

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 the existing single-story building and construct a new, seven-story, mixed-use building with a lower-level parking garage at 117 East 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 #782 -- It is proposed to secure a COA to demolish the existing single-story building and construct a new, seven-story, mixed-use building with a lower-level parking garage at 117 East Fourth Street.

OWNER / APPLICANT: SOBE 117, LLC / SOBE 117, LLC

The Commission upon motion by Mr. Hudak 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 the existing single-story building and construct a new, seven-story, mixed-use building with a lower-level parking garage at 117 East Fourth Street was presented by Dennis Benner and Antonio Fiol-Silva.
2. The appropriate new building includes the following details:
 - a. demolish existing (non-contributing) structure and replace with new commercial and residential building; **note:** new project is contingent upon Applicant obtaining all necessary approvals and building permits for replacement structure including COA prior to issuance of demolition permit
 - b. replacement attached (infill) structure is multi-story, mixed-use building measuring 140-feet wide x 160-feet deep
 - i. central portion of new development project measures 63-feet wide, rises seven stories, measures 80-feet high at front (south) façade and has flat roof with no mechanical penthouse; rear façade (facing Greenway) is 12-feet deeper due to pitch of project site
 - ii. three-story wing addition measuring approx. 38-feet wide x 63-feet deep x 42-feet high flanks west side of main structure while similar three-story wing addition measuring approx. 38-feet wide x 63-feet deep x 36-feet high flanks east side of main structure; wing additions have flat roofs with rooftop terraces
 - c. entry level includes approx. 2,700 square feet of commercial space centrally located at front (south) façade, with remaining square footage dedicated to parking garage entrance, support spaces for residential tenants as well as several living units; upper floor levels include mix of studio, one-bedroom and two-bedroom apartments for overall total of 70 units, with amenity lounge and terrace at third floor level along with private side terraces and rooftop terraces accessed from select units
 - d. below-grade basement/cellar level accommodates 34 parking spaces
 - e. building elements shifts in materiality from red brick to gray brick as front façade sets back at upper floor levels and as building recesses at east wing

