

RESOLUTION NO. 2021-224

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 proposed to demolish the existing single-story building and construct a new, six-story, mixed-use structure 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/ Olga Negrón

/s/ J. William Reynolds

ADOPTED BY COUNCIL THIS 7TH DAY OF DECEMBER, 2021.

/s/ Adam R. Waldron
President of Council

ATTEST:

/s/ Robert G. Vidoni, Esq.
City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #781 -- It is proposed to secure a COA to proposed to demolish the existing single-story building and construct a new, six-story, mixed-use structure at 128 East Third Street.

OWNER / APPLICANT: 128 South, LLC / Plegmer Ayuazov

The Commission upon motion by Mr. Simonson and seconded by Mr. Patrick 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 demolish the existing single-story building and construct a new, six-story, mixed-use structure at 128 East Third Street was presented by Plegmer Ayuazov, Paul Harak and Antonio Fiol-Silva.
2. The appropriate new building includes the following details:
 - a. demolish existing (non-contributing) main structure along with all rear additions and replace with new commercial and residential building; **note:** new project is contingent upon Applicant obtaining all necessary approvals and building permits for replacement structure including COA prior to issuance of demolition permit
 - b. replacement detached structure with flat roof is approx. 80-feet wide, approx. 135-feet deep and approx. 68-feet high, with no mechanical penthouse, no below-grade basement/cellar level and no on-site parking
 - c. entry level includes approx. 2,500 SF of commercial space located at corner of East Third Street and Webster Street, with remaining square footage dedicated to support spaces for residential tenants; upper floor levels include mix of studio, one-bedroom and two-bedroom apartments totaling 55 units, with private terraces for select upper-level units
 - d. entry-level façades include glazed entrance doors flanked by display windows along with glazed transoms above, interrupted by arcades of brick piers at front (north) and at both side façades; **note:** appropriate glazing is not tinted, colored or reflective
 - e. overall building mass shifts in materiality from dark brown brick to dark metal panels as front façade sets back at upper floor levels and as building turns corner along Webster Street; side (east) façade also includes decorative metal screen at entry level while remaining side (west) façade also has applied stucco
3. Subsequent COA Application should include product submittals for such details as window and door types, sills and lintels, metal panels and screens, handrails as well as cornices along with concepts for exterior lighting and overall building signage.

The motion for the proposed work was approved 5-2, with Mr. Cornish and Mr. Lader not supporting the motion, noting the proposed building height is inappropriate due to the negative impact of a six-story building on the existing streetscape of one-, two-, two-and-

one-half and three-story buildings based upon its failure to comply with: Secretary of Interior's Standards (SIS) 9. concerning new construction (specifically that new work "will be compatible with the historic ... size, scale and proportion, and massing to protect the integrity of the property and its environment), Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District as well as Historic Conservation Commission Design Guidelines concerning New Construction.

JBL: jbl

By: Jet Lab

Date of Meeting: November 15, 2021

Title: Historic Officer