

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 25 W 3rd St #300, Bethlehem, PA 18015
Owner of building ArtsQuest; Kassie Hilgert, President & CEO Phone
Owner's email & mailing address
Applicant MKSD architects; Todd Chambers, AIA Phone
Applicant's email & mailing address
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.

Historic & Architectural Review Board - Application form, photographs, and drawings (if necessary) must be submitted by 12:00 Noon on the last Wednesday of the month in order to be placed on the agenda for the next meeting.

South Bethlehem & Mount Airy Historic Conservation Commission - Application form, photographs, and drawings (if necessary) must be submitted by 12:00 noon on the second Monday of the month in order to be placed on the agenda for the next meeting.

1. PHOTOGRAPHS - Photographs of your building and neighboring buildings must accompany 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
Siding and Masonry
Roofing, gutter and downspout
Windows, doors, and associated hardware
Storm windows and storm doors
Shutters and associated hardware
Paint (Submit color chips - HARB only)
Skylights
Metal work
Light fixtures
Signs
Demolition
Other New Construction
RECEIVED
SEP - 7 2018
CITY OF BETHLEHEM
BUREAU OF PLANNING & ZONING

3. DRAWINGS OF PROPOSED WORK - Required drawings must accompany your application. Please submit ONE 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)
X New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
X 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

4. DESCRIBE PROJECT - Describe any work checked in #2 and #3 above. Attach additional sheets as needed. Please refer to attachments.

5. APPLICANT'S SIGNATURE [Signature] DATE: September 7, 2018

SOUTH BETHLEHEM HISTORIC COMMISSION

25 W 3RD ST, BETHLEHEM, PA 18015



APPLICATION FOR:

COA — DEMOLITION OF EXISTING BUILDINGS (6 Separate Buildings/Structures)

COA — CONSTRUCTION, ARTSQUEST SOUTH BETHLEHEM COMMUNITY CULTURAL CENTER

PROJECT DESCRIPTION:

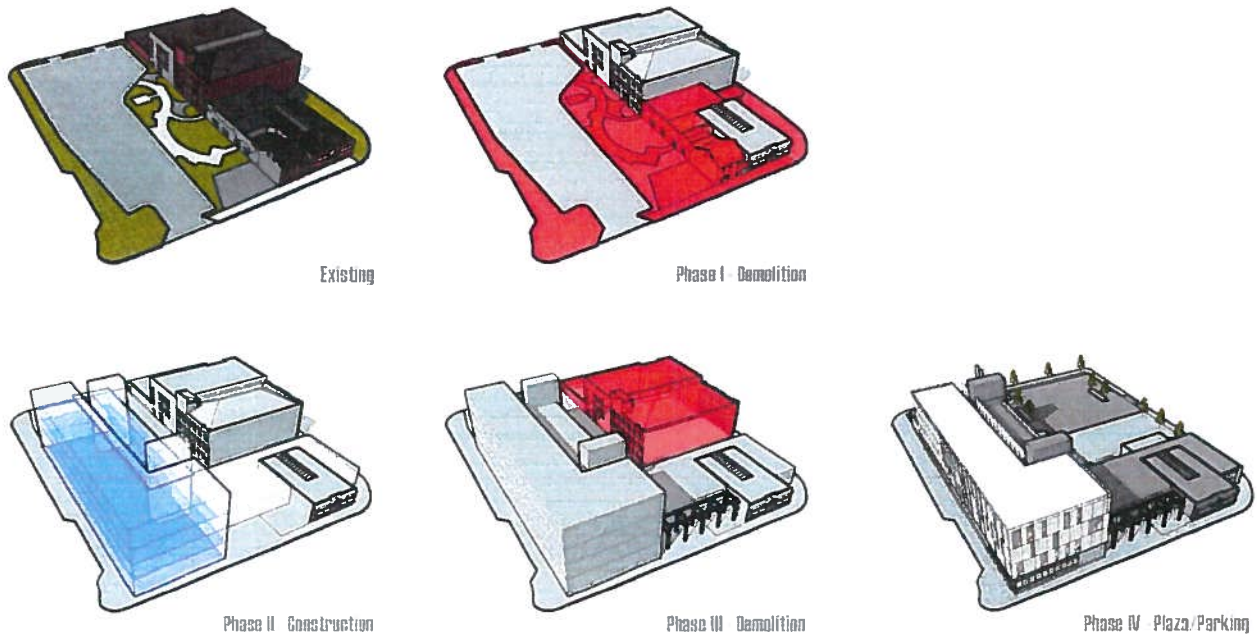
This document is being submitted relative to both applications cited above as the demolition and new construction are all part of one project, a new community cultural arts center in the SouthSide Arts District of Bethlehem.

The existing Banana Factory Arts & Education Center, composed of a group of buildings located on Northampton Street between 2nd and 3rd Streets in South Bethlehem, is no longer adequate to serve the arts programming needs of ArtsQuest and therefore must be replaced. ArtsQuest completed several feasibility studies that closely investigated options for the modernization of the Banana Factory and has determined that the most feasible option is the replacement of the building with a new facility.

Through the course of the Banana Factory's history in South Bethlehem, the facility has evolved and grown organically in place, annexing neighboring structures as growth mandated and funding allowed. Initially, ArtsQuest's visual arts programs occupied the two 3 story buildings and the 1 story structure along 2nd street after a project in 1997 to renovate the interiors of the buildings. As part of the initial project, the exteriors of the buildings were stabilized and minimally upgraded with new windows at select locations. Approximately 3 years later, the "South Annex" project renovated the interiors of the adjacent house and former auto parts buildings on 3rd street and connected them back to the initial buildings with a simple and unsympathetic single-story addition. At that time, minimal exterior upgrades were performed to the former house and auto parts buildings.

Options to renovate the existing building were explored and it was determined that they are not feasible due to cost (refer to attached estimate exhibit B), the structural inflexibility of the current buildings, and construction phasing. Another option to demolish the existing buildings to construct a

new facility on the rear portion of the site was explored and again it was determined that it was not ideal because the existing building would need to be completely vacated and temporary facilities procured for the building’s occupants. The final, most feasible option for addressing the existing facilities shortcomings is to selectively demolish portions of the building along 3rd street while the existing 3 story sections of the existing complex remain occupied during the construction of the new facility over areas of the parking lot and along the newly cleared space along 3rd street.



ArtsQuest South Bethlehem
Phasing & Massing



It should be noted that ArtsQuest is dedicated to maintaining a presence at the current location on 3rd street, despite pressure to relocate the facility to the former Bethlehem Steel site near the successful SteelStacks Center. The current location is convenient to the areas that the facility serves, and the facility has the opportunity to create a “gateway” to the Arts & Cultural district on the South Side of Bethlehem.

Furthermore, the programming for the Banana Factory is highly mission based, meaning that the facility generates very limited revenue and therefore limited funds are available for a project to renovate or replace the facility.

Historically, there is little to no significance to any of the structures that comprise the existing Banana Factory facility. Please refer to the attached report (exhibit A) by Christine Ussler of Artefact Architecture regarding the history of each building in the complex. For convenience, portions of this report are included in this document and are indicated by *italicized font*.

THE BANANA FACTORY – SOUTH SIDE CONTEXT:



In the context of South Bethlehem, the Banana Factory site is located at the foot of the Fahy bridge between 2nd and 3rd Streets. Prominent “long distance” views of the site are obscured by vegetation on the adjacent property from the West on the Southern end of the Hill to Hill bridge and similarly obscured from the West on the approach from 3rd Street. Glimpses of the site are visible from the East on the Fahy bridge through existing treetops, and the facility is visible upon approach from the East on 3rd Street. The existing buildings are also experienced along the infrequently travelled Northampton Street, along 2nd Street, and from the ramp between the Fahy bridge and Northampton Street.

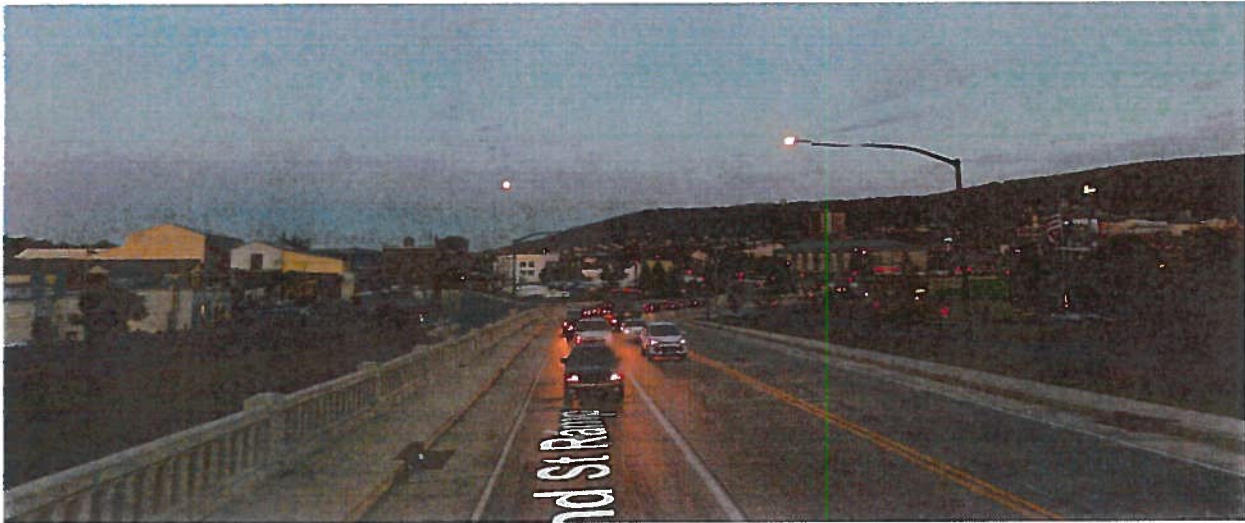
It is worth noting that the majority of the existing buildings that compose the Banana Factory do not contribute to significant viewsheds within the greater and immediate context of South Bethlehem, with the exception of the section of the building that is adjacent to the corner of 3rd and Northampton Streets.



Below: From the Hill to Hill bridge, the building is barely visible and does not contribute significantly to the “skyline” of the South Side in that it’s massing is consistent with the surrounding context in terms of height. Furthermore, the roofline is insignificant and does not positively contribute to the neighborhood.



