

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, construct and renovate portions of the buildings at 409-411 Wyandotte 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 #736 -- It is proposed to 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:

1. The proposal to demolish, construct and renovate building portions was presented by Jackson Eighmy and Elliot Nolter.
2. The approved rehabilitation of the common front (west) façades includes the following details:
 - a. shared upper cornice to be repaired in-kind and painted
 - b. loose paint of upper-level brick façade at #409 Wyandotte Street to be carefully removed while existing Brickote 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
 - c. missing central bay of upper windows to be reestablished and original openings of remaining upper windows to be reestablished at #411 Wyandotte Street façade
 - d. 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
 - e. inappropriate stucco 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.

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

- b. three new bays of window openings to be established in preparation for new upper-level windows at side façade of main structure
- c. 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 sheathed 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
- d. existing Brickote 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
- e. 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
- f. two new bays of window openings to be established in preparation for new windows at rear entry-level and lower-level facades along with one new entrance door at lower-level façade at #411 Wyandotte Street; existing Brickote 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: Jet Job

Date of Meeting: November 16, 2020

Title: Historic Officer