

City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 13 W Manton Street

Owner of building LEhigh Properties LLC Phone 202-375-0652

Owner's email & mailing address _____

Applicant Annew Twigger Phone: 610-865-0887

Applicant's email & mailing address atwigger@dunntwigger.com

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 (if necessary) must be submitted by **12:00 Noon** on the last Wednesday of the month in order to be placed on the agenda for the next meeting.

South Bethlehem & Mount Airy Historic Conservation Commission - Application form, photographs, and drawings (if necessary) must be submitted by **12:00 noon** on the second Monday of the month 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.

<input type="checkbox"/> Trim and decorative woodwork	<input type="checkbox"/> Skylights
<input type="checkbox"/> Siding and Masonry	<input type="checkbox"/> Metal work
<input type="checkbox"/> Roofing, gutter and downspout	<input type="checkbox"/> Light fixtures
<input type="checkbox"/> Windows, doors, and associated hardware	<input type="checkbox"/> Signs
<input type="checkbox"/> Storm windows and storm doors	<input type="checkbox"/> Demolition
<input type="checkbox"/> Shutters and associated hardware	<input type="checkbox"/> Other _____
<input type="checkbox"/> Paint (Submit color chips – HARB only)	

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.
6 Story New Building. Residential over Retail.

5. APPLICANT'S SIGNATURE  **DATE:** 11/13/2017



Historic Board Presentation

LOCATION: 13 W. MORTON ST.

OWNER: LEHIGH PROPERTIES LLC



Agenda

1. Response Letter
2. Historic District Map
3. Neighborhood Pictures
4. Rendering of 13 W. Morton St.
5. Building Specifications
6. Conclusion



Response Letter

1. The storefront level should be separated from the upper levels by a cornice and entablature that extends the entire width of the front façade and returns to the sides...
 - **Response to Comment No. 1:** As per the new rendering, the entire storefront level has been separated from the upper levels, as requested.
2. The materials of the storefront should not be primarily brick. Stone or ceramic tile should be considered above and below windows and doors. The lintel treatment with keystones should be deleted at this level.
 - **Response to Comment No. 2:** As per the revised plans, the brick face on the storefront has been replaced with stone. The lintel with keystone has been deleted from this level. The building will be designed to blend well with the surrounding buildings.
3. The pent roof at the top of the building is not historically appropriate. Smaller roofs over bay windows would be.
 - **Response to Comment No. 3:** The roof bend is not visible from the front of the building. However, the design includes a roof parapet to hide any rooftop equipment. The final design will ensure the roof pent is kept to minimum and it is not visible from the street.



Response Letter (cont.)

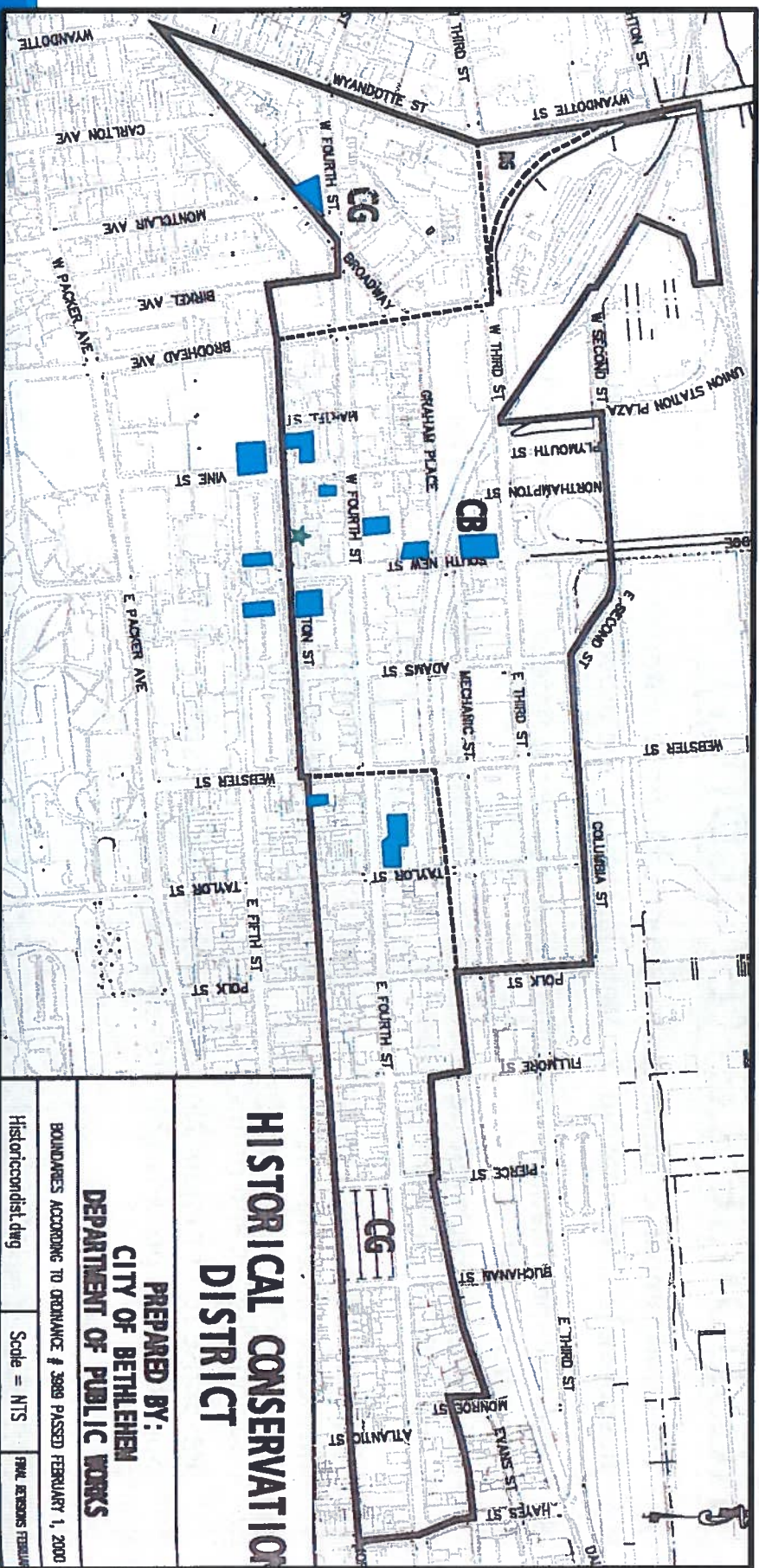
4. The blank east facade is not appropriate and should have recessed blind windows as required of other buildings where windows not permitted by code
 - **Response to Comment No. 4:** The new designs includes recess windows to provide architectural textures to the east wall.
5. There should be no EIFS used on the projecting bay windows – all stucco should be cement based and smooth. Other materials might be considered such as fiber cement panels.
 - **Response to Comment No. 5:** No EIFS will be utilized on this building. Matching Stucco cement based and smooth will be utilized.
6. Streetscape views should be required of the proposed building showing the surrounding buildings at actual height. These views are important to assess the impact on the historic district and pedestrians. A minimum of two are recommended.
 - **Response to Comment No. 6:** Two streetscape views are provided. These shows how the proposed building blends well with the existing streetscape and neighborhood. We believe that the proposed building blends in well and will enhance the overall look of the existing streetscape.



