

City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 13 W Morton St.
Owner of building Lehigh Properties LLC Phone
Owner's email & mailing address
Applicant Christine Ussler, Artefact, Inc Phone:
Applicant's email & mailing address
Street and Number City State Zip Code

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.
USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.

Historic & Architectural Review Board - Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

South Bethlehem & Mount Airy Historic Conservation Commission - Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

1. PHOTOGRAPHS - Photographs of your building and neighboring buildings must accompany your application.

2. TYPE OF WORK PROPOSED - Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.
Trim and decorative woodwork
Siding and Masonry
Roofing, gutter and downspout
Windows, doors, and associated hardware
Storm windows and storm doors
Shutters and associated hardware
Paint (Submit color chips - HARB only)
Skylights
Metal work
Light fixtures
Signs
Demolition
Other

3. DRAWINGS OF PROPOSED WORK - Required drawings must accompany your application. Please submit ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS
Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)
New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
X New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)
A scale drawing, with an elevation view, is required for all sign submittals

4. DESCRIBE PROJECT - Describe any work checked in #2 and #3 above. Attach additional sheets as needed. It is proposed to modify the facades of the new building at 13 W Morton St. previously reviewed in 2018. The building remains a 4 story building with retail on first floor. The materials are proposed to be brick veneer on the front and scored stucco on the sides and back. Residential double hung windows and doors to be smooth fiberglass; commercial to be aluminum storefront. Colored rendering will be brought to meeting. See attached for more info on materials.

5. APPLICANT'S SIGNATURE [Signature] DATE: 3/2/2020
6. OWNER'S SIGNATURE [Signature] DATE: 3-2-2020

HISTORIC CONSERVATION COMMISSION

CASE #637 -- It is proposed to build a new mixed-use 4-story building, with three levels of residential over one level of retail at 13 West Morton Street.

OWNER/APPLICANT: Dallas Basha/Andrew Twigg

The Commission upon motion by Mr. Evans and seconded by Mr. Hudak adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to build a new mixed-use 4-story building, with three levels of residential over one level of retail at 13 West Morton Street was represented by Dallas Basha (Lehigh Properties, LLV) and Andrew Twigg (Dunn Twigg Company, LLC).
2. The proposal was accepted, as submitted to HCC on February 19, 2018 with the following recommendations:
 - a. The Applicant shall resolve sign band and cornice details with the Historic Officer.
 - b. Final design plans shall maintain exterior grades as close as possible to existing, natural grades.
 - c. The exterior stucco finish shall be color-tinted (not painted) to match the color proposed.
3. A second interior stair serving the upper floors has not been proposed by the Applicant. This provision is subject to building code compliance. Should the City Planning Department require a second means of egress, the Applicant must return to the HCC for approval of any additional exits to grade.
4. The Applicant agreed to furnish the Historic Officer with a list of finish selections, including names of manufacturers and fabricators, model numbers and color selections for the City's record.
5. The motion for the proposed work was approved 7-0-1.

GJD: jbl

By: 

Title: Historic Officer

Date of Meeting: February 26, 2018

RESOLUTION NO. _____

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 build a new mixed-use 4-story building, with three levels of residential over one level of retail at 13 West Morton 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

(s) _____

President of Council

ATTEST:

(s) _____

City Clerk



Brick veneer

Brick veneer (darker)

Front facade 1/8" - 1'-0"