Below: Continuing down the 2nd Street Ramp toward the East, the building becomes more visible before it is concealed by vegetation on the Weldship site.





Below: From the hill at the 'top' of 3rd Street, the building is not visible as it lies beyond Perkins and the landscaping around it.



Below: Upon crossing Brodhead Avenue, the Banana Factory begins to become visible as it remains partially obscured from 3rd Street by the vegetation on the Weldship site until this point.



Below: From the East along 3rd Street, the Banana Factory is visible as you approach Northampton Street, however it is not visible until after you pass Lehigh Pizza.

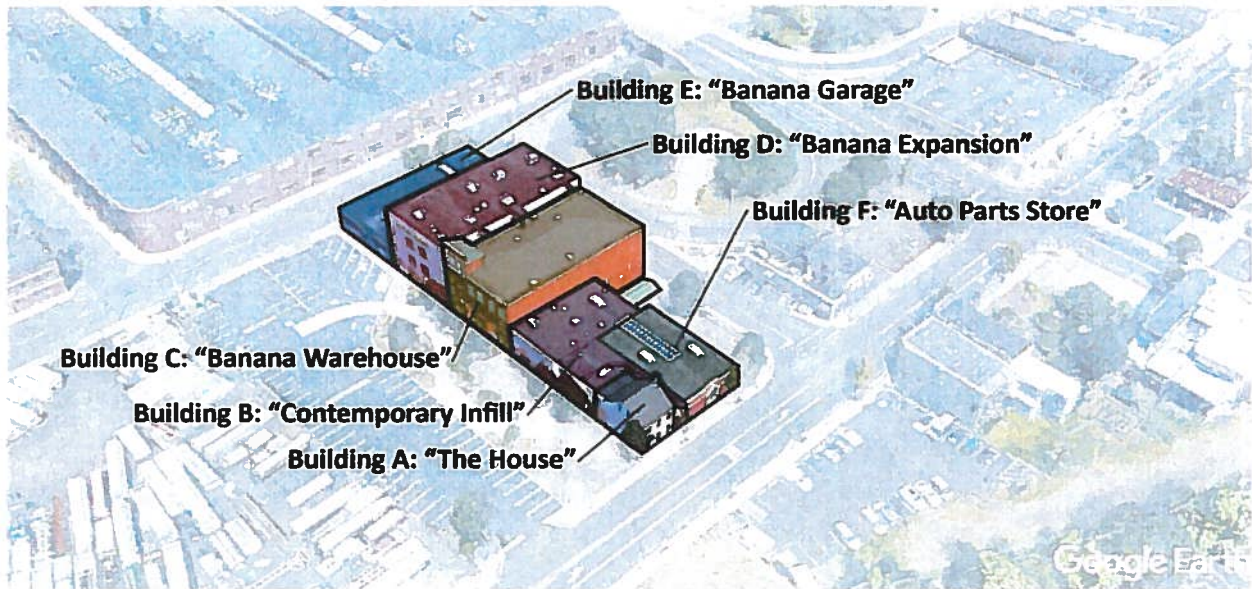


LIST OF SUPPORTING DOCUMENTS:

Please refer to the following documents attached at the end of this application.

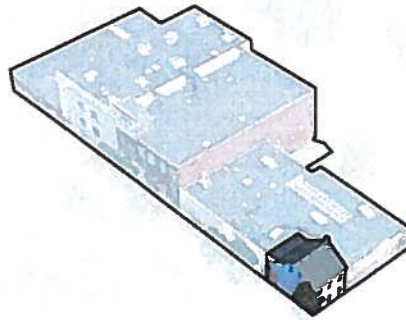
- Exhibit A "Banana Factory" report by Christine Ussler of Artefact Architecture, dated 5.11.2018
- Exhibit B Construction cost estimates by Boyle Construction for renovations and minor additions to existing buildings that compose the Banana Factory

COA - DEMOLITION OF EXISTING BUILDINGS



For the purposes of this discussion, the overall Banana Factory complex will be considered as 6 separate buildings as indicated in the graphic above.

Building A: "The House" **COMPLETE DEMOLITION**



The oldest existing building on the site is the house located at the southwest corner of the site (27 W. Third St. prior to consolidation into the Banana Factory property.) This house is seen in the oldest Sanborn Map we could locate for the area (1885). It is shown to be a 2 1/2 story masonry (brick) dwelling with rear frame attachments on all Sanborn Maps located.

The house is now stuccoed but retains an historic entry and entry roof. The historic windows were replaced on the front façade with inappropriately divided double hung windows, although the side bay window seen in the 1897 Sanborn Map is still visible on the east upper level façade. There are no historic associations of importance found to date for the property.

Photographs showing what is proposed for demolition:



Above: 3rd Street elevation (southern exposure), Below: Parking lot elevation (western exposure)



The house is historically included in a deed that includes all the properties from Northampton St. to the alley that later becomes Plymouth St. and fronting on Third St. This group of lots is 114' along Third St. and 114' deep to a former alley no longer evident on the site and was purchased by Theodoreis in 1936.

Photographs & written description of deteriorated condition:

September 7, 2018

The current condition of this section of the facility is not favorable to reuse:

1. There are structural issues with the foundation and roof
2. Fenestration has been removed completely from the western facade
3. Water has and continues to infiltrate the structure through the roof during certain weather patterns
4. The façade is falling apart
5. Original details have been removed, covered, and/or bastardized through previous projects

The interior of this building was converted to commercial use in the 1990s. Currently, the lower level is an art gallery and the upper level is in disrepair as it was converted to mechanical and storage space.



Reason for demolition:

To allow construction of a new ArtsQuest South Bethlehem Community Cultural Center.

Explanation why rehabilitation, reuse or modification is not feasible or desired:

Rehabilitation of the house is not desired because it has limited value as a residential property because it is not in a residential neighborhood. The nearest cluster of houses is two blocks away on 3rd street.

Reuse (adaptive) or modification of the house is not desired because the spaces within are not conducive to a modern cultural center. Floor to floor heights and the construction type are not compatible with the proposed new facility. Furthermore, the scale of the house is an anomaly within the immediate surrounding urban context and is not representative of the scale of a Community Cultural Center.

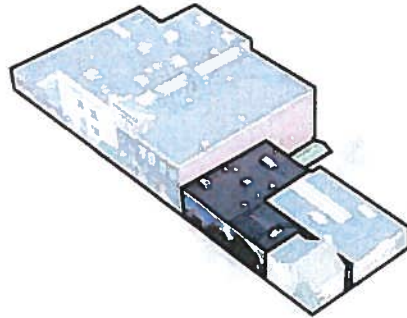
Please refer to the application for the COA — NEW CONSTRUCTION, ARTSQUEST SOUTH BETHLEHEM COMMUNITY CULTURAL CENTER for the proposed future use and timeline for implementation of the project.

Statement of disposition of architectural features and building materials:

When the house is demolished, the following features will be salvaged for reuse:

- The front door, door surround, entry roof and supporting brackets

**Section B: “Contemporary Infill”
COMPLETE DEMOLITION**



This section of the facility was constructed in or around the year 2000 and has no historic significance.

Photographs showing what is proposed for demolition:



Left: Northampton Street elevation (eastern exposure), Right: Parking lot elevation (western exposure)

Photographs & written description of deteriorated condition: N/A

Reason for demolition:

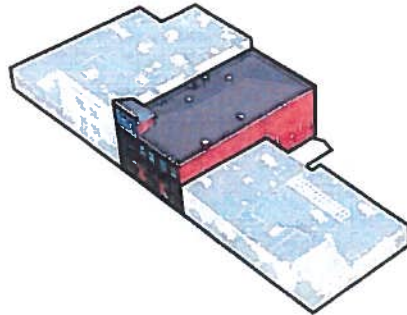
To allow construction of a new ArtsQuest South Bethlehem Community Cultural Center

Explanation why rehabilitation, reuse or modification is not feasible or desired: N/A

Please refer to the application for the COA — NEW CONSTRUCTION, ARTSQUEST SOUTH BETHLEHEM COMMUNITY CULTURAL CENTER for the proposed future use and timeline for implementation of the project.

Statement of disposition of architectural features and building materials: N/A

Section C: “Banana Warehouse” COMPLETE DEMOLITION



The next oldest building on the Banana Factory site is the large, 3 story brick and structural terra cotta building located to the north of the former auto parts building. The building fronts on Northampton St and runs 114' deep to the line of the former Plymouth St. and was numbered 212-216 Northampton St in the 1950s. The original use and ownership of this building has been nearly impossible to ascertain with certainty. It is not shown in the 1912 Sanborn Map so dates after 1912. Stylistically it is similar to the former auto parts store so may date from c. 1920-1929, but could also be later since the architecture is simpler.

Photographs showing what is proposed for demolition:



Above: Northampton Street elevation (eastern exposure)

The building has undergone some alteration, primarily when renovated by the Banana Factory, but retains integrity. Windows have been replaced and the center raised parapet reconstructed with non-matching brick.



Above: Parking lot elevation (western exposure)

Photographs & written description of deteriorated condition:

Much of the existing brick facades on the Eastern and Western sides require repointing, particularly at the top of the walls where water has probably leaked through compromised flashing beneath parapet cap stonework.





The estimated cost to repoint the brickwork on the facades of this building is as follows:

9,260 Square Feet of masonry X \$50/SF = \$462,900

Reason for demolition:

To allow construction of a new ArtsQuest South Bethlehem Community Cultural Center

Explanation why rehabilitation, reuse or modification is not feasible or desired:

Rehabilitation of this building is not desired because it has no value as a warehouse and distribution facility (it's original use) because the surrounding context does not support ease of truck access and introduction of additional truck traffic into this section of South Bethlehem would detract from the quality of life for nearby residents.

Reuse (adaptive) or modification of this building is not desired because:

1. The roof structure cannot accommodate the support of HVAC units and it is not feasible to reinforce it for that purpose

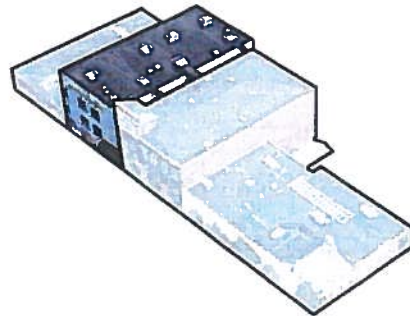
2. The existing building envelope cannot feasibly be brought up to meet current energy codes and the utilities for heating and cooling the structure are costly
3. There is limited ventilation for the programming within the building and addition of ventilation would alter the exterior appearance
4. Floor levels within this section of the building do not align with those of adjacent structures which is problematic for accessibility and programming

Please refer to the application for the COA — NEW CONSTRUCTION, ARTSQUEST SOUTH BETHLEHEM COMMUNITY CULTURAL CENTER for the proposed future use and timeline for implementation of the project.

