

## **CITY OF BETHLEHEM**

### **HARB CERTIFICATE OF APPROPRIATENESS**

**DATE: 8 January 2025**

### **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**

Connie Postupack  
Diana Hodgson  
Michael Simonson  
Joe McGavin

#### **MEMBERS ABSENT**

Nik Nikolov  
Rodman Young

#### **VISITORS PRESENT**

Lou Pektor, Rubel Street II, L.P., 555 Main St.  
Todd Chambers, MKSD Architects, 555 Main St.  
Shayne Serrano, MKSD Architects, 555 Main St.  
Nora & Dino Fantozzi, 476 North New Street  
Steven Glickman, 476 North New Street  
Martin Silfies, 233 East Church Street  
Joyce Danko, Bethlehem Resident  
Marsha Fritz, Bethlehem Resident  
Chris Carson, Bethlehem Resident  
Martin Romeril, Bethlehem Resident  
Ed Courier, Bethlehem Press

#### **STAFF PRESENT**

H. Joseph Phillips, Historic Officer  
E-Mail: [jphillips@phillipsdonovanarchitects.com](mailto:jphillips@phillipsdonovanarchitects.com)

The 8 January 2025 meeting of HARB was called to order by Chairperson, Connie Postupack at 5:00 PM.

### **MINUTES**

There were no comments on the 4 December 2024 Minutes and upon a Motion by Connie Postupack and a Second by Diana Hodgson, the Minutes were approved unanimously as submitted.

**Item #1:** The applicant/owner of the property located at 555 Main Street proposes to construct additional stories above the existing building.

**Property Location:** 555 Main Street

**Property Owner:** Rubel Street II, L.P.

**Applicant:** MKSD Architects

**Proposed work:** The applicant/owner of the property located at 555 Main Street proposes to construct additional stories, for multi-family residential use, above the existing building. Two additional stories (20'-0") will be added and set back from the existing two-story façade that fronts Main Street with a 6'-0" balcony (Plus the width of the front façade). Three additional stories (31'-4") will be added at the rear of the building that fronts Rubel Street. Proposed materials include the following.

#### **Main Street Façade**

**Brick (primary brick field/surround):** To match existing facade

**Brick (decorative panel):** Belden Face Brick, 8531 Velour in color

**Brick Joints & Mortar:** Colonial Brown color struck joint to match existing.

**Windows (in addition):** Pella Lifestyle Aluminum Clad double hung windows, Iron Ore in color

**Windows (in existing openings):** New Aluminum Clad double hung replacement windows, red in color to match existing windows.

**Cornice:** New decorative cornice, Charcoal Slate color to match existing cornice.

#### **Rubel Street Façade**

**Brick (right side at street level):** Existing Red Brick

**Brick (left side painted brick façade at street level):** Color yet to be determined

**Brick Joints & Mortar:** Existing

**New Windows:** New Pella Lifestyle Aluminum Clad double hung windows, Fossil in color.

**Window Trim:** 5-1/2" LP Smartside 440 Series smooth texture trim in Cavern Steel Color.

**Siding (in field):** LP Smartside smooth texture vertical composite siding in Prairie Clay color with 2-1/2" LP Smartside 440 Series smooth texture trim in Prairie Clay Color.

**Siding (panels between windows):** LP Smartside smooth texture large format composite panel in Timberland Suede color.

**EIFS Panel:** Dark Gray Color

**Metal Coping Cap:** Aluminum to be painted Prairie Clay color.

**Character Defining Features:** The existing two-story Main Street façade is distinguished by its street level storefront façade consisting of storefront glass, painted tile façade, and oversized letters spelling out "555 WOOLWORTH BLDG." The storefront is topped by a second-floor brick façade of varying brick patterns and stylized brick keystones over the one over one lite double hung windows. The existing two-story Rubel Street façade is comprised of yellow and red flat brick facades with little distinguishing characteristics. This façade faces a parking structure on the other side of Rubel Street, which is a relatively

utilitarian service street to the back of buildings that front on Main Street. On the rear side of, and well below, the above-mentioned parking structure lies the colonial Industrial Quarter.

