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 rehabilitate the existing Goodman Building and add a new four-story mixed-use masonry-clad building addition at 30-32 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 #664 -- It is proposed to rehabilitate the existing Goodman Building and add a new four-story mixed-use masonry-clad building addition at 30-32 East Third Street.

OWNER/APPLICANT: Collaboration 3 Development/Michael Metzger (President, Alloy 5) and Alicia Miller Karner (Director, City of Bethlehem Community and Economic Development)

The Commission upon motion by Mr. Cornish 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 rehabilitate the existing Goodman Building (30 East Third Street) and add a new four-story mixed-use masonry-clad building addition (32 East Third Street), with massing of new structure to complement the existing Goodman Building, was presented by Michael Metzger.
2. Renovations to existing Goodman Building include: retention of cornice at roofline; window repairs, including missing transoms; removal of aluminum cladding to reveal concealed architectural details; masonry repairs, as needed; re-design of storefront windows and entrance; possible retention of two-story projecting “Goodman” sign and restoring “Goodman Furniture” painted sign on upper portion of rear wall.
   1. on-going renovations include structural reinforcing of existing flooring and roofing members, installation of new roof and metal flashings, replacement of existing rotted trim as required (with PVC trim to match existing) and painting of all trim
   2. proposed rehabilitation includes development at rear entry level as potential depot to service existing bus connections along Mechanic Street
   3. existing masonry wall adjacent to proposed addition could be breached at one or more locations at entry level to allow for common commercial tenant at 30 and 32 East Third Street
3. Proposed addition is four-story mixed-use masonry-clad building, with massing to complement existing Goodman Building; new addition will provide commercial space at entry level with twelve apartment units on upper floor levels and includes:
   1. recessed corner entrance at intersection of East Third Street and Adams Street leading through vestibule and into commercial space; secondary egress along east façade at Adams Street
   2. existing south end L-extension of Goodman Building (extending to Adams Street) accommodates rear commercial service area as well as secondary (side) entrance with dedicated stair and elevator for residential tenants
   3. primary entrance for residents accommodated by slight recess along East Third Street facade, acting as transitional element between existing Goodman Building and new addition; entry connector includes smaller double-hung windows at intermediate landings while entrance door is delineated with cast masonry or limestone cladding different from remaining brick masonry façade
   4. cornice lines of new four-story addition approximately align with those of existing Goodman Building at entry-level storefront and upper roofline
   5. new storefront façade with cornice for bus depot at rear entry level of Goodman Building repeats existing details at service entrance of Goodman Building L-extension, as found along Adams Street façade
   6. twelve (12) one-bedroom residential units organized at second, third and fourth floor levels are expressed on exterior façade by double-hung windows with functioning window sash rhythmically organized within red brick masonry construction; cast masonry detailing at window heads and window sills recall similar details at adjacent Goodman Building
   7. masonry parapet similar in dimension and detailing to existing parapet at adjacent Goodman Building; Applicant agreed to simplify detailing of parapet of new addition in deference to existing ornate parapet at adjacent Goodman Building
   8. support brackets for upper cornice are similar in scale but simpler in detail to brackets at adjacent Goodman Building
4. Applicant agreed to return to HCC at future date to finalize various material selections.
5. The motion for the proposed work was unanimously approved.

JBL: jbl



By:

Date of Meeting: September 17, 2018 Title: Historic Officer