

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 convert the former Holy Infancy School into a mixed-use building, with a commercial tenant and 24 residential units at 127 East Fourth Street. Proposed exterior work involves opening previously closed window openings and replacing all doors and windows. An exterior ramp will be constructed on the side of the building to accommodate ADA-compliance.

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 #785 -- It is proposed to secure a COA to convert the former Holy Infancy School into a mixed-use building, with a commercial tenant and 24 residential units at 127 East Fourth Street. Proposed exterior work involves opening previously closed window openings and replacing all doors and windows. An exterior ramp will be constructed on the side of the building to accommodate ADA-compliance.

OWNER / APPLICANT: 127 E. 4th Street Development, LLC / Rafael Palomino and Jeffrey Quinn

The Commission upon motion by Mr. Lader and seconded by Mr. Evans 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 convert the former Holy Infancy School into a mixed-use building, with a commercial tenant and 24 residential units was presented by Jordan Clark.
2. Appropriate building renovations include the following details:
 - a. existing window openings to receive new aluminum window replacements:
 - i. existing sash configurations (single-hungs, double-hungs, triple-hungs) to be retained but with divided lites (typically 6 lites per sash) to replicate original character-defining details; lites are true divided lites or simulated divided lites (i.e. muntins applied to exterior glass surface, not sandwiched between glazing)
 - ii. existing mullions between gangs of windows to be retained; window replacements must be custom sized to fit existing historical openings
 - iii. new interior wall systems cannot interrupt individual window sash
 - iv. reflective, tinted and/or colored glazing is inappropriate
 - b. double-height window openings at rear (north) façade as well as at both side (east and west) façades are currently closed over; Applicant to investigate potential for existence of original character-defining mullions between gangs of windows before returning to HCC with modified design approach for those windows for subsequent assessment
 - c. Applicant to modify design of new ADA-compliant exterior ramp with new entrance at side (west) façade that avoids interruption of historical window configuration before returning to HCC with modified design approach for subsequent assessment
 - d. closed historical window openings to be re-opened, with missing details (sills, lintels, mullions, etc.) to match existing; historical opening at entry level on side (west) façade (near southwest corner) to remain closed while existing

inappropriate infill to be replaced so brick units and mortar joints match historical building fabric

- e. existing plain, modern, flush entrance doors to be replaced with commercial aluminum entrance doors with lower panels and upper divided lites to match character-defining original doors
 - f. project scope to include cleaning of exterior masonry surfaces as well as careful removal of abandoned fasteners, conduits, hanging brackets for former air-conditioning units, etc. at all façades and patch resulting voids to match existing materials, as needed; **note:** Applicant is encouraged to reference relevant Preservation Briefs issued by National Park Service for appropriately cleaning historical masonry surfaces
 - g. existing PVC piping downspout segments to be replaced with appropriate copper downspouts to match existing, as needed
 - h. Applicant encouraged to reconsider existing scenario at northwest corner (utilitarian metal stairs leading to concrete steps that terminate in metal fence with padlocked gate) to improve access to and visual connection with nearby public Greenway
3. The Applicant agreed to submit relevant product information (cut sheets, specifications, etc.) and material samples of all proposed windows and doors via City of Bethlehem for final review by the Chief Building Inspector, the Historic Officer and the HCC Chair prior to fabrication and installation.
4. Exterior light fixtures as well as signage necessitate subsequent HCC reviews.

The motion for the proposed work was unanimously approved.

JBL: jbl

By: Jet Job

Date of Meeting: January 5, 2022

Title: Historic Officer