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 renovate the townhouse at 105 Rink Street.

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

Sponsored by:

ADOPTED BY COUNCIL THIS DAY OF , 2015

President of Council

ATTEST:

City Clerk

HISTORIC CONSERVATION COMMISSION

CASE # 566– It is proposed to renovate the townhouse at 105 Rink Street

OWNER/APPLICANT: Stephen Falango / Steven Glickman

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

1. The proposal to renovate the townhouse at 105 Rink Street was presented by Stephen Falango and Tamara Miller.
2. The existing house will be renovated as defined in the submitted plans and specifications and as described below:
   * The repair of the existing wood double-hung windows and installation of new energy efficient storm windows will be investigated. If wood windows are beyond reasonable repair, the new replacement windows will be Majesty aluminum clad wood 2-over-2 double hung windows with Simulated Divided Lights (with exterior applied grids) by Harvey Building Products. The new windows must fit the existing opening exactly and the existing wood casing and sills will be retained and repaired in-kind and painted. The wood casing and sills will not be capped with aluminum.
   * The historic transom above the front door will be restored and the masonry infill removed. The new transom sash and frame will be wood. The existing front door will be replaced with a new door that matches the design of the door on 109 Rink Street.
   * The small rear porch will be enclosed and new siding installed on the addition and the existing framed section of the house. The new siding will be smooth Hardie Plank fiber cement lap siding with a 4” reveal and corner boards.
   * A new roof deck and enclosed access stair will be constructed per plans. The access stair will be clad in the same fiber cement siding as the rear of the house. The roof deck will have a cable railing with tensioned stainless steel cables instead of the proposed metal railing with vertical pickets. The cable railing was approved because it would be the least visible type of railing and reduce the visual impact of the new roof deck.
   * A new wood deck and fence will be constructed in the rear yard. The new fence will fabricated with cedar beaded board with an appropriate wood cap.
3. The existing brick is currently painted and may be repainted. A Victorian color scheme should be considered and the Historic Officer may be consulted for assistance with the colors.
4. A cut sheet for the new light fixture at the front door must be reviewed by the Historic Officer.
5. The proposed motion was unanimously approved.

CU: cu



By:

Date of Meeting: September 21, 2015 Title: Historic Officer