

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 4 February 2026

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD

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

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

Submit original plus 10 copies.

HARB MEETING MINUTES AND SUBMISSION

MEMBERS PRESENT

Joe McGavin
Connie Postupack
Diana Hodgson
Michael Simonson
Nik Nikolov

MEMBERS ABSENT

Rodman Young

VISITORS PRESENT

Heather Rossi, French Gardens LLC, 72 East Market Street
Tom Tenges, Central Moravian Church, 400 Main Street
Rev. Janel Rice, Central Moravian Church, 400 Main Street
Sal Verrastro, Spillman Farmer Architects, 400 Main Street
Stuart Johnson, Minno & Wasko Architects, 33 Walnut Street
David Gardner, Larken Associates, 33 Walnut Street
Mark Bahnick, Van Cleef Engineering, 33 Walnut Street

STAFF PRESENT

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

The 4 February 2026 meeting of HARB was called to order by Chairperson, Joseph McGavin at 5:01 PM.

MINUTES

There were no comments on the 7 January 2026 Minutes and upon a Motion by Diana Hodgson and a Second by Connie Postupack, the Minutes were approved unanimously as submitted.

Item #1: The applicant/owner of the property located at 72 East Market Street proposes to construct a stone fireplace surround with a gas fireplace insert and construct a pergola to be painted a color to match the trim color of the main residence.

Property Location: 72 East Market Street

Property Owner: Lori Young

Applicant: Heather Rossi, French Gardens LLC

Proposed work: The applicant/owner of the property located at 72 East Market Street proposes to construct an 8'-0" wide x 4'-0" deep x 11'-6" high stone fireplace surround with a gas fireplace insert and construct a 14'-0" x 16'-0" x 9'-0" high pergola to be painted a color to match the trim color of the main residence. This work is proposed on the Center Street side of the residence. An existing patio will be reworked and repaired and an existing bluestone walkway will be repaired.

Character Defining Features: This structure is a two- and one-half story residential structure with a side-gabled, red tile roof between masonry capped, parapeted end walls, with twin, symmetrical, flush chimneys. There is a decorative cornice with dentils or modillions. The center section of the cornice is capped with a metal balustrade at the roof-line. There are three gabled roof dormers centered on the second-floor windows. The double hung dormer windows have a decorative arched topped upper sash over a single light bottom sash. The building façade is comprised of smooth stucco with few elaborations or decorative elements. The three ranked, double hung windows are aligned horizontally and vertically. The second-floor windows are six over one light surrounded by trim with a keystone in the head and a heavy sill. The second-floor windows on the left and right side are fitted with shutters that are louvered on the lower three-quarters and have a solid flat panel with a moon cutout on the upper one-quarter. The central triple window that is centered over the entrance door below is ornamented with a decorative swag on an inset panel that is located between two large geometric corner blocks. The windows in this grouping are double hung with four over four lights. The first-floor windows to the left and right of the entrance door are groupings of three windows with a wider, centered six over one window and a narrower four over one window on either side of it. The window groupings are topped with an elliptical fanlight transom window. There is an elliptical head with a keystone and geometric block over the fanlight windows. The centered, two-thirds glass, front door is flanked by elaborate sidelights and protected by a half-round, columned portico with a multi-piece entablature and dentil cornice.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant advised that they are trying to create an outdoor space

and utilize evergreen plantings to screen the fireplace and provide privacy. Connie Postupack asked if the pergola would be constructed of wood. The Applicant responded that the pergola would be constructed of wood or a composite material that will be painted to match the color of the trim on the main residence. Ms. Postupack asked if the gas fireplace would be vented and the Applicant responded in the affirmative. Michael Simonson informed the Applicant that they will need a building permit for this project and the Applicant acknowledged this. Nik Nikolov asked the Applicant to point out the location of Center Street relative to the project location on the site. Joe McGavin questioned the location of the fence and the Applicant advised that the fence is located on the top of the existing brick wall. Diana Hodgson asked how much of the fireplace would be visible above the fence. The Applicant advised that approximately 3 feet to 4 feet of the top of the fireplace will be seen above the fence. Nik Nikolov asked if the fireplace is completely outside the footprint of the proposed pergola. The Applicant advised that the base of the fireplace footprint will extend into the footprint of the pergola by approximately 1'-6" and the chimney steps back away from the perimeter of the pergola. Joe McGavin stated that approximately 5 feet of the top of the chimney will be visible above the fence. The Applicant advised that the new shrubs, when initially installed, will be approximately 6 feet tall but will grow to be approximately 12 feet tall. Mike Simonson asked how close the fireplace will be to the neighbors and the Applicant advised that it will not be close to any neighbors since it is located on the street side of the property. Diana Hodgson asked what type of wood will be used to construct the pergola and the Applicant advised that the pergola will be constructed of either cedar or a composite material that will be painted a color to match the trim of the main residence. Connie Postupack asked HARB if they thought they really wanted to see a composite material from the street. Joe McGavin stated that he thought it would be better to see painted wood from the street. Nik Nikolov further added that it may be difficult to match the trim color if the pergola is constructed of a composite material. Mike Simonson stated that it would be better to approve the material of the pergola as painted wood in a color to match the trim of the main residence. The Applicant advised that the pergola may not be constructed right away and may be constructed at a later time. Mike Simonson advised that a Certificate of Appropriateness does not expire over time. Connie Postupack asked what material would be used for the fireplace cap and shelf. The Applicant advised that the cap and shelf would utilize a bluestone material and may consist of more than just one single piece since they are relatively sizeable. Joe McGavin noted that since the proposed fireplace is a gas fireplace, it may vent out of the back of the fireplace/chimney and not the top. Nik Nikolov advised the Applicant that any fasteners used in the construction of the pergola should be concealed and not exposed and the Applicant agreed to this. Dian Hodgson asked if the stone veneer proposed for the fireplace was appropriate or if it should be smooth stucco to match the main residence. Mr. Phillips stated that the stone material is appropriate for a garden element and that it is okay to be of a different material than the main residence. Mike Simonson asked if the fireplace would be constructed using a single finish material or two different finish materials. The Applicant confirmed that a single real stone veneer finish material will be used to construct the fireplace. Connie Postupack asked if proper footings would be installed for the pergola and the Applicant responded in the affirmative. Diana Hodgson asked if the pergola would have a solid roof on it and the Applicant advised that it would have individual framing members exposed and there will not be a solid roof.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to construct a stone fireplace surround with a gas fireplace insert and construct a pergola to be painted a color to match the trim color of the main residence.

Motion: Michael Simonson made a motion to approve construction of a stone fireplace surround with a gas fireplace insert and construction of a pergola to be painted a color to match the trim color of the main residence, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable building permits shall be secured by the Applicant for the proposed construction.
2. The pergola shall be constructed of a real wood material and painted a color to match the trim on the main residence.
3. All fasteners used in the construction of the pergola shall be concealed and not exposed.

