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 in sleeping units to accommodate egress requirements at 310-322 East Third Street (Polk Street Housing).

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 #692 -- It is proposed to replace windows in sleeping units to accommodate egress requirements at 310-322 East Third Street (Polk Street Housing).

OWNER / APPLICANT: Ashley Development Corporation / Michael Metzger, President, Alloy 5 Architecture

The Commission upon motion by Ms. Starbuck and seconded by Mr. Cornish 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 in sleeping units to accommodate egress requirements due to a change of use from business to residential at the second and third floor levels was presented by Richard Mercado and Lou Pektor.
2. All windows at the second and third floor levels are to be modified or changed out.
3. Window type W1 correlates with windows at east and west end sections of the front (north) façade as well as at the side (east) façade. Existing 2-inch storefront trim is to remain while new window inserts include an additional 1-inch trim and 2-inch sash; existing wooden mullions in three-gang window configurations are to remain. Window inserts include fixed upper sash with operable lower sash (each with applied vertical stiles) resulting in the impression of 2-over-2 single-hung sash; however, lower sash are top-hinged and operate as awning windows.
4. Window type W2 correlates with all windows at the rear (south) façade and at the side (west) façade. Existing 2-inch storefront trim is to remain while new window inserts include an additional 1 ¼-inch trim and 2-inch sash in the lower half of the existing window. Window inserts include fixed upper sash with operable lower sash resulting in the impression of 1-over-1 single-hung sash; however, lower sash are side-hinged and operate as casement windows.
5. Window type W3 correlates with windows on either side of the central building segment at the front (north) façade as well as at the front bump-out of the center section at both side (east and west) façades. Existing 2-inch storefront trim is to remain while new window inserts include an additional 1-inch trim and 2-inch sash. Window inserts include one overall operable sash (with applied dividing rail) resulting in the impression of 1-over-1 single-hung sash; however, single sash are side-hinged and operate as casement windows.
6. Window type W4 correlates with narrow windows in the central building segment at the front (north) façade. Existing 2-inch storefront trim is to remain while new window inserts include an additional 1-inch trim and 2-inch sash. Window inserts include one overall operable sash (with applied dividing rail) resulting in the impression of 1-over-1 single-hung sash; however, single sash are side-hinged and operate as casement windows. **note:** COA Application improperly depicts top portions of narrow windows as segmental arches; however, windows have half-round arches so detail will be revised to match existing during window fabrication.
7. Approved replacement window inserts are custom Pella aluminum-clad wood windows with clear glass. Replacement window inserts will receive a factory-applied custom exterior color to match the color of existing storefront trim.
8. The Applicant agreed to re-paint affected portions of the façade if the EIFS (Exterior Insulation Finishing System) is damaged during replacement window installation to ensure a consistent color.
9. The motion for the proposed work was unanimously approved.

JBL: jbl



By:

Date of Meeting: May 20, 2019 Title: Historic Officer