Statement of disposition of architectural features and building materials:

Many of the original details have been removed and/or bastardized through unsympathetic repairs during previous projects. Because of the simple masonry construction and lack of applied ornamentation, there are no architectural features or building materials on the exterior of the building that can be retained and integrated into a new structure.

**Section D: “Banana Expansion”
COMPLETE DEMOLITION**



Photographs showing what is proposed for demolition:



Above: Northampton Street elevation (eastern exposure)

The adjacent lot to the north was identified as 208-210 Northampton St. in 1953 when it was purchased by Demetrious Theodredis and wife from the Caroline W. Meyers’s Trust. An historic photo shows a 3-story brick building with glass block windows and simple details typical of 1950’s architecture that was

built by the D. Theodoredis Wholesale Banana Company. This building is now altered with aluminum storefront windows and stucco finish and has lost much of its historic integrity. The building, however, is clearly associated with the Theodoredis business.



Left: Parking lot elevation (western exposure), Right: 2nd Street elevation (northern exposure)

Photographs & written description of deteriorated condition:

Many cracks have telegraphed through the stucco cladding from the original masonry backup, indicating that the structural integrity of the masonry is in decline.



Reason for demolition:

To allow construction of a new ArtsQuest South Bethlehem Community Cultural Center.

Explanation why rehabilitation, reuse or modification is not feasible or desired:

Rehabilitation of this building is not desired because it has no value as a warehouse and distribution facility (it's original use) because the surrounding context does not support ease of truck access and introduction of additional truck traffic into this section of South Bethlehem would detract from the quality of life for nearby residents.

The current condition of this section of the facility is not favorable to reuse:

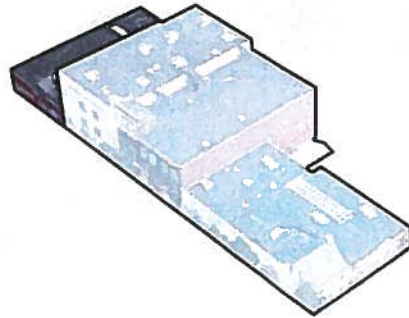
1. The floors do not align with those of the adjacent structure and internal ramps to connect the floors for ADA compliance would occupy significant floor area
2. Original details have been removed and/or bastardized during previous projects – for example stucco was installed over the original brick masonry
3. The utilities for heating and cooling the structure are costly
4. There is limited ventilation for the programming within the building and addition of ventilation would alter the exterior appearance

Please refer to the application for the COA — NEW CONSTRUCTION, ARTSQUEST SOUTH BETHLEHEM COMMUNITY CULTURAL CENTER for the proposed future use and timeline for implementation of the project.

Statement of disposition of architectural features and building materials:

Many of the original details have been removed and/or bastardized through unsympathetic repairs during previous projects. Because of the simple masonry construction and lack of applied ornamentation, there are no architectural features or building materials on the exterior of the building that can be retained and integrated into a new structure.

Section E: “Banana Garage” COMPLETE DEMOLITION



The final piece of the Banana Factory property (202 Northampton St.) was purchased by Theodoredis in 1957 from Elsie Mihalow who bought the property from the Meyers’s Trust in 1946. This property was historically the Lehigh Valley Hotel that was noted to have been in business from 1860 until it was demolished in 1960. The current building on this site is a 1 story, flat roofed, utilitarian brick garage stylistically consistent with the 1960 date. The garage building is slightly altered with replacement garage doors and other windows and doors.

This section of the facility was constructed in or around the year 1960 and has no historic significance.

Photographs showing what is proposed for demolition:



Above: Northampton Street elevation (eastern exposure)



Above: 2nd Street elevation (northern exposure)
Below: Parking lot elevation (western exposure)



Photographs & written description of deteriorated condition: N/A

Reason for demolition:

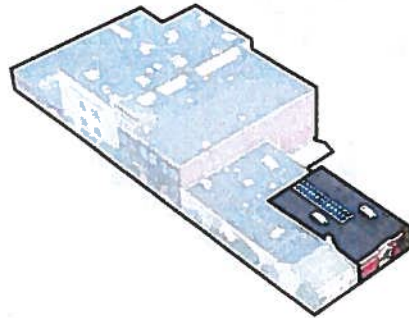
To allow construction of a new ArtsQuest South Bethlehem Community Cultural Center.

Explanation why rehabilitation, reuse or modification is not feasible or desired: N/A

Please refer to the application for the COA — NEW CONSTRUCTION, ARTSQUEST SOUTH BETHLEHEM COMMUNITY CULTURAL CENTER for the proposed future use and timeline for implementation of the project.

Statement of disposition of architectural features and building materials: N/A

Section F: "Auto Parts Store" INTEGRATION INTO NEW FACILITY



The former auto parts store building dates from c. 1920-1929 based on its style, detailing, and time period of major growth and building along Third St. The building is Classical Revival in style and includes terra cotta cornice, terra cotta entry gable with scroll brackets and lighting consoles, arched transom over entry doors with Classical Revival fanlight, large display windows, and parapet with terra cotta coping. The building retains historic integrity despite some alterations when the building was renovated for a gallery for the Banana Factory.



Above: 3rd Street elevation (southern exposure)



Above: Northampton Street elevation (eastern exposure)

The building is anecdotally the last auto (Plymouth) dealership constructed in Bethlehem before the Great Depression. This information has not been corroborated in documents. There were also gasoline tanks associated with the property and later insurance maps may have indicated the building was a gasoline station, but this has not been confirmed. The last user of the building before the Banana Factory renovation was Lehigh Valley Auto Parts.

Please refer to the application for the COA — NEW CONSTRUCTION, ARTSQUEST SOUTH BETHLEHEM COMMUNITY CULTURAL CENTER for the proposed future use and timeline for implementation of the project.

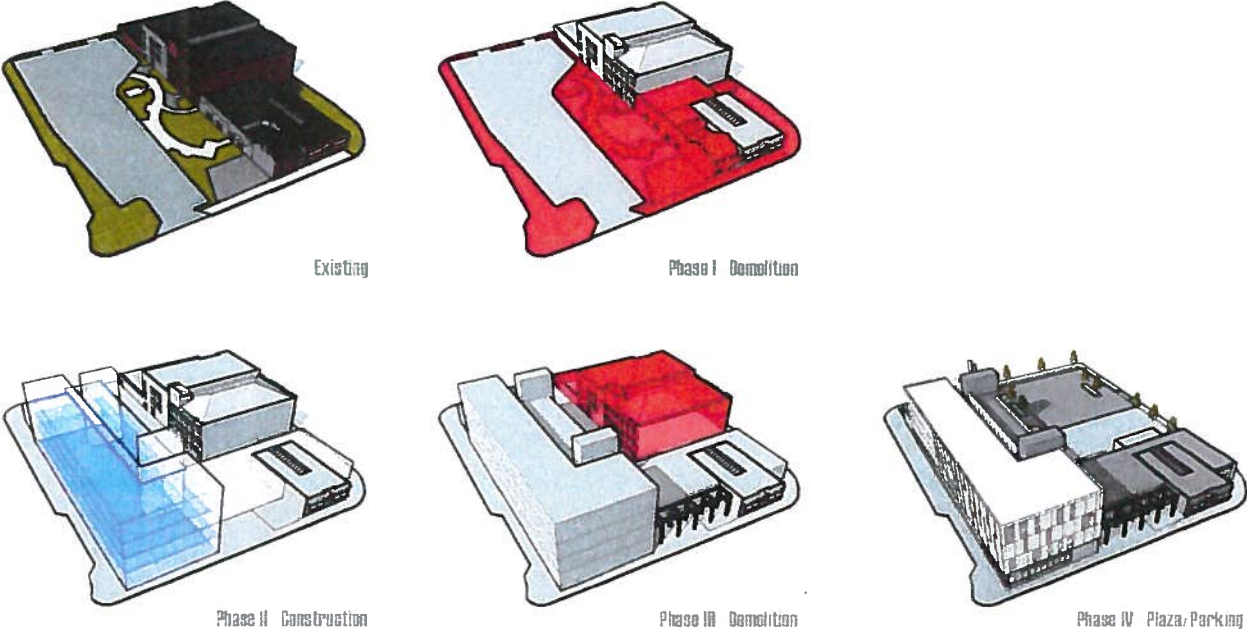
Statement of disposition of architectural features and building materials:

ArtsQuest's intent is to gently clean the existing masonry on the 3rd street façade using appropriate preservation methods, repoint the masonry where appropriate, selectively replace deteriorated wood trim as necessary, and paint the wood trim.

COA - CONSTRUCTION, ARTSQUEST SOUTH BETHLEHEM COMMUNITY CULTURAL CENTER

As previously noted, ArtsQuest has explored multiple options to renovate or replace the existing structures that compose the Banana Factory Arts Center. Through this lengthy process, it has been determined that the most advantageous scenario to replace the existing building is to construct a new facility in the open space of the block so that the occupants of the existing building will not be displaced from the site for the duration of construction. Once the new facility is complete, the occupants will move from the old building into the new and the existing structures will be demolished.

