
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), KENNETH LOUSH, PHILIP ROEDER (CHAIR), TONY SILVOY, BETH STARBUCK

MEMBERS ABSENT: ARNOLD TRaupMAN

STAFF PRESENT: JEFFREY LONG

PRESS PRESENT: ED COURRIER (BETHLEHEM PRESS)

VISITORS PRESENT: RYAN DAUBERT, JOSHUA DIVERS, LAWRENCE EIGHMY, TUCKER EIGHMY, TOM GERCAK, CHARLES JEFFERSON, TIM JONES, ELLIOT NOLTER, JORDAN SERULNECK

MEETING DATE: FEBRUARY 25, 2019

The regular meeting of the Historic Conservation Commission (HCC) was held on February 25, 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: 700 Evans Street (Lehigh Partners)

Property Owner: Tim Jones

Owner's Address: (none provided)

Applicant: Tim Jones

Applicant's Address: 1910 Robin Way, Bethlehem, PA 18018

Building Description, Period, Style, and Defining Features: This structure is a 2-story, detached, brick commercial building with a flat roof, stepped parapets and a brick belt course at the cornice line. There is a recessed corner entryway at Evans Street and Buchanan Street, which is most likely the traditional entrance; Neo-Classical details (fluted pilasters, cornice moldings, etc.) all painted in bright white color emphasize the entryway. The building dates from ca. 1940.

Proposed Alterations: It is proposed to change the logo of an existing sign face.

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 change out signage within existing internally-illuminated box sign to reflect company name and logo.

Contrary to indication on cover sheet of COA Application, scale drawing of proposed sign and associated exterior building façade is not provided so application is incomplete. Ideally, scale drawing confirming important height and width dimensions of entryway, trim details and proposed sign (including sizes of lettering, etc.) should be submitted for HCC consideration. Provided photo-montage of proposed signage along Adams Street appears to indicate existing box sign turns corner and has similar visible sign band along Buchanan Street so clarification from Applicant about intention to install two signs (rather than single sign, as currently illustrated) is warranted.

According to previously-mentioned Guidelines for Signage, illuminated box signs are not recommended for approval within Historic Conservation District so proposed signage is inappropriate. Signage Guidelines also indicate that "signage for first floor businesses should be located below second floor window sills ... (while) signs for upper-floor businesses may be lettered within upper-floor windows" so clarification about location of business associated with proposed signage is warranted.

Applicant is encouraged to submit revised application for subsequent HCC review of new signage that satisfies following parameters:

- if business associated with new signage is located in upper floor, consider lettering within upper-floor windows
- if business associated with new signage is located in first floor, carefully remove existing internally-illuminated box signs and repair any resulting damage, then replace with appropriate flat signage that includes relevant logo and text; consider reducing overall width of new signage to match dimensions of profiled cornice above recessed entryway; **note:** currently much too wide for proposed sign
- include scale drawing confirming important height and width dimensions of entryway, trim details and proposed sign (including sizes of lettering, etc.); application should also confirm if new signage is intended for one or both street facades
- indicate size and material of proposed signage
- identify means for installing new signage; mounting locations should take advantage of mortar joints rather than making holes directly into bricks or other masonry, which will facilitate repair if sign is removed or relocated in future
- cooperate with signage company for more professional design; current proposal simply incorporates company logo and words "LEHIGH PARTNERS" in all capital, sans serif letters in medium blue color and uniform spacing between letters; traditionally, signage within Historic Conservation District incorporates serif lettering and off-set pinstripe detail around outer perimeter of sign
- **note:** ivory or warm white color is typically encouraged for signage with Historic Conservation District; however, Neo-Classical ornamentation of existing building is appropriately painted bright white so proposed signage can also be bright white in color

