

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 13 W Morton St.

Owner of building Lehigh Properties LLC

Phone [REDACTED]

Owner's email & mailing address [REDACTED]

Applicant Same Christine Ussler, Artefact, Inc

Phone: [REDACTED]

Applicant's email & mailing address Same

Street and Number [REDACTED]

City [REDACTED]

State [REDACTED]

Zip Code [REDACTED]

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 manufacturers 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 / *panels.*
- 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)
- 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.

please see attached

5. APPLICANT'S SIGNATURE *Christine Ussler* **DATE:** 7-22-2020

6. OWNER'S SIGNATURE *Anthony* **DATE:** 3-2-2020

Memo

To: HCC Members

From: Christine Ussler

Date: 7-17-2020

Re: Design evolution of proposed new building at 13 W. Morton St.

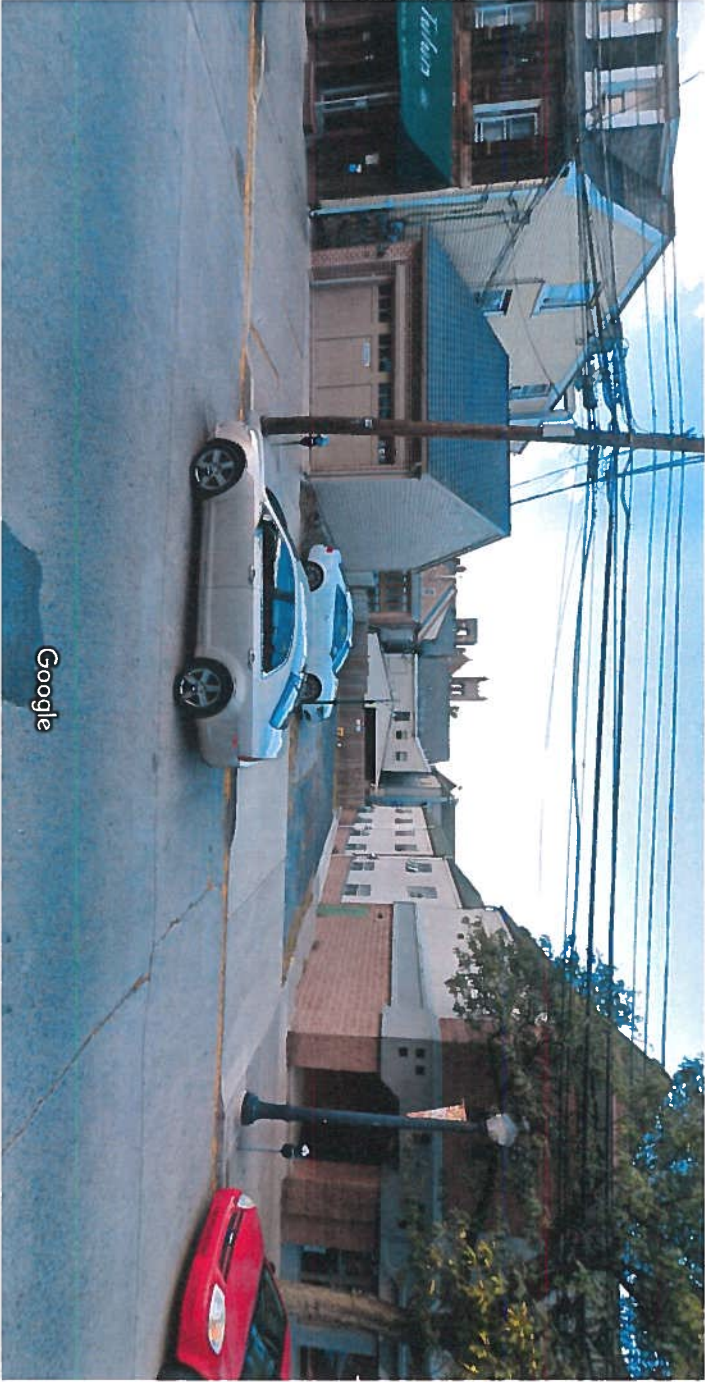
Comments: I thought it would be helpful to recap the evolution of the 13 W. Morton St. project. A couple of years ago, just before I “retired” as consultant to the HCC, Dallas Basha brought a proposed design for a new mixed-use building to you for review. Due to a potential appearance of a conflict of interest the City asked that George Donovan (Bethlehem HARB consultant) review the project. After stepping down you continued to review the project and George assisted the owner with HCC suggested design changes. The proposed building was reduced to 4 stories and various design requests from the HCC were incorporated and together the changes led to an eventual COA.

After the review was completed, the owner spent some time educating himself by working with future tenants, visiting new buildings in the historic district, and studying features and design ideas that were most marketable to the audience he wanted to attract. Eventually I was asked to assist him with redesigning the building. The building remains approximately the same size and the same height. The building is no longer mixed use, but all residential. The first floor however retains an open transparent character with a large glazed opening to fit the character of the street that is a mix of residential and commercial with residential above. The glazing allows views into the building’s common space used as shared workspace/relaxation space for the residents of the building. There is no living space on grade at the sidewalk. The Zoning Officer has apparently determined that retail/commercial would not be required in the building due to its location on a street that is not primarily commercial.

The new proposed building steps back at the right /east side to help it transition between two buildings with differing setbacks from the sidewalk and at the top to help reduce the sense of height. There is no longer a storefront cornice since there is no commercial storefront or need for commercial signage. The owner asked that I work within the Secretary of the Interior’s Standard and Design Guidelines which allow for contemporary design in historic districts. The new design tries to meet the design guidelines concerning proportions of the facade and windows, relationship of solid walls to voids (windows), materials (brick and stucco), orientation of the building, and rhythm and patterns. Simplified architectural details include soldier course lintels at the front facade windows and doors, panels under the upper windows, and projecting planes over the front entrance repeated up to the top of the third floor. The sidewalk level window has a short knee wall with marble tile cladding.

I hope these comments will help explain the new design and the reason for the changes. Thank you all for your time and effort (now and in the past) to help the owner improve the design for a new building.

