

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 install a new roof and metal flashings as well as replace and paint existing trim at 30 East Third Street and also to construct a new addition that includes a 4-story mixed-use masonry-clad building at 32 East Third Street, with massing to complement the existing (adjacent) Goodman Building. The new addition will provide commercial/retail/restaurant space on the first floor with twelve apartment units on the levels above.

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 #771 -- It is proposed to secure a COA to install a new roof and metal flashings as well as replace and paint existing trim at 30 East Third Street and also to construct a new addition that includes a 4-story mixed-use masonry-clad building at 32 East Third Street, with massing to complement the existing (adjacent) Goodman Building. The new addition will provide commercial/retail/restaurant space on the first floor with twelve apartment units on the levels above.

OWNER / APPLICANT: Collaboration 3 Development / Michael Metzger

The Commission upon motion by Mr. Lader 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 install a new roof and metal flashings as well as replace and paint existing trim at 30 East Third Street and also to construct a new addition that includes a 4-story mixed-use masonry-clad building at 32 East Third Street, with massing to complement the existing (adjacent) Goodman Building, was presented by Michael Metzger. The current proposal builds upon renovations and new construction identified as appropriate within a previous COA (Resolution 2018-210, adopted by City Council on October 2, 2018) to reflect ongoing project development.
2. Appropriate rehabilitation of the existing Goodman Building at 30 East Third Street includes the following details:
 - a. commercial entrance sequence at street level includes slightly recessed vestibule, new interior doors and landing with ADA-compliant chair lift along with steps leading up into commercial space; tops of new entrance doors align with underside of new storefront transom
 - b. previous proposal at rear entry level as depot to service bus connections along Mechanic Street is no longer applicable; new windows to be installed within existing masonry openings that match windows previously determined as appropriate (Pella Architect series aluminum-clad wood 1-over-1 double-hung windows with painted sills and lintels in composite material)
 - c. south end L-extension (extending to Adams Street) accommodates rear commercial service area as well as secondary residential entrance into new addition, with dedicated stair and elevator for tenants; also includes new windows at upper floor levels to replace current inappropriate brick infill
 - d. tooth-in brick infill, as needed within existing façade; appropriate infill to match size, color and finish of existing brick units while historical mortar mix to match existing will also be used
3. Appropriate construction of the new adjacent addition at 32 East Third Street includes the following details:

- a. addition measures approx. 39.5-feet wide x 108-feet deep x 57-feet high at greatest dimension
- b. recessed corner entrance at intersection of East Third Street and Adams Street leads through vestibule and into entry-level commercial space, with tops of new entrance doors aligning with underside of new storefront transom; storefront includes lower cornice along East Third Street and continuing partially along Adams Street
- c. primary entrance for upper-level residential tenants is accommodated by slight recess along East Third Street façade as transitional element between existing Goodman Building and new addition; details of entry connector include entrance door delineated with cast masonry or limestone cladding different from remaining brick masonry façade as well as smaller double-hung windows at intermediate landings
- d. cornice lines of new four-story addition approximate those of existing Goodman Building at entry-level storefront and upper roofline while support brackets of new addition are reduced in scale
- e. storefronts at side façade align with window bays above and trash bays include screened gate enclosures; **note:** reflective and/or tinted glass for storefronts, entrance doors and windows is inappropriate
- f. appropriate brick units for new addition are Alverton Type-1 and Alverton Type-2 (Pennsylvania molded series) manufactured by Watsontown Brick Company; **note:** Type-2 is HCC's preferred brick unit due to more color variation that complements existing brick of Goodman Building

Notes: Envisioned exterior lighting fixtures as well as new signage necessitate subsequent HCC reviews.

The motion for the proposed work was unanimously approved.

JBL: jbl

By: JBL

Date of Meeting: September 20, 2021

Title: Historic Officer