RESOLUTION NO.\_\_\_\_\_\_\_\_\_\_

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE

PROVISIONS OF THE ACT OF THE PENNSYLVANIA

LEGISLATURE 1961, JUNE 13, P.L. 282 (53

SECTION 8004) AND BETHLEHEM ORDINANCE NO.

3952 AS AMENDED.

WHEREAS, it is proposed to do site improvements, replace and restore windows, new roof and shorten parapet wall at 301 Broadway,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby granted for the work.

Sponsored by: (s)

(s)

ADOPTED BY COUNCIL THIS DAY OF

(s)

President of Council

ATTEST:

(s)

City Clerk

HISTORIC CONSERVATION COMMISSION

CASE # 562 – It is proposed to do site improvements, replace and restore windows, new roof and shorten parapet wall at 301 Broadway

OWNER/APPLICANT: Sycamore Hill Farm Development / Larry Eighmy

The Commission upon motion by Mr. Roeder seconded by Mr. Evans adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to do site improvements, replace and restore windows, new roof and shorten parapet wall at 301 Broadway was presented by Larry Eighmy and Brad Peters.
2. **Demolition of the old bank canopy and drive-through bank structure was approved in a previous COA.**
3. **Renovations to the existing buildings will be undertaken as proposed and described below.**
4. **Windows:**
   * **Four existing second floor windows on the southeast facade of the main building and two existing windows on the third floor above current MetroPCS store will be replaced with new aluminum clad double hung windows to match the historic window configurations.**
   * **The existing metal windows in the penthouses will be restored.**
5. **Masonry:**
   * **The roof parapet will be repointed. Existing coping stones shall be reset and repointed. New mortar will match the old in composition, softness, and joint style.**
   * **The existing masonry chimney near the apex of the building will be repointed and relined. New mortar will match the old in composition, softness, and joint style.**
   * **The existing parapet at the southwest side of the building will be stabilized and shortened to align with the parapets of the rest of the building as proposed.**
   * **The existing stucco plaster finish on the existing penthouse structure will be restored with a cement based stucco finish.**
6. **New cornice on penthouses: The metal cornice on both penthouse structures will be replaced with new metal (copper or aluminum) bent to match the profile of the existing cornice.**
7. **New storefronts:**
   * **The existing half wall on east side of parking deck will be removed and a new storefront constructed for to MetroPCS. Existing metroPCS signage will be relocated.**
   * **The existing MetroPCS storefront will be removed and a new storefront installed for a new retail or restaurant space.**
8. **An awning or pergola proposed for the roof must come back to HCC for approval.**
9. **Door replacement designs for the penthouses need to be reviewed by the HCC.**
10. **The two new storefront designs need to be further detailed and the designs reviewed by the HCC for approval.**
11. **New signage for the new commercial use needs to come back to HCC for approval.**
12. The proposed motion was unanimously approved.

CU: cu



By:

Date of Meeting: August 17, 2015 Title: Historic Officer