

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 install a new monument wall to segregate the main building entry/vehicular drop-off area from the public street at 306 South New 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 #809 -- It is proposed to secure a COA to install a new monument wall to segregate the main building entry/vehicular drop-off area from the public street at 306 South New Street.

OWNER / APPLICANT: Greenway One, LLC / Greenway One, LLC

The Commission upon motion by Mr. Evans and seconded by Mr. Loush 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 install a new monument wall to segregate the main building entry/vehicular drop-off area from the public street was presented by Dennis Benner and Jason Monroig.
2. Appropriate new monument wall located near main building entrance with vehicular drop off at east (main) façade includes the following details:
 - a. cast-in-place concrete wall with steel and stone cast details; includes brick masonry veneer at north, south and east elevations that matches brick (type, size, color, mortar joints, etc.) of existing main building while west elevation will be painted to match color of brick veneer using product intended for exterior concrete walls that allows for moisture evaporation
 - b. wall is parallel with and located approx. 19.5-feet away from main building while measuring approx. 46-feet wide x 5.5-feet high at tallest location facing main building (approx. 6.5-feet high at tallest location facing public street due to grade differentials); depth dimension is approx. 12-inches
 - c. overall design includes full-height piers at both ends measuring approx. 2-feet wide each as well as central full-height segment measuring approx. 10-feet wide; each full-height segment and lower portions between each pier include 4-inch stone cast caps while each void between piers and central segment includes flat truss composed of steel angles with gusset plates, to be painted dark gray or black in color
3. Appropriate new signage attached to the east façade of the central full-height segment of the new monument wall includes the following details:
 - a. aluminum sign on flat backer measures 36-inches tall x 72-inches wide
 - b. sign background is black in color while 1/4-inch-thick numbers, letters, pin-stripe border and separation line are anodized aluminum
 - c. street number “306” is 15-inch-high, sans-serif figures justified right within upper portion of sign and separated with 3/4-inch horizontal line from phrase “THE GATEWAY” in 8.75-inch-high, all-uppercase, sans-serif lettering centered horizontally within lower portion of sign; 1/2-inch-thick off-set pin-stripe border detail surrounds sign perimeter

- d. sign installation uses through bolts into existing mortar joints rather than into brick masonry units to avoid subsequent repairs when signage is ultimately removed; bolt heads will be painted to match sign following installation

Note: The City of Bethlehem’s ability to issue a permit to construct a new monument wall with signage is conditional upon the Applicant’s ability to satisfy all requirements associated with the overall plan for the “South New Street Corridor” project.

The motion for the proposed work was unanimously approved, with Mr. Evans, Mr. Hudak, Mr. Lader, Mr. Loush and Mr. Simonson 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 adheres to Bethlehem Ordinance 1714.03 ‘Purposes of the Historic Conservation District’, satisfies Historic Conservation Commission ‘Guidelines for Signage’ and 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

Date of Meeting: November 21, 2022

By: 
Title: Historic Officer