

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 409-411 Wyandotte St.
 Owner of building Palace Row, LLC Phone [REDACTED]
 Owner's **email** & mailing address [REDACTED] 11503 Creek Rd Bethlehem PA 18015
 Applicant Jackson Feighmy Phone: [REDACTED]
 Applicant's **email** & mailing address [REDACTED] 11503 Creek Rd Bethlehem PA 18015
Street and Number City State Zip Code

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.
USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.

Historic & Architectural Review Board – Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

South Bethlehem & Mount Airy Historic Conservation Commission - Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

1. PHOTOGRAPHS - Photographs of your building and neighboring buildings **must accompany** your application.

2. TYPE OF WORK PROPOSED – Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.

<input checked="" type="checkbox"/> Trim and decorative woodwork	<input type="checkbox"/> Skylights
<input checked="" type="checkbox"/> Siding and Masonry	<input checked="" type="checkbox"/> Metal work
<input checked="" type="checkbox"/> Roofing, gutter and downspout	<input checked="" type="checkbox"/> Light fixtures
<input checked="" type="checkbox"/> Windows, doors, and associated hardware	<input type="checkbox"/> Signs
<input type="checkbox"/> Storm windows and storm doors	<input checked="" type="checkbox"/> Demolition
<input type="checkbox"/> Shutters and associated hardware	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> Paint (Submit color chips – HARB only)	

3. DRAWINGS OF PROPOSED WORK – Required drawings **must accompany** your application. Please submit **ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS**

Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)
 New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
 New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
 Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)
 A scale drawing, with an elevation view, is required for all sign submittals

4. DESCRIBE PROJECT – Describe any work checked in #2 and #3 above. Attach additional sheets as needed.
Attached in Description of work

5. APPLICANT'S SIGNATURE [Signature] **DATE:** 5/3/21



RCVD 05.03.2021
ADDITIONAL INFO AS REQUIRED
FROM 11.16.2020 HCC
REVIEW; COA ISSUED
PER RESOLUTION 2020-205.

Description of Work
HCC May Submission
409-411 Wyandotte St.

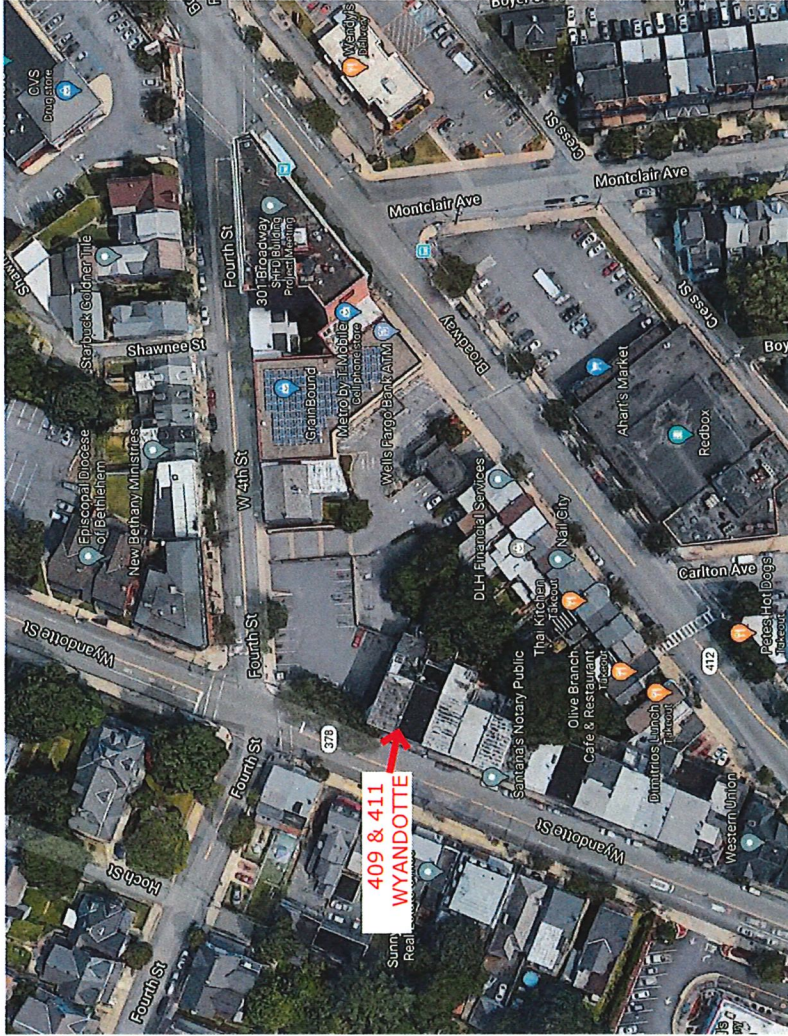
We are submitting this application to the HCC, that builds on a previous approval in November 2020 for a project at 409-411 Wyandotte St. It is proposed to renovate, remodel and partially demo a portion of these buildings. The previous approval of this project established general direction and scope, where this submission builds on those elements with more detail of material and finishing's, as requested by the HCC.

