

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 demolish two properties for future development based on the demonstrated lack of structural integrity of the properties and construct an 88-ft.-high mixed-use building on these two parcels and the abutting lots at 14-18 West Third Street.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby DENIED 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 #748 -- It is proposed to demolish two properties for future development based on the demonstrated lack of structural integrity of the properties and construct an 88-ft.-high mixed-use building on these two parcels and the abutting lots at 14-18 West Third Street.

OWNER / APPLICANT: Joseph C. Posh Properties / Joseph Posh

The Commission upon motion by Ms. Starbuck and seconded by Mr. Cornish adopted the proposal that City Council DENY a Certificate of Appropriateness for the proposed work as described herein:

1. The proposal to demolish two properties for future development based on the demonstrated lack of structural integrity of the properties and construct an 88-ft.-high mixed-use building on these two parcels and the abutting lots was presented by Jason Monroig, Joseph Posh and Salvatore Verastro.
2. The motion to DENY recommendation to issue a Certificate of Appropriateness for the proposed development project was approved: 3-2; therefore, the proposal to secure a COA for demolishing two properties for future development based on the demonstrated lack of structural integrity of the properties and constructing an 88-ft.-high mixed-use building on these two parcels and the abutting lots was DENIED. Those voting in support of denying a recommendation to issue a Certificate of Appropriateness for the proposal expressed support for developing the project location, including potential demolition of two existing contributing structures; however, the proposal to replace two 3-story buildings with an 8-story structure was determined to be inappropriate for the existing streetscape as well as for the overall Historic Conservation District based upon its failure to comply with: Secretary of the Interior's Standards (SIS) 9. concerning new construction (specifically that new work "will be compatible with the historic ... size, scale and proportion, and massing to protect the integrity of the property and its environment), Bethlehem Ordinance 1714.03 Purposes of the Historic Conservation District, Historic Conservation Commission Design Guidelines concerning Demolition as well as Historic Conservation Commission Design Guidelines concerning New Construction. Mr. Hudak opposed the motion, noting appreciation for the floor plan layouts (especially at the street level), stating the design proposal is compatible with the adjacent (non-contributing) 6-story commercial building and surrounding streetscape while also expressing appreciation for the proposed Greenway (south) façade. Mr. Simonson also opposed the motion, expressing appreciation for provided computer-generated views of the design proposal and noting the proposed building fits the project site well by successfully addressing current open space.

JBL: jbl

By: JET LAB

Date of Meeting: April 19, 2021

Title: Historic Officer