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 renovate the exterior of the Grace Mansion at 114 West Fourth Street.

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 #672 -- It is proposed to renovate the exterior of the Grace Mansion at 114 West Fourth Street.

OWNER / APPLICANT: Dallas Basha

The Commission upon motion by Mr. Roeder 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 renovate the exterior of the Grace Mansion was presented by Mr. Dallas Basha.
2. It is proposed to:
   1. repair roof and replace existing sheathing with GAF Slateline roof shingles in Antique Slate color; work includes re-painting existing metal flashings, creating new open valleys where warranted, installing new copper flashings and fabricating new aluminum drip edges painted to match adjacent trim
   2. exterior cellar hatch doors to be replaced with painted metal (Bilco style) doors to match original in size and detailing
   3. repair/replace gutters in-kind, including existing box gutters; **exception:** k-style gutters at rear (south) to be replaced with half-round gutters and round downspouts to match existing at remaining facades
   4. demolish existing chimney to below roof line and reconstruct to match original in materials and detailing
   5. repair (not replace) existing windows in-kind, as needed
   6. repair in-kind or replace exterior steps leading down to corner of West Fourth Street and Martel Street with granite or blue stone; replacement treads to match details of original and must accommodate re-installation of repaired handrails
   7. repair/replace existing cedar shakes in-kind; use of other materials is not allowed
   8. repair existing exterior porch columns and associated bases in-kind, as needed
3. The Applicant agreed to return to HCC for subsequent assessments of the following items and issues prior to initiating associated work:
   1. submit measured drawings for reconstructed chimney (in comparison with original), samples of proposed brick units and mortar joint types; Applicant to include relevant details if proposal also includes supplemental structural bracing
   2. provide details for window repairs, if not replaced in-kind (i.e. if manufactured) or if exterior storm windows are to be installed
   3. present options for replacement decking at rear porch
   4. submit details concerning new fencing if existing is not replaced in-kind
4. The motion for the proposed work was approved 8-0-1.

JBL: jbl



By:

Date of Meeting: November 19, 2018 Title: Historic Officer