On the front façade, we plan to restore and reconstruct the façade as described in our previous application. We will add storefront windows on both buildings, along with a lower cornice that follows the same design as #417 Wyandotte. We plan to remove the stucco façade at #409 and repair the brick façade where necessary For #411, we plan on repairing existing façade and re-adding the middle bay of windows. After renovation is complete, we will paint both buildings an appropriate light grey color.

The side (north) façade will have the inappropriate plastic siding removed and replaced with brick siding. It is our goal to match the color of the brick on the New Bethany Ministries building from across the street. We will also add windows to this façade along with a ADA ramp for side access.

The rear portion of the building will be demolished at #409 Wyandotte. It is currently in disrepair and poses a potential threat to neighboring people should it fall down. In its place, we will build a mechanical and stair tower to access both buildings. We will also be adding a rear and side fence to the property. This fence is to enclose the rear yard and exterior access stair.

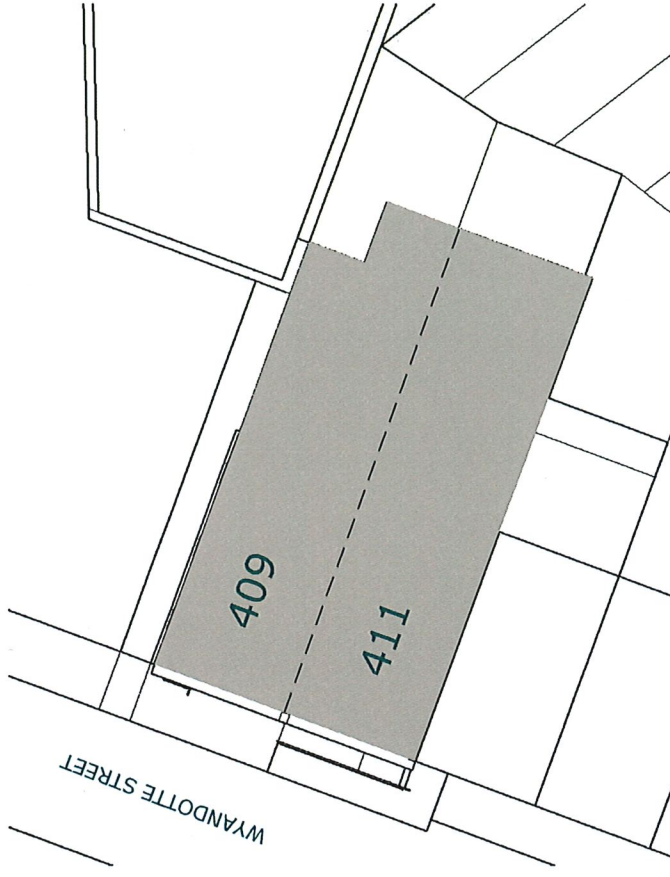
We thank the HCC and its Commissioners for their patience and effort in helping us with this project. We look forward to continued work and conversations with the Commission.



**409 & 411
WYANDOTTE**



1 Site aerial
NTS



2 Site Plan
1" = 20'

409-411 WYANDOTTE
HCC Submission May 3, 2021

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HISTORIC CONSERVATION COMMISSION
CASE #736 -- It is proposed to demolish, construct and renovate portions of the buildings at 409-411.

OWNER / APPLICANT: Palace Row, LLC / Jackson Eighmy

The Commission upon motion by Mr. Evans 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:

- The proposal to demolish, construct and renovate building portions was presented by Jackson Eighmy and Elliot Noller.
- The approved rehabilitation of the common front (west) façades includes the following details:
 - shared upper cornice to be repaired in-kind and painted
 - loose point of upper-level brick façade at #409 Wyandotte Street to be carefully removed while existing Brickcore finish at #411 Wyandotte Street to be carefully repaired, as needed; both façades to be painted light warm gray in color (not cold gray) for uniformity
 - missing central bay of upper windows to be reestablished and original openings of remaining upper windows to be reestablished at #411 Wyandotte Street façade
 - new lower cornice installed at uniform height for both façades to match wood details (profiles, dentil moldings, corbels, brackets, etc.) of existing lower cornice at #417 Wyandotte façade; height of shared cornice determined by new storefront at #411 Wyandotte Street location
 - inappropriate snuco façade (including non-historical entrance doors and punched window) at entry level of #409 Wyandotte Street as well as inappropriate wood-framed façade with plywood entrance door and vertical board siding at entry level of #411 Wyandotte Street to be demolished in preparation for replacement storefronts

notes: The Applicant agreed to return to HCC with more detailed information and material samples for proposed replacement windows at the upper façades (including proposals for new and existing headers and sills) along with the new storefront assembly at the entry-level façades. The Applicant also agreed to future HCC reviews of various items that require further development, including railing for the access ramp, signage, lighting, etc.