Below: Phasing Diagram (early preliminary design)

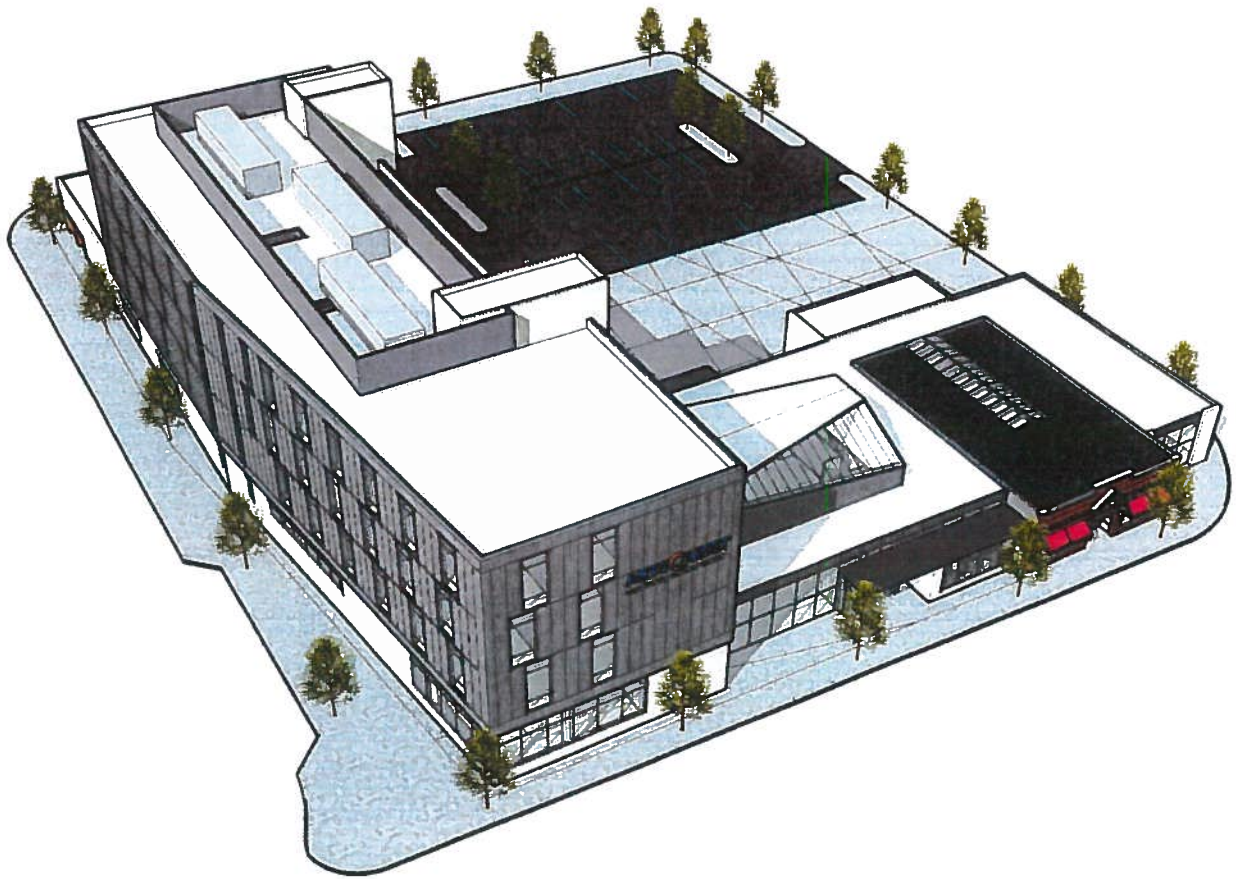


ArtsQuest South Bethlehem Phasing & Massing



The design of the new facility follows the function of the phasing but considers the wider urban context of the site in the massing of the proposed new building. The proposed design places a 4-story building volume along the western edge of the site – note that the city of Bethlehem has plans to construct a new street along this edge of the site and the proposed building is configured to present an appropriate façade (with windows). The western façade of the proposed building follows the angle of the western property line.

It is worth noting that several alternate massing options were explored and were not selected because they placed the 4-story volume along 3rd street which would overwhelm the scale of the street. The proposed design varies the height of the building along 3rd street between 4 stories and 1 story, while also preserving the single-story art gallery at the corner of 3rd and Northampton Streets.



An arts plaza is proposed in the interior of the site, directly behind the single-story portion of the building and across the street from the steelworkers' memorial park. The programming for the arts plaza includes Arts festivals, outdoor art classes, and outdoor space for a proposed art-oriented pre-K program. Behind the arts plaza at the corner of 2nd and Northampton street is a proposed parking lot to provide parking for the building's resident artists and staff. Note that there is ample public parking in South Bethlehem to accommodate other users.



The proposed building separates the top three floors from the base through differentiation of materials; the base clad in precast concrete panels that relate in height to the existing Auto Parts store that will be preserved and integrated into the new facility. Multiple entrances along 3rd street, into the art galleries and into the lobby of the art center will create a sense of presence on the street and activate the streetscape for first Fridays and other community events by encouraging passersby to enter the building and to use the sidewalk to circulate between galleries.

The streetscape is further activated by large areas of glass along the 3rd street sidewalk that will allow passerby to view the art and activity within the community center. Furthermore, the lobby is glazed on both sides, facilitating views from the sidewalk through to the arts plaza behind the building.

Roof top equipment will be screened from view with a rooftop screen assembly that matches the metal panel cladding of the building.



EXHIBIT A

BANANA FACTORY

History of existing and historic buildings on the current Banana Factory property
Prepared for the Banana Factory by Christine Ussler, AIA
5/11/2018

The following summarizes research found on the existing buildings. The chain of title is complicated by a Sheriff's sale that occurred in 1944 which effectively severed the chain of some of the deeds and by changes in street addresses that occurred over time. There is very little documentary information on several of the buildings so their age will be defined by building style and materials. The primary historic importance for the larger buildings on the site is their connection to the Theodoredis Banana Company. The Theodoredis and Sons Banana Company was located on this property from around 1936 until they moved to Bethlehem Township in 1989. According to a Morning Call article the company was started in 1921 in Easton by Demetrious Theodoredis and still exists in Bethlehem Township today. Stanley Theodoredis, representing the third generation of the family business tree, evolved the bananas warehousing and wholesale business into a full-service food distribution business after moving out of south Bethlehem.

The oldest existing building on the site is the house located at the southwest corner of the site (27 W. Third St. prior to consolidation into the Banana Factory property.) This house is seen in the oldest Sanborn Map we could locate for the area (1885). It is shown to be a 2 1/2 story masonry (brick) dwelling with rear frame attachments on all Sanborn Maps located. The house is now stuccoed, but retains an historic entry and entry roof. The historic windows were replaced on the front façade with inappropriately divided double hung windows, although the side bay window seen in the 1897 Sanborn Map is still visible on the east upper level façade. There are no historic associations of importance found to date for the property. The house is historically included in a deed that includes all the properties from Northampton St to the alley that later becomes Plymouth St. and fronting on Third St. This group of lots is 114' along Third St. and 114' deep to a former alley no longer evident on the site and was purchased by Theodoredis in 1936.

The group of lots along Third St. does not show any structure where the existing former auto parts store is located in any of the Sanborn Maps up to 1912 except for an early green house (hot house) that exists between 1885 and 1892. On the maps from 1892-1912 there are structures located at the southeast corner of Third St. and Northampton St. which had the following uses: Tin Shop, Hardware Paint & Stoves, Plumbing. The former auto parts store building dates from c. 1920-1929 based on its style, detailing, and time period of major growth and building along Third St. The building is Classical Revival in style and includes terra cotta cornice, terra cotta entry gable with scroll brackets and lighting consoles, arched transom over entry doors with Classical Revival fanlight, large display windows, and parapet with terra cotta coping. The building retains historic integrity despite some alterations when the building was renovated for a gallery for the Banana Factory. The building is anecdotally the last auto (Plymouth) dealership constructed in Bethlehem before the Great Depression. This information has not been corroborated in documents. There were also gasoline tanks associated with the property and later insurance maps may have indicated the building was a gasoline station, but this has not been confirmed. The last user of the building before the Banana Factory renovation was Lehigh Valley Auto Parts.

The next oldest building on the Banana Factory site is the large, 3 story brick and structural terra cotta building located to the north of the former auto parts building. The building fronts on Northampton St and runs 114' deep to the line of the former Plymouth St. and was numbered 212-216 Northampton St

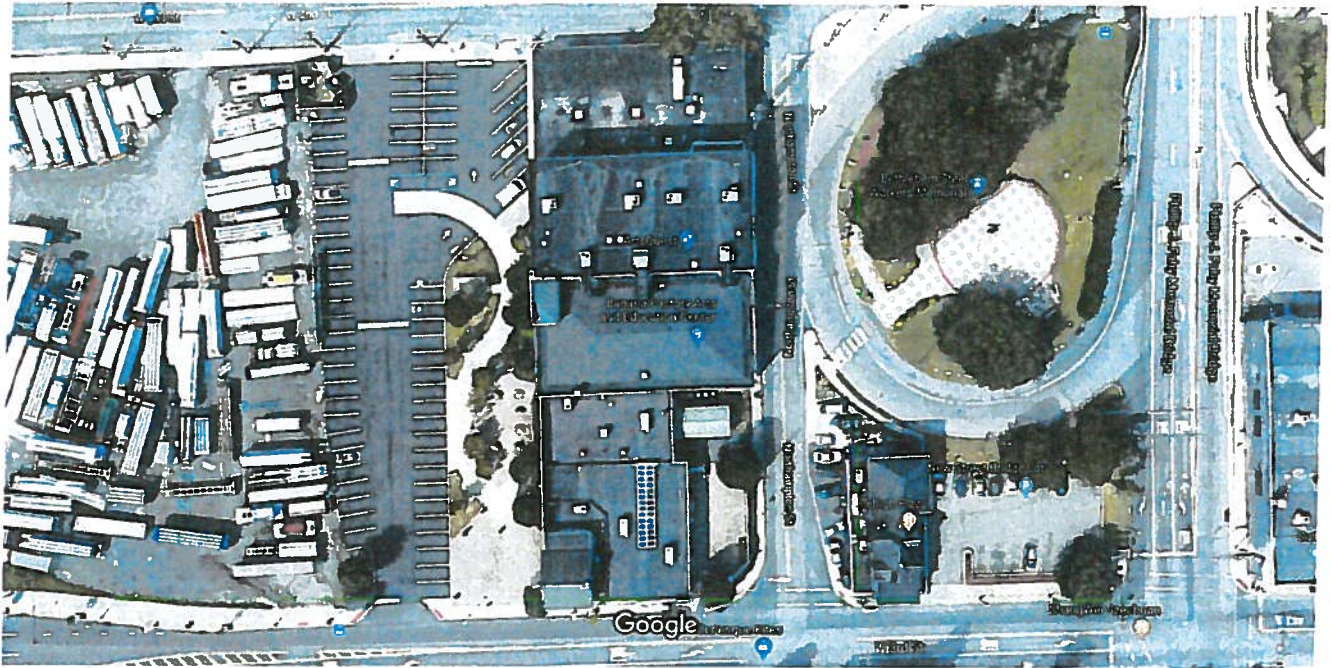
in the 1950s. The original use and ownership of this building has been nearly impossible to ascertain with certainty. It is not shown in the 1912 Sanborn Map so dates after 1912. Stylistically it is similar to the former auto parts store so may date from c. 1920-1929, but could also be later since the architecture is simpler. When Theodoredis purchased the lots along Third St in 1936 they also purchased lots located at the "southwest corner" of Second and Northampton described as "all that certain message tavern house and lots of ground situate on the southwest corner of second street and Northampton Ave [sic]." This information is at odds with the continued ownership of the Lehigh Valley Hotel (on the southwest corner of Second and Northampton) by the Dietrichs until a Sheriff Sale in 1944, and the lot numbers listed (20, 22, 24, 26, and 28 Northampton St) do not show up on Sanborn Maps. There is a chance that these numbers were associated with lots that made up the larger site of 212-216 Northampton St. There was a second hotel midblock that became a boarding house by 1912 and the reference to a tavern may have been to this building. If this is the case the building may have been built by Theodoredis and would be the first of their buildings to be constructed and dates from c. 1936. The building has undergone some alteration, primarily when renovated by the Banana Factory, but retains integrity. Windows have been replaced and the center raised parapet reconstructed with non-matching brick.

