

**CITY OF BETHLEHEM**

**HARB CERTIFICATE OF APPROPRIATENESS**

**DATE: 1 May 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

VISITORS PRESENT

Andrew Grason, 8 W. Church Street  
David Hausman, David Hausman Designs  
Christine Ussler, Artefact, Inc.  
JAD Investors / Valley Wide Signs  
Selina Hill, 35 East Market Street  
Ed Courier, Bethlehem Press

MEMBERS ABSENT

Derrick Clark  
Rodman Young  
Jennifer Rowe Hawk  
Connie Postupack

STAFF PRESENT

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

MINUTES:

There were no comments on the 3 April 2019 Minutes. The minutes were approved unanimously as submitted. The 1 May 2019 meeting of HARB was called to order by Chairperson Fred Bonsall at 4:01 pm.

**ITEM #1:** The applicant/owner of the property located at 8 West Church Street proposes to change the paint color of the wood trim elements from the existing to a custom color match of Marvin Window Company's "Cashmere". The applicant states that this color has been approved by HARB and used on other properties within the historic district.

**Property Location:** 8 West Church Street

**Property Owner:** Andrew Grason

**Address:**

**Email:**

**Phone:**

**Applicant:** Same as above.

**Address:**

**Email:**

**Phone:**

**Proposed work:** The applicant proposes to change the paint color of the wood soffit, eave, window sash, cornice and other wood trim elements from the existing to a custom color match of Marvin Window Company's "Cashmere".

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

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

**Discussion:** The applicant gave an overview of the proposed paint color change of the wood soffit, eave, window sash, cornice and other wood trim elements from the existing color to a custom color match of Marvin Window Company's "Cashmere". The applicant further stated that the color of the door would remain as existing. Marsha Fritz asked if the only change contemplated for the wood trim elements was changing the existing paint color to a custom color. The applicant responded in the affirmative. Diana Hodgson questioned whether the change of color would be just to the wood trim elements and not the window shutters and/or door. The applicant confirmed this stating that the shutters and door would remain the existing color. Joe Phillips pointed out that the color of the cornice is now consistent across all individual units in this building block and that a change of color for this unit would alter that consistency. Mr. Phillips also advised that the cornice is interrupted between units by a brick corbel detail. It was the general consensus of the Board that the change of color to the cornice of the applicant's unit would not be detrimental to the building block as a whole.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the application to change the paint color of the wood soffit, eave, window sash, cornice and other wood trim elements from the existing to a custom color match of Marvin Window Company's "Cashmere".

**Motion:** Marsha Fritz made a motion to approve the change in paint color for the wood soffit, eave, window sash, cornice and other wood trim elements to a custom color match of Marvin Window Company's "Cashmere" as shown in the application and depicted in the Sherwin – Williams color sample provided by the applicant, with the following conditions.

1. The color of the window shutters and door will remain as existing and will not be changed.

**Second:** Connie Glagola

**Result of vote:** The vote was unanimous to approve the change in paint color as per the motion.

**Item #2 & #3:** The applicant proposes to remove an existing door and window on the Center Street (side) façade and relocate the door and screen door to the location of the existing window. Furthermore, the applicant proposes to remove an existing door and screen door on the Milton Street (rear) façade and replace them.

**Property Location:** 72 East Market Street

**Property Owner:** Rodman & Lori Young

**Address:** [REDACTED]

**Email:** [REDACTED]

**Phone:** [REDACTED]

**Applicant:** David Hausman, David Hausman Designs

**Address:** 450 Main Street, Bethlehem, PA 18018

**Email:** davidhausmandesigns@yahoo.com

**Phone:** 610-217-7208

**Proposed Work:** The Applicant proposes to remove an existing door and window on the Center Street (side) façade and relocate the door and screen door to the location of the existing window. Furthermore, the applicant proposes to remove an existing door and screen door on the Milton Street (rear) façade and replace them.

