

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 317-327 South New Street. A COA was previously issued for demolishing all existing structures while integrating the salvaged front façade at 321-323 South New Street and constructing a new nine-story mixed-use building, including commercial space on the first floor and one- and two-bedroom apartments on the upper floor levels. The Applicant returned from the November 15, 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 #784 -- It is proposed to secure a COA to construct a new building at 317-327 South New Street. A COA was previously issued for demolishing all existing structures while integrating the salvaged front façade at 321-323 South New Street and constructing a new, nine-story, mixed-use building, including commercial space on the first floor and one- and two-bedroom apartments on the upper floor levels. The Applicant returned from the November 15, 2021, HCC meeting with revisions and responses to HCC comments.

OWNER / APPLICANT: 325 South New Street Development, LLC / Rafael Palomino and Jeffrey Quinn

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The Commission upon motion by Mr. Simonson 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 construct a new, nine-story, mixed-use building with integrated salvaged front façade was presented by Jordan Clark.
2. The appropriate new structure includes the following details:
  - a. upper-level façades align with street level façades; storefronts at front (west) façade respond to pitch of South New Street by stepping down to meet adjacent public sidewalk while additional storefronts at side (north) façade under portico provide visual connection with adjacent Greenway
  - b. aside from rehabilitated historical façade, initial three floor levels are clad in large-format limestone veneer panels in buff white color while proposed storefronts require subsequent clarification about proposed materials; awnings above storefronts are canvas or canvas-like woven vinyl with open ends and color rendition that avoids bright white and neon colors; **note:** Applicant previously confirmed all project glazing is not tinted, colored or reflective
  - c. paneled sign bands above storefronts and similar paneled cladding at structural posts and second-level façade above passageway to East Graham Place are stucco in buff white color; two intermediate structural posts at North (side) façade are centered between window bays above
  - d. exterior cladding at fourth through seventh floor levels is smaller-format limestone veneer panels for vertical window groupings at west (front), north (side) and east (rear) façades, with dark red or brown brick elsewhere; brick façade segments include pilasters at corners and between sets of windows to create vertical shadow lines
  - e. south (side) façade is only visible above fourth floor level due to adjacency with neighboring structure; cladding at fourth through seventh floor levels matches dark red or brown brick elsewhere, with pilasters limited to corners
  - f. exterior cladding at upper-most (eighth and ninth) floor level façades is small-format limestone veneer

- g. profiled cast stone cornice measuring approx. 1'-6.5" x 1'-3" delineates change in façade cladding above third floor level while profiled cast stone cornice measuring 1'-4" x 1'-6" delineates additional change in façade cladding above seventh floor level; heavy profiled cast stone cornice measuring approx. 2'-0" x 1'-5" caps upper-most floor level
  - h. upper-level windows are 1-over-1, double-hung, aluminum-clad wood sash with cast sills and lintels; most windows also have Packaged Terminal Air Conditioner (PTAC) vents beneath sills, to be painted to match finalized window color
  - i. plain, solid, flush metal doors at east (rear) façade serve utilitarian purposes; centerlines of doors align with centerlines of window bays above while awnings with open ends shelter each entrance
  - j. select window openings at east (rear) service level align with window bays above, with window heights finalized upon clarification of intended commercial tenant; **note:** exterior kitchen exhaust vent (if needed) necessitates subsequent HCC review
3. The Applicant agreed to submit relevant product information (cut sheets, specifications, etc.) and material samples of all proposed windows, doors, cast stone details as well as brick and limestone 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. Exterior light fixtures as well as overall signage concepts necessitate subsequent HCC reviews.

The motion for the proposed work was unanimously approved.

JBL: jbl

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By: Jet Lab

Date of Meeting: January 5, 2022

Title: Historic Officer