

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, six-story, mixed-use structure at 24-30 West Fourth 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 #780 -- It is proposed to secure a COA to construct a new, six-story, mixed-use structure at 24-30 West Fourth Street.

OWNER / APPLICANT: B Land Co., LLC / B Land Co., LLC

The Commission upon motion by Mr. Hudak and seconded by Mr. Simonson 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, six-story, mixed-use structure at 24-30 West Fourth Street was presented by Dennis Benner and Antonio Fiol-Silva.
2. The appropriate new building includes the following details:
 - a. semi-detached structure with flat roof measures approx. 78-foot wide x approx. 70-foot deep x 67-foot high ... excluding mechanical penthouse
 - b. entry level includes 2,900 SF of commercial space along with 1,850 SF of residential support spaces while upper floor levels include 5,000 SF each, with mix of one-bedroom/one-bath and two-bedroom/two-bath apartments; rooftop terrace is accessible to tenants
 - c. front (north) and side (west) entry-level façades include glazed entrance doors flanked by display windows, all with glazed transoms above; appropriate glazing is not tinted, colored or reflective. **Notes:** Applicant agreed to further develop storefronts by integrating lower apron at sidewalk, overall sign band above transoms along with cornice across entire façade to delineate commercial entry level from residential floors above and also by aligning storefront façade with façade of upper floor levels (rather than recessing storefront back several feet back, as originally presented)
 - d. façades of remaining floor levels include brick in “light grey” and “dark grey” colors along with “wood tone metal panels” and “grey metal panels”; associated windows require further development by organizing them according to structural bays so they align vertically
 - e. rear (south) and side (east) facades were not presented as part of current design proposal and require future assessments, noting previous COA required blind windows or other scaling devices to delineate side (east) façade visible above neighboring structure
3. Subsequent COA Applications should focus on unifying upper-level façades for a more cohesive design approach and also include depictions of shadows cast by the new building on neighboring properties. Future Applications should also include product submittals for such details as window and door types, sills and lintels as well as cornices along with concepts for exterior lighting and overall building signage.

The motion for the proposed work was approved 6-0-1, with abstention by Mr. Lader.

JBL: jbl

By: Jet Job

Date of Meeting: November 15, 2021

Title: Historic Officer