
MINUTES

BOARD: HISTORIC CONSERVATION COMMISSION, CITY OF BETHLEHEM

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

MEMBERS ABSENT: TODD CHAMBERS

STAFF PRESENT: LAURA CLIFTON (ASSOCIATE TO HISTORIC OFFICER), JEFFREY LONG (HISTORIC OFFICER)

PRESS PRESENT: (NONE)

VISITORS PRESENT: DOMINICK GURRERI, DEEP PATEL, ERIC RIEDINGER

MEETING DATE: JUNE 15, 2026

The regular meeting of the Historic Conservation Commission (HCC) was held on June 15, 2026, at the City of Bethlehem Town Hall Rotunda, 10 East Church Street, Bethlehem, PA. HCC Chair Gary Lader called the meeting to order at 6:04 p.m.

Agenda Item #1 note: Mr. Lader confirmed a professional conflict of interest with this agenda item and recused himself from any discussion and subsequent voting on the resulting motion.

Property Location: 34 East Third Street

Property Owner: Collaboration 3, LLC

Applicant: Pink Pistachio Café

Building Description, Period, Style, and Defining Features: This structure is a semi-detached, four-story, three-bay, brick masonry, mixed-use building with an entry-level commercial storefront and upper-level residential units. A stepped parapet defines the upper cornice and flat roof while the entry level façade includes typical storefront elements such as an apron, a recessed glazed entrance with transom, display windows and storefront cornice with integrated sign band. 1-over-1 double-hung windows delineate the upper floor levels of both façades and include expressed windowsills and lintels. Construction of this addition to the so-called Goodman Building was initiated in 2022. Although many building details are influenced by contributing structures within the Historic Conservation District, it is Contemporary in style and considered non-contributing because it was constructed after the District's period of historical significance (ca. 1895-1950).

Proposed Alterations: The Applicant proposes to install two new wall signs.

Guideline Citations:

- **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 historic resources and traditional community character for the educational, cultural, economic and general welfare of the public through the preservation, protection and regulation of buildings and areas of historic interest or importance within the City.
- **Historic Conservation Commission 'Guidelines for Signage'**

Evaluation, Effect on Historic Conservation District, Recommendations: Applicant appeared before HCC during March 16, 2026, meeting with proposal to install signage for new commercial tenant. Following initial evaluation of sign proposal by Historic Officer, Applicant confirmed that insufficient details for proper

HCC assessment were provided with COA Application and agreed to return during subsequent meeting with additional information.

Current COA Application responds to that discussion by proposing two identical wall signs within existing sign bands above storefronts ... one at front (north) façade and one at side (east) façade. Each proposed sign measures 24-inches tall x 108-inches wide while both sign band locations measure 25-inches tall x approx. 300-inches wide. Proposed location for new sign at side façade is centered vertically and horizontally within existing sign band, which is appropriate; however, proposed location for new sign at front façade is centered vertically but not centered horizontally within existing sign band with no obvious reason for being off-center, so clarification is warranted before appropriateness can be determined.

Note 2 within central blue box on second supplemental drawing sheet mentions 1-inch-thick Aluminum Composite Material (ACM) backer board with offset pinstripe detail around perimeter, which is appropriate in concept; however, backer is only 22-inches tall while signage is 24-inches tall, so clarification is warranted before appropriateness can be determined. Similarly, proposed backer appears within provided "Side View" in bottom right detail on second supplemental drawing sheet but is not indicated on façade drawings on first supplement page, so further clarification is warranted before appropriateness of proposed backer with offset pinstripe detail around perimeter can be determined. Should HCC consider proposed rigid ACM backer appropriate, Applicant should confirm intended color for front and sides of backer along with color of complementary offset pinstripe detail.

Additional drawings and details indicate that each sign is composed of tall, thin letters in stylized cursive font in hot pink color that read "Pink Pistachio" followed on next line by word "CAFÉ" in small, thin, all upper-case, sans-serif lettering in bright white color and centered within rectangle in hot pink color. HCC traditionally discourages bright white color within Historic Conservation District; appropriate color would be warm white or ivory. Applicant should also confirm that all sides of lettering will be painted hot pink in color to match fronts of all letters. Thickness of proposed letters is 2-inches, which is traditionally considered by HCC as appropriate. Lettering is composed of aluminum channel letters with solid faces and sides that are pin-mounted into rigid backer using spacers, so they stand proud 1/2-inch. Each letter includes internal LED illumination while backs of letters are 1/8-inch polycarbonate (Lexan), resulting in halo effect which HCC recently determined as appropriate.

