
M I N U T E S

BOARD: HISTORIC CONSERVATION COMMISSION, CITY OF BETHLEHEM

MEMBERS PRESENT: SETH CORNISH, CRAIG EVANS, ROGER HUDAK, GARY LADER (VICE CHAIR), PHILIP ROEDER (CHAIR), TONY SILVOY, BETH STARBUCK, ARNOLD TRaupMAN

MEMBERS ABSENT: KENNETH LOUSH

STAFF PRESENT: DARLENE HELLER, JEFFREY LONG

PRESS PRESENT: NICOLE RADZIEVICH (THE MORNING CALL)

VISITORS PRESENT: TODD CHAMBERS, VICKI DOULE, DEVRON EPPS, ED GALLAGHER, KASSIE HILGERT, MICHAEL METZGER, CHRISTINE USSLER, NILDA VENTURA

MEETING DATE: JANUARY 28, 2019

The regular meeting of the Historic Conservation Commission (HCC) was held on January 28, 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 7:00 p.m.

Agenda Item #1

Election of HCC Officers for 2019:

HCC upon motion by Mr. Traupman and seconded by Mr. Cornish unanimously approved Mr. Roeder to serve as HCC Chair.

HCC upon motion by Mr. Roeder and seconded by Mr. Traupman unanimously approved Mr. Lader to serve as HCC Vice Chair.

Agenda Item #2

Property Location: 805 East Fourth Street (Tu Nueva Casa Restaurant)

Property Owner: Jomar Holding Company, Inc.

Owner's Address: [REDACTED]

Applicant: Nilda Ventura

Applicant's Address: 1139 Ridge Avenue, Allentown, PA 18102

Building Description, Period, Style, and Defining Features: The structure is a 2-story, brick masonry, mixed-use commercial and residential, semi-detached building with flat parapet, flat roof and altered storefront. Referring to Sanborn Fire Insurance maps of South Bethlehem, this structure and the adjoining building were constructed ca. 1900; however, the front façade was significantly altered in the late 20th century. The street level façade currently has a brick veneer in light brown color with small windows of various formats and a recessed storefront entrance. Double-hung windows with disproportionate louvered shutters are evenly spaced along the upper level façade but share no organizing relationship with doors and windows below. Various façade modifications prevent assignment of a specific architectural style to the structure.

Proposed Alterations: It is proposed to install a new sign.

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'** -- 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 new signage in several locations on lower level of front building façade.

New sign measuring 3' tall x 9' wide is proposed above existing two windows; material of signage and installation method is not indicated. Design of sign consists of bright yellow background with stylized graphic depicting single-story house with blue exterior siding, brown shed roof and windows with white trim; house graphic is centered on sign. Behind house is depiction of rising or setting sun. At left of house is text "Tu Nueva" in stylized bold serif lettering; beneath house and text are words "Casa restaurant"; **note:** "R" in "restaurant" is not capitalized. Beneath large text is smaller text in similar bold serif lettering as sub-heading; unfortunately, secondary text is illegible. All lettering is medium to dark red in color with outline in bright white color. In right portion of same sign is slogan "FREE DELIVERY" in all capital, bold, sans serif letters in medium red color with outline in bright white color followed on next line by business phone number in same bold sans serif font as slogan in medium red color with bright white outline. Indicated placement of sign has no relation to existing architectural features. Proposed signage is appropriate with following revisions: identify material of sign and intended mounting method so HCC can review/approve; remove slogan "free delivery" along with business phone number and locate elsewhere ... perhaps on entrance door; re-size sign accordingly by making less wide and then install centered above central window; revise bright white color to ivory or warm white color to comply with approved color for period-appropriate signage within Historic Conservation District; include off-set pinstripe detail around perimeter of sign ... perhaps in red color to match text or in ivory or warm white color to match outline of lettering.

Application also indicates intent to install cling signage in upper portions of existing windows as well as in lower portion of existing glass entrance door. No indications of size(s) for proposed cling signs are provided; however, notation on COA Application indicates signs are max. 40% of window surface area in satisfaction of zoning regulations. HCC Signage Guidelines identify signs as "words and (graphic) images applied to signboards and awnings as well as individual letters pin-mounted to parapets or building friezes". Current proposals for far right window and also for door are illustrations of various food products and thus fall outside that definition; therefore, two proposed "signs" are inappropriate. As compromise, Applicant could install slogan "Free Delivery", business phone number and/or opening hours in warm white or ivory lettering on inside surface of glass entrance door. Proposed cling sign for window adjacent to entrance door shares design of larger sign described above so purpose of window signage is unclear. As compromise, Applicant could avoid window signage but install similar signage at entrance door; otherwise, Applicant could install window signage but avoid installation of larger building sign above window.

Discussion: Nilda Ventura (accompanied by her son, as translator) represented the proposal to install new signage. Mr. Roeder recalled phone conversation with Applicant prior to HCC meeting during which certain needs to supplement COA Application were discussed: size(s) of lettering, size(s) and location(s) of proposed signage on building, method(s) for installing, potential hours of

operation on entrance door; offset pinstripe detail around perimeter of official signage, etc.. Applicant was unable to provide responses to concerns raised by Mr. Roeder.

Applicant initiated discussion by presenting canvas banner intended as large sign. Ms. Starbuck noted banner does not correspond with design of proposed signage within current COA Application. Applicant confirmed approval of current canvas sign already secured from city's Zoning Officer. Mr. Roeder clarified Zoning Officer approved canvas sign as "temporary banner" to hang for max. 30 days, with potential for 30-day extension; however, banner will need to be replaced with permanent signage.

Applicant also presented potential graphic (photographic images of food products) for proposed cling signage. Mr. Roeder requested Mr. Long to repeat definition of signage taken from Design Guidelines. In response, Ms. Starbuck requested Applicant to refrain from installing images of food on windows or door because they do not satisfy signage definition. Mr. Roeder suggested entrance door could include such information as opening hours, contact information, etc.

Mr. Roeder inquired if large sign could be reduced in length and installed above entrance door rather than above shop windows. Applicant explained entrance door serves multiple businesses so hanging location above door is not optional for proposed sign.

Applicant inquired if blade sign near building corner is possible. HCC members welcomed proposed blade signage but noted shape of corner signage is typically circular or square (rather than rectangular) and includes only business logo, with limited slogan; standard sizes are 24" x 24" and 30" x 30". Applicant inquired about exterior illumination of new signage. Mr. Roeder explained small spotlights on either side of projecting signs are appropriate; gooseneck lamps projecting onto flat signs are also appropriate. Ms. Starbuck continued that box signs with internal illumination are not appropriate.

Mr. Lader inquired about intended approach for mounting temporary banner. Applicant responded perimeter of banner has grommets at regular intervals, with wire intended for attaching signage to existing hooks at exterior façade.

Upon motion by Mr. Lader and seconded by Mr. Evans, HCC unanimously decided to table the decision to install new signage. Applicant is allowed to hang current temporary banner during timeframe approved by city's Zoning Officer while design of permanent signage is finalized. Applicant is encouraged to cooperate with professional sign maker, to reference Design Guidelines for Signage within Historic Conservation District and to cooperate with HCC Chair Mr. Roeder and with Historic Officer Mr. Long before submitting subsequent COA Application; new signage for HCC review would include: blade sign, larger flat sign and lettering on inside surface of window(s) and/or door.

