

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 four buildings while integrating the salvaged and rehabilitated façade of one existing building to construct a new, multi-story, mixed-use building at 317-327 South New 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 #761 -- It is proposed to secure a COA to demolish four buildings while integrating the salvaged and rehabilitated façade of one existing building to construct a new, multi-story, mixed-use building at 317-327 South New Street.

OWNER / APPLICANT: 325 South New Street Development, LLC / Rafael Palomino and Jeffrey Quinn

The Commission upon motion by Mr. Simonson and seconded by Mr. Patrick 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 four buildings while integrating the salvaged and rehabilitated façade of one existing building to construct a new, multi-story, mixed-use building was presented by Jordan Clark, James Preston and Rafael Palomino.
2. The new building includes the following details:
 - a. demolition of existing structures at 319, 321-323 (except 3-story Italianate front façade), 325 and 327 South New Street
 - b. rehabilitation of salvaged front façade at 321-323 South New Street, for integration into overall development project
 - c. replacement structure is 9-story, mixed-use building that measures approx. 110-feet wide, approx. 75-feet deep, approx. 88-feet high at shortest (southwest) corner and approx. 92-feet at tallest (northwest) corner ... excluding mechanical penthouse
 - d. entry level includes 6,500 SF of commercial and community spaces while upper floor levels include 8,000 SF each, with mix of one-bedroom/one-bath and two-bedroom/two-bath apartments
 - e. floor heights of lowest levels match those of neighboring buildings while intermediate cornice above third floor level emphasizes transition from commercial street level to residential upper floor levels
3. Subsequent COA Applications for HCC consideration should focus on unifying upper-level façades with façades at the street level for a more cohesive design approach as well as addressing such details as window and door types, cast sills and lintels, cornice profiles and façade materials along with exterior lighting, overall building signage concepts and street-level storefronts with awnings.

The motion for the proposed work was approved: 4-2-1, with abstention by Mr. Loush. Mr. Cornish and Mr. Evans did not support the motion, noting the proposed building height is inappropriate due to the negative impact of the replacement 9-story building on the existing streetscape of 2-, 3- and 4-story buildings and adjacent Greenway as well as on the overall Historic Conservation District based upon its failure to comply with: Secretary of Interior's Standards (SIS) 9. concerning new construction (specifically that new work "will be compatible with historic ... size, scale and proportion, and massing to protect integrity of

property and its environment), Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District as well as Historic Conservation Commission Design Guidelines concerning New Construction.

JBL: jbl

By: Jet Job

Date of Meeting: June 21, 2021

Title: Historic Officer