Google Maps 13 W Morton St



Google

Image capture Oct 2019 © 2020 Google

Bethlehem, Pennsylvania

Google

Street View

Site image (current)





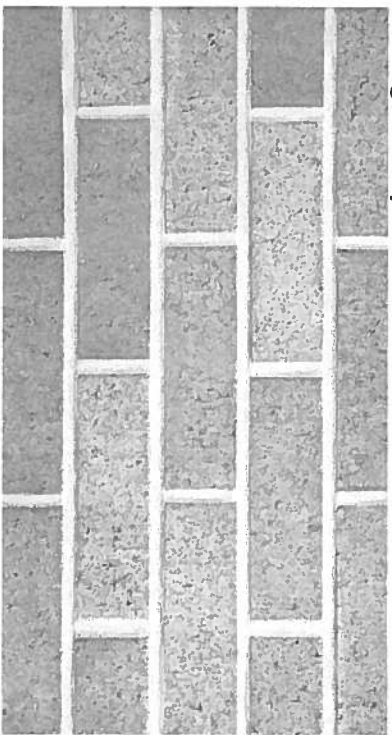
13 W Morton St.

Materials and Specs:

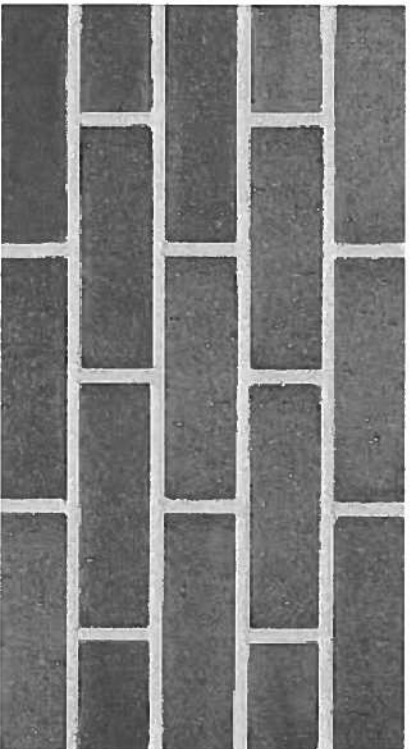
- Brick proposed for front façade (see images below):
 - Glengery Stonington Gray Velour on main façade section
 - Glen Gery Vintage Black Velour on setback portion
- Side and rear facades
 - Cement based stucco- dark gray in color (similar to Dryvit color “Smoke Signal”)
 - Scored horizontally on lower level (8” spacing)
 - Scored in large ashlar block pattern floors 2-4 – block size 2’ x 4’ +/-
- Windows
 - Residential windows:
 - Andersen Series E (or equivalent)—Aluminum clad double hung windows – color black
 - Andersen Series E (or equivalent) – Aluminum clad fixed window over awning at front façade setback- color black
 - Commercial windows (first floor)—Aluminum storefront framing and clear insulating glass – color dark bronze or black
- Doors
 - Aluminum storefront full light door and side light on front with medium stiles - color dark bronze or black
 - Exit doors at west and east to be Therma-Tru Smooth Fiberglass S120 2 panels solid doors – painted color TBD
 - Residential French doors (rear façade) – Andersen Series E (or equivalent) – color black; aluminum clad wood (same as windows)
 - Narrow overhead door to access trash room on rear – metal, black - Clopay grooved panel flush steel door, no windows (or equivalent)
 - Projecting “plant shelves” on front façade at set-back to be clad in Azek type material or equivalent and covered on the top side with metal flashing/roofing- Detail to be developed in Construction Document phase
- Lighting
 - Wall sconce near apartment entry – spec to be submitted and reviewed in future
 - Wall sconces along sides and rear for security and safety – spec to be submitted and reviewed in future
- Rooftop penthouse – low angled walls to shield mechanical equipment from view. Frame walls clad in metal panels or stucco.

GLEN GERY Brick images

Stonington Gray Velour



Vintage Black Velour





Concept for panels below windows



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- 2 Options
- 3 View Doorway

Smooth-Star®
S120

DOOR SUMMARY

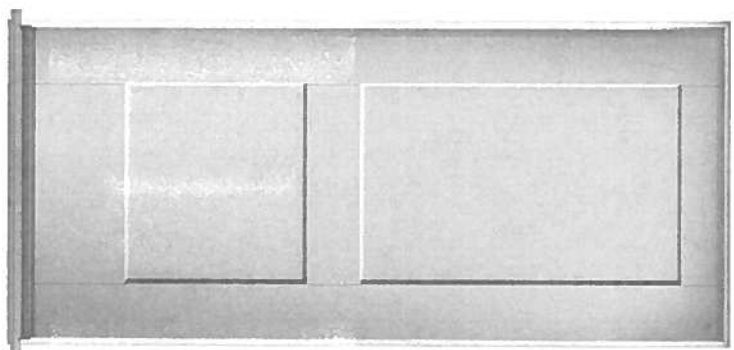
[ORDER FINISH SAMPLES](#)

Project

DOOR TYPE	Entry	DOOR CONFIGURATION	Single
DOOR SIZE	3'0" x 6'8"	DOOR FINISH	Alpine

FRAME FINISH

Alpine



*Side exit doors
(w/flat trim).*

Included in Your Configured Product:

Door Configuration

Door Style **Finish Option**



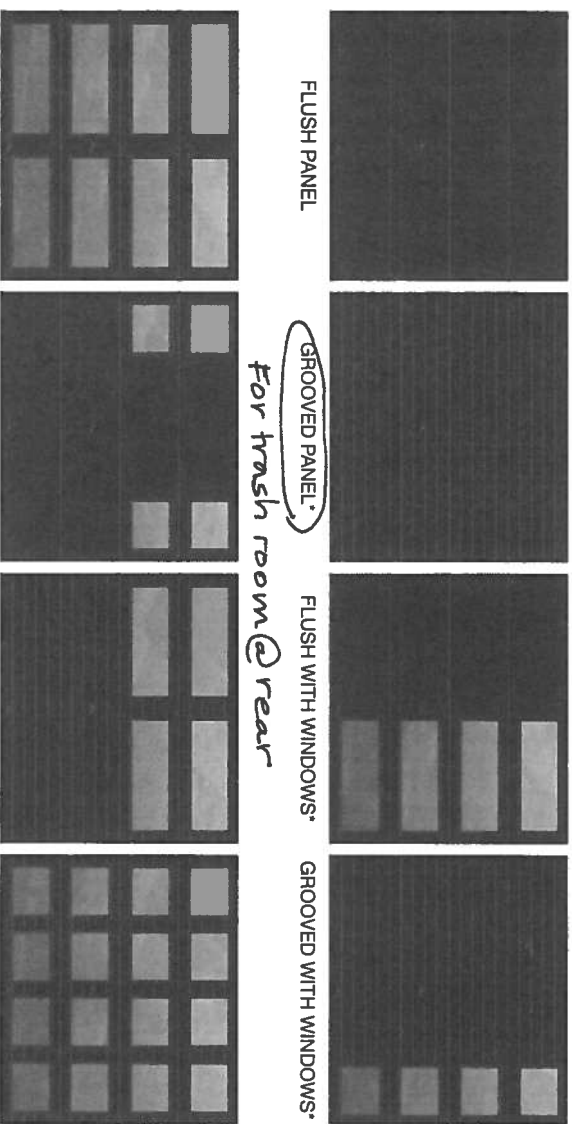
Smooth-Star®
S120



Alpine

Sign Up for Email on the latest from Therma-Tru

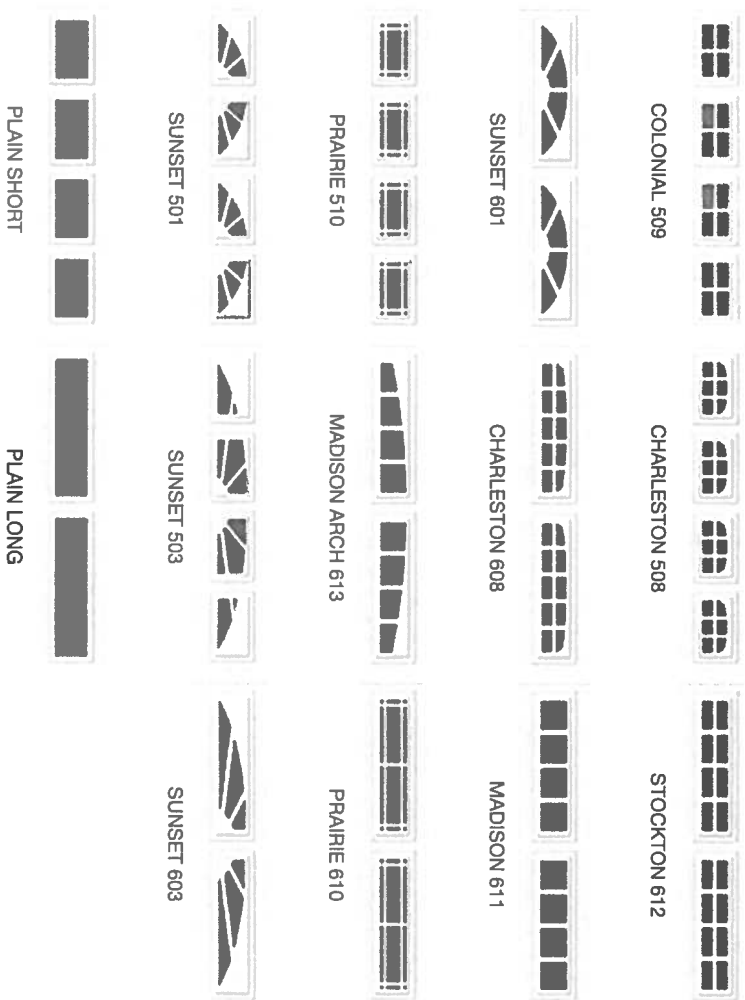
First Name



*Only available with Architectural Series Windows.
 For size and color availability, click [here](#)
 Depending on door height, exact door appearance and number of sections may be different than illustrations above. [Click here](#) for complete details.

TOP SECTIONS

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ARCHITECTURAL SERIES WINDOWS

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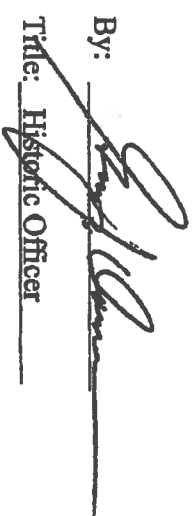
OLD APPEAL 2018.
HISTORIC CONSERVATION COMMISSION