**Discussion (from 4 December 2024 HARB Meeting):** *The Historic Officer, Joe Phillips, gave an overview of the project. The Applicant advised that two additional stories would present themselves from Main Street, but one of these stories would be partially screened by the existing parapet wall. The Applicant further stated that the proposed height of the new addition is consistent with the adjacent Main Street Commons building and other buildings to the South, the rhythm and pattern of windows is consistent with Main Street, and the materials are consistent with Main Street & Historic Bethlehem. Mr. Phillips brought attention to the proposed Main Street Façade window grouping, comprised of 3 differently oriented units, and their differentiation from the existing windows in the same façade. Joe McGavin asked why the proposed new windows are more contemporary and grouped as they are and why they are not more similar to the existing windows. The Applicant replied that the new window groupings are meant to distinguish themselves from the existing building as outlined in the Secretary of Interior's Standards. Joe McGavin stated that the new windows are not compatible with the Historic District and the Applicant respectfully disagreed and feels that there is enough variety of windows on Main Street that the new windows are compatible. Diana Hodgson questioned the color of the brick and the Applicant advised that they would provide brick samples for review by HARB. Rod Young asked if any windows would be located on the South Façade of the addition and the Applicant responded that there will not be any new windows on the South Façade. Diana Hodgson asked for clarification of the location of the terrace and the Applicant advised that the Terrace will be located on the roof above the Main Street Façade containing the "Woolworth" letters. Ms. Hodgson further questioned the location of utilities and related equipment and the Applicant advised that mechanical units and other equipment would not be visible from a public right of way. Ms. Hodgson asked where the parking for the 27 residential units would be located and the Applicant advised that parking is not required by the Zoning Ordinance in the Historic District. Mike Simonson asked what the proposed height of the addition will be as it relates to the existing parapet and the Applicant advised that the addition would be approximately 11 to 12 feet above the parapet on the Main Street Façade. Nik Nikolov stated that he likes the pattern of the brick between the third and fourth floor windows, but the façade could take on more texture and be set back deeper at the windows to create depth and shadows. Mr. Nikolov also questioned why red was chosen for the new window color. The Applicant responded that the red would match the color of the existing wood windows on the second floor and on the Main Street Commons Building Façade. Mr. Nikolov responded by asking if this would be too much red in one small section of Main Street. The Applicant agreed to consider a different color for the windows and come back to HARB. Connie Postupack asked if there was another way to differentiate the new windows and if the color of the new brick could speak more to the existing building. Nik Nikolov suggested that perhaps the transom window could be eliminated from the grouping of 3 windows and simplify the grouping to a combination of 2 vertically oriented window components. Mr. Nikolov also stated that he feels the new brick texture and color should be differentiated from the existing brick.*

#### Public Comment

*Dana Grubb, a Bethlehem resident, stated that the proposed design raised many issues with an existing building that is so important to Main Street and that the Secretary of Interior's Standards should apply both District wide and in a specific context such as this building and*

property. Mr. Grubb asked if the approval of this project, as presented, would open the door to compromising the historic character of Bethlehem. Mr. Grubb is concerned with the scope of the project and the impact it will have on this building and the Historic District.

Marsha Fritz, a Bethlehem resident, stated that setting the new Main Street Façade back from the existing façade does not make it disappear and that the rear of the proposed building addition will be visible from the Broad Street Bridge. She advised that historically, buildings were designed with a base, shaft, and capital as can be witnessed in the composition of many of the buildings on Main Street. This is what distinguishes the character of Main Street. Ms. Fritz feels that the proposed addition's shaft is not compatible with the existing building's base and the new addition does not have a capital or top. The existing building represents its time in history and represents the merchandising concepts of the time of the Five & Dime Store. Furthermore, Ms. Fritz does not feel that the red window color is appropriate in the Historic District.

