

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 13 August 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
Nik Nikolov
Rodman Young

MEMBERS ABSENT

STAFF PRESENT

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

VISITORS PRESENT

Mike Psitos, 446 Main Street
Cory Campbell, 241 East Market Street
Bruce Campbell, 241 East Market Street
Anne & Bruce Lawrence, 404 Center Street
Matt Alleo, ENDGAME Marketing Solutions,
518 Main Street
Jennifer Burns, 518 Main Street
Mr. Limas & Ms. Garcia, 81 West Broad Street
David Gardner, Larken Associates, West
Walnut Street
Stuart Johnson, Larken Associates, West
Walnut Street
Melis Carroll, Kaleidoscope Collective
Paige Van Wirt, 42 West Market Street
Pete Salmick, 214 Pinetop Trail
Bruce Haines, 63 West Church Street
Martin Romeril, 26 West Market Street
Ed Courrier, Bethlehem Press

The 13 August 2025 meeting of HARB was called to order by Chairperson, Connie Postupack at 5:00 PM.

MINUTES

There were no comments on the 16 July 2025 Minutes and upon a Motion by Joseph McGavin and a Second by Michael Simonson, the Minutes were approved unanimously as submitted.

Item #1: The applicant/owner of the property located at 446 Main Street proposes to install ½" thick by 12" x 24" (2 S.F.) PVC double sided projecting sign using an existing scroll bracket.

Property Location: 446 Main Street

Property Owner: Renaissance Realty of Bethlehem

Applicant: Express Sign Outlet, Inc.

Proposed work: The applicant/owner of the property located at 446 Main Street proposes to install ½" thick by 12" x 24" (2 S.F.) PVC double sided projecting sign using an existing scroll bracket that is powder coated in black. The sign will be mounted greater than 8'-0" above grade to the underside of the sign.

As a point of reference, this building address was granted a COA in July of 2024 for the installation of a 2'x16' (32 S.F.) 1-1/4" aluminum wall sign with vinyl-applied graphic. There was no illumination proposed for this sign.

Character Defining Features: This 2-1/2 story German Colonial/Georgian structure was built as a residence in approximately 1850 as a residence. The building was altered from a residence to its current storefront in the 1950's. The cross gabled roof structure is continuous with its neighbor to the north and the centered street facing gable roofed dormer also mimics its neighbor to the north. The structure retains the scale of early Moravian architecture and was built as the Moravians were considering expanding residential areas and relinquishing ownership of all property. The property was also used as a goldsmith shop in the 19th Century.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project. The Applicant advised that the new sign is needed for more exposure for the business since it is located on the downhill slope of Main Street. The Applicant also advised that the scroll bracket will be new and not reused as stated in the original Application. Michael Simonson asked how high the sign will be mounted above the sidewalk and the Applicant responded that it would be mounted a minimum of 8'-0" above the sidewalk. Connie Postupack asked the applicant to confirm that all mounting fasteners would be placed in the mortar joints and not the face of the brick. The Applicant responded in the affirmative. Dian Hodgson asked how the sign will be attached to the scroll bracket and the Applicant advised that there will be an angle bracket at the top of the sign and the sign will be attached to the scroll bracket via wrings that are attached to the angle bracket. Rod Young asked if the ampersand in the text would be white or pink and the Applicant advised that it would be white. Nik Nikolov asked that the Applicant be certain that the sign is mounted a minimum

of 8'-0" above the sidewalk and the Applicant confirmed that it would be. The Applicant further advised that, if necessary, the sign would be mounted on the body of the flat wall sign to provide the minimum 8'-0" clearance. Mr. Nikolov stated that the illustration provided in the Application may not be to scale and the Applicant stated that he will be sure that the sign is mounted with the minimum 8'-0" clearance above the sidewalk.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to install a ½" thick by 12" x 24" (2 S.F.) PVC double sided projecting sign using an existing scroll bracket.

Motion: Michael Simonson made a motion to approve the installation of a ½" thick by 12" x 24" (2 S.F.) PVC double sided projecting sign using an existing scroll bracket, in accordance with the discussion outlined above and the Guideline Citations outlined below.

