

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, 6-story, mixed-use building with commercial space on the first floor and residential tenant space above at 128 East 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 #805 -- It is proposed to secure a COA to construct a new, 6-story, mixed-use building with commercial space on the first floor and residential tenant space above at 128 East Third Street.

OWNER / APPLICANT: Monocacy Development / Michael Metzger

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The Commission upon motion by Mr. Evans 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, 6-story, mixed-use building with commercial space on the first floor and residential tenant space above was presented by Plamen Ayvazov and Michael Metzger. **Note:** The Applicant previously received a COA approving demolition of the existing single-story building to construct a new, detached 6-story, mixed-use structure with a flat roof that measures approx. 80-foot wide, approx. 135-foot deep and approx. 68-foot high. The entry level includes commercial space along East Third Street, with remaining square footage dedicated to support spaces for residential tenants while upper floor levels include mix of studio, one-bedroom and two-bedroom apartment units but no mechanical penthouse, no below-grade basement/cellar level and no on-site parking. Approved entry-level façades include glazed entrance doors flanked by display windows along with glazed transoms above, interrupted by arcades of brick piers at the front (north) and at both side façades. The Applicant returned to HCC in satisfaction of conditions of the previous COA that subsequent reviews should assess proposed architectural details.
2. Appropriate architectural elements of the new structure include the following details:
  - a. overall building mass shifts in materiality from medium brown brick (Belden Modular Belcrest 760, or comparable, with warm beige mortar joints) laid in standard running bond to beige stucco panels (Sto medium sand finish, or comparable, in warm gray color) as front façade sets back at upper floor levels and as building turns corner along Webster Street; metal coping detail atop brick façades is black in color while metal coping detail atop stucco façades is beige in color
  - b. protruding portions of west (side) façade have 2-inch recessed “blind” windows to delineate overall wall surface while remaining portions of west façade include stucco panels in beige color
  - a. entry level façade has recessed storefronts as well as glazed entrance doors flanked by display windows and transoms above; storefront assemblies are aluminum framing systems in black color, with glazing installed close to front of frame (rather than centered or recessed) while tinted, colored and reflective glazing is inappropriate
  - b. punched window openings at upper floor levels are contemporary in style and align vertically; horizontal divisions within select windows indicate they are functional while all windows have flat aluminum frames and metal pan sills

all in black color but no expressed lintels; tinted, colored and reflective glazing is inappropriate

- c. façades also include occasional punched vertical openings with metal louvers to service mechanical systems; aluminum louvers and flat aluminum frames are black in color
  - d. storefront apron detail includes black brick (Belden Modular Belcrest 'Cottingham Stadium Black A' or comparable with matching black mortar joints) laid in standard running bond pattern; similar black brick with matching black mortar joints laid in soldier course pattern integrated above and below select window openings and within select vertical louvers
3. The Applicant agreed that subsequent COA Applications will include concepts for new exterior lighting and building signage.

**Note:** The City of Bethlehem will not issue an approved permit to demolish the existing structure until all planning applications have been successfully reviewed and approved.

The motion for the proposed work was unanimously approved, with Mr. Cornish, Mr. Evans, Mr. Lader, Mr. Simonson and Ms. Strasser voting in favor of the motion. Based upon the oral report made by the Historic Officer and the presentation of the Applicant, the Commission found that the proposal complies with the following Secretary of Interior's Standard (SIS) for Rehabilitation:

- SIS 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 the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

JBL: jbl

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Date of Meeting: September 19, 2022 By:   
Title: Historic Officer