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 Twiggat

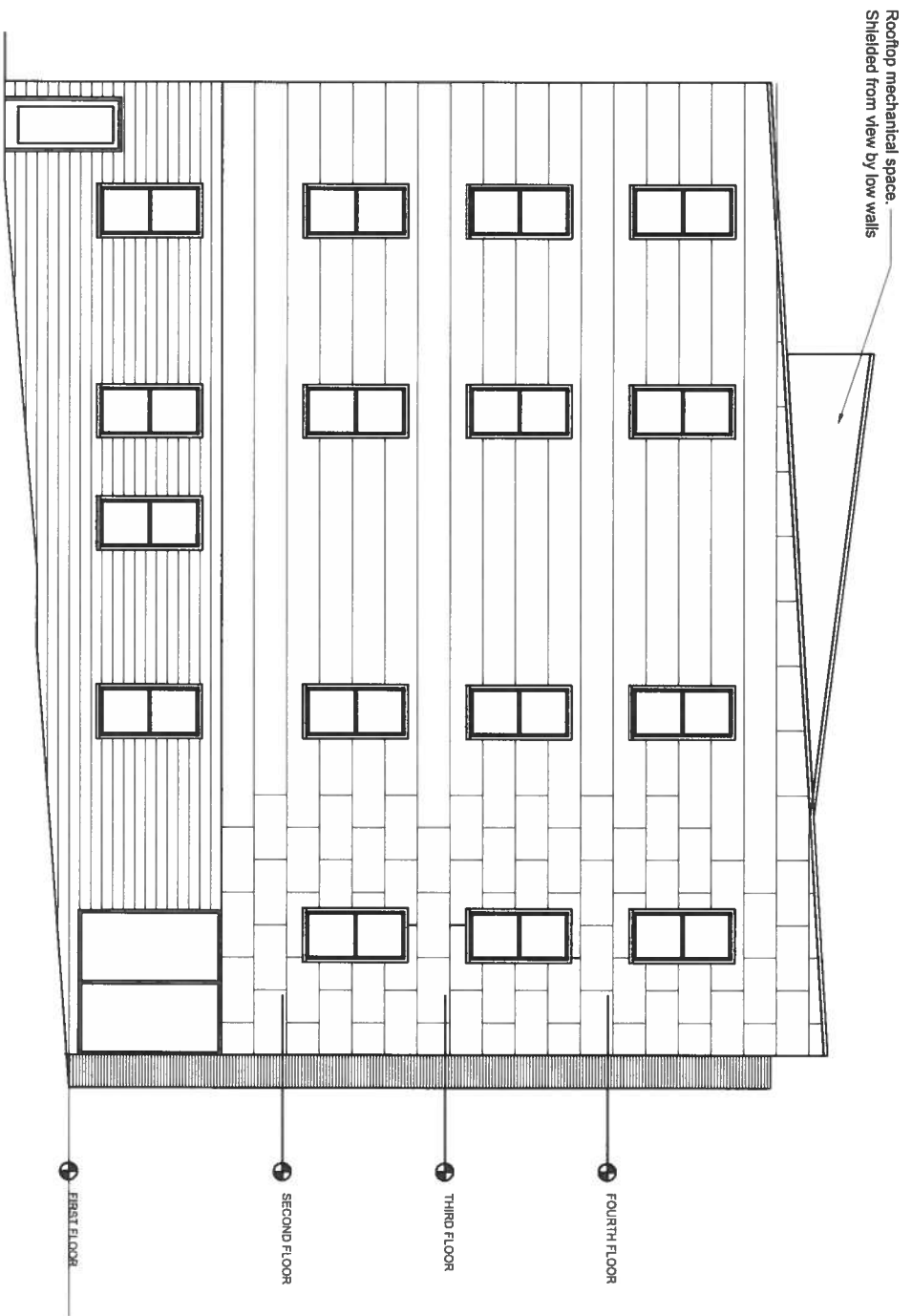
The Commission upon motion by Mr. Evans and seconded by Mr. Hudak adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

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, L.L.V) and Andrew Twiggat (Dunn Twiggat 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.