Second: Joseph McGavin

Result of vote: The vote was unanimous to approve the installation of a ½" thick by 12" x 24" (2 S.F.) PVC double sided projecting sign using an existing 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 attached to the building at the mortar joints and not through the face of the brick.
3. The sign will be mounted greater than 8'-0" above grade to the underside of the sign.

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 #2: The applicant/owner of the property located at 241 East Market Street proposes to convert a garage into a one-bedroom dwelling and construct a second story addition to create a second one-bedroom dwelling.

Property Location: 241 East Market Street

Property Owner: Campbell Real Estate Holdings LLC/Cory Campbell

Applicant: Campbell Real Estate Holdings LLC/Cory Campbell

Proposed work: The applicant/owner of the property located at 241 East Market Street proposes to convert a garage into a one-bedroom dwelling and construct a second story addition to create a second one-bedroom dwelling.

Proposed products and materials include the following:

Shingles: GAF Slateline in color to match existing roof

Gutters: half round aluminum gutters and round downspout in white color

Soffits & Fascias: Wood – painted trim color

Windows: Andersen white vinyl clad double hung windows with grill pattern to match existing windows.

Doors: Andersen white vinyl clad 6'-0" wide center hinged in-swing patio doors with applied grills. ThermaTru 3'-0" wide, 6 panel entry door to match existing structure and painted black.

Siding: Hardie Plank smooth lap siding with 4.25" reveal to match existing structure

Deck: 8'-0" wide by 4'-0" deep with 5/4" x 6" deck boards

Railings: 4"x4" pressure treated posts with 2"x2" turned balusters

Fence: 6'0" high with 1"x6" pressure treated fence boards on 4"x4" pressure treated posts

Paint: Colors to match existing structure as follows:

Trim: Behr semigloss – Mystique

Siding: Behr flat – Weathered White

Side Entry Door: Behr semigloss – Black

Deck & Railing: Behr solid stain – Sable

Fence: Behr solid stain - Sable

Character Defining Features: This existing garage and observatory structure fronts on East Walnut Street. The left side of the structure is two stories with a street facing gable roof. There are two casement windows centered in the gable-end and a double hung window located on the left side of the second floor. There are no windows on the first floor. The right side of the structure is a one story, 3 bay garage with a cross gabled roof. The structure is sheathed in horizontal siding. The existing roof is covered by fiberglass shingles. Rainwater is collected in half-round gutters with segmented round downspouts.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant advised that they are striving to make the new construction match the existing in materials, details, and color. Joe Phillips questioned the exterior window finish and the Applicant advised that the proposed windows are Andersen WoodWright vinyl clad windows that will match the existing windows. Rodman Young asked if there are any proposed changes to the existing windows and the Applicant confirmed that there will be no changes to the existing windows. Connie Postupack asked if the existing garage will be demolished down to the existing foundation and the Applicant responded in the affirmative. Diana Hodgson asked if the project had received zoning approval and the Applicant responded that zoning approval has been granted contingent on HARB approval. Dianah Hodgson asked where the Sable colored stain will be used and the Applicant advised that it will be used on the privacy fence on the parking lot side of the building. Nik Nikolov raised a discrepancy in the drawing provided and asked the Applicant if the elevation drawing labeled North is actually the South elevation and the elevation drawing labeled South is actually the North elevation and the Applicant agreed that the elevations had been mistakenly mislabeled. Mr. Nikolov asked how the design of the new addition communicates the character of the existing house and carriage house. Mr. Nikolov suggested that a language be created with the building details that pulls together all the buildings located on the site. He continued that the new construction should match the

historic nature of the property. New finials, rails, columns, and other details should match the detail of the existing elements of the other buildings and site amenities. The Applicant agreed that this is their intention. Diana Hodgson asked if there is any exterior lighting proposed. The Applicant advised that the only exterior lighting proposed will be wall sconces that will match the existing house and other apartment, and the new fixtures will not be viewable from the street.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness for the demolition of an existing garage wing and the construction of a one-bedroom dwelling on the first floor and construction of a second story to create a second one-bedroom dwelling.

Motion: Joseph McGavin made a motion to approve the demolition of an existing garage wing and the construction of a one-bedroom dwelling on the first floor and construction of a second story to create a second one-bedroom dwelling, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. The new two story structure will constructed on and conform to the footprint of the existing garage wing that is to be demolished.

