

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 5 February 2020

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD

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

Submit original plus 10 copies.

HARB MEETING MINUTES AND SUBMISSION

MEMBERS PRESENT

Fred Bonsall
Marsha Fritz
Rodman Young
Phil Roeder
Diana Hodgson
Beth Starbuck
Connie Postupack
Derrick Clark
Connie Glagola

Kevin Serfass, 523-525 Main Street
Ron Younes, 61 West Lehigh Street
Lawrence Monte
Bruce Haines
Ed Courrier, Bethlehem Press

VISITORS PRESENT

MEMBERS ABSENT

STAFF PRESENT

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

MINUTES:

There were no comments on the 2 January 2020 Minutes. The minutes were approved unanimously as submitted. The 5 February 2020 meeting of HARB was called to order by Fred Bonsall at 5:01 PM.

Item #1: The applicant/owner of the property located at 61 West Lehigh Street proposes to install an outdoor patio structure.

Property Location: 61 West Lehigh Street

Property Owner: G&GR LLC / MS Depot LLC

Applicant: Same as above.

Proposed work: The applicant/owner of the property located at 61 West Lehigh Street proposes to install an outdoor patio structure. The structure will be a fixed, permanent structure that includes a fixed roof with gutters and downspouts, lighting and fans. A new concrete "floor", with proper foundations and footings will be poured to replace the existing "floor". The existing building is classified as Italianate, Second Empire style on the Pennsylvania Historic Resource Survey Form and dates from between 1850 and 1875.

Guideline Citation: Secretary of Interior Standards No.(s) #9 & #10

Evaluation, Effect on Historic District, Recommendations: No negative impact to the historic district.

Discussion: Mr. Phillips gave an overview of the Applicant's proposal to install an outdoor patio structure. Beth Starbuck asked if there is any history of a structure in this location in the past? Mr. Phillips commented that there is no mention of a previous structure in this location on the Pennsylvania Historic Resource Survey Form for this property. Marsha Fritz asked why the applicant is proposing a permanent structure and not a temporary structure as exists now. The applicant advised that the temporary structure is not durable and the roof canopies have to be replaced multiple times per year. Marsha Fritz further stated that this structure will be located in an important area of the city and therefore, the applicant must submit much more detail regarding construction materials, details, and aesthetics. Beth Starbuck requested that the applicant provide drawings showing how the proposed building relates in height, scale, and massing to the existing station building and how it will relate to the adjacent street. Ms. Fritz commented that she felt the gable or A-framed roof form was more compatible with the adjacent buildings. She also asked if the structure could be made wider. The applicant advised that the structure could not be made wider because of the adjacent rail line property owned by Norfolk Southern. Beth Starbuck asked what the dimensions of the existing temporary structure were. The applicant informed that the existing structure is 12' x 60' and the proposed structure would be 12' x 84'. Marsha Fritz suggested that the roof pitch be made steeper, the roof be hipped at each end of

the building, and that cross-gable roofs be considered at the center of the building or at three locations on the building. Mr. Phillips suggested that perhaps a cross-gable be located in the center of the roof along with a gable-roofed dormer in the center of the roof on each side of the cross-gable. Fred Bonsall asked what color(s) the applicant was proposing for the new structure. The applicant advised that he was proposing a natural colored cedar structure with GAF Slateline shingles for the roofing material. Fred Bonsall and Marsha Fritz both suggested that the applicant consider the use of colors that are compatible with the existing structures in order to create a fun and vibrant structure and space. Marsha Fritz advised the applicant that the above grade painted wood should not be pressure treated and that any wood posts or columns should have chamfered corners.

The HARB agreed to table this application and asked the applicant to return next month with additional information and details based on the suggestions and recommendations made at this meeting.

Motion: Phil Roeder made a motion to table the application and asked the applicant to return next month with additional information and details based on the suggestions and recommendations made at this meeting.