The adjacent lot to the north was identified as 208-210 Northampton St. in 1953 when it was purchased by Demetrious Theodoredis and wife from the Caroline W. Meyers's Trust. An historic photo shows a 3 story brick building with glass block windows and simple details typical of 1950's architecture that was built by the D. Theodoredis Wholesale Banana Company. This building is now altered with aluminum storefront windows and stucco finish and has lost much of its historic integrity. The building, however, is clearly associated with the Theodoredis business.

The final piece of the Banana Factory property (202 Northampton St.) was purchased by Theodoredis in 1957 from Elsie Mihalow who bought the property from the Meyers's Trust in 1946. This property was historically the Lehigh Valley Hotel that was noted to have been in business from 1860 until it was demolished in 1960. The current building on this site is a 1 story, flat roofed, utilitarian brick garage stylistically consistent with the 1960 date. The garage building is slightly altered with replacement garage doors and other windows and doors.

In summary, the buildings that make up the Banana factory are important mostly for their association with the D. Theodoredis Banana Wholesale Company that built and occupied three of the major buildings in the complex. The most intact and stylistically important building of the complex, architecturally, is the former Lehigh Valley Auto Parts Building that fronts on Third St.

Google Maps



Imagery ©2018 Google. Map data ©2018 Google 50 ft

Google Maps 99 W 3rd St



Image capture Aug 2017 © 2018 Google

Bethlehem, Pennsylvania

Google, Inc.

Street View - Aug 2017

Google Maps 25 W 3rd St



Image capture Aug 2017 ©2018 Google

Bethlehem, Pennsylvania

Google, Inc.

Street View - Aug 2017

Google Maps Bethlehem, Pennsylvania



Image capture Jul 2011 © 2018 Google

Google, Inc

Street View - Jul 2011

Google Maps Bethlehem, Pennsylvania



Image capture Jul 2011 © 2018 Google

Google, Inc

Street View - Jul 2011

Google Maps Bethlehem, Pennsylvania



Image capture Jul 2011 © 2018 Google

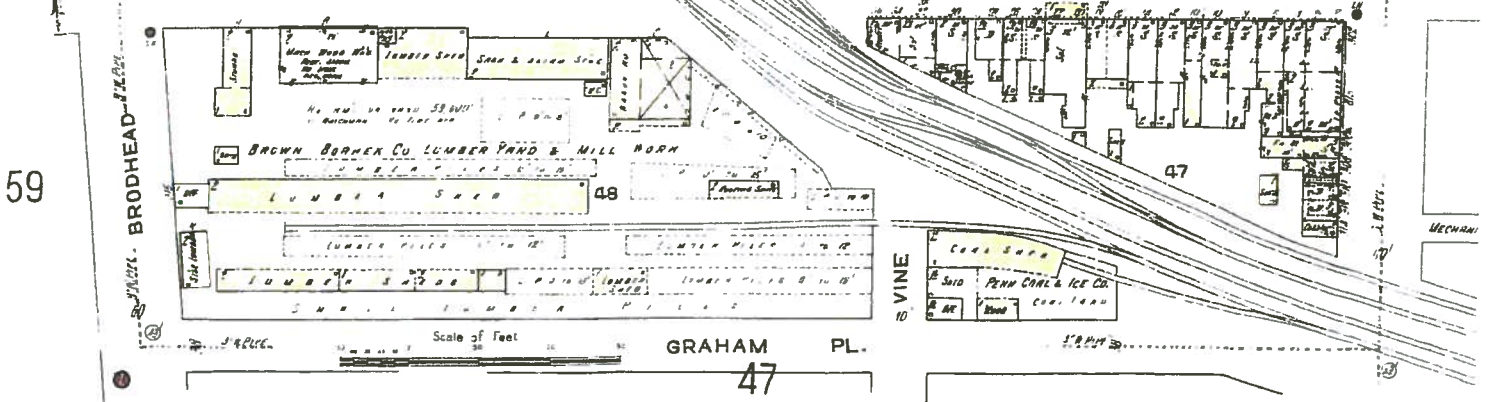
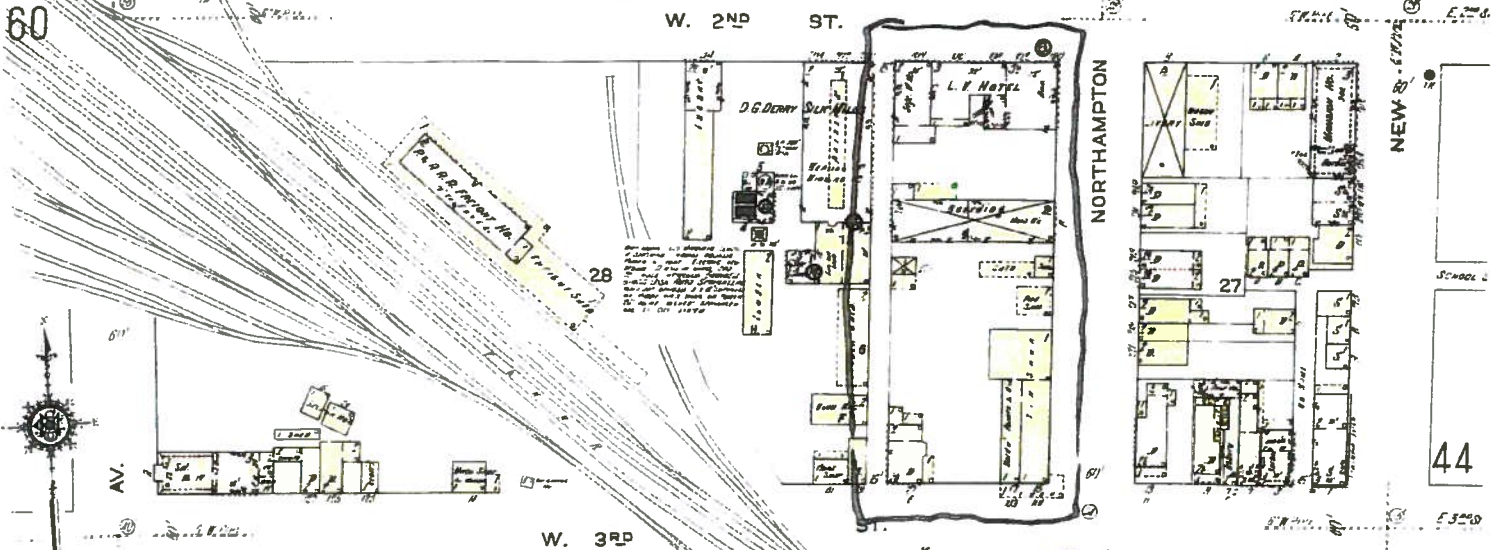
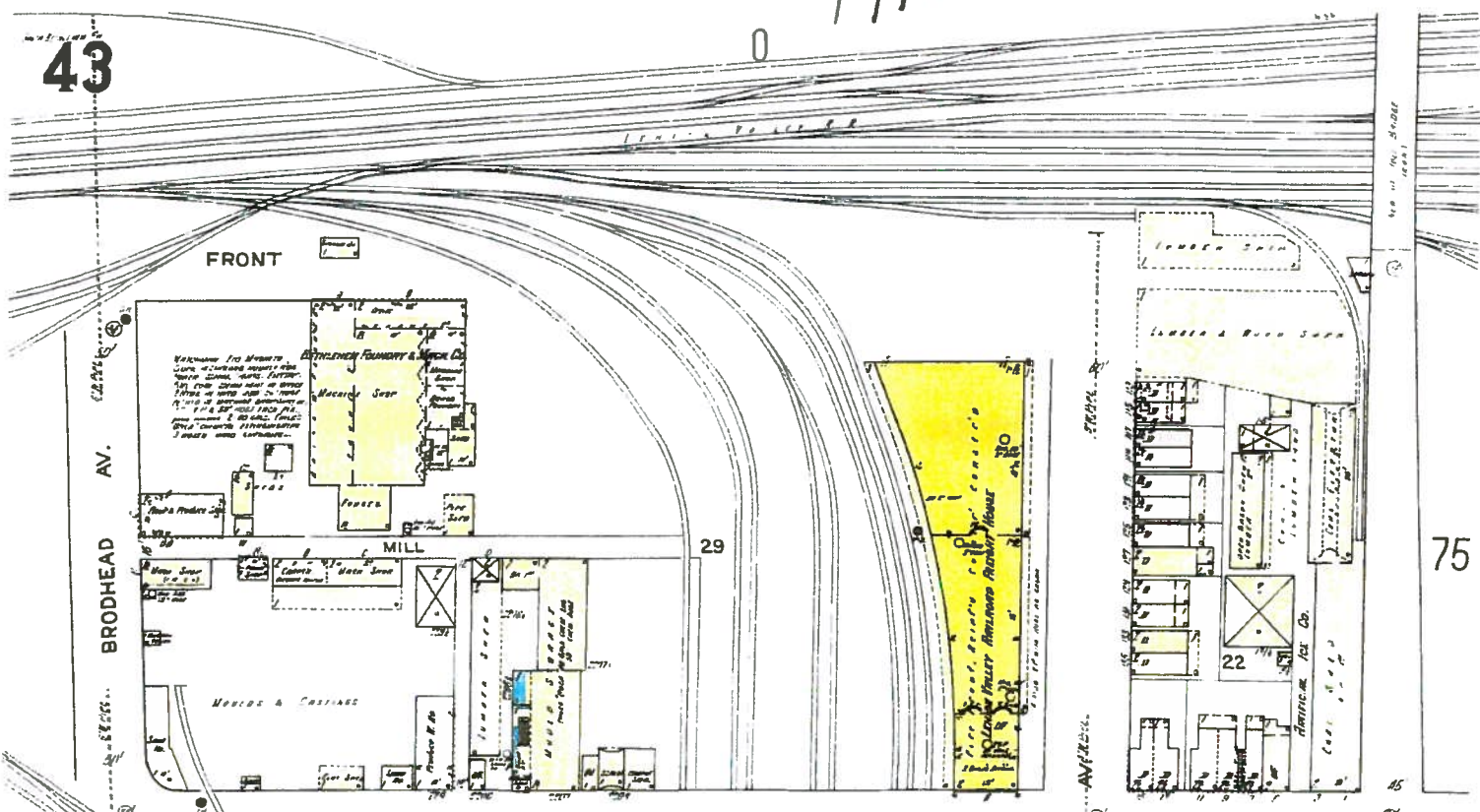
Google, Inc