Agenda Item #3

Property Location: 331 Broadway (Service Code Fashions)

Property Owner: Tim Gaugler

Owner's Address: [REDACTED]

Applicant: Devron Epps

Applicant's Address: 617 Ridge Street, Bethlehem, PA 18015

Building Description, Period, Style, and Defining Features: The structure is the semi-detached end unit in a series of similar 2 1/2 -story, brick masonry row houses. It was constructed ca. 1885 by developer Abraham Yost, who was also responsible for construction of the nearby 'Globe Theatre' (also known as 'Bethlehem Opera House') and the more noble stores along Wyandotte Street commonly referred to as 'Palace Row'. The front façade of this structure was significantly altered in the mid- to late 20th century. The street level façade currently has a brick veneer in light brown color with a half-height storefront shop window and recessed storefront entrance. A box sign above the brick veneer extends across the length of the lower façade. The original brick masonry of the building's remaining exposed façades was treated with a stucco veneer and given an etched pattern (often referred to as "Brickote") in imitation yellow

brick sometime during the mid-20th century. Two double-hung windows are evenly spaced along the upper level façade while the dormer with pair of slender double-hung windows is not centered along the Mansard roof. Various façade modifications prevent assignment of a specific architectural style to the structure; however, similar neighboring structures can be described as simplified Classical Revival style with Italianate influences.

Proposed Alterations: It is proposed to replace a box sign and to install a new bracket and projecting sign.

Guideline Citations:

- **Secretary of the Interior's Standards (SIS) 9.** -- see Agenda Item #2
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item #2
- **Historic Conservation Commission 'Guidelines for Signage'** -- see Agenda Item #2

Evaluation, Effect on Historic Conservation District, Recommendations: Submitted COA Application indicates intent to install new bracket and projecting sign. New projecting blade sign measuring 24" tall x 24" wide will be fabricated using 3/4" Medium Density Overlay (MDO) board. Proposed sign to be attached to building using metal scroll bracket measuring 15" tall and extending 30"; bracket to be painted black. Proposed mounting location of new sign is adjacent to existing box sign, at right of storefront window below; underside of sign measures approx. 8'-9" above public sidewalk. Design of new signage includes black background with stylized circle centered on sign in bright white color. Within circle are words "Source Code" followed on next line by word "Fashions" in contemporary sans serif lettering ... all in bright white color. Above business name are stylized letters "SC" in cursive all capital lettering in medium red color. Beneath business name is text "Urban Style Made Simple" in smaller contemporary sans serif lettering in medium red color. Proposed blade sign is appropriate, with following modifications: bright white color of stylized circle and business name should be revised to ivory or warm white to comply with approved color for period-appropriate signage within Historic Conservation District. It should be noted HCC traditionally requests pinstripe details around perimeter of signage; however, current design already includes circle outline so pinstripe is extraneous. It should also be noted that HCC traditionally approves serif lettering for signage within Historic Conservation District. Inspection of project site confirmed existence of mounting holes of former signage in general location of proposed sign so Applicant encouraged to re-use existing holes when installing new signage; otherwise, abandoned holes should be repaired during installation of new sign.

COA Application does not indicate existing box sign will be removed as part of current work scope so clarification is warranted. If so, caution should be exercised during removal to limit damage to façade beneath.

Discussion: Devron Epps represented the proposal to install new signage. Applicant clarified that height of new sign will be approx. 6" lower than depicted in provided illustration. Applicant also clarified existing box sign no longer illuminates so current sign will receive blank panel. Mr. Roeder encouraged Applicant to remove box sign from façade; Applicant confirmed preference to dismantle box sign but funding to remove is currently not available. Mr. Roeder noted that subsequent flat signage to replace current box sign would require HCC review. Mr. Evans inquired if depicted company logo would allow for ivory or warm white lettering as alternative to proposed bright white color. Applicant agreed to investigate if color of company logo could be modified from bright white to ivory; agreed to modify before fabrication of sign, if possible.

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 install new building signage was presented by Devron Epps.

2. Current signage within existing box sign to be replaced with new wall bracket and projecting sign:
 - a. new projecting blade sign measuring 24" tall x 24" wide to be fabricated using ¾" Medium Density Overlay (MDO) board
 - b. new sign to be attached to building using metal scroll bracket measuring 15" tall and extending 30"; bracket to be painted black
 - c. mounting location of new sign is adjacent to existing box sign, at right of storefront window below; underside of sign measures approx. 8'-3" above public sidewalk
3. Design of new signage includes black background with stylized circle centered on sign in bright white color, if ivory or warm white color is not possible:
 - a. within circle are words "Source Code" followed on next line by word "Fashions" in contemporary sans serif lettering ... all in same white color of stylized circle
 - b. above business name are stylized letters "SC" in cursive all capital lettering in medium red color
 - c. beneath business name is text "Urban Style Made Simple" in smaller contemporary sans serif lettering in medium red color
4. Applicant encouraged to re-use existing holes when installing new signage; otherwise, abandoned holes should be repaired during installation of new sign.
5. Existing box sign no longer illuminates so front panel will receive blank replacement; Applicant has option of replacing box sign at later date with flat sign that would require subsequent HCC review/approval.

The motion for the proposed work was unanimously approved.

Agenda Item #4

Property Location: 310-322 East Third Street

Property Owner: Ashley Development Corporation

Owner's Address: [REDACTED]

Applicant: Michael Metzger, President, Alloy 5 Architecture

Applicant's Address: 530 West Broad Street, Bethlehem, PA 18018

Building Description, Period, Style, and Defining Features: The structure is a 3-story commercial building with an acrylic, hard-coat stucco finish in taupe color applied to all facades, with a flat roof and stylized upper cornices defining flat parapets. An arched recessed entrance and accompanying arch supported by corbeled brackets at the upper cornice delineate the central building section, which also has narrow arched windows. The entry level has a series of aluminum door and window storefronts serving as entrances to various commercial tenants. Windows at upper floor levels are also aluminum storefront type frames but applied horizontal trim (as false meeting rails) give the appearance of 1/1 double-hung windows. The center section and both end sections set back from East Third Street. Built in ca. 2005, the structure is a contemporary building and therefore non-contributing to the Historic Conservation District; however, it references late Victorian detailing found throughout South Bethlehem.

Proposed Alterations: It is proposed to replace select windows.

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) 9.** -- see Agenda Item #2
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item #1

Evaluation, Effect on Historic Conservation District, Recommendations: Submitted COA Application indicates intent to replace select windows in proposed sleeping units to accommodate egress requirements due to change of use at second and third floor levels from business to residential, with new windows to "match existing window style, size and color". It should be noted that existing window styles and configurations were previously reviewed by HCC during series of meetings, resulting in Bethlehem City Council approval of Case #157 on Nov. 3, 2004. Accompanying resolution notes approval of "aluminum storefront type framed windows configured on ... second and third floors to look like 1-over-1 double-hung windows". Meeting notes mention Applicant's intent to return with window samples for HCC review; however, subsequent correspondence makes no mention of sample approval so manufacturer, color, model, style, etc. of installed windows could not be confirmed. Current proposal to replace select windows is appropriate, with certain modifications:

Not only select windows associated with sleeping units but all windows at both upper levels should be replaced with double-hung windows in order to present uniform appearance ... if not at all building facades at least at two most visible facades along East Third Street and Polk Street. Window paint colors applied during manufacturing process have faded over time due to age and weathering so color discrepancies between existing and replacement windows can be avoided by replacing all windows.

