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 multifamily 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 | y: (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:

- 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

- façades while masonry apron extends beneath storefronts and masonry sign band with cornice extends above awnings
- f. single-story curvilinear porte cochére (carport) as hotel drop off extends out from new structure facing convergence of West Third Street and Greenway; includes same masonry base cladding as piers between storefronts while roof cladding is series of aluminum composite panels
- g. windows in upper floor levels are sized for hotel rooms and include 3-pane divisions accomplished by two vertical mullions; appropriate glazing is clear and not tinted, colored or reflective while cast stone lintels and sills extend out beyond window openings
- h. upper (hotel) floor levels include brick masonry façades accented with series of precast horizontal "banding" and cornice mouldings; **note:** Applicant agreed to present alternatives to inappropriate Exterior Insulation Finish System (EIFS) for select upper façade elements that set back from façade and also for upper cornice for subsequent HCC consideration
- 3. Applicant is required to return for subsequent HCC assessments of various details (scale drawings, written specifications, material samples, etc.) including, but not limited to, various façade claddings, storefront systems, canvas awnings, all window types with associated lintels and sills, cast bandings and cornice mouldings, elements of porte cochére (carport), proposed signage and exterior lighting.

The motion for the proposed work was unanimously approved, with Mr. Chambers, Mr. Evans and Mr. Lader voting in favor. Based upon the oral report made by the Historic Officer and the presentation of the Applicant, the Commission found that the proposal adheres to Bethlehem Ordinance 1714.03 'Purposes of the Historic Conservation District', to Historic Conservation Commission 'Design Guidelines' (relevant sections concerning New Construction), to Historic Conservation Commission 'Design Guidelines for Storefronts' and also complies with the following Secretary of Interior's Standard (SIS) for Rehabilitation:

- SIS 9. -- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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| Date of Meeting: October 21, 2024 | Title: | Historic Officer | _ |

JBL: ibl