City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 321 Adams Street, Bethlehem, PA 18015

Owner of building Bethlehem-Adams, LP, equitable owner and agent for owner Phone 610-841-3030

Owner's **email** & mailing address cjefferson@jeffersonwerner.com 2030 Tilghman Street, Ste #203, Allentown, PA 18104

Applicant Jefferson-Werner, LLC Phone: 610-841-3030

Applicant's **email** & mailing address cjefferson@jeffersonwerner.com 2030 Tilghman Street, Ste #203, Allentown, PA 18104

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.
Text

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.

___ Trim and decorative woodwork	___ Skylights
___ Siding and Masonry	✓ Metal work
✓ Roofing, gutter and downspout	✓ Light fixtures
✓ Windows, doors, and associated hardware	✓ Signs
___ Storm windows and storm doors	✓ Demolition
___ Shutters and associated hardware	___ Other _____
___ 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.

SEE SEPARATE DOCUMENT ATTACHED

5. **APPLICANT'S SIGNATURE** _____ **DATE:** 9/11/2017

APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS - PART 4

Lehigh Valley Cold Storage Company
Property Name
321 Adams Street (115 E. 4th Street), Bethlehem, PA
Property Address

The Lehigh Valley Cold Storage Company Building is a five-story brick warehouse in South Bethlehem, PA. Built in 1893, the Romanesque Revival building served as a cold storage facility (primarily for eggs) and ice manufacturing plant for much of the 20th century. The building contains two sections – a five-story cold storage warehouse and a two-and-a-half-story ice house with later one-story additions (the five-story section displays as a four-story building on the exterior with blind window openings that do not necessarily correspond to the internal floor levels). Since the 1950s, the building has been occupied by Lehigh University as a service building and for storage of miscellaneous items. The building is a contributing resource within the South Bethlehem Downtown Historic District. PHMC has approved of the renovations and forwarded it to the NPS with a clean recommendation. The building has been listed on the National Register.

In the proposed rehabilitation, the building will be rehabilitated into apartments. As demonstrated in this application, the rehabilitation program is sensitive to the historic nature of the building and will allow for the full restoration of the exterior and the preservation of the remaining significant interior features.

1. Site

Description: The building is located at the northeast corner of Adams Street (west elevation) and East 4th Street (south elevation) in South Bethlehem, PA. The site, which is urban in nature, slopes down from south to north. On the south and west sides, there are concrete sidewalks. Two street trees are found along the south elevation. On the east side, there is a narrow alley between the building and the adjacent property, which is a modern one-story building. On the north side, there is a gravel driveway immediately adjacent to the building, beyond which is the South Bethlehem Greenway, a walking path created from a former rail line.

Photograph(s): 1-10 Drawing(s): K101

Work Description: The sidewalks will be replaced with new concrete sidewalks as needed and the gravel driveway north of the building will be replaced with grass with a paver sidewalk along the north elevation of the building. North of the two-story portion of the ice house, the later one-story additions will be removed to create an outdoor courtyard area for tenants and the commercial space (everything north of column line 10.1 will be removed). Because the additions are the lowest and least visible portion of the building and are visible only from the north, their removal will have only a minimal impact on views of the building (their removal will not be apparent from the east, south or west). Still, to preserve as much historic fabric as possible, the east wall of the middle addition, including the windows, will be preserved.

The courtyard itself will be paved in concrete pavers and will contain at least one landscaped area with appropriately sized plantings. The steel crane structure within the middle one-story addition will be preserved and will be visible across the top of the courtyard between the five-story section and the preserved east wall. Along the east side of the courtyard, there will be a concrete ramp to provide an accessible path into the space from the north side of the site. At the north end of the courtyard, a portion of the existing loading dock and stone water table will be preserved and used as a landing with new steps that will provide access to the courtyard from the sidewalk. On the west side of the courtyard, the existing stucco finish on the east elevation of the main five-story building (only on the 1st and 2nd floors) will be retained and will be painted an appropriate color similar to the existing color (see 2/A202). On the south side of the courtyard (the north elevation of the two-story portion of the ice house), there will be a glazed curtain-wall type system to create transparency between the commercial space and the courtyard (see *Section 5: Windows* for more information. No other site work is proposed at this time.

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2. Bluestone

Description: The building has a random ashlar bluestone water table as well as bluestone string courses and window sills. The bluestone remains in overall fair condition but exhibits delamination, some chipping and spalling as well as general surface staining.

Photograph(s): 1-9 Drawing(s): A201 – A203

Work Description: The bluestone sills and coping will be gently cleaned primarily to remove surface dirt. The cleaning method to be employed will be a mild detergent cleaning (detergent cleaning such as masonRE B All Purpose Cleaner by Cathedral Stone Products or equivalent) with cold pressure washing NTE 400 psi and 4 to 5 gpm with a fan tip nozzle. In addition, where needed, a poultice (masonRE 20 Latex Waterless Poultice Cleaner by Cathedral Stone Products or equivalent) will be used for surfaces with heavy carbon staining.

In those locations where the mortar is eroded, the mortar joints will be carefully cut out and spot pointed as needed with a matching Type O mortar in the proportion of 1 part Portland (ASTM C-150, Type II, white non-staining) 2 parts Lime (ASTM C-207, Type S, Hydrated) and 8/9 parts Sand (ASTM C-144) The new mortar will match the existing mortar in color, texture, tooling, composition, joint width and profile. This work will be executed in accordance with the guidance provided in *Preservation Brief 2, Repointing Mortar Joints in Historic Masonry Buildings.*

Where there are cracks or spalls, a repair mortar (Jahn M160 Restoration Mortar by Cathedtral Stone Products or equivalent) will be used to patch the cracks.

Mock-ups of the paint stripping, cleaning, pointing and stone replacement will be completed for review by the Historic Preservation Consultant prior to the onset of the work. Good quality overall and close-up photographs of the final product will be submitted with the Part 3 application.

3. Brick

Description: The predominant exterior material is red brick. On the main building, there are tall brick pilasters that support a corbelled brick cornice (the boiler house also has a corbeled brick cornice, but no pilasters). The north elevation is covered with vines. The brick remains in overall fair condition with limited areas of damaged brick, surface staining and eroding mortar joints.

Photograph(s): 1-10 Drawing(s): A201 – A203

Impact of Proposed Work:. The brickwork throughout will be gently cleaned primarily to remove surface dirt and areas of localized staining. The cleaning method to be employed will be a gel based cleaner (masonRE B All Purpose Cleaner by Cathedral Stone Products or equivalent) with low pressure cold water rinse NTE 400 psi and 4 to 5 gpm with a fan tip nozzle. In addition, where needed, a poultice (masonRE 20 Latex Waterless Poultice Cleaner by Cathedral Stone Products or equivalent) will be used for surfaces with heavy carbon staining. The vines on the north elevation will be carefully removed to avoid damaging the brick or mortar joints.