Original COA Application only mentions "framed windows configured ... to look like 1-over-1 double-hung windows"; however, observation of project site confirms both end sections exhibit windows with applied vertical muntins and configured to look like 2-over-2 double-hung windows. HCC should discuss if current situation with two different window styles is acceptable or if replacement windows should also respect original resolution by making all windows uniform with 1-over-1 double-hung configuration. If two window styles are acceptable, Applicant should revise window details on Drawing Sheet A6.00 to represent both configurations.

Representations of narrow windows in central section of front façade on provided architectural drawings imply top portions are segmental arches; however, observation of project site confirms existing windows have half-round arches so depiction and associated detail W-4 on Drawing Sheet A6.00 should be corrected. COA Application notes proposed replacements for arched windows "match existing window style (and) size"; however, current proposal replaces existing double-hung style windows with casement windows that no longer have meeting rails but rather fixed upper rails just below window arches. HCC discussion about this significant revision to approved window design is warranted. Applicant is encouraged to reconfigure floorplan layouts of residential units in central building portion to avoid change out of arched windows.

Applicant provided supplemental information that proposes Pella as replacement window fabricator. HCC has traditionally not approved Pella windows within Historic Conservation District so discussion of topic is warranted, especially if fabricator of original windows was different.

COA Application also makes limited mention of needed façade repairs at window heads, sills and jambs resulting from change out of non-operating storefront windows to operating double-hung window sash. Similar to observation about window colors, existing hard-coat stucco finish has faded and weathered over time so necessary repairs to match existing might necessitate re-painting significant portions of exterior façade. HCC discussion of this topic is also warranted.

Discussion: Michael Metzger represented the proposal to replace select windows at the upper two floor levels to accommodate egress requirements due to a change of use from "business" to "residential". Rather than replacing all upper windows, Applicant noted intentional symmetrical pattern for replacing select windows. Applicant explained Pella is only manufacturer capable of fabricating various types of needed windows ... noting existing windows are all "storefront-style" so original window company unable to manufacture functional replacements. Applicant confirmed casement window version for smaller windows must be custom fabricated to fit limited openings; rounded upper segments would be designed as fixed sash transom detail. Applicant concluded

by confirming proposed Pella window models are aluminum-clad wood windows in double-hung and casement configurations.

Mr. Roeder inquired if existing windows not required by code to be changed out would remain; Applicant confirmed desire to replace only windows (in select sleeping units) where dictated by code. Mr. Roeder suggested proposed casement windows would require applied meeting rail to imply aesthetic of double-hung window type; current detail in COA Application does not include meeting rail detail. Mr. Evans agreed with Mr. Long's assessment that arch detail of smaller windows is incorrect within COA Application; Mr. Evans continued by agreeing with Mr. Roeder's observation about need for applied meeting rail on casement windows to help match new double-hung sash.

Ms. Starbuck inquired about color of proposed replacement windows. Applicant submitted Pella Endura Exterior Color Collection "Brick Red" as preferred color for new windows. Several HCC members expressed concern that standard factory-applied color on new sash will not match color of existing windows. Ms. Starbuck suggested Applicant might need to budget for custom color in order to guarantee color match.

Mr. Cornish expressed concern about aesthetic of two different window types within smaller arched windows, as currently proposed. Applicant noted desire to limit client's expenses for window replacement to modified windows dictated by building code. Mr. Cornish continued by noting complex nature and resulting great expense of re-organized floor plan layouts to accommodate residential units but does not understand Applicant's concern about comparatively limited expenses for replacing all smaller arched windows in central section of front façade.

Mr. Lader suggested new windows could be different in color from remaining windows, especially considering symmetry of current design. Ms. Starbuck expressed preference for uniform window color and repeated previous comment about potential for custom color to match existing. Ms. Starbuck continued by suggesting that existing arched windows not changed out for casement windows could include removal of applied meeting rail to be visually consistent with new replacements.

Mr. Roeder inquired about dimensions of proposed replacement windows in comparison to existing windows. Applicant noted existing storefront windows have 2" trim profile; replacement double-hung sash will have 2" trim profile plus 1" operable sash so overall glass dimension will be reduced. Mr. Lader expressed concern that change out of individual windows within gangs of several consecutive window openings might not be possible. If not, all ganged windows would need to be changed out for consistency; otherwise, Ms. Starbuck requested central window (rather than end window) within gang of windows be changed out.

Mr. Traupman agreed with Mr. Long's assessment that all upper level windows along both visible facades (along East Third Street and along Polk Street) should be replaced with double-hung windows while windows in less visible (side and rear) facades could be replaced, as proposed. Mr. Traupman continued that any façade damaged during window change out would require re-painting to ensure consistency of color scheme.

Public Commentary: None

The Commission upon motion by Mr. Traupman 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. The proposal to replace select windows to accommodate egress requirements due to a change of use at the second and third floor levels from business to residential was presented by Michael Metzger.
2. All windows along north elevation (East Third Street) and east elevation (Polk Street) are to be changed out; windows to be changed out on south (rear) and west (secondary side) elevations are dictated by sleeping units, as presented. Approved replacement windows include:
 - a. Pella 450 Series aluminum-clad wood replacement windows configured as operable 1-over-1 double hung sash

- b. custom Pella aluminum-clad wood casement windows with fixed half-round transoms with full clear glass for narrower windows at center building section
3. Applicant agreed to ensure color of replacement windows will match the color of existing windows:
 - a. proposed color: Pella Endura Exterior Color Collection "Brick Red"
 - b. Applicant agreed to supply Historic Officer with sample of existing window and sample of proposed replacement window to confirm color match; if color sample proves unacceptable, replacement windows will receive factory-applied custom color to match existing finish
4. Applicant agreed to re-paint entire façade if exterior stucco finish is damaged during replacement window installation to ensure consistent color.

The motion for the proposed work was unanimously approved.

Agenda Item #5

Property Location: 25 West Third Street (Banana Factory)

Property Owner: ArtsQuest

Owner's Address: [REDACTED]

Applicant: Todd Chambers, Associate Partner, MKSD Architects

Applicant's Address: 1209 Hausman Road, Allentown, PA 18104

Building Description, Period, Style, and Defining Features: Six interconnected buildings along Northampton Avenue between West Second Street and West Third Street comprise the existing Banana Factory Arts & Education Center. For ease of reference, names associated with each of the six buildings within the COA Application are retained for this building description and subsequent assessment.

Building A (The House) is the oldest existing building within the complex and is located at the southwest corner of the current project site. This structure first appears on the 1885 Sanborn Fire Insurance map of South Bethlehem and retains certain original defining features: detached, 2½ story, 3-bay, brick masonry single family dwelling with rear framed appendages. The exposed brick masonry of the house has been stuccoed over and original windows have been replaced with inappropriately divided double-hung windows; however, the decorative entrance door, door surround and covered stoop remain intact, as does the bay window along the east façade. The building was converted to commercial use in the 1990s, with an art gallery at the entry level while the upper level serves as mechanical and storage space.

