
M I N U T E S

BOARD: HISTORIC CONSERVATION COMMISSION, CITY OF BETHLEHEM

MEMBERS PRESENT: SETH CORNISH, CRAIG EVANS, GARY LADER (VICE CHAIR), KENNETH LOUSH, PHILIP ROEDER (CHAIR), TONY SILVOY, BETH STARBUCK

MEMBERS ABSENT: ROGER HUDAK

STAFF PRESENT: JEFFREY LONG

PRESS PRESENT: LANI GOINS (BETHLEHEM PRESS)

VISITORS PRESENT: DAVID DE LOS SANTOS, JUAN RODRIGUEZ, CHRISTINE USSLER, DUANE WAGNER

MEETING DATE: DECEMBER 16, 2019

The regular meeting of the Historic Conservation Commission (HCC) was held on December 16, 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: 702 East Fourth Street (Antillana Meat Market)

Property Owner: John Gross

Owner's Address: [REDACTED]

Applicant: Juan Rodriguez

Applicant's Address: 1533 Rudolph Drive, Bethlehem, PA 18018

Building Description, Period, Style, and Defining Features: This structure is a semi-detached, 2 ½ story, brick masonry building with a gambrel roof with flared eaves. It shares a party wall with a structure of comparable architectural detailing to the east and features three large roof dormers on the west (side) façade. The mixed-use building dates from ca. 1900 and is Dutch Colonial Revival in style while the storefront has been altered and is Modern in style. It includes a recessed corner entrance, large areas of storefront glass in aluminum frames, spandrel glass in the transoms and a projecting lower cornice.

Proposed Alterations: It is proposed to install a non-illuminated awning across the storefront and continuing along the side of the building.

Guideline Citations:

- **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 and Awnings'** -- Care should be taken in mounting signs and awnings 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 awning above existing lower cornice detail, extending down 4-feet over existing transom windows; proposed awning is 18-feet wide along front (north) façade and 7-feet at side (west) façade. To-scale architectural drawings (as required on COA Application) are not provided; however, supplement to Application includes computer-generated views of building corner indicating four options with varying awning styles and color schemes. Distance from bottom of awning to adjacent wall surface is not provided for any options.

Option 1 depicts awning with slight hip form at top accented in bright red color, with large vertical awning component in bright yellow color and accented at bottom in bright orange color; ends of awnings are closed and meet over recessed entrance in butt joint. Slab of meat illustration in bright red and bright white colors outlined in black is centered on awning at both facades. Company name "ANTILLANA" is at left and words "MEAT MARKET" are at right of illustration ... all in tall, slender, all-capital, sans-serif lettering in dark blue color with bright white outline. Option 1 also includes slogan "FREE DELIVERY" in similar but smaller all-capital, sans-serif lettering followed by business telephone number in bright white color at far right of awning segments within lower bright orange accent stripe. Difficult to discern from provided view, top of awning in Option 1 must include large flat segment to bridge over upper cornice detail while internal structural framework is visible from below. Option 2 depicts simple shed awning that terminates in lower valence flap; no dimension of flap detail is provided. Awnings are closed at each end and meet over recessed entrance in chamfer joint. Option 2 shares similar meat illustration along with style and placement of lettering with Option 1 but all in bright white color on solid black background. Option 3 is similar to Option 2 but with solid brown background. Option 4 shares same lettering and color scheme as Option 1 but shares same awning form of Options 2 and 3. Options 2, 3 and 4 do not include slogan and business telephone number details that appear on Option 1. It should also be noted that shed awnings depicted in views for Options 2, 3 and 4 ignore existing lower cornice that would prevent installation of awnings directly onto front façade so clarification is required if Applicant intends to remove cornice detail. Though not referenced on COA Application, all four options indicate intent to paint aluminum storefront frames in bright white color and masonry storefront aprons in bright red color. All four options also depict restored storefront window at right of recessed entrance at west (side) façade; however, recent site inspection indicates storefront glass and apron at that location is replaced with plywood panel covered in stucco.

Awning Options 1-4 as currently presented are not appropriate within Historic Conservation District, noting relevant Design Guidelines for Signage and Awnings indicating: "HCC strongly discourages installing signs or awnings in locations that obscure architectural features". Provided views indicate existing lower cornices would be obscured by proposed awnings while ignoring challenge of extending awnings out and over cornice detail, which terminates just above transom windows of storefront assembly. If HCC allows Applicant to install new awnings, resulting resolution should include such requirements as: installation beneath lower cornice molding to cover only transom windows above shop windows and terminate before transoms above recessed entrance (i.e. no closed joint above recessed entrance); Sunbrella (or comparable) canvas material in modest (not bright) color with open ends; front valence flap detail at 6-inches tall. Any graphics should be limited to serif lettering in solid color but no outline and no illustrations; warm white or ivory is appropriate alternative to bright white color.

