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## M I N U T E S

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**BOARD:** HISTORIC CONSERVATION COMMISSION, CITY OF BETHLEHEM

**MEMBERS PRESENT:** SETH CORNISH, CRAIG EVANS, ROGER HUDAK, PHILIP ROEDER (CHAIR), TONY SILVOY

**MEMBERS ABSENT:** GARY LADER (VICE CHAIR), KENNETH LOUSH, BETH STARBUCK

**STAFF PRESENT:** JEFFREY LONG

**PRESS PRESENT:** ED COURRIER (BETHLEHEM PRESS)

**VISITORS PRESENT:** JEREMY ALLESHOUSE, BRIAN BOZILESKY, RICK CANTELM, JOSH DIVERS, THERESA DUNCAN, LAWRENCE EIGHMY, SANDRA FREEMAN, MATIJAH KUREK, JORDAN SERULNECK, CHRISTINE USSLER

**MEETING DATE:** OCTOBER 21, 2019

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The regular meeting of the Historic Conservation Commission (HCC) was held on October 21, 2019 at the City of Bethlehem Rotunda, Bethlehem City Hall, 10 East Church Street, Bethlehem, PA. HCC Chair Philip Roeder called the meeting to order at approximately 6:00 p.m.

### Agenda Item #1

**Property Location:** 14 West Fourth Street (Your CBD Store)  
**Property Owner:** Linda Villani  
**Owner's Address:** [REDACTED]  
**Applicant:** Sandra Freeman  
**Applicant's Address:** 1305 Jeter Avenue, Fountain Hill, PA 18015

**Building Description, Period, Style, and Defining Features:** This painted brick masonry structure is a 2 ½ story Queen Anne style building constructed ca. 1900 with a cross-gable slate roof, a projecting bay and a large roof dormer. The original front porch at left has been enclosed over time and serves as entrance into the neighboring entry-level business. The cross-gable section at right has been significantly altered by use of painted brick piers extending toward West Fourth Street, affording large storefront windows that flank a recessed entrance into the business location. Painted brick continues above the applied lower cornice to form an upper-level terrace with a brick parapet. Both entry-level business locations support residential use above.

**Proposed Alterations:** It is proposed to reface existing vinyl sign.

### **Guideline Citations:**

- **Secretary of the Interior's Standards (SIS) 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.
- **Secretary of the Interior's Standards (SIS) 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 the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- **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 historic 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 historic interest or importance within the City.

- **Historic Conservation Commission 'Guidelines for Signage'** -- Care should be taken in mounting signs to minimize damage to historic materials. This includes reusing hardware or brackets from previous signs. If reusing existing hardware or attachment locations is not an option, select mounting locations that can be easily patched if the sign is removed. This includes locating holes in mortar joints rather than directly into bricks or masonry, which will facilitate repair if the sign is removed or relocated in the future.

**Evaluation, Effect on Historic Conservation District, Recommendations:** Submitted COA Application indicates intent to install company logo and name within existing transom above recessed entrance. According to Application, proposed lettering measures 22 inches tall x 101.5 inches wide; unfortunately, overall dimensions of existing transom not provided. At left portion of signage is company logo composed of stylized flower in shades of teal color with outlines and details in gold color. At right of logo are words "Your CBD Store" in serif letters in gold color. Signage background is black in color and includes off-set double pinstripe detail in gold color around perimeter of sign. Unfortunately, Application provides no indication of signage type (ex.: rigid sign board installed over glass within transom, cling signage installed on inside surface of existing glass segments, etc.). Pending clarification of signage type and installation method, proposed company logo and slogan is appropriate.

In addition to proposed sign within existing transom, COA Application also indicates intent to install three similar but smaller versions of signage within storefront windows flanking either side of recessed entrance as well as on glass panel of entrance door. Each sign measures 23.4 inches tall x 24 inches wide and appears to be vinyl lettering affixed to inside surface of existing glass. Signs share similar details with transom signage, with following differences: stylized flower logo is largest component of sign with words "Your CDB Store" in serif gold color lettering beneath logo. Word "Bethlehem" appears in much smaller italic serif typeface beneath slogan and is also in gold color. Unfortunately, installation height of proposed signage in relation to overall dimensions of existing storefront windows and door is not indicated. It should be noted that COA Application for proposed signage requires "to-scale drawing, with elevation view ... for all sign submittals". Provided supplement is photomontage with proposed signage pasted at desired locations but does not satisfy "to-scale drawings" requirement; thus, clarification is warranted in order to determine appropriateness of proposal. With potential HCC approval of new transom signage, Applicant should justify need for three additional signs with same logo and slogan within existing storefront windows and/or entrance door.

Finally, current COA Application does not indicate secondary signage including such items as hours of operation, company website, telephone number, etc.; Applicant is encouraged to return to HCC at future date to review such items, if applicable.

**Discussion:** Sandra Freeman represented proposal to reface existing vinyl sign, clarifying signage proposal takes advantage of existing rigid sign installed by previous tenant; sign background is matte black and company logo is stylized lotus flower. Applicant continued that current proposal involves signage in transom and on recessed storefront door only, with potential for future signage in storefront windows. Mr. Roeder noted storefront doors within Historic Conservation District are typically reserved for signage with hours of operation, contact information, etc. Applicant described intent to display placards inside storefront window and door with information about hours of operation to allow for flexibility, as business grows. Applicant agreed to return to HCC if additional permanent signage is envisioned.

