

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 construct a new, four-story, brick residential building at 13 West Morton 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 #734 -- It is proposed to construct a new, four-story, brick residential building at 13 West Morton Street.

OWNER / APPLICANT: Dallas Basha, Lehigh Properties, LLC / Christine Ussler, Artefact, Inc.

The Commission upon motion by Ms. Starbuck and seconded by Mr. Evans 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 construct a new, four-story, brick residential building was presented by Dallas Basha and Christine Ussler.
2. The approved new, four-story, four-bay, detached, masonry residential building with flat roof and mechanical penthouse includes the following details:
 - a. overall structure measures 32-feet wide x 61-feet deep x 46-feet and 6-inches tall
 - b. front façade steps back approximately 18-inches at right (east) and also at upper parapet
 - c. sheathing of main façade section is Glen Gery ‘Stonington Gray Velour’ brick and sheathing for setback portion is Glen Gery ‘Vintage Black Velour’ brick; simple cornices above entry level, above third floor level and above fourth floor level created by corbeling alternating brick courses
 - d. treatment of remaining façades is cement-based stucco in dark gray color, with horizontal scoring at 8-inch spacing at entry level and with scoring in large ashlar block pattern at approx. 24-inches tall x 48-inches wide at remaining floor levels
 - e. frame walls of mechanical penthouse to be clad in either metal panels or stucco; walls are set back from upper parapet to avoid visual perception from public right-of-way
3. Approved windows include the following details:
 - a. residential windows in setback portion of front façade are Andersen Series E (or equivalent) aluminum-clad oversized fixed wood sash over lower awning window in black color
 - b. residential windows at all remaining façades are Andersen Series E (or equivalent) double-hung aluminum-clad wood sash in black color
 - c. commercial windows at entry level are aluminum storefront frames in dark bronze or black color with clear insulated glass and apron beneath sheathed with marble tiles in dark green color; dimensions from ends of storefront frames to both outside corners are equal

- d. residential and commercial windows at front main façade include soldier course lintels while same residential windows also include decorative metal panels beneath lower sash
 - e. all windows to have clear, non-reflective and non-tinted glass
4. Approved exterior doors include the following details:
- a. north (front) entrance is aluminum storefront full-lite door with side lite and fixed transom in dark bronze or black color
 - b. exit doors at west and east (side) façades are Therma-Tru Smooth Fiberglass S120 doors, each with 2 solid panels
 - c. narrow overhead door for rear (south) façade to access trash room is Clopay (or comparable) grooved panel flush steel door with no lites in black color
 - d. residential French doors at upper floor levels of rear (south) façade are Andersen Series E (or equivalent) aluminum-clad wood sash in black color; sets of French doors include Juliette balcony railings of steel or aluminum vertical pickets with simple lower rail and handrail with traditional profile, all painted black in color
 - e. all glass door elements to have clear, non-reflective and non-tinted glass
5. The Applicant agreed to submit revised to-scale architectural drawings via the City of Bethlehem, including the required site plan and reflecting approved revisions; revised drawings should be dated, numbered, properly labeled and also identify critical dimensions (overall structure, individual doors and windows, spacing between design elements, etc.) for HCC review and final approval. The Applicant also agreed to submit samples of proposed brick masonry units (both colors) and a sample board of the proposed sand-smooth stucco façade via the City of Bethlehem for HCC review and final approval.
6. The Applicant agreed to apply for future Certificates of Appropriateness for various items that require further development, including but not limited to:
- a. decorative metal panels beneath lower sash of residential windows at front main façade
 - b. “plant shelves” for residential windows in setback portion of front façade
 - c. various exterior lighting
 - d. building signage, as needed

The motion for the proposed work was unanimously approved.

JBL: jbl

By: JET JBL

Date of Meeting: October 19, 2020

Title: Historic Officer