

**CITY OF BETHLEHEM**

**HARB CERTIFICATE OF APPROPRIATENESS**

**DATE: 10 July 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  
Marsha Fritz  
Connie Glagola  
Phil Roeder  
Diana Hodgson  
Rodman Young  
Beth Starbuck  
Connie Postupack

VISITORS PRESENT

Robert Rooke  
Jose Collado  
Sean O'Keefe  
Kufi Armah  
Ed Courrier, Bethlehem Press

MEMBERS ABSENT

Derrick Clark

STAFF PRESENT

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

MINUTES:

There were no comments on the 5 June 2019 – Revised 7/8/19 Minutes. The minutes were approved unanimously as submitted. The 10 July 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 Leboutiz

**Address:**

**Email:**

**Phone:**



**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:** Phil Roeder informed HARB that the applicant contacted him to let him know that something had come up and that he could not make tonight’s meeting. Therefore, any discussion and action on this Application was tabled until a later date to be determined.

**Item #2:** The applicant/owner of the property located at 42 East Church Street proposes to add a mudroom.

**Property Location:** 42 East Church Street

**Property Owner:** Robert Raymond Rooke

**Address:**

**Email:**

**Phone:**

**Applicant:** Same as above.

**Address:**

**Email:**

**Phone:**

**Proposed work:** The applicant proposes to add an 9' x 9' +/- single story mudroom at the rear/South side of the house. A 3' x 5' concrete stoop and 3 steps will be constructed on the West side of the mudroom addition. This will involve removing the existing concrete steps. Two existing kitchen windows facing the rear yard will be removed and their sill heights will be lowered. New windows will be installed to match the operation and muntin pattern of the windows that are removed. The owner also plans to paint the exterior of the house. The specifications for the proposed materials can be found in the "HARB Requested Rooke Addition Specifications" that are included with the Application. This Applicant appeared before HARB at the 5 June 2019 Meeting and was asked to return with additional detailed information.

**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 add a 9' x 9' +/- single story mudroom at the rear/South side of the house and a 3' x 5' concrete stoop and 3 steps to the West side of the mudroom addition. The applicant advised that this addition is being coordinated with other renovations to the interior of the house, as well as repainting of the exterior of the existing house. The exterior colors of the mudroom addition will match the proposed color scheme for the exterior of the existing house. The new exterior colors will be Northampton Putty, Tudor Brown, Tarrytown Green, and Prentis Cream as manufactured by Benjamin Moore and as submitted in their previous Application on 5/19/19. The applicant also advised that the current submission includes a written outline of the specifications for the

project that is titled "HARB Requested Rooke Addition Specifications". Phil Roeder questioned the type of gutters and downspouts to be installed. The applicant responded that copper half round gutters and copper downspouts will be installed. Mr. Roeder also noted that the proposed lattice work should be constructed of horizontal and vertical members, not diagonal as shown in the Application. The applicant agreed. Marsha Fritz questioned how long it would be until the applicant painted the addition and the existing house. The applicant responded that painting would be completed within one year. Marsh Fritz and Beth Starbuck felt it was critical to paint the new siding when it was installed and stated that any new wood should be painted on all six sides and have a moisture content of less than 17%. Beth Starbuck recommended an opaque stain be used on the proposed new cedar wood. The applicant confirmed that the existing railing and door would be reused and that the roof shingles on the addition would match the existing roof. Beth Starbuck asked that the stucco on the new block foundation walls be a plain sand finish. The applicant agreed. The applicant confirmed that the details of the roof overhang and fascia on the new addition would match the simple details of the roof overhang and fascia of the existing roofs over the existing doors at the rear of the house.

**The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for a mudroom addition to the rear/South side of the house.**

**Motion:**

Marsha Fritz made a motion to approve the proposed 9' x 9' +/- single story mudroom addition at the rear/South side of the house and the related 3' x 5' concrete stoop and 3 steps on the West side of the mudroom addition, with the following conditions.