AJ Jordan, Chairperson of the Allentown Historic Architectural Review Board, stated that he sees a diversity in the type of windows in buildings located in Bethlehem's Historic District, but does not see diversity in the organization, groupings, and patterns of windows in Bethlehem's Historic District.

At the completion of the Public Comment outlined above, HARB continued their deliberation. Connie Postupack asked the Applicant what they thought of the comments received thus far. The Applicant stated that no one wants to bastardize the architecture of Main Street, they appreciate HARB's comments, and they are willing to review their proposal and come back next month with a revised design. Diana Hodgson asked if the project could be done with one less floor and the Applicant stated that the economics of the project do not work with one less floor. Nik Nikolov stated that work in the Historic District is guided by the Secretary of Interior's Standards as a framework, but styles do not abruptly begin and end, they overlay, mix, and blend with each other. So, the question is how do we apply neoclassical style across various other styles in history, such as Art Deco. Is the proposed addition not different enough or is it too different? Mr. Nikolov would like the design to celebrate newness and difference, and not repetition. Mr. Nikolov asked if the first-floor storefront windows are original and the Applicant responded in the affirmative. The Applicant asked if HARB would consider a change to the color of the original first floor Woolworth façade. Connie Postupack responded that a change in the existing first-floor façade color would likely not be looked at in a positive light.

**Based on the Discussion outlined above and with the consent of the Applicant, HARB agreed to table a decision on this Application and the Applicant agreed to come back to HARB with a revised Application.**

**Motion:** Connie Postupack made a motion to table a decision on this Application, in accordance with the discussion outlined above and the Guideline Citations outlined below.

**Second:** Joe McGavin

**Result of vote:** The vote was unanimous to table a decision on this Application, as per the motion, and with the following conditions.

1. The Applicant will come back to HARB with a revised Application.

**Discussion:** The Historic Officer, Joe Phillips, gave an overview of the project. The Applicant advised that they have addressed the discussion items regarding materiality, form, mass, and scale from the December 2024 HARB Meeting and they have revised the window grouping on the Main Street Façade to be more traditional and have setback the center portion of the building an additional 18 to 24 inches. The Applicant further reviewed the new rendering for the Rubel Street Façade and the new materiality proposed for that façade. Connie Postupack asked how far the Main Street façade is set back. The Applicant advised the main façade of the Main Street Addition remains 6 feet back from the existing building façade and the center of the new Main Street façade is held back an additional 18 to 24 inches. Ms. Postupack asked if the windows on the second floor of the existing Main Street façade are being replaced. The Applicant responded in the affirmative and noted that the existing wood sash need replacement and will be replaced with Pella Clad windows. Mike Simonson asked if there are any changes proposed to the first floor Woolworth façade and the Applicant confirmed that there will not be any changes to the first floor Woolworth façade. Connie Postupack expressed her concern with the height of the proposed addition and stated that the variation in height of building facades contributes to the character of the City of Bethlehem and Main Street. Joe McGavin stated that this proposed addition and change to the character of Main Street will be a detriment and he is concerned with this proposed major change. Mike Simonson asked, what is the pattern on Main Street? Mr. Simonson further stated that the pattern and character of Main Street varies greatly and that there is no consistency. New additions are not supposed to match existing buildings and facades per the Secretary of Interior's Standards. The Applicant advised that the height of the building is within the zoning guidelines, they have addressed HARB comments from the December 2024 meeting, and the new design is more compatible with the surroundings. Mike Simonson stated that he prefers the brick panel design option that is presented on page 14 of the submission.

### Public Comment

Connie Postupack read a letter submitted by Mary Toulouse. This letter has been attached to these Minutes.