Appropriate alternative to proposed awnings is double-sided blade sign installed at building corner above recessed entrance. New blade sign must satisfy signage design guidelines concerning hanging bracket, signage board material, lettering, off-set pinstripe detail around perimeter, etc. but could be illuminated on each side by gooseneck lighting fixtures.

In addition, Applicant should refrain from painting existing aluminum storefront frames and masonry aprons, as currently depicted. Applicant should also clarify intent (or not) of restoring missing storefront glass panel and lower apron at right of recessed entrance at side (west)

façade. Finally, current COA Application does not indicate secondary signage (typically installed on inside surface of entrance door) 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: Juan Rodriguez and David de los Santos represented proposal to install non-illuminated awning across storefront and continuing at side of building. Mr. Roeder inquired about status of covered panel at right of entrance (former segment of existing storefront assembly). Applicant responded that segment next to recessed entrance door was removed to facilitate delivery and installation of large-scale furnishings, etc. during recent renovations; opening currently closed over and covered in stucco ... not restored as depicted in provided supplemental illustrations. Mr. Roeder noted current proposal for large-format awnings with closed ends that converge above corner entrance does not satisfy design guidelines for awnings within Historic Conservation District. Mr. Lader continued that new awnings should be attached below existing lower cornice and aligned with storefront windows at left and right of recessed entrance but not converging above door. Mr. Roeder expressed preference for simple signage within windows and door rather than new awnings; however, if Applicant desires awnings, they should have open ends and placement of advertising (company name and logo, slogan, etc.) is limited to front valence flap only. Mr. Silvoy encouraged Applicant to visit NYC Village Pizza (129 West Fourth Street, adjacent to Post Office) with awning similar installed along front and side of building but also satisfies relevant design guidelines. Ms. Starbuck inquired about potential for blade sign installed at corner above recessed entrance, with gooseneck lighting fixtures for focused illumination. Applicant expressed concern that blade sign would be too small for intention of advertising new business, even if illuminated by gooseneck fixtures.

Mr. Roeder noted supplemental materials for current COA Application lack detailed information for HCC resolution and recommended to table issue until Applicant returns with more detailed proposal that also satisfies relevant design guidelines. Ms. Starbuck encouraged Applicant to consider canvas in darker color, with simple lettering in lighter color. Applicant expressed concern that darker canvas cannot be seen at night; Mr. Roeder noted existing street lights would adequately illuminate lettering in lighter color. Mr. Evans requested Applicant to refrain from painting masonry aprons below storefront windows bright red, as depicted in COA Application; Applicant noted aprons are already painted light gray in color but are in need of re-painting and agreed to paint to match existing. Applicant inquired about potential for illuminating new awnings with gooseneck lighting fixtures; Ms. Starbuck expressed approval of gooseneck fixtures as appropriate within Historic Conservation District. Applicant concluded by confirming potential for secondary signage within storefront windows but no desire for graphics or text on entrance door; agreed to return to HCC at future date to review details of such items.

Public Commentary: None

Upon motion by Mr. Lader and seconded by Mr. Evans, HCC unanimously decided to table decision to approve proposal to install non-illuminated awning across storefront and continuing at side of building until Applicant submits more comprehensive COA Application with to-scale drawings that also satisfy 'Guidelines for Signage and Awnings'; approval already secured from Bethlehem's Zoning Officer for logo coverage at various locations is also encouraged.

Agenda Item #2

Property Location: 321 Adams Street (Brinker Lofts)

Property Owner: Bethlehem-Adams, LLC

Owner's Address: (none provided)

Applicant: Charles Jefferson

Applicant's Address: 2030 Tilghman Street, Suite #203, Allentown, PA 18104

Building Description, Period, Style, and Defining Features: This structure is a detached brick masonry warehouse built in 1893 in the Romanesque Revival style that originally served as a cold storage facility and ice manufacturing plant during much of the early 20th century. The

structure was built in two sections, including a 5-story warehouse and a 2 ½ story icehouse with subsequent 1-story additions. Since the 1950s the structure has been occupied by Lehigh University as a service and storage building but is currently being converted into a residential building. It should be noted that this structure is individually listed on the National Register of Historic Places.