Note 4 on second supplemental drawing sheet indicates "all conduit shall be concealed". Similarly, Applicant should clarify that no raceways or junction boxes associated with illumination can be visible on building façades. Applicant should also be aware that LED lighting is limited to maximum 3000K color temperature in satisfaction of relevant guidelines that appropriate exterior lighting is "warm".

Discussion: Note: in Mr. Lader's absence, Mr. Evans led discussion of this agenda item as HCC Vice Chair. Deep Patel represented proposal to install two new wall signs. Applicant noted that Applicant's proposal stands as submitted, with no intended revisions. Mr. Simonson inquired about discrepancies with provided measurements ... specifically that lettering is 24-inches tall while backer is only 22-inches tall. Applicant clarified that main lettering is 18-inches tall while box with secondary lettering within "box" is another 6-inches tall, resulting in overall height of 24-inches; however, 22-inch-tall sign backer is intended only behind lettering. Mr. Evans inquired if recommendation to limit LED lighting to maximum 3000K color temperature is acceptable; Applicant agreed to comply with that limitation. Mr. Simonson inquired if recommendation to revise bright white color to warm white or ivory is acceptable; Applicant agreed to revise proposed bright white color accordingly. Mr. Simonson requested Applicant to inform sign fabricator that provided drawings satisfy HCC needs but must be dated and stamped by firm licensed in Commonwealth of Pennsylvania and then submitting to City's Planning Office before associated sign permit can be issued.

Public Commentary: none

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

1. The proposal to install two new wall signs was presented by Deep Patel.
2. Appropriate details of new signage include:

- a. two identical wall signs within existing sign bands above storefronts ... one at front (north) façade and one at side (east) façade
- b. each sign measures 24-inches tall x 108-inches wide; new signs are centered vertically and horizontally within sign bands
- c. each sign includes 1-inch-thick Aluminum Composite Material (ACM) backer board at 22-inches tall with offset pinstripe detail around perimeter in complimentary color; backer is only behind 18-inch lettering
- d. each sign is composed of tall, thin letters in stylized cursive font in hot pink color that read "Pink Pistachio" followed on next line by word "CAFÉ" in small, thin, all upper-case, sans-serif lettering in warm white or ivory color and centered within rectangle in hot pink color
- e. lettering is composed of aluminum channel letters with solid faces and sides that are pin-mounted into rigid backer using spacers, so they stand proud 1/2-inch from surface of sign band; each 2-inch-thick letter includes internal LED illumination at maximum 3000K color temperature, while backs of letters are 1/8-inch polycarbonate (Lexan) resulting in back-lit halo effect
- f. all conduits are concealed, and no raceways or junction boxes are visible on building façades

Notes: The Applicant agreed to cooperate with their sign fabricator to provide dated and stamped drawings by a firm licensed in the Commonwealth of Pennsylvania and then submit them to the City's Planning Office before the associated sign permit can be issued.

The motion was approved 3:0:1, with Mr. Evans, Mr. Simonson and Ms. Strasser voting in support and with Mr. Lader abstaining.

Agenda Item #2

Property Location: 330 East Fourth Street

Property Owner: Nabila Youssef

Applicant: Factory39

Building Description, Period, Style, and Defining Features: This structure, located at the corner of Polk Street and East Fourth Street, is a detached 2-1/2-story, 3-bay, brick masonry and stucco dwelling with a front facing gable, small arched windows in the front gable, large roof dormers on the east and west with paired double-hung windows, built-in gutters, and a wide, yellow brick partially enclosed front porch with clay tile roof. The main house dates from ca. 1890, includes 1-over-1 double-hung windows and is Classical Revival in style. An earlier wood-frame front porch was replaced ca. 1920 with a brick masonry porch that is Spanish Revival in style, with brick arches supported by masonry piers, a brick balustrade and a clay tile roof. The house has a low concrete wall on both street fronts but has lost the associated wrought iron fence over time. The large, detached, single-story, multi-bay, brick masonry garage with flat roof located at the rear of the property is considered non-contributing to the Historic Conservation District because it was constructed after the district's period of significance (1885-1950) when South Bethlehem experienced dramatic development.

