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 amend the 2017 COA as mandated by the National Park Service to retain the north wall of the boiler house/courtyard at 321 Adams Street (Brinker Lofts).

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 #686 -- 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 at 321 Adams Street (Brinker Lofts).

OWNER / APPLICANT: Bethlehem-Adams, LLC / Bethlehem-Adams, LLC

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 proposed work as presented (with modifications) described herein:

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:
   1. non-original in-fill brick masonry to be removed to create large openings, allowing access into inner courtyard
   2. 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
   3. 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:
   1. handrails, intermediate rails and pickets all fabricated in aluminum with square cross-sections
   2. 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:
   1. 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
   2. 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 to match color of adjacent roof with asphalt shingles
5. The motion for the proposed work was unanimously approved.

JBL: jbl



By:

Date of Meeting: February 25, 2019 Title: Historic Officer