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 secure a COA to replace windows, roofing, demolish rear apartment and build patio with outside bar, replace doors, reconstruct trim and install half-round aluminum gutters at 601 East Fourth Street (The Nest).

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 #701 -- It is proposed to replace windows, roofing, demolish rear apartment and build patio with outside bar, replace doors, reconstruct trim and install half-round aluminum gutters at 601 East Fourth Street (The Nest).

OWNER / APPLICANT: 601 East Fourth Street, LLC / Bruce Campbell

The Commission upon motion by Mr. Roeder 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 herein:

1. The proposal to replace windows, roofing, demolish rear apartment and build patio with outside bar, replace doors, reconstruct trim and install half-round aluminum gutters was presented by Bruce Campbell.
2. Approved improvements include:
   1. amend original Certificate of Appropriateness (Case #697) to allow Jeld-Wen replacement windows in 2-over-2 double-hung configuration (original resolution required 1-over-1 windows) with aluminum exterior cladding in bronze color; exterior storm windows to include full screen detail
   2. demolish rear garage apartment and replace with rear patio and outdoor bar; associated details include:
      1. footprint of new patio aligns with wall of existing garage apartment (including angled southwest corner) with masonry retaining wall below to receive stucco finish; recessed niche with slatted gate as dedicated location for refuse is located under eastern end of patio along Evans Street
      2. patio perimeter is defined by series of piers clad in stone veneer with painted wooden handrail and picket assemblies between; stone piers are capped with flat masonry slabs
      3. seven stone piers integrate tall metal lampposts for overall illumination; specifications of proposed post lamps must be submitted for review/approval by Historic Officer and HCC chair prior to purchase and installation
      4. series of tall 8-inch x 8-inch wooden posts with trim to match existing wooden trim at main structure support flat roof with EPDM rubber roof membrane; proposed flat roof extends out from rear of main house addition to shelter new outdoor bar while remaining patio is without any cover
      5. exposed façade of main building under covered bar area is sheathed with 6-inch smooth paintable cement board siding; tall fence along eastern side of new patio is intended as privacy screen with adjacent property
      6. 6-inch wide pressure treated decking to receive oil-based stain to match wooden handrail assembly, with option to use composite decking as alternate as long as ends properly terminate into trim boards so sawed edges are not visible
   3. removal of (non-original) covered stoop at southwest corner and replace with covered stoop with details to match original wood trim as well as new pent roof with copper metal flashing as roof cladding
   4. removal of (non-original) concrete steps, covered stoop and entrance door along west façade; associated details include:
      1. replace door opening with window to match other 2-over-2 double-hung replacement windows; detailing of masonry repairs around replacement window to match remaining windows
      2. repairs resulting from removal of existing steps should match adjacent surfaces
      3. entire façade below water table should be finished with pigmented stucco for uniform appearance
   5. removal of (non-original) entrance doors at south (front), southwest corner (main) and north (rear) entrances and replace with appropriate replacement doors, including trim to match original; associated details include:
      1. ‘Vintage Doors: Colonial Style’ available through A.D. Moyer (Coopersburg, PA) or comparable is appropriate replacement for southwest corner (main) entrance door: three-quarter height lite (not divided) with double panels below and upper transom with 4-lite divisions
      2. remaining replacement entrance doors are similar to replacement main entrance door, but with half-height lite (not divided) and double panels below; door at south (front) entrance also with upper transom with 4-lite divisions
      3. specifications of proposed replacement doors must be submitted for review/approval by Historic Officer and HCC chair prior to purchase and installation
   6. various improvements along west façade; associated details include:
      1. existing 2-over-2 double-hung window sash at roof dormer to be repaired in-kind
      2. replace small window at upper level (beneath roof dormer) with similar window sash but with 2-lite configuration; otherwise, replace with full-size 2-over-2 double-hung window to match other replacement windows
      3. openings created upon removal of existing ventilation covers, louvered openings, conduits, etc. should be appropriately patched to match original adjacent surfaces
   7. installation of new half-round aluminum gutters to replace original; associated details include:
      1. new gutters and downspouts to be bronze in color
      2. existing hangers will be used wherever possible
      3. new downspouts will be corrugated
   8. construction of new, code-compliant wooden exterior steps along east (side) façade to replace in-kind existing stairway
3. The Applicant agreed to return to HCC with future design proposals for signage that satisfy requirements identified on the Certificate of Appropriateness Application and respect ‘Guidelines for Signage’ within the Historic Conservation District.
4. The motion for the proposed work was unanimously approved.

JBL: jbl



By:

Date of Meeting: September 16, 2019 Title: Historic Officer