Street View - Jul 2011

1912

43

0

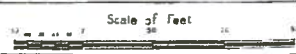


75

44

60

59



1904

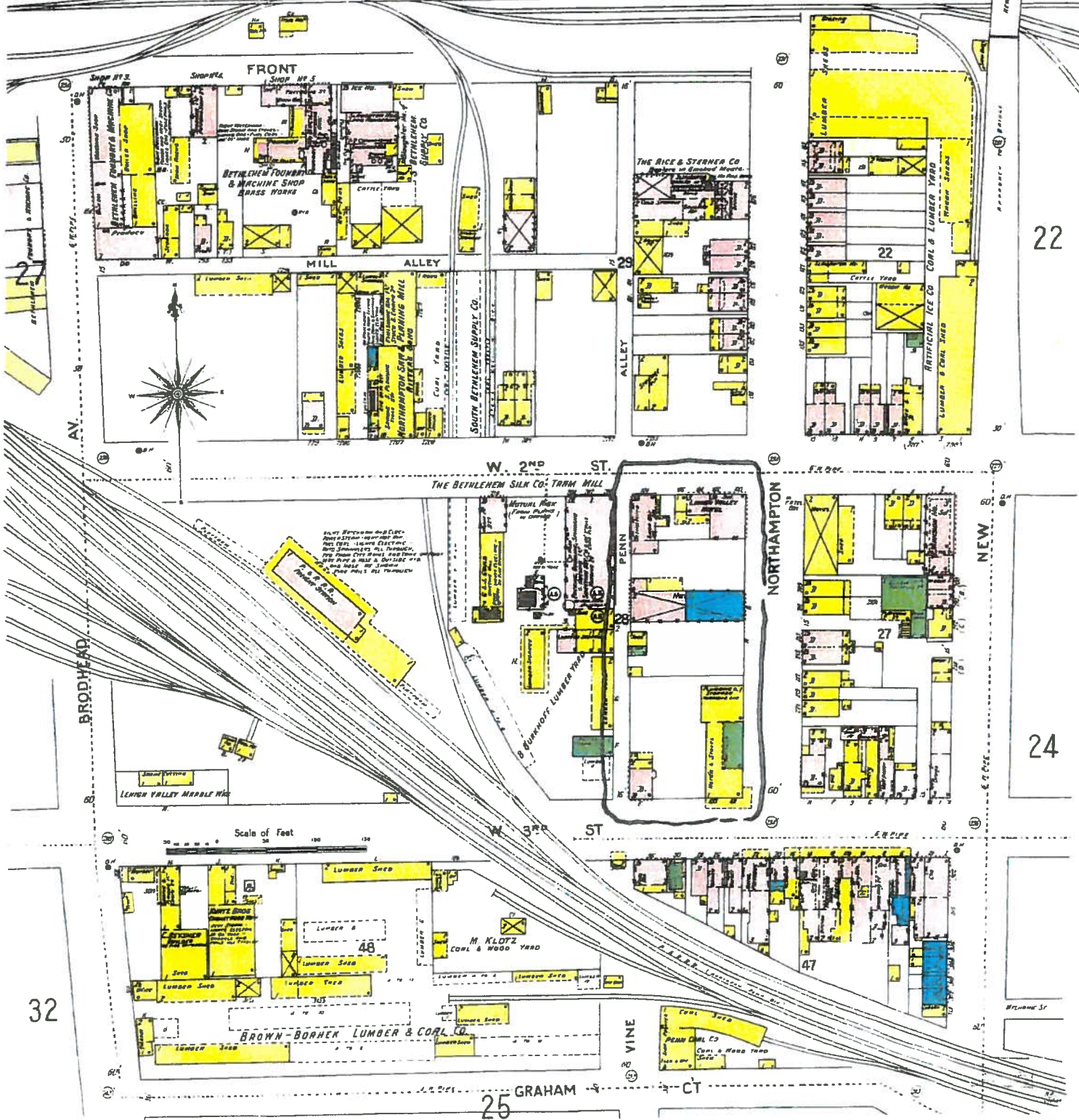
Lehigh

River

SOUTH BETHLEHEM

Sept 1904
BETHLEHEM
PA.