Second: Rodman Young

Result of vote: The vote was unanimous to approve the demolition of an existing garage wing and the construction of a one-bedroom dwelling on the first floor and construction of a second story to create a second one-bedroom dwelling, as per the motion.

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

Page 7: Roofing

The HARB encourages,

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

The HARB discourages,

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

Page 8: Exterior Woodwork & Siding

The HARB encourages,

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

The HARB discourages,

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

Page 8: Paint

The HARB encourages,

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

The HARB discourages,

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

Page 10: Windows

The HARB encourages,

- Regular window maintenance, repair, and repainting
- Installing interior or exterior storm windows
- 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

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 404 Center Street proposes to replace the roof with a synthetic slate roof and replace the gutters and downspouts with half round gutters and round downspouts.

Property Location: 404 Center Street (aka 110 Wesley Street)

Property Owner: Bruce & Ann Lawrence

Applicant: Alan Kunsman Roofing and Siding Inc.

Proposed work: The applicant/owner of the property located at 404 Center Street proposes to replace the roof with a Brava Arendale Slate field tile, synthetic slate roof and replace the gutters and downspouts with aluminum 5” half round gutters and 3” round downspouts. Copper drip edge, valleys, and step flashing will be installed as required. A Snow Country ridge vent will be installed on the ridge. A double row of bronze colored snow guards will be installed near the roof edge.

As a point of reference, this address was last in front of HARB in August of 2020 for a fence replacement project.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. The Applicant confirmed that the new roof will be located on the rear of the home and will face 110 Wesley Street. The Applicant provided a sample of the proposed synthetic slate product for HARB members to view. Nik Nikolov noted that it is important that the roofs on the various buildings be maintained in the same materials as a cohesive whole. Diana Hodgson asked if the existing skylights are to remain. The Applicant advised that one of the skylights will remain but be replaced in-kind and the larger skylight will be removed in its entirety.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to replace the roof with a synthetic slate roof and replace the gutters and downspouts with half round gutters and round downspouts.

Motion:

Michael Simonson made a motion to approve replacement of the roof with a synthetic slate roof and replacement of the gutters and downspouts with half round gutters and round downspouts, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. New gutters to be half-round and downspouts to be round to match existing.
3. One of the existing skylights will be removed and another skylight will be replaced in-kind.
4. All flashings and roof edge material will be real copper.

Second: Joseph McGavin

Result of vote: The vote was unanimous to approve replacement of the roof with a synthetic slate roof and replacement of the gutters and downspouts with half round gutters and round downspouts, 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 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 518 Main Street proposes to remove the existing “Tiger Hall” lettering and install new signage for “Healing Hands”, as well as replace water damaged trim, repaint the first-floor façade, replace two existing goose neck lighting fixtures, install an access panel in the porch ceiling, and replace two existing lighting fixtures in the porch ceiling.

Property Location: 518 Main Street

Property Owner: Jennifer Burns

Applicant: ENDGAME Marketing Solutions

Proposed work: The applicant/owner of the property located at 518 Main Street proposes to remove the existing “Tiger Hall” lettering and install new signage for “Healing Hands”. The new lettering will be lit with four new goose neck lighting fixtures. The applicant also proposes to replace water damaged trim, in-kind, with new trim. The applicant proposes to repaint the first-floor façade with paint to match the existing white colored filed paint and Tavern Charcoal colored accent details. Two existing goose neck lighting fixtures will be replaced with new bronze colored goose neck fixtures. An 18”x18” metal access panel will be installed in the porch ceiling, and two existing lighting fixtures located in the porch ceiling will be replaced with two new low profile lighting fixtures.