Proposed Alterations: The Applicant is returning to HCC for approval of proposed exterior details and finishes.

Guideline Citations:

- **Secretary of the Interior's Standard (SIS) 9.** -- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- It is the purpose and intent of the City of Bethlehem to promote, protect, enhance, and preserve historic resources and traditional community character for the educational, cultural, economic and general welfare of the public

through the preservation, protection and regulation of buildings and areas of historic interest or importance within the City.

- **Historic Conservation Commission** -- relevant Design Guidelines for new construction

Evaluation, Effect on Historic Conservation District, Recommendations: During series of meetings in early 2026, Applicant presented HCC with updates to previously approved proposal to demolish existing single-family dwelling and detached rear garage in order to construct 3 1/2-story mixed-use structure, with commercial space on first floor and four 2-bedroom dwelling units above. During meeting on May 18, 2026, HCC unanimously approved motion that defined appropriate overall features of replacement structure. That approval included: new construction is 3 1/2-stories tall and measures approximately 35-feet wide x 56.5-feet deep; soffit is approximately 30-feet high, and peak of hip roof is approximately 40-feet high; includes western building segment that aligns with setback of neighboring structure while eastern building segment steps forward as reference to existing front porch while upper floor levels cantilever 36-inches out over entry level at front façade. Motion also encouraged Applicant to return to HCC with written specifications and samples of various proposed building products for subsequent assessment.

Current COA Application is in response to that encouragement and includes proposals for various façade materials. Referring to 17-page supplemental set of details, written specifications and depictions of proposed materials, Applicant provides section detail of proposed “sitting wall” around outdoor patio area that is 32-inches tall, excluding masonry cap; inside and outside faces of wall are clad with brick units and proposed cap is precast concrete that measures 12-inches deep and 4-inches high at tallest dimension. Subsequent supplemental sheet indicates Glen-Gery 56-DD standard size red brick with light gray mortar, so assumption is this brick type is proposed for faces of new sitting wall as well as for brick cladding of main structure. Proposed brick cladding for sitting wall and for lowest portions of new structure is appropriate based on relevant design guidelines, pending submittal of brick and mortar samples for final review. Those same design guidelines indicate that exposed concrete is not considered appropriate within Historic Conservation District; appropriate alternative materials to proposed precast concrete cap for sitting wall would be stone, cast stone or brick. Similarly, proposed concrete base should be parged with stucco to avoid exposed concrete finish.

Proposed lap siding is “Hardie Board” fiber cement cladding. Though not specifically mentioned within relevant Design Guidelines, HCC traditionally considers fiber cement cladding appropriate as long as exposure is 7-inches and there is no stamped (fake wood) texture but rather smooth paintable surface. Applicant’s provided details propose smooth surface with 7-inch reveal in factory-applied gray color, which are all appropriate features.

Proposed roof cladding is GAF Slateline asphalt shingles in Antique Gray color, which is traditionally considered by HCC as appropriate alternative to actual slate. Applicant should be aware that all appropriate valleys are open (not woven closed) and flashed with copper.

Supplemental details also include representation of proposed “corbel and structural brackets”. Applicant previously noted that upper brackets are decorative and fabricated from composite material while lower brackets are structural and fabricated from wood. Detail also indicates that upper decorative brackets measure 12-inches x 12-inches and are 3-inches thick while lower structural brackets measure 30-inches x 30-inches and are 4-inches thick. Decorative brackets beneath eaves at select locations appropriately recall similar details of nearby contributing structures; however, Applicant proposes to paint all brackets bright white in color. HCC traditionally discourages bright colors (including bright white) within Historic Conservation District; appropriate color would be warm white or ivory.

According to supplement details, Applicant proposes PVC trim around all windows; dimensions are 1-inch-deep x 4-inches wide and proposed color is white. Drawing Sheet A-2 depicts similar PVC trim at eaves and as horizontal transition between brick cladding at lower façades and siding at main façades. It is unclear what Applicant proposes for vertical trim at building corners. Relevant design guidelines do not specifically mention PVC as appropriate material within Historic Conservation District; however, HCC has determined PVC as appropriate during select recent COA Application reviews ... especially for new construction on non-contributing structures, so discussion is warranted. Similar to previous item, appropriate color would be warm white or ivory. Provided cut sheet does not indicate which specific profiled trim is being proposed, so clarification is warranted before appropriateness can be determined.