Discussion: Tim Jones and Ryan Daubert represented the proposal to change the logo of an existing sign face. Applicant confirmed main office is located in upper-level of building but also has shared conference room at entry level so desire is to install signage at recessed entrance. Mr. Roeder repeated Mr. Long's statement that internally-illuminated box signs are no longer allowed within Historic Conservation District (HCD) and Historic Conservation Commission (HCC) does not approve such signs. Applicant noted HCC approved box signage in June, 2011 for previous tenant. Mr. Roeder responded that signage approval for previous tenant (music and art studio) did not allow internal illumination. Applicant noted online search resulted in examples of HCC approvals for internally-illuminated signage; Ms. Starbuck responded that such approvals were not for standard illuminated box signs but rather for stand-alone corporate signage for such

businesses as hotels and gas stations. Mr. Long confirmed HCC Design Guidelines for Signage date from June 2004 and specifically state illuminated box signs are not acceptable within HCD. Applicant confirmed intended sign does not include internal illumination but expressed desire to use existing box sign locations (one at each street façade) for temporary signage solution until business succeeds and more permanent signage is needed. Applicant agreed with suggestions by HCC to integrate off-set pin stripe detail around perimeter of signage (preferably to match color of company logo and lettering) and to potentially reduce perceived width of signage by darkening one or both ends of each sign. Applicant also agreed to return to HCC with design of more permanent signage following proven success of business.

Public Commentary: None

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

1. The proposal to change the logo of an existing sign was presented by Tim Jones and Ryan Daubert.
2. Approved signage includes:
 - a. company logo and words "LEHIGH PARTNERS" in all capital, sans serif letters and uniform spacing between lettering, all in medium blue color
 - b. approved background in bright white color is exception to typical warm white or ivory color within Historic Conversation District due to attempt to match appropriately-painted bright white Neo-Classical details of existing building
 - c. new signage to be installed within two existing box signs above recessed corner entryway at Evans Street and Buchanan Street facades; internal illumination of existing box signs no longer allowed
 - d. off-set pin stripe detail around perimeter of signage is required, preferably in medium blue color to match color of company logo and lettering
 - e. Applicant has option to reduce perceived width of signage by darkening one or both ends of each sign
3. Applicant agreed to return to Historic Conservation Commission with any subsequent signage proposals, noting existing box signs would be replaced at that time with proposal that satisfies Historic Conservation District Guidelines for Signage.

The motion for the proposed work was unanimously approved, with Mr. Cornish not yet in attendance.

Agenda Item #2

Property Location: 327 Broadway (Seven Sirens Brewery)

Property Owner: Sycamore Hill Farm Developers

Owner's Address: (none provided)

Applicant: Lawrence Eighmy; Managing Principal, The Stone House Group

Applicant's Address: 301 Broadway, Suite 500, Bethlehem, PA 18015

Building Description, Period, Style, and Defining Features: With unique facades facing two streets that ultimately converge further east on the same block, the lowest level of this 3-story structure is accessed along Broadway and (until recently) served as a single-level parking garage for customers of the Wells Fargo bank located in the former E.P. Wilbur Trust Company building, also referred to as Bethlehem's Flat Iron Building. The two upper floors are accessed from West Fourth Street and serves as a two-level parking garage for residential and commercial tenants of the Flat Iron Building. According to the 2009 publication by Kenneth F. Ranieri about Bethlehem's prolific architect A.W. Leh, the ca. 1900 original building can be attributed to Leh; however, Mr. Ranieri identifies the structure within the accompanying Chronology as "lost".

A visual inspection of current conditions along West Fourth Street confirms that one large opening with a garage entrance stretches across the entire length of the entry level façade while

the upper level is a featureless stuccoed façade that also stretches across the entire length and upwards to the flat roof parapet. The two east façades share party walls with adjacent structures that connect to the nearby Flat Iron Building. The remaining west exterior façade is an exposed 3-story façade sheathed in a painted Exterior Insulation and Finishing System (EIFS) that faces an open parking lot. Large punched openings at the first and second levels allow for natural light and ventilation of the garage. A Sanborn Fire Insurance Map with addendums dating through 1944 indicates the structure was significantly altered as an "Auto Sales and Service" location in 1929 and identifies a structural framing system of exposed steel, with concrete floors and roof along with brick outer bearing walls. It is most likely that the structural components currently visible inside the garage date from that same period.

HCC issued Certificates of Appropriateness for various exterior improvements to the façades along Broadway and adjacent parking lot during its regular meetings on May 21, June 18 and October 15, 2018.

Proposed Alterations: It is proposed to revise the design of the West Fourth Street façade, add windows at upper floors on the west façade of the building and add rooftop infrastructure.

