

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 construct a new 5-story building at the current location of a surface parking lot at 307 East Third Street. The building will be mixed-use, including retail space on the first floor and one- and two-bedroom apartments on the entry level and upper floor levels.

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 #766 -- It is proposed to secure a COA to construct a new 5-story building at the current location of a surface parking lot at 307 East Third Street. The building will be mixed-use, including retail space on the first floor and one- and two-bedroom apartments on the entry level and upper floor levels.

OWNER / APPLICANT: Peron Development / John Callahan

The Commission upon motion by Mr. Simonson and seconded by Mr. Evans 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 construct a new 5-story mixed-use building at the current location of a surface parking lot was presented by John Callahan and Carlos Tovar.
2. The new building includes the following details:
 - a. south façade (facing East Third Street) measures approx. 108-feet wide; west façade (facing Taylor Street) measures approx. 128-feet wide; overall building height measures approx. 58-feet, excluding potential mechanical penthouse
 - b. inner courtyard is accessed from walkways leading along east façade and is adjacent to existing 3-story mixed used building
 - c. structure includes approx. 2,000 square feet of commercial space at entry level (corner location at East Third Street and Taylor Street) as well as 44 one- and two-bedroom apartments at remaining entry level and upper floor levels; at entry level, chamfered condition at southwest corner façade accommodates required sight triangle
 - d. structure does not include below-grade basement/cellar level or on-site parking spaces
 - e. though conceived as one structure, overall building mass shifts in materiality at lowest four floor levels with differing materials and colors to appear as series of row houses; fourth floor level terminates in upper ornamental cornice while fifth floor level is delineated differently from lower floors and requires further development
 - f. defining architectural features include traditionally inspired storefronts at street level along East Third Street and around corner along Taylor Street as well as double-hung windows, casement windows, Juliette balconies as well as cast sills and lintels at remaining facades along with ornamental cornices above fourth floor level before rising another story

Notes: Subsequent COA Applications for HCC consideration should address in more detail such items as proposed window and door types, cast sills and lintels along with cornice profiles and façade materials along with revised design for fifth floor level. Applicant should also reference ‘Guidelines for Storefronts’ before finalizing details of proposed storefronts. Similarly, Applicant should reference ‘Guidelines for Signage’ to conceive overall building