Building B (Infill) is the newest building component of the overall complex and dates from ca. 2000. This single-story masonry structure with a flat roof wraps around the oldest building on the north and east facades as a connector to other structures at the site. Windows along the west façade provide natural light to spaces facing the parking lot while a covered entrance along the east façade accommodates a service entrance.

Building C (Theodoredis) is a 3-story, 5-bay masonry building with a low hip roof and stepped parapet that fronts Northampton Avenue. Constructed in ca. 1936 (when the Demetrious Theodoredis Wholesale Bananas Company was first located on this property) it was once a free-standing structure but now connects to the oldest building via the contemporary infill to the south and is adjacent to a mid-1950s addition to the north. The building has undergone some alterations, primarily when renovated by ArtsQuest for its current use as an arts and education center, but retains much of its original integrity. Although windows and doors have been replaced and the central raised parapet was reconstructed using non-matching brick, the delineated façade with vertical pilasters, cast decorative elements as well as the stepped and corbeled parapet remain. Most distinctive is the structural terra cotta wall along the south façade (and presumably north façade later covered by the adjacent structure). Also referred to as hollow structural tiles, this type of construction is often associated with utilitarian structures dating from 1900 until ca.

1940. Few similar structural terra cotta buildings in South Bethlehem remain so this building serves as a unique representative of a specific construction technique. The upper portion of the western (rear) façade (facing adjacent parking lot) has a painted mural in simple black lettering on white background identifying this as "THE FOWLER Arts and Education CENTER".

Building D (Banana Expansion) is a 3-story, 4-bay masonry building with flat roof and flat parapet that served as an addition to the north of the original "Banana Warehouse" structure. The Demetrious Theodoredis Wholesale Bananas Company purchased the lot for this building in 1953 and the resulting structure facing Northampton Avenue appeared soon thereafter. Historical images confirm the 3-story brick structure originally included glass block windows and simple details typical of 1950s utilitarian architecture. The exterior has since lost its historical integrity with a white stuccoed exterior finish and aluminum storefront windows. Located in the upper parapet portion of the western and eastern facades (facing both Northampton Avenue and the parking lot) are illuminated three-dimensional, yellow, all-capital letters in a stylized font that identify this as the complex of structures currently known as the "BANANA FACTORY".

The ca. 1860 Lehigh Valley Hotel was demolished in 1960 to make way for further expansion of the Demetrious Theodoredis Wholesale Bananas Company with construction of Building E (Garage). The resulting 1-story brick masonry structure with flat roof and flat parapet was conceived as a utilitarian garage that originally serviced deliveries to the produce company. Original garage doors have been replaced over time, along with new window and door configurations. The west façade is decorated with a series of large scale tile mosaics that continue onto a nearby portion of the west façade of the adjacent "Banana Expansion" building and presumably date from renovations by ArtsQuest for its current use as an arts and education center.

Building F (Auto Parts Store) is a 1-story brick masonry building with flat roof and stepped parapet that fronts West Third Street. It was once a free-standing structure that served as a Plymouth automobile dealership but now connects to the oldest structure via the contemporary infill. The structure dates from ca. 1925 and is considered Classical Revival in style, with terra cotta detailing at the cornice, gabled entry (with scroll brackets and lighting consoles) and parapet coping. Surviving original architectural details also include an arched transom with fanlight over the central entry doors and large storefront windows flanking either side of the entrance.

Proposed Alterations: It is proposed to demolish portions of the existing building and construct a new community cultural arts center.

Guideline Citations:

- **Secretary of the Interior's Standards (SIS) 1.** -- see Agenda Item #4
- **Secretary of the Interior's Standards (SIS) 2.** -- see Agenda Item #4
- **Secretary of the Interior's Standards (SIS) 4.** -- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- **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 #2
- **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 #2
- **Historic Conservation Commission 'Design Guidelines' concerning demolition** -- HCC will not recommend approval for demolition unless proposed demolition involves a non-significant building, provided that the demolition will not adversely affect those parts of the site or adjacent properties that are significant.

- **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. ... specifically Article 1714.10.a(1) concerning:
 - o Size, Scale and Proportion: New construction should relate to the dominant proportions, size and scale of period buildings (1895 to 1950) in the district.
 - o Shape and Massing: New construction should incorporate massing, building shapes, and roof shapes that are present in period buildings (1895 to 1950).
 - o Streetscapes: New construction shall reflect prevailing setbacks and physical elements which define streetscapes, such as brick walls, wrought iron fences, building facades or combinations of these which form visual continuity and cohesiveness with the period buildings (1895 to 1950).

Evaluation, Effect on Historic Conservation District, Recommendations: Submitted COA Application depicts ambitious plan to redevelop project site, with demolition of Building A "The House" and adjacent Building B "Infill" in preparation for construction of large-scale structure along western edge of site (location of current parking lot and side plaza) with in-fill construction to connect new structure with existing Building F "Auto Parts Store" and with existing Building C "Theodoreis" while demolishing Building D "Banana Expansion" and Building E "Garage" structures. Proposed "3rd Street Plaza" would replace Building A "The House" while removal of Building D "Banana Expansion" and Building E "Garage" would make way for proposed "2nd Street Plaza" and on-site parking lot along entire northern length of property. Current COA Application responds to reviews of design proposals during HCC meetings on September 17, 2018 and December 17, 2018. No prior motion from HCC was requested by Applicant, who confirmed intention of returning at later date with revised designs that respond to expressed concerns. Commentary from most recent HCC meeting can be summarized as follows:

- reservations over loss of Building A "The House" as contributing structure to Historic Conservation District; salvage of historical entrance details and integrating into proposed new construction considered as acceptable compromise by certain HCC members
- need elaboration on proposed façade improvements to Building C "Theodoreis", including terra cotta side walls, main brick masonry façade with cast stone details, storefront façade systems of windows and doors, etc.
- potential outdoor murals should be completed on weather-resistant panels mounted to building façade rather than painted directly onto exterior wall surfaces
- consider spandrel glass as alternative to proposed metal panels within voids of select windows of new structure; if not, additional details concerning material(s) and illumination of proposed window panels are needed before HCC can approve
- mechanical penthouse on new structure should adhere to current proposal: penthouse screen max. 9' tall and set back from main façade approx. 10'
- consider cast sills for windows of main new structure in deference to similar detail at Building C "Theodoreis" and to help delineate new window openings
- provide details for 1-story addition to east of Building F "Auto Parts Store"
- resolve scale and provide details of proposed plazas

As contributing resources within Historic Conservation District, proposed demolition of existing structures is typically considered inappropriate; however, current proposal respects select commentary during Sept. 17th HCC meeting by reducing overall building heights, by responding to existing industrial nature of project site and by retaining two contributing structures: Building F "Auto Parts Store" (ca. 1925) and Building C "Theodoreis" (ca. 1935). Building A "The House" is

not integrated into current design proposal, as previously requested by HCC. Current COA Application includes two-page document with project information so current assessment is based upon provided narrative along with accompanying floor plans and exterior elevations, which reference dimensions of select building components and include notations concerning proposed building materials.