Character Defining Features: The three-story building is distinguished from its neighboring buildings by a recessed “porch” on the ground floor. The upper two floors are separated into three bays by pilasters and book ended at each side/corner by heavy quoins. The first and third floors are capped by heavy, ornate cornices. There is a secondary horizontal detail band between the second and third floors. The 2 over 2 lite double hung windows have flat arches on the second floor and half round arches on the third floor. All windows are ornamented with heavy hoods and sills.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project based on the Application package. Connie Postupack asked if the text on the proposed sign represented the business’s current logo and the Applicant responded in the affirmative. The Applicant reviewed the proposed colors for the sign that were included and noted on the documents in the Application. Joe McGavin asked if the letters are proposed to be backlit and the Applicant responded in the affirmative. Connie Postupack questioned the temperature of the proposed lighting and the Applicant responded that the proposed color temperature for the halo lighting is 3,000 K. The color temperature of the gooseneck fixtures will be 3,000 K warm white. The color and temperature of the soffit lighting will match the other lighting fixtures. Rod Young asked if the existing sign located in the arch will be coming down and the Applicant advised that it has already been removed. Nik Nikolov asked if there are currently any other signs on Main Street that are halo lit. The Applicant did not know of any but advised that halo lighting is coming into style and is currently very popular. Nik Nikolov expressed his concern about setting a precedent on Main Street if halo lighting is approved for this project and asked if halo lighting is essential to this sign and this

business. The Applicant feels that halo lighting is essential because of the limited height of the sign band and stated that gooseneck fixtures won't fit in the center of the sign because of the location of the text on the sign. The Applicant feels that the halo lighting softens the edges of the logo's text. Mr. Nikolov feels that the sign is well proportioned but is concerned that if this application is approved, there will be a "race" on Main Street by other businesses to have the brightest and most noticeable backlit sign. Connie Postupack agreed with Mr. Nikolov and feels that the sign is attractive but pushes the edge when it comes to being backlit. Ms. Postupack also feels that the script is a bit rugged. The Applicant advised that this script font, Mrs. Eves, has been the script of their logo for years. Diana Hodgson asked if the gooseneck lamps could somehow be mounted at the bottom of the sign so as to up light the text. The Applicant didn't feel that mounting the fixtures was a good idea but noted that Design Option 'B', that was included in the Application, has four gooseneck fixtures located at the top of the sign. Connie Postupack noted that the center fixtures in Option 'B' conflict with the text/logo on the sign and the Applicant agreed. Nik Nikolov asked if the lighting can be easily controlled and the Applicant advised that they are working with a company to supply controls that easily control both the color and temperature of the lighting. Nik Nikolov restated his concerns regarding setting a precedent for a "light show" on Main Street. The Applicant stated that the proposed gooseneck fixtures will provide the bulk of the lighting, and the halo lighting will just fill in at the center of the sign. Connie Postupack read and reviewed the HARB lighting standards. The Applicant stated that the proposed sign is not in any way an internally illuminated sign. Ms. Postupack questioned the size of the proposed gooseneck fixtures. The Applicant stated that the heads of the fixtures will be 12"x12" and the arms will be 24". Ms. Postupack questioned why the arm of the fixture is proposed to be 24" which seems excessive. Mr. Phillips noted that the product information provided in the Application shows that a 10" and 14-1/2" neck are also available. Ms. Postupack further questioned why the proposed sign needs to reference Tiger Hall and asked if the Tiger Hall text could be removed to open up some space on the sign. Diana Hodgson agreed and asked what the significance of Tiger Hall is. The Applicant stated that Tiger Hall was a prominent menswear store that was located in the building many years ago. Mr. Phillips suggested that if Tiger Hall was removed from the sign, the four gooseneck fixtures could be evenly spaced along the width/length of the sign. Michael Simonson asked how the sign will be mounted/secured. The Applicant advised that the composite aluminum sheet that forms the background of the sign will be mounted/secured to the existing wood sign and the letters/text will be flat mounted to the composite aluminum substrate as shown in Option 'B'.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to remove the existing "Tiger Hall" lettering and install new signage for "Healing Hands", replace water damaged trim, repaint the first-floor façade, replace existing goose neck lighting fixtures, install an access panel in the porch ceiling, and replace two existing lighting fixtures in the porch ceiling.

Motion:

Connie Postupack made a motion to approve removal of the existing "Tiger Hall" lettering and installation of new signage for "Healing Hands", replacement of water damaged trim, repainting the first-floor façade, replacing existing goose neck

lighting fixtures, installing an access panel in the porch ceiling, and replacing two existing lighting fixtures in the porch ceiling, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. The Tiger Hall text may be removed from the proposed sign.
3. In lieu of the proposed halo lighting, 4 new goose neck fixtures will be installed and spaced equally in the width of the sign. (Option B as submitted with the Application.)
4. The background of the sign will be an aluminum sheet material painted white.
5. The logo color will be bronze as shown on the Application.