Where needed, the mortar joints will be pointed as needed with a Type O mortar in the proportion of 1 part Portland (ASTM C-150, Type II, white non-staining) 2 parts Lime (ASTM C-207, Type S, Hydrated) and 9 parts Sand (ASTM C-144). The new mortar will match the color, texture, composition and joint profile of the adjacent mortar. This work will be executed in accordance with the guidance provided in *Preservation Brief 2, Repointing Mortar Joints in Historic Masonry Buildings.*

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Mock-ups of the cleaning and pointing will be completed for review by the Historic Preservation Consultant prior to the onset of the work. Good quality overall and close-up photographs of the final product will be submitted with the Part 3 application.

4. Entrances and Loading Dock

Description: On the south elevation of the ice house, there are double metal doors with a glass block transom in the center bay.

On the west elevation of the main five-story section, there are several modern metal doors that face a narrow loading dock. The loading dock spans about seven bays, the southernmost section being supported by concrete piers on the sidewalk and has a simple wood railing. Above the loading dock there is a modern pent roof with asphalt shingles, which extends north over a metal garage door in the northernmost bay on the 1st floor.

Photograph(s): 2-7, 9 Drawing(s): A201 – A203

Work Description: On the south elevation of the ice house, the existing doors and transom will be removed and new wood-framed glass doors with a single-light arched transom will be installed in the existing opening. This configuration will approximate the appearance of the entrance seen in the historic photos.

On the west elevation of the main five-story section, a new main entrance will be installed within the northernmost bay where the garage door currently exists. Within this opening, new aluminum-framed glass doors with sidelights and transom will be installed. Above the entrance, a new wood-framed canopy with a sloped, standing seam roof (see 2/A201 and 6/A204) will be installed to approximate the appearance of the canopy seen in the historic photos. This canopy will replace the existing, much longer canopy that exists on the west elevation (historically, a shorter canopy like the new one proposed here existed only at the north end of this elevation). Since the loading dock is obsolete and is not a historic feature, it will also be removed. The entrances on the west elevation that face the loading dock will be infilled with salvaged brick (from some of the blind openings that will be opened for new windows), which will be slightly recessed to maintain the expression of the opening.

5. Windows

Description: *Cold Storage Building* – On the south (East 4th Street) or primary elevation, the 1st floor, which is partially below grade, contains three infilled window openings within the water table, and on the 2nd floor there are three infilled window openings and one former door opening. The 3rd and 4th floors each have four blind window openings with arched heads (the openings never contained windows). This blind openings continue around to all bays on the west and north elevations, however on the 1st floor of the west elevation, there are several 1/1 modern aluminum windows that face the loading dock. On the east elevation, there are a limited number of window openings on the 3rd through 5th floors, all of which have been infilled with glass block.

Ice House – On the 1st floor of the boiler house there are large arched windows infilled with glass block on either side of the entrance in the center bay. All three arched window openings (the center opening is the largest) on the 2nd floor are also infilled with glass block. On the east elevation, the first two bays from the south contain glass block infill with metal security grates over the 1st floor windows. Moving north, there are four additional multi-light steel industrial windows on the one-story portion of the boiler house, also with metal security grates. There are three additional windows in the rear addition, but these have been infilled.

Photograph(s): 1-10 Drawing(s): A201 – A205

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Work Description: In order to maintain a majority of the blind openings, nearly all of which are original, the interior of the main five-story section has been laid out in such a way that pushes all of the apartments to the east elevation with corridors running the full length of the building along the west elevation. As there are currently very few windows on the east elevation, a number of simple 1/1 double-hung wood windows are proposed on all five floors in order to provide natural light and fresh air to the apartments (the existing openings described above will be retained and reused). On the 5th floor, the windows will be shorter to avoid any impact to the character-defining corbelled brick cornice (the existing openings that do extend into the cornice will be retained and will also have new 1/1 windows).

Although the east elevation has always had a limited number of windows, creating this many new openings is the only way to adapt the building for residential use without altering most (if not all) of the significant blind openings on the south, west and north elevations, which would dramatically alter the historic appearance of the building. Since the east elevation is the least visible part of the building, particularly from Adams Street where the ice house will block views of the new windows, the project team believes this is the least impactful approach to adapting the building to a new use by providing natural light and fresh air into the apartments. From the north, the impact of the new windows will also be very limited due to the fact that the first new openings will be located 38'0" in from the north elevation (approximately at column line 3.1 as depicted on A202). The first three windows from the north will exist in openings that largely already exist. Under this plan, all existing blind openings on the west and north elevations will be preserved as-is, except for brick cleaning, repair and pointing work, which will take place as described in *Section 3: Brick*. On the 1st floor of the west elevation the windows facing the loading dock will be infilled with salvaged brick (from some of the blind openings that will be opened for new windows), which will be slightly recessed to maintain the expression of the opening.

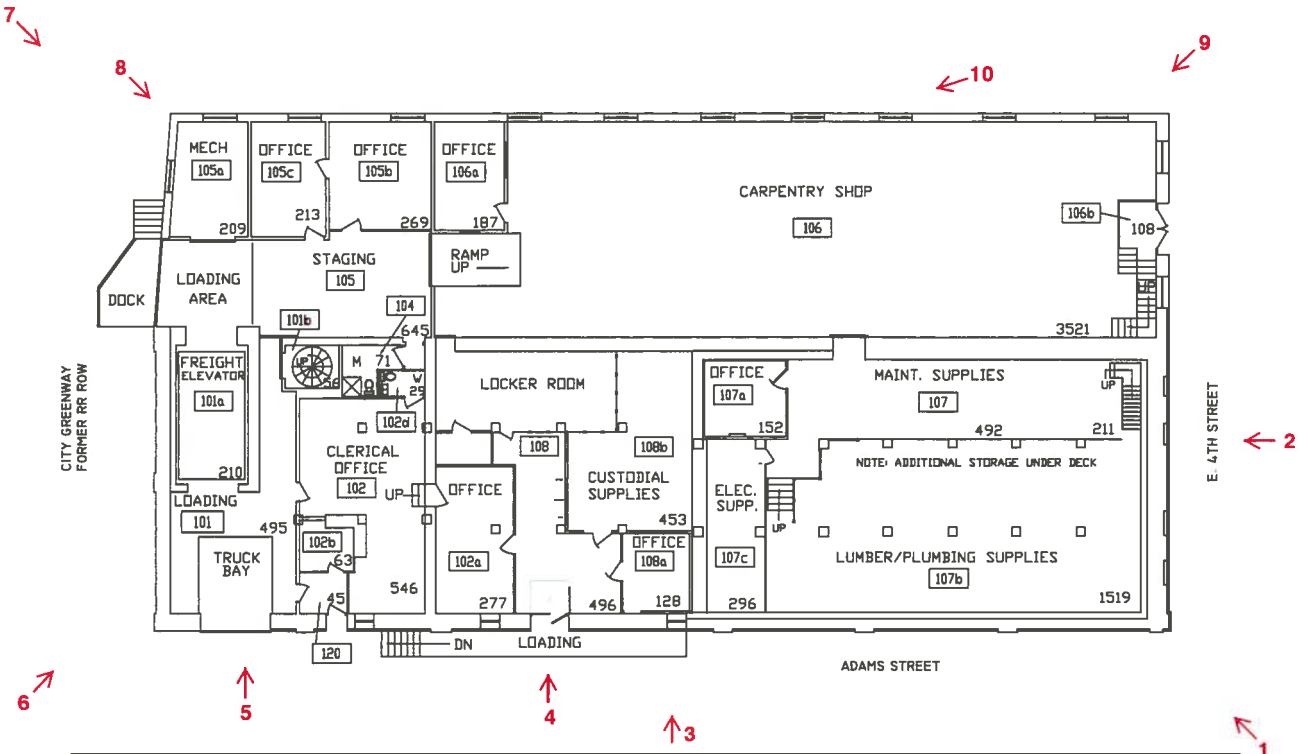
Because there will be apartments at the south end of the building on all floors, the blind openings in the second through fourth bays from the west on the south elevation will be opened and new 1/1 double-hung wood windows will be installed in the full extent of the openings. The new windows will be installed so that they are on the same vertical plane as the existing brick infill. New 1/1 windows will also be installed in the existing (currently infilled) openings within the water table. The existing blind openings in the first bay will be preserved.