**Public Commentary:** None

The Commission upon motion by Mr. Evans and seconded by Mr. Hudak adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented:

1. Proposal to reface existing vinyl sign was presented by Sandra Freeman.
2. Approved signage within existing transom above recessed entrance includes:
  - a. company logo and name measuring 22 inches tall x 101.5 inches wide

- b. left portion of signage is company logo composed of stylized lotus flower in shades of teal color with outlines and details in gold color
  - c. at right of logo are words "Your CBD Store" in serif letters in gold color
  - d. signage background is matte black in color and includes off-set double pinstripe detail in gold color around perimeter of sign
3. Approved signage on glass panel of recessed storefront door includes:
  - a. company name and logo measuring 23.4 inches tall x 24 inches wide, as vinyl lettering affixed to inside surface of existing glass
  - b. sign shares similar details with transom signage, with following differences: stylized flower logo is largest component of sign with words "Your CDB Store" in serif gold color lettering beneath logo; word "Bethlehem" appears in much smaller italic serif typeface beneath slogan and is also in gold color
4. Applicant agreed to return to HCC with future proposals for permanent signage.

The motion for the proposed work was unanimously approved.

## **Agenda Item #2**

**Property Location:** 324 South New Street

**Property Owner:** Bethlehem Parking Authority

**Owner's Address:** [REDACTED]

**Applicant:** Jeremy Alleshouse

**Applicant's Address:** 85 West North Street, Bethlehem, PA 18018

**Building Description, Period, Style, and Defining Features:** Completed in early 2018, this structure is a six-story, brick-faced parking garage of contemporary style with aluminum-frame storefront windows and doors. As a reminder, HCC is mandated with preserving structures dating from the designated era of the Historic Conservation District (ca. 1895 – 1950); thus, this building is not considered a contributing structure to the District.

**Proposed Alterations:** It is proposed to install wayfinding signs.

### **Guideline Citations:**

- **Secretary of the Interior's Standards (SIS) 9.** -- see Agenda Item #1
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item #1
- **Historic Conservation Commission 'Guidelines for Signage'** -- see Agenda Item #1

**Evaluation, Effect on Historic Conservation District, Recommendations:** Of 58-page COA Application supplement, only 7 pages are relevant for HCC review purposes: 7, 16, 17, 18, 19, 22, and 43. For similar future reviews, Applicant encouraged to submit only relevant items to assist with assessment preparations. Proposed signage includes new, single-sided, horizontal message sign above three-bay entrance/exit along South New Street and new double-sided, vertical blade sign installed at second and third floor levels at right of entrance/exit along South New Street. Proposed signs are included within package of 'Parking Garage and Lot Identification Signage' intended for installation at various parking locations owned by Bethlehem Parking Authority and share similar fabrication details and wayfinding information.

Proposed horizontal message sign is aluminum rectangular tube frame measuring 2-feet 8-inches tall (at maximum dimension) x 14-feet 8-inches wide and 5-inches thick, with 0.5-inch thick aluminum plate measuring 5-inches tall x 15-feet wide mechanically fastened along top edge of message sign; all elements painted in satin black color. Message sign also includes 0.125-inch thick sign panel measuring 2-feet 8-inches tall (at maximum dimension) x 15-feet wide adhered to front of aluminum frame; panel height tapers to 2-feet 2-inches along overall sign length. Graphics include "NEW STREET" in all capital, san-serif lettering in bright white color centered along entire length of sign; at larger end of each sign is letter "P" (for Parking) in bold, capital,

san-serif lettering in bright white color surrounded by circle outline in bright white color and background in dark blue color; beyond circle outline is background in dark red color, which is separated by wide stripe in bright white color from remaining background in dark blue color. Proposed mounting location is centered above three-bay entrance/exit opening along South New Street and "centered on ... face of (existing) awning".

Proposed vertical blade sign is aluminum rectangular tube frame measuring 13-feet 6-inches tall x 4-feet 6-inches wide (at maximum dimension) and 6-inches thick, sandwiched between two 0.5-inch thick, 8-inch x 8-inch aluminum angles mechanically fastened to existing masonry wall, each measuring 13-feet 6-inches tall; all elements painted satin black. Blade sign also includes 0.125-inch thick sign panels measuring 13-feet 6-inches tall (at maximum dimension) x 4-feet 6-inches wide (at maximum dimension) adhered to both sides of aluminum frame; panel width tapers to 3-feet 5-inches along overall sign length. Similar to horizontal message sign, graphics include "NEW ST" in all capital, san-serif lettering in bright white color centered along entire height of sign; at larger end of each sign is letter "P" (for Parking) in bold, capital, san-serif lettering in bright white color surrounded by circle outline in bright white color and background in dark blue color; beyond circle outline is background in dark red color, which is separated by wide stripe in bright white color from remaining background in dark blue color. Proposed mounting location of vertical blade sign is 6-inches above existing lower cornice detail (at right of entrance/exit opening along South New Street) and centered horizontally between edge of building and vertical bay of adjacent windows.

COA Application provides no indication of similar signage for garage exit along Vine Street.