Guideline Citations:

- **Secretary of the Interior's Standards (SIS) 1.** -- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- **Secretary of the Interior's Standards (SIS) 2.** -- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- **Secretary of the Interior's Standards (SIS) 3.** -- Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- **Secretary of the Interior's Standards (SIS) 5.** -- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- **Secretary of the Interior's Standards (SIS) 9.** -- see Agenda Item #1
- **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 'Guidelines for Signage'** -- see Agenda Item #1

Evaluation, Effect on Historic Conservation District, Recommendations: Submitted COA Application indicates intent to install new 2-story aluminum and glass curtain wall system with flat parapet along entire West Fourth Street façade as contemporary interpretation of original masonry façade with street-level storefront openings. Applicant justifies design approach for new façade by organizing layout of vertical and horizontal components according to structural grid of original structure. Applicant also explains new curtain wall system will improve thermal efficiency of façade, simplify construction and improve overall streetscape. Current application depicts revised design proposal in response to initial HCC review on Dec. 17, 2018; comments by HCC in response to initial proposal can be summarized as follows:

- uncertainty about revealing older building components behind vision glass
- combination of vision glass and spandrel glass acceptable; however, reflective glass considered inappropriate within Historic Conservation District

- appreciation of contemporary solution to non-contributing structure but alignment of all vertical window divisions preferred; depicted window divisions are so abstract they do not seem to relate to original structure
- integrate intermediate horizontal cornice as well as upper horizontal upper cornice in approximation of original details to better delineate entry level from upper level
- extend height of parapet; potential to raise center bay of upper parapet to recall detail of original structure

Revised design accompanying submitted COA Application indicates continued intent to install new 2-story aluminum and glass curtain wall system with flat parapet along entire West Fourth Street façade as contemporary interpretation of original masonry façade with street-level storefront openings. Proposed aluminum components are dark bronze to match similar elements already approved by HCC at remaining facades. New, taller horizontal bands of aluminum panels are now organized at intermediate cornice/sign band level as well as at upper cornice. Glazed segments are "semi-reflective glass"; samples to be reviewed during HCC meeting. Main windows at upper level include operable "awning window" feature. HCC should clarify if Applicant's current proposal to align central bay with remaining façade is acceptable rather than recalling distinctive recessed central bay feature of original structure. Applicant should explain garage door aesthetic of four bays of proposed storefronts at entry level, considering only one bay at far right is on-grade and can be used as actual garage door.

Current COA Application also proposes limited revisions to façade components previously considered by HCC. Revisions include new window openings at second and third floor levels at side (west) façade facing parking lot that recall previous openings currently not visible from exterior façade; window details and divisions match windows already approved for adjacent façade. Proposed gooseneck light fixture centered above entry-level exit door corresponds with fixtures previously approved by HCC along Broadway façade; similarly, proposal to paint façade Medium Gray at entry level corresponds with color scheme previously approved by HCC along Broadway façade.

Proposed new signage at sign band along Broadway façade is comprised of 16" tall aluminum letters spelling out company name "SEVEN SIRENS BREWING COMPANY" in all upper case sans serif lettering. Overall length of lettering is 202" with letters to be centered vertically within sign band and centered horizontally to align with pilasters above. Letters will be individually pin-mounted through existing EIFS system to sheathing beyond and will stand 2" proud of existing facade; thickness of letters not indicated on provided documents. Installation of modern lettering is appropriate, as submitted. It should be noted that HCC traditionally prefers serif lettering on contributing structures within Historic Conservation District; however, Applicant previously confirmed submitted lettering represents corporate logo and cannot be amended. Similar to previous commentary, proposed gooseneck light fixtures installed at left and right above proposed lettering correspond with fixtures previously approved by HCC for this project.

New developments with current COA Application include commentary about "interest to one day occupy the roof as an outdoor event space ... (so) two stair towers and elevator shaft must service this level". Application continues that elevator penthouse and one stair tower will not be visible from public right of way; however, second tower will be visible across adjacent parking lot so proposed cladding of stair penthouse is dark bronze to match new curtainwall system. COA Application concludes by indicating perspective view depicting visibility of stair penthouse from street below has been provided; however, no perspective view could be found within application so assessment of appropriateness of proposed rooftop amenities is not possible.