In the ice house, the existing glass block will be removed from all openings. On the south elevation, new 1/1 double-hung windows with semi-circular arched heads will be installed in the bays that flank the center openings. On the 1st floor, new glass double doors with a single-light arched transom will be installed to emulate the appearance of the entrance that appears in the historic photos. The same approach will be taken on the 2nd floor, where there were once loft doors. On the east elevation, new 1/1 double-hung wood windows will also be installed in the existing openings on both floors. In the east wall of the one-story addition that is being retained, the existing metal windows will be retained, repaired as needed and repainted (see 3/A202).

On the north elevation of the ice house, a new aluminum framed curtain-wall type system will be installed on the 1st floor to create more transparency between the commercial space and the proposed courtyard area in the rear. This new system, which will consist of operable NanaWall-type doors on the lower portion with a multi-light aluminum-framed window wall above, will fit entirely within the opening that already exists between the two-story ice house and the rear one-story additions that are proposed to be demolished (no further historic material will be removed to create this opening). Due its location approximately 120' in from the north elevation, the new glazing system will have only a minimal impact on views of the building from the north. Above the new glazing system, new single-light wood windows will be installed in the existing openings.

BRINKER LOFTS

321 Adams Street
South Bethlehem HCC
Building Photos

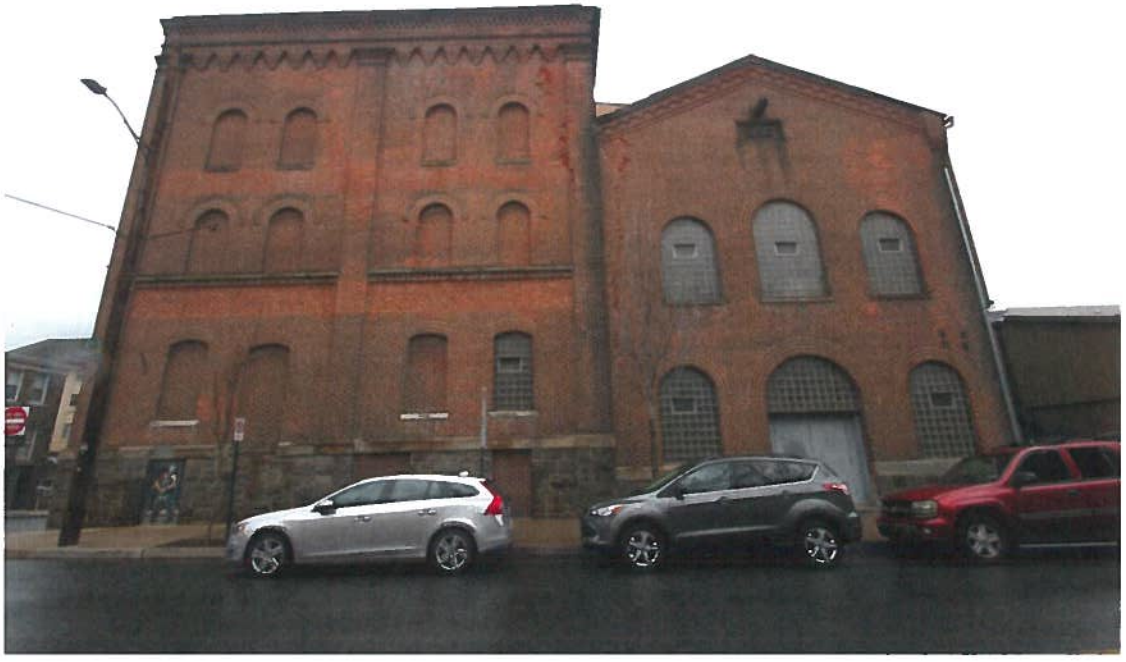


BUILDING SUMMARY	FLOOR SUMMARY	DEPARTMENT LEGEND	LEHIGH UNIVERSITY
GROSS SQ. FT.: 52,421 NET ASSN. SQ. FT.: 40,624 CONSTR.: c. 1895 ARCHITECT: UNKNOWN	GROSS SQ. FT.: 12,879 NET ASSN. SQ. FT.: 8,917	FACILITIES SVCS	SERVICE BUILDING 321 ADAMS STREET BLDG. NO. 1 — FIRST FLOOR SCALE: 0 5 10 20 FILE: 001_A1.DWG DATE: 7/01/2013