Second: Connie Postupack

Result of vote: The vote was unanimous to approve construction of a stone fireplace surround with a gas fireplace insert and construction of a pergola to be painted a color to match the trim color of the main residence, 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/owner of the property located at 400 Main Street proposes to replace existing slate shingles with new slate shingles, replace existing copper gutters and downspouts in-kind, replace existing snow guards in-kind, replace four “eyebrow” flat roof sections with new metal roofing, and replace horizontal wood siding in-kind at the base of the Belfry.

Property Location: 400 Main Street

Property Owner: Central Moravian Church

Applicant: Sal Verrastro, Spillman Farmer Architects

Proposed work: The applicant/owner of the property located at 400 Main Street proposes to replace existing slate shingles with new slate shingles that match the color and size of the existing slate shingles, replace existing copper gutters and downspouts in-kind with the exception of slightly increasing the size to comply with current industry standards, replace existing snow guards in-kind, replace four “eyebrow” flat roof sections with new metal roofing to match the style and composition of the original roofs, and replace horizontal wood siding in-kind at the base of the Belfry from the clock level down to the roof line.

Character Defining Features: The three-story, smooth plaster church building is elevated a half story above the street with brick garden walls and is topped with a slate gable roof that fronts Main Street. Copper gutters and downspouts convey rain water to grade. The Bell Tower is centrally located on the ridge line of this long gable roof. The columned tower sits on an octagonal plinth containing clocks on the orthogonal surfaces and arched topped louvered openings on the angled surfaces. The Doric/Tuscan columns support a heavy frieze band and a heavy cornice. A metal domed roof with steeple ball and dating vane tops the bell tower.

The Central Moravian Church was established in 1741 and is the oldest Moravian church in North America and the first congregation in Bethlehem. The church building was completed in 1806 and gave Church Street its name. The church was the first Moravian building in Bethlehem to depart from the Germanic construction heritage and embrace Federal, Classical, and Greek Revival elements of the American nation.

In 2024, the Bethlehem Moravian Settlement, along with other Moravian Settlements, was recognized by UNESCO as a World Heritage Site.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant reviewed the proposed work and advised as follows:

- The East and West Gable end walls include painted, false windows. These windows will be repainted/replaced in kind.

- The slate roof will be replaced in kind using Virginia Slate in a size to match the existing slate. The new slate will be a grade S-1 slate guaranteed to last 150 years.
- The original slate roof dates from around 1813.
- The original roof deck will remain in place and be repaired as/if required.
- The existing roof leaks at the ridge and the perimeter of the belfry.
- Flashings will be replaced in kind using real copper.
- The roofing materials on the existing eyebrow roofs will be replaced with copper roofing.
- Some of the existing snowguards are not in a condition conducive to reuse. New cast aluminum snowguards will be installed in a design that approximates the existing snowguards. The Applicant also shared a photo of alternative hand bent copper snowguards.

Joe McGavin asked if all of the snowguards would be replaced and the Applicant responded in the affirmative. Connie Postupack asked the Applicant to clarify what part of the proposed snowguard would be exposed/visible and the Applicant responded that only the end of the snowguard would be visible. Diana Hodgson asked if the copper snowguards would patina and the Applicant responded in the affirmative. Mr. Phillips questioned how visible the snowguards would even be. Diana Hodgson asked if one snowguard design would last longer than the other. The Applicant was not sure which would last longer. Michael Simonson noted that the copper snowguard was narrower and asked if more would need to be installed to make up for this. The Applicant responded in the affirmative. The Applicant advised that they would also like to use a copper ridge cap because the existing slate, butt joint ridge detail is failing. Joe McGavin asked if the copper ridge detail is a better solution than the butt joint slate ridge detail in the long run. The Applicant responded in the affirmative. Nik Nikolov voiced his reservation about the use of a copper ridge cap, noting that this is a flagship building within the campus and would not want this to set a precedent for other historic buildings on campus. Connie Postupack asked if there is a way to age the copper before it is installed. The Applicant advised that there is, but it involves treating the copper with an acid and the Applicant would not recommend this. Mike Simonson voiced his agreement with Mr. Nikolov regarding using a more traditional butt joint slate ridge detail. Joe McGavin asked if there are any UNESCO Requirements that may be applicable to this work. The Applicant advised that there are UNESCO guidelines. Mr. Phillips stated that it is his belief that UNESCO looks to local Historic Architecture Review Boards to protect the historic integrity of structures within UNESCO World Heritage Sites. Nik Nikolov asked if the cast aluminum snowguards will patina and the Applicant responded in the affirmative. Mr. Nikolov further stated that if copper snowguards are installed it will introduce a new and different pattern for the snowguard placement because the copper snowguards are narrower and therefore, more of them will be required. The Applicant advised that there are leaks in the area or the belfry base/wall siding from the roof to the base of the clock. New plywood wall sheathing and a waterproofing membrane will be installed prior to the installation of the new siding. The new siding will be painted "Moravian Beige". The frieze and other trims will be replaced

and painted in kind. The metal roofs on the belfry will be recoated with a high-performance coating that will not be visible from the street. Mr. Phillips asked if the new siding will be dimensionally the same as the existing siding and the Applicant responded in the affirmative. The Applicant further advised that the existing Dolly Varden lap detail will be replicated in the new siding.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to replace existing slate shingles with new slate shingles, replace existing copper gutters and downspouts in-kind, replace existing snow guards in-kind, replace four “eyebrow” flat roof sections with new metal roofing, and replace horizontal wood siding in-kind at the base of the Belfry.

Motion:

Michael Simonson made a motion to approve renovations to replace existing slate shingles with new slate shingles, replace existing copper gutters and downspouts in-kind, replace existing snow guards in-kind, replace four “eyebrow” flat roof sections with new metal roofing, and replace horizontal wood siding in-kind at the base of the Belfry, in accordance with the discussion outlined above, the Guideline Citations outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. All flashing will be of a real copper material.
3. Half round gutters and round downspouts will be manufactured of a real copper material.
4. A traditional butt joint slate detail will be used at the roof ridge.
5. Replacement snowguards will be made of cast aluminum.
6. Replacement siding will be dimensionally the same as the existing siding and utilize the existing Dolly Varden lap detail.
7. New slate will be Virginia Slate, Grade S-1.

Second:

Diana Hodgson

Result of vote:

The vote was unanimous to approve renovations to replace existing slate shingles with new slate shingles, replace existing copper gutters and downspouts in-kind, replace existing snow guards in-kind, replace four “eyebrow” flat roof sections with new metal roofing, and replace horizontal wood siding in-kind at the base of the Belfry, as per the motion.