New signage is appropriate as proposed, with following modifications and clarifications:

- amend bright white color scheme to ivory or warm white to coordinate with trim color of existing building façade and also in deference to typical paint color found throughout Historic Conservation District
- signage within Historic Conservation District typically includes off-set pin stripe detail around entire perimeter of sign; suggested color is ivory or warm white
- verbiage on both signs should be consistent; proposed horizontal message sign includes "NEW STREET" while proposed vertical blade sign includes "NEW ST"
- existing mortar joints between brick units should be used for all fasteners to allow for ease of future repair if/when signage is removed
- revise installation height of vertical blade sign so top aligns with top of adjacent window opening (currently depicted as few inches lower than top of window)
- proposed location of horizontal message sign might require re-locating existing "Exit Only" signage at far left bay and/or existing "Parking Entrance" signage at far right bay to avoid conflict; similarly, proposed horizontal message sign might block existing traffic light indicating if center bay serves as entrance or exit
- existing individual laser-cut lettering in medium blue color as building signage above awning is not indicated on provided supplements so Applicant should clarify if current signage will be retained; similarly, existing blade sign at corner of building near glass connector bridge is not indicated on provided supplements so Applicant should clarify if current blade sign will be retained

**Discussion:** Jeremy Alleshouse represented proposal to install wayfinding signs. Applicant clarified submittal of entire Bid Packet document as supplement to COA Application provided to ensure HCC understanding of need for uniform wayfinding uniform throughout City of Bethlehem. Mr. Hudak inquired if Applicant already secured approval from other city departments and commissions. Applicant noted various approvals (as submitted) already secured from various city entities including HARB ... including such details as bright white color and lack of perimeter pinstripe detail. Applicant's preference is to retain uniformity of all wayfinding signage but would consider revisions in satisfaction of Signage Design Guidelines, if required by HCC.

In response to evaluation by Historic Officer, Applicant agreed to revise mounting height of blade sign to align with adjacent window opening. Applicant continued that existing laser-cut lettering above garage entrance/exit is not very visible while existing blade sign on north corner blends

well with details of Historic District; however, successful wayfinding requires signage to be distinctive from immediate surroundings. HCC expressed no preference for retaining or removing existing signage. Applicant also confirmed no signage proposed at Vine Street façade due to exit only configuration. Mr. Cornish inquired with Mr. Roeder about HARB approval of similar wayfinding submittals; Mr. Roeder recalled unanimous HARB approval during recent meeting, as presented ... noting parking garages are non-contributing structures to respective historic districts and need to discern signage as reason for accepting bright white color.

**Public Commentary: None**

The Commission upon motion by Mr. Cornish and seconded by Mr. Hudak adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described as follows:

1. Proposal to install wayfinding signs was presented by Jeremy Alleshouse.
2. Approved horizontal message sign includes:
  - a. aluminum rectangular tube frame measuring 2-feet 8-inches tall (at maximum dimension) x 14-feet 8-inches wide and 5-inches thick, with 0.5-inch thick aluminum plate measuring 5-inches tall x 15-feet wide mechanically fastened along top edge of message sign; all elements painted in satin black color
  - b. 0.125-inch thick sign panel measuring 2-feet 8-inches tall (at maximum dimension) x 15-feet wide adhered to front of aluminum frame; panel height tapers to 2-feet 2-inches along overall sign length
  - c. graphics include "NEW STREET" in all capital, san-serif lettering in bright white color centered along entire length of sign; at larger end of each sign is letter "P" (for Parking) in bold, capital, san-serif lettering in bright white color surrounded by circle outline in bright white color and background in dark blue color; beyond circle outline is background in dark red color, which is separated by wide stripe in bright white color from remaining background in dark blue color
  - d. mounting location is centered above three-bay entrance/exit opening along South New Street on face of existing awning
3. Approved double-sided vertical blade sign includes:
  - a. aluminum rectangular tube frame measuring 13-feet 6-inches tall x 4-feet 6-inches wide (at maximum dimension) and 6-inches thick, sandwiched between two 0.5-inch thick, 8-inch x 8-inch aluminum angles mechanically fastened to existing masonry wall, each measuring 13-feet 6-inches tall; all elements painted satin black
  - b. 0.125-inch thick sign panels measuring 13-feet 6-inches tall (at maximum dimension) x 4-feet 6-inches wide (at maximum dimension) adhered to both sides of aluminum frame; panel width tapers to 3-feet 5-inches along overall sign length
  - c. graphics include "NEW ST" in all capital, san-serif lettering in bright white color centered along entire height of sign; at larger end of each sign is letter "P" (for Parking) in bold, capital, san-serif lettering in bright white color surrounded by circle outline in bright white color and background in dark blue color; beyond circle outline is background in dark red color, which is separated by wide stripe in bright white color from remaining background in dark blue color
  - d. vertical blade sign is centered horizontally between edge of building and vertical bay of adjacent windows; top of blade sign aligns with top of adjacent window opening
  - e. existing mortar joints between brick units must be used for all fastener locations
4. Applicant may remove or retain existing wayfinding signage, as desired.

The motion for the proposed work was unanimously approved.

### **Agenda Item #3**

**Property Location:** 327 Broadway (Seven Sirens Brewing Company)

**Property Owner:** Sycamore Hill Farm Development

**Owner's Address:** (none provided)

**Applicant:** Lawrence Eighmy

**Applicant's Address:** 301 Broadway, Bethlehem, PA 18015

**Building Description, Period, Style, and Defining Features:** With unique facades facing two streets that ultimately converge further east on the same block, the lowest level of this 3-story structure is accessed along Broadway and (until recently) served as a single-level parking garage. The two upper floors are accessed from West Fourth Street and (until recently) also served as a two-level parking garage. According to his 2009 publication on Bethlehem's prolific architect A.W. Leh, local historian Ken Raniere notes the original building from ca. 1900 is attributed to Leh; however, Mr. Raniere also identifies the original structure as "lost" within the accompanying Chronology.