Proposed Alterations: It is proposed to install a gate for access to the courtyard area from the Greenway.

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) 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: COA Application is submitted in satisfaction of stipulation within motion approved on February 25, 2019 that Applicant "return to HCC for review of ornamental metal gates ... (intended for security to close off interior courtyard from nearby Greenway) when design is finalized". Comparison of previous submittals with current application indicates revision from initial concept of ornamental metal gate to simplified design. New gate seems to match previously approved handrail assembly at ramp and access stairs leading up into inner courtyard, including simple handrails and pickets fabricated in aluminum with square cross-sections. Provided images of new handrail segment and associated shop drawings indicate railings are 44.5-inches tall and vary in width from 60-inches to 75-inches; however, photomontage labeled "Courtyard View Looking South from Greenway" depicts much taller metal gate at approximately 8-feet high with segments that are taller than wide. Clarification of height discrepancy between provided detail and photomontage is requested before appropriateness can be determined, noting taller fence segments will require intermediate horizontal rails to ensure structural integrity of thin vertical pickets.

Discussion: Duane Wagner represented proposal to install gate for access to courtyard area from Greenway. Applicant submitted additional information (four photographs of simple iron gate at another location as inspiration for current project), noting depicted gate includes cross bracing and intermediate rails for structural stability. Mr. Roeder inquired about height of gate at proposed location; Applicant confirmed gate location would measure at least 6-feet high and might extend to 6-feet and 6-inches high. Applicant continued by confirming proposed gate is no longer highly decorative, as originally proposed; rather simplified in design with intermediate horizontal rails and/or cross-bracing for structural integrity, as needed. Mr. Roeder noted original gate was at least 8-feet high so 6-feet high gate is not much of deterrent and inquired if finials or spikes at top rail are envisioned; Applicant responded that top spikes are indeed envisioned. Mr. Evans inquired if intermediate and/or top rails will be applied to one side of pickets (as depicted in inspiration photos) or does design include continuous pickets punched through horizontal rails; Ms. Starbuck continued by inquiring if cross-bracing (as depicted in inspiration photos) is also envisioned. Applicant noted pickets punched through rails would be more expensive to fabricate and cross-bracing would only be installed, if needed for additional stability; Mr. Roeder noted applied rails are not as structurally stable and might result in more intermediate rails (additional material expenses) while pickets punched through rails should result in more stable construction, with less need for materials and (potentially) no need for cross-bracing. Ms. Starbuck expressed

concern that only one functioning gate segment is insufficient for proposed location; Mr. Lader continued by requesting clarification about functionality of proposed gates. Applicant responded that current proposal includes two 6-foot wide gate segments ... no longer moving along fixed track but rather swinging open and closed. Mr. Evans expressed preference for pickets punched through horizontal rails for structural integrity and requested clarification about intended use of gates; Applicant noted gates would be open during business hours to allow public access from adjacent Greenway into inner courtyard but would be locked after business closes each evening.

Public Commentary: None

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

1. The proposal to install gate for access to courtyard area from Greenway at 321 Adams Street was presented by Duane Wagner.
2. Approved design of new gate includes following details:
 - a. simple rails and pickets fabricated in aluminum with square cross-sections to match fence design previously approved elsewhere at project site
 - b. two gate segments to measure between 6-feet and 6-feet 6-inches high; each gate segment is 6-feet wide
 - c. pickets will be punched through horizontal rails for structural stability; intermediate rails and cross-bracing are also approved, as needed
 - d. simple top spikes at top rail (as security measure) will align with vertical pickets
 - e. gates will swing to open and to close; business hours of operation will dictate when gates are open
3. Applicant agreed to submit to-scale drawings of finalized gate design via City of Bethlehem for approval by Historic Officer and HCC Chair prior to purchase and installation.

The motion for the proposed work was unanimously approved.

Agenda Item #3

Property Location: 202 East Third Street (Webster Place)

Property Owner: Mario Paniccioli

Owner's Address: [REDACTED]

Applicant: Christine Ussler, Principal, Artefact, Inc.

