

City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 13 W Morton St.
Owner of building Lehigh Properties LLC Phone
Owner's email & mailing address
Applicant Same Christine Ussler, Artefact, Inc Phone:
Applicant's email & mailing address Sam
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 must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

South Bethlehem & Mount Airy Historic Conservation Commission - Application form, photographs, and drawings must be submitted 2 weeks 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 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/panels
Light fixtures
Signs
Demolition
Other

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)
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 see attached

RECEIVED

OCT - 6 2020

CITY OF BETHLEHEM
ENGINEERING & ZONING

5. APPLICANT'S SIGNATURE [Signature] DATE: 7-22-2020

6. OWNER'S SIGNATURE [Signature] DATE: 3-2-2020

13 W Morton St.

Materials and Specs:

- Brick proposed for front façade (see images below):
  - GlenGery Stonington Gray Velour on main façade section
  - Glen Gery Vintage Black Velour on setback portion
- Cornice treatment – projecting brick courses at three locations (see concept photos below)
- Side and rear facades
  - Cement based stucco- dark gray in color (similar to Dryvit color “Smoke Signal”)
    - Scored horizontally on lower level ( 8” spacing)
    - Scored in large ashlar block pattern floors 2-4 – block size 2’ x 4’ +/-
- Windows
  - Residential windows:
    - Andersen Series E (or equivalent)– Aluminum clad double hung windows – color black
    - Andersen Series E (or equivalent) – Aluminum clad fixed window over awning at front façade setback- color black
  - Commercial windows (first floor)– Aluminum storefront framing and clear insulating glass – color dark bronze or black
- Doors
  - Aluminum storefront full light door and side light on front with medium stiles - color dark bronze or black
  - Exit doors at west and east to be Therma-Tru Smooth Fiberglass S120 2 panels solid doors – painted color TBD
  - Residential French doors (rear façade) – Andersen Series E (or equivalent) – color black; aluminum clad wood (same as windows)
- Narrow overhead door to access trash room on rear – metal, black - Clopay grooved panel flush steel door, no windows (or equivalent)
- Projecting “plant shelves” on front façade at set-back to be clad in Azek type material or equivalent and covered on the top side with metal flashing/roofing- Detail to be developed in Construction Document phase
- Lighting
  - Wall sconce near apartment entry – spec to be submitted and reviewed in future
  - Wall sconces along sides and rear for security and safety – spec to be submitted and reviewed in future
- Rooftop penthouse – low angled walls to shield mechanical equipment from view. Frame walls clad in metal panels or stucco.

