

RESOLUTION NO. 2024-_____

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 for revisions to an 8-story structure at 14-36 West Third Street previously approved in June of 2021. The proposed building now hosts a hotel use rather than ground-floor commercial storefronts and multi-family residential dwellings above. Façade revisions include window sizes and placements, addition of rooftop dining space, structural canopy at the lobby entrance and other material changes.

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 , 2024.

(s)_____
President of Council

ATTEST:

(s)_____
City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #843 -- It is proposed to secure a COA for revisions to an 8-story structure at 14-36 West Third Street previously approved in June of 2021. The proposed building now hosts a hotel use rather than ground-floor commercial storefronts and multi-family residential dwellings above. Façade revisions include window sizes and placements, addition of rooftop dining space, structural canopy at the lobby entrance and other material changes.

OWNER / APPLICANT: Patriot Ventures, LLC / High Hotels, LTD

The Commission upon motion by Mr. Lader 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 revise details of an 8-story structure previously approved in June of 2021 was presented by J.J. Fines, Joseph Fitzpatrick, Frank Fox and Anthony Seitz. Building now hosts hotel use rather than ground-floor commercial storefronts and multi-family residential dwellings above; façade revisions include window sizes and placements, addition of rooftop dining space, structural canopy at lobby entrance and other material changes.
2. Revised design includes following appropriate features:
 - a. aligns with setbacks of existing buildings at street level along this block of West Third Street; also mitigates overall width of 204-feet and 6-inches along West Third Street and overall width of 224-feet along Greenway by integrating vertical divisions at street level through use of pilasters between storefronts
 - b. upper (hotel) floor levels step back twice along West Third Street, resulting in building segments (from east to west) with widths that measure 16-feet and 9-inches, 50-feet and 9-inches, 76-feet and 9-inches, 31-feet and 9-inches and 28-feet and 6-inches, respectively
 - c. change from mixed-use commercial and residential structure to hotel use with rooftop dining results in revised building height of maximum 90-feet, with tall end tower facing convergence of West Third Street and Greenway; additional rooftop elements set back significantly from building façade and service outdoor dining do not exceed height of tower, while upper masonry cornice also serves as rooftop parapet
 - d. aluminum storefronts have canvas awnings with open ends at entry level along West Third Street and facing Greenway; appropriate storefront panels should be center set while appropriate glazing is clear and not tinted, colored or reflective. **note:** Applicant agreed to present alternatives to spandrel glass panels at eastern series of storefronts (where restaurant kitchen is located) for subsequent HCC consideration
 - e. 36-inch-tall masonry base at street level differs in material and color from brick walls above; masonry piers divide segments of storefronts to delineate

