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 secure a COA to build a new four-story building, with revisions 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

**HISTORIC CONSERVATION COMMISSION**

CASE #662 -- It is proposed to build a new four-story building, with revisions at 13 West Morton Street.

OWNER/APPLICANT: Lehigh Properties, LLC/Andrew Twiggar (Dunn Twiggar)

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

1. The proposal to build a new four-story building, with proposed revisions to the original design approved during the HCC meeting on February 26, 2018 was presented by Andrew Twiggar: add a door to the west (side) façade, add a fence/screened garbage area at the north (rear) façade, add a new tree at the south (front) façade and update the south (front) façade elevations to be more consistent with the neighborhood.
2. New revisions to the proposed building were approved as presented, with the following modifications:
   1. Front (south) Elevation
      1. HCC-approved original intermediate cornice below sills of fourth level windows and cornice above headers of fourth level windows terminating in 18” brick now replaced with ornamental upper cornice. **note:** proposed upper cornice is too large and too ornate so Applicant must revise and re-submit for review; HCC prefers upper cornice to match color and material of approved masonry cladding at entry level
      2. lintels for upper level windows must be laid in true soldier course detail; remaining brick units must be laid in true running bond pattern
      3. lower cornice detail to increase in vertical dimension to accommodate proposed sign field
      4. HCC-approved original 4-bay window configuration at three upper floor levels with both single and pairs of double-hung windows and two projecting bays with stucco finish now simplified as 3-bay configuration with only pairs of double-hung windows and no projecting bays with stucco finish; centers of three window bays at upper residential levels must align with centers of three bays at entry level
   2. Side (east) Elevation
      1. include masonry sills and lintels at all blind window openings
   3. Rear (north) Elevation
      1. include masonry sills and lintels at all window openings
      2. HCC-approved original proposal included three upper floor levels with both single and pairs of double-hung windows; current design proposal indicates only pairs of double-hung windows and no single windows
      3. HCC-approved original proposal included double-leaf metal door as service entrance into entry-level business; current design proposal indicates rear service door has been reduced to single-leaf door installed at far left (east) of building
      4. recess (approximately 3-feet deep) at grade to accommodate dumpster for entry level business and waste/recycling bins for upper level residential units; swing gate and fence installed flush with outer wall serves as screening device
   4. Side (west) Elevation
      1. include masonry sills and lintels at all window openings
      2. HCC-approved original proposal included three upper floor levels with both single and pairs of double-hung windows as well as shallow balconies with glazed terrace doors; current design proposal indicates mostly pairs of double-hung windows with limited single windows and no balconies with terrace doors
      3. double-leaf paneled door with side lites and shed roof at entry level serving as entrance for residential units has been re-located further north in comparison to HCC-approved original proposal
      4. new emergency egress door centered in façade at grade
3. Applicant must submit revised drawings depicting approved revisions to Historic Officer for subsequent review.
4. The motion for the proposed work was approved 5-0, with one abstention.

JBL: jbl



By:

Date of Meeting: August 20, 2018 Title: Historic Officer