A visual inspection of current conditions along West Fourth Street confirms a large opening across the entire width of the entry level façade, with steel support columns defining five structural bays. Until recently, the upper level was a featureless façade with painted Exterior Insulation Finishing System (EIFS) that also stretched across the entire width and upwards to the flat roof parapet; however, removal of the EIFS has revealed an upper-level brick façade with cast masonry details at the lower cornice, at five large window openings and at each corner. Similar cast elements probably terminated the original upper parapet; however, that design element was likely removed during installation of the EIFS. The exposed façade does not resemble the ca. 1900 original building attributed to A.W. Leh but exhibits architectural details consistent with commercial and industrial structures built nearby during the early to mid-20<sup>th</sup> century.

The exposed west façade is a 3-story structure still sheathed in a painted EIFS that faces an open parking lot. Large punched openings at the first and second floor levels allowed for natural light and ventilation of the former garage.

HCC issued approvals for Certificates of Appropriateness for various improvements to the façades along Broadway and adjacent parking lot during its regular meetings on May 21, June 18 and October 15, 2018. During its meeting on Feb. 25, 2019 HCC approved additional exterior improvements, including:

- installation of new glass curtain wall system along West Fourth Street façade, with vertical and horizontal components of dark bronze aluminum and mix of clear glass (not reflective) and spandrel glass as contemporary interpretation of original masonry façade designed by A.W. Leh
- new windows at upper floor levels of west (side) façade to match other windows with divided lites and clear (not reflective) glass already approved along Broadway (front) façade
- new signage and new lighting at Broadway façade
- penthouses for new elevator shaft and two stairwells; to be clad in dark bronze metal panels to correspond with metal finishes approved elsewhere

Applicant agreed to return to HCC for review of additional roof level details as project develops, including required handrail atop existing parapet.

**Proposed Alterations:** It is proposed to revise the façade, windows and roof.

#### **Guideline Citations:**

- **Secretary of the Interior's Standards (SIS) 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.
- **Secretary of the Interior's Standards (SIS) 2.** -- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

- **Secretary of the Interior's Standards (SIS) 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.
- **Secretary of the Interior's Standards (SIS) 5.** -- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- **Secretary of the Interior's Standards (SIS) 9.** -- see Agenda Item #1
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item #1

**Evaluation, Effect on Historic Conservation District, Recommendations:** Current COA Application requests review of new developments as well as proposed revisions to certain items previously approved by HCC.

Significant revision relates to brick façade with cast masonry details at upper level along West Fourth Street revealed during recent removal of EIFS façade treatment. Because revealed façade does not relate to earlier A.W. Leh structure, Applicant's initial proposal to reinterpret original building design is no longer applicable. Applicant's new proposal to restore revealed upper level façade by cleaning and re-pointing brick and cast masonry is appropriate; Applicant should replace any damaged or missing masonry to match existing and should also refer to relevant 'Preservation Briefs' issued by National Park Service for guidance on proper techniques for cleaning, re-pointing and replacing masonry units. Applicant's suggestion to "infill window openings with approved storefront" requires clarification because HCC has not yet approved individual storefront windows for this new façade. If matching newly installed windows along Broadway (front) and west (side) façades, Applicant should ensure replacement windows include true divided lites and clear (not reflective) glass ... noting new windows elsewhere do not exhibit true divided lites and appear to have reflective rather than clear glass.

Applicant's intent to "add a new coping where one was removed" at parapet of West Fourth Street façade is also encouraged. Product information for Metal-Era Roof Edge Solutions with "stone-look coping" is included with supplements as proposed material for parapet. Rather than tall metal coping with "stone look", Applicant is encouraged to use cast masonry units to match existing, with standard metal flashing painted to match masonry as cap.

Most significant revision along West Fourth Street is Applicant's proposal at entry level to install series of vertical aluminum panels over existing steel columns and clad remaining façade with interlocking sheet metal panels. Supplemental pages identify proposed metal panels as Versa-Lok by ATAS at 12-inch tall x 36-inch wide format in dark bronze color. Far right bay has segmented glass garage door and partial glass emergency exit while remaining bays are clad with metal panels in combination with upper windows. HCC has yet to approve proposed metal panel system elsewhere within Historic Conservation District so discussion is warranted ... noting Design Guidelines state: "new additions (and alterations) should be clearly differentiated but compatible in size, mass, form, fenestration, detailing and style with the historic building." In addition to use of building materials traditionally found within Historic Conservation District, window and door openings at entry level should also be compatible with details at upper level. Proposed entry-level façade treatment contradicts Design Guidelines and is inappropriate, as currently presented.

COA Application continues by mentioning "revised windows on ... west (side) façade to improve constructability"; unfortunately, provided narrative does not mention specifics concerning revisions to approved windows. Similarly, there is mention of new guard rail along portions of roof parapet to address code requirements; however, no details concerning envisioned handrail (ex.: proposed materials and colors, installation method, dimensions of various elements, etc.) are provided. Clarification concerning both issues is warranted before appropriateness can be determined.