Accompanying drawing set does not indicate expressed windowsills; appropriate detail should include sill that extends beyond window opening and side trim and also include apron immediately beneath.

Applicant indicates intent to install double-sided blade sign at corner façade for future commercial tenant and agrees to return to HCC for assessment once details are finalized. Applicant is encouraged to review design guidelines for appropriate signage within Historic Conservation District while collaborating with new tenant on design of proposed sign.

Applicant proposes smooth half-round metal gutters and smooth 4-inch round metal downspouts, which are all appropriate based on relevant design guidelines. As previously stated, proposed bright white color is discouraged by HCC, so Applicant may wish to consider warm white or ivory as appropriate alternative.

Applicant proposes aluminum railing system by Avalon for rear entrance steps leading up from parking lot to rear tenant entrance. Preferred balusters are 3/4-inch square pickets and factory-applied finish is matte black in color. Proposed system includes several post sizes and top rail profile options; however, Applicant's preferences are not indicated, so clarifications are warranted before appropriateness can be determined. In addition, Applicant should clarify intended materials for porch posts and intended flooring as well as proposed material of steps leading up from rear parking lot for HCC consideration.

Select windows at east and west (side) façades include packaged terminal air conditioners (PTAC) with integrated grilles beneath. Accompanying specification sheet indicates Applicant's preference for "standard outdoor grille" in "quiet white". Discussion is warranted to understand difference between "standard" and "architectural" grilles ... noting second category comes in many factory-applied color options which might be more appropriate than standard white.

Windows that align vertically at both floor levels are appropriate; per recent HCC recommendation, Applicant also includes two windows at each floor level of rear (south) façade. According to Drawing Sheet A-2, proposed windows are 6-over-1 double-hung; select windows at east and west (side) façades include packaged terminal air conditioners (PTAC) with integrated grilles beneath. According to supplemental specifications, intended window manufacturer is United Windows and Doors and proposed window type is 5900 Series double-hung solid vinyl in white color; muntins of simulated divided lites (SDL) are appropriately applied to exterior window surfaces. HCC has never assessed window products by this manufacturer and relevant design guidelines indicate that vinyl windows are inappropriate within Historic Conservation District. Applicant is encouraged to present material samples for HCC consideration while appropriate alternatives include aluminum-clad wood windows. There is no typical wall section detail among provided architectural drawings to discern if windows are appropriately recessed into wall opening rather than inappropriately flush with wall surfaces of exterior façades. Applicant should also be aware that appropriate glazing is not tinted, mirrored or reflective.

According to supplemental specifications, proposed storefront assemblies with full-lite entrance door, shop windows and transoms at entry level are Kawneer Architectural Class I anodized aluminum with clear finish; vertical stiles and top rails measure 3 1/2-inches while bottom rail measures 10-inches. Proposed glazing is Solarban 60 Clear (outdoor) and Clear (indoor). Various storefront details are appropriate, pending clarification that glazing is center set within storefront assembly rather than flush with exterior or interior.

In addition to future building signage, remaining items that also require HCC assessment include proposed paneled door at rear (south) façade and any exterior illumination.

Discussion: Dominick Gurreri and Eric Riedinger represented proposal to return to HCC for approval of proposed exterior details and finishes. Mr. Lader inquired about proposed sitting wall by referencing provided detail drawing with exposed concrete footer. Applicant admitted that drawing is incorrect; footer will be set minimum 3-feet below grade while brick faces will extend 24-inches above grade. Mr. Lader encouraged Applicant to consider tan brick units as facing for proposed wall in deference to tan brick of existing structure scheduled for demolition; continued that Applicant might even salvage existing tan brick units during demolition process and reuse for sitting wall and/or as brick facing at lower portions of new structure. Applicant expressed concern about ability to salvage enough usable brick units during demolition to use as wall facing for proposed structure.

Mr. Lader inquired about proposed PVC trim details at various locations, noting recommendation for window trim to include expressed sill and apron beneath. Applicant noted that all proposed trims at eaves

and windows are “1x” but agreed to integrate sill and apron detail at each window. Mr. Lader inquired about dimensions of proposed trim elsewhere; Applicant responded that all trims are “1x4”.

