City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 128 E. Third Street, Bethlehem PA 18015
Owner of building Monocacy Development Phone
Owner's email & mailing address
Applicant Michael Metzger Phone:
Applicant's email & mailing address 530 W. Broad St. Bethlehem, PA 18018
Street and Number City State Zip Code
APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.
USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS
COMPLETE.
Application form, photographs, and drawings must be submitted (see attached for deadline) prior to the
regular scheduled meeting in order to be placed on the agenda for the next meeting.
1. PHOTOGRAPHS - Photographs of your building and neighboring buildings <u>must accompany</u> your application.
2. TYPE OF WORK PROPOSED – Check all that apply. Please bring any samples or manufactures specifications for
products you will use in this project.
Trim and decorative woodwork Skylights
✓ Siding and Masonry Metal work
Roofing, gutter and downspout Light fixtures
Windows, doors, and associated hardware Signs
Storm windows and storm doorsDemolition
Shutters and associated hardware Other
Paint (Submit color chips – HARB only)
3. DRAWINGS OF PROPOSED WORK – Required drawings <u>must accompany</u> your application. Please submit <u>ONE</u>
ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY
SPECIFICATIONS
Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)
New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site
and site plan)
✓ A scale drawing, with an elevation view, is required for all sign submittals
71 Sould drawing, with an elevation view, is required for an sign submittals
4. DESCRIBE PROJECT – Describe any work checked in #2 and #3 above. Attach additional sheets as needed. Monocacy Development is proposing a new 6-story mixed use building at 128 E. Third St. The new building will include approximately 2,800 s.f. of commercial space along Third St., with residential tenant spaces and entrance along Webster St. The upper (5) floors of the structure will house a mix of studio, one, and two bedroom apartment units. The 6-story structure will be claim aluminum storefront framing, brick masonry, cement plaster, and aluminum clad wood windows. This submission represents the second submission as this project received preliminary approval at the 11.15.2021 meeting. Physical samples to be provided.
5. APPLICANT'S SIGNATURE
1/2/.
OWNER'S SIGNATURE Plamen Ayvazov DATE: 06/06/2022

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:

Date of Meeting: November 15, 2021

Title: Historic Officer