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 demolish the existing building except for the front facade and reconstruct the floors, roof, and east and north walls at 215 Broadway.

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: (s)

(s)

ADOPTED BY COUNCIL THIS DAY OF

(s)

President of Council

ATTEST:

(s)

City Clerk

HISTORIC CONSERVATION COMMISSION

CASE # 615– It is proposed to demolish the existing building except for the front facade and reconstruct the floors, roof, and east and north walls at 215 Broadway.

OWNER/APPLICANT: Greg Salomoni

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

1. The proposal to demolish the existing building except for the front facade and reconstruct the floors, roof, and east and north walls at 215 Broadwaywas represented by John Lee and Greg Salomoni.
2. Partial demolition of the building behind the front façade was determined to be acceptable because the side and rear facades were not historically significant or contributing and the interior framing greatly altered and not structurally sound.
   1. The front façade will be altered but retained as described below and shown in drawings submitted to the HCC:
   2. Existing brick and cast stone cornices, sills, headers, and cap will be retained, but the sills, headers, upper cornice, and cap will be raised approximately 24” with the insertion of salvaged brick above the first level cornice.
   3. All cast stone elements must be kept and reused
   4. The added brick will match the existing and the entire façade repointed with appropriate mortar matching the old in color, texture, joint style, and softness.
   5. The top of the raised façade must be kept below the decorative detailing of the firehouse
   6. There will be a single entrance on the left side of the storefront. The new door and transom will match those on the firehouse next door.
   7. A large bi-folding door will be created in place of the former display window and secondary entrance. There will be two door panels on each side, and each panel will be divided into five lights as shown on the drawings.
   8. The windows on the second floor will be altered to accommodate an outdoor dining terrace. An aluminum frame will extend around the entire window opening and divide the opening in half both vertically and horizontally to create a pair of “windows”. The lower “sash” will be infilled with wire mesh.
   9. The proportions of the existing windows must be kept
   10. The mesh will be 2” x 2”, orthogonally oriented.
   11. The storefront surround will be refinished in either tile or blackened steel, but final choice and SAMPLES MUST BE REVIEWED BY THE HCC AT A FUTURE MEETING.
   12. The front landing and railing will match those at Broadway Social
3. The east façade will be brick for approximately 25’ from the front corner. Other details of the side façade include:
   1. Two window openings similar to the front will be installed. Wire mesh will infill the lower “sashes” in the two openings. Cast stone or concrete headers, sills, and cap will be installed on the brick section of the side façade.
   2. No other door and window openings will be created along the side.
   3. The remainder of the side and rear of the building will be finished in a sand smooth cement-based stucco with acrylic top coat with integral color. Samples of the STUCCO COLOR MUST BE REVIEWED BY THE HCC AT A FUTURE MEETING. There will be no Styrofoam substrate on the stucco walls.
4. A wood emergency stair will be installed at the rear as shown in the drawings.
5. A new sign will be installed above the new bi-fold doors, centered, but the design of the sign must be reviewed by the HCC at a future meeting.
6. The motion to approve the proposal was unanimously approved.

CU: cu



By:

Date of Meeting: May 15, 2017 Title: Historic Officer