Response Letter (cont.)

7. Material samples of brick, concrete, and storefront materials
 - **Response to Comment No. 7:** Material samples are provided. Please refer to presentation.
8. Window specifications – aluminum clad wood recommended for the upper levels, aluminum for the storefront level
 - **Response to Comment No. 8:** All windows will be aluminum clad wood for the upper levels and aluminum for the storefront level.
9. Window glass specifications – clear glass with no tint recommended
 - **Response to Comment No. 9:** All window glass will be clear, double pane, with no tint.
10. Balcony details and railings
 - **Response to Comment No. 10:** The balcony details and railing will match those in the neighborhood. Specifications provided on presentation.

Historic District Map



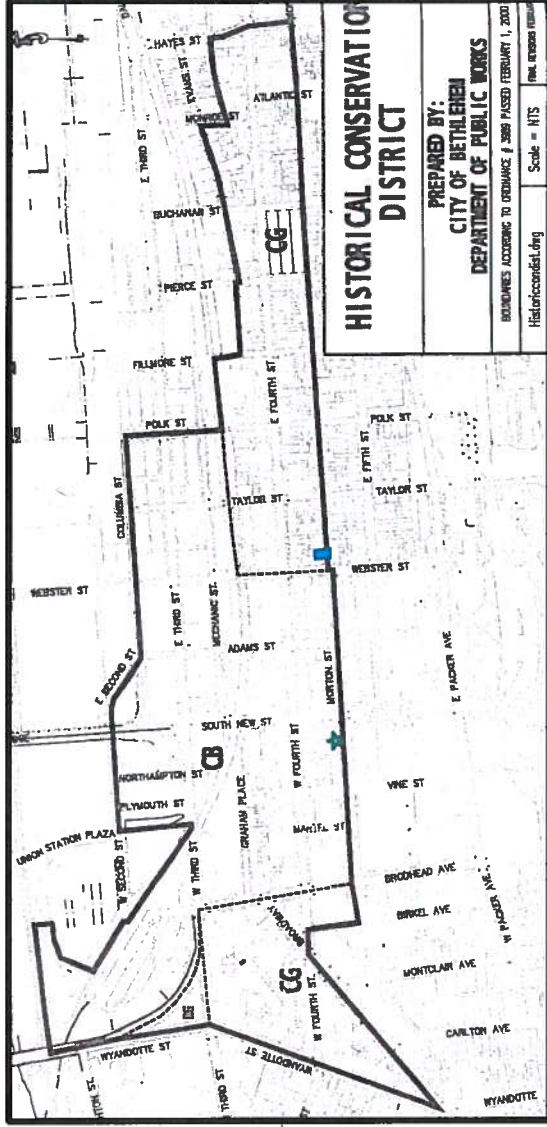
HISTORICAL CONSERVATION DISTRICT

PREPARED BY:
CITY OF BETHLEHEM
DEPARTMENT OF PUBLIC WORKS

BOUNDARIES ACCORDING TO ORDINANCE # 3989 PASSED FEBRUARY 1, 2000
Historicordist.dwg