Marsha Fritz stated her opposition to this Application stating that it violates Standards #1, #2, #3, #9, and #10 of the Secretary of Interior's Standards for Rehabilitation. (See attachment to these Minutes.) Ms. Fritz expressed her agreement with the letter submitted by Mary Toulouse. She feels that the basic premise of the proposed addition is wrong, so she will not even comment on the materials or details of the Application. Ms. Fritz stated that originally colonial buildings were given priority, but we have now recognized the importance of other subsequent building styles, such as the Woolworth Building. Our buildings and neighborhoods are a product of time, place, and use. What does Main Street tell us about the history of the city? The Woolworth building represents an important retail period in our history. Ms. Fritz requested that HARB deny this Application.

Chris Carson stated his opposition to this Application. A written copy of his comments has been attached to these minutes.

**The HARB agreed to recommend that Bethlehem City Council deny a Certificate of Appropriateness to construct two additional stories set back from the existing two-story façade that fronts Main Street and three additional stories at the rear of the building that fronts Rubel Street.**

**Motion:**

Connie Postupack made a motion to deny construction of two additional stories set back from the existing two-story façade that fronts Main Street and three additional stories at the rear of the building that fronts Rubel Street, in accordance with the discussion outlined above, the Guideline Citations outlined below, and the following citations.

1. 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/neighbor buildings.
  - (2) Building Form & Massing - Three-dimensional relationship and configuration of the addition/new building footprint, its walls and roof compared with existing building/neighbor buildings.
2. Secretary of Interior's Standards for Rehabilitation
  - #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.
  - #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.
  - #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.

**Second:**

Joseph McGavin

**Additional Comment/  
Discussion:**

Michael Simonson stated that the Applicant has made the revisions requested by HARB at the December 2024 Meeting and asked why HARB did not bring up the Secretary of Interior's Standards citations at the December Meeting. Connie Postupack responded that the setback of the addition was discussed at the December Meeting. Diana Hodgson reminded the Applicant that, at the December Meeting, she asked if the building addition could be reduced by one story and she was told by the Applicant that this was not feasible. The Applicant stated that HARB has had multiple opportunities for the building massing to be mentioned and it has not been brought up until this time.

**Result of vote:**

The vote was 3 yes to 1 no to deny construction of two additional stories set back from the existing two-story façade that fronts Main Street and three additional stories at the rear of the building that fronts Rubel Street, as per the motion.

Result of roll call vote to deny this Application.

Connie Postupack: Yes

Diana Hodgson: Yes

Joseph McGavin: Yes

Michael Simonson: No

**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 neighborhood 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 neighborhood buildings.
- (10) Materials - The products with which something is composed or constructed and how they related to the existing and neighborhood 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 neighborhood spatial relationships, forms, and materials while differentiating new construction from historical building fabric.

#### 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 9: Masonry & Stucco

Exterior masonry, including stone, brick, terra cotta, and stucco, provides a strong, durable, and attractive appearance with relatively low maintenance. Historic masonry walls tend to protect a building's interior from weather and act as the principal load bearing system. Aesthetically it acts as an important design feature, helping to define a building's style and add visual interest to the streetscape.

**Mortar:** Mortar, which bonds masonry units, was generally composed of a few ingredients: sand, lime, and water, and possibly additives such as animal hair or oyster shells. Starting in the mid-19<sup>th</sup> century, a small amount of Portland cement was added into the mix to improve the workability and hasten the setting time. In the early 20<sup>th</sup> century, Portland cement in mortar was increased, corresponding with the manufacture of harder bricks.

The HARB encourages,

- Regular maintenance, repair and selectively repointing deteriorated areas with compatible mortar in material, hardness, composition, color, joint style. Incompatible mortar is often too hard and can lead to spalling or chipping of the bricks or stones, it can also be visually mismatched.
- Installing fasteners for signs and other devices into mortar joints rather than brick or stone faces
- Installing local stone and pointing with ribbon joints

The HARB discourages,

- Using Portland cement-based mortar for repointing – it is typically too hard for most historic masonry and can result in damage, including spalling

**Stucco:** Stucco is a relatively inexpensive material that can provide a more finished appearance to brick, stone, or wood framed buildings. In some cases, the surface was scored to look like stone. It acts as a weather repellent coating, protecting the building from the elements including rain, sunlight, and wind, and can moderately increase its fire

resistance. Stucco can also provide an insulating layer to a wall, reducing the passage of air to the interior.