- The approved rehabilitation of the side (north) façade and the rear (east) façades includes the following details:
 - inappropriate vinyl siding at side façade to be replaced with brick veneer, (including size, color and texture preferences along with mortar options) for consideration during subsequent HCC review

A. Approve Records Destruction – Controller’s Office

Mr. Colón and Mr. Waldron sponsored Resolution No. 2020-201 that authorized the disposition of the Controller’s Office records, as stated in Exhibit A.

Voiting AYE: Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, Mr. Colón, Ms. Crampsie Smith, Ms. Negrón, and Mr. Waldron, 7. The Resolution passed.

B. Approve Contract – Pennoni Associates – Energy Procurement

Mr. Colón and Mr. Waldron sponsored Resolution No. 2020-202 that authorized to execute a contract with Pennoni Associates for Energy Procurement services.

Voiting AYE: Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, Mr. Colón, Ms. Crampsie Smith, Ms. Negrón, and Mr. Waldron, 7. The Resolution passed.

C. Approve Contract – CMR Construction Inc. – Catch Basins

Mr. Colón and Mr. Waldron sponsored Resolution No. 2020-203 that authorized to execute a contract with CMR Construction Inc. for Catch Basins removal and replacement.

Voiting AYE: Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, Mr. Colón, Ms. Crampsie Smith, Ms. Negrón, and Mr. Waldron, 7. The Resolution passed.

Motion – Considering Resolutions 10 D through 10 F as a group – Certificates of Appropriateness

Dr. Van Wirt and Mr. Callahan moved to consider Resolutions 10 D through 10 F as a group.

Voiting AYE: Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, Mr. Colón, Ms. Crampsie Smith, Ms. Negrón, and Mr. Waldron, 7. The Motion passed.

D. Certificate of Appropriateness – 505 East Fourth Street

Mr. Colón and Mr. Waldron sponsored Resolution No. 2020-204 that granted a Certificate of Appropriateness to install new window decals at 505 East Fourth Street.

E. Certificate of Appropriateness – 409-411 Wyandotte Street

Mr. Colón and Mr. Waldron sponsored Resolution No. 2020-205 that granted a Certificate of Appropriateness to demolish, construct and renovate portions of the buildings at 409-411 Wyandotte Street.

F. Certificate of Appropriateness – 15 East Fourth Street

Mr. Colón and Mr. Waldron sponsored Resolution No. 2020-206 that granted a Certificate of Appropriateness to replace the door and awning at 15 East Fourth Street

Voiting AYE on Resolutions 10 D through 10 F: Mr. Reynolds, Dr. Van Wirt, Mr. Callahan, Mr. Colón, Ms. Crampsie Smith, Ms. Negrón, and Mr. Waldron, 7. The Resolutions passed.

- three new bays of window openings to be established in preparation for new upper-level windows at side façade of main structure
- non-contributing rear additions at #409 Wyandotte Street to be demolished and replaced with new 3-story stair and mechanical tower with flat roof and shingled with James Hardie (or comparable) fiber cement horizontal lap siding with smooth-surface finish; Applicant to submit samples of proposed siding (including confirmation of exposure dimension) for consideration during subsequent HCC review
- existing Brickcore finish at lower-level façade of rear additions at #409 Wyandotte Street to be carefully repaired as needed and painted light warm gray in color
- three new bays of window openings to be established in preparation for new upper-level windows at rear façade at #411 Wyandotte Street; existing masonry façade to be retained
- two new bays of window openings to be established in preparation for new windows at rear entry-level and lower-level façades along with one new entrance door at lower-level façade at #411 Wyandotte Street; existing Brickcore finish to be carefully repaired as needed and painted light warm gray in color

notes: The Applicant agreed to return to HCC with detailed information and material samples for the proposed brick veneer (including corner detail at junctions with adjacent surfaces) as well as new windows, doors and new storefront assembly. The Applicant also agreed to future HCC reviews of various items that require further development, including components of the wood-look privacy fencing and balconies, railings, and open frame of the rear metal stair, canopy elements, railing for the access ramp at the side façade, signage, lighting, etc.

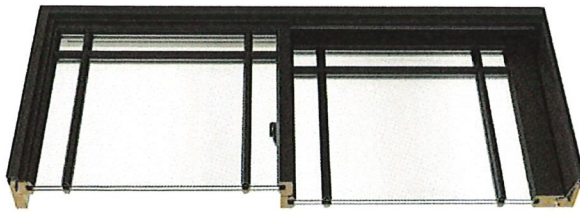
The motion for the proposed work was unanimously approved.