Scale = NTS

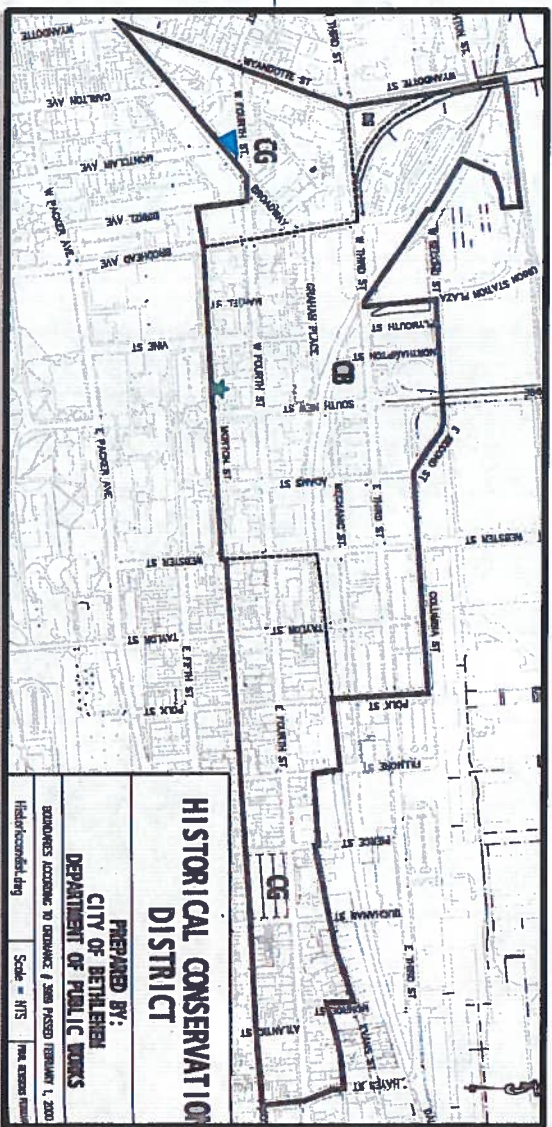
PAUL REBERSON FEBRUARY 2000



Building Height: 5+ Stories

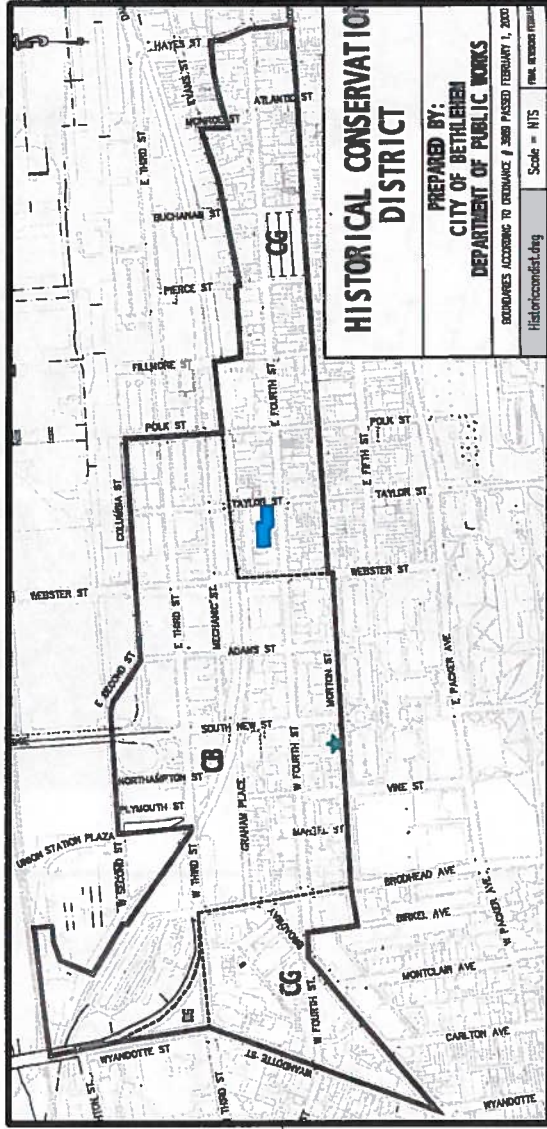
Location: 411 Webster St.





Building Height: 5 Stories
 Location: 301 Broadway

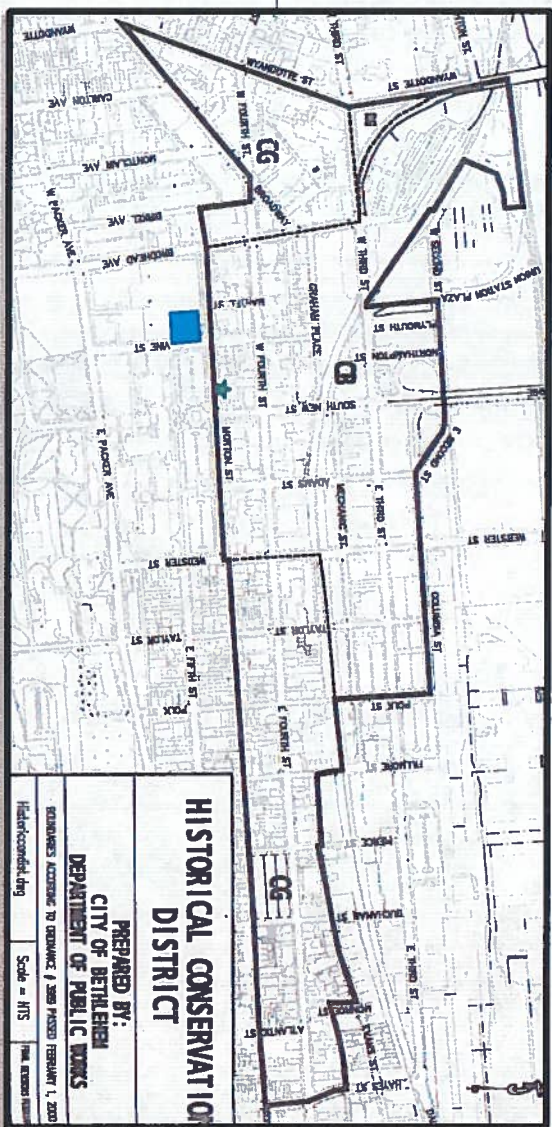




Building Height: 8 Stories

Location: 225 E 4th St.

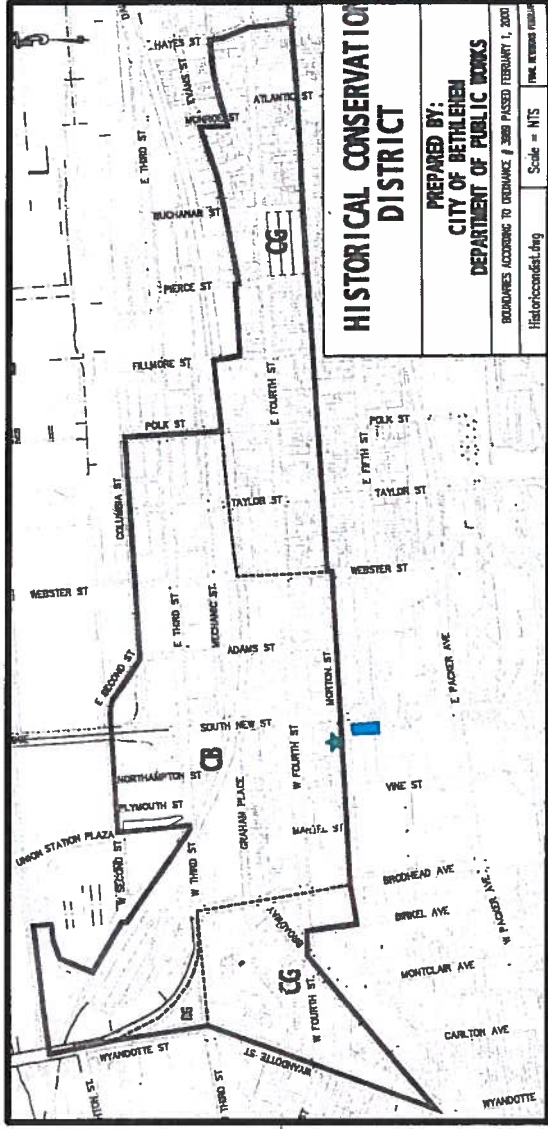




Building Height: 5 Stories

Location: 114 W Morton St.