Finally, Applicant proposes to connect new stair towers and existing elevator penthouse at rooftop level with infill construction to support future use as outdoor patio. Recent inspection of project site confirms construction of proposed rooftop structure is well underway, so requested review represents post-construction assessment. Provided narrative and supplemental drawing sheets indicate single-story framed construction with series of rooms (including storage, bar and restrooms) that connect both stair towers and physically divide roof landscape into two spaces; no details about intended doors and windows (ex.: sizes, materials, colors, etc.) provided. Proposed cladding of new construction to match aluminum sheathing in dark bronze color already approved by HCC for new stair towers. It should be noted that previous HCC approval was predicated on Applicant's claim that stair towers are barely visible from public right of way, so clarification is warranted about visibility of expanded construction at rooftop level. In addition, provided Floor Plan of Level 4 (page 3) indicates series of columns atop existing roof; however, no details about columns (sizes, materials, intended use, etc.) are provided. Clarification about recent rooftop construction is requested before appropriateness of various items can be determined.

**Discussion:** Josh Divers, Theresa Duncan, Lawrence Eighmy and Jordan Serulneck represented proposal to revise design of proposed façade, windows and roof. Mr. Evans inquired about Applicant's claim that metal-panel cladding currently proposed for roof landscape received previous HCC approval. Mr. Long noted previous HCC recommendation for approval included language about aluminum metal sheathing for new stair towers to match bronze color of aluminum details approved elsewhere but did not specify format of cladding material. Mr. Roeder continued that current proposal for inter-locking, small-format units for cladding at rooftop level was not envisioned ... rather corrugated panels or standing-seam sheathing typical of mechanical penthouses seems more appropriate.

Applicant described recent reveal of existing masonry façade at upper level along West Fourth Street upon removal of EIFS. Similar to ongoing construction efforts at rooftop level, Mr. Long noted openings of newly revealed façade already received replacement windows without HCC approval; expressed concern that new windows are without true divided lites, as previously required elsewhere. Mr. Evans noted Applicant seems to conduct various construction efforts, with submittal for HCC review thereafter. Applicant responded that certain project developments require on-site decisions because of correlations with approved renovations so post-construction approvals are occasionally necessary. Mr. Cornish noted Applicant has appeared before HCC on multiple occasions so review process for all visible details should be familiar. Applicant continued by expressing concern about requirement for true divided lites on newly installed as well as new windows due to financial ramifications of required fabrication; Mr. Long reminded Applicant that previous approvals required divided lites, which are found throughout Historic Conservation District. Mr. Roeder noted muntins can be applied to existing windows that give appearance of true divided lites.

Mr. Roeder inquired about intended guardrail at perimeter of roof parapet. Applicant responded that details of new guardrail system not yet finalized; however, submitted photograph provides impression of intended system. Mr. Roeder noted HCC approval of similar guardrails elsewhere within Historic Conservation District but requested revision from dark bronze to light gray in color to blend rather than contrast with color of sky.

Applicant agreed with suggestion to terminate top of newly revealed masonry façade along West Fourth Street with cast masonry units rather than metal coping, as originally proposed. Applicant also explained details of lower masonry cornice between floor levels were removed as part of EIFS installation so current proposal covers over damage with aluminum sheathing, which also acts as transition between historic upper façade and contemporary lower façade. Mr. Roeder expressed preference for masonry replacement rather than aluminum sheathing for lower cornice, as currently proposed; continued by expressing lack of support for proposed metal and glass in-fill at entry level façade. Several HCC members agreed with Mr. Roeder's statement while Mr. Evans suggested new brick masonry in-fill as appropriate solution for lower façade. Mr. Long expressed disappointment about absence of Applicant's architect; encouraged Applicant to refer to Design Guidelines (available on City of Bethlehem website) for guidance about



appropriate materials, scale and pattern, alignment of openings at all floor levels, etc. Applicant inquired if spandrel glass could be integrated into new façade proposal (for privacy issues) where openings align with windows at upper level. Mr. Long noted previous HCC approval of spandrel glass for similar circumstances elsewhere within Historic Conservation District but divided lites are still required. Mr. Roeder continued that proposed segmental garage door and emergency egress should include divided lites. Applicant countered with suggestion that HCC ignore current proposal and return to previously approved approach to sheathe entire West Fourth Street in aluminum and glass. Mr. Roeder noted previous HCC approval was predicated on Applicant's claim that original brick masonry façade was lost during earlier renovations so current revelation about masonry façade voids earlier approval. Applicant inquired if prefabricated brick masonry panels are acceptable solution to lower-level façade; Mr. Roeder noted such panels were approved elsewhere within Historic Conservation District but with certain requirements about types of brick units, mortar joints, headers and sills for masonry openings, etc.

Applicant continued by clarifying constructability issue at upper-level windows along west façade facing open parking lot. Because of EIFS detail above proposed windows, Applicant requested ability to revise (shorten) height of upper-level windows along west façade so they no longer align with tops of similar windows at Broadway façade. Mr. Long clarified approval for revised windows contingent upon design of new windows with fewer lites (rather than same number of divided lites but smaller in dimension) so size of divided lites remains consistent for all upper-level windows.

Applicant confirmed columns are potentially intended at rooftop level near Broadway for future use (supports for open structure, locations for lighting, etc.); will provide details at subsequent HCC meeting for consideration. Similarly, Applicant noted undeveloped rooftop area near West Fourth Street might receive future use (additional apartment units, etc.); will submit details at future date for HCC assessment. Mr. Cornish reminded Applicant that previously mentioned Design Guidelines should also be respected for any rooftop development.