JBL: jbl

By: JBL
Title: Historic Officer

Date of Meeting: November 16, 2020





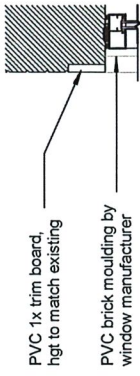
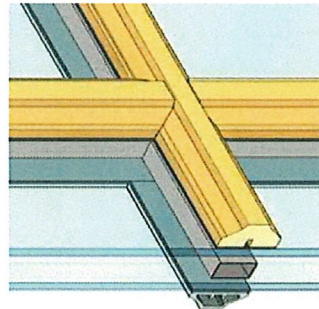
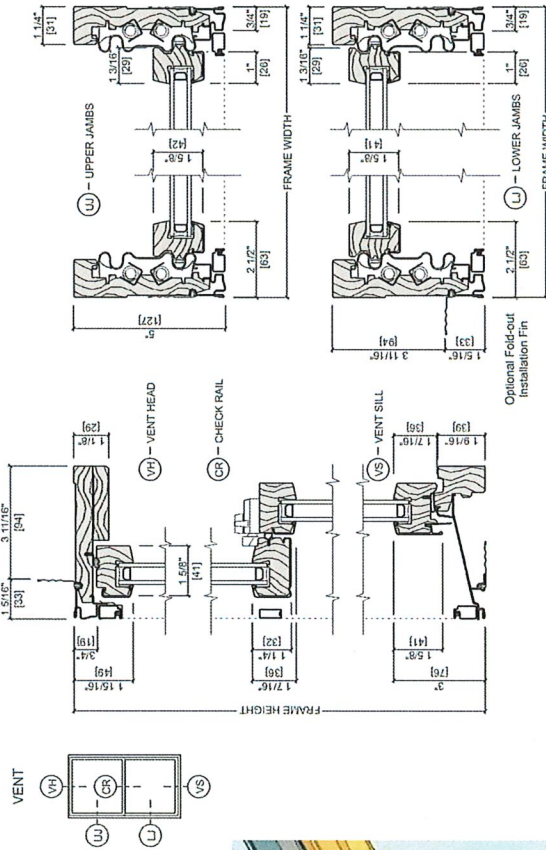
**Pella Lifestyle Series (or similar)
Aluminum Clad Wood Double Hung**

- Black painted exterior finish
- Authentic bevelled exterior glazing profiles
- Exterior and interior applied muntins with between the glass spacers provide an authentic true divided light appearance - muntin configuration per previous approvals
- Clear Glazing (no tint)

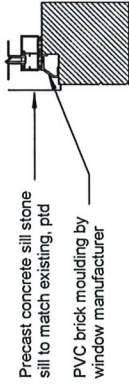


Lifestyle Series Double-Hung

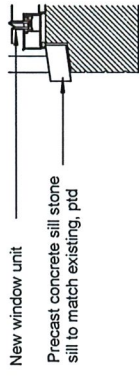
Unit Sections



Typ. Window Head Detail

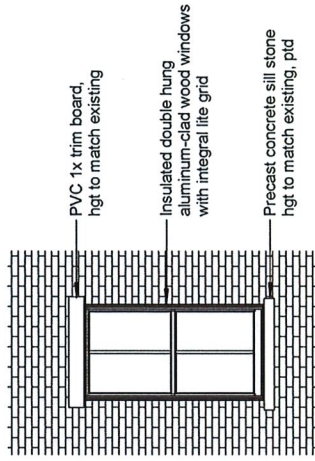


Typ. Window Jamb Detail



Typ. Window Sill Detail

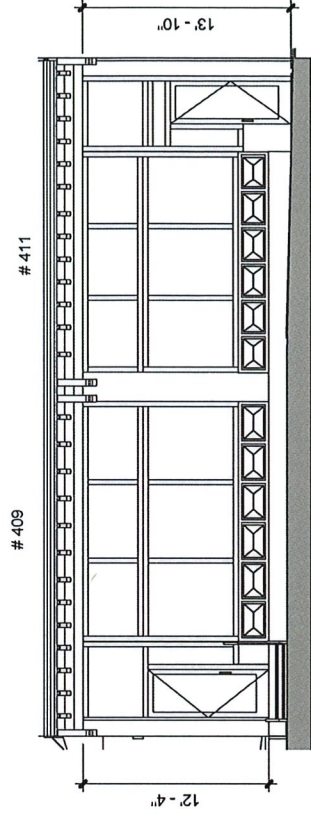
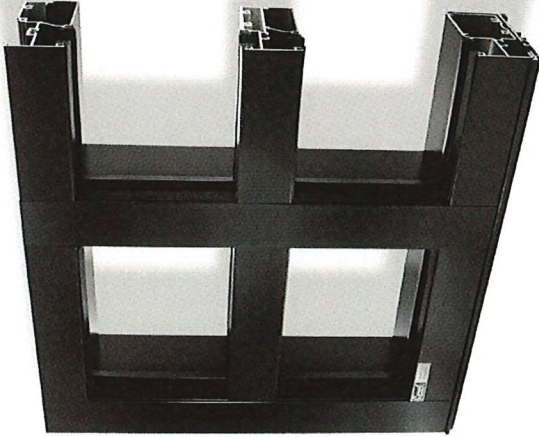
**Window Details @ Front Facade
3/4" = 1'-0"**