Google Maps 13 W Morton St

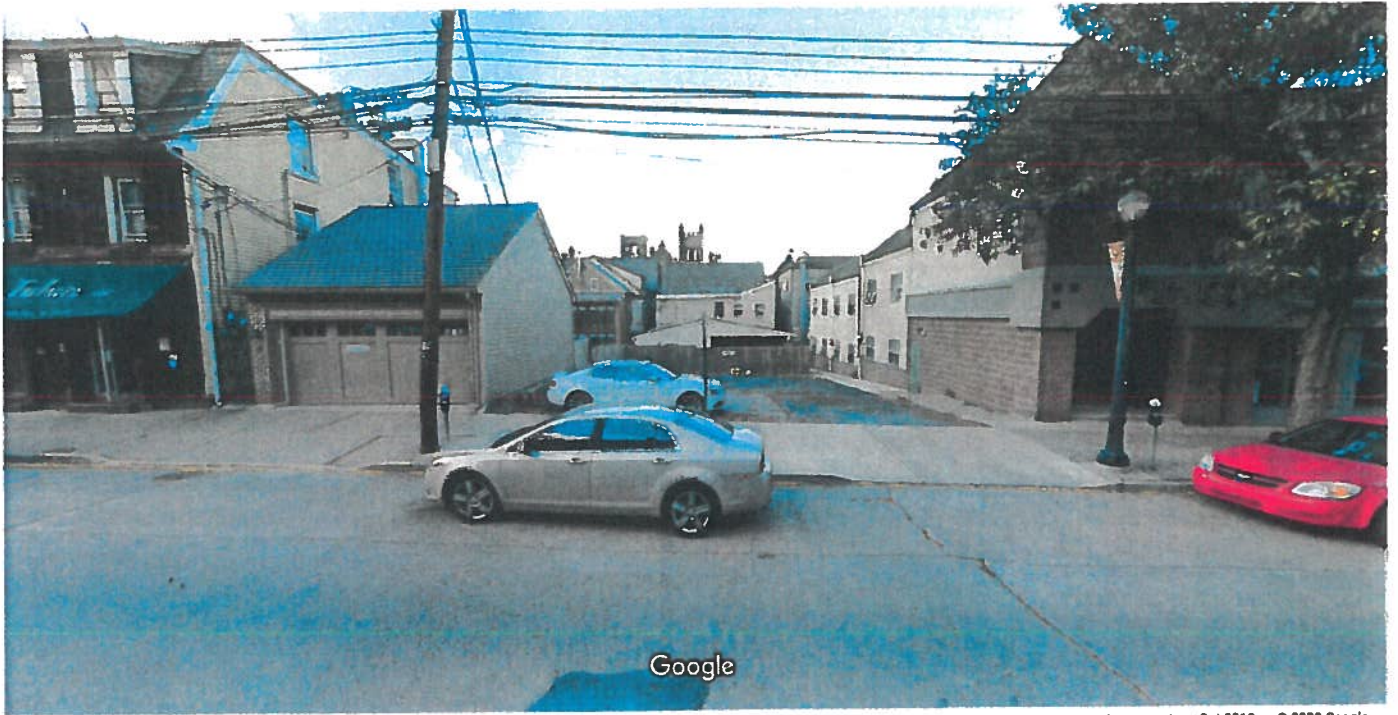


Image capture: Oct 2019 © 2020 Google

Bethlehem, Pennsylvania

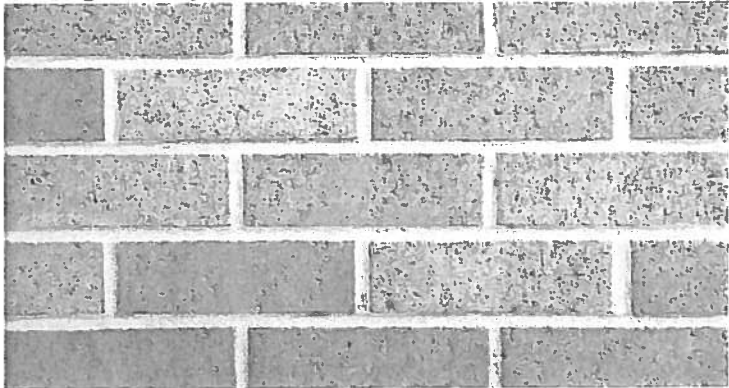
Google

Street View

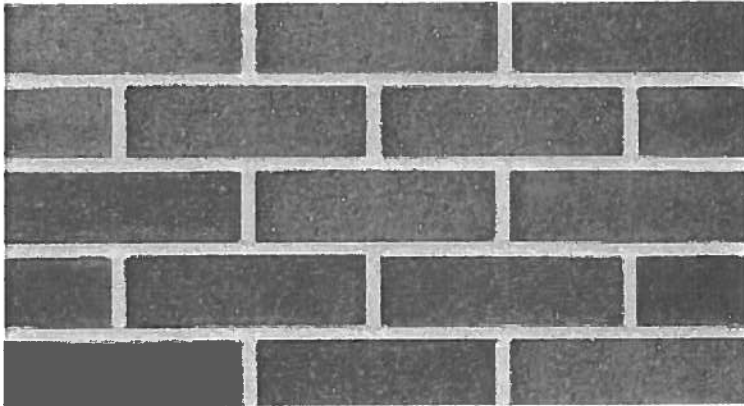
Site image (current)

