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 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 at 202-204 / 206-208 East Third Street (Webster Place).

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 #683 -- 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 buildings at 202-204 / 206-208 East Third Street (Webster Place).

OWNER / APPLICANT: Mario Paniccioli, Valley Housing Development Corporation / Christine Ussler, Principal, Artefact, Inc.

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 herein:

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 include:
   1. in-kind repairs to exterior storm doors
   2. remove window air-conditioning units in various locations and replace to match existing historic building fabric
   3. replace non-historic transom panels and replace to match existing historic building fabric
   4. 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
   5. remove existing inappropriate window sash at third level upper window on north (front) elevation; replace with new aluminum-clad wood sash window to match existing windows
   6. large storefront windows to be replaced in-kind but using insulated glass
   7. 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 adjacent windows. **note:** installation of storm windows elsewhere is encouraged to ensure longevity of intended renovations but would require subsequent HCC review
   8. existing metalwork details to be repaired in-kind and painted; existing exterior masonry walls to be gently cleaned
   9. 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:
   1. 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
   2. gently clean terra-cotta façade and re-point mortar joints to match existing at upper level façade and along upper parapet
   3. existing metalwork details to be repaired in-kind and painted
   4. 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
   5. replace existing four central windows at lower level with new aluminum-clad wood double-hung sash
   6. remove existing arched canopy awnings
   7. remove existing metal door at right of central window grouping and replace with paneled fiberglass door
   8. remove existing metal door at left of central window grouping and replace with new aluminum-clad wood double-hung sash
   9. create new transoms above central window grouping, above adjacent new window and above adjacent replacement door; space between openings is painted AZEK trim divider
   10. 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 the rear structure include demolition of the 1-story abutting structure at the rear (south) of the existing structure and replace with a 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 the project develops; however, basic concepts of the new addition involve:
   1. footprint sets back slightly from existing (front) building
   2. aluminum-clad windows (brand: Crystal, or comparable) as double-hung sash
   3. coping detail as cap to flat parapet; profiles around window and door openings
5. The motion for the proposed work was unanimously approved.

JBL: jbl



By:

Date of Meeting: January 28, 2019 Title: Historic Officer