Discussion: Joshua Divers, Lawrence Eighmy, Tucker Eighmy, Elliot Nolter and Jordan Serulneck represented the proposal to revise the design of the West Fourth Street façade, add windows at upper floors on the west façade of the building and add rooftop infrastructure. Applicant confirmed floorplans of main floor levels have not changed since previous HCC review; however, roof plan (Drawing Sheet 5) includes new elements: 2 stair towers and 1 elevator penthouse. Applicant confirmed one stair tower and elevator penthouse are not visible from public right of way; however, remaining stair tower can be seen from adjacent parking lot along

Broadway and measures approx. 12-feet wide and 12-feet tall, with lowest 3 feet obscured from view by existing parapet. Proposed cladding for stair tower is dark bronze aluminum to match detail already approved elsewhere at project site. Applicant justified new features in anticipation of potential use of rooftop for outdoor events and agreed to return to HCC for approval of future details associated with railings, etc.

Applicant referenced Drawing Sheet 6 depicting re-establishment of 3 windows (currently only visible from inside parking garage) and 1 additional window along west (side) façade facing adjacent parking lot (all to match details previously approved for similar windows along Broadway) with window at second floor level to include exhaust vent grille in dark bronze finish to match remaining windows.

Applicant referenced Drawing Sheets 7 and 8 depicting revised West Fourth Street façade, including deep horizontal bands between floor levels and at upper parapet. Mr. Roeder noted revised façade improved upon previous lack of vertical alignment of most window and door divisions but noted far right and far left bays still include misaligned vertical divisions. Mr. Roeder continued by inquiring about decision not to re-establish recessed central bay of original structure; Applicant responded recessed bay would result in loss of parking spaces at garage within and might also trigger ADA (handicap) compliance issues if used as entrance. Mr. Lader inquired if entrance along West Fourth Street is still intended for use by patrons to brewery; Applicant responded brewery is only accessed along Broadway but other tenants would continue to use entrance along West Fourth Street. Ms. Starbuck expressed hesitation about mix of vision glass and spandrel glass at upper level; Applicant provided glass sample (Viracon 1" VE-2M Insulating HS/HS Spandrel) and explained clear vision glass would be installed at existing openings while spandrel glass would cover solid wall surfaces. Applicant continued by confirming light wells at basement level will receive translucent panels.

Applicant referenced Drawing Sheet 11 depicting signage as company logo lettering with two gooseneck lamps as intended illumination along Broadway façade. Mr. Roeder recalled previous discussion that two lamps might prove insufficient for illuminating long sign; HCC approved supplemental LED lighting provided by concealed rigid bar to up-lite signage if needed by Applicant. Ms. Starbuck expressed reservations about font of proposed signage. Applicant noted scale of drawing sheet manipulated font and produced business card at smaller scale with actual corporate logo. HCC confirmed approval of signage based upon logo on business card.

In conclusion, Ms. Starbuck inquired about timeframe of project proposal; Applicant responded building permits for lower level are active, with desire to make West Fourth Street and west (side) façades weather-tight as soon as possible.

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 revise the design of the West Fourth Street façade, add windows at upper floors on the west façade of the building and add rooftop infrastructure was presented by Joshua Divers, Lawrence Eighmy, Tucker Eighmy, Elliot Nolter and Jordan Serulneck.
2. Approved renovations to the West Fourth Street façade include:
 - a. installation of new 2-story aluminum and glass curtain wall system with flat parapet along entire façade as contemporary interpretation of original masonry façade with street-level storefront openings
 - b. aluminum components are dark bronze to match similar elements already approved by HCC at remaining facades, with tall horizontal bands of aluminum panels organized at intermediate cornice/sign band as well as at upper cornice
 - c. smaller horizontal bands at operable garage door in far-right bay to be replicated in remaining fixed openings at entry level
 - d. glazed segments are clear glass (not reflective), as submitted; main windows at upper level include operable "awning window" feature and include vision glass at existing

openings with spandrel glass at remaining façade and translucent panels at basement light wells

