

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 #860 -- 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. Chambers 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 return for subsequent HCC assessments of various details associated with proposed hotel structure was presented by Thomas Schlegel, John Snively and Tony Seitz.
2. Appropriate details for all windows include:
 - a. 2100 Series Aluminum thermal-break fixed windows fabricated by Crystal Window & Door Systems
 - b. each window measures 8-feet tall x 6-feet 8-inches wide, with horizontal division at approximately 2'-6" from bottom
 - c. all vertical and horizontal frame elements are 1.75-inches thick, with dark bronze factory-applied finish
 - d. glazing is center-set SunGuard SNX Low-E ultra-clear glazing, which is clear and not tinted, colored or reflective; **note:** ultra-clear glazing is also used for all storefront assemblies
3. Appropriate details for metal entrance canopies include:
 - a. all-extruded, pre-engineered Super Lumideck canopy with corrugated deck and aluminum, non-rusting finish in dark bronze color by Mapes Architectural Canopies
 - b. canopy at north façade facing West Third Street measures approximately 24-feet wide while canopy at south façade facing nearby Greenway measures approximately 17-feet wide; both canopies are approximately 5-feet deep
 - c. entrance canopies include 8-inch "J" facias and hanger rod supports
 - d. each canopy has integrated channel to collect rainwater and snow melt, which drains into metal downspouts at building façades; smooth, round metal downspouts are dark bronze in color
4. Appropriate details for awnings include:
 - a. fabric awnings with no applied graphics attached to powder-coated aluminum frames in dark bronze color installed with 6-inch steel studs
 - b. awnings are located beneath lower cornice, align with widths of associated storefront openings and have open ends

- c. awnings extend approximately 24-inches out over public right-of-way; overall height is 48-inches
 - d. awning fabric is Sunbrella canvas (or comparable) in dark gray color
- 5. Appropriate details for light fixtures include:
 - a. Fixture 1: Sentinal Wall sconce by Beta-Calco
 - i. fabricated from die-cast and extruded aluminum with bronze metallic textured finish and opaque polycarbonate diffuser; includes up-, down- and front illumination
 - ii. each fixture measures approx. 51-inches tall x 7.5-inches wide x 4-inches deep
 - iii. installation locations are centered between entry-level storefronts
 - iv. LED lighting is maximum 3000K color temperature; no conduits, raceways or junction boxes are visible on exterior façades
 - b. Fixture 2: Razer RD Wall surface sconce by Beta-Calco
 - i. fabricated from die-cast aluminum with bronze metallic textured finish; includes 3-degree spread for up-lighting and 75-degree spread for down-lighting
 - ii. each fixture measures approx. 7-inches tall x 2-inches wide x 5-inches deep
 - iii. installation locations are centered vertically between third and fourth floor levels as well as between sixth and seventh floor levels; fixtures are evenly distributed across all façades to avoid large gaps and signage
 - iv. LED lighting is maximum 3000K color temperature; no conduits, raceways or junction boxes are visible on exterior façades
- 6. Appropriate details for porte cochère (carport) include:
 - a. Support Piers:
 - i. lower portion consists of large format masonry veneer and precast banding to match water table of main structure
 - ii. upper portion is clad in ACM with brushed aluminum finish to match fascia of upper canopy
 - b. Lower Canopy:
 - i. supported by two piers with trapezoidal roof form at approximately 14-feet high that extends out from west façade approximately 22-feet while also extending out from north and south façades approximately 3-feet
 - ii. includes 4mm Aluminum Composite Material (ACM) by Alucobond in dark bronze color at fascias

- iii. includes aluminum link and lock aluminum batten open joint system by Longboard in dark brown woodgrain look for soffit system

note: reveals in horizontal soffits should align with vertical reveals in ACM cladding of associated support piers

c. Upper Canopy:

- i. supported by five piers with curvilinear roof form at approximately 19-feet high that extends out from west façade approximately 62 feet
- ii. includes 4mm Aluminum Composite Material (ACM) by Alucobond in brushed aluminum color at fascias
- iii. aluminum tongue-and-groove system by Longboard in dark brown woodgrain look for upper canopy soffits

The motion for subsequent HCC assessments of various details associated with the proposed hotel structure was unanimously approved, with Mr. Evans, Mr. Chambers, Mr. Lader and Mr. Simonson 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 to Historic Conservation Commission Design Guidelines (relevant sections concerning 'New Construction') along with Historic Conservation Commission 'Design Guidelines for Storefronts'.

JBL: jbl

By: Jet Job

Date of Meeting: May 19, 2025

Title: Historic Officer