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

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

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

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

Bethlehem Historic District Design Guidelines

Page 7: Roofing

The HARB encourages,

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

The HARB discourages,

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

Page 8: Exterior Woodwork & Siding

The HARB encourages,

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

The HARB discourages,

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

Page 8: Paint

The HARB encourages,

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

The HARB discourages,

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

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 adjacent to the parking garage on West Walnut Street proposes to construct a 7-story mixed-use building. The building’s

first-floor will contain commercial, retail, restaurant, and/or personal service spaces and the upper floors will house 107 dwelling units.

Property Location: West Walnut Street
Property Owner: Bethlehem Parking Authority
Applicant: Larken Associates

Proposed work: The applicant/owner of the property located adjacent to the parking garage on West Walnut Street proposes to construct a 7-story mixed-use building. The building's first floor will contain commercial, retail, restaurant, and/or personal service spaces and the upper floors will house 107 dwelling units. **The revised drawings dated 01/05/2026 show the massing on the West end of the being has been reduced and stepped back as viewed from West Walnut and Main Streets.**

The proposed new building is generally described as follows:

- The design of the building façade has been divided into a base, middle, and top
 - Base: Brick veneer on floors 1 & 2
 - Brick to be Watsonstown, Fox Craft Brick – made in wooden molds to look like handmade brick
 - Middle: Combination of brick veneer & fiber cement panels & floors 3, 4, & 5.
 - Top: Fiber cement panels on floors 6 & 7
- Cast Stone cornices are located at the top of the second floor
- Brick cornices are located at the top of the fourth and fifth floors
- Cornices constructed of composite materials are located at the top of the sixth and seventh floors (must confirm material)
- Façade stepping/depth: Various elements of the façade step back and forth, horizontally and vertically, a distance of between 12” and 18”
- The seventh floor of the building steps back from the footprint of the other floors at the rear of the building (see Building Section & Sight Line Diagram)
- The seventh floor of the building steps back 7’-0” from the footprint of the other floors at the front of the building to allow for private terraces (see Building Section & Sight Line Diagram)
- Street Level Storefront System: Black Aluminum Frames and glass
- Street Level Canopies: Architectural Metal slung canopies are proposed on the West Walnut Street façade & the façade facing Main Street
- Windows in Living Units: Black Architectural vinyl window
- Window Shades: All living units to have the same window shades
- Exterior Lighting: Building mounted lighting is proposed to accent the building
- Rear Courtyard: Set back from rear property line
- Rear Courtyard Screening: 6’-0” high brick wall with landscaping in front of it
- Access Easement: Access Easement for neighboring properties has been maintained at the rear of the building
- Landscaping Buffer: A landscaped buffer is proposed between rear access drive and the building

- Mechanical Equipment Screening: All mechanical equipment will be located on the roof and stepped back from the perimeter of the roof approximately 25' to 28' so it is not visible from the street

Discussion: 8/13/25 *The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant reviewed the Application graphics systematically and provided a detailed overview of the proposed project as follows.*

- *Parking for the proposed building will be located in the new Walnut Street parking garage that is currently under construction.*
- *The proposed use and height comply with the zoning for this site*
- *The primary residential access will be off of West Walnut Street*
- *The entire building, on all floors, will be accessible with elevator service (total of 3 elevators)*
- *There will be a total of 108 residential units including 60 one-bedroom units and 48 two-bedroom units*
- *There will be interior trash chutes and collection areas*
- *The ground floor will include a boutique hotel style lobby, a coworking space, an event space for residents, and a lounge area for residents*
- *The ground floor will contain approximately 2,500 square feet of retail space*
- *The front façade of the building is aligned with the parking garage*
- *There is a wide sidewalk on West Walnut Street, of approximately 10', containing street trees*
- *The wider sidewalk areas could also accommodate café tables*
- *The rear building façade steps back from the rear of the parking garage and maintains access for the Market Street neighbors to get to their garages*
- *The seventh-floor steps back approximately 8' to 10' at the rear of the building*
- *The Applicant reviewed images of other buildings that are in and out of the Historic District to show both positive and negative examples of architectural character (These images are included in the Application packet.)*
- *The Applicant reviewed the renderings of the proposed building*
- *The first and second floors of the proposed building form a base*
- *Cast Stone is used to form both a belt line and cornice lines*
- *There is a vertical expression formed by the brick piers*
- *There is a brick sub cornice located just under the composite paneled upper floor*
- *Window heads for the residential units are set at 8'-0" above the finished floor line*
- *The floor to ceiling height in the residential units is set at 9'-0"*
- *The face of the building steps in and out approximately 12" to 18"*
- *A cornice line at varied heights is utilized to diminish the overall scale of the building*
- *The Applicant provided material samples for HARB to review*
 - *Brick: Watsontown old world brick*
 - *Mortar Color: Light tan/buff*
 - *Composite Panels: James Hardie in Iron Gray, Gray Slate, and Pearl Gray*
 - *Slung Canopies: Deep Black Color*
 - *Cast Stone: American Art Stone in color Sample #B-19 and #B-22*

Connie Postupack asked if lighting would be located on the building. The Applicant advised that any building lighting will be located at a pedestrian level only. There will be no exterior building mounted lighting on the upper residential floors.

The Applicant further advised as follows:

- *The slung canopies will receive raised dimensional cut letters and will be halo backlit*
- *The floor to ceiling dimension/height on the ground floor will range from approximately 17' to 20' as the site slopes down along West Walnut Street. The ceiling elevation will remain consistent while the floor line will step down to follow grade at the sidewalk and street.*
- *The rear of the building facing the Market Street neighbors will utilize the same building materials and details as the other building facades*
- *A 6'-0" brick screen wall will be located at the edge of the rear courtyard*
- *There will be a landscaping buffer between the building and the access drive for the Market Street neighbors*

The Applicant reviewed winter and spring views from West Market Street

- *The scale and height of the proposed building are similar to the previous parking garage*
- *The upper most floor of the proposed building is a darker color to help this floor fade into the background*

The Applicant reviewed the Building Cross Section/Site Line Diagram.

- *The building steps back at the rear to meet the maximum 75' height restriction at the rear of the property*

The Applicant reviewed the front and rear façade views and the digital material board.

