

RESOLUTION NO. 2025-_____

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 subsequent HCC assessments
of various details associated with the proposed hotel structure at 14-36 West Third 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 , 2025.

(s)_____
President of Council

ATTEST:

(s)_____
City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #857 -- The Applicant is returning for subsequent HCC assessments of various details associated with the proposed hotel structure at 14-36 West Third Street.

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

The Commission upon motion by Mr. Lader and seconded by Mr. Chambers adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described herein:

1. The proposal for subsequent HCC assessments of various details associated with the proposed hotel structure was presented by Thomas Schlegel, Anthony Seitz and John Snavelly.
2. Appropriate details for the revised building height include:
 - a. parapets are maximum 94-feet high, including all copings
 - b. rooftop terrace is maximum 100-feet high, with minimum 16-feet setback from north façade facing West Third Street
3. Appropriate details for storefronts include:
 - a. YKK YES 45 storefront system with 2-inch-wide vertical and horizontal divisions in dark bronze factory-applied finish
 - b. glazing is center-set SunGuard SNX Low-E crystal gray glazing, which is clear and not tinted, colored or reflective
 - c. spandrel glass is integrated into storefronts along eastern half of West Third Street façade to screen back of house functions; also includes vinyl films installed on outside glass surfaces that depict various historical images
4. Appropriate details for brick units at the upper-level façades include Glen-Gery modular Rockbridge bricks in dark red color measuring approximately 2 1/4-inches x 7 1/2-inches and laid in a running bond pattern; mortar color is either Portland cement and lime blend or matches the color of cast stone details elsewhere.
5. Appropriate details for the masonry veneer include:
 - a. 4-inch-thick RockCast smooth face masonry veneer installed in running bond pattern at entry-level façades; individual panels measure 12-inches x 24-inches
 - b. colors include “Smokehouse” for darker elements and “Crystal White” for lighter elements; dark mortar color to match color of dark veneer panels and Portland cement with no added color for lighter veneer panels
6. Appropriate details for cast stone include:
 - a. cast stone sills at 7 5/8-inches high and lintels at 8-inches high for all windows; sills and lintels extend beyond masonry openings

- b. continuous horizontal cast stone band at 28-inches high that delineates entry level from second floor level and also serves as lintel above storefronts
- c. continuous horizontal cast stone band at 11-inches high that delineates change of material at upper-level façades
- d. continuous horizontal cast stone bands at 5-inches high that delineate various floor levels

Note: The Applicant agreed to submit relevant details (cut sheets, specifications, physical sample, etc.) of the cast stone product via the City of Bethlehem Planning Office for final review by the Chief Building Inspector, Historic Officer and HCC Chair before a resulting permit is issued.

7. Appropriate details for the Exterior Insulation Finish System (EIFS) include:

- a. EIFS initiates at 60-feet above public right-of-way on north façade facing West Third Street, as depicted on provided elevation drawing
- b. EIFS initiates at 60-feet above public right-of-way on south façade facing Greenway, with select areas that drop down to 18-feet above public right-of-way, as depicted on provided elevation drawing
- c. colors include Dryvit by Manning King's Gray for darker areas and Smoke Signal for lighter areas; both colors include sandblast finish

Notes: HCC recommends EIFS for this specific project because the resulting contemporary structure will not be significant to the Historic Conservation District upon completion while heights of various EIFS applications are well above the height of typical historic structures within the Historic Conservation District.

The motion for HCC assessment of proposed details associated with the proposed hotel structure was unanimously approved, with Mr. Chambers, Mr. Evans, Mr. Lader, Mr. Simonson and Ms. Strasser voting in favor of the motion. 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' and also to Historic Conservation Commission Design Guidelines (relevant sections concerning 'New Construction') along with Historic Conservation Commission 'Design Guidelines for Storefronts'.

JBL: jbl

By: Jet Lab

Date of Meeting: March 17, 2025

Title: Historic Officer