RESOLUTION NO.

RE:	PROVISIONS OF THE AC LEGISLATURE 1961, JUN	OPRIATENESS UNDER THE TT OF THE PENNSYLVANIA IE 13, P.L. 282 (53 THLEHEM ORDINANCE NO.
WHER building at 215 Broad		e a COA to demolish and construct a new
		DLVED by the Council of the City of hereby granted for the proposal.
	Sponsored by: (s)	
	(<u>s)</u>	
ADOP	TED BY COUNCIL THIS	DAY OF
	<u>(s)</u>	President of Council
ATTEST:		
(s) City Clerk		

HISTORIC CONSERVATION COMMISSION

CASE #768 -- It is proposed to secure a COA to demolish and construct a building at 215 Broadway.

OWNER / APPLICANT: Greg Salomoni / John Lee

The Commission upon motion by Mr. Lader and seconded by Mr. Patrick 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 and construct a new building was presented by John Lee.
- 2. The existing structure will be replaced with a new structure that measures approx. 19-feet wide x 109-feet deep x 28-feet high, with three extensions at the side (north) façade ... one measuring approx. 14-feet wide x 5.5-feet deep x 14-feet high, an adjacent extension measuring approx. 21-feet wide x 5.5-feet deep x 28-feet high and a separate extension measuring approx. 46.5-feet x 8.5-feet deep x 28-feet high and that includes the following appropriate details:

a. Front (east) Façade:

- i. existing cast stone architectural elements to be salvaged and reused
- ii. as much historical brick as possible to be salvaged and reused in new façade; **note:** added brick should match existing and entire façade pointed with appropriate mortar matching existing in color, texture, joint style and softness
- iii. top of raised façade (parapet) is below decorative detailing of adjacent former firehouse
- iv. single entrance is on left side of storefront; new door matches existing on adjacent firehouse but transom above is smaller to align with adjacent bi-folding doors
- v. large bi-folding doors replace former display window and secondary entrance; two panels on each side of vertical divide, with each panel divided into five lites. **note:** tinted or reflective glass is inappropriate
- vi. window openings at second floor accommodate outdoor dining terrace, with aluminum frames around openings that also divide each opening vertically to create two pairs of "windows" and with lower "sash" infilled with 4-inch x 4-inch wire mesh, orthogonally oriented
- vii. front landing and railing to match adjacent firehouse
- viii. Applicant must cooperate via City of Bethlehem with HCC Chair and Historic Officer to finalize appropriateness of proposed cladding of 12-inch x 24-inch porcelain tiles in matte-black finish oriented both horizontally and vertically

b. Side (north) Façade

- initial portion of façade extending from corner is salvaged brick and includes two upper-level window openings with aluminum frames that create two pairs of windows similar to windows at front façade, with wire mesh infill at lower "sashes" in both openings along with cast stone sills, lintels and parapet cap (salvaged and reused or new cast elements to match original details)
- ii. brick façade followed by two extensions clad in insulated metal-panel rainscreen system (0.032 gauge aluminum panels by ATAS International, or comparable) in matte black finish; remainder of façade is sand-smooth cement-based stucco with acrylic topcoat and integral color (Dryvit 'Sandpebble' finish in Smoke Signal color, or comparable)
- iii. additional windows are thermally-broken aluminum frame with insulated glazing and slim muntins, including two smaller windows facing front (east) façade and two larger windows facing side (north) façade; notes: tinted or reflective glass is inappropriate; Applicant is required to submit window details and samples during subsequent HCC meeting before appropriateness is finalized
- iv. two emergency egress doors lead out onto metal stair, with details similar to existing at side (south) façade of adjacent former firehouse; appropriateness of metal stair dependent upon construction of new privacy fence that includes 4x4 pressure-treated posts at 5-feet oncenter and 7-feet tall along with 5/4x6 wood slats oriented horizontally, with all wooden components stained in black color
- v. all roof landscapes are clad with standing-seam metal roofing in matte black finish to match metal-panel rainscreen wall system; **note:** Applicant also has option of EPDM rubber roof membranes combined with raised parapets to screen roofs from public view
- c. Rear (west) and Side (south) Façades: both façades are finished in sandsmooth cement-based stucco with acrylic topcoat and integral color that matches stucco on side (north) façade

Notes: The City of Bethlehem will not issue a demolition permit until all planning applications have been successfully reviewed and the Applicant has purchased portions of the adjacent property to construct proposed extensions at the side (north) façade. Details of the new exit platform (including decking, steps, handrails, etc.) at the rear façade, envisioned exterior lighting fixtures as well as new signage necessitate subsequent HCC reviews.

The motion for the proposed work was approved: 5-1. Mr. Cornish opposed the motion, recalling his previous decision that the proposed project was inappropriate and noting the current proposal does not include appropriate improvements to the original project.

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Date of Meeting: September 20, 2021	Title:	Historic Officer