

City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 459 Old York Rd. Bethlehem, PA 18018

Owner of building Historic Bethlehem Museums & Sites

Phone 6108820450

Owner's email & mailing address

Applicant Cassie Rugg, Artefact Inc.

Phone: 6108610235

Applicant's email & mailing address

Street and Number 26-28 E. 3rd St.

City Bethlehem

State PA

Zip Code

18018

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.

USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.

Application form, photographs, and drawings must be submitted (see attached for deadline) prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

1. **PHOTOGRAPHS** - Photographs of your building and neighboring buildings **must accompany** your application.

2. **TYPE OF WORK PROPOSED** - Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.

☐ Trim and decorative woodwork

☐ Skylights

☐ Siding and Masonry

☒ Metal work

☒ Roofing, gutter and downspout

☒ Light fixtures

☒ Windows, doors, and associated hardware

☒ Signs

☐ Storm windows and storm doors

☐ Demolition

☐ Shutters and associated hardware

☒ Other Addition to the Miller's House (connector to the Luckenbach Mill)

☒ Paint (Submit color chips - HARB only)

3. **DRAWINGS OF PROPOSED WORK** - Required drawings **must accompany** your application. Please submit **ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS**

☐ Alteration, renovation, restoration (1/4" or 1/8"=1'0" scale drawings required IF walls or openings altered.)

☒ New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)

☐ New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)

☐ Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)

☐ A scale drawing, with an elevation view, is required for all sign submittals

4. **DESCRIBE PROJECT** - Describe any work checked in #2 and #3 above. Attach additional sheets as needed.

See attached narrative.

5. **APPLICANT'S SIGNATURE**

Cassie Rugg

DATE: 11/8/2023

OWNER'S SIGNATURE

Cassie Rugg

DATE: 11/8/23

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<input checked="" type="checkbox"/> Windows, doors, and associated hardware	<input checked="" type="checkbox"/> Signs
<input type="checkbox"/> Storm windows and storm doors	<input type="checkbox"/> Demolition
<input type="checkbox"/> Shutters and associated hardware	<input checked="" type="checkbox"/> Other <u>Addition to the Miller's House (connector to the Luckenbach Mill)</u>
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 OWNER'S SIGNATURE Cassie Ropp DATE: 11/8/23

Ralph G. Shwarz Interpretation Center - Grist Miller's House Overlook Gallery

The Grist Miller's House (1782/1834) is individually listed on the National Register of Historic Places and sits adjacent to the Luckenbach Mill, a former grist mill. The building is the last of the Colonial Industrial Quarter's buildings, a historic landmark district, to be rehabilitated for a new use. The original stone masonry house was one of the earliest private Moravian family homes. The two-story brick expansion 50 years later added a family living floor and a second story with bedrooms and an attic above. The building served as a residence until the 1970s and has since sat vacant, with emergency structural stabilization that occurred in 2007 to brace the west wall. The restoration of the House, a RACP project, is currently underway by the Historic Bethlehem Museums and Sites and Artefact, Inc. The project aims to not only stabilize and restore the 140+ year-old building, but will enhance an already varied experience offered to the public by the surrounding buildings. The space will offer hands-on educational programming for visitors to learn about colonial industrial trades and crafts, as well as interpretive displays about the history of the Mill and daily life of the Miller. Original windows, doors, plaster, and woodwork will be restored and replaced in-kind. A Certificate of Appropriateness for this House restoration phase of the project was granted by the City of Bethlehem in August 2023.

A second phase, which is not RACP, is proposed and involves the construction of a new, ADA-accessible connector between the Luckenbach Mill and the Miller's House. This addition, termed the "Overlook Gallery" by its architect of record, David Parker Architects, will be a sleek and naturally-lit enclosed walkway and gathering/event space, which recalls the porch that once stood at the House's south façade and former connection to the Mill (remnants of a connection exist but it's not fully visible in historic photographs). The Overlook would provide a more direct and accessible entry into the Miller's House upper basement level, as well as a space for HBMS and community events that offers extensive views out over the Industrial Quarter. Design development drawings for the Overlook are included in this application for HARB review. It will feature a minimalist modern aesthetic (a full-height glazed curtain wall with steel structural members), which will clearly differentiate itself as an independent feature and new focal point for this highly historic complex. The structural strategy is currently under development but likely the Overlook will perch on an existing steel column that is part of the reinforcement of the House (c. 2007) and the existing Antes Mill stone walls (to be stabilized); it will also be anchored into the adjacent masonry House and Mill buildings and cantilever on the front (south) side.