GLEN GERY Brick images

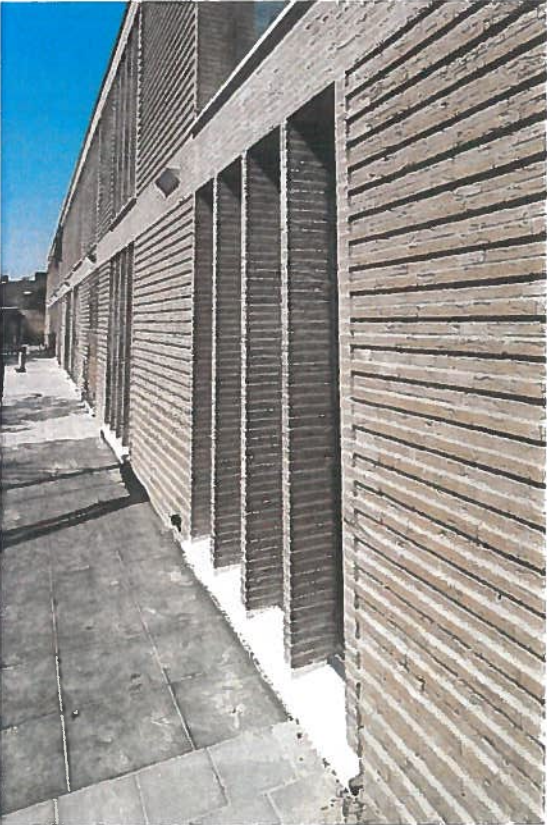
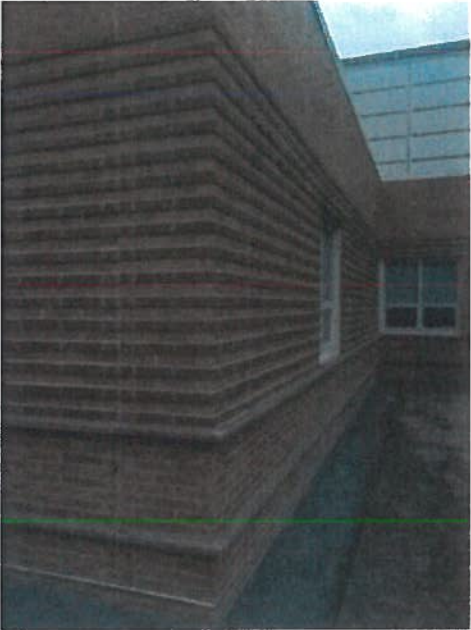
**Stonington Gray Velour**