1. The addition will have a hip roof.
2. The proposed porch will have a gabled roof.
3. The existing door & stair railing will be reused.
4. The lattice at the stair and landing will be constructed of a 90 degree, horizontal and vertical pattern.
5. Corner boards will be installed as shown on the drawing included in the Application.
6. The half round gutters and related downspouts will be manufactured of copper.
7. The stucco at the base of the addition will be applied with a sand finish.
8. The proposed paint colors for the new addition and the repainting of the existing house will be as previously submitted in the Application dated 5/19/19. If the existing house is not repainted within one year of the date of this meeting, the applicant must come back to HARB for a new approval of the proposed paint colors at that time.

**Second:** Diana Hodgson

**Result of vote:** The vote was unanimous to approve the mudroom and stair addition as per the motion.

**Item #3:** The owner of the property located at 81 West Broad Street proposes to remove an old awning sign, replace it with plexiglass, and add new signage.

**Property Location:** 81 West Broad Street

**Property Owner:** Domenic Villani

**Address:** [REDACTED]

**Email:** None provided

**Phone:** None provided

**Applicant:** Kufi Armah

**Address:** 81 West Broad Street, Bethlehem, PA 18018

**Email:** None provided

**Phone:** 484-456-1192

**Proposed Work:** The Applicant proposes to remove an old awning sign, replace it with plexiglass, and add new signage 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 awning removal and proposed new sign. Marsh Fritz questioned what happened to the previously approved awning. The applicant responded that it turned out to be too expensive to manufacture and install. Marsha Fritz stated that she felt the proposed plexiglass sign was a step in the wrong direction, that the proposed letters must be serif, the sign must have a pinstripe around the perimeter, and the proposed sign is not appropriate for the historic district. Phil Roeder stated that the sign is acceptable as it relates to the size/area and location. However, the sign should be constructed using a plywood backer or other solid substrate, there should be a 3/8" wide pinstripe located 1/2" in from the perimeter edge, and that the size of the sign should be 2.25 feet by 11 feet. Mounting of the sign should be accomplished by using hidden fasteners. Exposed fasteners are not acceptable. Marsha Fritz stated that the colors for the sign should be pulled from the previously approved awning and that the letters and pinstripe should be Rookwood Red and

the background should be Colonial Revival Grey. She also suggested using the "Coal" logo for the word coal on the sign. Diana Hodgson questioned why the applicant was not installing the previously approved hanging sign. The applicant responded that it was too expensive. Fred Bonsall recommended that medium density overlay board or MDO was a good material for the sign substrate.

**The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the removal of an old awning sign and replacement with a wood or medium density overlay board sign.**

**Motion:** Phil Roeder made a motion to approve the removal of the existing awning sign and replacement with a wood or medium density overlay board sign, with the following conditions.

1. The size of the sign will be 2.25 feet x 11 feet and it will be located in the area of the existing transom above the existing triple window.
2. The sign will be mounted with hidden fasteners.
3. The sign background color will be Colonial Revival Grey.
4. There will be a 3/8" wide pinstripe located 1/2" from the perimeter edge of the sign.
5. The color of the pinstripe and the serif letters will be Rookwood Red.

**Second:** Marsha Fritz

**Result of vote:** The vote was unanimous to approve the removal of the existing awning sign and replacement with a wood or medium density overlay board sign as per the motion.

**Item #4:** The applicant proposes to update the awning and add decals to the windows.

**Property Location:** 553 Main Street

**Property Owner:** Rubel Street II, LP

**Address:** 

**Email:** 

**Phone:** 

**Applicant:** Casa Del Mofongo

**Address:** 2544 Shaler Street, Allentown, PA 18103

**Email:** jmcollado83@gmail.com  
**Phone:** 646-544-2664

**Proposed Work:** The applicant proposes to update the awning and add decals to the windows 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 new awning and the addition of decals to the windows. Marsha Fritz asked if the blade sign shown in the application was going to be installed. The applicant responded in the affirmative. Phil Roeder asked if the existing bracket was going to be utilized. The applicant confirmed that the existing bracket was going to be reused in its existing location. Fred Bonsall informed the applicant that the awning must be made of fire-retardant fabric and that the blade sign should have a pinstripe at its perimeter. The applicant confirmed that this would be the case. Marsha Fritz asked if the awning would have a straight bottom and if the existing hardware would be reused. The applicant responded in the affirmative to both. The applicant informed that the awning to the right of his and over the Social Security Office was not part of his work and would remain as is. The owner stated that the color of the letters on the awning and the window logos would be off-white/light grey, the blade sign letters would be copper gold, and the color of the leaves on the windows would be frost.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the updating of the awning and the addition of decals to the windows.