**Public Commentary:** None

The Commission upon motion by Mr. Roeder and seconded by Mr. Cornish adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described as follows:

1. Proposal to revise façade, windows and roof was presented by Josh Divers, Theresa Duncan, Lawrence Eighmy and Jordan Serulneck.
2. Approved improvements for West Fourth Street façade include:
  - a. restore revealed upper level façade by cleaning and re-pointing brick and cast masonry; replace any damaged or missing brick masonry to match existing and refer to relevant 'Preservation Briefs' issued by National Park Service for guidance on proper techniques for cleaning, re-pointing and replacing masonry units
  - b. install new windows in existing openings at upper level, with details to match windows previously approved elsewhere, including dark bronze finish, divided lites and clear (not reflective) glass
  - c. install cast masonry units to match existing at top of roof parapet, with standard metal flashing and proper drip edge painted to match masonry as cap
3. Approved improvements for west façade (facing open parking lot) include revised height of previously approved upper-level windows by reducing number of divided lites as needed so size of divided lites remains consistent for all upper-level windows.
4. Approved guardrail at existing roof parapet includes rigid posts, solid handrail and series of tension cables, as required by building code; guardrail assembly to be light gray in color.
5. Approved on-going construction at rooftop includes single-story framed construction with series of rooms (storage, bar, restrooms, etc.) connecting both stair towers; cladding in dark bronze color but details (size and format, installation method, etc.) to be submitted in subsequent COA Application for future HCC review.
6. Applicant agreed to submit to-scale drawings and specifications of proposed guardrail at rooftop parapet via City of Bethlehem for review/approval by Historic Officer and HCC Chair

prior to fabrication and installation. Applicant also agreed to submit details for applying muntins to newly installed windows to give appearance of true divided lites as well as revised details for upper-level windows along west (side) façade via City of Bethlehem for review/approval by Historic Officer and HCC Chair prior to fabrication and installation.

7. Applicant to return to HCC with future design proposals that satisfy requirements identified on Certificate of Appropriateness Application and respect 'Design Guidelines' within Historic Conservation District.

The motion for the proposed work was unanimously approved.

#### **Agenda Item #4**

**Property Location:** 712, 714, 716 East Fourth Street

**Property Owner:** 712 East 4<sup>th</sup>, LLC

**Owner's Address:** (none provided)

**Applicant:** Brian Bozilevsky

**Applicant's Address:** 65 East Elizabeth Avenue, Suite 115, Bethlehem, PA 18018

**Building Description, Period, Style, and Defining Features:** These three structures comprise the western half of a detached three-story, six-unit mixed use building. Each unit includes a storefront entrance door and window at the street level with either a bow window or two bays of windows at the upper residential floor levels. Upper-level windows are one-over-one, double-hung sash and select windows serve as emergency egress leading to exterior fire escapes. The overall brick masonry structure with simplified upper cornice, unadorned parapet and flat roof dates from ca. 1900. The street-level exterior façades of these specific three units have been significantly manipulated over time and have lost their original architectural character. These façades received T1-11 rough-sawn vertical plywood sheathing sometime during the late 20<sup>th</sup> century; cladding is currently painted light gray in color. Projecting pent roofs sheathed with architectural asphalt shingles at each of the three units hint at non-historic bay windows at the entry level that were recently removed; similarly, original entrance doors at each unit have been lost over time.

**Proposed Alterations:** Applicant already installed stacked stone on lower portion of the building. It is proposed to install three commercial-grade doors, three new windows and three new light fixtures.

#### **Guideline Citations:**

- **Secretary of the Interior's Standards (SIS) 1.** -- see Agenda Item #3
- **Secretary of the Interior's Standards (SIS) 2.** -- see Agenda Item #3
- **Secretary of the Interior's Standards (SIS) 5.** -- see Agenda Item #3
- **Secretary of the Interior's Standards (SIS) 9.** -- see Agenda Item #1
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item #1

**Evaluation, Effect on Historic Conservation District, Recommendations:** CAO Application requests HCC approval of new "stack stone" already applied to foundation wall. Comparison of foundation elsewhere at same structure indicates simple stucco finish applied to exposed foundation. Inspection of completed work confirms applied material is not stack stone but rather masonry veneer laid in irregular running bond pattern. Measuring 2-inches x 8-inches and 2-inches x 10-inches, veneer units are mostly chalky white in color, with occasional medium gray and medium brown units for color variation. No mortar visible in joints so veneer is probably applied directly to face of existing foundation using mastic. Referring to relevant Design Guidelines, new stone veneer applied to existing foundation walls is inappropriate and should be carefully removed, with revealed foundation repaired with stucco finish to match existing.

COA Application also requests approval for “three new commercial-grade doors and three new windows”; however, which doors and windows are to be replaced is not indicated. In addition, neither required manufacturer’s specifications nor dimensions for proposed replacement doors and windows are provided so clarification is warranted before appropriateness can be determined. When identifying which doors and windows are to be replaced, Applicant should include overall dimensions, proposed materials, colors, proportion of glass surfaces to solid parts, etc. If front entrance doors are to be replaced, Applicant should also identify proposed sill and address need to provide shelter over each entrance. If former bay windows at entry level are to be replaced, Applicant should describe divisions of new windows, identify proposed sill and explain how new windows will meet undersides of projecting pent roofs.

COA Application also indicates intent to install new light fixture(s) and includes stock image of goose-neck fixture in orange-red color; however, proposed location(s) of new fixture(s) is not identified. In addition, required manufacturer’s specifications are not included with Application and stock image provides no dimensions of proposed fixture; thus, clarification is warranted before appropriateness can be determined.

Finally, COA Application does not reference any new signage intended for building façade, within shop windows and/or on glass door panels. Applicant should cooperate with experienced sign fabricator to secure needed reviews and approvals for any new signage before installing.