- *The Applicant feels that the design conforms with the goals and objectives of the zoning for this site*
- *The Applicant feels that the building is attractive, well designed, and well scaled*

Connie Postupack asked if the same materials are proposed for the south and north facades and the Applicant responded in the affirmative stating that the height of the brick varies on the different facades. Ms. Postupack asked how far the top floor steps back at the rear and the Applicant responded approximately 10'. Joe McGavin asked if halo lighting is proposed for the building text and the Applicant responded in the affirmative stating that the halo lighting will be behind the channel cut letters located on the slung canopies and will be very subtle. Connie Postupack asked if all of the mechanical equipment will be located on the roof. The Applicant responded in the affirmative and noted that the equipment will be located approximately 25' to 28' from the roof edge. The condensing units will be approximately 42" high and will not be visible from the ground. The Applicant advised that they are willing to screen any equipment that will be visible from the ground. However, some equipment may be visible from the neighboring taller buildings. Michael Simonson asked where the proposed aluminum and vinyl windows start and end. The Applicant advised that all first-floor windows and doors will be fabricated from aluminum and glass storefront systems. The first through seventh floor windows will be aluminum clad to match the first-floor storefront system. There will be no vinyl windows used on this project. All windows will be fitted with the same integral window shades. Michael Simonson asked if all stair towers will be located on the interior of the

building. The Applicant responded in the affirmative. Mr. Simonson asked if any lighting from the stairs will be visible on the exterior of the building. The Applicant advised that there will be no windows in the stair towers that will be visible from an exterior wall/façade. Nik Nikolov asked the Applicant to explain the courtyard at the rear of the building. The Applicant explained that the building is "U" shaped to allow for adequate light and air to the residential units. This building configuration creates a courtyard space on the ground floor that will be for use by building residents and their guests. Mr. Nikolov asked if there would be noise emanating from this courtyard and if it would be used as a party space. The Applicant advised that this space would be self-policed by the residents living in the units immediately adjacent to it on the ground and upper floors. In addition to this, there will be limits placed on the occupancy of the courtyard, it will be used by residents and guests only, there will be no activities by parties outside of the residents, there will be a 6'-0" brick wall at the rear of the courtyard, and there will be landscaping on the interior and exterior of the brick wall. The Applicant advised that in addition to the ground level courtyard, there will be a small amenity space/deck located on the roof at the West Walnut Street corner. This is away from residents and neighbors at the rear of the building. Connie Postupack asked the Applicant to review the proposed ceiling heights. The Applicant reviewed the Building Cross Section and advised that the living units will have 9' ceilings with window heads at 8'. The ground floor will have ceiling heights of a minimum of 10' on the uphill end of the building and approximately 17' to 19' on the downhill end/corner of the building. Ms. Postupack advised that she is a little concerned with the overall height of the building. She feels that it is pushing the envelope a bit from a height standpoint. The Applicant stated that they do not think that the height is inappropriate based on the zoning allowance of a 150' tall structure. The Applicant noted that the façades are designed with quality materials that are detailed and expensive to build, the façade steps comfortably to create a sensitive scale and massing, and the building meets the zoning requirements for this site. Joe McGavin asked if 18 residential units would be lost if the height of the building was reduced by one floor and the Applicant responded in the affirmative. Diana Hodgson stated that HARB was opposed to the massing and height of the adjacent parking garage. Joe McGavin stated that if you are walking up West Walnut Street, and the height of the building was reduced, you would be looking at the flat, blank façade of the parking garage. Diana Hodgson stated that the building design is stunning, but it is too tall. Connie Postupack agreed. Michael Simonson asked why some HARB members thought the building was too tall if it matches the height of the parking garage. Joe McGavin reiterated that if you reduce the height of this building, you will be looking at the bare wall at the top of the parking garage. The Applicant advised that at one point the proposed building design was a total of ten stories but was reduced to seven stories as presented in this Application. The height is now on the edge of financial feasibility. If the building is too small, it can't carry the cost of the required staffing. The Applicant pointed out that the eye is drawn to the cornice line at the fifth floor. This doesn't change the overall height, but it does change how the height of the building is read/perceived from the street. Joe McGavin stated that if you are looking to have a certain level of design and class of building, reducing the height of the building will require the overall cost of the building to be reduced which will result in reducing the quality of the building materials, the quality of the design, and the quality of the building details. Mr. McGavin agreed that we don't like the design of the parking garage, but it is already there. Connie Postupack agreed with the economic concerns and raised a concern that there are a couple of other similar buildings in the city that are not fully occupied. Michael Simonson

stated that the fact that one building is not occupied has no bearing on the design and look of this building. Rod Young recognizes that a lot of thought was put into this building and loves the design. However, Mr. Young is not fully on board with the building's height as it will be the second tallest building in the Historic District, so he is struggling a bit with the size. Mr. Young also noted that in the Applicant's presentation the other examples of the tall buildings in the area, with the exception of the Hotel Bethlehem, were all buildings outside of the historic district. Joe McGavin feels the building design is beautiful and reducing its height will only make the parking garage more visible. Nik Nikolov stated that this building is located on the border/edge of the Historic District and feels that this building communicates more with buildings that are outside of the Historic District, not the buildings that are in the Historic District. He feels that this is a positive aspect of the design. Furthermore, Mr. Nikolov feels that the building is well scaled and broken down on the Historic District side. This side of the building is not designed like the back end of a building. The south façade is as rich as the north façade. The building is appropriately designed. Unfortunately, this building is in the shadow of the tainted history of the parking garage. Connie Postupack asked if the Applicant could reduce the height of the building without destroying the look of the building.

Public Comment

Melis Carroll – Kaleidoscope Collective

Ms. Carroll stated that she used to live in Payson House Condominiums and that she owns a business on Guetter Street. She feels that Guetter Street is a forgotten street and that the new retail spaces proposed for this building and the parking garage are exciting. These new retail spaces will draw people up Guetter Street and past her business. She applauds this project and is looking forward to it.

Bruce Haines – 63 West Church Street

Mr. Haines indicated that his concern lies in the fact that this new building will be located in one of the most authentic Historic Districts in the nation and he feels that the sixth and seventh floors are too tall. He feels that the city is being disrespectful to the Historic District by allowing the zoning for this type of development to take place. Mr. Haines stated that on the East side of Main Street there are no buildings taller than three stories. He feels that if the proposed building stopped at the top of the fifth floor it would still be a beautiful building. He stated that the height of the proposed building looks more like it should be located in Allentown, not Bethlehem. He doesn't think the height of this building is appropriate for Bethlehem. He advised that the only reason Hotel Bethlehem is nine stories is the fact that it was built at a time when cities were trying to entice tourists traveling by automobile to visit them and stay the night in them. He stated that some of the example projects shown by the Applicant were not located in the Historic District. He further stated that the new parking garage is five stories, and the proposed building is seven stories. He urged HARB to preserve and protect the integrity of the Historic District.

