

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 7 August 2019

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD

**Deadline for submittals is by noon, two weeks prior to the next scheduled meeting.
Submit original plus 10 copies.**

HARB MEETING MINUTES AND SUBMISSION

MEMBERS PRESENT

Fred Bonsall
Derrick Clark
Connie Glagola
Phil Roeder
Diana Hodgson
Rodman Young
Beth Starbuck

VISITORS PRESENT

Cheryl A. Dougan
Glenn Kershaw
Will Scudder
Dan Ault
Kyle Leboutitz
Ed Courrier, Bethlehem Press

MEMBERS ABSENT

Connie Postupack
Marsha Fritz

STAFF PRESENT

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

MINUTES:

There were no comments on the 10 July 2019 Minutes. The minutes were approved unanimously as submitted. The 7 August 2019 meeting of HARB was called to order by Chairperson Fred Bonsall at 4:00 pm.

ITEM #1: The applicant/owner of the property located at 445 High Street proposes to install three Gooseneck lighting fixtures to illuminate Milton Street.

Property Location: 445 High Street

Property Owner: Kyle Leboutitz

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Applicant: Same as above.

Address:

Email:

Phone:

Proposed work: The applicant/owner of the property located at 445 High Street proposes to install three Gooseneck lighting fixtures to illuminate Milton Street which is currently very dark and "needs to be lit at night for safety". (This applicant came before HARB with this project approximately three years ago.) The three lights will be equally spaced along the length of the house. The bases of the lights will be mounted at approximately 139 inches above the walk. Outdoor rated cable will provide power to the lights and will be run at a mortar joint. Dimmable LED bulbs will be used so that the brightness can be fine-tuned. The lights will be controlled by a time. The proposed fixture is a twelve-inch diameter, Barn Light Drake Gooseneck Light, with a G11 Arm, in a 300-Dark Green Finish.

Guideline Citation: Secretary of Interior Standards No.(s) #9 & #10

Evaluation, Effect on Historic District, Recommendations: No negative impact to the historic district.

Discussion - Item #1: Beth Starbuck asked if the outdoor rated cable could be buried. Phil Roeder responded that it could not since the walls of the home are brick and the street is paved. Beth Starbuck commented that cabling is not usually allowed to be run on the exterior walls of a building and that there needed to be extenuating circumstances to justify this exception. The applicant advised that it would be very destructive to the interior walls of the home to install the cabling within the walls and that it would also be extremely expensive. The applicant further advised that the cabling would be run primarily horizontally in line with a mortar joint and that the cabling would match the color of the mortar joint to the greatest extent possible. Phil Roeder asked that the cable fasteners be painted the same color as the cable. The applicant agreed to use fasteners that matched the color of the cabling to the greatest extent possible or to paint the fasteners to match the color of the cabling. Connie Glagola asked what type of light

bulbs would be used and the applicant responded that the fixtures would be equipped with LED lights. Fred Bonsall asked what the temperature of the lighting would be and how far apart the lighting fixtures would be placed from each other. The applicant responded that the lighting temperature would be between 2700 and 3000 Kelvin and that the fixtures would be placed approximately 20 feet on center from each other.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the installation of three Gooseneck lighting fixtures to illuminate Milton Street.

Motion:

Diana Hodgson made a motion to approve the proposed installation of 3 aluminum lighting fixtures, with the following conditions.

1. The temperature of the LED lighting will be between 2700 and 3000 Kelvin.
2. The proposed lighting fixtures will be installed at approximately 20 feet on center from each other.
3. The color of the lighting fixtures will be dark green and match the color of the sample fixture that was presented.
4. The cabling will be run primarily horizontally in line with a mortar joint and will match the color of the mortar joint to the greatest extent possible.
5. The fasteners for the cabling will match the color of the cabling to the greatest extent possible or will be painted to match the color of the cabling.
6. It was noted that the extenuating circumstances of the impracticality and expense of burying the cabling and the need for safety lighting on a dark street weighed heavily on the decision to allow exposed cabling to be fastened to the exterior building façade.

Second:

Derrick Clark

Result of vote:

The vote was unanimous to approve the lighting fixture installation as per the motion.

Item #2: The applicant/owner of the property located at 14 East Market Street proposes to install a fence.

Property Location: 14 East Market Street

Property Owner: Glenn & Whitney Kershaw

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Applicant: Same as above.

Address:

Email:

Phone:

Proposed work: The applicant proposes to install 126 feet of painted aluminum fencing to define their yard for gardens and shrubbery and to contain and protect their pets.

Guideline Citation: Secretary of Interior Standards No.(s) #9 & #10

Evaluation, Effect on Historic District, Recommendations: No negative impact to the historic district.

Discussion - Item #2: The applicant gave an overview of their proposal to install a fence at the sides of the property. The fence will terminate at the neighbor's fence at the rear of the property. Rod Young asked if the color of the fence was to be black. The applicant responded in the affirmative. Connie Glagola asked if the aluminum fence would have a powder coated or painted finish. The applicant responded that the finish would be a powder coated finish. Phil Roeder asked if there were any gates proposed for the fence. The applicant advised that a total of two 36-inch-wide gates would be installed. One gate will be located at approximately the center of each fence on the side property lines.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the installation of a new fence.

- Motion:** Phil Roeder made a motion to approve the installation of an aluminum, 54-inch-high, powder coated, black fence, with two 36-inch-wide gates, as shown in the Application.
- Second:** Beth Starbuck
- Result of vote:** The vote was unanimous to approve installation of a new fence, as per the motion.

