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 demolish portions of the existing building and construct a new community cultural arts center at 25 West Third Street (Banana Factory).

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 #682 -- It is proposed to demolish portions of the existing building and construct a new community cultural arts center at 25 West Third Street (Banana Factory).

OWNER / APPLICANT: Kassie Hilgert, President and CEO, ArtsQuest / Todd Chambers, Associate Partner, MKSD Architects

The Commission upon motion by Mr. Lader and seconded by Ms. Starbuck 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 demolish portions of the existing building and construct a new community cultural arts center was presented by Kassie Hilgert and Todd Chambers.
2. The redevelopment of the project site involves:
   1. demolishing Building A “The House”
   2. demolishing Building B “Infill”
   3. retaining and renovating Building C “Theodoredis”
   4. demolishing Building D “Banana Expansion”
   5. demolishing Building E “Garage”
   6. retaining and renovating Building F “Auto Parts Store”
   7. constructing new, large-scale structure along western edge of site (location of current parking lot and side plaza)
   8. constructing new in-fill that connects new structure with existing Building C “Theodoredis” and with existing Building F “Auto Parts Store”
   9. constructing new addition to existing Building F “Auto Parts Store”
   10. constructing new “3rd Street Plaza” to replace Building A “The House”
   11. constructing new “2nd Street Plaza” and on-site parking a lot along northern length of property to replace Building D “Banana Expansion” and Building E “Garage”
3. The new main building addition includes:
   1. three floor levels and flat roof, with base of precast concrete panels with “natural finish” measuring 15’ high, two upper floor levels at 14’ high each and topped by 3’ high parapet clad with precast concrete wall panels with brickface finish along with recessed rooftop equipment penthouse obscured from below by painted metal panel screening that extends 9’ for overall building height of approx. 55’
   2. large-format aluminum window systems with vertical and horizontal divisions painted black punctuate two upper floor levels and align vertically in traditional structural bays and include cast window sills; certain window divisions (or partial window divisions) obscured by “painted insulated metal panel” inserts. **note:** Applicant agreed to return to HCC for subsequent review of window panels, as project develops
   3. full-height windows at entry level of west façade align vertically with windows in upper level; surfaces of precast concrete facade to receive murals painted on weather-resistant panels rather than painted directly onto facade
4. The new connector serves as double-height lobby access from both new plazas and includes:
   1. exterior cladding in aluminum curtain wall system with black painted divisions linking new main structure with existing Building F “Auto Parts Store” and with existing Building C “Theodoredis”
   2. large segment of curtain wall at entry level hydraulically lifts open to become covered canopy at “3rd Street Plaza”; **note:** Applicant agreed to return to HCC with more details for subsequent review of operational component
5. Building F “Auto Parts Store” remains as a “Multi-Functional Gallery”; **note:** the Applicant agreed to return to HCC with more information concerning rehabilitation of surviving architectural details for subsequent review, including:
   1. terra cotta detailing at cornice, gabled entry (with scroll brackets and lighting consoles) and parapet coping
   2. arched transom with fanlight over central entry doors
   3. large storefront windows flanking either side of entrance
6. Building F “Auto Parts Store” also receives:
   1. 1-story addition along its eastern façade that steps back from West Third Street but matches its height; approved materials for eastern addition include:
      1. precast concrete wall panels with “natural finish” below as implied water table (height +/- 3’)
      2. brickface finish above water table punctuated by aluminum storefront systems with black painted finish along West Third Street and Northampton Avenue elevations
      3. Applicant agreed to return to HCC for subsequent review of proposed canopy above storefront
   2. select historical details salvaged from main entrance stoop of Building A “The House” (potentially including door surround, covered stoop and door leaf) to be installed at door exiting from “Auto Parts Store” onto adjacent plaza; **note:** Applicant agreed to return to HCC with more details for subsequent review as project develops
7. Building C “Theodoredis” is integrated into the redevelopment project; various improvements include:
   1. cleaning and re-pointing masonry details (brick, terra cotta, stone and cast stone details), as needed
   2. window mullions, doors and frames to be painted black to match painted finishes along other elevations
   3. low hip roof to be sheathed with GAF Slateline Shingles in Antique Slate Gray color
8. The Applicant agreed to cooperate with the Bethlehem Fine Arts Commission concerning the fate of existing mosaics on the western facades of Building E “Garage” and adjacent Building D “Banana Expansion”.
9. The Applicant also agreed to return to HCC for subsequent reviews of such items as:
   1. exterior signage, including but not limited to: large-scale corporate sign, secondary signs (ex.: directional signage, names of individual structures, opening hours, etc.)
   2. exterior lighting
   3. details associated with designs of “2nd Street Plaza” and “3rd Street Plaza”
10. The motion for the proposed work was approved 5-3, as follows: Mr. Evans, Mr. Hudak, Mr. Lader, Mr. Roeder and Ms. Starbuck in favor; Mr. Cornish, Mr. Silvoy and Mr. Traupman against.

JBL: jbl



By:

Date of Meeting: January 28, 2019 Title: Historic Officer