Second: Diana Hodgson

Result of vote: The vote was unanimous to approve removal of the existing “Tiger Hall” lettering and installation of new signage for “Healing Hands”, replacement of water damaged trim, repainting the first-floor façade, replacing existing goose neck lighting fixtures, installing an access panel in the porch ceiling, and replacing two existing lighting fixtures in the porch ceiling, as per the motion.

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 Historic District Design Guidelines

Page 8: Exterior Woodwork & Siding

The HARB encourages,

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

The HARB discourages,

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

Page 8: Paint

The HARB encourages,

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

The HARB discourages,

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

- High-pressure water wash – forces water into open joints affecting interior finishes and structural framing; can be abrasive to exterior surface and raise the grain

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 or awning designs that are sympathetic to the style of the a 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
- Contemporary or glossy awning materials such as, vinyl, plastics or leatherette: internally illuminated awnings; and waterfall awnings

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 #5: The applicant/owner of the property located at 81 West Broad Street proposes to replace the existing logo on the existing 10’ wide x 3’ high awning.

Property Location: 81 West Broad Street

Property Owner: Dominic Villani

Applicant: La Cocina del Abuelo BTH, LLC

Proposed work: The applicant/owner of the property located at 81 West Broad Street proposes to replace the existing logo on the existing 10' wide x 3' high awning to "LA COCINA DEL ABUELO".

As a point of reference, this address was last in front of HARB in December of 2022 to replace a logo on the awning and paint the exterior of the building. No action was taken at this meeting because the applicant was not present at the meeting.

Character Defining Features: The two-story, brick-coated, Greek Revival Building was built around 1930, is distinguished by its two-story, arched arcade and was constructed to house shops and offices on two levels, on the narrow lot. The rear of the building faces the Sun Inn Courtyard. The two-story, arched arcade opening is flanked by pilasters and topped with an ornamental keystone. The building is capped at the top with a two-level cornice with two recesses between them. The lower cornice does not extend the full width of the building. The overall smooth façade is punctuated by one storefront window, with an awning above it, on the first floor and one single window on the second floor.

Discussion: The Historic Officer, Joe Phillips, gave an overview of the project. Connie Postupack asked if the existing awning will be removed in its entirety. The Applicant advised that the existing awning's canvas will be removed but the existing aluminum frame will remain. The new awning canvas will be clipped to the existing frame. Michael Simonson asked if any changes are proposed to the existing lighting and the Applicant advised that there are no changes proposed to the lighting. Connie Postupack asked if the Applicant would lower the proposed logo on the new awning so that it does not conflict with the existing lighting fixture and the Applicant agreed to do so. The Applicant advised that they would like to repaint the building façade in the future. Michael Simonson advised the Applicant that he should submit an Application for COA for the painting work when he is ready to undertake this work. The Applicant also advised that he would like to install vinyl letters on the windows in the future. Diana Hodgson advised the Applicant to submit an Application for COA prior to completing this work. Michael Simonson further advised that the vinyl letters should be attached to the interior of the glass and should be soft/off-white in color. The Applicant advised that this may make the vinyl letters difficult to see since the existing windows are tinted. HARB suggested that he submit an Application for COA for the proposed letters and attachment location when he is ready to move forward with this work.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to replace the existing logo on the existing 10' wide x 3' high awning to "LA COCINA DEL ABUELO".

Motion: Michael Simonson made a motion to approve replacement of the existing logo on the existing 10' wide x 3' high awning to "LA COCINA DEL ABUELO", in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. Applicable permits shall be secured by the Applicant prior to any work taking place.
2. HARB asked the owner to move the logo down slightly on the awning so that it does not conflict with the existing lighting fixture.

Second: Rodman Young

Result of vote: The vote was unanimous to approve replacement of the existing logo on the existing 10' wide x 3' high awning to "LA COCINA DEL ABUELO", as per the motion.