Item #3: The owner of the property located at 251 East Church Street proposes to install a wooden gate with two wood fence posts.

Property Location: 251 East Church Street

Property Owner: Madeline Peters

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Applicant: Dan Ault

Address: 251 East Church Street, Bethlehem, PA 18018

Email: aultd2003@yahoo.com

Phone: 917-208-6164

Proposed Work: The Applicant proposes to install a wooden gate, 3 feet wide by 6 feet high, at the back of their house, along with the required two wood fence posts as shown in the Application.

Guideline Citation: Secretary of Interior Standards No.(s) #9 & #10

Evaluation, Effect on Historic District, Recommendations: No negative impact to the historic district.

Discussion – Item #3: The applicant gave an overview of the proposed gate installation. Rod Young asked what type of hardware was proposed. The applicant replied that it had not been selected yet. Fred Bonsall stated his preference for black wrought iron hardware. The applicant agreed to this. Fred Bonsall questioned the materials to be used and the applicant stated that the gate would be manufactured of cedar and the posts would be 4 inch by 4-inch pressure treated posts. Phil Roeder requested that the posts be made of select, kiln dried, pressure treated wood. The applicant agreed to this. Fred Bonsall asked if the posts would have any kind of cap. The applicant advised that the posts would be topped with a black rain cap. Diana Hodgson asked if the gate would be able to be opened from both sides and the applicant responded in the affirmative. It was then noted that a letter, see attachment to these minutes, was submitted to be reviewed as Public Comment to this Application. The letter was authored by Cheryl Dougan who is a neighbor to the Applicant’s property and resides at 253 East Church Street. It became apparent that there is a history of disagreements between the neighboring property owners. In summary, Cheryl Dougan claimed that the Applicant is proceeding with various construction projects without proper permits from the city and ultimately intends to construct a fence within 12 inches of her home and therefore, is asking HARB to table the decision on the Application for

the gate installation until the other supposed construction activities are clarified and approved by the City. Much discussion was had regarding Cheryl Dougan's claims and she was advised that her concerns were concerns that related primarily to zoning and code approvals that are not within the jurisdiction of HARB. Phil Roeder advised that he had previously advised Cheryl Dougan to contact the Zoning Officer regarding her concerns. Fred Bonsall steered the conversation back to the Application at hand to install a new gate. In general, HARB was concerned that the gate is proposed to be placed at an angle to the street and would present an uncomfortable view from the street. Cheryl Dougan stated that she felt the gate should be placed parallel with the street and that she would give the Applicant permission to extend the gate onto her property to accommodate this. Phil Roeder advised that placing the gate across the property line could be problematic because of the past, current, and potential future disputes between the neighbors.

The HARB tabled the Application.

- Motion:** Diana Hodgson made a motion to approve the installation of the proposed cedar gate and kiln dried, select, pressure treated posts with black hardware and black rain caps, and installed on an angle to the street as shown in the Application.
- Second:** There was no second.
- Result of vote:** There was no second to the Motion, therefore the motion died and the submission was tabled. The applicant was advised that he could resubmit at a later date. But, if he did so, he should include more accurate information and dimensions showing the size and location of the gate, the location of the property line, and the distance of each house from the property line.

Item #4: Walk-in, emergency application. The applicant proposes to replace a deteriorated leaking roof that has caused structural damage to his home.

Property Location: 215 East Church Street

Property Owner: William S. Scudder Jr.

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Applicant: Same as above.

Address:

Email:

Phone:

Proposed Work: The applicant proposes to replace a deteriorated leaking slate roof, that has caused structural damage to his home, with a GAF Slateline fiberglass shingle, as shown in the Application.

Guideline Citation: Secretary of Interior Standards No.(s) #9 & #10

Evaluation, Effect on Historic District, Recommendations: No negative impact to the historic district.

Discussion – Item #4: The applicant gave an overview of the proposed roofing replacement and noted that he would like to replace the existing slate roof with GAF Slateline fiberglass shingles that match his neighbors new roof. He further showed evidence of the water infiltration and structural damage that is causing this to be an emergency repair. Phil Roeder stated that it looks like the neighbor’s porch roof was replaced with slate and that the neighbor’s upper roof was replaced with Slateline shingles. The applicant agreed with this and agreed to, likewise, replace his porch roof with slate and his upper roof with Slateline shingles.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the replacement in-kind of the slate porch roof and the replacement of the slate upper roof with GAF Slateline fiberglass shingles.

Motion:

Phil Roeder made a motion to approve the emergency roofing replacement, with the following conditions.

1. The slate porch roof will be replaced in-kind.
2. The slate upper roof will be replaced with GAF Slateline fiberglass shingles in the Antique Slate Color.
3. The valleys will be constructed as open copper valleys.
4. Metal drip edge and other metal trim material will be installed in a color to match the existing or in copper.
5. Flashings at the intersection of vertical elements will be copper.
6. The existing slate on the vertical side of the dormer will be replaced with GAF Slateline fiberglass shingles.
7. Gutters shall be aluminum half-round gutters in a color to match the trim. Downspouts shall be aluminum corrugated or round in a color to match the trim.

Second: Beth Starbuck

Result of vote: The vote was unanimous to approve the emergency roofing replacement, as per the motion.

There being no further business, the meeting adjourned at 5:07 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