

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 3 April 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
Connie Postupack
Phil Roeder
Diana Hodgson
Jennifer Rowe Hawk
Rodman Young

MEMBERS ABSENT

Derrick Clark

VISITORS PRESENT

Stephen Pallone, 225 East Wall Street
Dora Davenport, Unitarian Universalist
Church of the Lehigh Valley
Bernard Bujnowski, Unitarian Universalist
Church of the Lehigh Valley
Amber Donato, Moravian College
Jennifer Heppel, 216 East Walnut Street
Ed Courrier, Bethlehem Press

STAFF PRESENT

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

MINUTES:

There were no comments on the 5 December 2018 or 6 February 2019 Minutes. Both month's minutes were approved unanimously as submitted. The 3 April 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 225 East Wall Street proposes to install a new wooden fence along the North or rear of the property fronting Milton Street and at the South or front of the property facing East Wall Street.

Property Location: 225 East Wall Street

Property Owner: Stephen Pallone

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Applicant: Same as above.

Address:

Email:

Phone:

Proposed work: The applicant proposes to install a new wooden fence along the North or rear of the property fronting Milton Street and at the South or front of the property facing East Wall Street. The total height of the fence will be 6'-0". The bottom 5'-0" will be a solid fence. The top 1'-0" will be a decorative picket design. The fence will be painted Sandstone Beige to match a vinyl sided addition to the residence and a freestanding shed that was presented at the 6 January 2019 HARB Meeting. The fence will extend approximately 40' (Including a 4'-0" gate.) along the North or rear of the property fronting Milton Street and will extend approximately 12' plus a 4'-0" gate from the residence at the South or front of the property facing East Wall Street.

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 fence and the proposed location on the site as shown on the Application for COA. The applicant also stated that he would like to add a 3'-0" wide gate on the West side and rear of his home to close the opening between his house and the neighbor's fence. Phil Roeder suggested that the applicant use 2 coats of a solid hide stain to paint the fence because it will not peel over time like paint tends to do. Rod Young questioned the type of wood to be used for the fence and the applicant stated that the fence would be constructed of cedar. Phil Roeder suggested that the applicant visit the Zoning Officer to acquire a copy of the guidelines and required setbacks for fence installation.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the application to install a new wooden fence along the North or rear of the property fronting Milton Street and at the South or front of the property facing East Wall Street, as well as install a new gate at the West side and rear of the home.

Motion: Marsha Fritz made a motion to approve the new fence and gates.
Second: Jennifer Rowe Hawk
Result of vote: The vote was unanimous to approve the installation of the new fence and gates as per the motion.

Item #2: The Applicant proposes to replace a pair of secondary entrance/exit doors on the north side of the building that fronts East Wall Street. The property is located at 424 Center Street.

Property Location: 424 Center Street
Property Owner: Universal Universalist Church of the Lehigh Valley
Address: [REDACTED]
Email: [REDACTED]
Phone: [REDACTED]

Applicant: Dora Davenport
Address: 704 Jennings Place, Bethlehem, PA 18017
Email: Same as above.
Phone: Same as above.

Proposed Work: The Applicant proposes to replace a pair of secondary entrance/exit doors on the north side of the building that fronts East Wall Street. It is unknown if the large oak doors are original to the church which was constructed in the mid-19th century. The new/proposed doors will be constructed of aluminum and glass. The basic design composition of the existing doors will be mimicked by the new doors in that each door will have 10 rectangular panels, consisting of 5 rows with 2 panels in each row. The proposed doors will have 4 solid panels at the bottom of the door and 6 glass panels at the top of the door. The propose color of the doors will be Terra Cotta number 394F068 by Oldcastle Building Envelope and will approximate the color of the existing doors.

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 desire to replace the secondary entrance/exit doors on the north side of the building that fronts East Wall Street. Marsha Fritz questioned why they were proposing to make the top two panels on each door glass as apposed to keeping them as solid panels to match the existing doors. Diana Hodgson further questioned whether or not the proposed additional windows would be beneficial. The applicant stated that the configuration of the proposed new doors is as suggested by the door installation contractor. However, the applicant would be willing to change the proposed windows in the top two panels of each door to a solid panel to match the existing doors. Marsha Fritz requested that the applicant change the top two panels on each door to a solid panel and requested that the stained glass in the existing doors be removed and saved/stored in a safe location at the church. Phil Roeder stated that the applicant has come in front of HARB on a number of occasions to receive permission to undertake a number of other maintenance and building upkeep projects and that they have acted as responsible building stewards in all they have done. Mr. Roeder agreed that the stained-glass panels from the existing doors should be removed and saved/stored in a safe location. Mr. Phillips requested that in order to get the proportions of the new doors to replicate the proportions of the existing doors, the applicant should have their door manufacture/installation contractor field measure the dimension of the existing door stiles, rails, panels, etc. and that the dimension/measurements of the new doors should mimic the dimensions/measurements of the existing doors. Mr. Young asked the applicant what their intentions were for the existing door hardware and the applicant responded that it would be discarded because it is worn out.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the application to replace a pair of secondary entrance/exit doors on the north side of the building that fronts East Wall Street.

Motion: Phil Roeder made a motion to approve replacement of a pair of secondary entrance/exit doors on the north side of the building that fronts East Wall Street, as shown in the application, with the following conditions.

