

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 building at 305 East Third Street. A COA was previously issued for constructing a new, detached, five-story building at the current location of a surface parking lot with ten mature trees. The structure will be mixed-use, including commercial space on the first floor and one- and two-bedroom apartments on the entry level and upper floor levels. The Applicant returned from the August 30, 2021, HCC meeting with revisions and responses to HCC comments.

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 #783 -- It is proposed to secure a COA to construct a new building at 305 East Third Street. A COA was previously issued for constructing a new, detached, five-story building at the current location of a surface parking lot with ten mature trees. The structure will be mixed-use, including commercial space on the first floor and one- and two-bedroom apartments on the entry level and upper floor levels. The Applicant returned from the August 30, 2021, HCC meeting with revisions and responses to HCC comments.

OWNER / APPLICANT: Peron Development / John Callahan

The Commission upon motion by Mr. Evans and seconded by Mr. Hudak 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, detached, five-story mixed-use structure was presented by John Callahan, Paul Swartz and Carlos Tovar. The Applicant returned from the August 30, 2021, HCC meeting with revisions and responses to HCC comments.
2. The appropriate new structure includes the following details:
 - a. south façade (facing Third Street):
 - i. reads as four separate structures due to use of differing materials (cast stone veneer in buff white color and brick veneer in dark red and medium red-orange colors) at second through fourth floor levels
 - ii. entry level has anodized aluminum as well as composite fiberglass storefront systems with recessed entries, display windows with cast stone and brick masonry skirts along with transoms and sign bands; **note:** no project glazing will be reflective, colored or tinted
 - iii. second through fourth floor levels feature composite fiberglass double-hung windows along with multi-lite French doors and Juliette balconies with painted iron railings; 1-over-1 double-hung windows are uniform in size while pairs of double-hung windows have true dividing mullions (i.e. are not ganged); 6-over-6 double-hung windows have true divided lites or simulated divided lites (i.e. muntins applied to exterior glass surface, not sandwiched between glazing); all windows have cast sills and lintels
 - iv. sign band in SPF (spruce-pine-fir) kiln-dried wood includes integrated gooseneck light fixtures by Spectrum Lighting, Inc. (or comparable) with angled reflectors in gloss black color and with 3000K LED color temperature; **note:** no conduits, raceways or junction boxes that service illumination can be visible from building façade
 - v. fourth floor level is capped with SPF profiled cornice, with end units also receiving decorative support brackets; **note:** HCC recommends half-round copper gutters and copper downspouts with round profiles

- b. west façade (facing Taylor Street) shares similar details with south façade but with storefront limited to southwest end segment, as does north façade (facing Columbia Street) but with no storefront and includes northeast façade component clad in fiber-cement siding with smooth surface (i.e. no wood graining or other textures), 7-inch exposure and not bright white in color
- c. upper-most (fifth) floor level includes following details:
 - i. private terrace set back approx. 3-feet for unit at southwest corner and common terrace set back approx. 16-feet for use by tenants at southeast corner; otherwise, remaining fifth floor level does not set back from walls below
 - ii. all façades clad in fiber cement scallop siding in dark gray color to help “read” as Mansard roof
 - iii. composite fiberglass 1-over-1 double-hung windows are uniform in size while pairs of double-hung windows have true dividing mullions (i.e. are not ganged); windows are capped with SPF profiled trim to imply roof dormers
 - iv. terraces have painted iron railings
- 3. The Applicant agreed to submit relevant product information (cut sheets, specifications, etc.) and material samples of all proposed windows, doors, cast stone details and brick veneers via City of Bethlehem for final review by the Chief Building Inspector, the Historic Officer and the HCC Chair prior to fabrication and installation.
- 4. Privacy/security fencing and gate(s) leading from public sidewalks to the inner courtyard as well as overall signage concepts necessitate subsequent HCC reviews.

The motion for the proposed work was unanimously approved.

JBL: jbl

By: Jet Lab

Date of Meeting: January 5, 2022

Title: Historic Officer