23



22

24

25

32

27

28

47

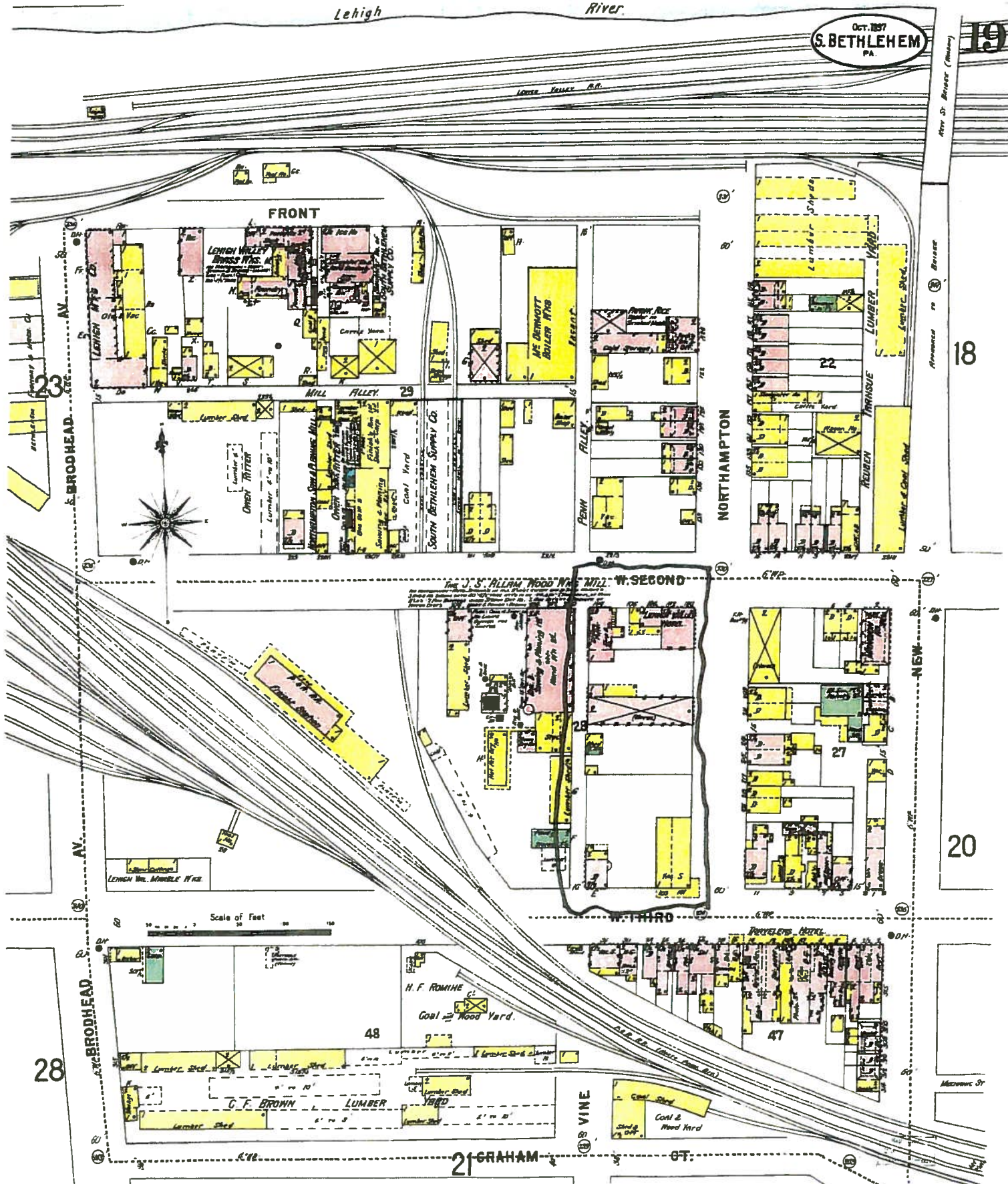
48

1897

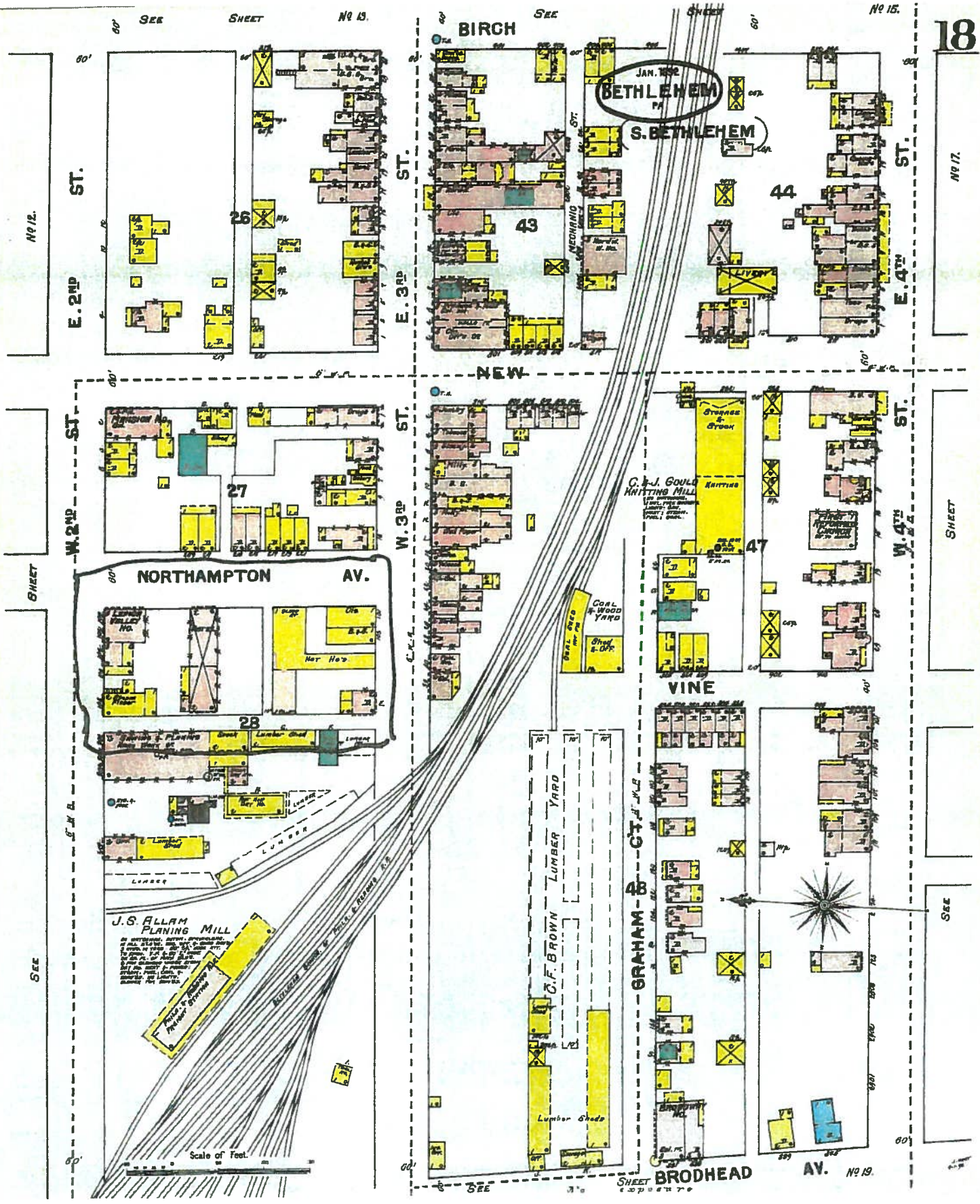
Lehigh

River

Oct. 1897
S. BETHLEHEM
PA.



1892



No 12.

E. 2ND ST.

W. 2ND ST.

E. 3RD ST.

W. 3RD ST.

E. 4TH ST.

W. 4TH ST.

NORTHAMPTON AV.

VINE

GRAHAM ST.

BRODHEAD AV.

BIRCH

SEE SHEET No 13.

26

43

BETHLEHEM

S. BETHLEHEM

44

LIVERY

27

42

47

C. J. GOULD KNITTING MILL

Greenhouse & Grocer

28

J.S. ALLAM PLANING MILL

Scale of Feet

48

C.F. BROWN LUMBER YARD

Coal Wood Yard

Lumber Sheds

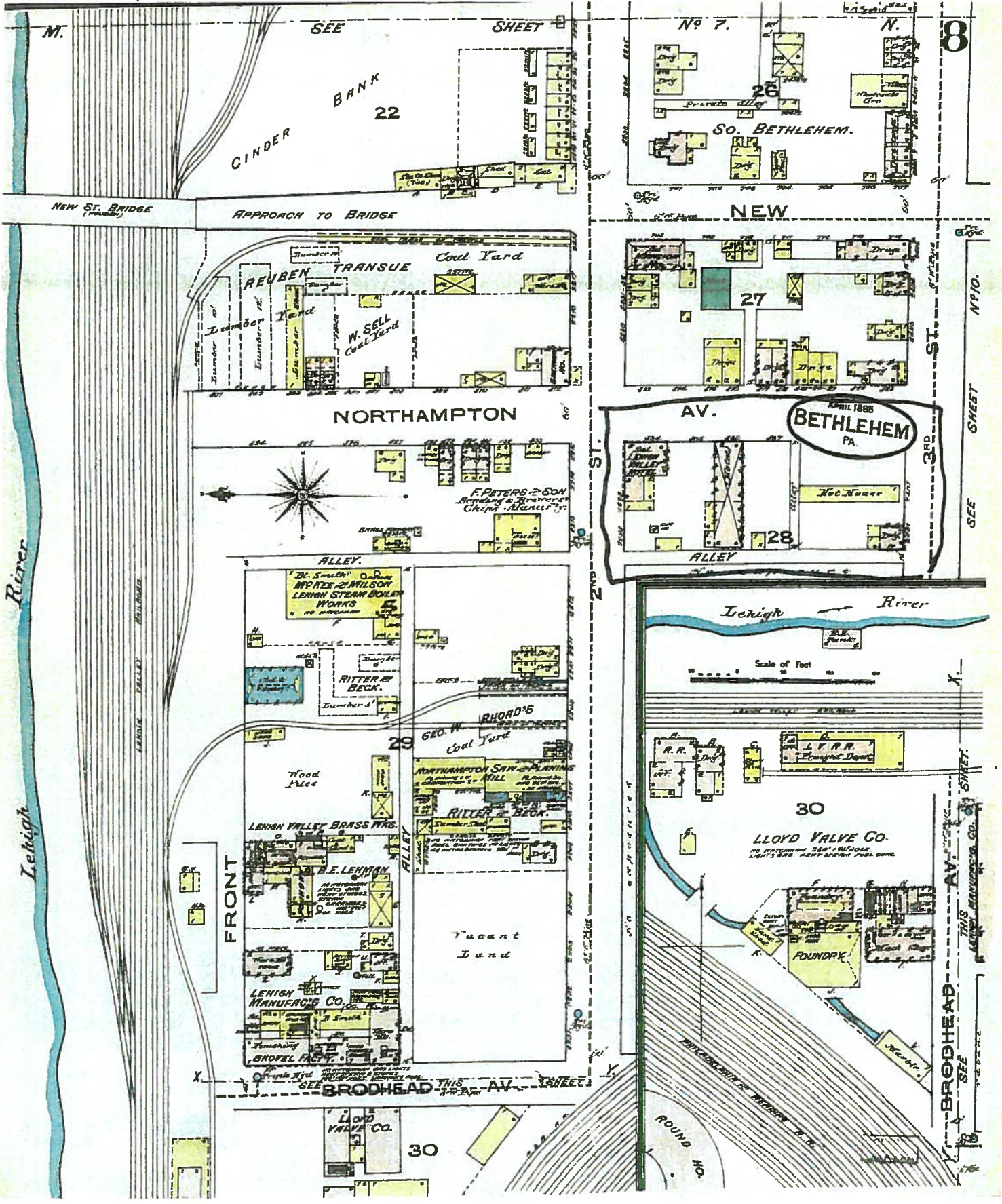
48

GRAHAM ST.

BRODHEAD AV.



1885



8

SEE SHEET N.P.10.