PHOTO KEY

PHOTO #1

PHOTO #2



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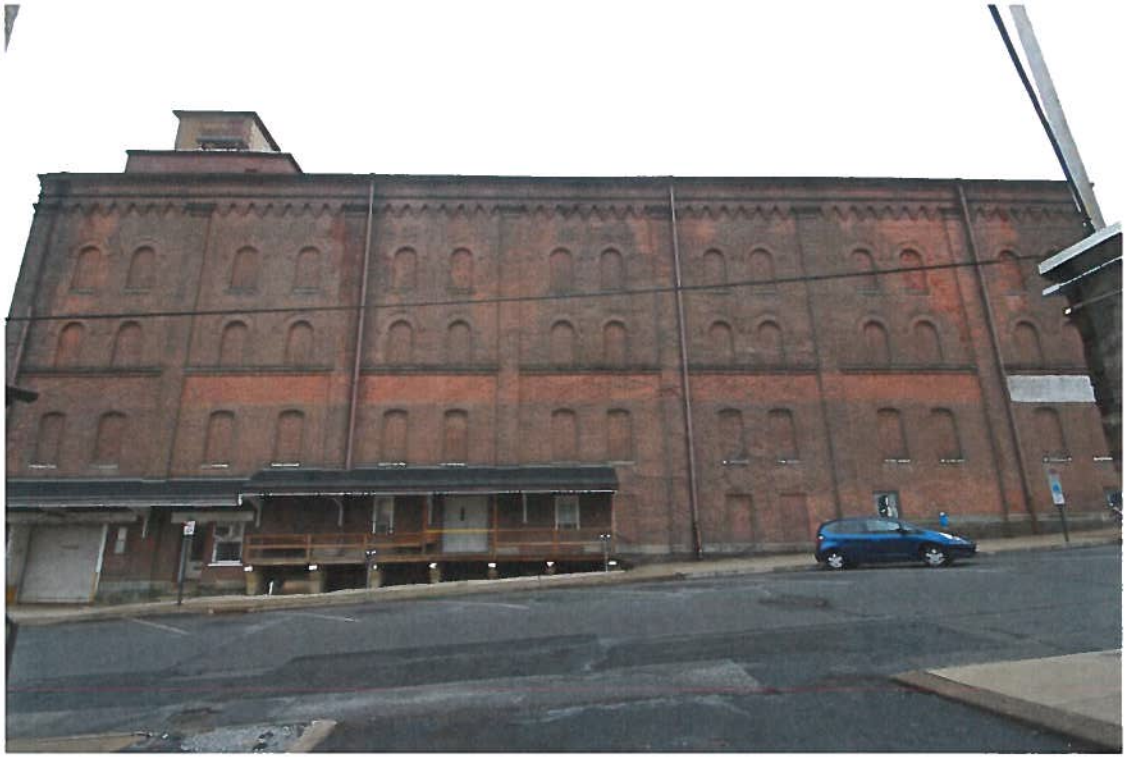


PHOTO #4

PHOTO #5

PHOTO #6

PHOTO #7

PHOTO #8

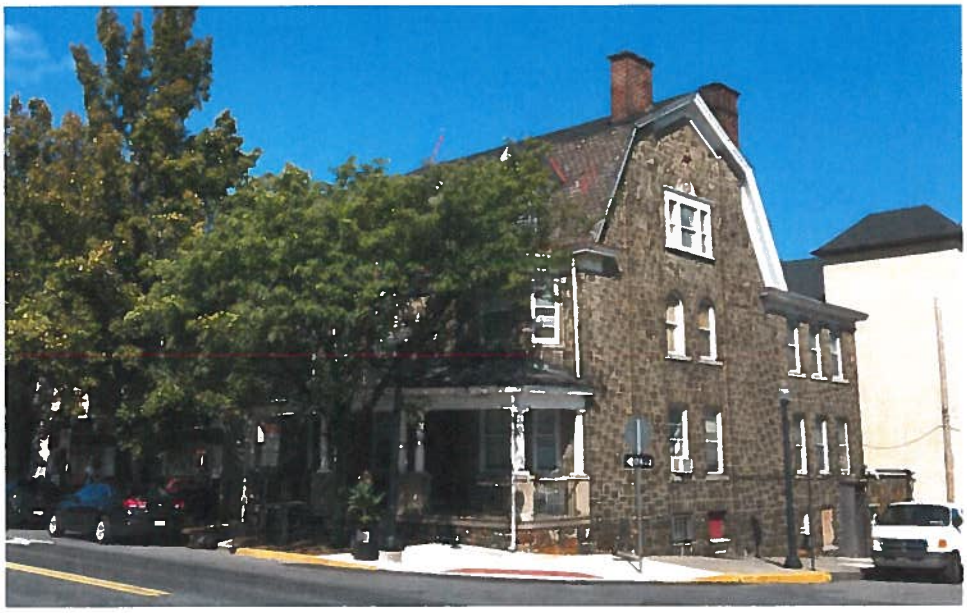
PHOTO #9

PHOTO #10

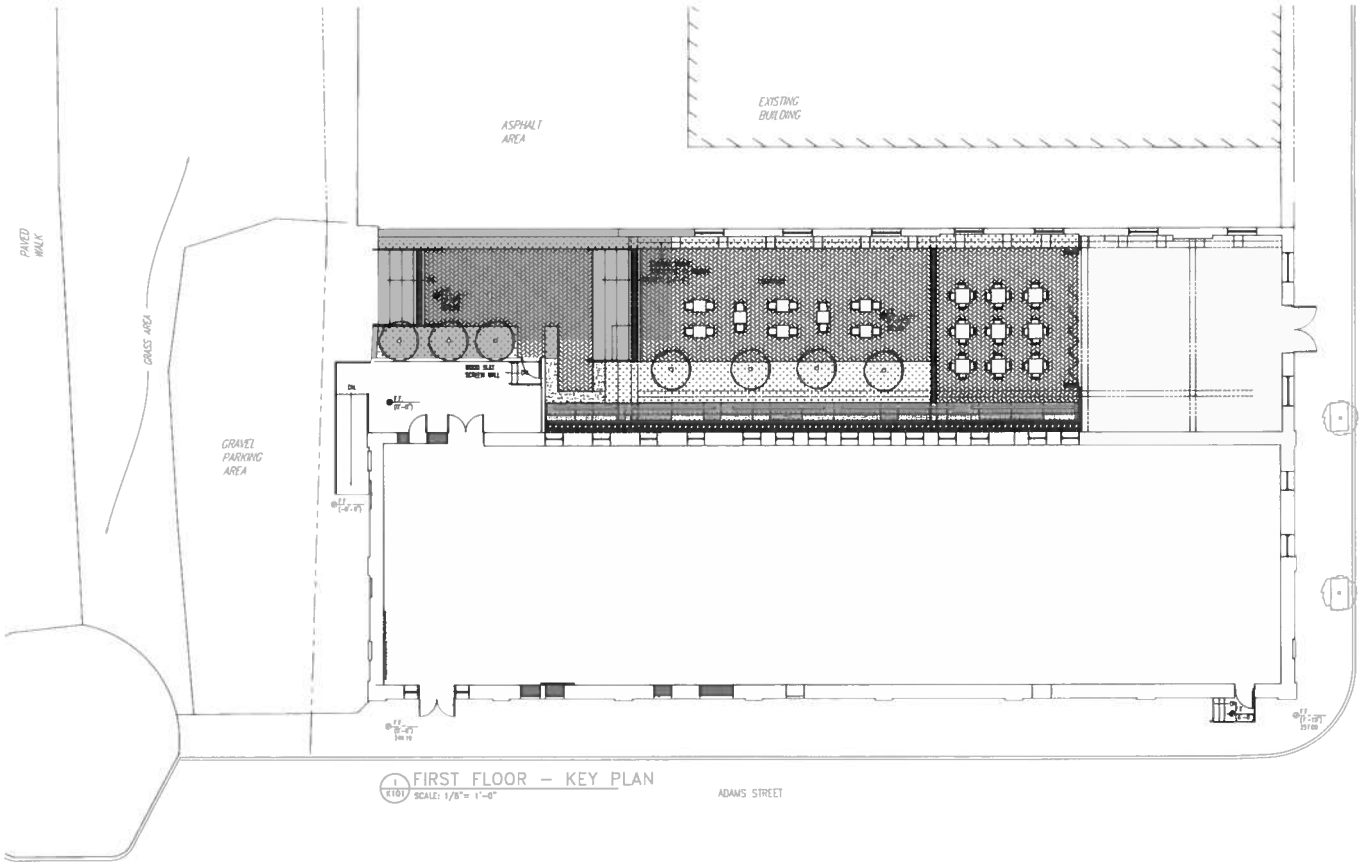
BRINKER LOFTS

321 Adams Street
South Bethlehem HCC
Photos of Neighboring Buildings

NEIGHBORING BUILDING TO WEST



NEIGHBORING BUILDING TO EAST



FIRST FLOOR – KEY PLAN
SCALE: 1/8"= 1'-0"

