

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 the lower façade at
125 East Third 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 #798 -- It is proposed to secure a COA to renovate the lower façade at 125 East Third Street.

OWNER / APPLICANT: Southside 125, LLC / Christine Ussler

The Commission upon motion by Mr. Evans and seconded by Mr. Lader 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 the lower façade was presented by Christine Ussler.
2. Appropriate façade renovations include the following details:
 - a. carefully remove vertical plywood sheathing as well as beige face brick at entry-level façade to investigate condition of original façade beneath; **note:** HCC encourages selective removal of plywood and face brick so Applicant can determine existing conditions before submitting subsequent COA Application with proposed façade treatments above and below storefront windows
 - b. enlarge existing display window and integrate transom above
 - c. modify existing double entrance doors as single door with sidelite, both with transoms above; apron material beneath sidelite matches apron at remaining façade
 - d. if possible, modify return wall between front display window and recessed entrance as angled (to be finalized during selective demolition), with display window and transom above that correspond with front window; return wall on east side of recess to be sheathed in painted wood or composite beaded board
 - e. new storefront assembly to be fabricated from dark bronze anodized aluminum; all glazing is not tinted, colored or reflective
 - f. recessed access to upper-level residential units remains but made full height, if possible; existing door to be replaced with full-lite, smooth, fiberglass door in dark brown factory-applied finish; side returns to be sheathed in painted wood or composite beaded board
 - g. subsequent COA Applications to include details and product submittals for potential new sign band and intermediate cornice with support brackets as well as concepts for new exterior lighting and building signage
3. Appropriate details of the replacement handrail at the second-floor level of the rear façade include: handrail assembly measures 42-inches high x 188-inches wide and is composed of 1-5/8-inch tube steel for four vertical posts as well as for upper and lower horizontal rails, with webbing between posts of smaller vertical pickets; **note:** HCC recommends painting upper-level handrail assemblies light gray in color to blend with the sky beyond.

The motion for the proposed work was unanimously approved, with Mr. Evans, Mr. Hudak, Mr. Lader, Mr. Loush and Mr. Simonson voting in favor of the motion. Based upon the oral

report made by the Historic Officer and the presentation of the Applicant, the Commission found that the proposal complies with the following Secretary of Interior's Standards (SIS) for Rehabilitation:

- SIS 9. -- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

JBL: jbl

By: Jet Lab

Date of Meeting: July 18, 2022

Title: Historic Officer