

RESOLUTION NO. 2023-_____

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 revise the designs of the West Fourth Street façade as well as the rooftop biergarten along Broadway and the west building façade that were previously submitted to HCC at 301-327 Broadway.

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 , 2023.

(s) _____

President of Council

ATTEST:

(s) _____

City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #821 -- It is proposed to secure a COA to revise the designs of the West Fourth Street façade as well as the rooftop biergarten along Broadway and the west building façade that were previously submitted to HCC at 301-327 Broadway.

OWNER / APPLICANT: Sycamore Hill Farm Development / Lawrence Eighmy

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 revise the designs of the West Fourth Street façade as well as the rooftop biergarten along Broadway and the west building façade that were previously submitted was presented by Elliot Nolter.
2. Appropriate new rooftop guardrail includes the following details:
 - a. system of stainless-steel cables strung between double 2-inch x 2-inch steel angles to create “T-shape” posts installed at 4-feet on center; posts are attached to inside vertical surface of existing roof parapet with anchor bolts through steel plates, with 2-inch tube spacers to off-set posts from parapet
 - b. overall height of rail is 42 inches, with 4-inch deep “drink rail” installed at 38-inch height
 - c. assembly of new steel posts along same rooftop perimeter integrated into new guardrail to support system of string lights; posts are installed at 16-feet on center, with height of string lights at 3-feet above existing parapet along Broadway and 7-feet above existing parapet at west façade

note: HCC recommends maximum 3000-Kelvin LED bulbs for proposed string lights; HCC also recommends painting all metal elements light gray to blend with color of sky

3. Appropriate new aluminum storefront system includes the following details:
 - a. metal components are anodized aluminum with dark bronze finish to match details previously determined by HCC as appropriate for upper-level windows
 - b. storefront system measures approximately 11-feet tall, with upper transom implied with intermediate horizontal rail installed at 8-feet 3-inches above lower sill
 - c. vertical divisions within storefront align with openings of upper-level windows, except for far-right bay, which includes existing entrance and proposed garage door with horizontal segments that fill entire width of bay
 - d. transom above far-right bay, entire glazed storefront ‘window’ at far-left bay and fixed glazing of existing two basement windows receive spandrel panel glazing; otherwise, storefront windows and transoms receive clear glazing that is not colored, tinted or reflective while remaining segments are flat metal panels to match color of storefront frame (dark bronze)

4. Appropriate masonry work includes infill of missing brick at the upper parapet with new brick units, mortar joints and cast stone coping to match existing in dimension and color; the raised parapet includes a 30-inch-tall step up to emphasize the central bay of the overall façade.

The Applicant is required to submit cut sheets, specifications and product samples of proposed string lights (including intended bulbs), storefront assembly as well as infill brick and cast stone coping (including intended mortar) via the City of Bethlehem for final review by the Chief Building Inspector, HCC Chair and Historic Officer prior to fabrication and installation.

The motion for the proposed work was unanimously approved, with Mr. Evans, Mr. Hudak, Mr. Lader, Mr. Simonson and Ms. Strasser 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' as well as Historic Conservation Commission 'Guidelines for Storefronts' and also 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.
- 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

Date of Meeting: September 18, 2023

By: 
Title: Historic Officer