

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 2 February 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

VISITORS PRESENT

Gail Howard, 77 West Broad Street
Travis Bauder, Alan Kunsman Roofing &
Siding Inc.
Ed Courrier, Bethlehem Press

MEMBERS ABSENT

Rodman Young
Diana Hodgson

STAFF PRESENT

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

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

MINUTES

There were no comments on the 1 December 2021 Minutes and the Minutes were approved unanimously as submitted.

Item #1: Election of Officers for 2022

The HARB, upon motion by Fred Bonsall and seconded by Connie Postupack, unanimously approved Marsha Fritz to serve as HARB Chair.

The HARB, upon motion by Marsha Fritz and seconded by Joe McGavin, unanimously approved Connie Postupack to serve as HARB Vice Chair.

Item #2: The applicant/owner of the property located at 77 West Broad Street proposes to install two projecting signs.

Property Location: 77 West Broad Street

Property Owner: Gail Howard, Designer Consigner Boutique

Applicant: Gail Howard, Designer Consigner Boutique

Proposed work: The applicant/owner of the property located at 77 West Broad Street proposes to install two projecting signs. Each sign will be fabricated using painted wood and will be 3.5 square feet in area as shown in the documents submitted with the Application. The signs will be hung from the existing iron scroll brackets. Each sign will be 2'-4" wide by 1'-6" high. The bottom of the sign facing Broad Street will be approximately 10'-6" above the sidewalk and the bottom of the sign facing the alley will be approximately 10'-0" above the sidewalk. The sign background will be black with a white pinstripe around the perimeter. The letters will be white, offset with red edging.

Character Defining Features: The Contemporary Colonial building, built in 1984, is a three story, cross gabled, shingle roofed building with a red brick arcaded façade with brick arches on the first floor and a flat brick façade with punched window openings on the second and third floors. An at grade diagonal link connects Broad Street to the Sun Inn Courtyard behind the building.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project. The Applicant advised that the actual sign design had been approved many years ago and the signs are now being hung at their new location. Marsha Fritz commented that serif letters and pinstripe boarder are in keeping with HARB Guidelines, but stated that the letters should be off-white and not bright-white. The Applicant agreed. Michael

Simonson asked if the signs would have lettering on both sides and the Applicant responded in the affirmative. Mr. Simonson also noted the “D” ring shown in the Application to attach the sign to the scroll bracket was different then the attachment shown on the engineer’s drawing. The Applicant advised that the attachment would be as shown on the engineer’s drawing.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness for the installation of two projecting signs on existing iron scroll brackets.

Motion: Michael Simonson made a motion to approve the installation of two projecting signs on existing iron scroll brackets, in accordance with the discussion outlined above, the Guideline Citations outlined below, and with the following conditions.

1. The attachment hardware for securing the sign to the iron scroll bracket will be as shown on the engineer’s drawing.

Second: Marsha Fritz

Result of vote: The vote was unanimous to approve the installation of two projecting signs on existing iron scroll brackets, 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: The applicant/owner of the property located at 239 East Church Street proposes to remove asphalt shingles on a porch roof and rear of the main gable roof, reinstall ice breaks, and replace the existing asphalt shingles with GAF Slateline Shingles in the Antique Slate color.

Property Location: 239 East Church Street

Property Owner: Jay & Joann Gosztonyi

Applicant: Alan Kunsman Roofing and Siding Inc.

Proposed work: The applicant/owner of the property located at 239 East Church Street proposes to remove asphalt shingles on a porch roof and the rear portion of the main gable roof, reinstall ice breaks, and replace the existing asphalt shingles with GAF Slateline Shingles in the Antique Slate color. New aluminum drip edge will be installed around the perimeter of the roofs. Chimney flashings will be evaluated and replaced, if necessary. New vent pipe flashings will also be installed. Seal-a-ridge hip and ridge shingles will be installed at the roof ridges. The existing slate shingles will remain in place on the front/street facing portion of the main gable roof.

Character Defining Features: The two-story Victorian twin home has a cross-gabled roof with interior brick chimneys on each end of the roof. The two over two light, double hung windows are fitted with wide trims and hoods. The second-floor windows are fitted with louvered shutters. The street facing porch roof is supported by turned posts and detailed brackets. The elevated porch is fitted with wood railings and square spindles. The house is clad in horizontal wood siding.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project. The Applicant advised that the existing copper half round gutters and round downspouts would be reinstalled after the roofing replacement. Marsha Fritz advised the Applicant that the drip edge material should be painted to match the trim it is adjacent to. Ms. Fritz also asked if the Applicant would decrease the amount of shingle exposure to the weather since the roof has a relatively shallow pitch/slope. The Applicant advised that he will take this into consideration. The Applicant also advised that the chimney flashing is copper and if it needs to be replaced, it will be replaced in-kind. Marsha Fritz asked the Applicant if they are having any problems getting the Slateline Shingles in the

Antique Slate color. The Applicant replied that haven't had a problem and have this shingle in stock in their warehouse.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to remove asphalt shingles on a porch roof and rear of the main gable roof, reinstall ice breaks, and replace the existing asphalt shingles with GAF Slateline Shingles in the Antique Slate color.