Applicant's Address: 26-28 East Third Street, Bethlehem, PA 18015

Building Description, Period, Style, and Defining Features: Focus of the current COA Application is the eastern structure of two adjacent buildings, which is a 2-story, semi-detached, mixed-use commercial and residential building with contemporary storefront, terra cotta cladding at the upper level, with flat roof and stepped parapet that emphasizes the central grouping of arched windows. Originally constructed in ca. 1910 as a "vaudeville and moving picture theatre" the current structure represents only the front lobby portion of the 'Palace Theatre' (originally named 'Pastime Moving Picture Theatre'), which itself probably dates to 1928 when a new front façade and larger marquee were installed to mark the introduction of "talking pictures". It is Classical Revival in style and exhibits elements of Moorish Eclectic architecture. In 1994, the rear building portion (formerly auditorium) collapsed under heavy snow and was subsequently demolished. In 1996, New Bethany Ministries expanded into the front part of the building. At that time the street level façade was partially or completely replaced. The upper portion of the entry level façade is clad with an exterior insulation and finish system (EIFS) and has a smooth surface in light taupe color while the lower portion is clad in split-face masonry block in medium gray color up to the height of door and window heads. Four double-hung windows with a common pediment are centered within the street-level façade while similar metal doors in dark brown color flank

either side of the window grouping, each sheltered by an arched canopy in dark color. A featureless 1-story addition to the rear (south) with stuccoed façade and flat roof is of indeterminate age and style. It steps back from the side (east) façade and is barely perceptible from the public right-of-way.

Proposed Alterations: It is proposed to add a 2-story rear addition with flat roof, stucco facades and double-hung windows.

Guideline Citations:

- **Secretary of the Interior's Standards (SIS) 1.** -- see Agenda Item #2
- **Secretary of the Interior's Standards (SIS) 2.** -- see Agenda Item #2
- **Secretary of the Interior's Standards (SIS) 5.** -- see Agenda Item #2
- **Secretary of the Interior's Standards (SIS) 9.** -- see Agenda Item #1
- **Secretary of the Interior's Standards (SIS) 10.** -- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item #1
- **Historic Conservation Commission 'Design Guidelines'** -- Alterations, adaptive reuse and additions are sometimes needed to ensure the continued use of a building. An alteration or adaptive reuse involves returning a building to a useful condition while saving those parts that represent its historical, architectural or cultural significance. It is important that alterations and adaptive reuses do not radically alter, obscure or destroy character-defining spaces, materials, features, or finishes. If considered, new additions should be clearly differentiated but compatible in size, mass, form, fenestration, detailing and style with the historic building.

Evaluation, Effect on Historic Conservation District, Recommendations: COA Application is submitted in satisfaction of stipulation within motion approved on January 28, 2019 that Applicant "return to HCC with more details as project develops; however, basic concepts of new (rear) addition involve: footprint sets back slightly from existing (front) building along East Third Street; aluminum-clad windows (brand: Crystal, or comparable) as double-hung sash; coping detail as cap to flat parapet, with profiles around window and door openings". At that time, HCC also approved in-kind repairs to adjacent stone and brick masonry, mixed-use building along with various exterior repairs to current structure and granted permission to demolish abutting 1-story non-contributing building in preparation for new rear addition.

Current proposal indicates slight modification to original footprint of new rear addition to improve natural daylight conditions inside while retaining original concept of 2-story rear addition with flat roof, stucco facades and double-hung windows. Supplemental items including to-scale drawings of exterior facades along with details of typical window surround composed of Azek components and similar profiled coping at roof parapet are appropriate, as presented ... with Applicant's clarification that windows depicted in façade drawings are same aluminum-clad, double-hung 1-over-1 sash approved during previous HCC meeting. Similarly, proposed replacement windows at entry level of main structure's front façade are appropriate, as presented ... with Applicant's clarification that depicted windows are same aluminum-clad, double-hung 1-over-1 sash approved during previous HCC meeting. Clarifications about size, material, installation method, potential illumination, etc. of proposed signage centered above entry-level windows of front façade ('WEBSTER PLACE' in all capital, serif lettering) is required before appropriateness can be determined.

Discussion: Christine Ussler represented proposal to add 2-story rear addition with flat roof, stucco façades and double-hung windows. Applicant clarified that proposed replacement windows previously reviewed by HCC are full aluminum frames and sash (not aluminum-clad wooden windows). Mr. Lader inquired about proposed use of all-aluminum windows vs. more typical metal-clad or fiberglass window components, which would allow painted finish; Applicant responded that building owner is adamant about installing all-aluminum windows. Mr. Roeder

confirmed structural integrity of proposed windows during previous inspection of product. Mr. Lader continued by inquiring about thermal (insulation) value of proposed windows; Mr. Roeder responded that proposed windows must still meet current thermal insulation requirements as part of building permit and inspections process.