The HARB encourages,

- Matching the color and texture of historic stucco when repairing or applying stucco to new construction

The HARB discourages,

- Installing stucco over brick, stone, or terra cotta walls
- Installing artificial stucco (EIFS Exterior Insulation and Finish Systems) which can trap moisture within the thickness of a wall and cause long-term damage

**Masonry & Stucco Cleaning:** Appropriate masonry and stucco cleaning can enhance the character and overall appearance of a building. However, improper cleaning of historic masonry can cause damage to the historic surfaces and cause more harm than good both physically and aesthetically.

The HARB encourages,

- Cleaning masonry and stucco with the gentlest means possible, typically low-pressure water, with the possible use of a gentle detergent and brushing

The HARB discourages,

- Masonry cleaning unless a building is heavily soiled
- Masonry and stucco cleaning with harsh chemicals, sand blasting, power washing over 400 psi, grinders, or metal brushes

**Masonry Coatings & Paint:** Water repellent and waterproof coatings, which include paint, are generally applied to prevent water from entering a masonry and stucco wall, but tend to be unnecessary on weather-tight historic buildings. Water tends to enter masonry buildings through open mortar joints, surface cracks and areas of poor or deferred maintenance. In instances where the surface of the masonry has been severely compromised, such as at sandblasted brick, the use of water repellent coatings might be appropriate.

The HARB discourages,

- Applying water repellent or waterproof coatings
- Painting of previously unpainted masonry or stucco

#### Page 10: Windows

The HARB encourages,

- If the applicant can demonstrate evidence of window deterioration requiring replacement, installing true divided lite replacement windows with an exterior painted finish that match the material, historic size, shape, operation, muntin pattern, profiles, and detailing to the greatest extent possible

The HARB discourages,

- Decreasing, increasing, or altering window size, shape, or operation to allow for installation of stock window sizes or picture windows
- Encasing or capping window surrounds with aluminum or vinyl
- New window openings at publicly visible elevations
- Installing tinted or colored glazing
- Installing vinyl or aluminum-clad replacement windows at window openings that are visible from a public right-of-way

## 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 does not conform with the intent of the Secretary of the Interior's Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines and will have a negative impact to the historic district.

**Item #2:** The applicant/owner of the property located at 79 West Market Street proposes to install a 24-inch diameter, double sided, sign with the text "Glow By Laser" attached to a scroll bracket.

**Property Location:** 79 West Market Street

**Property Owner:** CRB Properties

**Applicant:** Valley Wide Signs

**Proposed work:** The applicant/owner of the property located at 79 West Market Street proposes to install a 24-inch diameter, double sided, sign with the text "Glow By Laser" attached to a scroll bracket. The sign will be manufactured from  $\frac{3}{4}$ " thick MDO and will be hung from a new scroll bracket by way of eye hooks into the sign and link clips from the eye hooks to the scroll bracket. The bottom of the sign will be a minimum of 8'-0" above grade. The background color of the sign will be Brown, and the text and boarder color of the sign will be metallic gold.

**Character Defining Features:** The street façade of this 3-story building consists of a stone base that extends just above the first-floor window sills and a moderately rough stucco façade above on the second and third floors. The bottom of the stone base follows the slope of the adjacent sidewalk and is punctuated by stone arched window openings that accommodate windows in the partially submerged/below grade lower level. The relatively tall first floor façade is separated from the second-floor façade by a horizontal precast concrete or cut stone band. The first-floor windows are aluminum framed with relatively large pieces of glass. The second and third floor windows are primarily 6 over 6 light double hung windows. There is one recessed bay window on the left end of the building

façade on the third floor. The entrance door is located on the left end of the building façade on the first floor and is accessed by a slightly elevated walkway that is required because of the sloping site.