North Façade of House



West Façade of House; Steel Shoring visible (c. 2007) – one column at right will remain to be used to support the Overlook Gallery (the rest of the steel structure will be removed once the House is structurally reinforced in Phase 1)





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One layer
of clean.




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&



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CARDINAL CG  ENGINEERING THE FUTURE OF COATED GLASS
A CARDINAL GLASS INDUSTRIES COMPANY



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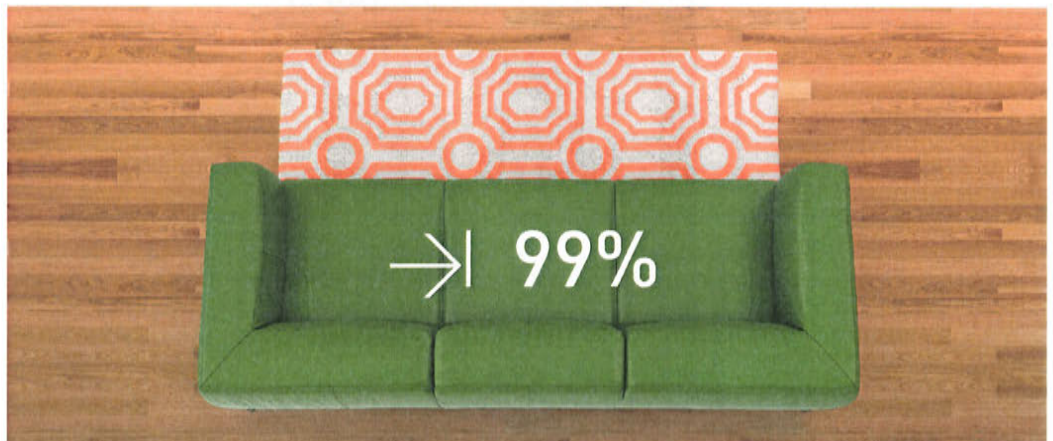
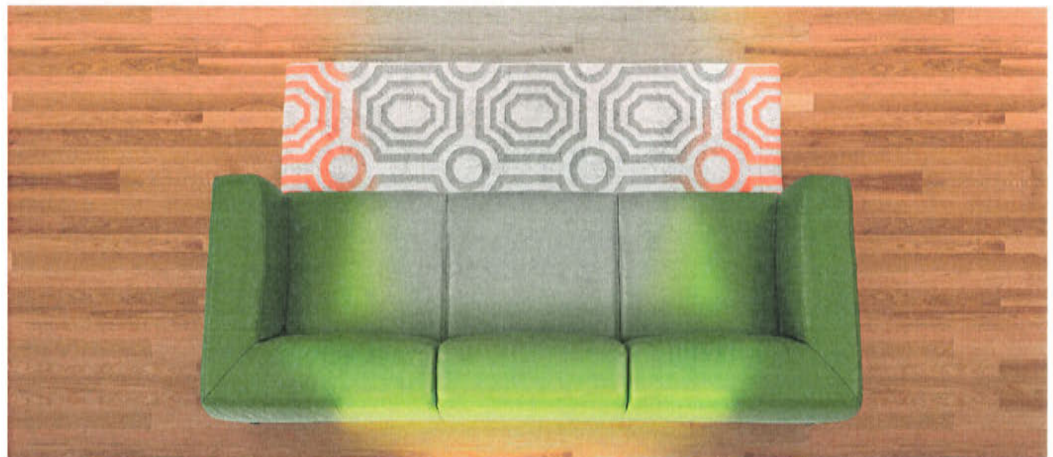
In hot, sunny climates, Quad 452+ clearly outshines ordinary window glass. It is formulated specifically to manage solar heat gain while maintaining clear views, taking more of the burden off the AC unit to keep conditions comfortable inside. The low emissivity of Quad 452+ glass also means warmer rooms during winter.