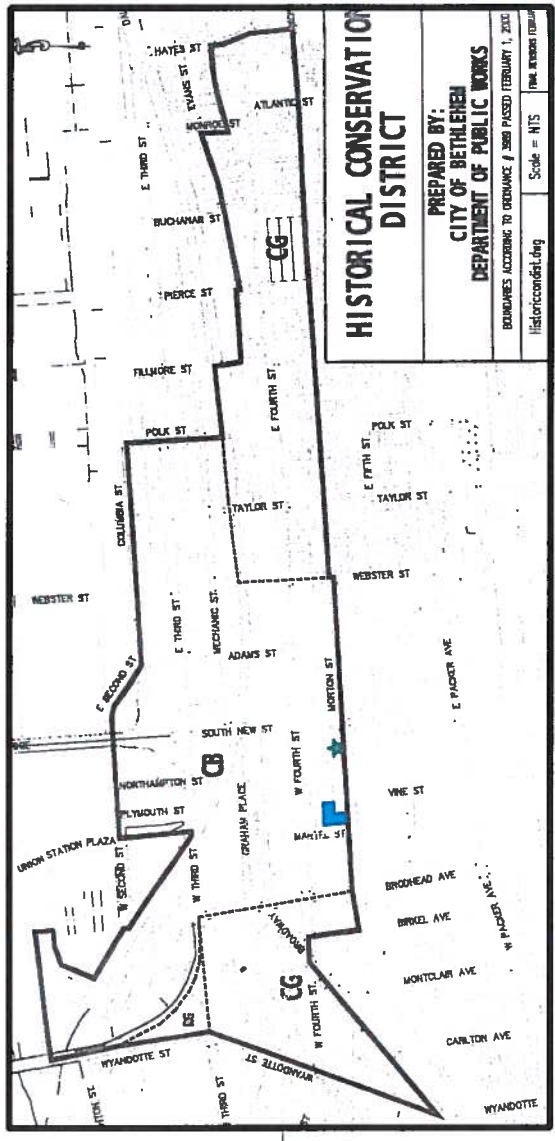




Building Height: 5+ Stories

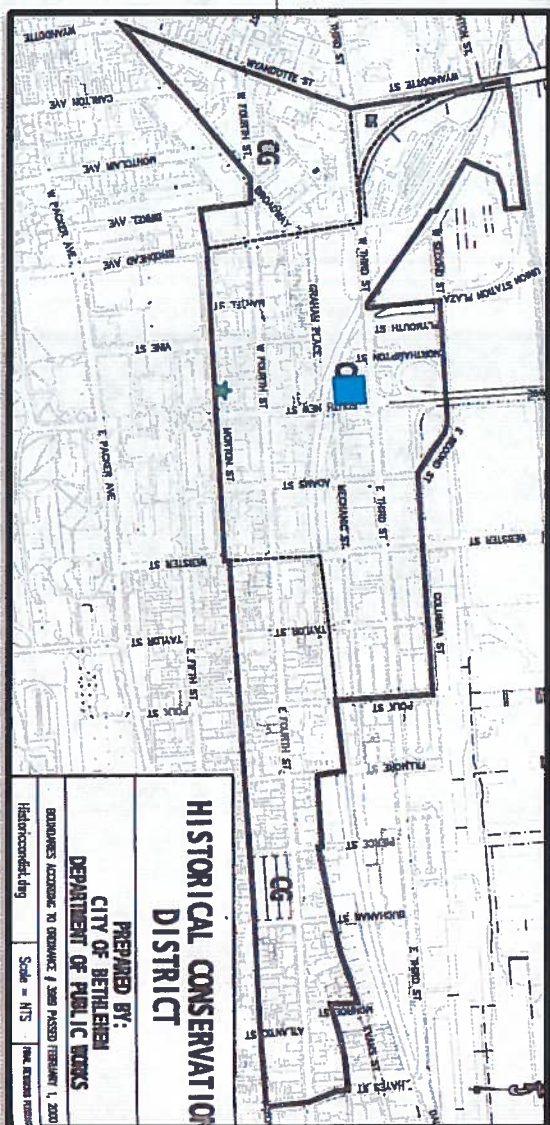
Location: 1 Farrington Sq.





Building Height: 5 Stories
 Location: 119 E Morton St.

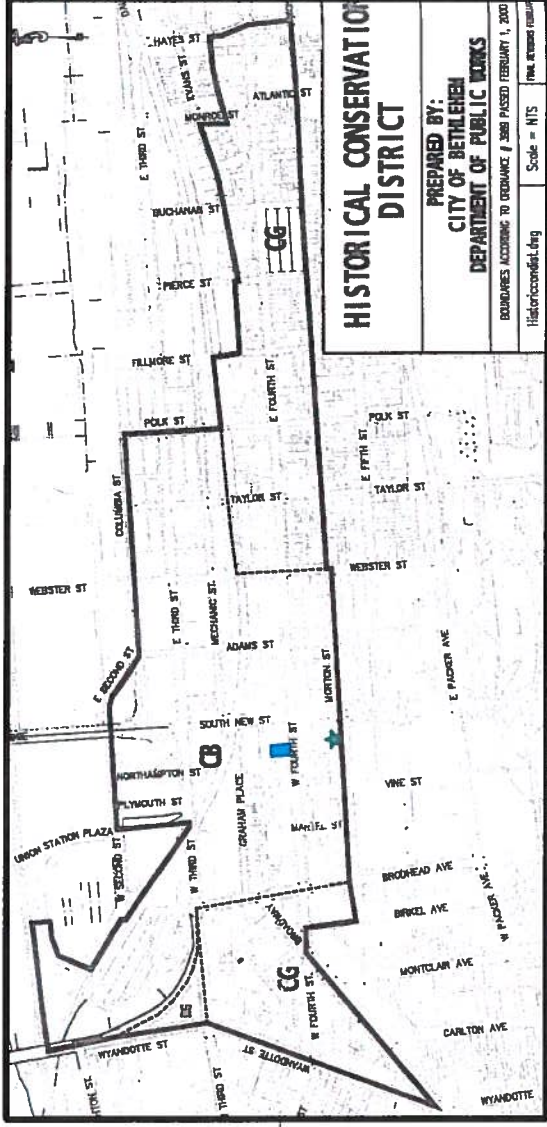




Building Height: 6 Stories

Location: 315 S New St.