Second: Diana Hodgson

Result of vote: The vote was unanimous to table the application without any action, as per the motion.

Item #2: The applicant/owner of the property located at 523-525 Main Street proposes to install an elevator and stair shaft at the rear facade.

Note: Chairperson Fred Bonsall recused himself from this application because he is serving as the architect of record. Mr. Bonsall left the dais and sat with the applicant to present this submission. Phil Roeder took over as Chairperson for the remainder of the meeting.

Property Location: 523-525 Main Street

Property Owner: Main St. 523, LLC / Kevin Serfass

Applicant: Same as above.

Proposed work: The applicant/owner of the property located at 523-525 Main Street proposes to install an elevator and stair shaft at the rear façade. The addition requires the removal of an existing, non-operating skylight. The addition will be constructed of masonry and is proposed to be painted. The addition is entirely on the rear of the building and there will be no work on the Main Street façade. The existing building is classified as Romanesque / Chateausque in style on the Pennsylvania Historic Resource Survey Form and dates from 1893.

Guideline Citation: Secretary of Interior Standards No.(s) #9 & #10

Evaluation, Effect on Historic District, Recommendations: No negative impact to the historic district.

Discussion: Mr. Phillips gave an overview of the Applicant's proposal to install an elevator and stair shaft at the rear façade. The applicant advised that the proposed addition will extend two floors above the existing roofline at the rear of the building and that their hardship is that current and prospective tenants do not want to have to walk up stairs to get to the third and fourth floors. The applicant also advised that the elevator will not extend to the fifth floor in order to keep the height and visual impact of the addition to a minimum. Phil Roeder questioned what the overall height of the added structure would be. The applicant advised that the added structure would be approximately sixty feet tall. Beth Starbuck asked how many of the existing windows would be eliminated by this proposal. The applicant advised that five windows and one door would be eliminated by this proposal, but three new windows would be added in the proposed structure. Therefore, the net difference is that only three windows would be eliminated. Marsha Fritz asked if the new windows would match the existing windows and the applicant responded that they can reuse the existing windows. Mr. Phillips asked if the new window openings would have radiused tops to match the existing window openings and the applicant responded in the affirmative. Beth Starbuck asked if the head and sill heights of the new window openings would match those of the existing windows and the applicant responded in the affirmative. Phil Roeder asked if the roof flashing would be fabricated from aluminum. The applicant responded in the affirmative and added that the flashings would be installed to "disappear" into the building. Mr. Roeder also questioned whether or not the existing skylight/light monitor would be salvaged. The applicant advised that the skylight/light monitor could not be salvaged because it has been neglected and coated with various coatings over a period of many years. Diana Hodgson asked how the remainder of the skylight/light monitor opening would be infilled. The applicant advised that it would be infilled with wood-framed construction and EPDM roofing. The new roofing will be in the infill area only. Phil Roeder asked if the existing wood railing at the edge of

the third-floor roof will remain in place. The applicant responded in the affirmative. The applicant further advised that the new stair and elevator construction will allow the fire escapes on the exterior of the third and fourth floors to be removed. The applicant confirmed that the addition would be constructed of concrete masonry units and would be painted to match the color of the existing brick. The HARB also requested that the small area of white siding on the building be painted to match the color of the existing brick. The applicant agreed to this request.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the installation of an elevator and stair shaft at the rear façade.

- Motion:** Marsha Fritz made a motion to approve the installation of the proposed elevator and stair shaft at the rear of the building in accordance with the discussion outlined above.
- Second:** Phil Roeder
- Result of vote:** The vote was unanimous to approve the installation of the proposed elevator and stair shaft at the rear of the building, as per the motion.

There being no further business, the meeting adjourned at 5:40 PM.

Respectfully Submitted,

A handwritten signature in black ink that reads "H. Joseph Phillips". The signature is written in a cursive, flowing style.

H. Joseph Phillips, AIA
Historic Officer