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

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

**Discussion – Items #2 & #3:** The applicant gave an overview of their desire to remove an existing door and window on the Center Street (side) façade and relocate the door, transom, and screen door to the location of the existing window, as well as to remove an existing door and screen door on the Milton Street (rear) façade and replace them. The applicant stated that the milk door on the Center Street façade would be relocated to the existing door opening at the same/existing height as shown on the drawing included in the Application. The existing door opening will be infilled and finished with a stucco material and sandstone paint color to match the existing walls. The infill will be recessed slightly to accommodate the difficulty of matching the new stucco finish to the existing stucco finish. Phil Roeder questioned why the door was being relocated. The applicant advised that the relocation is necessary because the kitchen is being renovated and there will be a new cabinet configuration that conflicts with the existing door. Marsha Fritz questioned the lite and panel layout of the proposed new doors, stating that a Colonial Revival door appropriate to the style of the house would have equal size lites, possibly 6 or 9 lites or a single lite/panel of glass. The applicant replied that the door shown was a manufacture’s stock lite and panel layout, but the height was a custom measurement. Marsha Fritz responded that if the door height was already custom, then the manufacturer should be able to provide a more appropriate lite and panel configuration. Phil Roeder accessed the manufacturer’s website and found an example of a door with a 6 lite configuration. Marsha Fritz stated that her preference was for a 6 lite or single lite door. The applicant agreed to take this recommendation back to the owners. Fred Bonsall stated that he appreciated that the milk door was being retained and relocated. Diana Hodgson asked if the transom window over the door was going to be retained and relocated with the door. The applicant responded in the affirmative.

**The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the application to remove an existing door and window on the Center Street (side) façade and relocate the door, transom, and screen door to the location of the existing window, as well as to remove an existing door and screen door on the Milton Street (rear) façade and replace them.**

**Motion:** Marsha Fritz made a motion to approve the removal of an existing door with transom and window on the Center Street (side) façade and the relocation/installation of a new door, screen door, and existing transom to the location of the existing window, as well as the removal of an existing door and screen door on the Milton Street

(rear) façade and replacement of them with a new door and screen door, with the following conditions.

1. The existing Center Street (side) door opening will be infilled and finished with a stucco material and sandstone paint color to match the existing walls. The infill will be recessed slightly to accommodate the difficulty of matching the new stucco finish to the existing stucco finish.
2. The existing milk or dairy door will be relocated to the above-mentioned door opening infill as shown on the drawing included in the Application.
3. The color of the new doors will match the existing.
4. Both new doors will be manufactured with 6 equal lites or one single lite as opposed to the door configuration included with the Application.
5. The transom will remain above the new door on the Milton Street (rear) façade.

**Second:** Diana Hodgson

**Result of vote:** The vote was unanimous to approve removal and replacement of two doors as per the motion.

**Item #4:** The Applicant proposes to replace an existing, deteriorated wood fence with a brick wall consisting of expressed brick piers, metal fencing, and metal gates.

**Property Location:** 131 East Church Street

**Property Owner:** River Properties, LLC

**Address:** [REDACTED]

**Email:** None provided.

**Phone:** None provided.

**Applicant:** Christine Ussler, Artefact, Inc.

**Address:** 26-28 East Third Street, Bethlehem, PA 18015

**Email:** christine@artefactarchitecture.com

**Phone:** 610-861-0235

**Proposed Work:** The Applicant proposes to replace an existing, deteriorated wood fence with a brick wall consisting of expressed brick piers, metal fencing, and metal gates.

The new brick wall and fence, located around a swimming pool at the rear of the property adjacent to Wesley Street, will be located in the same location as the existing fence.

**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 fence replacement and advised that the brick will match the existing brick used on the house as closely as possible, the pier caps will be fabricated of precast concrete, and the fence and gates will be black anodized aluminum. Marsha Fritz asked if the brick wall would run parallel to Wesley Street. The applicant responded that the solid brick wall with expressed piers would run parallel to Wesley Street and along the neighboring property to the East. The curved/segmented aluminum fence, with expressed brick piers would be adjacent to the driveway.

**The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the replacement of the existing, deteriorated wood fence with a brick wall consisting of expressed brick piers, metal fencing, and metal gates.**

**Motion:** Marsha Fritz made a motion to approve the removal of the existing, six-foot-high, deteriorated wood fence with a six-foot-high brick wall consisting of expressed brick piers, metal fencing, and metal gates as presented, with the following conditions.

1. The solid brick wall with expressed piers will run parallel to Wesley Street and along the neighboring property to the East. The curved/segmented aluminum fence, with expressed brick piers will be adjacent to the driveway.
2. The brick used for the wall & piers will match the existing brick used on the house as closely as possible.
3. The brick piers will be capped with precast concrete caps.
4. There will be two gates as shown on the drawing included in the Application.

**Second:** Diana Hodgson

**Result of vote:** The vote was unanimous to approve the replacement of an existing, deteriorated wood fence with a brick wall consisting of expressed brick piers, metal fencing, and metal gates as per the motion.