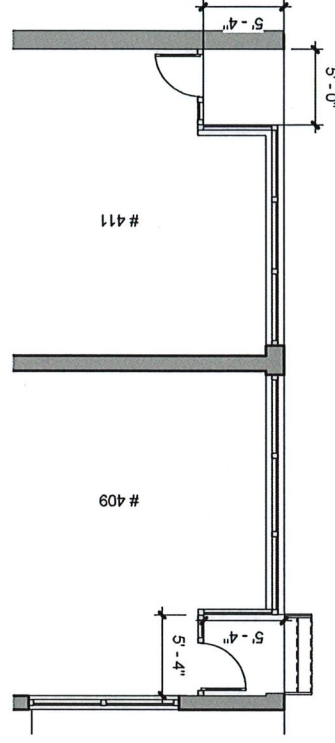
Window Elevation
3/4" = 1'-0"

Kawneer EnCORE® Framing System (or similar)
Aluminum Storefront Framing System

- Black painted finish
- 1-3/4" sightline
- 4" (nominal) depth
- Front glazed (could be center glazed to create a deeper relief between framing and glazing)
- Clear Glazing (no tint)



Storefront - Elevation
 1/8" = 1'-0"



Storefront - Plan View
 1/8" = 1'-0"

409-411 WYANDOTTE
 HCC Submission May 3, 2021

STOREFRONT DETAILS
 STREET LEVEL STOREFRONTS

Fabricated Steel Handrail (or similar)

- Black painted finish
- Round profile rails per code (top and bottom)
- Round posts mounted to concrete sidewalk



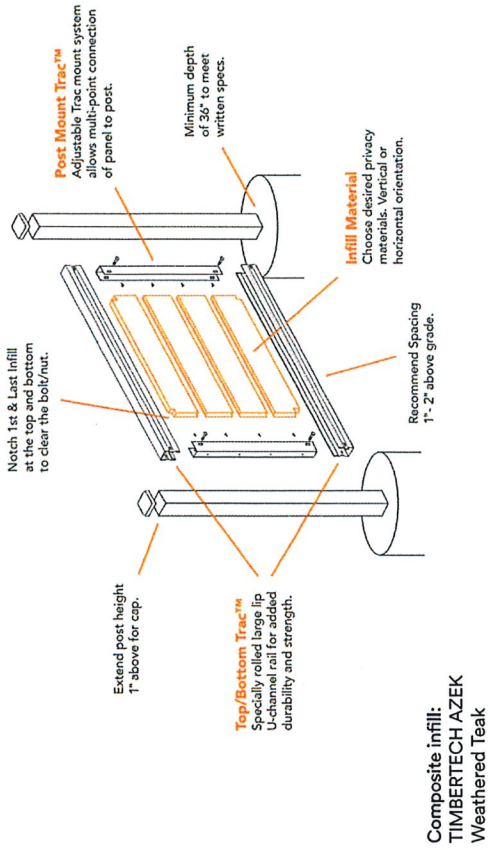


Balcony Rails
 Aluminum Privacy Railing System by Dek-Rail
 (or similar)

- 42" height (per code)
- Black painted aluminum framing
- Composite 1x4 infill (T&G)

Privacy Fence (back yard)
 Steel Privacy Fence System by Perimtech
 (or similar)

- 72" height (6')
- Black painted steel framing
- Composite 1x4 or 1x6 infill (T&G)





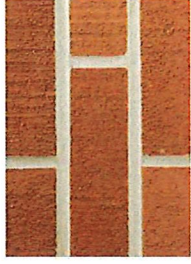
NewBrick Insulated Brick Cladding System

Design Intent: Emulate the color of the brick on the neighboring New Bethany Ministries building at the corner of 4th and Wyandotte. This building is directly across the parking lot from the 409-411 Wyandotte project.

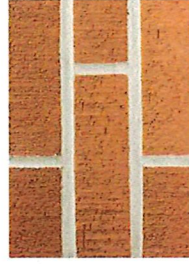
- Custom Red/Orange NewBrick color blend
- "Wire Cut" Texture
- Standard Modular Brick size
- Light "Warm Grey" mortar color to complement & coordinate with painted brick veneer & siding colors