**Discussion:** The Historic Officer, Joe Phillips, gave an overview of the project. Diana Hodgson asked if the scroll bracket would be attached to the building in the mortar joints and the Applicant responded in the affirmative. Ms. Hodgson also asked if the logo is the company logo and if the proposed colors are the company colors. The Applicant responded in the affirmative. Connie Postupack asked if the gold color would be a metallic gold or a painted gold. The Applicant advised that it would be a metallic gold. Mike Simonson suggested that the scroll bracket should be a minimum of 30 inches long to accommodate the 24-inch diameter sign.

**The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to install a 24-inch diameter, double sided, sign with the text “Glow By Laser” on a scroll bracket.**

**Motion:** Diana Hodgson made a motion to approve the installation of a **24-inch diameter, double sided, sign with the text “Glow By Laser” on a scroll bracket**, in accordance with the discussion outlined above and the Guideline Citations outlined below.

**Second:** Connie Postupack

**Result of vote:** The vote was unanimous to approve the installation of a **24-inch diameter, double sided, sign with the text “Glow By Laser” on a scroll bracket**, as per the motion, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. The sign shall be mounted so that the bottom of the sign is a minimum of 8'-0" above the sidewalk.
3. The Scroll Bracket shall be a minimum of 30 inches long and shall be attached to the exterior wall in the mortar joints.

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

**#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.

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

**#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

##### Pages 14 & 15: Signs & Awnings

- Signs should be compatible to scale of the building, adjacent buildings, the streetscape, and adjacent signage
- Ambient street or storefront lighting is preferred to the installation of additional lighting

The HARB encourages,

- Signage that does not obscure or damage the architectural features, identifies the business, complements the style of the building, and is appropriately scaled for its location
- Sign design and color that reflects the architectural characteristics with materials that are consistent with the historic character of the building
- Serif-style lettering, subtle logos, and borders at the perimeter of signs located at Victorian storefronts
- Incised lettering in lieu of raised lettering at signage
- Existing ambient street light or storefront lighting in lieu of additional lighting whenever possible
- Signage lighting styles that are consistent with the character of the historic building including location, orientation, and brightness
- Installing signage designs that are sympathetic to the style of the building and in a manner that minimizes damage to historic features including installing fasteners at mortar joints and not stone faces

The HARB discourages,

- Signage that obstructs views into the store through storefront windows and glazing or architectural features
- Exposed conduit, boxes or raceways for signage or lighting
- New billboards, internally illuminated box signs, LED reader boards, flashing or changeable message signs, neon signs

**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 476 North New Street proposes to replace wood siding around the entire house, repaint the house, and restore the porch that faces North New Street.

**Property Location:** 476 North New Street

**Property Owner:** Nora & Dino Fantozzi

**Applicant:** Nora & Dino Fantozzi

**Proposed work:** The applicant/owner of the property located at 476 North New Street proposes to replace wood siding around the entire house, paint the siding, trim, foundation, doors, & porch floor, and restore the porch that faces North New Street.

**Siding:** Horizontal cedar siding with 5" reveal, paint color to be CW-640 BM Pearl

**Trims:** Paint color to be HC-88 BM Jamesboro Gold

**Foundation wall:** Paint color to be CW-60 BM Cole Stone

**Doors:** Paint color to be HC-29 BM Dunmore Cream

**Porch Floor:** Wood decking 1"x4", paint color to be CW-70 BM Pelham Gray

**Porch Roof:** Standing seam metal roof with Dutch Seam and built-in gutter, color to be Charcoal Grey

**New Porch Columns:** 10" round with Ionic Capital & Tuscan Base

**Character Defining Features:** The two- and one-half story, horizontal sided residence is topped with a cross gabled roof, containing two barrel/curved roofed dormers, facing North New Street. The roof is supported by a heavy modillion supported cornice above a deep frieze. The frieze is supported by pilasters on each end of the façade. Roof water is collected in recessed gutters and conveyed to the ground in segmented round downspouts painted to match the color of the trim. The façade is punctuated with six over one lite double hung windows with minimal trim on the second floor and a diamond pattern muntin configuration over a single lite on the first floor with heavier trim and hood details at the heads. The entrance door is surrounded by sidelights containing an ornate lite pattern on each side of the door. The entrance door and sidelights are highlighted by pilasters on either side and a deep, multi-layered hood above. A concrete landing, the width of the door and sidelight grouping, is raised three steps above grade and the steps are fitted with black metal hand/guard rails.