**Discussion:** Brian Bozilesky and Matijah Kurek represented request for approval of stone veneer already applied on lower portion of the building and also for approval to install three commercial-grade doors, three new windows and three new light fixtures. Applicant confirmed use of stone veneer already applied to exposed foundation area along public right of way. In response, Mr. Roeder agreed with Historic Officer’s assessment that stone veneer is inappropriate and should be carefully removed, with revealed surface to be repaired with sand stucco finish in light gray color.

Applicant noted desire to install three commercial-grade storefront doors with aluminum frames in bronze finish and large glass surface areas (one new door at each unit), to match doors at similar nearby properties; door dimensions are approximately 86-inches tall x 40-inches wide. Mr. Roeder requested uniform door sill at each opening, with robust aluminum sills for high-traffic conditions that extend beyond opening with proper drip edge. Applicant continued by noting desire to install large storefront windows with aluminum frames in bronze finish (one new window with no divisions at each unit) into existing windows openings; window dimensions are approximately 58-inches tall x 98-inches wide. Mr. Roeder inquired about intended sills for windows; Applicant noted new pressure-treated sills to be wrapped in sheet aluminum and painted to match adjacent wall in light gray color.

Applicant concluded by describing intent to install three new gooseneck light fixtures (one fixture centered above each unit entrance) in dark bronze finish to match new storefront doors and windows. Fixture selection not yet finalized but will include LED bulbs with exposed filaments and shades measuring 8-inches to 14-inches in diameter ... noting potential need to accommodate existing fire escape at one unit.

**Public Commentary:** None

The Commission upon motion by Mr. Silvoy and seconded by Mr. Hudak adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described as follows:

1. Proposal to approve stone veneer already applied to lower portion of the building as well as proposal to install three commercial-grade doors, three new windows and three new light fixtures was presented by Brian Bozilesky and Matijah Kurek.
2. Approved improvements include:
  - a. inappropriate stone veneer at front foundation to be carefully removed, with revealed surface to be repaired with sand stucco finish in light gray color
  - b. installation of three commercial-grade storefront doors

- i. new doors have aluminum frames in bronze finish and large glass surface areas (one new door at each unit), to match similar doors at nearby properties
    - ii. dimensions of each new door are approximately 86-inches tall x 40-inches wide
    - iii. each door to receive robust aluminum sill that extends beyond opening with proper drip edge condition
  - c. installation of three large storefront windows
    - i. new windows have aluminum frames in bronze finish (one new window with no divisions at each unit) to match new storefront doors
    - ii. dimensions of each new window are approximately 58-inches tall x 98-inches wide
    - iii. new wood sills to be wrapped in sheet aluminum and painted to match adjacent wall in light gray color
  - d. installation of three new gooseneck light fixtures
    - i. new fixtures (one fixture centered above each unit entrance) have dark bronze finish to match new storefront doors and windows
    - ii. each fixture will include LED bulb with exposed filaments and shade measuring 8-inches to 14-inches in diameter
- 3. Applicant agreed to submit stucco sample via City of Bethlehem for final review/approval by Historic Officer and HCC Chair prior to repairing foundation wall; also agreed to submit specifications of new lighting fixture via City of Bethlehem for final review/approval by Historic Officer and HCC Chair prior to installation if approved shade dimension is revised to accommodate existing fire escape.

The motion for the proposed work was unanimously approved.

**Agenda Item #5** -- note: Mr. Hudak confirmed conflict of interest with agenda item; abstained from discussion and resulting resolution

**Property Location:** 505 East Fourth Street

**Property Owner:** Rick Cantelmi

**Owner's Address:** [REDACTED]

**Applicant:** Rick Cantelmi

**Applicant's Address:** 521-529 East Fourth Street, Bethlehem, PA 18015

**Building Description, Period, Style, and Defining Features:** This structure is a 2 1/2 story, three-bay detached commercial and residential building with a façade currently sheathed in inappropriate asphalt shingles in a brick masonry pattern that covers wood-frame construction. Shingles along the front façade (only) were subsequently painted deep red in color ... perhaps to make the façade uniform with the adjacent structure that has clapboard siding also painted deep red. Built in the late 19th century, its steeply pitched front cross gable with half-round arched window at the attic level is characteristic of the Victorian Gothic style. Upper-level windows are two-over-two double-hung sash. A lower cornice over the entry-level storefront is either lost or hidden behind a large sign band while a bracketed cornice remains visible above the paneled door with original transom leading to a residential unit above while a recessed entrance with inappropriate flat door leads into the former store location.

**Proposed Alterations:** It is proposed to replace windows and do façade renovations.

**Guideline Citations:**

- **Secretary of the Interior's Standards (SIS) 1.** -- see Agenda Item #3
- **Secretary of the Interior's Standards (SIS) 2.** -- see Agenda Item #3
- **Secretary of the Interior's Standards (SIS) 5.** -- see Agenda Item #3
- **Secretary of the Interior's Standards (SIS) 6.** -- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- **Secretary of the Interior's Standards (SIS) 9.** -- see Agenda Item #1
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item #1

**Evaluation, Effect on Historic Conservation District, Recommendations:** COA Application references various renovations to residential and retail structure. Proposal to remove infill at two former entry-level window openings along west (side) façade and install new windows to match original is appropriate; proposed replacements are Andersen Woodwright 400 series double-hung windows with fiberglass encased wood exterior with two-over-two lites to match existing. Applicant should clarify decision to retain infill at two remaining upper-level window openings along west (side) façade, considering subsequent request to address exterior cladding issues.

