

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 construct an addition to the second floor on the west side of the existing Grace Mansion, enclose the rear 2-story porch, relocate the existing garage along with new construction to the overall design and improvements to the courtyard area at 114 West Fourth 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 #816 -- It is proposed to secure a COA to construct an addition to the second floor on the west side of the existing Grace Mansion, enclose the rear 2-story porch, relocate the existing garage along with new construction to the overall design and improvements to the courtyard area at 114 West Fourth Street.

OWNER / APPLICANT: Dallas Basha, 114 W. 4<sup>th</sup> St., LLC / Christine Ussler, Artefact, Inc.

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The Commission upon motion by Mr. Evans and seconded by Mr. Hudak 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 construct an addition to the second floor on the west side of the existing Grace Mansion, enclose the rear 2-story porch, relocate the existing garage along with new construction to the overall design and improvements to the courtyard area at existing signage was presented by Dallas Basha and Christine Ussler.
2. Appropriate new construction (addition) to the second floor on the west side of Grace Mansion includes the following details:
  - a. measures approximately 9-feet and 9-inches tall and is set back approximately 8-feet from front façade of existing single-story side addition, with metal handrail (including vertical balusters) at resulting deck in satisfaction of building code
  - b. has flat (low-slope) roof pitched slightly to rear
  - c. front (north) façade is clad in thin-brick veneer; side (west) façade receives fiber cement lap siding with smooth surface and reveal exposure between 6-inches and 7-inches, to be painted or with factory-applied finish
  - d. French doors at upper terrace (north façade) are aluminum-clad wood doors or composite, with segmental brick arch opening and Simulated Divided Lites (SDL) that recall window openings of mansion
  - e. west façade includes one pair of 1-over-1 double-hung aluminum-clad wood or composite windows with true dividing mullion
  - f. profiles of door, window and cornice trims in wood or composite materials recall existing mansion details
3. Appropriate enclosure of the rear 2-story porch includes the following details:
  - a. new wall cladding at entry level is beaded board or V-groove board
  - b. infill walls at upper level are set to insides of existing porch supports, with existing posts and brackets to be retained, repaired or replaced in-kind, as needed; new windows and doors are aluminum-clad wood or composite, with Simulated Divided Lites (SDL)
  - c. all details to be painted
4. Appropriate details of the relocated garage include:

- a. existing plywood infill at garage door opening to be replaced with new, folding, aluminum-clad wood or composite doors with full-glazed lites that recall historical folding garage doors but “read” as contemporary
  - b. existing wood mouldings to be repaired in-kind and painted
  - c. existing slate roof to be replaced with GAF Slateline fiberglass shingles in “Antique Slate Gray” color; new crickets at roof connections with adjacent structures are fabricated from EPDM rubber roofing membrane in dark color
  - d. existing windows at side (east and west) façades to be retained and painted
5. Appropriate new construction includes the following details:
- a. 3-story residential structure at rear (south) of property includes gable front roof with standing-seam metal roofing in slate gray color; flat roof area at rear is intended for placement of HVAC equipment
  - b. front porch (east façade, facing Martell Street) is three stories in height, detailed with round steel posts and expressed I-beams at perimeters of each deck along with steel pipe railings; doors leading onto decks are sliding glass doors with thin aluminum profiles
  - c. front (east) façade at second- and third-floor porches receives smooth-surface cedar lap siding with clear finish and reveal exposure between 6-inches and 7-inches; side façades to end of gable roof section receive thin-brick veneer while remaining side façades and rear façade receive fiber cement lap siding with smooth finish and reveal exposure between 6-inches and 7-inches along with factory-applied finish
  - d. windows on front (east) façade are contemporary fixed windows over lower operable awnings while remaining windows are traditional 1-over-1, double-hung windows; all windows are aluminum-clad wood or composite
  - e. “eyebrows” above two entrance doors at front (east) façade on either side of front porch are detailed with expressed I-beams and serve as covered shelter; **note:** distances between tops of doors and undersides of eyebrows should be uniform
  - f. north façade (facing new courtyard) includes three stacked pairs of 1-over-1 double-hung aluminum-clad wood or composite windows, each pair with true dividing mullions
  - g. entry doors are aluminum-clad or composite and have full-glazed lites
  - h. all wood and/or composite details to be painted
6. Appropriate details of the new inner courtyard area include:
- a. parking spaces between existing mansion and new construction for residential drop-offs and trash toters (design yet to be determined) necessitate removal of approx. 32-linear feet of existing historical stone wall along Martell Street
  - b. resulting inner courtyard for use by residential tenants measures approximately 20-feet 8-inches wide; to be paved with flagstone pavers and separated from off-street parking by 5-feet tall black aluminum fence with side gate
  - c. string lighting to be installed in enclosed courtyard; **note:** HCC recommends maximum 3000K color temperature range for exterior lighting within Historic Conservation District

**Note:** all glass for new doors and windows is clear and not tinted or reflective.

The Applicant is required to submit scale drawings that indicate overall dimensions of the new construction (length, width and various critical heights) along with sizes of new windows and doors within various components of the project via the City of Bethlehem for review by the Chief Building Inspector, the HCC Chair and the Historic Officer.

The Applicant agreed to return to HCC for a subsequent assessment of proposed façade materials, including brick and mortar product samples for proposed thin-brick veneer façades and finishes for steel components of porch framing and eyebrows as well as details for demolished components of the historical stone wall to be salvaged and integrated within the new courtyard area.

The motion for the proposed work was unanimously approved, with Mr. Evans, Mr. Hudak, Mr. Lader and Mr. Simonson voting in favor. Based upon the oral report made by the Historic Officer and the presentation of the Applicant, the Commission found that the proposal adheres to Bethlehem Ordinance 1714.03 ‘Purposes of the Historic Conservation District’ and also complies with the following Secretary of Interior’s Standards (SIS) for Rehabilitation:

- SIS 1. -- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- SIS 2. -- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- SIS 4. -- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 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.
- SIS 10. -- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

JBL: jbl

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By: Jet Lab

Date of Meeting: June 19, 2023

Title: Historic Officer