

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, remodel and partially demolish portions of these 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 #754 -- It is proposed to secure a COA to renovate, remodel and partially demolish portions of these buildings at 409-411 Wyandotte Street.

OWNER / APPLICANT: Palace Row, LLC / Jackson Eighmy

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The Commission upon motion by Mr. Lader and seconded by Ms. Starbuck 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, remodel and partially demolish portions of these buildings was presented by Todd Chambers and Jackson Eighmy.
2. Rehabilitation of the front (west) façades includes the following details:
  - a. new windows are Pella Lifestyle Series (or comparable) insulated, aluminum-clad wood, 2-over-2, double-hung with black exterior finish, beveled glazing profiles, exterior and interior applied muntins with between-glass spacers, with clear glass (not tinted or reflective) and custom size to match existing openings at #409 Wyandotte Street; headers are PVC to match existing and new cast stone sills match existing
  - b. new storefront assembly is Kawneer EnCORE Aluminum Framing System (or comparable) with black finish, with 4-inch depth and with clear glass (not tinted or reflective) and center depth of front glaze; transoms above entrance doors align with transoms of adjacent storefronts, with both entrance doors of uniform dimension swinging out toward street
  - c. façade element between both storefronts to be painted warm gray to match upper-level front façades; foundation below storefront apron to be parged in similar warm gray color

**note:** The Applicant agreed to return to HCC with clarifications about the design and material of faceted apron panels beneath the new storefronts, details of the entrance at #409 Wyandotte Street along with building signage and exterior lighting proposals.

3. Rehabilitation of the side (north) and rear (east) façades includes following details:
  - a. new windows are Pella Lifestyle Series (or comparable) insulated, aluminum-clad wood, 2-over-2, double-hung with black exterior finish, beveled glazing profiles, exterior and interior applied muntins with between-glass spacers, with clear glass (not tinted or reflective); headers are PVC to match existing and new cast stone sills match existing
  - b. new storefront assembly is Kawneer EnCORE Aluminum Framing System (or comparable) with black finish, with 4-inch depth and with clear glass (not tinted or reflective) and center depth of front glaze; transoms align with transoms of adjacent storefronts at front façade

- c. fiber-cement horizontal lap siding for new rear addition has smooth-surface, with 7-inch exposure; “Aged Pewter” medium warm-gray factory-applied finish for siding at new stair and mechanical tower, Sherwin-Williams “Iron Ore” dark warm-gray for painted trim elements and Sherwin-Williams “Windfresh White” light warm-gray for adjacent lower-level façade
- d. new Sunbrella canvas (or comparable) awning over metal frame with no end panels and no front flap valance in black color; awning extends 5-feet over ramp below, initiates at least 2-feet from front corner and is installed beneath sills of second-level windows

**notes:** The Applicant agreed to return to HCC with clarifications about the design and material of faceted apron panels beneath the new storefronts along with building signage and exterior lighting proposals. Submittals of the proposed composite material (privacy fencing and balconies) as well as the insulated brick veneer require further review by HCC (especially by those attending the meeting virtually) before appropriateness is determined. HCC expressed concerns about the longevity and potential warping over time of the proposed composite material as well as the potential electrical “charge” of the proposed insulated brick-look product with an acrylic finish (leading to staining from dirt residue); the Applicant agreed to address those concerns by contacting product manufacturers and requesting relevant specifications.

The motion for the proposed work was unanimously approved.

JBL: jbl

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By: Jet JBL

Date of Meeting: May 17, 2021

Title: Historic Officer