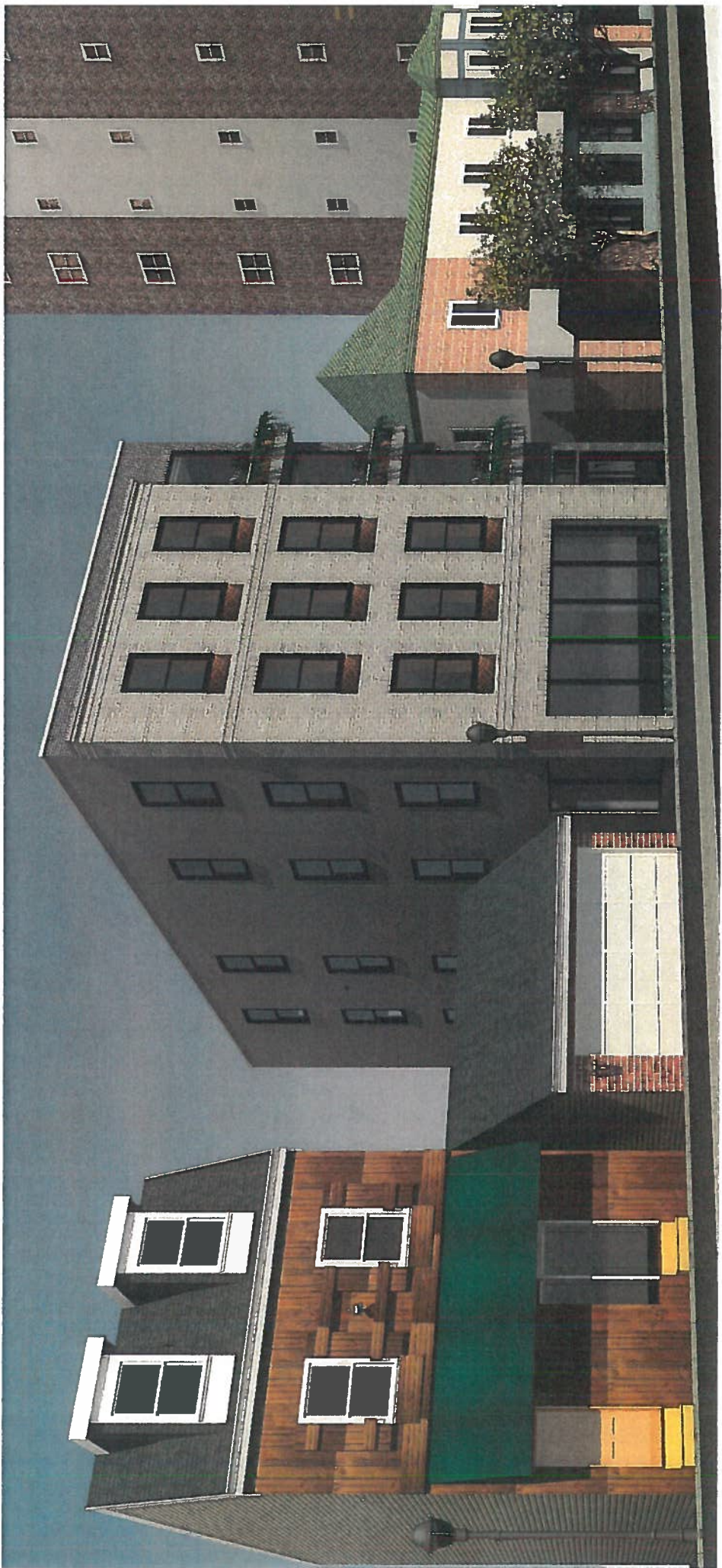
**Vintage Black Velour**



Corbeled brick detail concept for 13 W. Morton St. – 2-3 projecting cornices at the three cornice locations – above the first floor, between levels 3 and 4, and at the top of the primary façade.









Concept for panels below windows



Search for doors. p

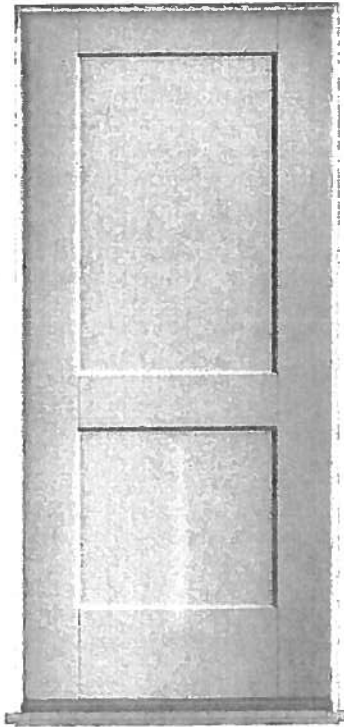


Design Your Door

1  
Door Style

2  
Options

3  
View Doorway



*Side exit doors  
(w/flat trim).*

## Smooth-Star® S120

### DOOR SUMMARY

[ORDER FINISH SAMPLES](#)

#### Project

#### DOOR TYPE

Entry

#### DOOR CONFIGURATION

Single

#### DOOR SIZE

3'0" x 6'8"

#### DOOR FINISH



#### FRAME FINISH



Included in Your Configured Product:

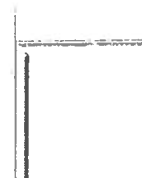
Door Configuration \_\_\_\_\_

#### Door Style

#### Finish Option



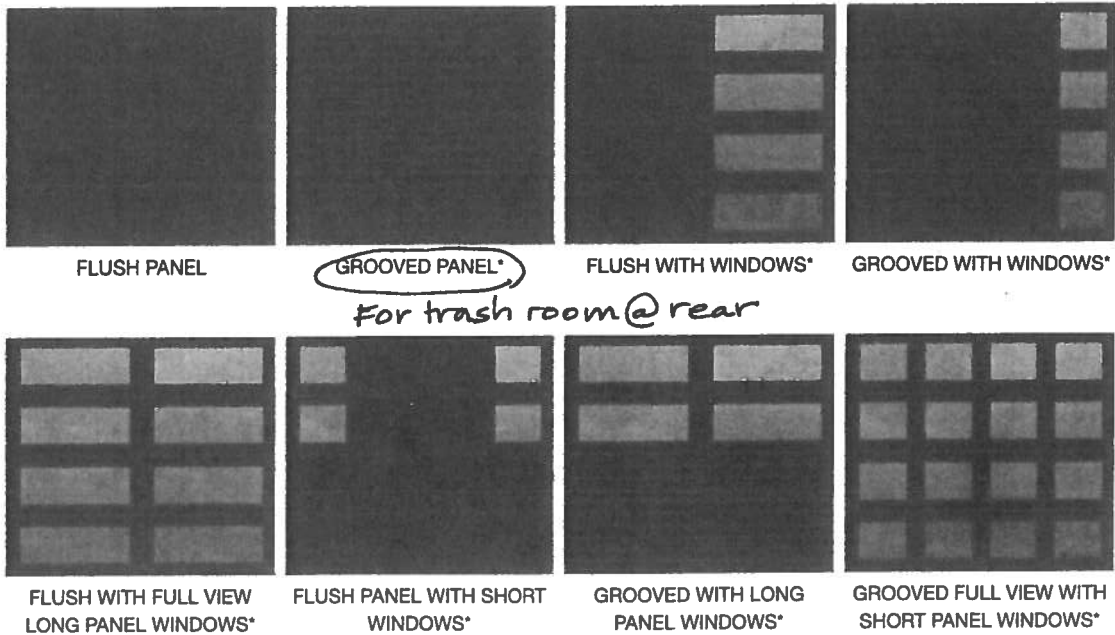
Smooth-Star®  
S120



Alpine

Sign Up for Email on the latest from Therma-Tru

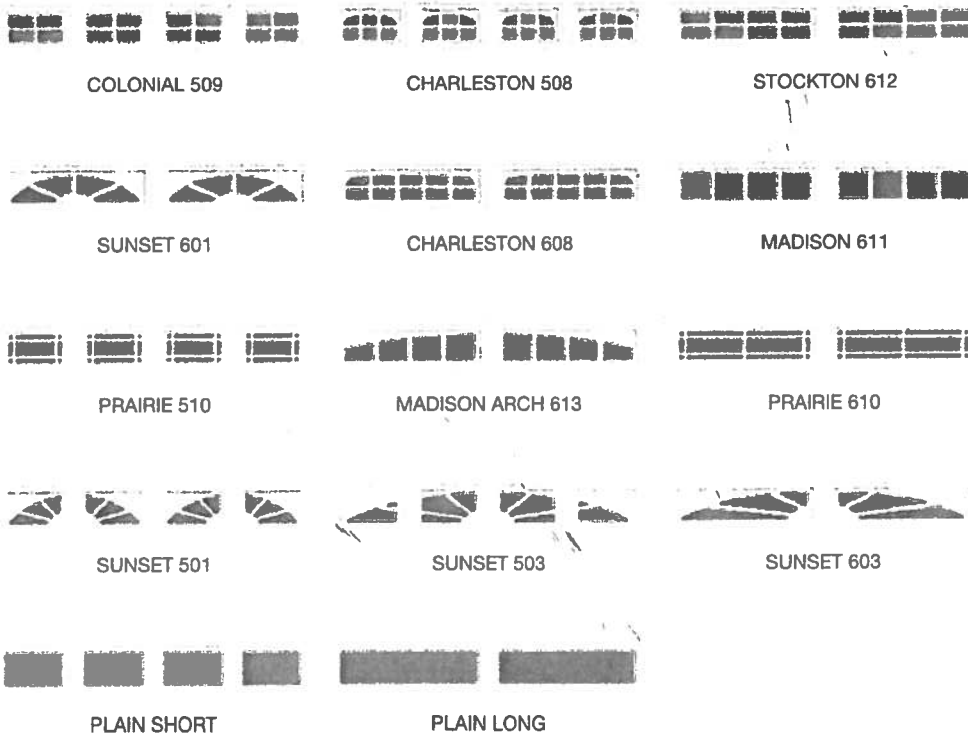
First Name



\*Only available with Architectural Series Windows.  
 For size and color availability, [click here](#)  
 Depending on door height, exact door appearance and number of sections may be different than illustrations above. [Click here](#) for complete details.

**TOP SECTIONS**

**DECORATIVE INSERT SERIES WINDOWS**



**ARCHITECTURAL SERIES WINDOWS**

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*OLD APPROVAL 2018.*  
**HISTORIC CONSERVATION COMMISSION**

CASE #637 -- It is proposed to build a new mixed-use 4-story building, with three levels of residential over one level of retail at 13 West Morton Street.

OWNER/APPLICANT: Dallas Basha/Andrew Twiggar

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The Commission upon motion by Mr. Evans and seconded by Mr. Hudak adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to build a new mixed-use 4-story building, with three levels of residential over one level of retail at 13 West Morton Street was represented by Dallas Basha (Lehigh Properties, LLV) and Andrew Twiggar (Dunn Twiggar Company, LLC).
2. The proposal was accepted, as submitted to HCC on February 19, 2018 with the following recommendations:
  - a. The Applicant shall resolve sign band and cornice details with the Historic Officer.
  - b. Final design plans shall maintain exterior grades as close as possible to existing, natural grades.
  - c. The exterior stucco finish shall be color-tinted (not painted) to match the color proposed.
3. A second interior stair serving the upper floors has not been proposed by the Applicant. This provision is subject to building code compliance. Should the City Planning Department require a second means of egress, the Applicant must return to the HCC for approval of any additional exits to grade.
4. The Applicant agreed to furnish the Historic Officer with a list of finish selections, including names of manufacturers and fabricators, model numbers and color selections for the City's record.
5. The motion for the proposed work was approved 7-0-1.

GJD: jbl

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By: 

Date of Meeting: February 26, 2018

Title: Historic Officer