hemmler + camayd architects

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A/E Team

CORNERSTONE CONSULTING
CIVIL ENGINEERS

KEAST & HOOD
STRUCTURAL ENGINEER

CORNERSTONE CONSULTING
MEP ENGINEER

DEVELOPER

JEFFERSON - WERNER LLC

Project Name + Location

BRINKER LOFTS AT SOUTH BETHLEHEM
321 ADAMS AVE.
BETHLEHEM, PA

Revisions

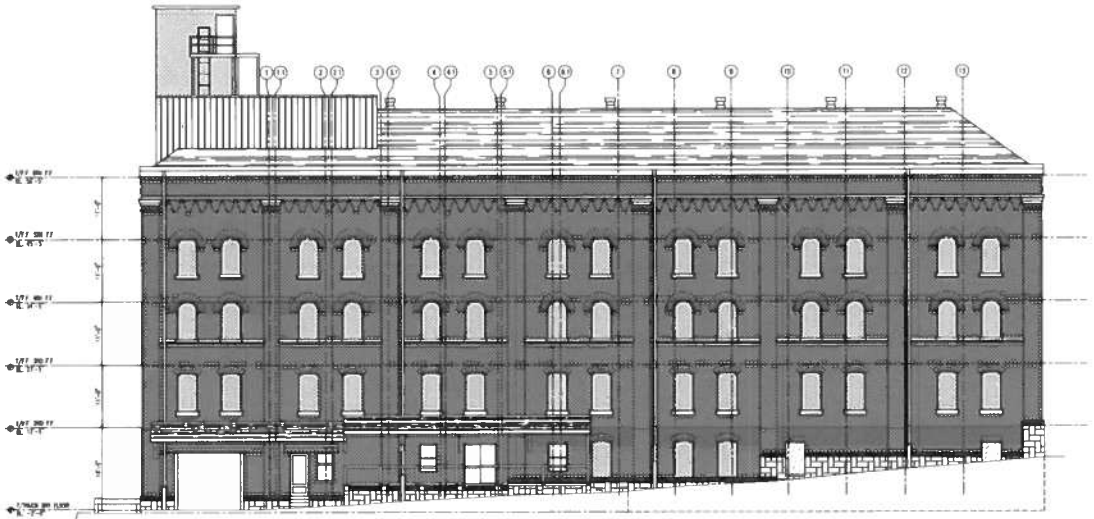
General Notes

Sheet Information

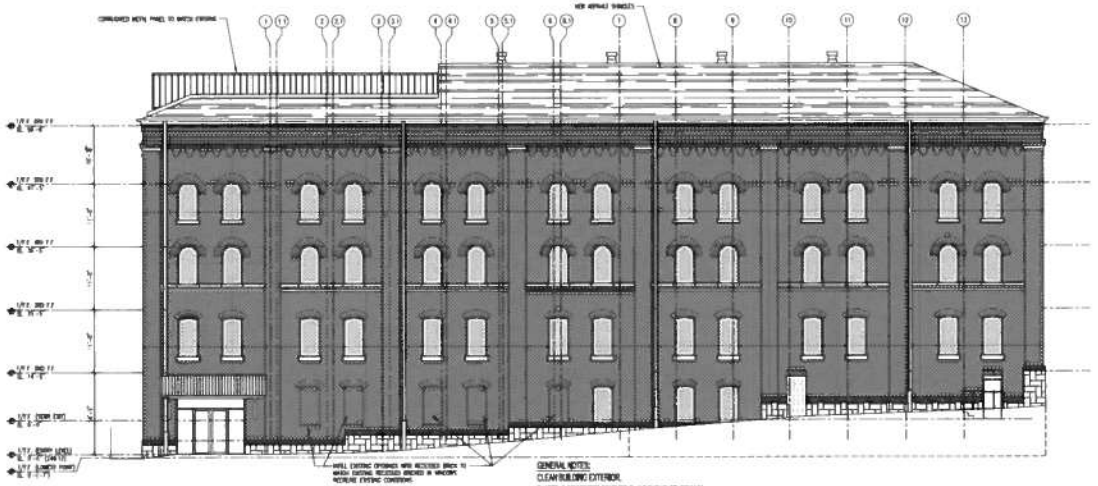
FIRST FLOOR KEY PLAN

drawn: RM/PR
checked: TJG
reviewed: TJG
16,070
09/01/17

K 101



1 A201 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"



1 A201 PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES:
CLEAN BUILDING EXTERIOR.
EXISTING RECESSED BRICKED IN WINDOWS TO REMAIN.
PROVIDE & INSTALL ELASTOMERIC JOINT SEALANT AT PERIMETER OF ALL DOORS & WINDOWS WHERE MISSING OR WHERE DETERIORATED.
MASONRY RESTORATION NOTES:
REPAIR AND REMEDIATE STRUCTURAL WEAKNESSES. REPAIR MASONRY (ALL BRICK) TO RETURN BUILDING TO A WATER TIGHT CONDITION.

hemmler + camayd architects

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MEP ENGINEER

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Project Name + Location
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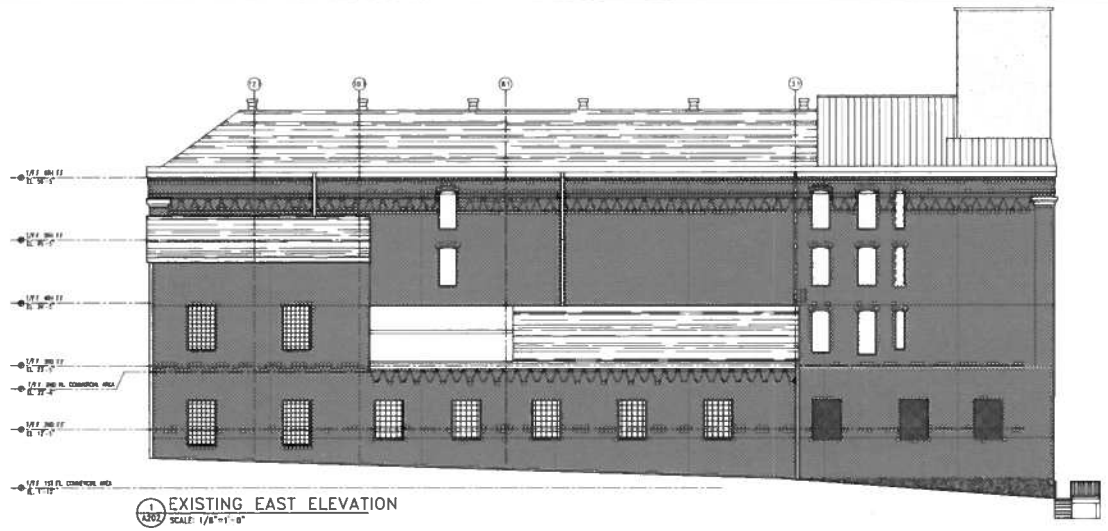
321 ADAMS AVE.
BETHLEHEM PA

