

**RESOLUTION NO. 2022-**

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE  
PROVISIONS OF THE ACT OF PENNSYLVANIA  
LEGISLATURE 1961, JUNE 13, P. L. 282 (53 SECTION 8004)  
AND BETHLEHEM ORDINANCE NO. 3952 AS AMENDED.

The applicant/owner of the property located at 143 West Broad Street proposes to construct a new multi-family residential building with a parking deck and amenities. The project previously received approval for the demolition of the existing structure at the 19 June 2018 City Council Meeting.

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 THE COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

/s/ \_\_\_\_\_

President of Council

ATTEST:

/s/ \_\_\_\_\_

City Clerk

## **HISTORICAL & ARCHITECTURAL REVIEW BOARD**

APPLICATION #1: The applicant/owner of the property located at 143 West Broad Street proposes to construct a new multi-family residential building with a parking deck and amenities. The project previously received approval for the demolition of the existing structure at the 19 July 2018 City Council Meeting.

OWNER: Skyline West, LLC  
City Line Plaza, Suite 106, 2005 City Line Road  
Bethlehem, PA 18017

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The Board upon motion by Nik Nikolov and seconded by Joe McGavin adopted the proposal that City Council issue a Certificate of Appropriateness for the construction of a new multi-family residential building with a parking deck and amenities, as described in the Application and in accordance with the Guideline Citations outlined below.

The vote was unanimous to approve the construction of a new multi-family residential building with a parking deck and amenities, as per the motion.

### **Guideline Citation:**

#### Secretary of Interior Standards No.(s)

#8 Archeological resources (if any) will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.

Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District – It is the purpose and intent of the City of Bethlehem to promote, protect, enhance, and preserve historical resources and traditional community character for the educational, cultural, economic, and general welfare of the public through the preservation, protection, and regulation of buildings and areas of historical interest or importance within the City.

#### Bethlehem Historic District Design Guidelines

Page 16: Compatible Design Principles for Additions & New Building Construction, including, but not limited to, the following:

- (1) Scale: Height & Width - Proportions and size of the addition/new building compared with existing building/neighborhood buildings.
- (2) Building Form & Massing - Three-dimensional relationship and configuration of the addition/new building footprint, its walls and roof compared with existing building/neighborhood buildings.
- (3) Setback: Yards (Front, Side, and Rear) - Distance of the addition/new building to the street and property lines when compared with the existing building or other buildings on the block.

- (4) Site Coverage - Percentage of the site that is covered by addition/new building compared to comparable nearby sites.
- (5) Orientation - The location of the addition/new building and its principal entrance relative to other buildings on the block.
- (6) Architectural Elements and Projections - The size, shape, proportions, and location of doors, porches, balconies, chimneys, dormers, parapets, and elements that contribute to an overall building's shape and silhouette relative to neighboring buildings.
- (7) Alignment, Rhythm, and Spacing - The effect the addition/new building will have on the existing street patterns.
- (8) Façade Proportions: Window and Door Patterns - The relationship of the size, shape, and location of the addition/new building façade and building elements to each other, as well as to other buildings on the existing building/block.
- (9) Trim and Detail - The moldings, decorative elements, and features of a building that are secondary to major surfaces such as walls and roofs and how they related to the existing and neighboring buildings.
- (10) Materials - The products with which something is composed or constructed and how they related to the existing and neighboring buildings.

Together with the Secretary of Interior's Standards, these Design Guidelines establish a framework of encouraging additions to existing buildings and new construction that is sensitive to neighboring spatial relationships, forms, and materials while differentiating new construction from historical building fabric.

**Evaluation, Effect on Historic District, Recommendations:** The proposed work conforms with the intent of the Secretary of the Interior's Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines and will have no negative impact to the historic district.

A handwritten signature in black ink that reads "H. Joseph Phillips". The signature is written in a cursive style with a large, stylized initial "H".

Date of Meeting: September 7, 2022

By: **H. Joseph Phillips**  
Title: **Historic Officer**