Proposed main building addition includes three floor levels and flat roof, with base of precast concrete panels with "natural finish" measuring 15' high, two upper floor levels at 14' high each and topped by 3' high parapet clad with precast concrete wall panels with brickface finish along with recessed rooftop equipment penthouse obscured from below by painted metal panel screening that extends 9' for overall building height of approx. 55'. Large-format aluminum window systems with vertical and horizontal divisions painted black punctuate two upper floor levels and align vertically in traditional structural bays, with certain window divisions (or partial window divisions) obscured by "painted insulated metal panel" inserts. Along West Third Street façade at third floor level of new addition are individual pin-mounted letters spelling out "ARTSQUEST" in all capital sans serif lettering in dark blue color (with larger-scale stylized "Q" in medium orange color) followed by "community cultural center" in all lower case sans serif lettering in medium gray color; references to "Banana Factory" and "Fowler Center" are not evident within current planning documents. It should be noted HCC has traditionally approved serif lettering for signage within Historic Conservation District.

Proposed connector clad in aluminum curtain wall system with black painted divisions links new main structure with existing Building F "Auto Parts Store" and with existing Building C "Theodoreis" while also serving as double-height lobby accessed from both new plazas. Building F "Auto Parts Store" remains part of redevelopment proposal as "Multi-Functional Gallery" but receives significant 1-story addition along eastern façade that steps back slightly from West Third Street to compensate for curved intersection radius and matches height of adjacent "Auto Parts Store"; proposed materials for addition include precast concrete wall panels with natural finish below as implied water table (height +/- 3') and with brickface finish above punctuated by aluminum storefront systems with black painted finish along West Third Street and Northampton Avenue elevations. Respecting previous HCC commentary, existing Building C "Theodoreis" is also integrated into development proposal and includes various functions over three floor levels. Masonry details (brick, terra cotta, stone and cast stone details) to be cleaned and re-pointed as needed; window mullions, doors and frames to be painted black to match painted finishes along other elevations. Low hip roof to be sheathed with "slate-look" asphalt shingle roofing.

Complex nature of proposed project necessitates complex evaluation. Demolition of Building A "The House" along West Third Street is inappropriate and represents loss of contributing structure within Historic Conservation District (HCD). It currently serves as reminder of few remaining 2½-story, detached and semi-detached dwellings that once defined architectural style and scale along both sides of this portion of West Third Street. Requests for demolition approved by HCC are typically predicated on Applicant's intent of replacing lost building with new structure so HCC must also consider if resulting "3rd Street Plaza" is acceptable compromise for loss of contributing structure. As compromise, provided Drawing Sheet HC10 "3rd Street Plaza Plan" notes "Relocated historic door surround" as item #7 within drawing legend and arrow on plaza drawing indicates proposed location of door exiting from "Auto Parts Store" (labeled 'Crayola Gallery') onto adjacent plaza; however, no elevation drawings depict relocated historical door features and accompanying narrative does not define which components of historical door (ex.: stoop, surround, hood, leaf, etc.) intend to be salvaged and re-installed.

Building B "Infill" is non-contributing to HCD so its loss is not considered inappropriate.

Incorporation of Building C "Theodoreis" into overall redevelopment proposal is appropriate. Proposed renovations to various masonry details as well as windows and doors are appropriate; acceptable replacement roofing shingles are GAF Slateline Shingles in Antique Slate Gray color.

Previous discussions with HCC determined Building D "Banana Expansion" and Building E "Garage" at northwest corner of project site are non-contributing structures within HCD so demolition is not inappropriate; however, requests for demolition approved by HCC are typically

predicated on Applicant's intent of replacing lost buildings with new structures so HCC must consider if resulting parking lot and adjacent "2nd Street Plaza" is acceptable compromise.

Applicant's desire to integrate existing Building F "Auto Parts Store" into overall project scope is appropriate. Subsequent reviews with HCC should include more detailed information concerning rehabilitation of surviving architectural details. Proposed new, 1-story eastern addition is appropriate, as depicted; however, details of proposed canopy above storefront should receive subsequent HCC review.

Concerning proposed new additions, concept of exterior walls of precast concrete slabs with "natural finish" at entry level is inappropriate, although similar construction was recently approved at Lehigh Valley Charter High School for the Arts at 321 East Third Street so HCC discussion is warranted. Proposed precast concrete wall panels with brickface finish for addition's upper two floor levels responds to commentary during previous HCC meetings and is appropriate. Large aluminum window systems punctuating two upper floor levels and aligning vertically in structural bays is appropriate; integration of cast sills for window openings resulting from previous HCC discussion is also appropriate. Use of opaque spandrel glass panels with vertical and horizontal window divisions matching clear vision glass panels rather than "painted insulated metal panel" inserts for partial window components was previously requested by HCC; Applicant is encouraged to elaborate on proposed metal panels for HCC consideration.

Proposed connector clad in aluminum curtain wall system serving as double-height lobby and accessed from both new plazas should also be discussed by HCC due to lack of similar examples within Historic Conservation District. **note:** HCC approved similar wall system as screening device along secondary façade for nearby parking garage at 324 South New Street as well as for connecting bridge at upper levels between garage and new mixed-use commercial structure at corner of South New Street and West Third Street; however, curtain wall system as major design element would be new architectural feature within Historic Conservation District. In addition, current drawings indicate large segment of proposed curtain wall facing 3rd Street Plaza at entry level hydraulically lifts open to form covered canopy over plaza so HCC discussion is also encouraged about this item due to lack of similar examples within HCD.

Bethlehem City Ordinance does not grant HCC ability to formally assess landscape elements not affixed or attached to existing structures. City's planning officials are also currently uncertain if proposed plazas represent zoning violations or if designs might be discouraged so HCC should refrain from discussing "2nd Street Plaza" and "3rd Street Plaza" project components in detail until clarification can be provided.

Beyond depiction of large-scale corporate sign, no additional details concerning secondary signage (ex.: directional signage, names of individual structures, opening hours, etc.) are provided; similarly, no references to exterior lighting are provided. Such issues would warrant future HCC reviews.

Finally, Applicant notes contact with Bethlehem Fine Arts Commission has been made and will provide HCC with update on status of existing mosaics on western facades of Building E "Garage" and adjacent Building D "Banana Expansion".

Discussion: Todd Chambers and Kassie Hilgert represented the proposal to demolish portions of the existing building and to construct a new community cultural arts center. **note:** Applicant distributed two supplemental drawing sheets for HCC consideration: HC-05.5 -- 3rd Street (south) Elevation; HC-13 -- 3rd Street Plaza Perspective, calling attention to salvaged historical entranceway depicted on detail leading from Building F "Auto Parts Store" onto plaza area

Applicant confirmed certain details require refinement before securing final HCC approval (ex.: signage, lighting, metal panel details for windows of main addition, plaza furnishings, etc.); however, HCC approval of overall design concept is requested so other city entities and agencies can assess before returning to HCC as project develops.

Mr. Traupman expressed disapproval of proposed demolition of Building A "The House"; could accept development approach that moved house to nearby location. Applicant responded that renovating or moving The House would be cost prohibitive and could not be integrated into ArtsQuest's vision for future cultural arts center. Applicant also recalled discussions during

previous HCC meetings when concessions were made to retain Building C "Theodoreis" and Building F "Auto Parts Store" along with salvaged components of historical covered stoop of The House as compromise for demolishing overall structure. Mr. Lader discussed cohesiveness of Historic Conservation District, where overall streetscape is more important than individual structures; continued that revised design proposal now reflects those defining elements. Mr. Evans explained on-going concerns about "The House" as last remaining residential structure along this portion of West Third Street and would have difficulty accepting its loss ... specifically its shape, scale, footprint and historical details that contribute to current streetscape; prefers renovated house over proposed steel structure depicted in current design proposal.