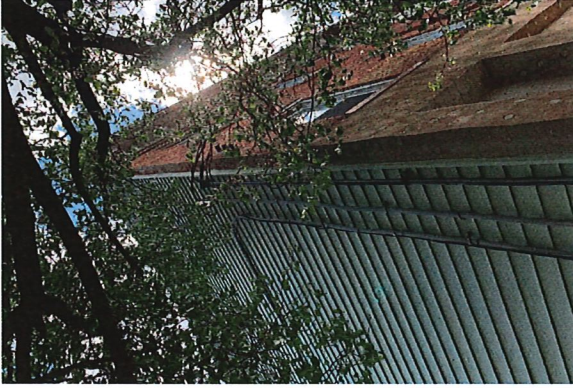
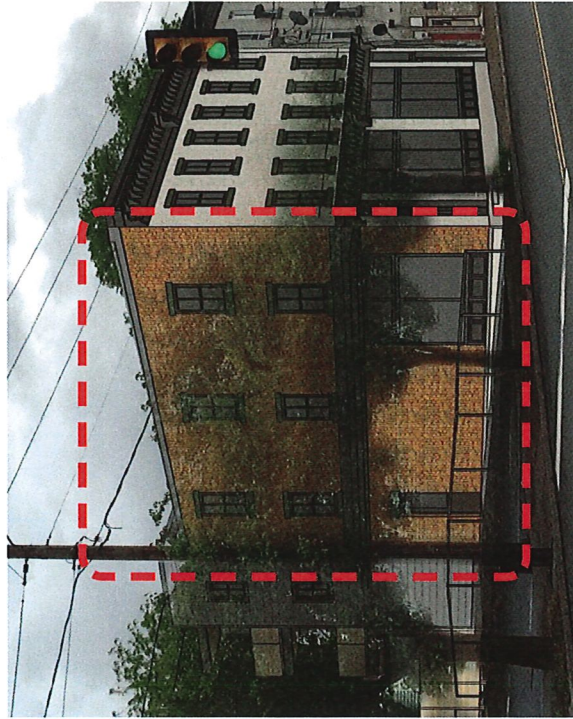
PATRIOT RED - 60%



HOMELAND - 30%



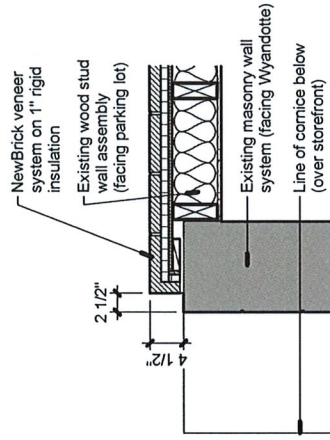
HERITAGE HOUSE - 10%



**Existing Conditions
(Above left & right)**

An offset exists between the end of the front facade masonry and the plane of the existing wall facing the parking lot.

Resolution for this offset is as indicated in the detail at right.

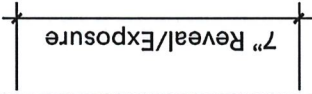


Brick Corner Detail
3/4" = 1'-0"



James Hardie HARDIPLANK SMOOTH (or similar)
Fiber Cement Exterior Siding System

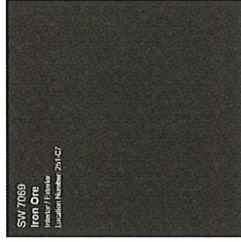
- "Aged Pewter" (warm grey) factory applied painted finish
- Smooth Texture
- 7" Reveal