Proposed renovations to existing storefront are appropriate and include removal of aluminum caps from existing wood sills, repair covered transom above storefront window, restore/replace lower cornice above storefront window to match bracket cornice above entrance door leading to upper residential unit and replace recessed storefront door with new wood or smooth fiberglass door with glazing. Applicant encouraged to remove existing air-conditioning unit in storefront upper transom at recessed entrance and repair to match existing.

Proposal to remove non-historic asphalt sheathing from exterior facades to determine condition of clapboard siding underneath is appropriate. Applicant's proposal to repair and repaint revealed wood siding (if condition allows) is also appropriate; otherwise, Applicant intends to replace wood siding with fiber cement siding, which has been deemed as appropriate replacement siding within HCD. Existing downspouts and various utilities are currently attached to existing asphalt sheathing so care should be used when re-installing to repaired or replacement cladding.

Applicant also proposes to repair existing upper-level windows at south (front) façade as needed and to install new storm windows to fit existing window openings at 2<sup>nd</sup> floor level. Proposals are appropriate as long as new storm windows are designed with meeting rails to match location of meeting rails of existing windows.

COA Application does not reference new lighting or signage intended for building façade, within storefront window and/or on glass door panels. As reminder, Applicant must secure needed reviews and approvals for any new lighting and signage prior to installation.

**Discussion:** Rick Cantelmi and Christine Ussler represented proposal to replace windows and complete various façade renovations. Applicant described intent to bring more natural light into entry level for future tenant but also respect limited project budget so replacement windows along west (side) façade not currently envisioned at upper level. Applicant noted existing framing and trim at upper level window openings will remain and not covered over with repaired/replacement siding. Applicant also noted replacement windows along west façade will match divisions of original double-hung sash at that location (one-over-one or two-over-two lite configuration) so requested HCC resolution should allow for both options. Mr. Roeder requested clarification about proposed replacement windows, noting HCC desire for maximum glass exposure in comparison to wood components as well as smooth exterior surface for painting. Applicant noted details of proposed replacement windows are compatible with historic windows, with large glass exposure and smooth fiberglass exterior surface pre-finished in warm white or ivory color.

Applicant continued by summarizing approach to remove existing siding ... with selective removal to determine condition of wood siding underneath. If patching of existing proves not to be economical solution, all siding will be removed and replaced with new fiber cement siding.

Applicant confirmed original lower cornice above storefront window was previously removed so existing segment above door leading to upper-level residential unit to be replicated and extended above remaining storefront. Applicant also confirmed existing air-conditioner at transom of recessed storefront to be removed, with transom repaired to match existing. Applicant noted selection of replacement door at recessed storefront entrance not yet finalized; however, fiberglass door with three-quarter or full glazing is envisioned.

Applicant noted no new storm window envisioned for existing attic window along front (south) façade; however, remaining upper-level windows along front façade to receive new storm

windows, with locations of meeting rails to match rails of corresponding windows. Applicant continued that selection of storm windows not yet finalized but "triple-track" style envisioned, with all windows painted in warm white or ivory color. Mr. Evans requested specifications of intended replacement storefront door as well as new storm windows be submitted to Historic Officer and HCC Chair for review/approval prior to fabrication and installation.

**Public Commentary:** None

The Commission upon motion by Mr. Evans and seconded by Mr. Cornish adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described as follows:

1. Proposal to replace windows and do façade renovations was presented by Rick Cantelmi and Christine Ussler.
2. Approved improvements include:
  - a. remove infill at two former entry-level window openings along west (side) façade and replace with Andersen Woodwright 400 series double-hung windows
    - i. one-over-one or two-over-two lite configurations to match original, as discerned during selective demolition
    - ii. fiberglass encased wood exterior pre-finished in warm white or ivory color
  - b. renovate various details of existing storefront
    - i. remove aluminum caps from existing wood sills and repair, as needed
    - ii. repair covered transom above storefront window
    - iii. replace missing lower cornice above storefront window to match bracket cornice above entrance door leading to upper residential unit
    - iv. replace recessed storefront door with new wood or smooth fiberglass door with full or three-quarter glass panel
    - v. remove existing air-conditioning unit in storefront upper transom at recessed entrance and repair to match existing
  - c. remove non-historic asphalt sheathing from exterior facades to determine condition of clapboard siding underneath; repair and repaint revealed wood siding (if condition allows) or replace wood siding with new fiber cement siding
  - d. repair existing upper-level windows at south (front) façade as needed and install new storm windows to fit existing window openings at 2nd floor level
    - i. new "triple-track" storm windows with meeting rails to match location of meeting rails of existing windows
    - ii. all window components painted warm white or ivory in color
3. Applicant agreed to submit specifications of selected storm windows and replacement storefront door via City of Bethlehem for final review/approval by Historic Officer and HCC Chair prior to fabrication and installation; also agreed to return to HCC with future design proposals for signage that satisfy requirements identified on Certificate of Appropriateness Application and respect 'Guidelines for Signage' within Historic Conservation District.

The motion for the proposed work was approved 4-0-1, with Mr. Hudak abstaining.

**Old Business:** None

**General Business:** Minutes from HCC meeting on September 16, 2019 were unanimously approved by all in attendance.

There was no further business; HCC meeting was adjourned at approximately 8:15 p.m.

Respectfully submitted,



BY:

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Jeffrey Long  
Historic Officer  
South Bethlehem Historic Conservation District  
Mt. Airy Historic District