Doug Leidl – 77 West Broad Street (owner of Payson House Condominiums)

Mr. Leidl stated that HARB's job is to protect the Historic District. He disagreed with the Applicant's statement that the proposed building is the same height as the parking garage. It is not the same height and is higher than the parking garage. He also commented that the city

should not have been stuck with the height of the new parking garage and stated that we are not stuck with the height of the proposed building. He also commented that no one would have accepted the Applicant's previous design for a ten-story building. He feels that the Applicant should stick to a five-story height that is similar to the parking garage height.

Paige Van Wirt – 42 West Market Street

Ms. Van Wirt stated that the city approved the parking garage because of pressure from the Parking Authority who needed a functional garage to satisfy the area's parking needs. She feels the building is beautifully designed but is nevertheless too tall. She understands that the Applicant is doing what is logical to them, but this building's design must be treated carefully since it is located in an important buffer zone between the Historic District and non-Historic District. Ms. Van Wirt feels that the height of the proposed building should be decreased by a minimum of one story.

Marty Romeril – 26 West Market Street

Mr. Romeril stated that he appreciates the Applicants endeavors to minimize the impact to the Historic District and that the Applicant is not at fault for this project on this site. He feels that the property was improperly rezoned years ago to allow this type of development. He wishes the building would be smaller and feels that City Council has already approved this project in its mind. Mr. Romeril also stated that the Parking Authority has not talked to all of the neighbors on Market Street regarding this site. Lastly, Mr. Romeril questioned why the statement regarding the ability to submit questions and comments regarding an Agenda item in advance of the HARB Meetings is no longer included on the Agenda published on the city's website. Mr. Romeril feels that this practice should be reinstated so that residents who are unable to attend a HARB Meeting can share their questions, comments, and concerns.

There being no other residents wishing to speak, the Public Comment Session was closed.

The Applicant advised HARB that they would like to take some time to think about the input received, as well as possible potential design revisions and come back for further discussion at a future HARB Meeting. The Applicant feels that they may be able to step the top of building back on the West Walnut Street side, similar to the way the top of building steps back in the rear. Connie Postupack asked if there was a treatment that the Applicant could propose for the façade on the end of the garage building that would be exposed if the height of the Applicant's building was reduced. The Applicant advised that the parking garage building is not their building, therefore there is nothing the Applicant can do to modify its façade. Diana Hodgson asked if the sixth and seventh floors could be eliminated altogether. The Applicant advised that they likely will not be able to do that. The Applicant advised that they probably will not be able to make it back to the September HARB Meeting and will shoot for coming back to HARB at their October Meeting.

Recommendation to Bethlehem City Council regarding issuance of a Certificate of Appropriateness.

There was no action taken regarding this Application since the Applicant agreed to come back to HARB with a revised design at a future meeting.

Discussion: 12/3/25 The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant ran through a new presentation of drawings that is dated 7 November 2025. The Applicant advised of the following.

- The ground floor has remained essentially the same as the previous submission
- Floors 2 through 6 have remained essentially the same as the previous submission
- Floor 7 has been revised to provide private terraces at all sides
- The Walnut Street side of the seventh floor has been set back approximately 7'-0" from the face of the rest of the building.
- The number of units has been reduced from 108 to 105
- The unit count is as follows.
 - The current number of one-bedroom units has been increased to 67 from the previous 60
 - The current number of two-bedroom units has decreased to 38 from the previous 48
- The Applicant feels that the building will appear as six stories since the eye will be drawn to the cornice line at the top of the sixth floor and the seventh floor will fade away since it is stepped back from the main body of the building on all sides.
- The Applicant reviewed a site line diagram that they prepared showing the site lines from Main Street. The Proposed building will not be visible from the sidewalk on Main Street except for the view up Walnut Street from Main Street.
- The Applicant reviewed the existing context slides as viewed from Guetter and Walnut Streets and reiterated that the eye will be drawn to the cornice line at the top of the sixth floor and the seventh floor will fade away since it is stepped back from the main body of the building on all sides.
- The proposed building materials remain the same from the previous submission
- The Applicant feels that the aesthetics of the building are appropriate for its context
- The Applicant reviewed a new perspective drawing from the intersection of Guetter & Walnut Streets, looking toward the parking garage, and feels that the proposed building maintains the massing of the garage and compliments the parking garage.
- The Applicant reviewed a perspective drawing looking up Walnut Street from Main Street and feels the proposed building reads as a 6-story building.
- The Applicant reviewed a perspective drawing looking East from West Walnut Street and stated that the seventh floor is largely not visible.
- The Applicant stated that the new Parking Garage now provides context for the proposed building.

Michael Simonson asked if the seventh floor was now set back 7'-0" on the West Walnut Street side of the building and 12'-0" from the rear of the building and the Applicant responded in the affirmative. Mr. Simonson asked what the distance is from the rear property line to the rear of the building at the interior of the courtyard and the Applicant advised that it was approximately 70 feet. Therefore, if the seventh floor is set back another 12 feet, then it will be approximately 82 feet from the rear property line to the face of the seventh floor at the rear of the proposed building. Joe McGavin asked what the proposed building height will be relative to the height of the old/previous parking garage. The Applicant advised that the previous

parking garage was approximately 71 feet high and the height of the proposed building will have an average height from grade of approximately 88 feet. The new parking garage tower is just slightly higher than the top of the parapet at the seventh floor of the proposed building. The previous parking garage ended approximately 45 to 50 feet away from the Westerly property line that is closest to Main Street. The Proposed building will end approximately 25 to 30 feet from the same Westerly property line. Since the ground level drops from East to West, on West Walnut Street, the proposed building will be taller than the previous parking garage because it is located further down grade. The height of the sixth floor at the Westerly end of the proposed building is approximately 72 feet. Michael Simonson asked if the sixth-floor cornice will be located at approximately the same height as the previous parking garage stair tower and the Applicant responded in the affirmative. The Applicant advised that the sixth-floor cornice is actually lower than the new/current parking garage tower and the Westerly offset of the proposed building is in approximately the same location as the old parking garage and was positioned to respond to the bend/turn in West Walnut Street. Connie Postupack stated that she visited the site in the afternoon and West Walnut Street was very congested with school buses, delivery trucks, and cars. There is also a dumpster enclosure that is located at the edge of the Sun Inn Courtyard and adjacent to West Walnut Street. Ms. Postupack questioned whether the proposed building footprint could be stepped back to alleviate this congestion on West Walnut Street. The Applicant responded that stepping the footprint of the building in this location would not alleviate the congestion that is caused by the existing West Walnut Street configuration and that street congestion is a tangential but separate issue. The Applicant stated that the design of the new parking garage's blank wall anticipated a new building that would be constructed to screen the blank wall of the new parking garage. Michael Simonson advised that the matter of street congestion and traffic will be part of the review that is done during the land development process. Nik Nikolov stated that HARB finds itself in a strange situation that started with the demolition of the old, unfriendly parking garage building and now the design of the new parking garage has set a precedent that HARB did not approve. Mr. Nikolov stated that he appreciates the seventh-floor step back and the courtyard adjacent to the Market Street neighbors, and he feels that the Applicant has shown good will in coming back with a revised design. Furthermore, he feels that the Main Street facing façade will be the most active façade of the building and is appropriately designed.