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

#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 streetlight 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 or awning designs that are sympathetic to the style of the a 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
- Contemporary or glossy awning materials such as, vinyl, plastics or leatherette: internally illuminated awnings; and waterfall awnings

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 #6: The applicant/owner of the property located adjacent to the parking garage on West Walnut Street proposes to construct a 7 story mixed-use building. The building’s first-floor will contain commercial, retail, restaurant, and/or personal service spaces and the upper floors will house 107 dwelling units.

Property Location: West Walnut Street

Property Owner: Bethlehem Parking Authority

Applicant: Larken Associate

Proposed work: The applicant/owner of the property located adjacent to the parking garage on West Walnut Street proposes to construct a 7 story mixed-use building. The building’s first-floor will contain commercial, retail, restaurant, and/or personal service spaces and the upper floors will house 107 dwelling units.

The proposed new building is generally described as follows:

- The design of the building façade has been divided into a base, middle, and top
 - Base: Brick veneer on floors 1 & 2
 - Brick to be Watsonstown, Fox Craft Brick – made in wooden molds to look like hand made brick
 - Middle: Combination of brick veneer & fiber cement panels & floors 3, 4, & 5.
 - Top: Fiber cement panels on floors 6 & 7
- Cast Stone cornices are located at the top of the second, fifth, and seventh floors
- Façade stepping/depth: Various elements of the façade step back and forth, horizontally and vertically, a distance of between 12” and 18”
- The seventh floor of the building steps back from the footprint of the other floors at the rear of the building (see Building Section & Sight Line Diagram)
- Street Level Storefront System: Black Aluminum Frames and glass

- Street Level Canopies: Architectural Metal slung canopies are proposed on the West Walnut Street façade & the façade facing Main Street
- Windows in Living Units: Black Architectural vinyl window
- Window Shades: All living units to have the same window shades
- Exterior Lighting: Building mounted lighting is proposed to accent the building
- Rear Courtyard: Set back from rear property line
- Rear Courtyard Screening: 6'-0" high brick wall with landscaping in front of it
- Access Easement: Access Easement for neighboring properties has been maintained at the rear of the building
- Landscaping Buffer: A landscaped buffer is proposed between rear access drive and the building
- Mechanical Equipment Screening: All mechanical equipment will be located on the roof and stepped back from the perimeter of the roof approximately 25' to 28' so it is not visible from the street

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

- Parking for the proposed building will be located in the new Walnut Street parking garage that is currently under construction.
- The proposed use and height comply with the zoning for this site
- The primary residential access will be off of West Walnut Street
- The entire building, on all floors, will be accessible with elevator service (total of 3 elevators)
- There will be a total of 108 residential units including 60 one bedroom units and 48 two bedroom units
- There will be interior trash chutes and collection areas
- The ground floor will include a boutique hotel style lobby, a coworking space, an event space for residents, and a lounge area for residents
- The ground floor will contain approximately 2,500 square feet of retail space
- The front façade of the building is aligned with the parking garage
- There is a wide sidewalk on West Walnut Street, of approximately 10', containing street trees
- The wider sidewalk areas could also accommodate café tables
- The rear building façade steps back from the rear of the parking garage and maintains access for the Market Street neighbors to get to their garages
- The seventh-floor steps back approximately 8' to 10' at the rear of the building
- The Applicant reviewed images of other buildings that are in and out of the Historic District to show both positive and negative examples of architectural character (These images are included in the Application packet.)
- The Applicant reviewed the renderings of the proposed building
- The first and second floors of the proposed building form a base
- Cast Stone is used to form both a belt line and cornice lines
- There is a vertical expression formed by the brick piers

- There is a brick sub cornice located just under the composite paneled upper floor
- Window heads for the residential units are set at 8'-0" above the finished floor line
- The floor to ceiling height in the residential units is set at 9'-0"
- The face of the building steps in and out approximately 12" to 18"
- A cornice line at varied heights is utilized to diminish the overall scale of the building
- The Applicant provided material samples for HARB to review
 - Brick: Watson town old world brick
 - Mortar Color: Light tan/buff
 - Composite Panels: James Hardie in Iron Gray, Gray Slate, and Pearl Gray
 - Slung Canopies: Deep Black Color
 - Cast Stone: American Art Stone in color Sample #B-19 and #B-22

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

The Applicant further advised as follows:

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

The Applicant reviewed winter and spring views from West Market Street

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

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

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

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

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

Connie Postupack asked if the same materials are proposed for the south and north facades and the Applicant responded in the affirmative stating that the height of the brick varies on the different facades. Ms. Postupack asked how far the top floor steps back at the rear and the Applicant responded approximately 10'. Joe McGavin asked if halo lighting is proposed for the building text and the Applicant responded in the affirmative stating that the halo lighting will be behind the channel cut letters located on the slung canopies and will be

very subtle. Connie Postupack asked if all of the mechanical equipment will be located on the roof. The Applicant responded in the affirmative and noted that the equipment will be located approximately 25' to 28' from the roof edge. The condensing units will be approximately 42" high and will not be visible from the ground. The Applicant advised that they are willing to screen any equipment that will be visible from the ground. However, some equipment may be visible from the neighboring taller buildings. Michael Simonson asked where the proposed aluminum and vinyl windows start and end. The Applicant advised that all first-floor windows and doors will be fabricated from aluminum and glass storefront systems. The first through seventh floor windows will be aluminum clad to match the first-floor storefront system. There will be no vinyl windows used on this project. All windows will be fitted with the same integral window shades. Michael Simonson asked if all stair towers will be located on the interior of the building. The Applicant responded in the affirmative. Mr. Simonson asked if any lighting from the stairs will be visible on the exterior of the building. The Applicant advised that there will be no windows in the stair towers that will be visible from an exterior wall/façade. Nik Nikolov asked the Applicant to explain the courtyard at the rear of the building. The Applicant explained that the building is "U" shaped to allow for adequate light and air to the residential units. This building configuration creates a courtyard space on the ground floor that will be for use by building residents and their guests. Mr. Nikolov asked if there would be noise emanating from this courtyard and if it would be used as a party space. The Applicant advised that this space would be self-policed by the residents living in the units immediately adjacent to it on the ground and upper floors. In addition to this, there will be limits placed on the occupancy of the courtyard, it will be used by residents and guests only, there will be no activities by parties outside of the residents, there will be a 6'-0" brick wall at the rear of the courtyard, and there will be landscaping on the interior and exterior of the brick wall. The Applicant advised that in addition to the ground level courtyard, there will be a small amenity space/deck located on the roof at the West Walnut Street corner. This is away from residents and neighbors at the rear of the building. Connie Postupack asked the Applicant to review the proposed ceiling heights. The Applicant reviewed the Building Cross Section and advised that the living units will have 9' ceilings with window heads at 8'. The ground floor will have ceiling heights of a minimum of 10' on the uphill end of the building and approximately 17' to 19' on the downhill end/corner of the building. Ms. Postupack advised that she is a little concerned with the overall height of the building. She feels that it is pushing the envelope a bit from a height standpoint. The Applicant stated that they do not think that the height is inappropriate based on the zoning allowance of a 150' tall structure. The Applicant noted that the facades are designed with quality materials that are detailed and expensive to build, the façade steps comfortably to create a sensitive scale and massing, and the building meets the zoning requirements for this site. Joe McGavin asked if 18 residential units would be lost if the height of the building was reduced by one floor and the Applicant responded in the affirmative. Diana Hodgson stated that HARB was opposed to the massing and height of the adjacent parking garage. Joe McGavin stated that if you are walking up West Walnut Street, and the height of the building was reduced, you would be looking at the flat, blank façade of the parking garage. Diana Hodgson stated that the building design is stunning, but it is too tall. Connie Postupack agreed. Michael Simonson asked why some HARB members thought the building was too tall if it matches the height of the parking garage. Joe McGavin reiterated that if you

