

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 5-story 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 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 #804 -- It is proposed to secure a COA to construct a new 5-story cultural center at the site of the current Banana Factory Arts Center at 25 West Third Street.

OWNER / APPLICANT: Kassie Hilgert, ArtsQuest / Todd Chambers, MKSD Architects

The Commission upon motion by Mr. Lader and seconded by Mr. Simonson 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 5-story cultural center at the site of the current Banana Factory Arts Center was presented by Kassie Hilgert and Todd Chambers. **Note:** The Applicant previously failed to garner HCC support of a motion to demolish all existing structures at the current site in order to construct a new cultural center (see Case #797). That failed motion was overruled by Bethlehem City Council on August 2, 2022; thus, details of the Applicant's proposed new cultural center identified within the original HCC motion are approved and include following:
 - 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
2. The Applicant returned to HCC to assess proposed architectural details. Appropriate architectural elements of the new structure include the following details:
 - a. overall building mass of main structure shifts in materiality from brick at entry level to metal panels as front façade stands proud slightly at upper floor levels along East Third Street; vertical slits in metal panels spaced approximately 60-feet apart delineate overall width
 - b. upper-most floor level recesses 12-feet from main façade along most portions of building facing West Third Street
 - c. entry-level façade of main building and entire façade of secondary building include brick veneer of standard size units laid in common bond (running bond pattern with intermittent courses of "header" bricks) and intentional mix of varied coloration
 - d. upper-level façades of main building receive corrugated metal siding (ATAS Metafor Dimensional Panel Siding system, or comparable) interlocking panels installed in horizontal orientation with concealed fasteners; corrugations measure approx. 1 and 1/2-inches and are charcoal grey in color