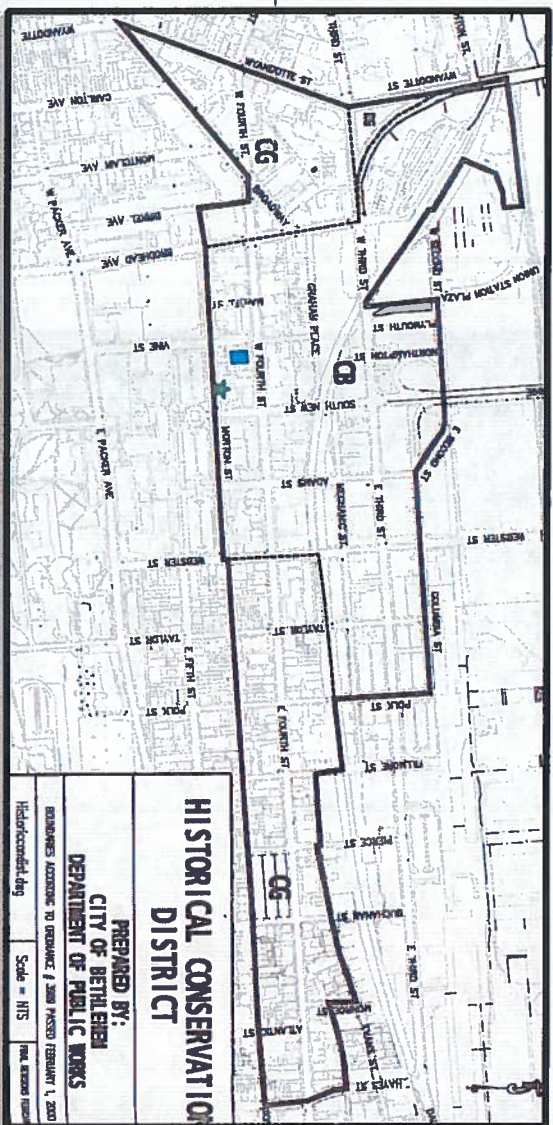
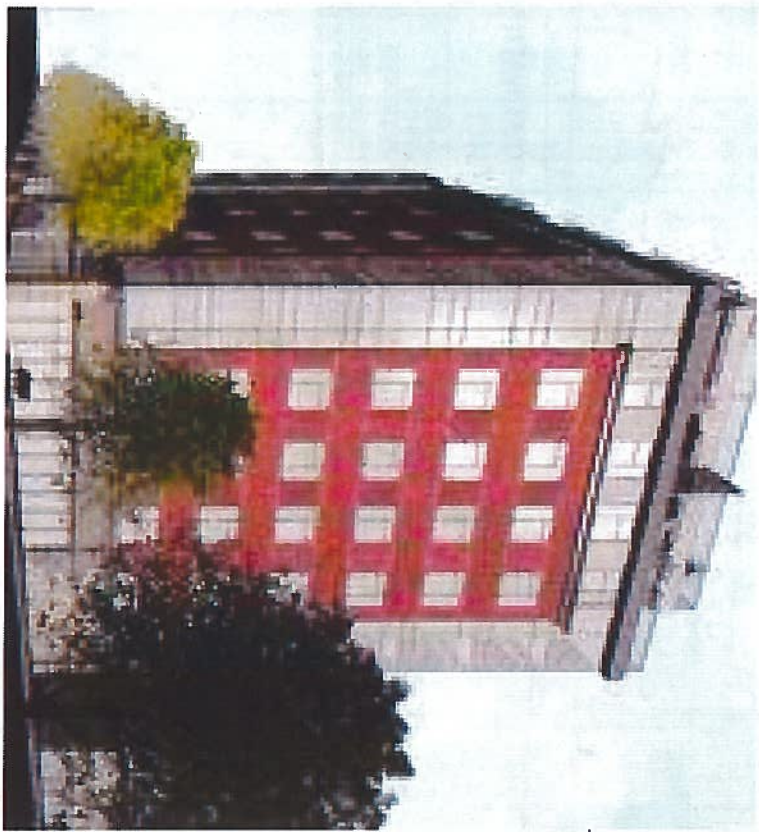




Building Height: 4 Stories
Expected to be rebuilt 10+ Stories

Location: 19 W 4th St.



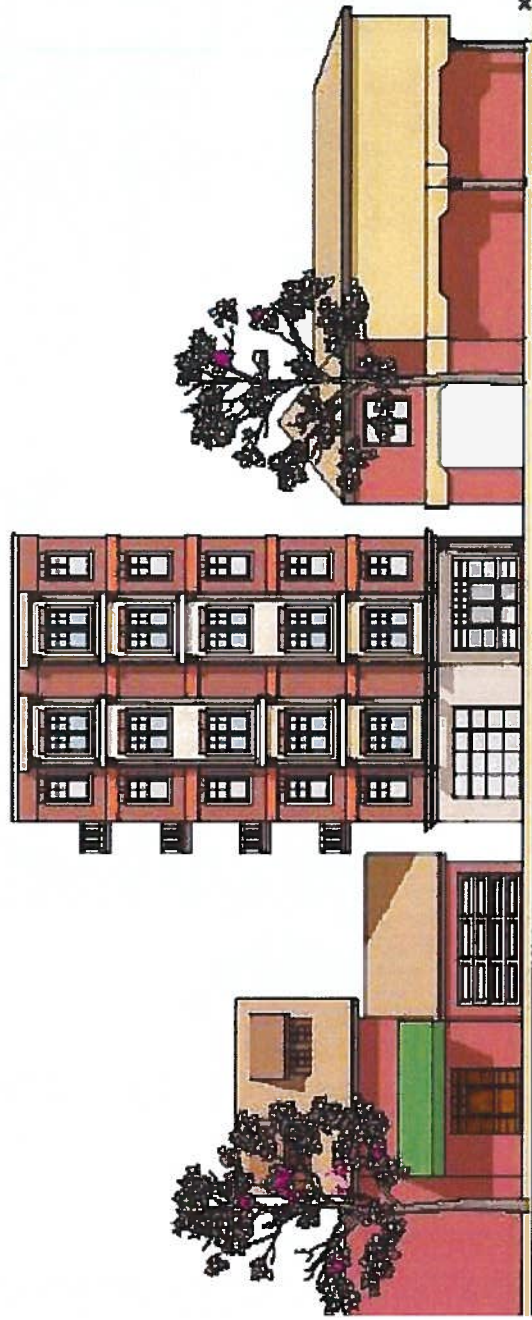
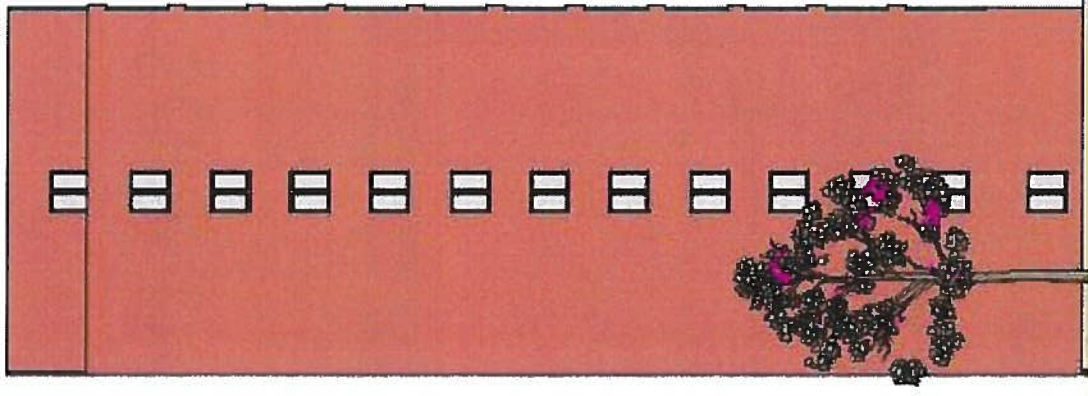


Building Height: Approved 9 Stories

Location: 24 W 4th St.