Revisions

General Notes

Sheet Information
BUILDING ELEVATIONS
WEST EXIST. / PROPOSED

A
201



1 A202 EXISTING EAST ELEVATION
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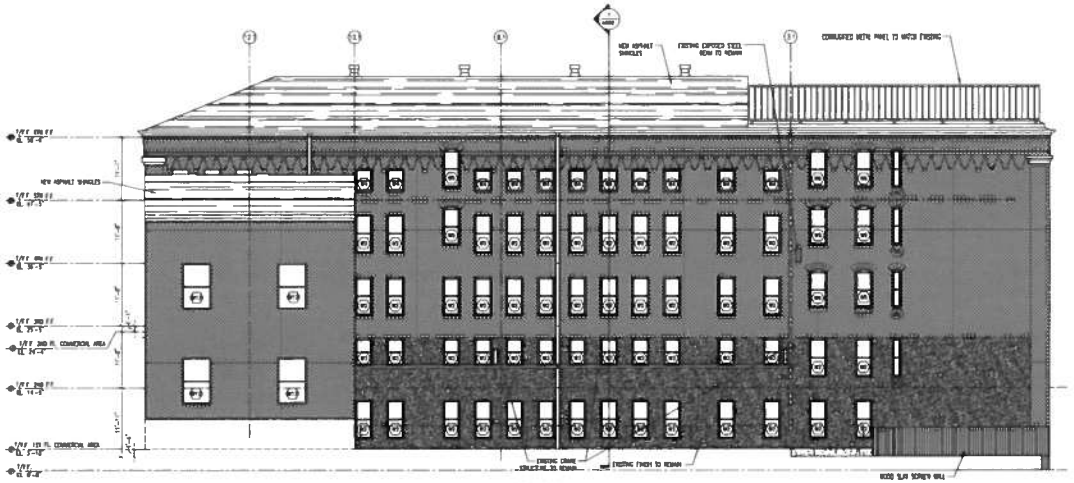
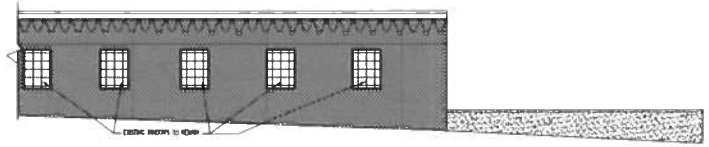


1 A202 PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES:
CLEAN BUILDING EXTERIOR.
PROVIDE & INSTALL ELASTOMERIC JOINT SEALANT AT PERIMETER OF ALL DOORS & WINDOWS WHERE MISSING OR WHERE DETERIORATED.
MASONRY RESTORATION NOTES:
REPAIR AND REMEDIATE STRUCTURAL WEAKNESSES. REPAIR MASONRY (ALL BRICK) TO RETURN BUILDING TO A WATER TIGHT CONDITION.



1 A203 PROPOSED PARTIAL EAST ELEVATION
SCALE: 1/8"=1'-0"

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BETHLEHEM PA

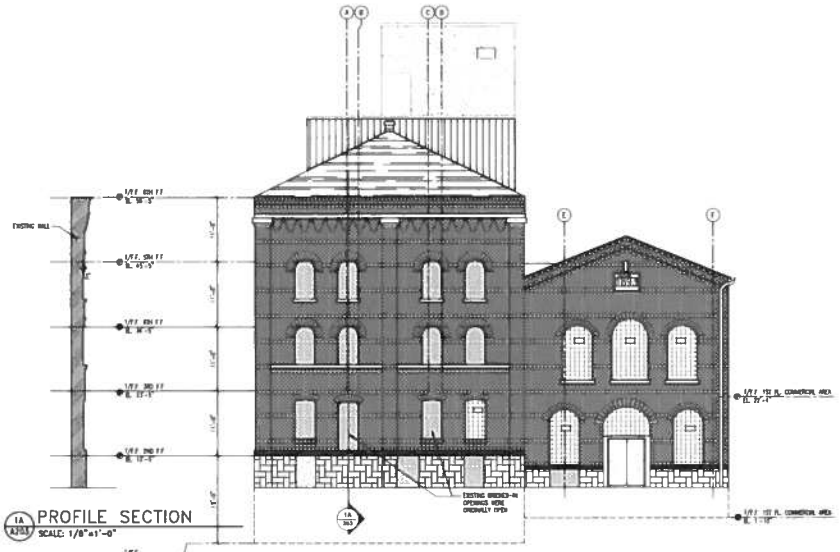
Revisions

General Notes

Sheet Information
BUILDING ELEVATIONS
EAST EXIST. / PROPOSED

drawn:
checked: TJG
reviewed: TJG
16.070
09/01/17

A
202



1A A203 PROFILE SECTION
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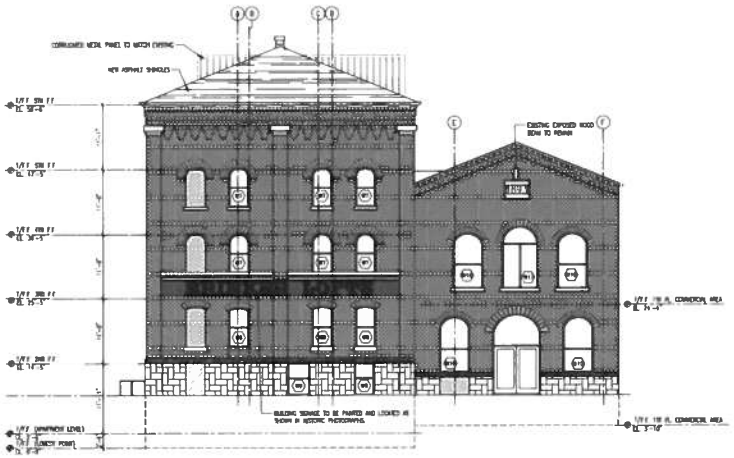
1 A203 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 A201 PROPOSED SOUTH ELEVATION
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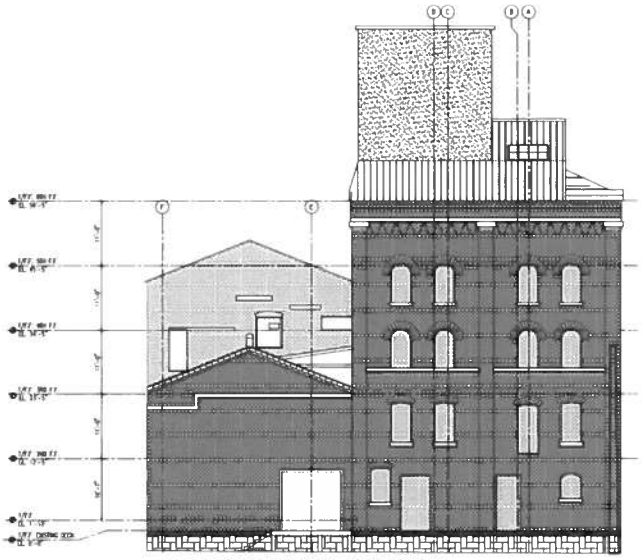