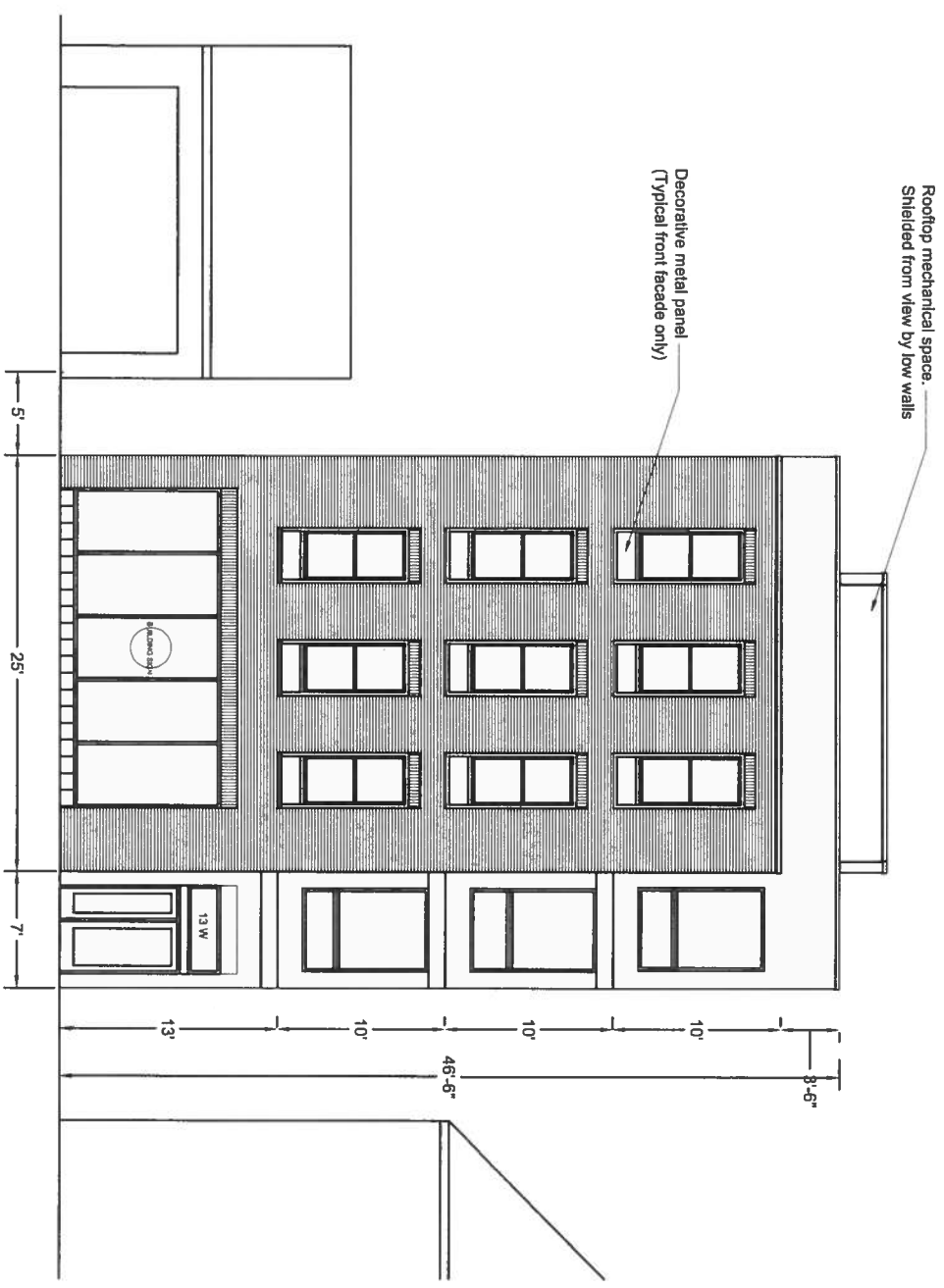
GJD: jbl

By: 
Title: Historic Officer

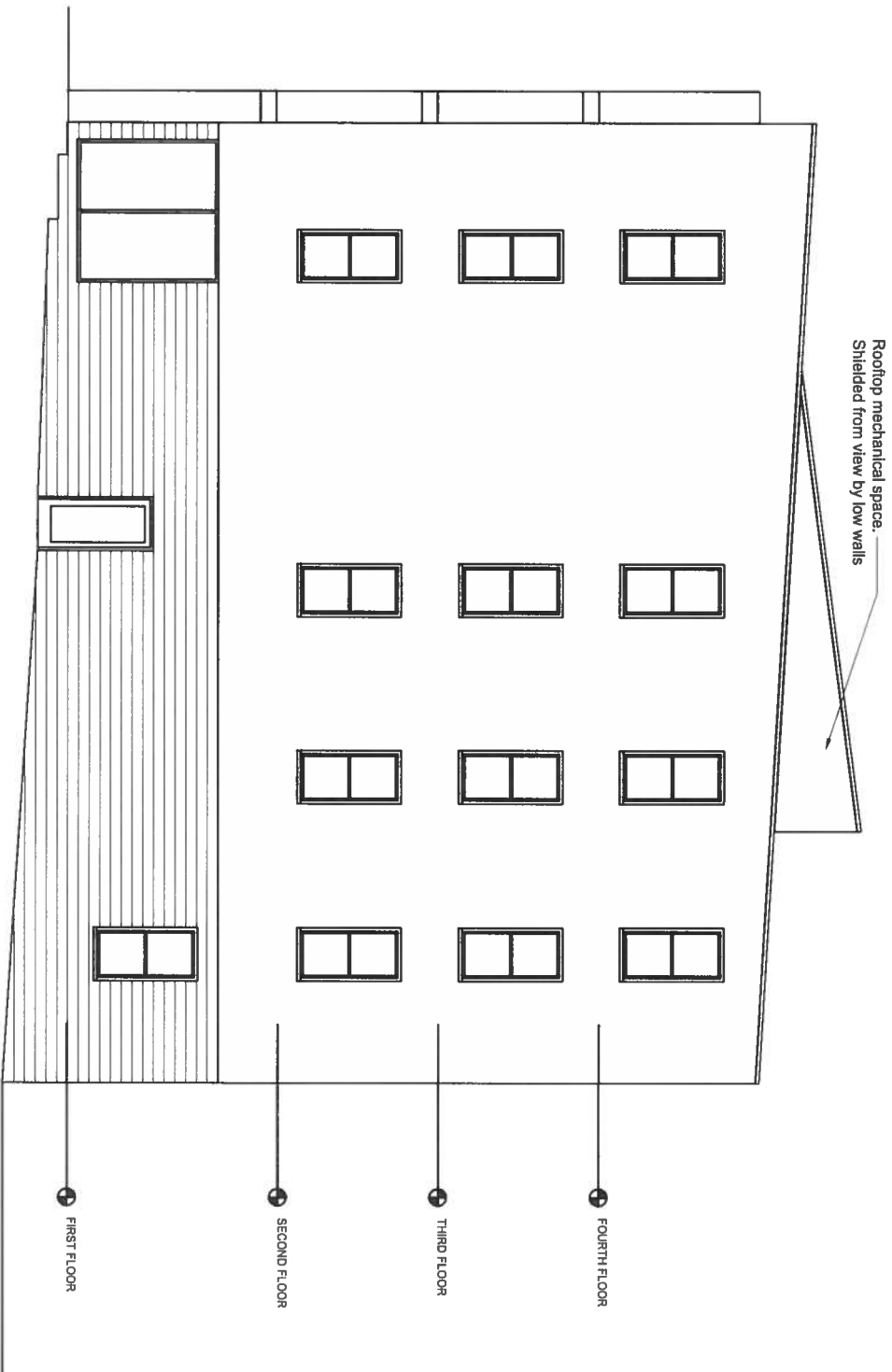