Siding Color
 "Aged Pewter" (warm grey) factory applied painted finish

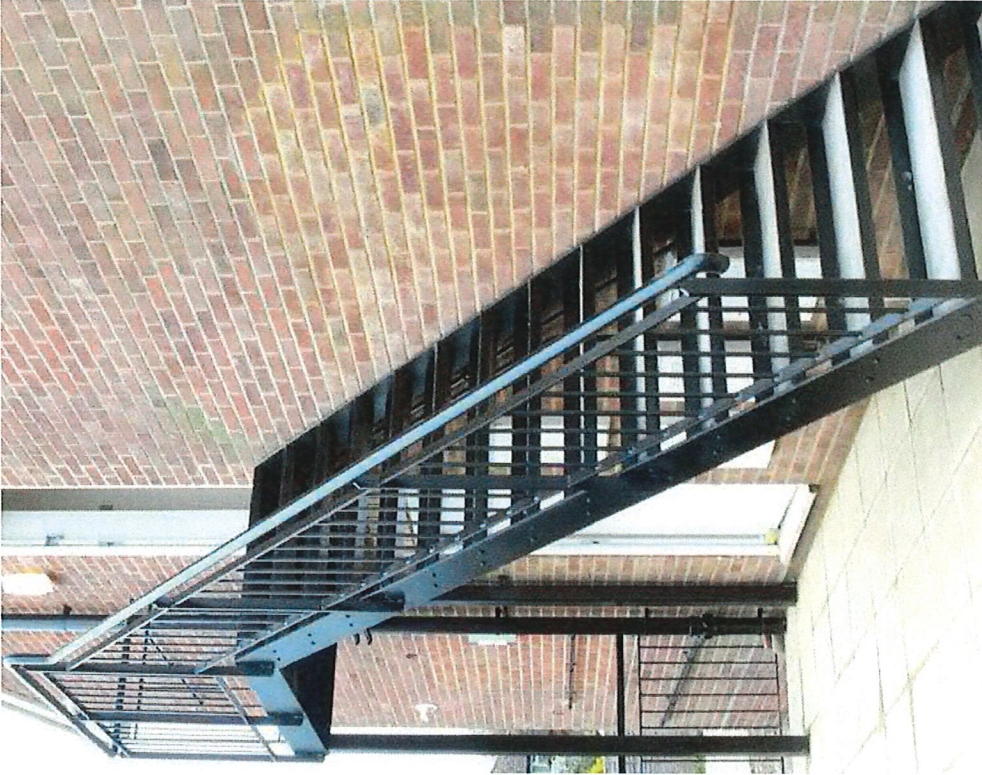


Brick Paint Color
 Sherwin Williams
 Warm Grey



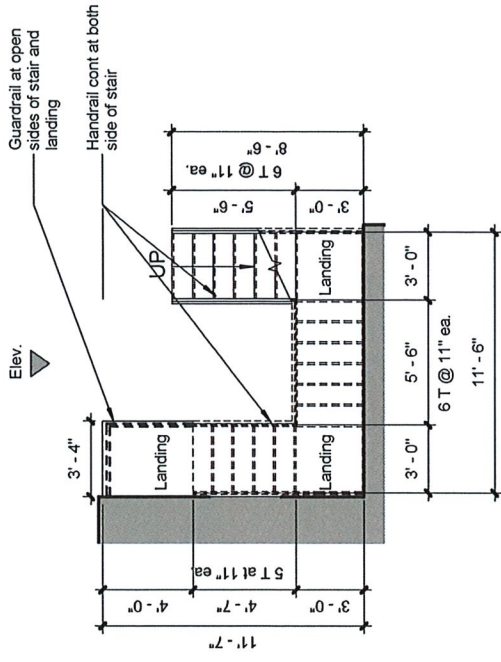
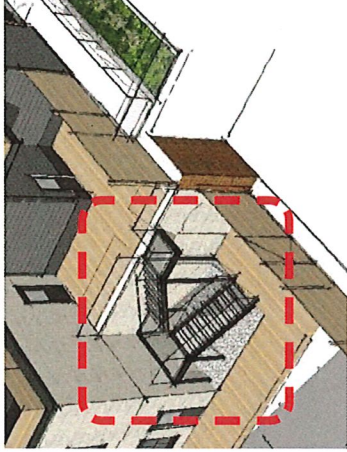
Trim Color
 Sherwin Williams
 Warm Grey



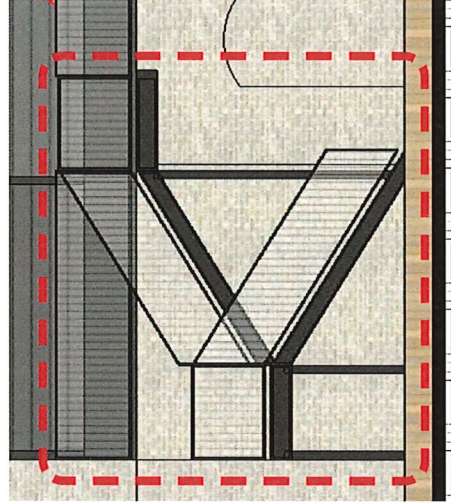


Fabricated Steel Staircase

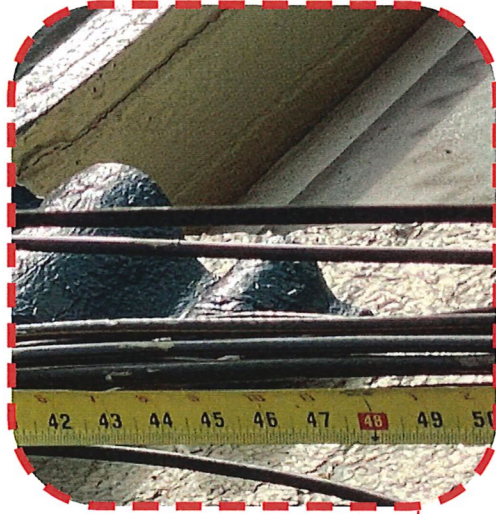
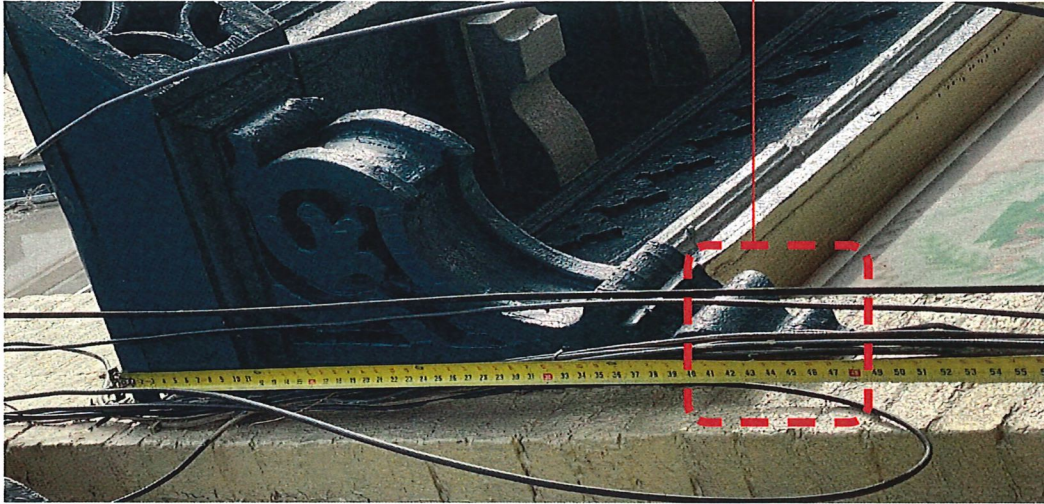
- Black painted steel
- 42" tall Guard Rail with 3/8" square steel pickets @ 4" o.c.
- Handrail @ 36"