Mr. Roeder requested clarification about revisions to various façades resulting from previous HCC review. Applicant described 1-story addition along eastern façade of Building F "Auto Parts Store" now matches height of existing building; precast concrete wall panels with natural finish below as implied water table and with brickface finish above punctuated by aluminum storefront systems and shallow canopy over storefront that aligns with existing historical cornice. Applicant also described open-steel structure along western façade of Building F "Auto Parts Store" that balances western addition and emphasizes streetscape, with new plaza behind. Applicant continued by confirming large new addition now has cast sills for all window openings that recall existing window sills of Building C "Theodoreis" while window openings at entry level along western façade are now full-height (were formerly clerestory type windows) that align with window bays at upper floor levels. Applicant also explained that pre-cast concrete panels at entry level of large new addition would include removable panels as changing backdrops for outdoor murals resulting from children's programming. Applicant continued by admitting proposed metal panels within certain window openings of large new addition at upper floor levels warrant further development before HCC approval can be secured; however, intention is for panels to be painted in various colors and to be illuminated with LED lighting. Ms. Starbuck inquired about longevity of proposed metal panels; Applicant responded lifespan of envisioned material is 20-30 years.

Ms. Starbuck continued by inquiring about hydraulic lift envisioned within curtain wall system within proposed connector facing 3rd Street Plaza. Applicant responded current depiction represents desired idea but is not yet detailed enough for HCC consideration.

Applicant requested HCC responses to design proposals for two new plazas, understanding city's zoning and planning reviews of proposed outdoor spaces are not yet complete. Mr. Silvoy suggested constructing open steel structure around existing "The House" building and allow people to walk through, referencing similar concept in Lancaster, PA. Mr. Traupman expressed appreciation of project (including proposed plazas) and would offer support if "The House" is retained in overall design. Ms. Starbuck summarized opinion about fate of "The House" is not consistent among HCC members; continued by explaining personal conclusion "The House" no longer fits industrial scale and history of project site while few historical details worth salvaging actually remain. Mr. Roeder recalled HCC considered several demolition requests and no resulting HCC resolutions were carried unanimously. Mr. Roeder continued by recalling recent HCC approval to demolish similar structure involving non-profit agency that provides important services to local community while building scheduled for demolition was in poor condition and would prove difficult to rehabilitate from former residential structure to needed institutional use.

Mr. Roeder requested Mr. Long to clarify concern about proposed curtainwall system. Mr. Long responded that few examples of glass curtainwalls exist within Historic Conservation District and those examples are secondary facades functioning as screening devices so current proposal would represent first major use of curtainwall system within HCD. Ms. Starbuck responded current design proposal sets back curtainwall system away from existing streetscape to form backdrop for both plazas so introduction of new building system within HCD does not represent great concern.

Applicant summarized on-going discussions with Bethlehem Fine Arts Commission about acceptable approach for removing murals on building components scheduled for demolition.

Mr. Lader concluded discussion by inquiring if HCC should request Applicant to return with revised design proposal that retains existing "The House" and incorporates into overall design

proposal. Ms. Starbuck noted request would depend upon results of HCC vote in support/denial of proposed resolution.

Public Commentary: None

The Commission upon motion by Mr. Lader 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 demolish portions of the existing building and construct a new community cultural arts center was presented by Kassie Hilgert and Todd Chambers.
2. The redevelopment of the project site involves:
 - a. demolishing Building A "The House"
 - b. demolishing Building B "Infill"
 - c. retaining and renovating Building C "Theodoredis"
 - d. demolishing Building D "Banana Expansion"
 - e. demolishing Building E "Garage"
 - f. retaining and renovating Building F "Auto Parts Store"
 - g. constructing new, large-scale structure along western edge of site (location of current parking lot and side plaza)
 - h. constructing new in-fill that connects new structure with existing Building C "Theodoredis" and with existing Building F "Auto Parts Store"
 - i. constructing new addition to existing Building F "Auto Parts Store"
 - j. constructing new "3rd Street Plaza" to replace Building A "The House"
 - k. constructing new "2nd Street Plaza" and on-site parking a lot along northern length of property to replace Building D "Banana Expansion" and Building E "Garage"
3. The new main building addition includes:
 - a. three floor levels and flat roof, with base of precast concrete panels with "natural finish" measuring 15' high, two upper floor levels at 14' high each and topped by 3' high parapet clad with precast concrete wall panels with brickface finish along with recessed rooftop equipment penthouse obscured from below by painted metal panel screening that extends 9' for overall building height of approx. 55'
 - b. large-format aluminum window systems with vertical and horizontal divisions painted black punctuate two upper floor levels and align vertically in traditional structural bays and include cast window sills; certain window divisions (or partial window divisions) obscured by "painted insulated metal panel" inserts. note: Applicant agreed to return to HCC for subsequent review of window panels, as project develops
 - c. full-height windows at entry level of west façade align vertically with windows in upper level; surfaces of precast concrete facade to receive murals painted on weather-resistant panels rather than painted directly onto facade
4. The new connector serves as double-height lobby access from both new plazas and includes:
 - a. exterior cladding in aluminum curtain wall system with black painted divisions linking new main structure with existing Building F "Auto Parts Store" and with existing Building C "Theodoredis"
 - b. large segment of curtainwall at entry level hydraulically lifts open to become covered canopy at "3rd Street Plaza"; note: Applicant agreed to return to HCC with more details for subsequent review of operational component

5. Building F "Auto Parts Store" remains as a "Multi-Functional Gallery"; note: the Applicant agreed to return to HCC with more information concerning rehabilitation of surviving architectural details for subsequent review, including:
 - a. terra cotta detailing at cornice, gabled entry (with scroll brackets and lighting consoles) and parapet coping
 - b. arched transom with fanlight over central entry doors
 - c. large storefront windows flanking either side of entrance
6. Building F "Auto Parts Store" also receives:
 - a. 1-story addition along its eastern façade that steps back from West Third Street but matches its height; approved materials for eastern addition include:
 - i. precast concrete wall panels with "natural finish" below as implied water table (height +/- 3')
 - ii. brickface finish above water table punctuated by aluminum storefront systems with black painted finish along West Third Street and Northampton Avenue elevations
 - iii. Applicant agreed to return to HCC for subsequent review of proposed canopy above storefront
 - b. select historical details salvaged from main entrance stoop of Building A "The House" (including door surround, covered stoop and door leaf) to be installed at door exiting from "Auto Parts Store" onto adjacent plaza; note: Applicant agreed to return to HCC with more details for subsequent review as project develops
7. Building C "Theodoreis" is integrated into the redevelopment project; various improvements include:
 - a. cleaning and re-pointing masonry details (brick, terra cotta, stone and cast stone details), as needed
 - b. window mullions, doors and frames to be painted black to match painted finishes along other elevations
 - c. low hip roof to be sheathed with GAF Slateline Shingles in Antique Slate Gray color
8. The Applicant agreed to cooperate with the Bethlehem Fine Arts Commission concerning the fate of existing mosaics on the western facades of Building E "Garage" and adjacent Building D "Banana Expansion".
9. The Applicant also agreed to return to HCC for subsequent reviews of such items as:
 - a. exterior signage, including but not limited to: large-scale corporate sign, secondary signs (ex.: directional signage, names of individual structures, opening hours, etc.)
 - b. exterior lighting
 - c. details associated with designs of "2nd Street Plaza" and "3rd Street Plaza"

The motion for the proposed work was approved 5-3, as follows: Mr. Evans, Mr. Hudak, Mr. Lader, Mr. Roeder and Ms. Starbuck in favor; Mr. Cornish, Mr. Silvoy and Mr. Traupman against.