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Quad 452+ blocks 99% of UV rays from reaching the interior, protecting furniture, carpets, artwork and other furnishings to a degree that is comparable to laminated glass.

Uncoated glass allows more UV light to reach the interior, which can damage furniture, carpets and artwork.

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Keeping it neutral.

In addition to its performance advantages, the fourth layer of silver in Quad 452+ glass enhances the grey to aid in a neutral appearance. This provides architects and designers with greater flexibility to specify the glass for a broader palette of building façade colors. Here are approximate exterior color representations:



Quad 452+ glass



Grey glass



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For climates that get cold in winter as well as hot in the summer, insulating glass units (IGUs) with Quad 452+ glass can be specified with the optional LoE-i89 coating. Indium tin oxide is sputtered onto the interior side of the glass panel to reflect escaping heat back into the room, lowering U-Factor.

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ssion RAL 6015 Black olive

mple below to enlarge this RAL color:

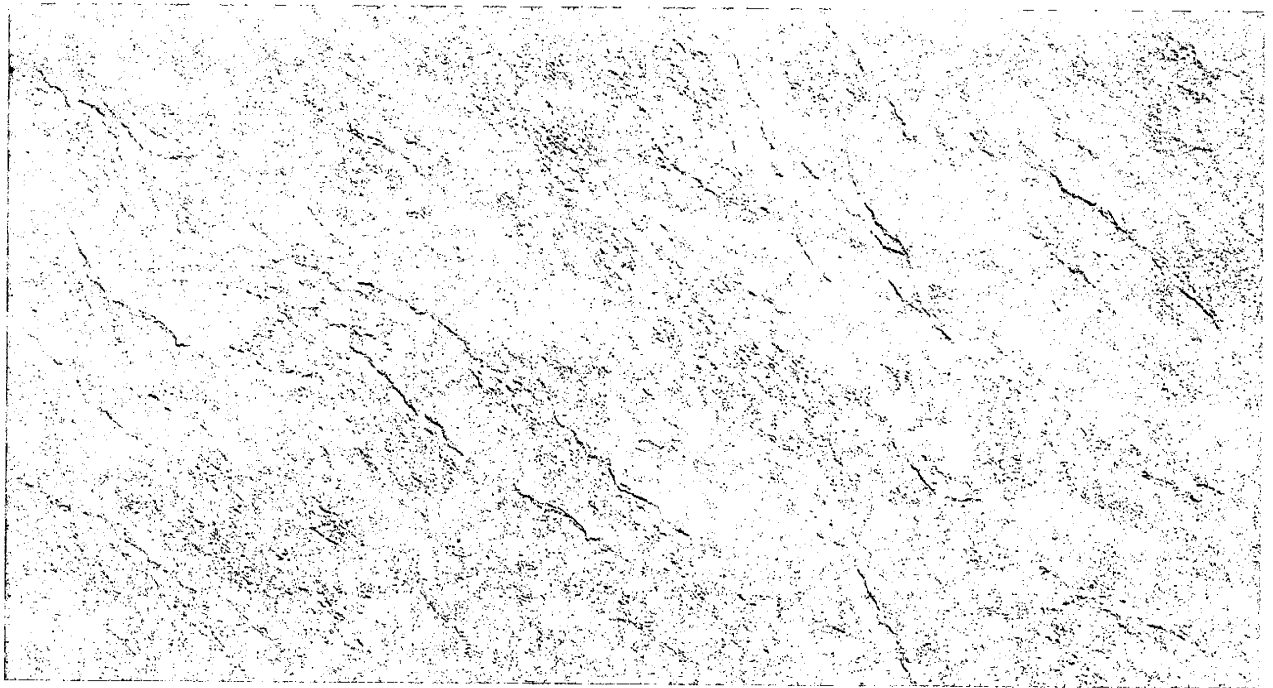


Trust Silver 60x120 ASTRA 20mm

Indoor

60x120 cm 23⁵/₈"x47¹/₄"

Polished



Gravel Ballast 3/8" RIVER STONE