**Motion:** Diana Hodgson made a motion to approve the updating of the awning and the addition of decals to the windows, with the following conditions.

1. The new awning will have straight edge/flap without edging. The logo and lettering on the awning will be off-white in color.
2. The logo decals on the windows will be off-white in color.
3. There will be logo decal on the left entrance/exit door and an hours of operation decal on the right entrance/exit door. The color of the logo and text shall be off-white.
4. The color of the plantain leaf logos on the angled side windows will be frost.

5. The blade sign will have a black background and copper gold logo, letters, and pinstripe. The pinstripe will be ¼" wide and will be located ½" from the perimeter edge.
6. The frost base at the bottom of the storefront windows will be replaced in kind.

**Second:** Rodman Young

**Result of vote:** The vote was unanimous to approve the updating of the awning and the addition of decals to the windows as per the motion.

**ITEM #5:** The applicant/owner of the property located at 61 West Market Street proposes to place a 2'x3' sign in the front left garden area of the property.

**Property Location:** 61 West Market Street

**Property Owner:** Moravian Union of the King's Daughters & Sons, Inc. / Sean O'Keefe

**Address:**

61 West Market St, Bethlehem, PA 18015

**Email:**

None provided

**Phone:**

610-867-5382

**Applicant:** Sean O'Keefe

**Address:** 407 Delaware Avenue, Apt. G, Bethlehem, PA 18015

**Email:** seanokeefe31@yahoo.com

**Phone:** 610-866-2418

**Proposed work:** The applicant proposes to place a 2'x3' sign in the front left garden area of the property 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 #5:** The applicant gave an overview of the proposed new single sided sign and informed that it will be located in the left garden area, not the right garden area as shown in the Application. Marsha Fritz asked to see a copy of the sign designs that were included in a previous Application. The applicant provided a copy with two sign designs on it. Marsha Fritz indicated that she liked the sign design on the top of the page exactly like it was presented, including the IHN logo, beige background, purple letters outlined in black, and black and tan



border. Diana Hodgson asked what the height to the top of the sign would be. The applicant responded that the top of the sign would be 3'-6" above grade as shown on the drawings included in the Application. Marsha Fritz suggested painting the mounting posts black. The applicant agreed. The applicant also confirmed that the proposed sign will be single sided and will face the street. While the general design of the sign will be from a previous application as outlined above, the wording of the text will be revised to read "MORAVIAN KING'S DAUGHTERS AND SONS HOME".

**The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the application to place a 2'x3' single sided sign in the front left garden area of the property.**

- Motion:** Connie Glagola made a motion to approve the placement of a 2'x3' sign in the front left garden area of the property with the following conditions.
1. The sign design will be exactly as shown on the top of the page of sign designs submitted in a previous application, including the IHN logo, beige background, purple letters outlined in black, and black and tan border.
  2. The wording of the text will be revised to read "MORAVIAN KING'S DAUGHTERS AND SONS HOME".
  3. The mounting posts will be painted black.

**Second:** Marsha Fritz

**Result of vote:** The vote was unanimous to approve the placement/installation of the new single sided sign as per the motion.

Other Business:

1. Phil Roeder informed HARB that all future meetings will be televised on YouTube.
2. Phil Roeder informed HARB that future meetings will need to have a later start time to accommodate attendance by the public. HARB voted unanimously to change the meeting time to 5:00 PM.
3. Phil Roeder informed HARB that the mural that is currently painted on plywood and located on the Walnut Street Garage will need to be replaced because of deterioration. The Parking Authority has asked what color the new/replacement plywood should be painted in preparation for a potential new mural. A color matching the concrete of the

garage and the historic brown of the District are two color options that have been mentioned. Fred Bonsall asked HARB to give this some thought and to form an opinion.

There being no further business, the meeting adjourned at 5:05 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