Agenda Item #6

Property Location: 202-204 / 206-208 East Third Street (Webster Place)

Property Owner: Mario Paniccioli, Valley Housing Development Corporation

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: The structure at 202-204 is a 3-story, semi-detached, stone and brick masonry, mixed-use commercial and residential building with a Mansard roof sheathed with red clay tiles. Constructed ca. 1920, it is Classical Revival in

style with Second Empire details, including Mansard roof with wall dormers, parapets and balconies, a round corner turret with bell-shaped roof along with a Classical cornice and entry columns. Clay roof tiles on the corner turret were replaced with Slateline asphalt shingles in "Victorian Red" color, as approved by HCC Case #461 on August 19, 2013.

The adjacent structure at 206-208 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. The theater stayed in business until the late 1950s when it was sold at sheriff's sale to Spaulding Electric for use as an office building and warehouse with two apartments above. 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 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 repair and replace windows and doors in-kind, to demolish an abutting 1-story building, to construct a new rear addition and to make miscellaneous exterior repairs to the building.

Guideline Citations:

- **Secretary of the Interior's Standards (SIS) 1.** -- see Agenda Item #4
- **Secretary of the Interior's Standards (SIS) 2.** -- see Agenda Item #4
- **Secretary of the Interior's Standards (SIS) 5.** -- see Agenda Item #4
- **Secretary of the Interior's Standards (SIS) 9.** -- see Agenda Item #2
- **Secretary of the Interior's Standards (SIS) 10.** -- see Agenda Item #5
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item #2
- **Historic Conservation Commission 'Design Guidelines' concerning demolition** -- see Agenda Item #5
- **Historic Conservation Commission 'Design Guidelines'** -- Alterations, adaptive reuse and additions are sometimes needed to ensure the continued use of a building; see Agenda Item #5.

Evaluation, Effect on Historic Conservation District, Recommendations: Submitted COA Application indicates intent to repair and replace windows and doors in-kind, to demolish an abutting 1-story building, to construct a new rear addition and to make miscellaneous exterior repairs to building. For ease of reference, assessment of 202-204 East Third Street proposals will be followed by assessment of proposals for adjacent 206-208 East Third Street.

Proposal to conduct in-kind repairs to various existing windows, doors and associated wood trim at 202-204 East Third Street is appropriate ... especially noting needed repairs to exterior storm doors, removal of window air-conditioning units in various locations as well as replacement of non-historic transom panels. Removal of existing inappropriate wood panel system and replace with new aluminum-clad wood sash window to match existing windows along west (side) elevation along Webster Street is also appropriate. COA Application indicates intent to install

storm windows along rear (south) elevation at repaired multi-lite windows at upper level but provides no detail about proposed manufacturer, material, etc.; appropriate exterior storm windows should be functional aluminum frame windows with horizontal meeting rails to match locations of meeting rails of associated windows. Installation of similar storm windows at repaired windows elsewhere is encouraged to ensure longevity of intended renovations; however, proposal for additional storm windows would require subsequent HCC review. COA Application makes no mention of additional exterior repairs for such items as roof, masonry walls, steps, metal handrails, decorative cornices, etc. nor is there any mention of proposed exterior lighting or signage; such items would require subsequent HCC review.

Proposal to conduct in-kind repairs to upper level windows at 204-206 East Third Street is appropriate. Proposal to replace three non-original windows at upper level with aluminum-clad wood sash with insulated glass is appropriate; however, Applicant should clarify discrepancy between sheet with color image of façade noting "repair existing arched transoms" vs. sheet with hand-drawn sketch of façade indicating half-round double-hung sash and no fixed transoms. Proposal to clean terra cotta façade and to re-point mortar joints to match existing at façade and along upper parapet is appropriate. COA Application makes no mention of repairs to existing decorative railing at upper level windows. Removal of EIFS façade treatment at lower level and replace with cement-based stucco finish with horizontal recessed channels to define rusticated appearance as well as removal of arched canopy awnings is appropriate. Removal of metal door at right of central windows and replace with paneled fiberglass door is appropriate; similarly, removal of metal door at left of central windows and replace with new aluminum-clad wood double-hung sash is appropriate. Replacement of four central windows at lower level with new aluminum-clad wood double-hung sash is also appropriate. Recalling details of adjacent building at 202-204 East Third Street, proposed transoms above four central windows and above adjacent new window is appropriate, as is proposed Azek trim divider; Applicant should clarify if similar transom is envisioned above new entrance door. Proposed shed roof with wood bracket and standing-seam metal sheathing over new entrance door references similar stoop details found throughout South Bethlehem; however, those covered stoops are typically associated with row houses along secondary streets. Applicant should perhaps be inspired by details of original theater by taking advantage of existing medallions that once supported movie marquee to design new awning that stretches across façade -- see also historical image from newspaper article. If so, proposed projecting cornice with wood brackets would prove unnecessary. COA Application notes no work envisioned at side (east) and rear (south) facades.

COA Application continues by proposing to demolish 1-story abutting structure at rear (south) of existing structure. Research on history of project site confirms this addition dates from mid- to late 20th century so it is non-contributing to overall HCD. Requests for demolition approved by HCC are predicated on Applicant's intent of replacing lost building with new structure so HCC must consider if resulting 2-story addition with even taller stair tower is acceptable. COA Application does not include site plan of existing configuration so comparison of current building footprint with proposed addition is not possible. Accompanying photographs indicate current rear addition sets back significantly from side façade of main structure while proposed new addition is almost flush with façade of main structure. Small scale of provided exterior elevations make assessment of proposed addition challenging; however, design proposal depicts 2-story structure approx. 22' high (top of stair tower = approx. 31' high) with stucco finish, flat roof and aluminum gutters and downspouts. Drawings propose "Jeld Wen Model #2500 Wood Windows" and depict 8-over-8 double-hung configuration for total of 12 windows in various facades. No floor plans accompany exterior elevations so logic of window placement is difficult to discern; similarly, emergency door exiting from stair tower is not evident from provided drawings. Proposed addition is inappropriate as presented, based upon relevant design guidelines: "new construction should relate to dominant proportions, size and scale of period buildings in the district; ... new construction should (also) incorporate massing, building shapes, roof shapes and window and door types present in period buildings." HCC discussion is warranted to determine if location of proposed addition is hidden from view enough from public right of way to render design guidelines inapplicable; otherwise, re-design of rear addition that satisfies various design guidelines is requested.

Discussion: Christine Ussler represented the proposal to repair and replace windows and doors in-kind, to demolish an abutting 1-story building, to construct a new rear addition and to make miscellaneous exterior repairs to the building.