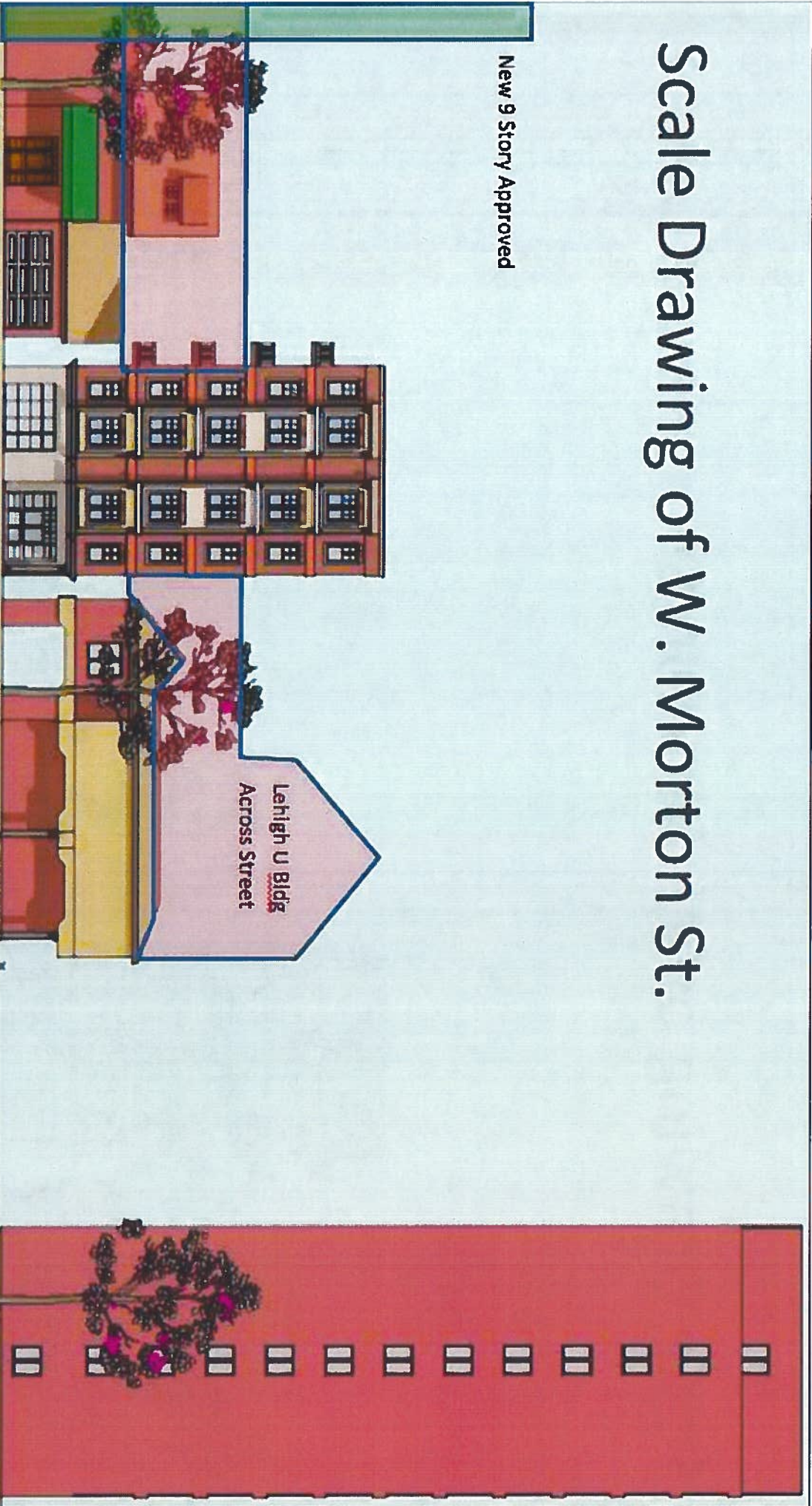


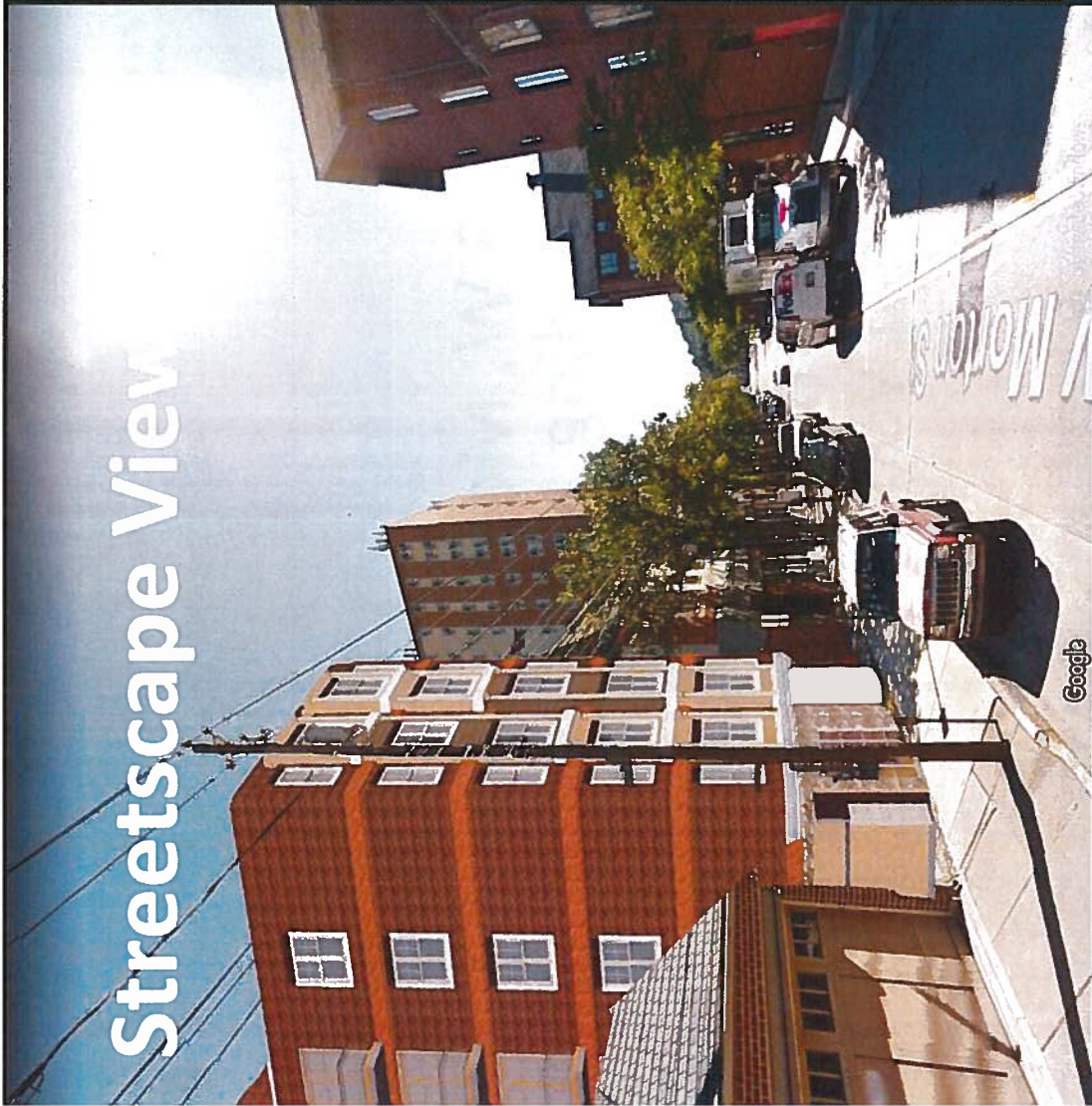
Scale Drawing of W. Morton St.



