

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 cultural center at the site of the current Banana Factory Arts Center at 25 West Third Street.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby DENIED 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 #797 -- It is proposed to secure a COA to construct a new cultural center at the site of the current Banana Factory Arts Center at 25 West Third Street.

OWNER / APPLICANT: Kassie Hilgert / Todd Chambers

The Commission upon motion by Mr. Simonson and seconded by Mr. Hudak failed to adopt the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented and described herein:

1. The proposal to construct a new cultural center at the site of the current Banana Factory Arts Center was presented by Kassie Hilgert and Todd Chambers.
2. The proposed new cultural center includes the following details:
 - a. demolish all existing structures at current site
 - b. construct new, semi-detached, 5-story, steel-frame structure with flat roof as well as mix of brick and metal-panel siding stretching along entire width of site facing West Third Street and connected to new, semi-detached, 1-story, brick masonry, ancillary structure with flat roof facing Northampton Street
 - c. main structure measures approx. 200-feet wide x 130-feet deep x 80-feet high while secondary structure measures approx. 90-feet wide x 40-feet deep x 19.5-feet high
 - d. immediately to rear (north) of both structures is plaza with green space, entrance into main structure and service entrance for secondary structure while northern half of site is dedicated to parking
3. Mr. Simonson stated that the previously approved Certificate of Appropriateness permitted demolition of four of the six structures, and he moved for demolition of Building C (Theodore's) and Building F (Auto Parts Store). Mr. Simonson noted that preservation takes on many characteristics and preserving the arts is one of them, and if current buildings are expanded to their limits and the Applicant requires additional space money could be well spent on a new building rather than trying to save the existing buildings. Mr. Simonson also recommended reserving discussion about scale, massing, and building details of proposed new construction for a subsequent HCC meeting. Mr. Hudak voted yea in support of the motion. Mr. Evans voted nay because he supports the existing Certificate of Appropriateness and believes more could be developed by the Applicant out of that. Mr. Lader voted nay because he feels there are other opportunities that have not been explored; even if demolishing contributing buildings, there are ways to preserve historic façades and integrate them into the overall design. Mr. Lader also expressed concern that approving demolition of contributing buildings sets poor precedent for other Applicants who also wish to demolish contributing buildings "simply because it does not fit their financial model". Mr. Loush voted nay because HCC is passionate about preserving historic buildings, noting there are probably other things that could be done to make that happen at the current site and also make it more financially palatable for ArtsQuest. In summary, the motion for the proposed work failed to

