

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 for design revisions to a previously approved redevelopment project 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 #810 -- It is proposed to secure a COA for design revisions to a previously approved redevelopment project 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. Hudak 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 for design revisions to a previously approved redevelopment project 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.
2. Appropriate rooftop terrace with “swooping” canopy at the east end of the new main building includes the following details:
 - a. metal canopy with expressed steel posts and cross-bracing extends to building perimeter
 - b. canopy initiates from top of upper-most floor level at 75-feet above public right-of-way before extending another 3-feet to measure 78-feet above public right-of-way at highest dimension
 - c. exposed canopy soffit measures 12-inches high; multi-colored underside of canopy is metal-panel siding
3. The Applicant agreed that subsequent COA Applications will include concepts for new exterior lighting and building signage.

The motion for the proposed work was approved 4:1, with Mr. Evans, Mr. Hudak, Mr. Simonson and Ms. Strasser voting in favor of the motion while Mr. Lader did not support the motion. Based upon the oral report made by the Historic Officer and the presentation of the Applicant, a majority of the Commission found that the proposal adheres to Bethlehem Ordinance 1714.03 ‘Purposes of the Historic Conservation District’ 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

By: Jet Hob

Date of Meeting: December 19, 2022

Title: Historic Officer