Applicant confirmed all existing exterior woodwork, including windows, doors, all trim, etc. at 202-204 East Third Street structure to be repaired in-kind. New storm windows (triple-track, with meeting rails to match associated windows) to be installed at repaired multi-lite windows at upper level of rear (south) façade; proposed finish of storm windows is black or tan in color. Applicant continued by proposing clear glass panels installed at locations of former stained glass transoms (currently covered over), with glazing and trim to match adjacent existing windows. Large storefront windows at entry level to be replaced in-kind but with insulated glass panels so storm windows are unnecessary. Mr. Roeder shared observation from recent site inspection that most existing windows include robust sash and trim so full replacement is unnecessary and in-kind repairs are preferred. Mr. Evans inquired about condition of existing box gutters; Applicant responded that gutters have not yet been inspected but continued by confirming existing roof is currently being retained ... also noting if issues with roof details arise during renovations, client will be encouraged to replace in-kind to match existing, including box gutters, terra-cotta roof tiles, etc. Applicant also noted all decorative metalwork will be retained, cleaned, repaired in-kind (as needed) and painted. Applicant continued by noting existing inappropriate window sash in large window in wall dormer at third floor level along East Third Street (front) façade to be replaced with new aluminum-clad wood sash double-hung window. Mr. Roeder inquired about turret door leading out onto 2nd floor balcony; Applicant responded client intends to repair existing door in-kind but not make operable. Applicant continued by proposing exterior masonry façade will be gently cleaned but no current plans for major masonry repairs.

Applicant continued by addressing adjacent theater structure at 206-208 East Third Street, explaining client was not originally interested in revising façade except for replacement windows; however, Applicant is now cooperating with client to complete additional renovations. Applicant distributed revised exterior elevation drawing that depicts new proposal for East Third Street (front) façade. Windows at upper level currently have fixed sash in half-round transoms; however, preference is 1-over-1 double-hung operable sash, with half-round component of upper sash, as depicted. Proposed residential use might require re-considering double-hung sash as casement windows to satisfy egress requirement. Mr. Evans noted examples of casements with central horizontal pivot (rather than at stile location) as version of operable awning/hopper window; Ms. Starbuck noted additional examples of casements with central vertical pivot point. Applicant expressed concern that such examples would not satisfy egress requirements.

Applicant transitioned by addressing demolition of existing one-story rear addition and proposed two-story replacement, noting current design was completed by third party who is no longer associated with client. Applicant admitted current floor plan layouts require revision but intended rear addition will remain as intentional box structure with flat roof, profiled details around windows and doors, with additional window openings for living than currently depicted. Clarifying revision from notes on submitted drawings, Applicant confirmed client's proposal for Crystal aluminum double-hung windows. Surface treatment of new addition will be stucco (not EIFS) and footprint will be almost flush with existing side façade of theater structure; **note:** current one-story addition steps back approx. 12 feet from side façade of theater. Mr. Evans requested that new addition also includes profiled coping detail at upper parapet (rather than simple flashing with drip edge) perhaps inspired by details of adjacent structures. Applicant also noted desire to re-configure stair tower location to allow for more room on site for parking and to allow easier access from exit to adjacent parking area. Applicant agreed to return to HCC with more details concerning revised locations and quantities of windows, orientation of stair tower (potentially reduced from 3 to 2 stories) and possible new inner courtyard to allow for more windows at living units. Applicant also mentioned potential for new fence along Webster Street to offer more privacy for tenants.

Public Commentary: None

The Commission upon motion by Mr. Lader 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 repair and replace windows and doors in-kind, to demolish an abutting 1-story building, to construct a new rear addition and to make miscellaneous exterior repairs to the buildings was presented by Christine Ussler.
2. Renovations to various existing windows, doors and associated wood trim at 202-204 East Third Street also include:
 - a. in-kind repairs to exterior storm doors
 - b. remove window air-conditioning units in various locations and replace to match existing historic building fabric
 - c. replace non-historic transom panels and replace with glass panels to match existing historic building fabric
 - d. remove existing inappropriate wood panel system along west (side) elevation along Webster Street and replace with new aluminum-clad wood sash window to match existing windows
 - e. remove existing inappropriate window sash at third level upper window on north (front) elevation; replace with new aluminum-clad wood sash double-hung window to match existing windows
 - f. large storefront windows to be replaced in-kind but using insulated glass
 - g. install exterior storm windows along rear (south) elevation at repaired multi-lite windows at upper level in black or tan color; appropriate storm windows should be functional aluminum frame windows with horizontal meeting rails to match locations of meeting rails of associated windows. **note:** installation of storm windows elsewhere is encouraged to ensure longevity of intended renovations but would require subsequent HCC review
 - h. existing metalwork details to be repaired in-kind and painted; existing exterior masonry walls to be gently cleaned
 - i. additional exterior renovations to roof, masonry steps, decorative cornices, etc. as well as proposed exterior lighting and exterior signage require subsequent HCC review
3. Various renovations at 204-206 East Third Street include:
 - a. replace three non-original windows in central portion of upper level with aluminum-clad wood sash with insulated glass. **note:** if dictated by egress requirements, new sash will be casement windows with fixed sash at upper half-round portion of window openings; smaller windows at right and left of central window grouping would also receive similar casement windows with fixed sash at upper half-round portion of window openings
 - b. gently clean terra-cotta façade and re-point mortar joints to match existing at upper level façade and along upper parapet
 - c. existing metalwork details to be repaired in-kind and painted
 - d. remove existing EIFS façade treatment at upper portion of entry level and replace with cement-based stucco finish with horizontal recessed channels to define rusticated appearance; new stucco with horizontal delineation continues over existing split-face block wall at lower portion of entry level
 - e. replace existing four central windows at lower level with new aluminum-clad wood double-hung sash
 - f. remove existing arched canopy awnings
 - g. remove existing metal door at right of central window grouping and replace with paneled fiberglass door
 - h. remove existing metal door at left of central window grouping and replace with new aluminum-clad wood double-hung sash

- i. create new transoms above central window grouping, above adjacent new window and above adjacent replacement door; space between openings is painted AZEK trim divider
 - j. install new projecting cornice (approx. 24") at transition from new stucco finish at entry level to existing terra-cotta façade at upper level; cornice constructed in wood with wood brackets, top of cornice to pitch slightly and flashed into existing terra-cotta mortar joints
4. Renovations to rear structure include demolition of 1-story abutting structure at rear (south) of existing structure and replace with new 2-story structure approx. 22' high with stucco finish, flat roof and aluminum gutters and downspouts. The Applicant agreed to return to HCC with more details as project develops; however, basic concepts of new addition involve:
- a. footprint sets back slightly from existing (front) building along East Third Street
 - b. aluminum-clad windows (brand: Crystal, or comparable) as double-hung sash
 - c. coping detail as cap to flat parapet; profiles around window and door openings

The motion for the proposed work was unanimously approved.

Old Business: None

General Business:

Mr. Roeder suggested revising start of future HCC meetings from 7:00 p.m. to 6:00 p.m, with desire to end meetings by 9:00 p.m.; suggestion to revise start time was unanimously approved.

Minutes from HCC meeting on December 17, 2018 were unanimously approved ... noting abstention by one HCC member absent from that meeting.

There was no further business.

HCC meeting was adjourned at approximately 10:00 p.m.

Respectfully submitted,



BY: _____

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