Mr. Lader inquired about material of proposed rear steps; Applicant responded that rear steps (including flooring) is poured-in-place concrete. Mr. Lader inquired where Applicant intends to install proposed cable railing; Applicant explained that no cable railing is proposed, rather square aluminum pickets for railing at rear steps leading up from parking lot ... with selection of top rail and cap profiles not yet finalized. Mr. Simonson inquired if top rail can be extended in satisfaction of relevant building code; Applicant confirmed that manufacturer can modify rail system to accommodate required extension of top rail.

Mr. Lader inquired about proposed grilles for PTACs; Applicant confirmed that manufacturer's architectural series grilles look similar to standard detail but offer more color options. Mr. Simonson inquired about product samples for HCC consideration, considering small size of grille depictions on written specifications; Applicant confirmed that no samples are offered for HCC inspection but assumes proposed “quiet white” is less intense than standard “white” which is potentially brighter white.

Mr. Lader noted that vinyl windows are specifically mentioned in relevant design guidelines as inappropriate within Historic Conservation District but appreciated that proposed Simulated Divided Lites (SDL) are appropriately applied to exterior surface of glazing; continued by inquiring about product samples for closer inspection by HCC. Applicant confirmed that no product samples of proposed vinyl windows are presented but called attention to written specifications that proposed 5900 Series by United Windows and Doors include profile detailing and installation option that recesses window units back into wall opening “for more historic look”. Mr. Lader noted that lack of details and section drawings make assessment of proposed windows difficult. Mr. Evans explained HCC typically only considers vinyl windows as appropriate replacement options in select circumstances where vinyl windows already exist ... noting HCC preference for aluminum-clad wooden sash as well as fiberglass windows; continued that vinyl windows often warp over time due to sun exposure and have short lifespans when compared with other window types. Mr. Lader noted HCC might be willing to consider proposed vinyl window product, but actual samples are needed in advance; continued that Pella Impervia series fiberglass windows were recently considered by HCC as appropriate elsewhere within Historic Conservation District. Applicant expressed willingness to consider alternatives to vinyl windows but also noted various revisions to project scope responding to previous HCC assessments have increased overall construction costs. Mr. Lader countered that fiberglass windows are potentially comparable in price with vinyl windows but have longer lifespan. Mr. Simonson encouraged Applicant to provide samples of proposed vinyl windows along with written specifications and product samples of potential alternative window types via City's Planning Office for HCC members to review on individual basis rather than waiting to submit for review during subsequent HCC meeting.

Mr. Simonson inquired about preferred factory-applied color for proposed “Hardie Board” fiber cement lap siding; Applicant responded that current color preference is dark gray factory-applied finish but might reconsider if other colors change from bright white to warm white or ivory.

Applicant submitted product sample of proposed red brick units and associated mortar joints; Mr. Lader expressed preference for buff color mortar rather than proposed medium gray “which appears quite contemporary”. Applicant also submitted sample of proposed composite decorative bracket, noting standard color is bright white but might consider painting warm white or ivory based on HCC comments about appropriate colors. Mr. Evans expressed preference for factory-applied white color rather than subsequently applying paint for long-term maintenance ... noting that HCC does not monitor painted finishes but does notate factory-applied finishes within resulting motions. Mr. Simonson inquired about color of proposed gutters and downspouts; Applicant responded that preferred color is white. Mr. Lader noted dark bronze approximates patinaed copper, so Applicant might consider as alternative to bright white which will quickly show dirt and grime. Mr. Lader continued that Applicant's current color scheme of bright white for all trim elements and other details might result in very contemporary appearance, so perhaps factory-applied warm white or ivory is more appropriate aesthetic for various details. Applicant expressed hesitation in selecting “beige” for various architectural details because of potential color inconsistencies with different manufacturers; concluded with preference for white color to ensure consistency.

