

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 2 March 2022

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD

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

Submit original plus 10 copies.

HARB MEETING MINUTES AND SUBMISSION

MEMBERS PRESENT

Marsha Fritz
Connie Postupack
Michael Simonson
Fred Bonsall
Joe McGavin
Rodman Young
Diana Hodgson

VISITORS PRESENT

Demetrios J. & Paula C. Herron, 458 Center Street
Ali Higgs, 520 N. New Street
Krista Best, 405 Hight Street
Jan Muzyczka, 805 West Market Street
Ed Courrier, Bethlehem Press (Virtual Attendance)

MEMBERS ABSENT

STAFF PRESENT

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

The 2 March 2022 meeting of HARB was called to order by Chairperson, Marsha Fritz at 5:00 PM.

MINUTES

There were no comments on the 2 February 2022 Minutes and the Minutes were approved unanimously as submitted.

Item #1: The applicant/owner of the property located at 458 Center Street proposes to replace the existing wood porch decking with an alternative, composite porch decking material.

Property Location: 458 Center Street

Property Owner: Demetrios J. & Paula C. Herron

Applicant: Demetrios J. & Paula C. Herron

Proposed work: The applicant/owner of the property located at 458 Center Street proposes to replace the existing wood porch decking with an alternative, composite porch decking material. The proposed alternative material is manufactured by AERATIS and will match the width (3.43") and thickness (7/8") of the existing wood decking. Furthermore, the proposed material will match the existing decking in that it will be tongue and grooved, flush with no lip, and be painted Battleship Gray. The proposed material is also anti-slip and ADA compliant. The total area of the proposed work is approximately 311 square feet.

Character Defining Features: The two- and one-half story home has a cross-gabled roof with a steep cross gable roof and steep gable dormer facing Center Street. These gables are decorated with beautifully detailed ornamental gable trim and vergeboards. The windows in these gable elements are fitted with triangular pointed transoms. All of the tall double hung windows and doors are fitted with heavy crowns, trims, and sills. There is an off-center tower element with a castellated parapet wall at the top. The main entrance doors are centered in the base of the tower and under the porch. The front porch which protects the majority of the first floor on the Center Street Façade is comprised of a dentiled cornice supported by shaped columns and scrolled brackets. The porch is elevated from Center Street by a change in grade and the floor or deck of the porch is not very visible from Center Street as a result of the change in grade and the ballustraded porch railing.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project. The Applicant advised that the floor/deck of the porch is not very visible from the street. He further advised that he is seeking the approval for an alternative material because he has needed to replace the wooden deck boards every few years and it is the melting snow that lays on the porch deck that causes it to deteriorate. He also indicated that he

could not find a source for mahogany porch decking. Marsha Fritz stated that wood is now grown very quickly and is not as durable as old growth wood products used to be. She also stated that HARB has denied the use of composite decking materials in the past because it did not match the texture and dimensions of traditional wood decking. The Applicant advised that the porch decking cannot easily dry out because the grade is raised around the perimeter of the porch and there is no ventilation under the porch. Ms. Fritz advised that she has done some research on the proposed product and can not guarantee it will hold up because it is a relatively new product and has not stood the test of time. Furthermore, it requires that it be installed in strict accordance with the manufacturer's recommendations. She also has some concerns regarding the texture, scale, and color of the proposed product. Mike Simonson asked if the material was going to be installed in a manufacturer's standard color or if it was going to be painted. The Applicant advised that the manufacturer makes the material in Battleship Grey which matches the color of the existing porch decking. Marsha Fritz asked that the Applicant use the Aeratis Traditions material, matching the texture of the sample provided, and to paint it Battleship Grey or as provided in the manufacturer's standard Battleship Grey color. Joe McGavin stated that the porch decking cannot be seen from the street. Marsha Fritz advised that the Secretary of Interior's Standards requires HARB to take into consideration the scale, color, texture, sheen and other attributes of the material and that the manufacturer's standard colors may not have the same sheen as a painted porch floor. Ms. Fritz also asked that the edge of the porch decking be milled or provided with a bullnose edge. The Applicant assured the Board that the manufacturer's standard color and finish has a sheen that matches the existing painted porch. Fred Bonsall stated that he feels the proposed material has a sheen and he is comfortable with it. Marsha Fritz reiterated that the new Aeratis Traditions porch decking should be installed in the same direction as the existing decking, should have a bullnose edge, and should be in a Battleship Grey color to match the existing porch decking.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to replace the existing wood porch decking with an alternative, composite porch decking material.

Motion:

Mike Simonson made a motion to approve the replacement of the existing wood porch decking with Aeratis Traditions alternative composite porch decking material, in accordance with the discussion outlined above, the Guideline Citations outlined below, and with the following conditions.

1. The new decking shall be installed in the same direction as the existing decking.

2. The decking shall have a bullnose edge at the perimeter of the porch.
3. The color of the decking shall be Battleship Grey to match the existing porch decking.