Date of Meeting: February 26, 2018



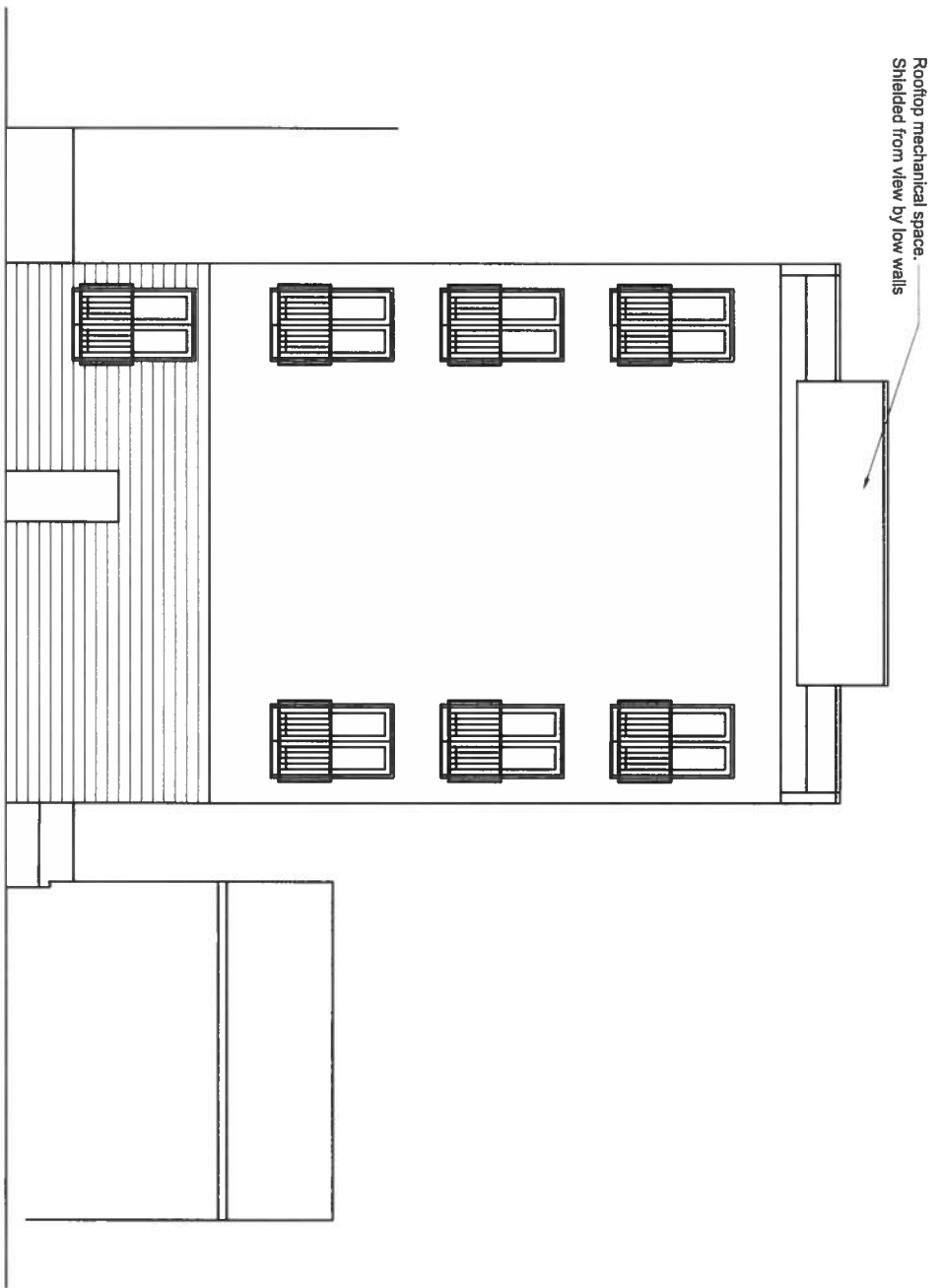
WEST ELEVATION



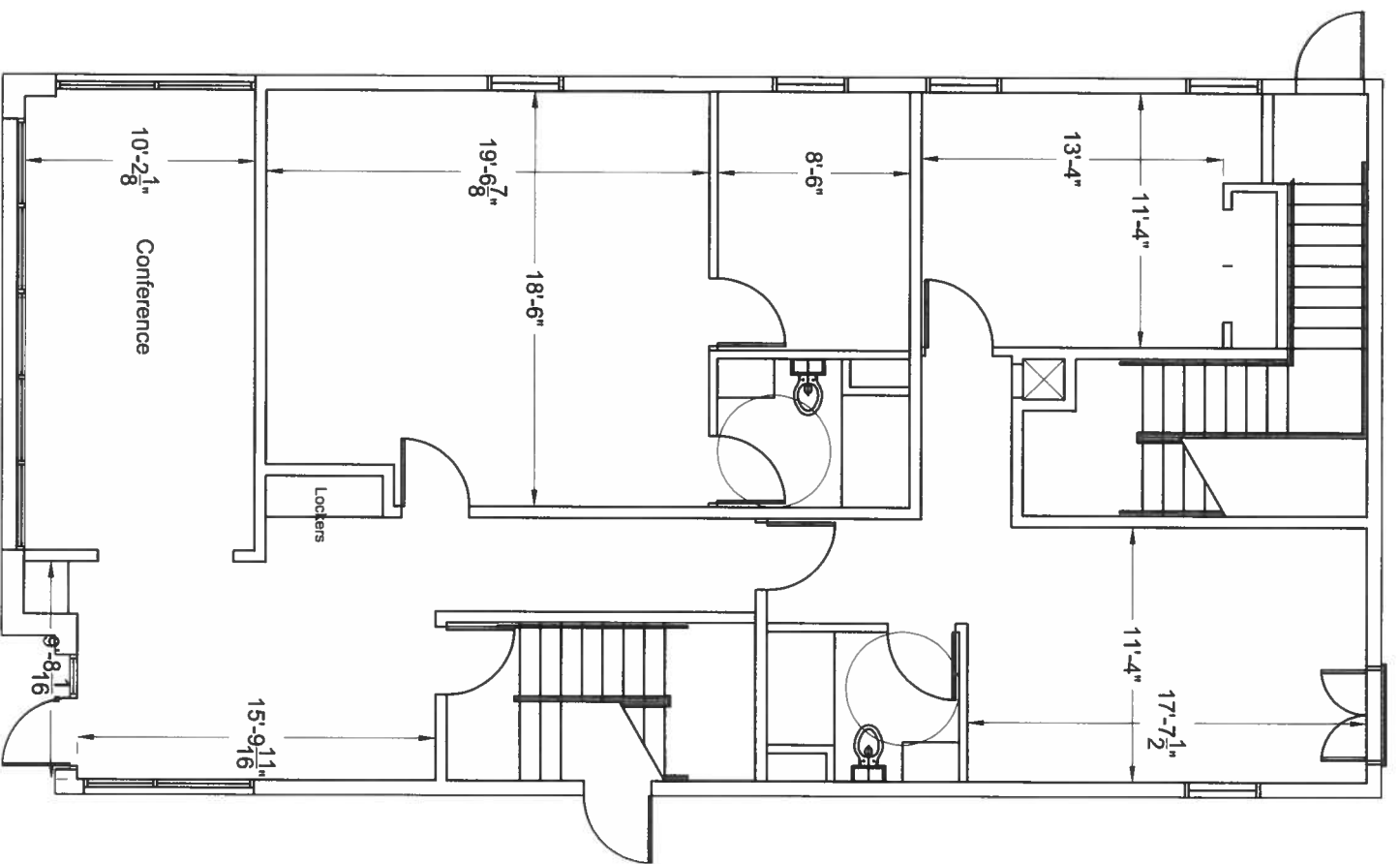