**Item #5:** The Applicant proposes to remove the existing vinyl lettering and other graphics in the door and storefront window glass and replace them with new vinyl lettering and graphics. Applicant also proposes to replace the existing sign that hangs from a scroll bracket that is attached to the building, as well as the architectural letters in the sign band above the storefront window and entrance door.

**Property Location:** 512 Main Street

**Property Owner:** JAD Investors

**Address:** 

**Email:** 

**Phone:** 

**Applicant:** Valley Wide Signs

**Address:** 1745 Allen Street, Allentown, PA 18104

**Email:** brian@valleywidesigns.com

**Phone:** 610-841-4844

**Proposed Work:** The Applicant proposes to remove the current window vinyl & graphics, hanging scroll sign, and architectural letters and replace them with new.

**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 removal and replacement of the current window vinyl & graphics, hanging scroll sign, and architectural letters. Joe Phillips has advised that all window vinyl and graphics have already been removed. Fred Bonsall asked if the hanging sign would be new and the applicant responded in the affirmative. Marsha Fritz asked if the sign would be hung from the existing scroll bracket and the applicant responded in the affirmative. Fred Bonsall informed the applicant that they could tie the sign back to the building if they felt it was necessary to eliminate excessive swinging in the wind. Marsha Fritz commented that the border was not the typical pinstripe that is recommended by HARB, but that she was comfortable with the checker border that was proposed. Marsha Fritz also stated that all vinyl letters should be Serif and not Sans-Serif as shown in the application. The applicant agreed to this.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the replacement of the current window vinyl & graphics, hanging scroll sign, and architectural letters.

**Motion:** Connie Glagola made a motion to approve the replacement of the current window vinyl & graphics, hanging scroll sign, and architectural letters as presented, with the following conditions.

1. All lettering shall be serif and in the colors presented in the Application.

**Second:** Marsha Fritz

**Result of vote:** The vote was unanimous to approve the replacement of the current window vinyl & graphics, hanging scroll sign, and architectural letters as per the motion.

**ITEM #6:** This walk-in applicant came before HARB to request approval for an emergency shingle roof replacement. The existing shingles have been removed from the home and the roof is currently "papered in" with roofing felt.

**Property Location:** 35 East Market Street

**Property Owner:** Selina Hill

**Address:** [REDACTED]

**Email:** N.A.

**Phone:** [REDACTED]

**Applicant:** Same as above.

**Address:**

**Email:**

**Phone:**

**Proposed work:** The applicant proposes to replace an existing, damaged, shingled roof and a "flat"/low sloped porch roof.

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

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



**Discussion:** Phil Roeder gave an overview of the proposed emergency roof shingle replacement. He explained that the existing three-tab shingles have been removed from the roof and that the roof has been “papered in” with roofing felt. The roofing contractor applied for a roofing permit and was advised that this work needed to be reviewed by HARB. Phil explained that the applicant is proposing to install GAF Slateline Roofing Shingles in an Antique Slate color. He further advised that the material used for all valley and chimney flashings would be copper and the aluminum drip edge at the rakes and fascias would be white in color to match the existing trim. Any wood disturbed during the reroofing project will be replaced in kind with a matching material and color. Mr. Rader also advised that the applicant had previously been given direction by HARB regarding the replacement of the “flat”/low sloped porch roof. The porch roof will be replaced using a double layer modified asphalt, Torchless roofing material in a dark grey or black color.

**The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the application to replace the existing three-tab roof shingles on the main portion of the house with GAF Slateline Shingles in the Antique Slate color, as well as, replace the existing porch roof with a double layer modified asphalt, Torchless roofing material in a dark grey or black color.**

**Motion:** Phil Roeder made a motion to approve the roofing replacement on the main house and porch with the following conditions.

1. The new shingles on the main house will be GAF Slateline in the Antique Slate color.
2. The material for all new valley and chimney flashings will be copper.
3. The material for all new drip edging will be white aluminum to match the trim on the existing house.
4. Any wood disturbed during the reroofing project will be replaced in kind with a matching material and color.
5. The porch roof will be replaced using a double layer modified asphalt, Torchless roofing material in a dark grey or black color.

**Second:** Diana Hodgson

**Result of vote:** The vote was unanimous to approve the installation of the new roofing materials per the motion.

There being no further business, the meeting adjourned at 4:53 PM.

Respectfully Submitted,



H. Joseph Phillips, AIA  
Historic Officer