, has a cross-gabled roof punctuated by a gable roofed dormer centered above the second-floor windows and the storefront windows on the first floor. The structure is part of an 18th/19th Century residential structure that was altered for commercial use around 1885. The residence was originally built by Charles Beckel and retains the scale of early Moravian architecture. The structure was built as the Moravians were considering expanding residential areas and relinquishing ownership of all property.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. Mr. Phillips asked if the sign would be hung from the existing metal bracket and the Applicant responded in the affirmative. Diana Hodgson asked how the sign would be attached to the existing bracket and the Applicant responded that it would be hung from the existing bracket using the clips shown in the Application and it would not be suspended by the use of chains. Ms. Hodgson asked if the "Lovely by Brianna" text on the sign was the company logo and the Applicant responded in the affirmative. Michael Simonson asked if any lighting was proposed for the sign and the Applicant advised that there is not. Connie Postupack questioned the size of the proposed sign and stated that she has heard some concerns that signs for one store are blocking the view of signs on other stores. Mr. Phillips asked what the zoning ordinance allows for sign size and Mr. Simonson stated that proposed sign complies with zoning. Joe McGavin stated that if the sign is in compliance with zoning regulations and HARB guidelines, it is difficult to determine and control whether or not a sign on one store will block the view of a sign on another store.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to install a 40"x31-1/2" MDO sign panel for "Lovely by Brianna".

Motion:

Joe McGavin made a motion to approve installation of a 40"x31-1/2" MDO sign panel for "Lovely by Brianna", in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.

2. The size of the proposed sign shall be approved by the Zoning Officer prior to being ordered by the Applicant.

Second: Michael Simonson

Result of vote: The vote was unanimous to approve installation of a 40"x31-1/2" MDO sign panel for "Lovely by Brianna", 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 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 street light 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 a 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

Old Business

Item # 7 (Item #4 from 3 September 2025 HARB Meeting): The applicant/owner of the property located at 36 East Wall Street proposes to install a 12"x14" bronze plaque on the front façade to commemorate Joseph H. Traeger and his contributions to the City of Bethlehem.

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 to install a 12"x14" bronze plaque on the front façade to commemorate Joseph H. Traeger and his contributions to the City of Bethlehem.

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 from 9/3/25 HARB Meeting: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant described the significance of Joseph H. Traeger who fought in the battle of Gettysburg and was influential and involved in city business. This home dates back to the 1850's and was the first Federal Style home on the block. Furthermore, he stated that the size of the bronze black had been reduced to 12" x 14". The Applicant plans on removing the existing wooden date plaque from his home and installing the new plaque in its place. Diana Hodgson asked if the Applicant would consider installing a new date plaque that is being proposed by the Bethlehem Historic District Association. The Applicant responded, maybe, and that he couldn't commit to this at the moment. Ms. Hodgson asked if the proposed plaque has been ordered and the Applicant advised that it has not yet been ordered. Joe McGavin asked if the attachment holes are aligned with mortar joints. The Applicant responded that he will make a template of the mortar joints and provide the template to the plaque manufacturer so that the attachment

holes are aligned with the mortar joints. Joe McGavin asked why the proposed plaque location was not to the right of the entrance door. The Applicant advised that a new lighting fixture, previously approved by HARB, will be installed in that location to the right of the entrance door. Mr. McGavin asked if the lighting fixture would be located on the brick surface and the Applicant responded in the affirmative and noted that any attachment hardware will be located in the mortar joints and not in the face of the brick. Connie Postupack reminded the Applicant that BHDA will soon have completed designs/templates for various types of plaques, including those containing historic information. Joe McGavin would like to see consistent-looking plaques on all historic structures. Mr. Phillips agreed but reminded everyone that the BHDA plaque program is voluntary and not mandatory. Nik Nikolov stated that the proposed plaque is architecturally complimentary in style, color, and proportion. However, Mr. Nikolov feels that the Applicant should coordinate the design of his plaque with the plaque design(s) being developed by BHDA. Ms. Postupack agrees with Mr. Nikolov. Mr. Nikolov questioned if someone will be the solicitor for the content of the text to be included on future informational plaques. Mr. Phillips stated that he doesn't think that anyone should tell people what information they should or should not include on their informational plaque as long as the information specifically relates to the history of the structure and is not rude, vulgar, or otherwise offensive. Michael Simonson advised the Applicant that current zoning regulations limit the size of a "sign" on a structure to 12" x 12". Connie Postupack asked the Applicant to talk to and coordinate his plaque with BHDA. Ms. Postupack also suggested that the Applicant confirm that the size of the font/text is readable when the plaque is manufactured at its actual size. Mr. Phillips stated that he hopes that BHDA will come back to HARB with suggestions for appropriately sized plaques for historic properties that can then be reviewed and approved by zoning. Mr. Simonson agreed that he would review plaque sizing with the zoning officer to confirm the current size restrictions and determine the process to have the size changed, if necessary, for a plaque that is appropriately sized for a historic structure. Diana Hodgson suggested that the Applicant may be able to save on the cost of his plaque if he coordinates with the foundry that will produce the BHDA plaques.

The HARB agreed to table any action on this Application pending further zoning research regarding the size and location for a plaque located on a historic structure.

Motion:

Michael Simonson made a motion to table any action on this Application pending further zoning research regarding the size and location for a plaque located on a historic structure, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Michael Simonson will review size and location of a plaque located on a historic structure with the zoning officer.

Second:

Diana Hodgson

Result of vote:

The vote was unanimous to table any action on this Application pending further zoning research regarding the size and location for a plaque located on a historic structure, as per the motion.

Discussion from 10/1/25 HARB Meeting: HARB Chair Connie Postupack moved to take the Motion from the 3 September 2025 HARB Meeting off the table and bring it back for further discussion and a vote. HARB Members agreed. Michael Simonson advised HARB that, as promised in the Motion from the 3 September 2025 HARB Meeting, he reviewed the matter of size and location of a plaque located on a historic structure with the zoning officer and that the size and location of the plaque proposed by the Applicant conforms with zoning and is appropriate. Connie Postupack asked the Applicant to confirm that the text on the proposed 12"x14" plaque will be easily readable, and the Applicant responded in the affirmative.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to install a 12"x16" bronze plaque on the front façade to commemorate Joseph H. Traeger and his contributions to the City of Bethlehem.

Motion: Michael Simonson made a motion to approve the installation of a 12"x14" bronze plaque on the front façade to commemorate Joseph H. Traeger and his contributions to the City of Bethlehem, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.

Second: Diana Hodgson

Result of vote: The vote was unanimous to approve the installation of a 12"x14" bronze plaque on the front façade to commemorate Joseph H. Traeger and his contributions to the City of Bethlehem, 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 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 street light 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.

Item # 8

The November HARB Meeting has been moved to **Tuesday 11 November 2025** at 5:00 PM instead of its regularly scheduled day/date.

There being no further business, upon a Motion by Michael Simonson, a Second by Joe McGavin, the meeting was adjourned at 6:14 PM.

Respectfully Submitted,



H. Joseph Phillips, AIA
Historic Officer