SOUTH ELEVATION



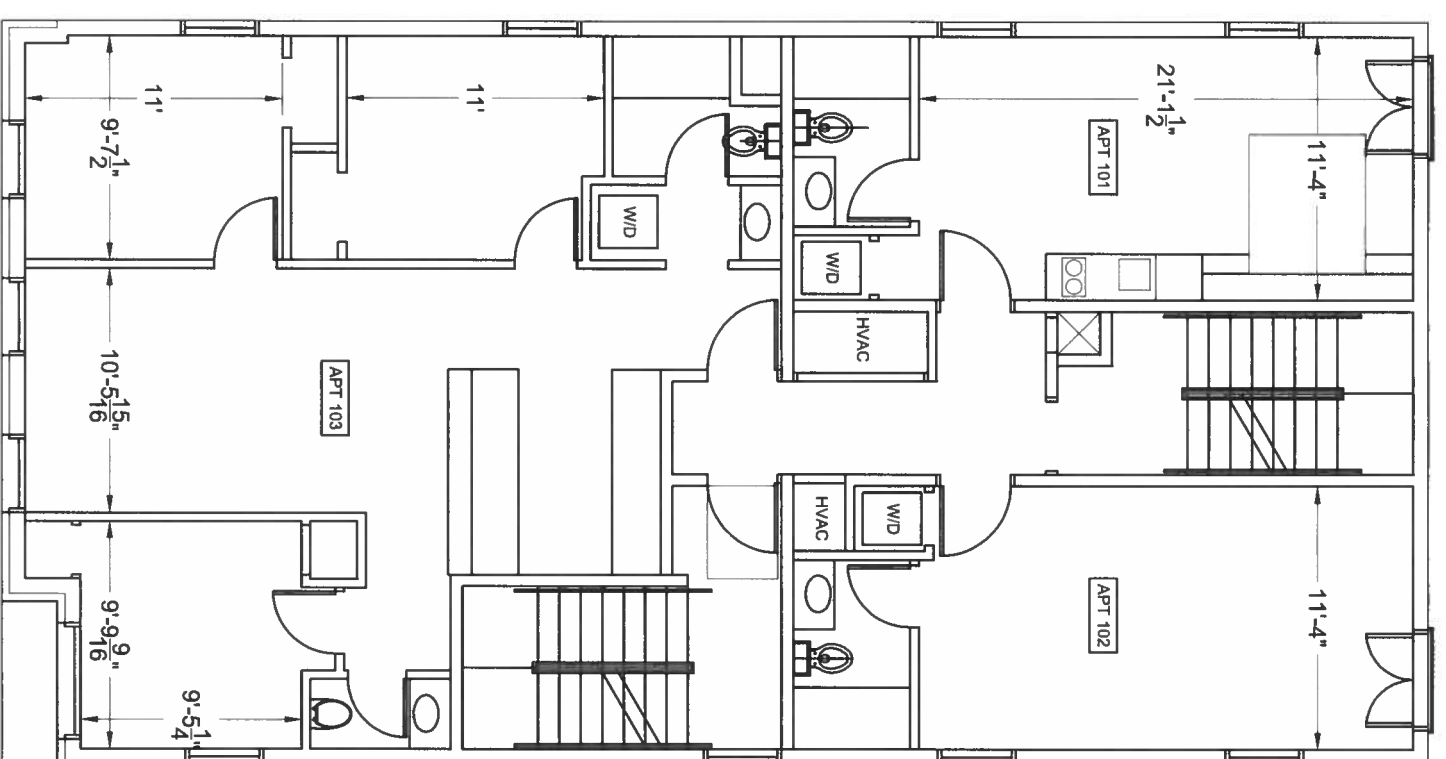
EAST



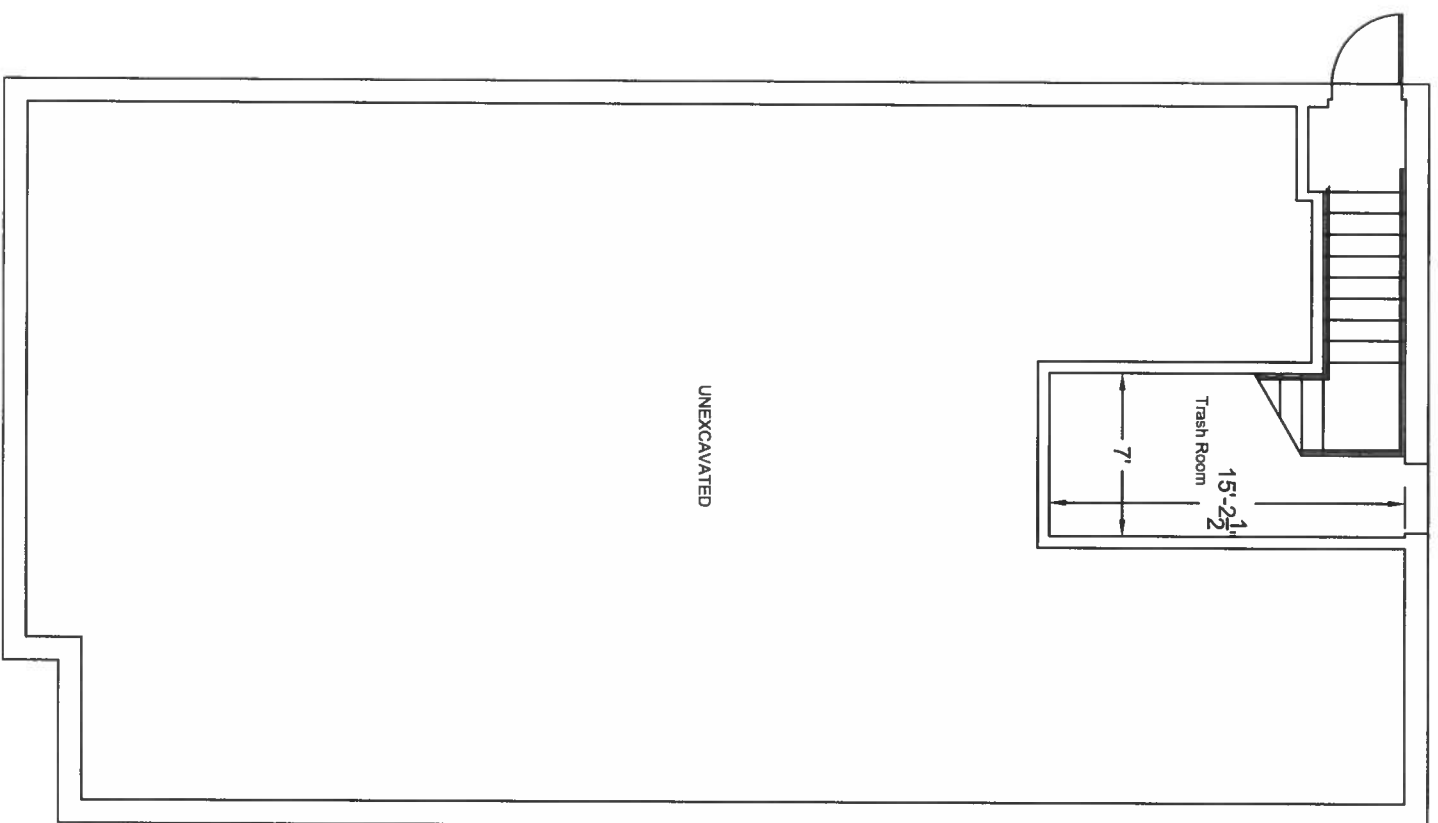