Second: Joseph McGavin

Result of vote: The vote was unanimous to approve the replacement of the existing wood porch decking with Aeratis Traditions alternative composite porch decking material, 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 12: Porches: The HARB encourages, Repairing or replacing deteriorated or missing materials with similar new materials and Installing wood tongue and groove flooring at porches.

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 520 North New Street proposes to install three new exterior signs.

Property Location: 520 North New Street

Property Owner: Trisha Fistner

Applicant: Ali Higgs, MKSD, LLC - Architects

Proposed work: The applicant/owner of the property located at 520 North New Street proposes to install three new exterior signs. Two of the signs will be ¾" thick, wood, hanging blade signs, suspended on dark metal mounting arms and will be located adjacent to the second-floor windows. One of the signs will be a bronze "plaque" mounted to the brick "façade" of the existing exterior entrance stair.

Character Defining Features: The two- and one-half story smooth brick building has a dentiled cornice above the second-floor windows and brick quoins at the corners. The center bay of the façade is slightly recessed or set back. The windows on the street façade are set back into the brick façade with heavy sills, and are topped with arches with precast keystones and skewbacks or springers. The second floor double hung windows are nine over one light windows with a flat brick arch. The first-floor projecting bay windows are twelve over one and six over one light double hung windows with a segmental brick arch. The central entrance door is surrounded by glass sidelights and transom and capped with a segmental arched wood pediment supported by Tuscan columns. The first floor of the building is elevated on a brick walled plinth with symmetrical metal railed stairs providing access to it.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project. The Applicant stated that the sizes of the signs are indicated in the Application and that they are in compliance with the Zoning Ordinance. Marsha Fritz asked if the brackets were existing brackets to be reused. The Applicant advised that the brackets are new. Diana Hodgson asked for clarification of the purpose of the hanging signs. The Applicant advised that the purpose of the hanging signs was to be visible as you approach the building on the sidewalk. Ms. Hodgson asked if the existing trees would block the view of the hanging signs. The Applicant stated that the existing trees would not block the view of the hanging signs as evidenced by the photograph included in the Application. The Applicant further advised that the background color of the hanging signs will be painted bronze and the letters will be a lighter contrasting color to match the new street facing plaque and the brackets will be painted black. Masha Fritz reminded the Applicant that all fasteners must be located in the mortar joints and not in the face of the brick. Joe McGavin asked if new matching brick would be installed in the area of the existing concrete mass above the proposed plaque. The Applicant advised that the existing concrete mass above the proposed plaque will be removed and matching brick and mortar will be installed in its place.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness for the installation of two new hanging blade signs and one new bronze "plaque" sign to be mounted to the exterior stair "façade".

Motion: Connie Postupack made a motion to approve the installation of two new hanging blade signs and one new bronze “plaque” sign to be mounted to the exterior stair “façade”, in accordance with the discussion outlined above, the Guideline Citations outlined below, and with the following conditions.

1. The attachment hardware for securing the hanging blade signs to the building façade will be located in the mortar joints and not in the face of the brick.

Second: Diana Hodgson

Result of vote: The vote was unanimous to approve the installation of two new hanging blade signs and one new bronze “plaque” sign to be mounted to the exterior stair “façade”, 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 15: Signage: The HARB encourages signage that does not obscure or damage architectural features, identifies the business, complements the style of the building and is appropriately scaled for its location.

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: Emergency Roof Replacement Application. The applicant/owner of the property located at 405 High Street proposes to remove the existing slate shingles on their home and replace them with GAF Slateline Shingles in the Antique Slate color.

Property Location: 405 High Street

Property Owner: Krista Best

Applicant: Krista Best / Paul Wright Roofing

Proposed work: The applicant/owner of the property located at 405 High Street proposes to remove the existing slate shingles on their home and replace them with GAF Slateline Shingles in the Antique Slate color.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the emergency roof replacement project based on the Application package submitted by the Applicant at the time of the meeting. The Applicant further reviewed the project and stated the need for the emergency roof replacement. Mr. Phillips stated that he noticed that some of the existing downspouts were in disrepair and asked if the Applicant was proposing to replace the existing gutters and downspouts. The Applicant advised that any gutters or downspouts that need to be replaced will be replaced in-kind. Marsha Fritz asked the Applicant if all gutters would be half round and if all downspouts would be round. The Applicant responded in the affirmative and stated that the color would be white to match the existing. Diana Hodgson asked if all flashing materials would be copper. The Applicant stated that her roofing contractor advised her that copper flashing is hard to acquire and may not be available. Marsha Fritz advised the Applicant that aluminum flashing would likely not last the expected fifty-year life of the proposed shingles and that she should go back to her roofing contractor and ask him to do everything possible to acquire the required copper flashing. The Applicant asked what she should do if copper flashing is not immediately available. Ms. Fritz suggested that she wait until copper flashing can be obtained. Joe McGavin stated that sometimes waiting is not an option and that in this particular circumstance and instance, it appears that emergency action is required. Ms. Fritz reminded HARB that it has always required copper flashing for roofing projects. However, in the case of an emergency, such as stated by the Applicant, where copper flashing is not available for purchase, the Board may not have any another choice than to allow aluminum flashing in a grey color to match the proposed roof shingles.