Motion: Fred Bonsall made a motion to approve the removal of asphalt shingles on a porch roof and rear of the main gable roof, reinstall ice breaks, and replace the existing asphalt shingles with GAF Slateline Shingles in the Antique Slate color, in accordance with the discussion outlined above and the Guideline Citation outlined below.

Second: Joseph McGavin

Result of vote: The vote was unanimous to approve the removal of asphalt shingles on a porch roof and rear of the main gable roof, reinstall ice breaks, and replace the existing asphalt shingles with GAF Slateline Shingles in the Antique Slate color, as per the motion.

Guideline Citation:

Secretary of Interior Standards No.(s)

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#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 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.

Item #4: The applicant/owner of the property located at 241 East Church Street proposes to remove asphalt shingles on a porch roof and rear gable roof, reinstall ice breaks, and replace the existing asphalt shingles with GAF Slateline Shingles in the Antique Slate color.

Property Location: 241 East Church Street

Property Owner: Paul Ruest

Applicant: Alan Kunsman Roofing & Siding Inc.

Proposed work: The applicant/owner of the property located at 241 East Church Street proposes to remove asphalt shingles on a porch roof and the rear portion of the main gable roof, reinstall ice breaks, and replace the existing asphalt shingles with GAF Slateline Shingles in the Antique Slate color. New aluminum drip edge will be installed around the perimeter of the roofs. Chimney flashings will be evaluated and replaced, if necessary. New vent pipe flashings will also be installed. Seal-a-ridge hip and ridge shingles will be installed at the roof ridges. The existing slate shingles will remain in place on the front/street facing portion of the main gable roof.

Character Defining Features: The two-story Victorian twin home has a cross-gabled roof with interior brick chimneys on each end of the roof. The two over two light, double hung windows are fitted with wide trims and hoods. The second-floor windows are fitted with louvered shutters. The street facing porch roof is supported by turned posts and detailed brackets. The elevated porch is fitted with wood railings and square spindles. The house is clad in horizontal wood siding.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project. The Applicant advised that the existing copper half round gutters and round downspouts would be reinstalled after the roofing replacement. Marsha Fritz advised the Applicant that the drip edge material should be painted to match the trim it is adjacent to. Ms. Fritz also asked if the Applicant would decrease the amount of shingle exposure to the weather since the roof has a relatively shallow pitch/slope. The Applicant advised that he will take this into consideration. The Applicant also advised that the chimney flashing is copper and if it needs to be replaced, it will be replaced in-kind. Marsha Fritz asked the Applicant if they are having any problems getting the Slateline Shingles in the

Antique Slate color. The Applicant replied that haven't had a problem and have this shingle in stock in their warehouse.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to remove asphalt shingles on a porch roof and rear of the main gable roof, reinstall ice breaks, and replace the existing asphalt shingles with GAF Slateline Shingles in the Antique Slate color.

Motion: Fred Bonsall made a motion to approve the removal of asphalt shingles on a porch roof and rear of the main gable roof, reinstall ice breaks, and replace the existing asphalt shingles with GAF Slateline Shingles in the Antique Slate color, in accordance with the discussion outlined above and the Guideline Citation outlined below.

Second: Joseph McGavin

Result of vote: The vote was unanimous to approve the removal of asphalt shingles on a porch roof and rear of the main gable roof, reinstall ice breaks, and replace the existing asphalt shingles with GAF Slateline Shingles in the Antique Slate color, as per the motion.

Guideline Citation:

Secretary of Interior Standards No.(s)

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and the Bethlehem Historic District Design Guidelines and will have no negative impact to the historic district.

Old Business

1. Mr. Phillips advised HARB, that as directed by them at the 1 December 2021 meeting, he had written and submitted a letter to City Council on 10 December 2021 to enlist City Council support in BHDA's endeavor to get UGI to cease the practice of installing gas meters in the front of historic structures. To date, Mr. Phillips has not received a response from City Council. Michael Simonson advised that the letter was forwarded to the City's Public Works Director.
2. Marsha Fritz asked HARB Members if they would like to continue with the education sessions, similar to what she has prepared in the past. It was agreed that these sessions are helpful and should continue. Ms. Fritz advised that future topics will include a discussion on the differences between high style and vernacular architecture, as well as sessions on the Moravian, Georgian, Federal, Greek Revival, and Italianate styles. The educational sessions will begin at 4:30 PM before the regularly scheduled 5:00 PM monthly meetings.

There being no further business, upon a Motion by Fred Bonsall, a Second by Michael Simonson and a unanimous vote, the meeting was adjourned at 5:25 PM.

Respectfully Submitted,

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

H. Joseph Phillips, AIA
Historic Officer