Applicant continued by summarizing modifications to original COA Application since previous HCC review ... noting notch in footprint of rear addition to afford more natural light (via additional windows) into various apartments as well as stair tower rotated 90 degrees to allow more natural light into rear apartment. Applicant clarified that windows visible from public right-of-way will have Azek molding profiles (as depicted in supplemental Drawing Sheet A.200) while windows within created notch are not visible from public right-of-way and will not include molding profiles. Applicant also described similar Azek molding profile at upper cornice envisioned just below aluminum coping at roof parapet. Mr. Lader inquired about need for access door depicted at top of stair penthouse; Applicant confirmed door is needed for access to roof-top mechanical equipment and not envisioned as terrace for use by tenants. Mr. Lader continued by inquiring about need for handrail at roof parapet; Applicant noted various equipment will be installed far enough away from parapet to avoid need for handrail assembly.

Applicant continued by noting modifications to front façade of main structure, with reduction in number of four to three windows at entry level, now aligning with existing windows at upper level; new windows to receive Azek molding profiles, as depicted in supplemental drawing Sheet A.200. Applicant also described intent to remove lower split-face masonry blocks and replace with hard-coat stucco with horizontal reveals created by inserted metal channels ... noting current depiction of channels will be slightly modified to allow for increase in height of voussoirs (individual components of jack arch) above windows and doors. Applicant continued by confirming that lower cornice detail has not changed since previous HCC review and also noted that lettering currently depicted above central windows is irrelevant to current COA Application. Mr. Roeder inquired about intended color of new stucco; Applicant responded that finish color of new stucco will be tan/beige to blend with natural colors found elsewhere of front façade. Mr. Roeder inquired about intended color scheme for decorative metal components at upper level of front façade; Applicant confirmed decorative metal details will be painted dark bronze or black to match elsewhere. Mr. Evans requested color selections to be submitted to Historic Officer and HCC Chair for final approval.

Public Commentary: None

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

1. The proposal to add 2-story rear addition with flat roof, stucco façades and double-hung windows at 202 East Third Street was presented by Christine Ussler.
2. Approved revisions to new rear addition described in original COA include:
 - a. all-aluminum, double-hung 1-over-1 sash replacement windows fabricated by Crystal (or comparable); new windows must satisfy current building code requirements for thermal (insulation) value
 - b. new notch within original footprint and stair tower rotated 90-degrees to improve natural daylight conditions of interior apartments
 - c. profiled window surrounds visible from public right-of-way and upper cornice composed of Azek components, as depicted in provided Drawing Sheet A.200; windows not visible from public right-of-way are without profiled trim
3. Approved revisions to front façade of main structure described in original COA include:
 - a. all-aluminum, double-hung 1-over-1 sash replacement windows fabricated by Crystal (or comparable); new windows must satisfy current building code requirements for thermal (insulation) value

- b. number of replacement windows at entry level reduced from four to three, aligning with existing windows at upper level; new windows to receive Azek molding profiles, as depicted in supplemental Drawing Sheet A.200
 - c. lower split-face masonry block façade removed and replaced with hard-coat stucco with horizontal reveals created by inserted metal channels ... noting slight modification in placement of channels currently depicted to allow for increase in height of voussoirs (individual components of jack arch) above windows and doors; finish color of new stucco to be tan/beige and decorative metal to be painted dark bronze/black
4. Applicant agreed to submit final color selections for finish stucco and paint for decorative metal details via City of Bethlehem for approval by Historic Officer and HCC Chair prior to purchase and installation.

The motion for the proposed work was unanimously approved.

Old Business: None

New Business: Mr. Long noted HCC meeting dates in January and February, 2020 will fall on federal holidays; Mr. Roeder continued by proposing to amend previous tradition of postponing such meetings one business week to one business day ... i.e. 2020 HCC meetings postponed from Monday, Jan. 20 to Tuesday, Jan. 21 (rather than Monday, Jan. 27) and from Monday, Feb. 17 to Tuesday, Feb. 18 (rather than Monday, Feb. 24) to avoid long timeframe between COA Application submittal deadline and resulting HCC review. HCC members unanimously agreed to proposal; Mr. Long agreed to communicate revised meeting schedule to all relevant parties.

General Business: Minutes from HCC meeting on November 18, 2019 were unanimously approved by all in attendance, with abstention by those not previously in attendance.

There was no further business; HCC meeting was adjourned at approximately 7:15 p.m.

Respectfully submitted,



BY: _____

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