1. The doors shall be manufactured as in-kind as possible with dimensions and proportions that replicate the existing doors.
2. The color of the doors will be Terra Cotta number 394F068 by Oldcastle Building Envelope as presented.
3. The door hardware shall be as shown in the sample presented.

Second: Connie Glagola

Result of vote: The vote was unanimous to approve replacing the secondary entrance/exit doors as per the motion.

Item #3: The Applicant proposes to replace an existing hanging sign in the covered entrance alcove.

Property Location: 428 – 444 Main Street (Moravian Book Shop)

Property Owner: Moravian College

Address:

Email:

Phone:

Applicant: Amber Donato

Address: Same as above.

Email: Same as above.

Phone: Same as above.

Building Description: This structure is a 3-bay, 2-story building with storefront windows on the first floor and 1 over 1 double-hung windows on the second floor. The original building was constructed circa 1940 as an automobile showroom and consisted of terra cotta finish over framing of vast glass areas on both floors. In the 1950's it was altered to a "colonial" finish and used as a furniture store. In 1983 the building was altered to Victorian Revival for specialty shops. The building is currently being renovated to house brewery and deli tenants in addition to the Moravian Book Shop.

Proposed Work: The Applicant proposes to replace an existing single sided hanging sign in the covered entrance alcove. The existing sign identifies an Accountant Tenant and the Book Shop. The proposed sign identifies the Accountant Tenant only. The sign background color shall be Tricorn black (SW 6258). The lettering shall be a Serif style and be painted silver. The pinstriping around the perimeter of the sign will be silver in color to match the lettering. The sign will be attached to the existing metal dowel and wood hanging bracket.

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 sign replacement. Marsha Fritz questioned the size of the sign and asked if the proposed sign is the same size as the existing sign. The applicant stated that the existing sign is 46" x 42" (1,932 square inches) and the proposed sign is 36" x 48" (1,728 square inches). Diana Hodgson asked if the sign will be able to swing in the wind. The applicant advised that the sign will not swing in the wind and will be attached in a fixed manner to the existing metal and wood mounting "bracket". Marsha

Fritz requested that the applicant add text to the sign that makes it clear that the tenant identified on the sign is on the second floor of the building.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the replacement of the single sided hanging sign in the covered entrance alcove.

Motion: Diana Hodgson made a motion to approve the installation of the single sided hanging sign as presented with the following conditions.

1. The sign background color shall be Tricorn black (SW 6258). The lettering shall be a Serif style and be painted silver. The pinstriping around the perimeter of the sign will be silver in color to match the lettering. The sign will be attached to the existing metal dowel and wood hanging bracket.
2. Text shall be added to the sign that makes it clear that the tenant identified on the sign is located on the second floor of the building.

Second: Marsh Fritz

Result of vote: The vote was unanimous to approve the installation of the single sided hanging sign as per the motion.

ITEM #4: The applicant proposes to replace an existing cedar privacy fence with a prefinished aluminum fence.

Property Location: 216 East Walnut Street

Property Owner: Jennifer Heppel

Address: [REDACTED]

Email: [REDACTED]

Phone: [REDACTED]

Applicant: Same as above.

Address:

Email:

Phone:

Proposed work: The applicant proposes to replace an existing, damaged, 7'-0" high solid cedar privacy fence with a 6'-0" high prefinished aluminum fence. The length of the fence shall be approximately 70'-0" and will wrap around the Southwest corner of East Walnut Street and continue along Penn Street.

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 fence and the proposed location on the site as shown on the Application for COA. Diana Hodgson asked if the new fence would be in the same location of the existing fence and the applicant affirmed this. Fred Bonsall asked what the proposed fence would look like and the applicant stated that it would be a 6'-0" high prefinished black aluminum fence as shown on the last exhibit included in the application. Marsha Fritz asked what material the posts would be made of and the applicant stated, aluminum to match the fence. Marsha Fritz further questioned if the gate would be a continuation of the top of the fence or if it would be ornamented. The applicant replied that the gate would have a plain flat top to match the fence and there would be no ornament on the top of the fence posts. There will be a simple, flat, chamfered edge cap on the posts. The applicant presented a fence manufacturer's brochure and stated the fence will be the Starling Design as manufactured by On Guard Fence Systems with a standard post cap as described above and a 4'-0" wide gate in the location shown in the application exhibit. The color of the fence will be black.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the application to replace an existing, damaged, 7'-0" high solid cedar privacy fence with a 6'-0" high prefinished aluminum fence as shown in the application.

Motion: Diana Hodgson made a motion to approve the new fence and gate with the following conditions.

1. The new fence will be a 6'-0" high aluminum fence, Starling Design, as manufactured by On Guard Fence Systems.
2. The fence finish shall be a powder coated black finish.
3. The post caps shall be the manufacturer's standard simple, flat, chamfered edge cap.
4. The posts shall be installed/embedded into concrete.

Second: Marsh Fritz

Result of vote: The vote was 7 yes votes to approve the installation of the new fence and gates as per the motion and one abstention. Connie Postupack abstained because she lives in the same condominium community as the applicant.

Item #5: Phil Roeder suggested that, because of the Fourth of July holiday, the July meeting be moved from 3 July 2019 to 10 July 2019. All members present agreed unanimously.

There being no further business, the meeting adjourned at 4:50 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