

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 the following items: rooftop outdoor seating area, pergola, glass railing. The Applicant is also requesting consideration of alternate proposals for façade materials previously determined by HCC as appropriate, including façade brick, pre-cast details and port-cochère (carport) finishes 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 #866 -- The Applicant is returning to HCC for review and recommendation of approval on the following items: rooftop outdoor seating area, pergola, glass railing. The Applicant is also requesting consideration of alternate proposals for façade materials previously determined by HCC as appropriate, including façade brick, pre-cast details and port-cochère (carport) finishes at 14-36 West Third Street.

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

The Commission upon motion by Mr. Chambers and seconded by Mr. Simonson 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 to HCC for review and recommendation to approve various items was presented by John Fitzpatrick and Anthony Seitz.
2. Appropriate revisions to façade materials previously determined by HCC as appropriate include:
 - a. Aberdeen thin brick veneer by Glen Gery with standard Portland cement mortar joints as alternative to traditional brick units; red color remains as originally proposed, with occasional dark bricks resulting in subtle variations; corner veneer elements at window openings retain 3-inch reveal of original design to achieve traditional depth
 - b. RockCast lightweight series precast stone as alternative to traditional cast elements; sizes, profiles and Buffstone color remain as originally proposed
 - c. building base masonry cladding remains large format 12-inch x 24-inch units by Rockcast in Smokehouse and Crystal White colors; proposed change is to thin veneers from full depth panels
 - d. sign is composed of individual channel letters in warm white or ivory color that read “CrispyHalal” in large, bold, stylized cursive lettering; installation of signage is centered vertically and horizontally within existing sign
 - e. accent banding at each floor level revised from traditional precast elements to Cloudscape thin brick veneer by Glen Gery with standard Portland cement mortar joints that match brick color for uniform appearance
 - f. Foam Shapes by Master Wall in color and finish to match Buffstone product as alternative to precast elements at upper floor levels for windowsills and lintels
3. Appropriate revisions to porte cochère previously determined by HCC as appropriate include:
 - a. column surrounds with large-format masonry veneer bases and thin brick veneer above as alternatives to full-depth panels below and brushed aluminum ACM panels above to match proposed revisions at main building façade

- b. Master Wall woodgrain look in cedar finish for soffits of porte cochère and main entrance canopy as alternative aluminum tongue-and-groove system with woodgrain look; maximum length of boards is 10-feet
 - c. Master Wall Metaltex Aggreline as alternative to ACM panel system for fascia details of porte cochère and main entrance canopies; colors include Peppercorn to match previously approved ACM panels of same color and Umber Rust to resemble previously approved dark bronze color; reveal joints integrated into fascia to mimic original metal panel look and also help to reduce cracking
4. Appropriate rooftop details include:
- a. Ascent glass windscreen system by Sightline at main façade facing West Third Street
 - i. 4-inch x 4-inch extruded aluminum posts with powder coat finish in dark gray or sky gray color; post spacing is 4-feet to 5-feet on center
 - ii. infall panels are 9/16-inch laminated glass
 - iii. maximum height is 4-feet above finish floor of rooftop terrace
 - b. Scenic Structure pergola by Landscape Forms
 - i. measures 43-feet x 70-feet, with all sides open except for screen panel at adjacent tower element
 - ii. sets back from main façade facing West Third Street; top of pergola aligns with top of adjacent tower element
 - iii. includes integrated louvers within canopy that mechanically open, as weather conditions allow
 - iv. all components are fabricated from powder-coated extruded aluminum in dark gray or sky gray color
 - c. Scenic screen panel by Landscape Forms includes fixed louvers; all components are fabricated from powder-coated extruded aluminum in color of pergola

The motion for HCC assessment of proposed details 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) as well as Historic Commission 'Design Guidelines for Storefronts'.

JBL: jbl

Date of Meeting: October 20, 2025

By: Jet Lab
Title: Historic Officer