Public Commentary: none

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

1. The proposal to return to HCC for approval of proposed exterior details and finishes was presented by Dominick Gurreri and Eric Riedinger.
2. Appropriate details for sitting wall around outdoor patio area include following details:
 - a. wall is 24-inches tall, excluding masonry cap
 - b. inside and outside faces of wall are clad with Glen-Gery 56-DD standard red brick units with buff color mortar joints
 - c. cap is precast and measures 12-inches deep and 4-inches high at tallest dimension
3. Appropriate details for exterior cladding of main structure include following details:
 - a. lowest façade portions are clad with Glen-Gery 56-DD standard red brick units with buff color mortar joints
 - b. lap siding at remaining façade portions is smooth surface “Hardie Board” (or comparable) fiber cement cladding with 7-inch exposure; color of factory-applied finish is yet to be determined
4. Appropriate roof cladding is GAF Slateline asphalt shingles in “Antique Gray” color; all valleys are open (not woven closed) and flashed with copper.
5. Appropriate corbel and structural brackets include following details:
 - a. upper decorative brackets are fabricated from composite material and measure 12-inches x 12-inches x 3-inches thick; color of factory-applied finish is yet to be determined
 - b. lower structural brackets are fabricated from wood and measure 30-inches x 30-inches x 4-inches thick; painted color is yet to be determined
6. Appropriate PVC trim around all windows is 1-inch-deep x 4-inches wide; trim details include windowsills that extend beyond window openings and also include apron trim beneath each window.
7. Appropriate PVC trim at eaves, vertical corners and horizontal transition between brick cladding at lower façades and siding of main façades is 1x4 with no profiles.
8. Appropriate details for gutters and downspouts include smooth half-round metal gutters and smooth 4-inch round metal downspouts; factory-applied finish is yet to be determined.
9. Appropriate details for rear steps include:
 - a. poured in-place concrete steps, including flooring at top landing
 - b. aluminum railing system by Avalon with 3/4-inch square pickets and matte black factory-applied finish in color; top rail modified to accommodate code-required extension
10. Appropriate details for windows include:
 - a. windows align vertically at both floor levels and include two windows at each floor level of rear (south) façade; glazing is not tinted, mirrored or reflective
 - b. windows are 6-over-1 double-hung; muntins of simulated divided lites (SDL) are applied to exterior window surfaces
 - c. select windows at east and west (side) façades include packaged terminal air conditioners (PTAC) with integrated “standard outdoor grille” in “quiet white” color
11. Appropriate details for storefront assemblies at entry level include:
 - a. full-lite entrance door, shop windows and transoms
 - b. Kawneer Architectural Class I anodized aluminum with clear finish
 - c. vertical stiles and top rails measure 3 1/2-inches while bottom rail measures 10-inches; glazing is center set and not flush with exterior or interior

- d. glazing is Solarban 60 Clear and not tinted, mirrored or reflective

Notes: Applicant agreed to cooperate with Project Architect to prepare overall package of various material samples (especially proposed window type) and final color selections before submitting via City's Planning Office for final review by HCC members and Historic Officer. In addition to future building signage, remaining items that also require HCC assessment include proposed paneled door at rear (south) façade and any exterior illumination.

The motion for the proposed work was unanimously approved.

General Business:

Minutes from HCC meeting on May 18, 2026, were approved by those attending that meeting, and with abstention by those not previously in attendance.

Mr. Evans noted that new commercial tenant at 306 Brodhead Avenue continues to have inappropriate flashing signage within storefront window; recalled Applicant was previously scheduled for HCC assessment of various signage but never appeared. Mr. Evans continued that delivery trucks park on public sidewalk in front rather than using rear service alley. Mr. Simonson agreed to investigate.

Mr. Evans also noted that condition of nearby structure at 314-316 Brodhead Avenue (former Elks Lodge) continues to deteriorate, with spalling bricks that fall onto public sidewalk below and window sash beginning to fail.

Mr. Evans inquired about ongoing renovations at 213 West Fourth Street (Dunkin Donuts at corner of Broadway); Mr. Simonson explained that current work is limited to interior renovations. Mr. Evans continued by expressing concern about poor physical condition of tenant's garbage corral.

Mr. Evans inquired about status of proposed rehabilitation project at 215-217 Broadway (former Lehigh No. 1 Firehouse); Mr. Simonson noted that City's Planning Department heard nothing from Applicant since HCC's previous assessment of rehabilitation proposal.

Mr. Evans inquired about status of proposed revisions to City's ordinance relating to HCC; Mr. Simonson responded that draft ordinance (including fee structure for COA Applications) was completed more than one year ago but was never pursued by City Council. Mr. Evans expressed appreciation that draft ordinance was completed and agreed to encourage City Council to consider.

There was no further business; meeting was adjourned at approximately 7:05 p.m.

Respectfully submitted,



BY:

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