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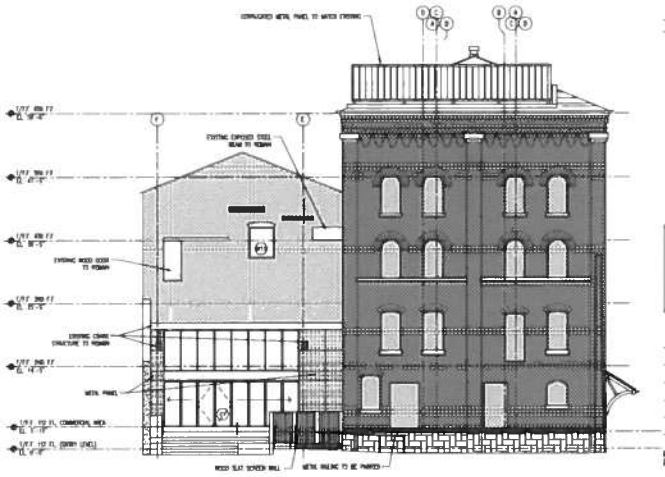
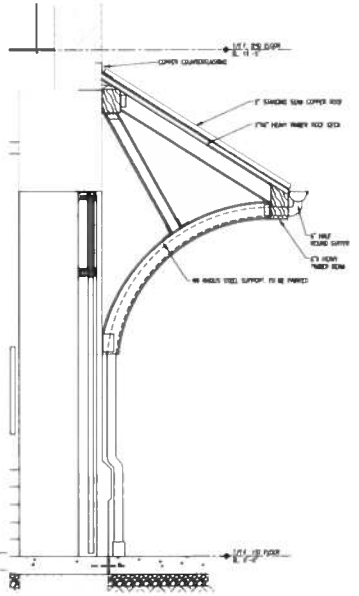


3 A201 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"



5 A203 PARTIAL SECTION @ MAIN ENTRY
SCALE: 3/4"=1'-0"

hemmler + camayd architects

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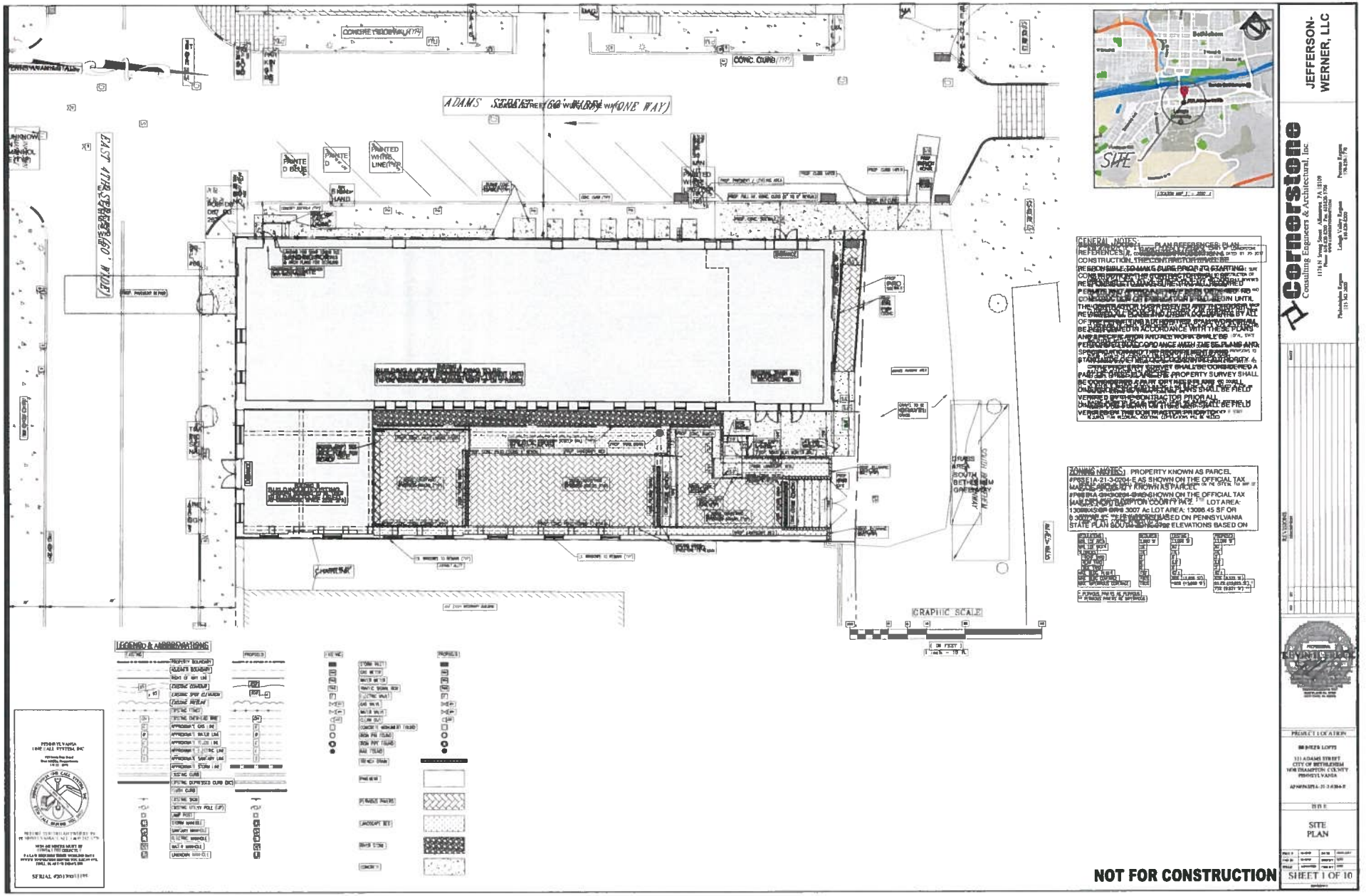
Sheet Information

BUILDING ELEVATIONS
EXIST. / PROPOSED

drawn:
checked: TJG
re-plotted: TJG
16.078
09/01/17

A
203



GENERAL NOTES:

PLAN REFERENCES: PLAN

ZONING NOTES: PROPERTY KNOWN AS PARCEL

LEGEND & ABBREVIATIONS

NOT FOR CONSTRUCTION

JEFFERSON-WERNER, LLC

Cornerstone
Consulting Engineers & Architectural, Inc

PROJECT LOCATION

111 ADAMS STREET
CITY OF BETHLEHEM
NORTHAMPTON COUNTY
PENNSYLVANIA

TITLE

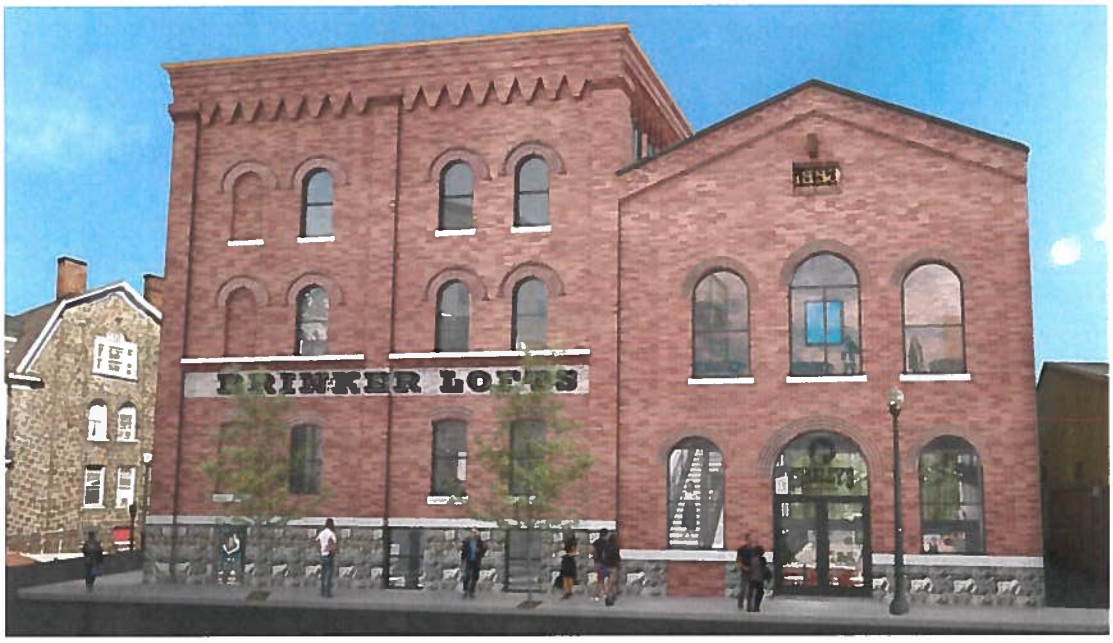
SITE PLAN

SHEET 1 OF 10

BRINKER LOFTS

321 Adams Street
South Bethlehem HCC
Project Renderings

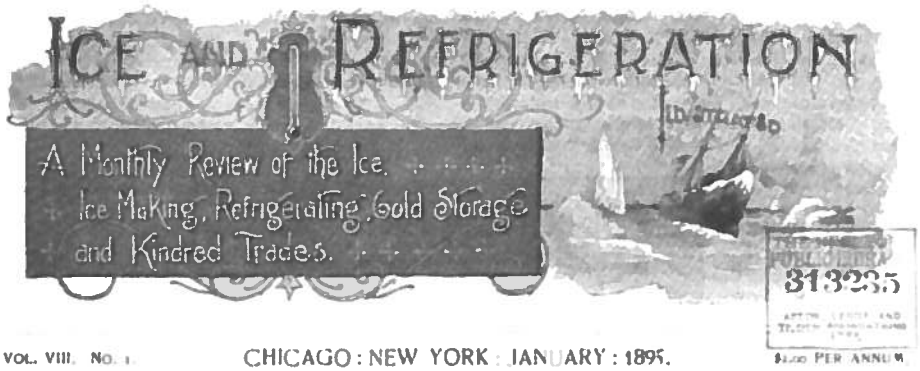
4th STREET ELEVATION



COURTYARD
VIEW LOOKING SOUTH FROM GREENWAY

BRINKER LOFTS

321 Adams Street
South Bethlehem HCC
Property Photo from
Ice & Refrigeration Illustrated - January 1895



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[Written for ICE AND REFRIGERATION.]

A PENNSYLVANIA PLANT.

DESCRIPTION OF THE ICE MAKING AND COLD STORAGE ESTABLISHMENT OF THE LEHIGH VALLEY COLD STORAGE CO., AT SOUTH BETHLEHEM, PENN.

THE Lehigh Valley Cold Storage Co. was organized in November, 1893, with a capital stock of $135,000, and is officered by Adam Brinker, president; Dr Joseph Thomas, vice-president; J. B. Meixell, secretary and treasurer, and E. B. Amole, general manager, all of whom are residents of South Bethlehem, except Dr. Thomas, who is president of the Quakertown National Bank, Quakertown, Pa. The ice making and cold storage plant of the company was erected during the winter of 1893-94, and is here illustrated as one of the representative installations of this character in the state of Pennsylvania.

EXTERIOR VIEW OF THE LEHIGH VALLEY COLD STORAGE COMPANY'S PLANT, SOUTH BETHLEHEM, PA.

While completing the organization of the company the promoters spent considerable time investigating the methods of refrigerating cold storage houses and current machinery for making ice, and during that time examined also a number of representative plants. They then adopted the system of mechanical refrigeration, and gave the contract to Kreiss & Stupp, of Reading, Pa., to design and erect the building on that basis, and to equip it with "Consolidated" ice making and refrigerating machines as built by John Featherstone's Sons, Chicago, for whom Kreiss & Stupp are sole eastern sales agents. The South Bethlehem company were not a little influenced in this decision by the fact that the same parties designed, built and equipped the plant of the Reading cold storage and ice making establishment, which is regarded as one of the finest plants of that description in the eastern states.

The buildings of the Lehigh Valley Cold Storage Co. at South Bethlehem, a view of which is given on this page, were designed to contain refrigerated storage room for 60,000 cases of eggs, or their equivalent, and ice making room and conveniences for the production of forty tons of ice daily. The plans specified all the improved appliances known to refrigerating and steam engineering at the moment of installation of the complete line of machinery called for by the specifications. The machinery was ordered to be in duplicate.

The buildings cover a plot of ground 167×80 feet, the main building standing on the corner of Fourth and Birch streets, while the two story engine and boiler house adjoins it, as shown on the right of the picture herewith. The walls and main structural parts of the buildings are of brick, with woodwork of selected pine and spruce lumber. The building is a fine example of ornamental brick work, the requirements of its location dictating that more than usual consideration should be given to the appearance of the building's exterior, for considerable opposition was manifested against the location of such a plant in the midst of fine residences. Now that the plant is completed, however, that opposition has largely disappeared. The site abuts the railway, from which the company has built its own siding, giving the building perfect facilities for shipping and receiving goods at the first floor.

A TRIP THROUGH THE PLANT.

In making an inspection of the plant a visitor would

BRINKER LOFTS

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