scored stucco
large ashlar pattern

scored stucco

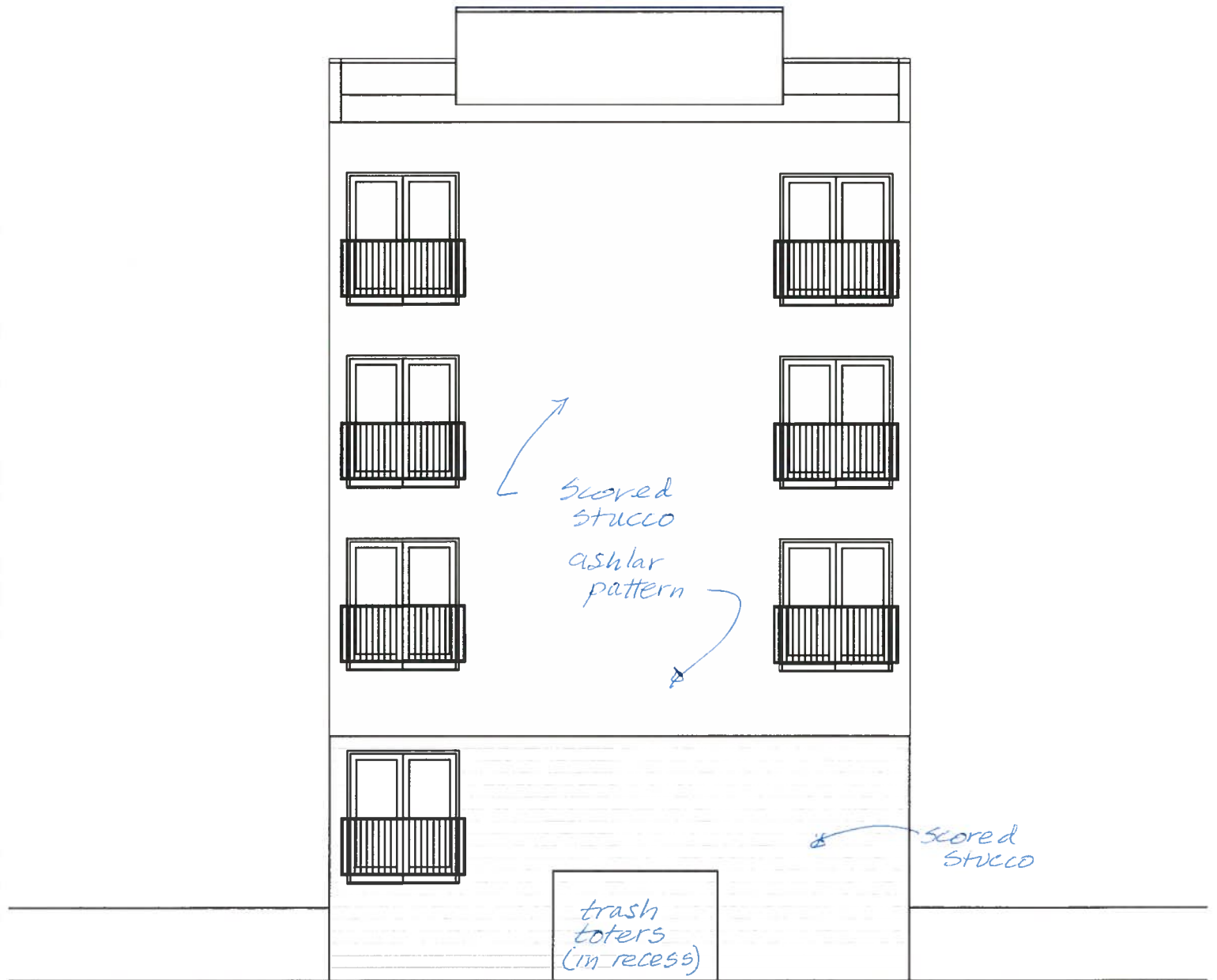
west. 1/8" = 1'-0"



scored stucco
ashlar pattern

scored
stucco

East facade $1/8" = 1'-0"$



Rear facade 1/8" = 1'-0"

13 W Morton St.

Materials:

- Roman brick in two shades on the front façade (darker on recessed portions)
- Scored stucco on sides and rear – fine scoring at bottom, larger ashlar pattern above
- Residential windows – fiberglass or composite 1 over 1 double hung – size most approximately 3' x 6'
- Front residential windows to have laser or water jet cut decorative metal panels below
- Large residential windows in recess to have planters built into "floor" extensions (clad in metal)
- French doors – smooth fiberglass, full light doors with metal guards (no balconies proposed)
- Commercial doors and windows – aluminum storefront with clear glass
- Signage – proposed on glass for retail (or possibly blade sign) – will be submitted in future by tenant
- Lighting – wall sconce proposed at apartment entry (spec to be submitted in future)
- Trash – trash toters are proposed to be located at rear of building in recess, obscured from view by fence on property line.

Google Maps 13 W Morton St



Image capture: Oct 2019 © 2020 Google

Bethlehem, Pennsylvania

Google

Street View



Owner's inspiration photo