Scale Drawing of W. Morton St.

New 9 Story Approved





13 W Morton St.
fits in perfectly
with the
neighboring
buildings next
door.

Google

Historic District Views



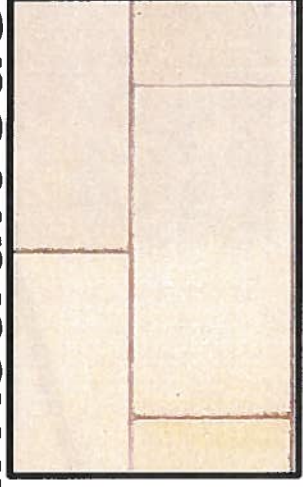
13 W. Morton St.
Building will NOT be
visible from bridge.
Already approved 6+
story parking garage is
what you see.



Building Specifications Glen-Gery Sepia Ridge



Arriscraft Suede





Building Specifications

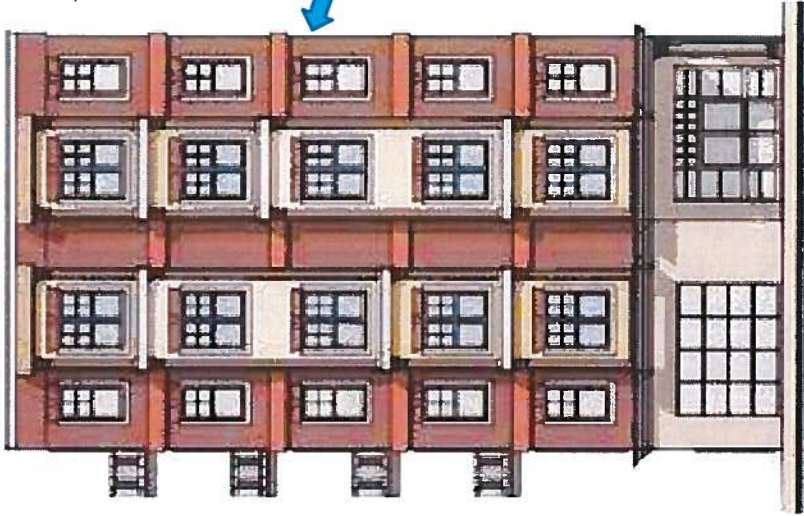
Frederick Blend





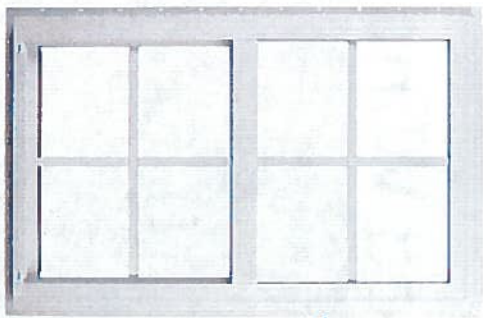
Building Specifications

Indented Windows (East Side)





