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 as Phase II to secure a COA for the creation of a weather-tight enclosure around the entire building structure by installing new windows, new storefronts and new doors in all exterior openings at 324 West Fourth Street and 327 Broadway.

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

Sponsored by: (s)

(s)

ADOPTED BY COUNCIL THIS DAY OF

(s)

President of Council

ATTEST:

(s)

City Clerk

**HISTORIC CONSERVATION COMMISSION**

CASE #652 -- It is proposed as Phase II to create a weather-tight enclosure around the entire building structure by installing new windows, new storefronts and new doors in all exterior openings at 324 West Fourth Street and 327 Broadway.

OWNER/APPLICANT: Sycamore Hill Farm Development/Larson Lovdal, The Stone House Group

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

1. The Phase II proposal to install new windows, new storefronts and new doors in all exterior openings at 324 West Fourth Street and at 327 Broadway was presented by Larson Lovdal and Bret Peters. HCC reviews and approvals were organized according to the three visible building facades:
   1. Broadway Elevation
      1. fixed-steel, thin-mullion windows in existing openings at both upper levels of right bay in bronze color to match finish of entry level storefront previously approved by HCC
      2. new 50/50 hydraulic-lift, thin-mullion windows in existing openings at both upper levels of center bay and left bay in bronze color to match finish of entry level storefront previously approved by HCC; **note:** provided product information indicates portion of window assemblies will extend out over public right of way when windows are open
      3. new aluminum flashing in bronze finish to replace existing metal flashing at continuous window sill above entry level
      4. clean, repair and paint existing EIFS stuccoed façade system; color is Pratt and Lambert ‘Silver Lining’ to match new paint color at renovated West Fourth Street elevation
      5. new building signage installed at street level onto far right pilaster and measuring 4’-2” tall x 3’-0” wide, including overall street number sign board in brass finish, with bronze street numbers projecting approx. 1” and back-lit with LED lighting at top portion of sign along with removable panels at lower portion of sign to include names of individual tenants; main signage accompanied by ADA-compliant Braille signage in brass finish
      6. two new 2” diameter in-ground up-lights in bronze finish installed flush within existing concrete sidewalk to illuminate pilasters at left and right of center bay

**note:** HCC previously approved COA for three existing large-scale openings along lower (street) level at 327 Broadway to receive new anodized aluminum storefronts to match existing bronze finish of neighboring storefront at 325 Broadway; window and door configurations approved, as presented at that time

* 1. West Elevation
     1. new windows installed in five existing openings in anodized aluminum bronze finish, with window divisions dictated by existing structural column grid; **note:** HCC previously approved COA that included approval of new windows within existing openings with 3/3 true divided lites; however, revised elevation drawing indicates windows with no muntin divisions
     2. new insulated sectional roll-up door with upper row of glass and remaining opaque panels in bronze finish to serve garage dedicated to use by ground floor tenant
     3. re-establish egress door at far left end of elevation; new insulated solid metal door (approx. 7’ high x 3’ wide) in bronze finish with single-lite window in upper portion
     4. current proposal does not envision repairs to or re-painting of existing EIFS stuccoed façade
  2. West Fourth Street Elevation
     1. new anodized aluminum storefront in bronze finish at entry level, inspired by original storefront of Degnan’s Department Store and as depicted on provided submittals; new storefront assembly to include:
        1. new recessed main entrance with double doors centered along elevation, in deference to original recessed entryway; **note:** this item includes series of exterior steps initiating within existing public right of way and leading up into entry level
        2. new 50/50 hydraulic rising door at right end of façade that takes advantage of existing curb cut and requires no raised threshold, for on-grade access to floor area inside; **note:** provided product information indicates portion of door assembly will extend out over public right of way when door is open
        3. new egress door leading down to street from upper level that also serves as ADA-compliant entrance at entry level, located at far right end of elevation
        4. solid panels below storefront system without glazing to receive opaque panels to match new anodized storefront assembly in bronze finish
     2. re- establish three existing light wells below new storefront; two larger openings to receive tempered glass while smaller opening to receive aluminum louver that matches new anodized storefront assembly in bronze finish
     3. clean, repair and re-paint existing EIFS stuccoed façade at upper level; paint color is Pratt and Lambert ‘Silver Lining’ to match new paint color at renovated Broadway elevation

1. The Applicant agreed to return to HCC for subsequent reviews of such items as additional signage, handrail details and remaining exterior lighting; HCC encouraged the Applicant to contact City of Bethlehem Bureau of Engineering to review public right of way issues.
2. The motion for the proposed Phase II work was unanimously approved, noting one HCC member recused themselves from the discussion and resulting vote.

JBL: jbl



By:

Date of Meeting: June 18, 2018 Title: Historic Officer