3. Approved renovations to the west (side) façade (facing existing parking lot) include:
 - a. new window openings at second and third floor levels that reestablish previous openings currently not visible from exterior façade; window details and divisions to match windows already approved by HCC for Broadway façade, with window at second floor level to include exhaust vent grille in dark bronze finish to match windows
 - b. gooseneck light fixture centered above entry-level exit door corresponds with fixtures previously approved by HCC along Broadway façade
 - c. façade painted Medium Gray at entry level corresponds with color scheme previously approved by HCC along Broadway façade
4. Approved renovations to the Broadway (front) façade include:
 - a. new signage at sign band comprised of 16" tall aluminum letters spelling out company name "SEVEN SIRENS BREWING COMPANY" in all upper case sans serif lettering, with approved lettering confirmed as company logo and based upon presented business card rather than on architectural drawing submitted with COA Application; overall length of lettering is 202" with letters, to be centered vertically within sign band and centered horizontally to align with pilasters above, with letters individually pin-mounted through existing EIFS system to sheathing beyond and standing 2" proud of existing facade
 - b. gooseneck light fixtures installed at left and right above proposed lettering correspond with fixtures previously approved by HCC for this project; supplemental LED lighting provided by concealed rigid bar to up-light signage also acceptable
5. Approved renovations to the existing flat roof include:
 - a. penthouses for new elevator shaft and two stairwells to accommodate potential future use of roof as space for outdoor events; penthouses for elevator and one stairwell not visible from public right of way
 - b. remaining stairwell penthouse visible from adjacent parking lot to be clad in dark bronze metal panels to correspond with finishes previously approved by HCC for this project; penthouse measures approx. 12-feet wide and 12-feet tall, with lowest 3 feet obscured from view by existing parapet
 - c. Applicant agreed to return to HCC for review of additional roof level details as project develops, including required handrail atop existing parapet

The motion for the proposed work was approved 6-0-2, with abstentions from Mr. Cornish and from Mr. Evans.

Agenda Item #3

Property Location: 321 Adams Street (Brinker Lofts)

Property Owner: Bethlehem-Adams, LLC

Owner's Address: [REDACTED]

Applicant: Jefferson-Werner, LLC

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

Building Description, Period, Style, and Defining Features: The structure is a 5-story detached brick 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 ice house with subsequent 1-story additions. Since the 1950s the structure has been occupied by Lehigh University as a service and storage building. Numerous blind window openings are located along the north, west and south facades. These blind windows are aesthetic features that do not correspond with original internal floor levels. It should be noted that this structure is individually listed on the National Register of Historic Places.

Proposed Alterations: It is proposed to amend the 2017 COA as mandated by the National Park Service to retain the north wall of the boiler house/courtyard.

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
- **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 amend 2017 Certificate of Appropriateness relating to proposed revisions to rear courtyard wall in response to subsequent review of proposed rehabilitation by National Park Service (NPS) during period July - September, 2017 as part of required Historic Preservation Certification Application. Guided by assessment from Alternate Historic Officer H. Joseph Phillips, HCC reviewed Applicant's original proposal on Sept. 16, 2017 resulting in approval of Case #625 "to rehabilitate the existing building into an apartment building at 321 Adams Street" as Resolution 2017-193 by Bethlehem City Council on Oct. 3, 2017. Original COA identifies details specifically recommended by HCC for City Council approval while also noting certain items (including building signage and ornamental fencing) warrant further development before resubmitting for HCC review. No subsequent HCC reviews of signage, fencing and other revisions to initial COA Application have been conducted to-date.

Current COA Application notes NPS determined Applicant's original intent to demolish rear (north) wall of boiler house does not meet Secretary of Interior's Standards for Rehabilitation. Accompanying NPS Conditions Sheet notes "(ice house) roof may be removed ... but north and east (exterior) walls must be maintained in order to maintain integrity of building envelope and plane of (existing) streetscape". In response, current proposal includes depiction of "Revised Courtyard" indicating north wall is retained and integrated into design solution. Comparison of provided photographs indicates areas of later in-fill brick masonry will be removed to create large openings, allowing access to inner courtyard beyond. Such details satisfy NPS requirement and are appropriate for Historic Conservation District; however, existing opening at upper level closest to east wall is depicted as extending down to level of new courtyard so discussion of this detail is warranted, especially concerning Applicant's intended treatment of raw edges of existing masonry when exposed along inside of new opening. Application also includes depiction of coping along top edge of north wall; however, detail or material of proposed cap could not be discerned from provided materials. Proposed access ramp and adjacent stair with masonry risers and platform, decorative gate and handrail assembly along north façade may be considered appropriate; however, no details or mention of specific materials are indicated so discussion is warranted before final approval can be given.

In addition to issue of north and east walls of ice house, NPS Conditions Sheet indicates rooftop condensing units must be placed within mechanical penthouse and not atop penthouse roof; however, current Application does not reference mechanical units so assessment of this item is not possible. It should also be noted that on-going renovations seem to include roof landscape details and conditions that vary somewhat from original design intent previously approved by HCC so discussion of those items is also warranted.