Building Specifications

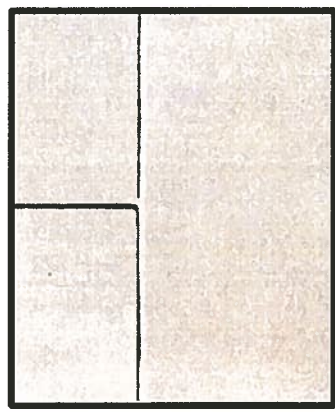


Windows / Glass

ANDERSON 200 SERIES, DOUBLE PANE, DOUBLE HANG



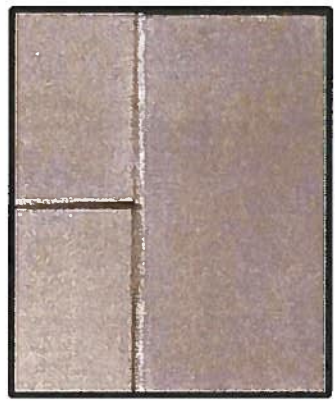
Building Specifications



Arriscraft
Stone
Montecito



Precast Lintel
w/ Keystone



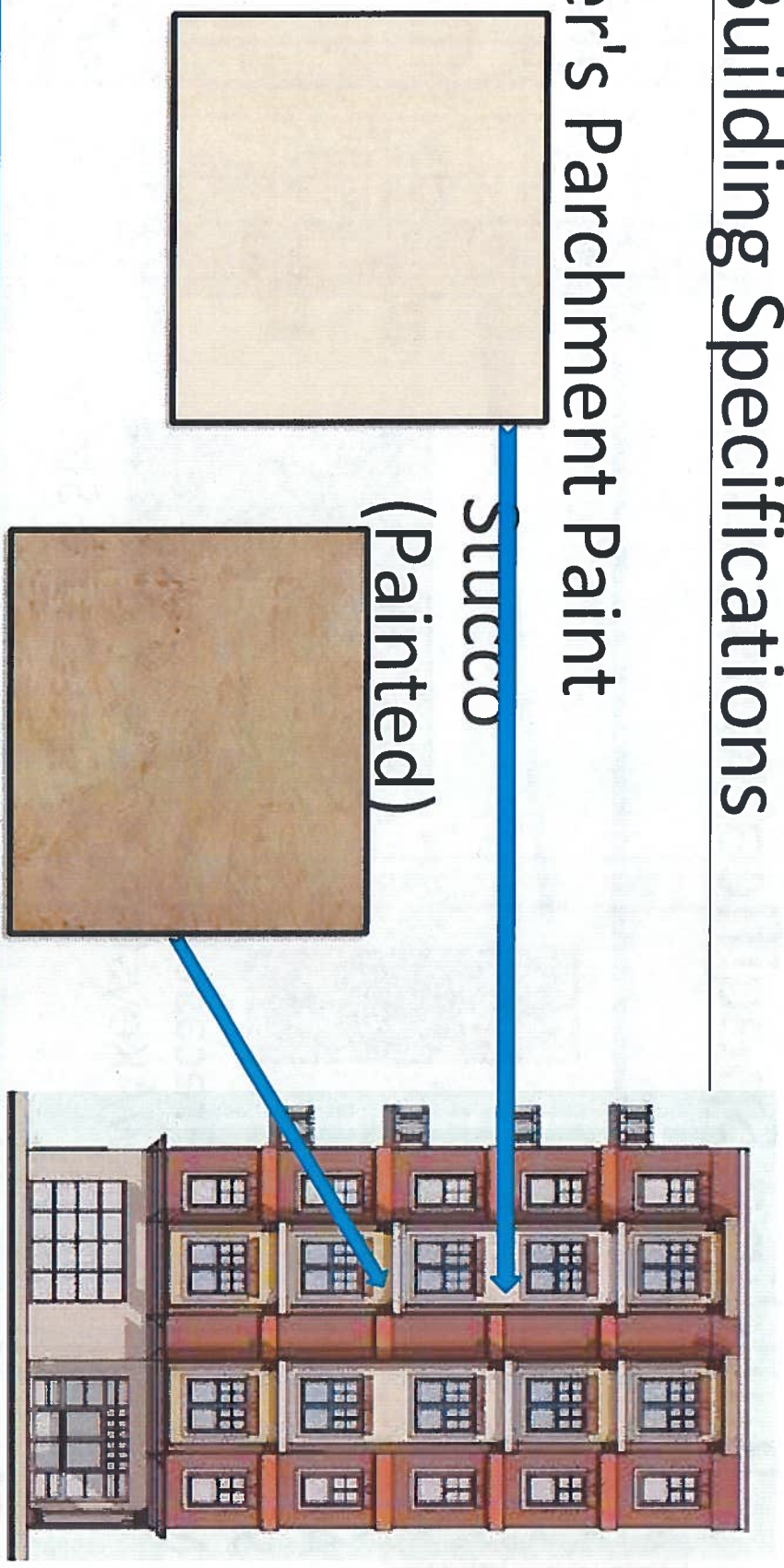
Arriscraft Stone
Graphite





Building Specifications

Writer's Parchment Paint





Building Specifications

GAF Glenwood Golden Prairie



Gutters & Down Spouts
Cream Color



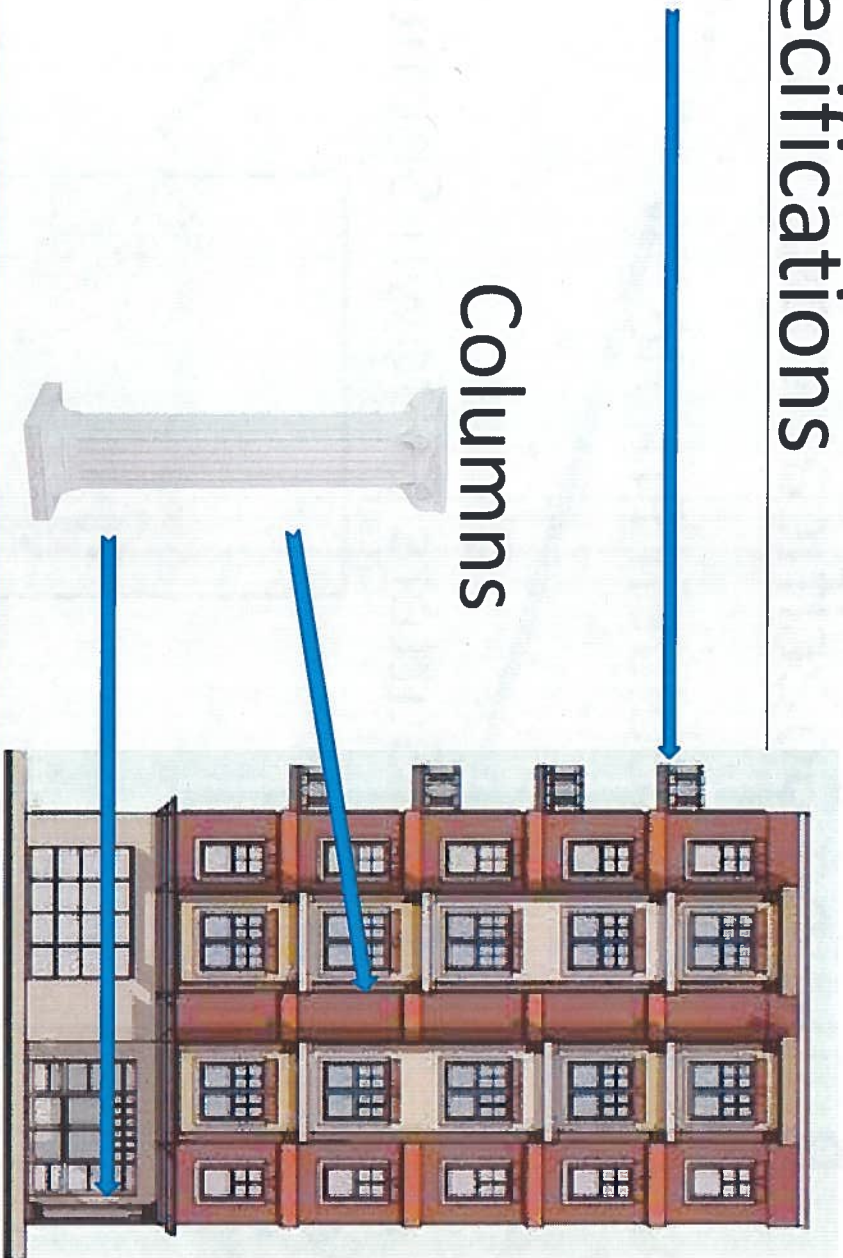


Building Specifications



Balcony Rail
Iron / Painted Black

Columns





Conclusion

- Historic District Landscape currently has **MANY** 5+ story buildings (old and new)
- Anticipated increased construction with **9+** story buildings
- Lehigh University to add up to **1,800 more students**
- More student housing opportunities immediately next to campus and not in residential neighborhoods
- Project **NOT** financially feasible w/ 4 story board proposal
- Proposed height will not negatively impact South Side Residents or Community