**Discussion:** The Historic Officer, Joe Phillips, gave an overview of the project. The Applicant advised that originally the building had a wraparound porch and a plaster façade finish. The Applicant stated that the proposed columns, capitals, and column bases will be a "Permacast" loadbearing, fiberglass material. Joe McGavin asked if the columns, capitals, and bases will be painted and the Applicant responded in the affirmative. After some discussion, the Applicant agreed to use a real beaded wood material for the porch ceiling. The Applicant advised that the existing gas meter will either be relocated or will be located under the new porch and will be accessible as required by the gas company. Mike Simonson asked when the gas meter was last relocated and the Applicant advised that it was approximately 3 years ago. Dian Hodgson stated that it appeared that the new porch roof was flat in one rendering and sloped in another rendering. The Applicant advised that the new porch roof will be sloped. Mr. Phillips asked for confirmation of the roof seam profile and the Applicant advised that it will be a Dutch Lap Seam by ATAS International, Inc. Diana Hodgson stated that she would prefer that the porch ceiling be of real wood and the Applicant Agreed. Mr. Phillips questioned the size/dimension of the wood porch floor and the Applicant advised that the porch floor boards will be 1"x4" wood. Dian Hodgson questioned if the only composite material to be used on this project will be for the columns, capitals, and bases and the Applicant responded in the affirmative. The Applicant also advised that the new handrails would be standard iron railing painted black in color. Connie Postupack advised the Applicant to be sure the new handrails have the proper extensions as required by code.

**The HARB agreed to recommend that Bethlehem City Council issue a Certificate of Appropriateness to replace wood siding around the entire house, repaint the house, and restore the porch that faces North New Street.**

**Motion:** Michael Simonson made a motion to approve replacement of wood siding around the entire house, repainting the house, and restoring the porch that faces North New Street, in accordance with the discussion outlined above and the Guideline Citations outlined below.

**Second:** Connie Postupack

**Result of vote:** The vote was unanimous to approve replacement of wood siding around the entire house, repainting the house, and restoring the porch that faces North New Street, as per the motion, and with the following conditions.

1. The Applicant must submit for and secure a Building Permit from the City of Bethlehem.

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

**#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.

**#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.

#### 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 11: Doors & Entrances

Entrances include not only the door, but also the surrounding elements such as, trim and surrounds, transom windows, sidelights, steps, and handrails. Principal entrance doors vary from a “back door” and a residential door varies from a commercial door.

The HARB encourages,

- Regular historic door and entrance maintenance, repair, and repainting with historically appropriate paint colors
- Installing screen and storm doors, if needed, that are stylistically appropriate for the existing door
- When historic elements are beyond repair, installing replacement doors or entrance components, that match the historic size, shape, operation, glazing, muntins, paneling, profiles, and detailing of the historic door to the greatest extent possible
- Using wood replacement doors for historic wood doors

The HARB discourages,

- Replacing original doors unless seriously deteriorated
- Plain modern flush doors or modern flush doors with historically inappropriate window configurations
- Enclosure or removal of entrance features including transom windows and sidelights
- New entrances at primary elevations
- Altering historic appearance or style of an entrance
- Replacing wood steps with brick, stone, or concrete steps
- Removing or encapsulation historic 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

#### 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

**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 233 East Church Street proposes to remove a decaying patio roof and replace it with a freestanding second floor deck in the same footprint as the existing patio roof.