Discussion: Tom Gercak and Charles Jefferson represented the proposal to amend the 2017 COA as mandated by the National Park Service to retain the north wall of the boiler house/courtyard. Applicant submitted revised rendering of north wall that corresponds with line drawing included with original COA Application and confirmed rendering within packet was incorrect. Applicant continued by explaining current proposal attempts to combine requirement within National Park Service (NPS) statement and project already approved by HCC. Applicant's original intent to open façade to adjacent Greenway remains with revised design by retaining

original façade but creating large openings. Ms. Starbuck expressed concern about Applicant's delay in returning to HCC considering NPS review was issued 18 months ago.

Mr. Roeder inquired about physical nature of wall to be retained; Applicant responded that preserved wall dates from early 20th century and is 3 wythes thick. Mr. Evans expressed concern about surface of exposed brick upon creation of new openings; Applicant encouraged to salvage bricks from resulting opening and install at inside surface of new opening so bricks are compatible in size, format and finish with remaining brick.

Applicant confirmed proposed railing is composed of square aluminum handrails with similar pickets and intermediate rails. Mr. Evans agreed with handrail assembly as presented, as long as code requirements are also satisfied. Applicant continued by calling attention to ornamental gates at openings (intended for security to close off interior courtyard) but also explaining design of gates is still under development; agreed to return to HCC for subsequent review. Mr. Roeder noted preference for current ornamental gate design proposal because it includes less metal than original depiction and appears less abstract. Applicant referenced gate designs found at Collins Park as inspiration and noted original intent of cooperating with ArtsQuest artists to fabricate; however, time constraints might prevent such cooperation.

Applicant continued by confirming coping detail atop wall now to be retained will match aluminum coping detail elsewhere at project site as 6"-tall heavy-gauge aluminum with drip edge detail in medium gray color.

Applicant confirmed mechanical equipment no longer requires full-height parapet as originally detailed due to fewer roof-top condensing units. Ms. Starbuck recalled original design included landscape that was consistent along entire length of roof but roof now ends abruptly. Mr. Roeder noted current plywood sheathing of lower roof and inquired about ultimate cladding. Applicant explained intent to re-use corrugated metal panels salvaged from original roof as alternative to standing-seam metal cladding, as originally approved. HCC agreed to proposed alternative roof sheathing but stressed metal roof must be painted dark gray to match adjacent shingles.

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 work as presented (with modifications) described as follows:

1. The proposal to amend Case #625 "to rehabilitate the existing building into an apartment building at 321 Adams Street" as Resolution 2017-193 approved by Bethlehem City Council on Oct. 3, 2017 (as mandated by the National Park Service) to retain the north wall of the boiler house/courtyard at 321 Adams Street was presented by Tom Gercak and Charles Jefferson.
2. Approved renovations include retaining the north and east (exterior) walls of the former boiler house (but not the roof) and integrate them into the overall design, with the following details:
 - a. non-original in-fill brick masonry to be removed to create large openings, allowing access into inner courtyard
 - b. existing opening at upper level (closest to corner with east wall) to be extended down to new courtyard level; exposed brick wythes on inside of new vertical opening to be patched with bricks salvaged during creation of larger opening to match original bricks in color, size and finish
 - c. parapet to be capped with heavy-gauge aluminum coping with drip edge detail, all in medium gray color; maximum height of new cap is 6 inches
3. A new handrail assembly at the ADA-compliant ramp and access stairs up into inner courtyard approved as follows:
 - a. handrails, intermediate rails and pickets all fabricated in aluminum with square cross-sections
 - b. Applicant to return to HCC for review of ornamental metal gates at openings (intended for security to close off interior courtyard) when design is finalized

4. The original proposal for the roof landscape includes the following approved revisions:
 - a. rooftop mechanical units no longer require full-height parapet detail (due to fewer condensers) so roof landscape is no longer consistent along entire length of building
 - b. Applicant may re-use corrugated metal panels salvaged from original roof as alternative to standing-seam metal roof as approved roof sheathing; metal roof to be painted dark gray color to match adjacent roof segment with asphalt shingles

The motion for the proposed work was unanimously approved.

Old Business: None

General Business:

Minutes from HCC meeting on January 28, 2019 were unanimously approved.

There was no further business; HCC meeting was adjourned at approximately 7:45 p.m.

Respectfully submitted,



BY:

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