

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 existing front
façade and a portion of the side façade at 210-212 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 #799 -- It is proposed to secure a COA to renovate the existing front façade and a portion of the side façade at 210-212 East Third Street.

OWNER / APPLICANT: 210 East Third Street, 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 existing front façade and a portion of the side façade was presented by Christine Ussler.
2. Appropriate renovations to the front façade include:
 - a. careful removal of existing Formstone at front façade before repairing and repointing historic brick beneath; **note:** Applicant agreed to return to HCC if condition of original brick is very poor or seriously damaged by removal process with proposed alternative
 - b. remove infill below entry-level windows to reveal original frames and sills; if frames and sills no longer exist, install new to match original
 - c. install new insulated glass within original entry-level window openings and apply etched film over interior glass surfaces to address privacy concerns of restrooms behind
 - d. install new, full-lite, smooth, fiberglass entrance door with etched film over interior glass surface at existing recessed entry
 - e. repair existing transom above entry door (or create new if transom no longer exists) and install etched glass
 - f. repair and paint three existing double-hung windows at upper floor level, including frames and sills as well as install energy-efficient exterior storm windows; **notes:** horizontal divisions of new storm windows should align with dividing rails of existing windows and all glazing is not tinted, colored or reflective
 - g. repair and paint all existing window and door heads as well as upper cornice
 - h. install new concrete ramp and landing to create ADA-compliant entry access; Applicant agreed to submit subsequent COA Application with scale drawings of new ramp and details of associated handrail assembly

Note: Subsequent COA Applications to include details and product submittals of potential intermediate cornice as well as concepts for new exterior lighting and building signage.
3. Appropriate renovations to the side façades include careful removal of existing vinyl siding at the east (side) façade as well as the north facing wall segment of the middle portion of the building and install thin brick veneer over an appropriate substrate; thin brick to match or blend with existing historic brick, with stucco as an appropriate alternative; **note:** Applicant agreed to submit product samples of proposed thin brick

veneer and associated mortar joints or of proposed stucco as part of subsequent COA Application for HCC consideration.

4. The Applicant agreed to submit a subsequent COA Application that includes scale drawings of a new brick wall with entrance gate that encloses the side yard and includes intermediate supporting piers and a cap detail; height of the new wall should be clarified with zoning and/or codes officials within City's planning department.

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 5. -- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- SIS 6. -- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 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 Job

Date of Meeting: July 18, 2022

Title: Historic Officer