Public Comment: 12/3/25

Bruce Haines – 63 West Church Street

Mr. Haines reminded all present that he spoke at the last meeting about the character and importance of Main Street and that Main Street is the essence of the Historic District. Mr. Haines asked the Applicant to show the slide of the West Walnut Street view. He noted that Main Street has primarily 3 and 4 story buildings and that the proposed building is taller and closer to Main Street than the previous parking garage. Mr. Haines feels that the proposed design is 1 to 2 stories taller than the old parking garage. Mr. Haines doesn't feel that HARB can approve a building design that is taller than the parking garage that it did not approve and will be located closer to Main Street than the old parking garage was. He feels that it is disrespectful that the Applicant did not reduce the proposed building's height to five stories.

Michael Bianco – Center Street

Mr. Bianco asked if the main difference between this design and the previous design is that the seventh floor is stepped back on the West Walnut Street side of the building and the Applicant responded in the affirmative. Mr. Bianco asked if there is now a patio provided for the units on the West Walnut Street side of the seventh floor and the Applicant responded in the affirmative. Mr. Bianco asked if a railing for these patios would be seen from the street and the Applicant stated there would not be a railing visible from the street. Mr. Bianco asked if umbrellas would be allowed to be located on the seventh-floor patios. The Applicant advised that the leases would likely not allow umbrellas and other patio furniture to be visible from the street. Mr. Bianco asked if the proposed building materials have changed since the previous presentation and the Applicant advised that they have not. Mr. Bianco stated that he agrees with Mr. Haines regarding the massing and height of the building and feels that the height of the proposed building should be reduced to five stories.

Martin Romeril – 26 West Market Street

Mr. Romeril stated that two years ago he asked if the new parking garage would have fall protection to prevent falls and suicides, did not receive an answer, and there is no fall protection on the new parking garage. Mr. Romeril reminded HARB that City Council voted against HARB's decision on the design of the new parking garage. Mr. Romeril thanked the developer for trying to go through the proper process for review and discussion of the architectural features and materials of the proposed building. Mr. Romeril asked if the general public will have access to the courtyard. The Applicant advised that the courtyard will be private to the building residents, will be screened from the neighbors at the rear of the building by a brick wall and plantings, will not include a swimming pool, and will be self-policed by the residents. Mr. Romeril further stated his disappointment that there is no privacy screen at the top of the new parking garage.

There being no further public comment, HARB continued its discussion.

Joe McGavin stated that the height of the proposed building was set when the new parking garage was approved and reducing the height of the proposed building will expose the blank flank wall of the new parking garage. Rod Young asked if the proposed building could be stepped down from the parking garage toward Main Street. Joe McGavin stated that stepping the building like a stair from East to West would look strange. Mr. McGavin also feels that there are economic issues related to reducing the number of apartment units and if the building height is reduced, the cost of construction must be reduced and would result in less expensive, lower quality materials that will not look good. Mr. McGavin stated that if built at the proposed height, the building must be built using quality materials that are currently being proposed. Connie Postupack stated that she is impressed with what the Applicant has done but feels if the building is built as proposed it will feel very heavy, especially from Main Street. Diana Hodgson advised that she would not let the blank wall of the new parking garage govern decisions being made regarding the proposed building and she feels the building as proposed is too tall for the Historic District. Mike Simonson reminded HARB that if the Application is denied, HARB must provide specific reasons and provide direction to the Applicant on what revisions may result in approval. Connie Postupack stated that a new building must maintain the character of the Historic District. Mike Simonson feels that the

proposed building will maintain the character of the Historic District and the new parking garage is now part of the context in which the new building will be viewed. Joe McGavin stated that HARB requested the Applicant to reduce the number of floors at their previous presentation. Mike Simonson asked if HARB asked the Applicant to decrease the number of floors or decrease the massing of the building. Joe McGavin responded that the Applicant was specifically asked to reduce the number of floors. Connie Postupack read sections of the Historic District Guidelines related to "Massing" and "Street Wall". Diana Hodgson read HARB's direction from the Meeting Minutes of the previous meeting at which the Application was reviewed and discussed. Rod Young stated that it occurs to him that the conversations taking place at this meeting are related to the height of the new parking garage and not the proposed building's relationship to other buildings in the Historic District. Connie Postupack stated that the proposed building should be reviewed as to how it appreciates the street, location, and area.

The Applicant stated that the building's materials are contextual and that in any downtown, you will get glimpses of other buildings when looking down one street from another. The Applicant further stated that the proposed building is not viewable from Main Street, it is appropriate, and it is located in a transitional area at the edge of the Historic District. Nik Nikolov appreciates that the proposed building does not encroach on the West Market Street neighbors and called attention to the cross section through Main Street. Mr. Nikolov questioned whether stepping the building as viewed from Main Street would really have an impact on the majority of Main Street. He feels that stepping the brick cladding down as shown in the renderings visually reduces the height and massing of the proposed building. Connie Postupack reiterated her concern regarding the density of people that use West Walnut Street, including Donegal Square, the school, and the Sun Inn Courtyard and feels that the proposed building should not be so in your face when viewed up West Walnut Street from Main Street. The Applicant reminded HARB that the location and width of the existing sidewalks does not represent what is proposed. The proposed sidewalks have been increased from 5 feet wide to 10 feet wide and there are other street improvements proposed. Connie Postupack asked if the existing parking lot at the West end of the site will be removed and the Applicant responded in the affirmative. The Applicant stated that they are trying hard to respond to HARB but they can't reduce units and still make the economics work. The Applicant further stated that the corner of the building on West Walnut Street as viewed from Main Street seems to be HARB's main concern. However, the Applicant needs HARB to agree on this so that they can move in a positive direction to revise the design. They don't want to spend time and money unless HARB is clear and in agreement. The Applicant stated that perhaps they could devise a solution to provide a 6'-0" setback at the sixth floor. Nik Nikolov would like to see this to compare it to the current design but is afraid that a 6'-0" setback may not provide the result HARB is looking for. Connie Postupack advised the Applicant that there is no need to prepare expensive renderings and that design sketches would suffice. The Applicant is concerned that if they need to reduce floors, they may not be able to use the same materials and HARB will not get the beautiful building depicted in the current renderings. The Applicant confirmed that the new parking garage tower is 81'-4 ¾" high and the top of the proposed building at the seventh-floor parapet is 82'-0". Mr. Phillips advised HARB that they need to provide the Applicant with clear direction on design revisions or they need to make a motion to approve or deny the current Application. The Applicant stated that they prefer if