reduce the height of this building, you will be looking at the bare wall at the top of the parking garage. The Applicant advised that at one point the proposed building design was a total of ten stories but was reduced to seven stories as presented in this Application. The height is now on the edge of financial feasibility. If the building is too small, it can't carry the cost of the required staffing. The Applicant pointed out that the eye is drawn to the cornice line at the fifth floor. This doesn't change the overall height, but it does change how the height of the building is read/perceived from the street. Joe McGavin stated that if you are looking to have a certain level of design and class of building, reducing the height of the building will require the overall cost of the building to be reduced which will result in reducing the quality of the building materials, the quality of the design, and the quality of the building details. Mr. McGavin agreed that we don't like the design of the parking garage, but it is already there. Connie Postupack agreed with the economic concerns and raised a concern that there are a couple of other similar buildings in the city that are not fully occupied. Michael Simonson stated that the fact that one building is not occupied has no bearing on the design and look of this building. Rod Young recognizes that a lot of thought was put into this building and loves the design. Joe McGavin feels the building design is beautiful and reducing its height will only make the parking garage more visible. Nik Nikolov stated that this building is located on the border/edge of the Historic District and feels that this building communicates more with buildings that are outside of the Historic District, not the buildings that are in the Historic District. He feels that this is a positive aspect of the design. Furthermore, Mr. Nikolov feels that the building is well scaled and broken down on the Historic District side. This side of the building is not designed like the back end of a building. The south façade is as rich as the north façade. The building is appropriately designed. Unfortunately, this building is in the shadow of the tainted history of the parking garage. Connie Postupack asked if the Applicant could reduce the height of the building without destroying the look of the building.

Public Comment

Melis Carroll – Kaleidoscope Collective

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

Bruce Haines – 63 West Church Street

Mr. Haines indicated that his concern lies in the fact that this new building will be located in one of the most authentic Historic Districts in the nation and he feels that the sixth and seventh floors are too tall. He feels that the city is being disrespectful to the Historic District by allowing the zoning for this type of development to take place. Mr. Haines stated that on the East side of Main Street there are no buildings taller than three stories. He feels that if the proposed building stopped at the top of the fifth floor it would still be a beautiful building. He stated that the height of the proposed building looks more like it should be located in Allentown, not Bethlehem. He doesn't think the height of this building is appropriate for Bethlehem. He advised that the only reason Hotel Bethlehem is nine stories

is the fact that it was built at a time when cities were trying to entice tourists traveling by automobile to visit them and stay the night in them. He stated that some of the example projects shown by the Applicant were not located in the Historic District. He further stated that the new parking garage is five stories, and the proposed building is seven stories. He urged HARB to preserve and protect the integrity of the Historic District.

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

Mr. Leidl stated that HARB's job is to protect the Historic District. He disagreed with the Applicant's statement that the proposed building is the same height as the parking garage. It is not the same height and is higher than the parking garage. He also commented that the city should not have been stuck with the height of the new parking garage and stated that we are not stuck with the height of the proposed building. He also commented that no one would have accepted the Applicant's previous design for a ten-story building. He feels that the Applicant should stick to a five-story height that is similar to the parking garage height.

Paige Van Wirt – 42 West Market Street

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

Marty Romeril – 26 West Market Street

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

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

The Applicant advised HARB that they would like to take some time to think about the input received, as well as possible potential design revisions and come back for further discussion at a future HARB Meeting. The Applicant feels that they may be able to step the top of building back on the West Walnut Street side, similar to the way the top of building steps back in the rear. Connie Postupack asked if there was a treatment that the Applicant could propose for the façade on the end of the garage building that would be exposed if the height of the Applicant's building was reduced. The Applicant advised that the parking

garage building is not their building, therefore there is nothing the Applicant can do to modify its façade. Diana Hodgson asked if the sixth and seventh floors could be eliminated altogether. The Applicant advised that they likely will not be able to do that. The Applicant advised that they probably will not be able to make it back to the September HARB Meeting and will shoot for coming back to HARB at their October Meeting.

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

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

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

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

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

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

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

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

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

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

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

Bethlehem Historic District Design Guidelines

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

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

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

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

New Business

Kemerer Museum of Decorative Arts, located at 427 North New Street

The property owner, Historic Bethlehem Museums & Sites, received funding from Northampton County in the form of a facade grant to complete select renovations. Approved funds will support the painting of 52 existing paneled and louvered shutters, 42 existing windows and associated trim, 5 existing exterior doors and associated trim along with existing wood trim at various eaves. Because intended paints will match existing in color and finish, the Historic Officer, HARB Chair, HARB Vice Chair, and the Chief Building

Code Official reviewed this work administratively and determined that a COA Application for HARB assessment was not required.

There being no further business, upon a Motion by Diana Hodgson, a Second by Connie Postupack, the meeting was adjourned at 8:34 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, looped initial "H".

H. Joseph Phillips, AIA
Historic Officer