(Subsequent to the meeting, the Applicant's roofing contractor submitted a copy of their Contract with the Applicant, to Mike Simonson, Chief Building Inspector, that stipulates the use of copper for flashings on this project.)

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to remove the existing slate shingles on the home and replace them with GAF Slateline Shingles in the Antique Slate color.

Motion: Joe McGavin made a motion to approve the removal of the existing slate shingles on the home and replace them with GAF Slateline Shingles in the Antique Slate color, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Aluminum flashing may be used in lieu of copper flashing if, and only if, a letter is submitted to HARB by the roofing contractor clearly stipulating that copper flashing is not available in the market place and that all avenues relative to the procurement of copper flashing have been explored and exhausted. HARB hereby also stipulates that this condition/option is granted to this applicant only, relative to this specific project, and is a special case caused by an emergency and shall not be seen as or used as a precedent in any future Applications or by any future Applicants. (Subsequent to the meeting, the Applicant's roofing contractor submitted a copy of their Contract with the Applicant, to Mike Simonson, Chief Building Inspector, that stipulates the use of copper for flashings on this project.)
2. The color of any aluminum drip edge material shall match the color of the adjacent trim.

Second: Fred Bonsall

Result of vote: The vote was unanimous to approve the removal of the existing slate shingles on the home and replace them with GAF Slateline Shingles in the Antique Slate color, 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.

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Bethlehem Historic District Design Guidelines

Page 7: Roofing: The HARB encourages, Replacement of roofing materials when beyond repair, matching original color, pattern, material and texture

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.

Old Business

1. Marsha Fritz held a continuing education session prior to the meeting. The educational sessions will continue prior to the April meeting. This session will begin at 4:15 PM before the regularly scheduled 5:00 PM monthly meeting.

There being no further business, upon a Motion by Diana Hodgson, a Second by Michael Simonson and a unanimous vote, the meeting was adjourned at 5:48 PM.

Respectfully Submitted,



H. Joseph Phillips, AIA
Historic Officer



PAUL WRIGHT
ROOFING

1531 Eaton Avenue, Bethlehem, PA 18018
phone: 610-770-3979
fax: 610-770-0923
email: info@paulwrightroofing.com

Submitted to:

Krista Best
405 High Street
Bethlehem PA 18018-6103

Thu, Mar.3, 2022

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of the following:

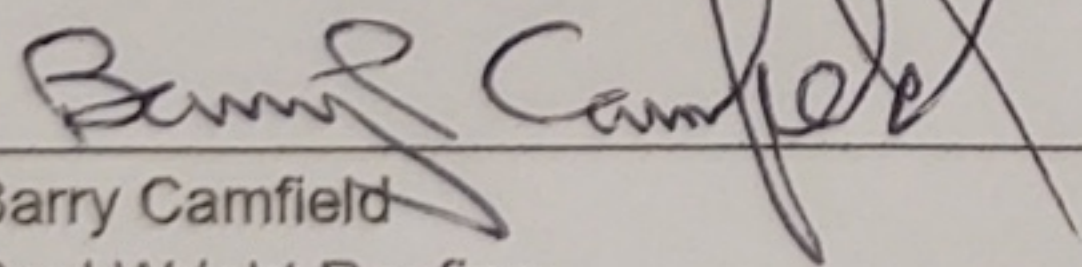
Install tarps as necessary to protect home and landscaping from re-roofing work. Remove and dispose of existing slate & shingle roofing on the main home. Install GAF Weather Watch on all eaves, valleys, and around all roof penetrations. Install white edge metal, copper in valleys, synthetic felt, vent collars, and shingle with GAF Slate line Antique Slate shingles. Completely re-flash all chimneys with copper: cut new reglets with diamond saw, bend new counter flashing, install in reglets, and caulk to seal. Build new cricket over center chimney. Provide GAF Weather stopper Limited Lifetime warranty upon completion. Remove tarps and clean up gutters and grounds. Replace 3 gutters with white 1/2 round and round down pipes & shanks

Any unsound decking will be replaced at an additional cost of \$10.00 per linear foot for 3/4" board, \$110.00 per sheet of 1/2" plywood or \$130.00 per sheet of 3/4" plywood. All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: **\$33,588.95**

Payment Requirements

A deposit of \$11,000 is required to schedule this job with the balance due upon completion. Copper due in 2 weeks. Schedule 1st week of April if copper here by last week of March

Submitted by:


Barry Camfield
Paul Wright Roofing

1. Any alteration or deviation from the above specifications will become an extra charge over and above the estimate.
2. Owner to carry fire, tornado and other necessary insurance on above work.
3. Workmen's Compensation and Public Liability Insurance on the above work will be carried by PAUL WRIGHT CONTRACTING, INC.
4. NOTE: This proposal may be withdrawn by PAUL WRIGHT CONTRACTING, INC. if not accepted within 7 days.
5. PA Office of Attorney General Bureau of Consumer Protection: 1-888-520-6680

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified above. Payments will be made as specified above.

Signature and Date