two thirds of the units are 2 bedrooms and one third of the units are 1 bedroom. The Applicant advised that they are willing to come back with a revised design if HARB agrees that the focus should be on the West end of the building as viewed up West Walnut Street from Main Street. Mike Simonson stated that the height of the proposed building is not much different than the height of the old parking garage and the height at the Western corner of the proposed building does not concern him. Nik Nikolov stated that focusing on the corner of the proposed building may not provide a solution to the bigger picture of the overall building design. Mr. Nikolov feels that the Applicant has made great strides. He feels that the masterplan for the new parking garage was ill-conceived and that the big picture is out of HARB's hands. Mr. Nikolov appreciates the Applicants willingness to keep tweaking the design, but if they want HARB to vote, he is willing to do so. His opinion is that a 6'-0" setback on the West end of the building will not make a big difference, but he is willing to take a look at it and compare it to the present design if that is what the majority of HARB Members would like. Rod Young advised that he has been a HARB Member for 7 or 8 years and he is struggling with this decision. The Applicant has been wonderful in their preparation and presentations. Mr. Young is not struggling with the view up West Walnut Street from Main Street but feels that each tall building sets a precedent for the next tall building and questions when this creep of tall buildings will make its way down to Main Street. Mr. Young stated that he is very much on the fence regarding the building as proposed. Diana Hodgson stated that the proposed building is aesthetically beautiful but is still way too massive. She feels that even if the building is stepped down 2 stories at the West end, it will still be too massive. Ms. Hodgson agrees with Mr. Nikolov that even if the building is stepped back 6'-0" on the sixth floor at the West end, it may not be enough. Joe McGavin doesn't feel that HARB would be setting a precedent if the proposed building height was approved. Mr. McGavin feels that the building is beautiful but the rendered view from Main Street makes it look massive. He sees value in the Historic District as a Realtor. It is what draws people to Bethlehem. He would be afraid to vote no for fear of what would come next. Mr. McGavin feels that the building is beautiful and the Applicant has been wonderful to work with. He doesn't know if a 6'-0" set back on the West end of the building would be enough but he would like to see it. Mr. McGavin questioned the accuracy of the height of the Red Stag Building as depicted in the Applicant's rendering. Connie Postupack stated that she agrees with a lot of things that other HARB Members have said and as an interior designer she can see things spatially. She feels this is a tough decision because of the previous parking garage review and approval scenario. She feels that exploring the design of the West end of the building may be just another exercise, but it is worth the effort. She stated that when we are pushed to explore things further, we just might come to a "that's it solution". Ms. Postupack feels that the proposed building can bridge the gap of the differences in the communities in which it is located and would love the Applicant to come back with a revised design if they are willing. Mike Simonson reiterated that HARB needs to provide the Applicant with clear direction. Joe McGavin stated that the Applicant should take another look at the height and massing of the West end of the building. Nik Nikolov agreed that it would be helpful to see an alternative design for the top three levels of the West end of the building. He also feels that after the Applicant returns with the revised design, HARB will need to take a vote to approve or deny the Application. The Applicant asked when the next HARB Meeting is scheduled for and was advised that it is 7 January 2026. Mr. Phillips expressed his willingness to provide relief to the normal submission deadline and stated that he could review the revised submission if it is provided to him no later than one week prior to

the HARB Meeting. The Applicant advised that they are willing to take a look at a revised design and would make a submission as soon as possible after New Years.

Recommendation to Bethlehem City Council regarding issuance of a Certificate of Appropriateness.

There was no action taken regarding this Application since the Applicant agreed to come back to HARB with a revised design at a future meeting.

Discussion: 2/4/26 The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant advised that there is no change in the building footprint or square footage of the ground floor. The current design includes 107 total living units comprised of 56 one-bedroom units and 51 two-bedroom units. The Applicant further reviewed and described the current Application as follows:

- The area of the first-floor retail space has been reduced by approximately 1,000 square feet to 2,900 square feet.
- There has been no change to the general façade design.
- The upper floors are generally the same.
- The sixth floor on the west end of the building has been stepped back approximately 7 feet. This can be seen in the site section diagram drawing.
- The Applicant advised that the old parking garage was approximately 71 feet tall at its western end/corner.
- The Applicant advised that the proposed building is now 69'-6" at its western end and that the sixth floor is now stepped back approximately 7 feet.
- The Applicant stated that the revised design provides a visual mitigation that was requested by HARB at their previous review.

Connie Postupack asked how far the upper most/seventh floor is stepped back and the Applicant advised that it is stepped back approximately 7 feet. Diana Hodgson asked how tall the parapets are at the sixth and seventh floors. The Applicant advised that they are approximately 42 inches tall and will also serve to screen those floors and any patio furniture that may be placed on the patios. Michael Simonson asked if the current revisions/changes were focused on the right side of the west end of the building and the Applicant responded in the affirmative. Mr. Simonson stated that no changes were made to the left side of the façade on the west end of the building and the Applicant responded in the affirmative. Connie Postupack asked if tenants could walk out onto a patio from the sixth floor on the west end of the building and the Applicant responded in the affirmative, further stating that the patios that are approximately 7 feet deep will be accessible from the living units through French doors. Ms. Postupack showed a photo of the blank end of the new parking garage and asked for confirmation that this blank façade will be covered and screened by the building the Applicant is proposing. The Applicant responded in the affirmative. Joe McGavin asked if a connection between this building and the new parking garage is still planned and the Applicant responded in the affirmative. Mike Simonson stated that he feels the Applicant has done a good job reacting to HARB's previous review