NORTH



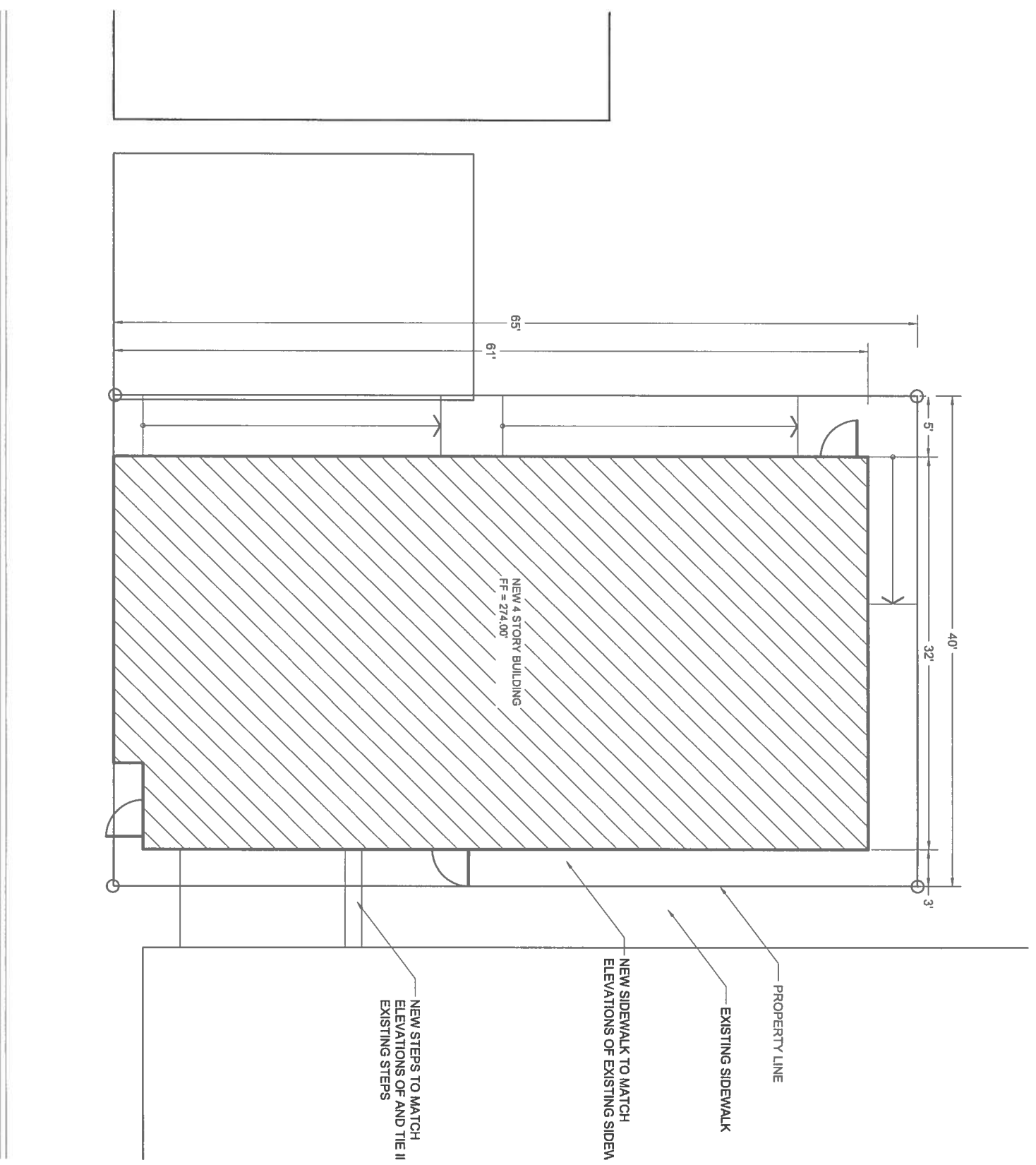
FIRST FLOOR



FLOORS 2-4



PARTIAL BASEMENT



MORTON STREET

SITE PLAN