Rear Metal Stair -Plan View
3/16" = 1'-0"

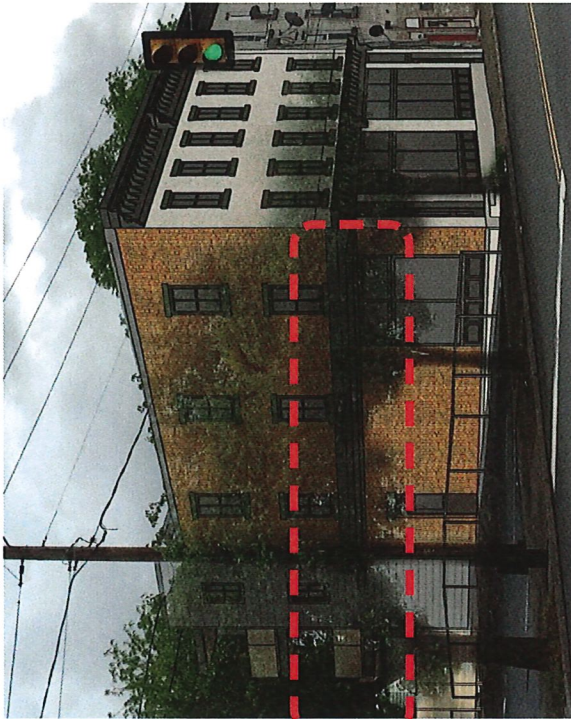


Rear Metal Stair -Elevation
3/16" = 1'-0"



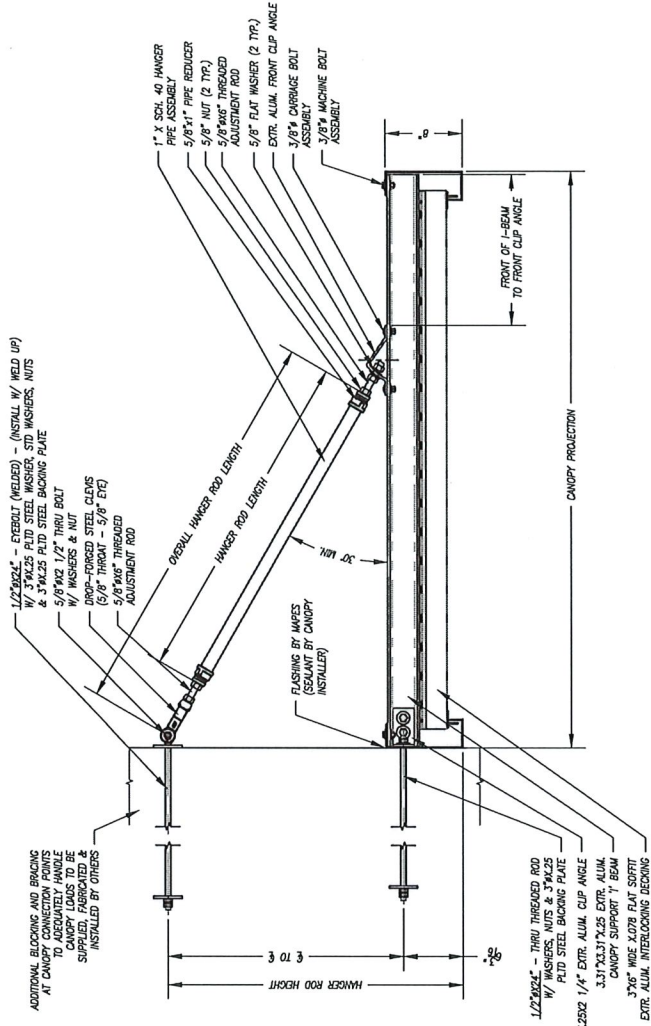
Design Intent:
The design intent for the cornice above the storefront is to match the size and detailing of the cornice on the 417 Wyandotte facade.

The height of the primary brackets will be approximately 44". Other dimensions will be taken from the 417 cornice and replicated on 409-411.



Fabricated Steel Canopy

- Black painted steel
- Hanger Rods tied back to facade
- Alternate - low slope fabric awning (at right)



CANOPY DETAILS
FACADE FACING PARKING LOT