SEE SHEET BRODHEAD THIS AV. SHEET

11208-210" NEW HAMPTON

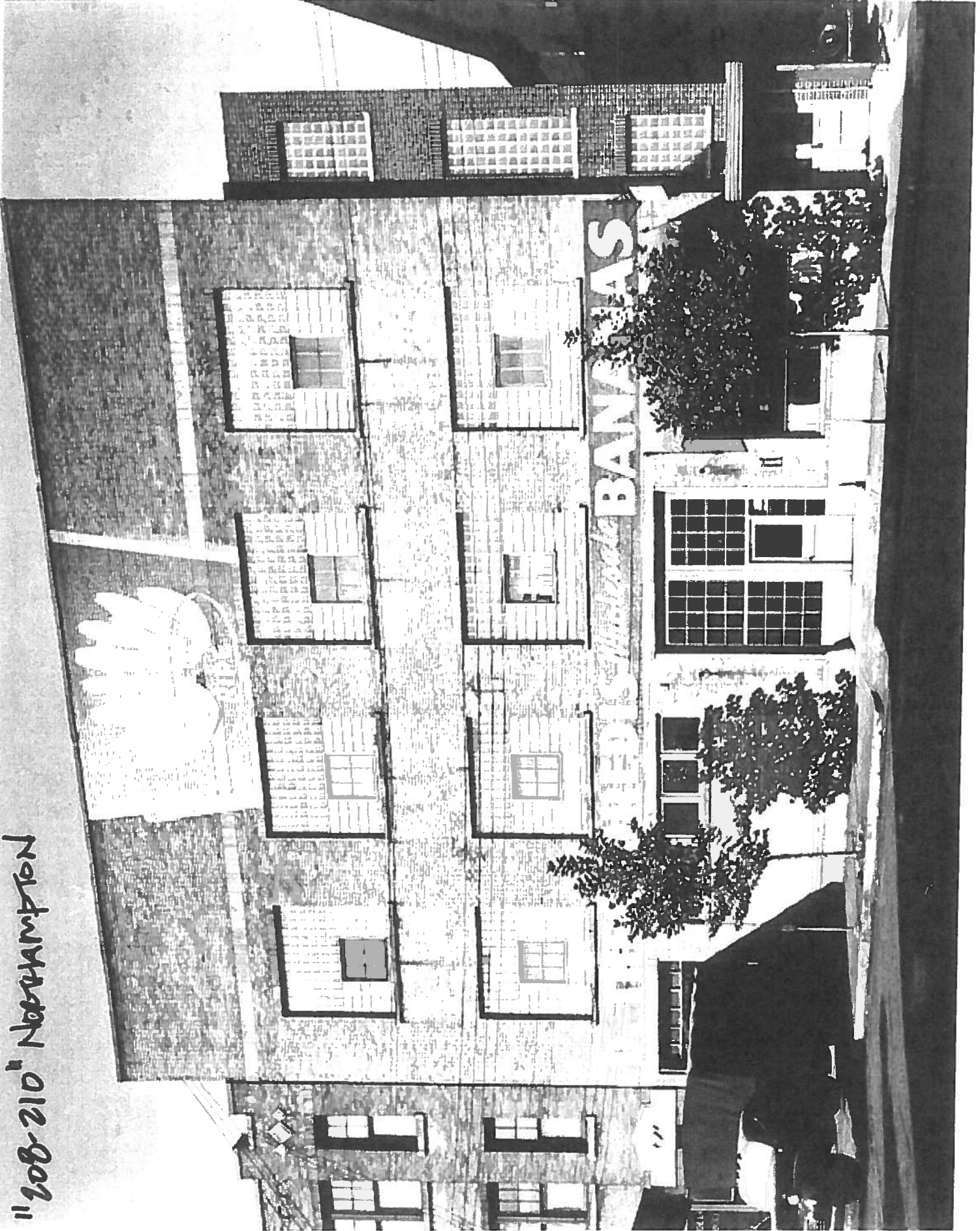


Exhibit B - RENOVATION OPTION



ARTSQUEST

SPILLMAN FARMER
architects

Banana Factory Renewal and Transformation Project

Preliminary Budget Opinion - SFA Preliminary Design

57,400sf Existing

71,300sf with Complete Renovation & Addition

February 23, 2016

	Cost Opinion 1	Cost Opinion 2	Cost Opinion 3	Cost Opinion 4	
	Site Improvements	Existing Shell Upgrades	Existing Interior Renovations	New 13,900sf Multi-Story Addition	
DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT	NOTES
DEMOLITION					
BUILDING DEMOLITION - Labor and Equipment	See Site Work	N/A			
(3) Story + partial Basement structure building demolition fronting 3rd St.				\$136,500	
(1) Story 'L' shaped structure demolition from Rear 3rd to Northampton Sts.				\$169,015	
INTERIOR DEMOLITION - Labor and Equipment					
Core Demo and Improvements (demo of Struct/ Abatement Allowance			\$861,000 Excluded	\$50,000	
SITE WORK					
EARTH WORK					
Remove existing patios and sidewalks to main entrance from parking lot (3rd St. to W. 2nd St.)	\$12,500				
Regrade and prep for new parking / sidewalks	\$10,000				
Remove existing sidewalks along 3rd St. for new construction	\$6,000				
Grub and demo fence along Northampton St.	\$2,500				
Fill and Stabilize for new Foundations				\$19,200	
SITE PAVING AND CONCRETE					
New curbs and sidewalks	\$44,000				
Asphalt paving	\$60,000				
BUILDING UTILITIES	\$20,000			\$150,000	
SHELL REPAIRS / IMPROVEMENTS & NEW CONCRETE					
New Concrete Walls and Decks				\$486,500	
MASONRY REPOINTING & CLEANING					
Remove Stucco West & East Elevation		\$147,152			
Repoint and Clean Ext. Elevs. at Stucco Removal		\$147,152			
Seal Ext. Elevs. at Stucco Removal		\$10,820			
STEEL & MISC. METALS					
Structural Repairs -South Elevation		\$129,420			
Structural Repairs -South Elevation After Bldg Demo				\$62,100	
Building Structural Steel and Decks				\$347,500	
ROUGH CARPENTRY (Shell & Core)		\$100,000		\$100,000	
EXTERIOR WALL CONSTRUCTION					
				\$486,500	
MOISTURE PROTECTION					
Roof Replacements Incl. Gutter & DS		\$341,632		\$78,200	
New 1700sf Green Roof on Existing Gallery Bldg.		\$340,000			
Caulking		\$30,000		\$25,000	
DOORS, WINDOWS, GLASS					
Doors & Windows / Replacement / Repair Allowance		\$350,000		\$600,000	
CONVEYING SYSTEMS					
Elevator			\$100,000	\$120,000	
MECHANICAL					
HVAC		In Option 1b	\$2,583,000	\$625,500	

Banana Factory Renewal and Transformation Project

Preliminary Budget Opinion - SFA Preliminary Design

57,400sf Existing

71,300sf with Complete Renovation & Addition

February 23, 2016

	Cost Opinion 1	Cost Opinion 2	Cost Opinion 3	Cost Opinion 4 New 13,900sf Multi-Story Addition	
	Site Improvements	Existing Shell Upgrades	Existing Interior Renovations		
DESCRIPTION	AMOUNT	AMOUNT	AMOUNT	AMOUNT	NOTES
Plumbing		In Option 1b	\$1,148,000	\$278,000	
ELECTRICAL		In Option 1b	\$1,722,000	\$417,000	
FIRE PROTECTION		In Option 1b	\$861,000	\$208,500	
NEW PROGRAM FIT OUT					
Arts Quest Offices				\$288,045	
Artist Studio			\$615,880		
Gallery			\$113,400		
Glass			\$377,025		
PYT			\$251,850	\$80,000	
PCFLV			\$79,450		
Classroom				\$265,230	
General			\$216,600		
Hospitality			\$87,150		
Circulation			\$409,830		
SUB TOTAL CONSTRUCTION COSTS	\$155,000	\$1,596,176	\$9,426,185	\$4,992,790	
INDIRECT COSTS					
General Conditions	\$20,000	\$80,000	\$250,000	\$250,000	
Direct Personnel Expenses	\$20,000	\$20,000	\$200,000	\$200,000	
Permits	\$1,500	\$15,000	\$50,000	\$15,000	
Construction Testing	\$10,000	\$5,000	\$5,000	\$50,000	
Environmental Testing	\$5,000	\$2,000	\$0	\$5,000	
Site Survey & Layout	\$7,500	\$0	\$0	\$10,000	
City or State Approval Fees	\$15,000	\$0	\$0	\$15,000	
Utility Company Charges and Fees	\$10,000	\$0	\$10,000	\$30,000	
Performance & Payment Bonds	\$2,500	\$20,000	\$120,000	\$65,000	
SUB TOTAL INDIRECT COSTS	\$246,500	\$1,738,176	\$1,061,185	\$5,632,790	
SOFT COSTS					
Construction Manager Fees	\$10,000	\$70,000	\$400,000	\$250,000	
Architect Fees	\$7,500	\$60,000	\$325,000	\$200,000	
Structural Engineer Fees	\$0	\$15,000	\$50,000	\$50,000	
MEP Engineer Fees	\$7,500	\$10,000	\$200,000	\$75,000	
Civil Engineer Fees	\$20,000	\$0	\$0	\$35,000	
Geotechnical Engineering Fees	\$2,500	N/A	N/A	\$30,000	
Insurance, Taxes, Fringes	\$1,200	\$9,000	\$50,000	\$30,000	
Design & Construction Contingency	\$50,000	\$100,000	\$500,000	\$400,000	
Tenant Relocation and Phasing Allowances	Excluded	Excluded	Excluded	Excluded	
SUB TOTAL SOFT COSTS	\$98,700	\$264,000	\$1,525,000	\$1,070,000	
TOTAL OPINION OF COSTS	\$345,200	\$2,002,176	\$11,586,185	\$6,702,790	
				PROJECT GRAND TOTAL	\$20,636,351



EXHIBIT C

Impact Potential with new
Community Cultural Center

Early Childhood Programming

Early Childhood Programs

> **Current:**

Storytime: **42 classes**
Total # of Individuals: **785**

> **Projected:**

Storytime: **84 classes**
(50% increase)

Total # of Individuals:
1,570, (50% increase)

> **Current:**

Stroller art gallery tours: **8 tours**
Total # of Individuals: **40**

> **Projected:**

Stroller art gallery tours: **24 tours,**
200% increase

Total # of Individuals:
240, 500% increase

> **Current:**

Creating Together Classes
(You & Me Music, Draw Me a Song,
Itsy Bitsy, Creative Family Workshops
and introducing Arts-Based
Preschool Program): **25 classes**
Total # of Individuals: **150**

> **Projected:**

Creating Together Classes:
35 classes, 40% increase
Total # of Individuals: **210,**
40% increase



Impact Potential with new Community Cultural Center Education & Community Outreach

ArtSmart Afterschool Art Enrichment

> Current:

Winter 2018: 22 classes/week for 8 weeks = **176**
Fall 2018: 20 classes/week for 8 weeks = **160**
Total Classes: 336
Total # of Students: 200

> Projected:

Winter: 30 classes/week for 8 weeks = **240**
Summer: 8 classes/week for 8 weeks = **64**
Fall: 30 classes/week for 8 weeks = **240**
Total Classes: 544, 62% increase
Total # of Students: 520, 160% increase

Field Trips at the Banana Factory

> Current:

2018: 22 visits
Total Field Trips: **22**
Total # of Individuals: **3,300**

> Projected:

Total Field Trips:
44, 50% increase
Total # of Individuals:
4,180, 27% increase

Creative Aging for Seniors

> Current: (offered offsite)

Creative Aging: **16 classes**
Total # of Individuals: **20 seniors**

> Projected:

(offered at the Banana Factory)
Creative Aging: **24 classes,**
50% increase
Total # of Individuals:
100 seniors, 400% increase



Impact Potential with new
Community Cultural Center

Tuition Based Programming

Children and Young Adult Classes

> **Current:**

Summer and Holiday Art Camps

Total # of Students: 820

Afterschool Programs

Total # of Students: 250

> **Projected:**

Summer and Holiday Art Camps

Total # of Students: 1050 (28% Increase)

Afterschool Programs

Total # of Students: 400 (60% Increase)

Adult Tuition Programs

> **Current:**

2630 Students participated

Total # of Students: 2630

> **Projected:**

Total # of Students: 3900

(48% Increase)

- > We aim to reach **51%** more students through **42%** more classes in 2020
- > A new and expanded ArtsQuest Community Cultural Center will include **2300** classes and workshops including **50 FREE** Programs and 35 exhibitions per year.



**Impact Potential with new
Community Cultural Center**

Unique Programming

**> Art-Based Preschool Program:
The first of it's kind in the area**

**> Community 2-D & 3-D Maker Space
Only one of its kind in the region
that is open to the community and
encourages collaboration with
artists and the creative class**

> Ceramics & Sculpture

> Fiber Arts

**> Glass Arts (including Hot Glass,
Flameworking & Fusing)**

> Jewelry & Metals

> Luthier Program

> Printmaking & Book Arts

> Video & Audio

> Professional Development and Business Classes for Artists

> Visiting & Emerging Artist Residency Program

> Emerging Artist Residency Program