comments. Mr. Simonson asked if an elevator shaft was missing from the revised design as viewed from the west. The Applicant advised that this was a stair tower, that is no longer visible because its location has been moved deeper into the building. Connie Postupack asked the Applicant to state the height of the proposed building. The Applicant advised that the proposed building is 86 feet tall from the average grade plane to the top of the seventh story. The height of the building at the western end is 69'-6" above grade. The previous design at this western end/corner was approximately 10 feet taller. Mike Simonson asked if any changes were proposed to the materials and colors presented at a previous meeting and the Applicant advised that there are not. The materials and colors will be the same as presented at the 03/19/2025 meeting. Conne Postupack asked if any exterior building lighting is proposed and the Applicant advised that some shielded wall sconces will be located on the building façade. Joe McGavin asked if the sconces would provide up lighting and the Applicant advised that the lighting would be shielded from direct view and would wash the building up and down for a distance of approximately 3 feet. The wall mounted sconces will not be used to light the street or walkways. Connie Postupack inquired about the proposed interior lighting and the Applicant advised that it would be uniform in all units. Nik Nikolov asked if the windows would be fitted with integral blinds and the Applicant responded in the affirmative and that all blinds will be the same and uniform. Mike Simonson asked if the window glass would be tinted and the Applicant advised that it would not. Joe McGavin asked what the mix of units will be and the Applicant advised that they are proposing 56 one-bedroom units and 51 two-bedroom units. Nik Nikolov questioned the color of the cast stone cornice and wanted to be sure that it will be in harmony with the color of the other materials and will not be bright white. The Applicant advised that the cast stone cornices will a buff/light kaki color. Mr. Nikolov questioned if the cornice wraps around to the rear of the building and the Applicant advised that it does turn the corner onto the rear façade. Mr. Nikolov further questioned the material of the fifth floor cornice and the Applicant advised that this cornice will be a fiber cement cornice with a metal cap. The Applicant further advised that there will be three colors of fiber cement materials used on the building including, Light Mist, Pearl Grey, and Iron Grey. Mr. Nikolov asked what the sheen of the finish will be and the Applicant advised that it will be a flat, matte finish, will not be shiny and will not cause glare. Mr. Nikolov asked if exposed fasteners will be used to attach the fiber cement material and the Applicant advised that the fiber cement material will be attached using nails that match the color of the materials they are being used to fasten. Mr. Nikolov asked if there will be any visible gutters or downspouts on the façade of the building and the Applicant advised that all roof drains and piping will be internal and piped straight to the stormwater drainage system.

Public Comment: 2/4/26 – Mr. McGavin called for public comment, and no one came forward.

Nik Nikolov asked the Applicant to describe the canopy sign lighting. The Applicant advised that the canopy signage will be individual channel cut letters attached to the canopy. The letters will be approximately 1 inch deep and 18 inches high. The letters will be side lit by LED lighting that is protected by an acrylic lens. The letters will be fabricated of stainless steel with a light bronze finish. The letters will be located at one canopy at the main building entrance and one canopy at the retail tenant entrance. Connie Postupack

questioned whether the lighting would be cool or warm. The Applicant stated that the lighting would be warm with a color temperature of approximately 2700 Kelvin. Nik Nikolov asked the Applicant to review the design of the courtyard wall at the rear of the building. The Applicant advised that the wall will be 6 feet high and be capped with a rowlock brick detail. There will not be a railing on top of the wall. The Applicant stated that the precast cornice on the building will not continue around to the top of the courtyard wall because they are different heights. Mr. Nikolov asked if there is any lighting proposed for the South façade facing the Market Street neighbors. The Applicant advised that there is no lighting at the pedestrian level that will face the Market Street neighbors. Mr. Nikolov asked if the storefront window frames and the residential window frames will be the same color and the Applicant responded in the affirmative stating that the exterior window and door frames will be black in color. Connie Postupack asked if the Applicant was proposing any tenant signs at this time and the Applicant advised that they are not and that tenants will need to submit an Application to HARB for their individual tenant signage. Mr. Phillips reiterated that any signage other than the “Ironside Lofts” signage depicted in the 01/05/2026 Application will need to be submitted to HARB for review. The Applicant agreed. The Applicant further agreed that any changes proposed to the materials and/or colors submitted/stipulated in the 03/19/2025 Application will need to be submitted for review by HARB.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to construct a 7-story mixed-use building in accordance with the revised Application and drawings dated 01/05/2026. The building’s first floor will contain commercial, retail, restaurant, and/or personal service spaces and the upper floors will house 107 dwelling units.

Motion:

Michael Simonson made a motion to approve construction of a 7-story mixed-use building in accordance with the revised Application and drawings dated 01/05/2026. The building’s first floor will contain commercial, retail, restaurant, and/or personal service spaces and the upper floors will house 107 dwelling units, in accordance with the discussion outlined above, the Guideline Citations outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. All Building materials and colors shall be as submitted in the previous Application dated 03/19/2025.
3. Signage for retail tenants shall be submitted for review by HARB at a later date, as/when tenants are secured.
4. Exterior lighting fixture cuts shall be submitted to the City for administrative review and approval by the Chief Building Code Official and Historic Officer prior to installation.

Second: Joseph McGavin

Result of vote: The vote was split 4 to 1 in favor of construction of a 7-story mixed-use building in accordance with the revised Application and drawings dated 01/05/2026. The building's first floor will contain commercial, retail, restaurant, and/or personal service spaces and the upper floors will house 107 dwelling units, as per the motion.

The result of the vote is as follows:

Joseph McGavin:	Yes
Connie Postupack:	Yes
Diana Hodgson:	No
Michael Simonson:	Yes
Nik Nikolov:	Yes

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

#1 A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#3 Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.

#5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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

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

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

Bethlehem Historic District Design Guidelines

Page 16: Compatible Design Principles for Additions & New Building Construction, including, but not limited to, the following:

- (1) Scale: Height & Width - Proportions and size of the addition/new building compared with existing building/neighborhood buildings.
- (2) Building Form & Massing - Three-dimensional relationship and configuration of the addition/new building footprint, its walls and roof compared with existing building/neighborhood buildings.
- (3) Setback: Yards (Front, Side, and Rear) - Distance of the addition/new building to the street and property lines when compared with the existing building or other buildings on the block.
- (4) Site Coverage - Percentage of the site that is covered by addition/new building compared to comparable nearby sites.
- (5) Orientation - The location of the addition/new building and its principal entrance relative to other buildings on the block.
- (6) Architectural Elements and Projections - The size, shape, proportions, and location of doors, porches, balconies, chimneys, dormers, parapets, and elements that contribute to an overall building's shape and silhouette relative to neighboring buildings.
- (7) Alignment, Rhythm, and Spacing - The effect the addition/new building will have on the existing street patterns.
- (8) Façade Proportions: Window and Door Patterns - The relationship of the size, shape, and location of the addition/new building façade and building elements to each other, as well as to other buildings on the existing building/block.
- (9) Trim and Detail - The moldings, decorative elements, and features of a building that are secondary to major surfaces such as walls and roofs and how they related to the existing and neighboring buildings.
- (10) Materials - The products with which something is composed or constructed and how they related to the existing and neighboring buildings.

Together with the Secretary of Interior's Standards, these Design Guidelines establish a framework of encouraging additions to existing buildings and new construction that are sensitive to neighboring spatial relationships, forms, and materials while differentiating new construction from historical building fabric.

Evaluation, Effect on Historic District, Recommendations: Conformance with the intent of the Secretary of the Interior's Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines, as well as the impact to the historic district is to be determined.

There being no further business, upon a Motion by Connie Postupak, a Second by Michael Simonson, the meeting was adjourned at 7:10 PM.

Respectfully Submitted,



H. Joseph Phillips, AIA
Historic Officer