**Property Location:** 233 East Church Street

**Property Owner:** Martin Silfies

**Applicant:** Martin Silfies

**Proposed work:** The applicant/owner of the property located at 233 East Church Street proposes to remove a decaying patio roof and replace it with a freestanding second floor deck in the same footprint as the existing patio roof.

**Character Defining Features:** The two- and one-half story brick structure with a cross gabled roof, punctuated by a central gable roofed dormer, is the left half of a twin home that faces East Church Street. The Application being considered is at the rear of the structure and is likely not visible from any Public Way. The area of proposed work is characterized by the main brick structure with a frame enclosed side "porch" addition on the first and second floors (left side looking from rear) and a one story, gable roofed, frame addition that extends from the rear of the main brick portion of the home. The porch roof to be removed extends from just below the soffit and fascia of this rear frame addition and

extends to just past the exterior wall of the frame enclosed “porch” addition on the side of the home.

**Discussion:** The Historic Officer, Joe Phillips, gave an overview of the project. Diana Hodgson asked if the proposed balcony will extend further than the existing porch roof. The Applicant stated that it would not. Ms. Hodgson asked if the proposal included gutter replacement and if all new construction would be of real wood materials. The Applicant advised that there was no new gutter work proposed for this project and the railing on the new porch is proposed to be vinyl. Mr. Phillips asked if the Applicant would agree to match the new siding to the existing siding in the area of window removal and new door installation. The Applicant agreed to match the new siding to the existing siding.

**The HARB agreed to recommend that Bethlehem City Council issue a Certificate of Appropriateness to remove a decaying patio roof and replace it with a freestanding second floor deck in the same footprint as the existing patio roof.**

**Motion:** Joseph McGavin made a motion to approve removal of a decaying patio roof and replacement with a freestanding second floor deck in the same footprint as the existing patio roof, in accordance with the discussion outlined above and the Guideline Citations outlined below.

**Second:** Diana Hodgson

**Result of vote:** The vote was unanimous to approve removal of a decaying patio roof and replacement with a freestanding second floor deck in the same footprint as the existing patio roof, as per the motion, and with the following conditions.

1. The Applicant must submit for and secure a Building Permit from the City of Bethlehem.

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

**#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.

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**#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.

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- 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
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- 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 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.

### **New Business**

1. Election of Officers: Diana Hodgson made a motion to postpone the election of HARB Officers for 2025 until the February meeting in the hope that the full board will be in attendance. The motion was seconded by Connie Postupack and the motion was passed by a unanimous vote.
2. Martin Romeril asked to speak regarding work previous reviewed by HARB and that has been completed at 30-32 West Market Street. Mr. Romeril noted that the window installation work that has been completed in the dormers of the building does not match the existing windows as required by HARB's previous approval. Arched top windows have been replaced with rectangular windows. Mr. Romeril asked if anyone from the City is tasked with following up on HARB approvals to be sure work is being completed in accordance with approvals? A general discussion took place amongst HARB Members. Connie Postupack asked if Mike Simonson would investigate this with other City Staff and Mr. Simonson agreed to do so.
3. 442 High Street: Mike Simonson reviewed a letter from James Valentine who is currently under contract to purchase this property. Mr. Valentine's letter asked if HARB would likely approve replacing the slate roof with Slateline asphalt shingles and removal of at least one of the chimneys. After general discussion HARB indicated that they would consider the replacement of the slate roof with an appropriate shingle and

that more information was needed regarding the removal of any chimneys since chimneys are general a contributing architectural element to a buildings historic character. Mr. Simonson stated that he would respond to Mr. Valentine by way of email.

There being no further business, upon a Motion by Diana Hodgson, a Second by Joseph McGavin, and a unanimous vote, the meeting was adjourned at 6:53 PM.

Respectfully Submitted,

A handwritten signature in black ink that reads "H. Joseph Phillips". The signature is written in a cursive style with a large, stylized "H" and "P".

H. Joseph Phillips, AIA  
Historic Officer