

# **Proposed Renovation to; THE PRESIDENT'S PLACE**

114 W. 4th Street., Bethlehem, PA.

## **EXTERIOR:**

1. Repair and clean the stone walls along 4th & Martel St.
2. Remove unnecessary signage facing 4th Street.
3. Install a new roof & flashing.
4. Replace and repair any broken window sash.
5. Install new storm windows over all wood windows.
6. Repair & refinish front porch wood ceiling.
7. Remove thru the wall AC units, match brick.
8. Repair & repoint all brick chimneys as needed.
9. Repair & repoint any areas of damaged brick walls.
10. Repair woodwork at bays and trim.

## **INTERIOR:**

1. Install new Plumbing lines as needed.
2. Install new Electrical wiring from panel boxes.
3. Install new plumbing fixtures in proposed bathrooms.
4. Install new kitchen cabinets & granite tops.
5. Install new LED lighting where possible.
6. Maintain all historic features wherever possible.
7. Repair & refinish wood floors as necessary.
8. Install new wood floors, tile, carpet per design.

## PROJECT OVERVIEW for THE PRESIDENT'S PLACE

LOCATION: 114 W. 4th St. & Martel St., Bethlehem, PA. *Updated: January 15, 2018*

This urban infill project encompasses the renovation of the former Grace home and the construction of a modern apartment building to the rear of the home. The new building will house 27 market rate apartments, with many amenities. The apartment mix currently is 5-studios & 22-One Bedroom units. Many of the neighboring buildings along W.4th Street & Martel St., house apartments. The Brodhead House which provides University based dormitories fronts on W.Morton St. Also, there are two proposed 7-story residential buildings along W. 4th Street between Vine & New Streets (just one block east of this site).

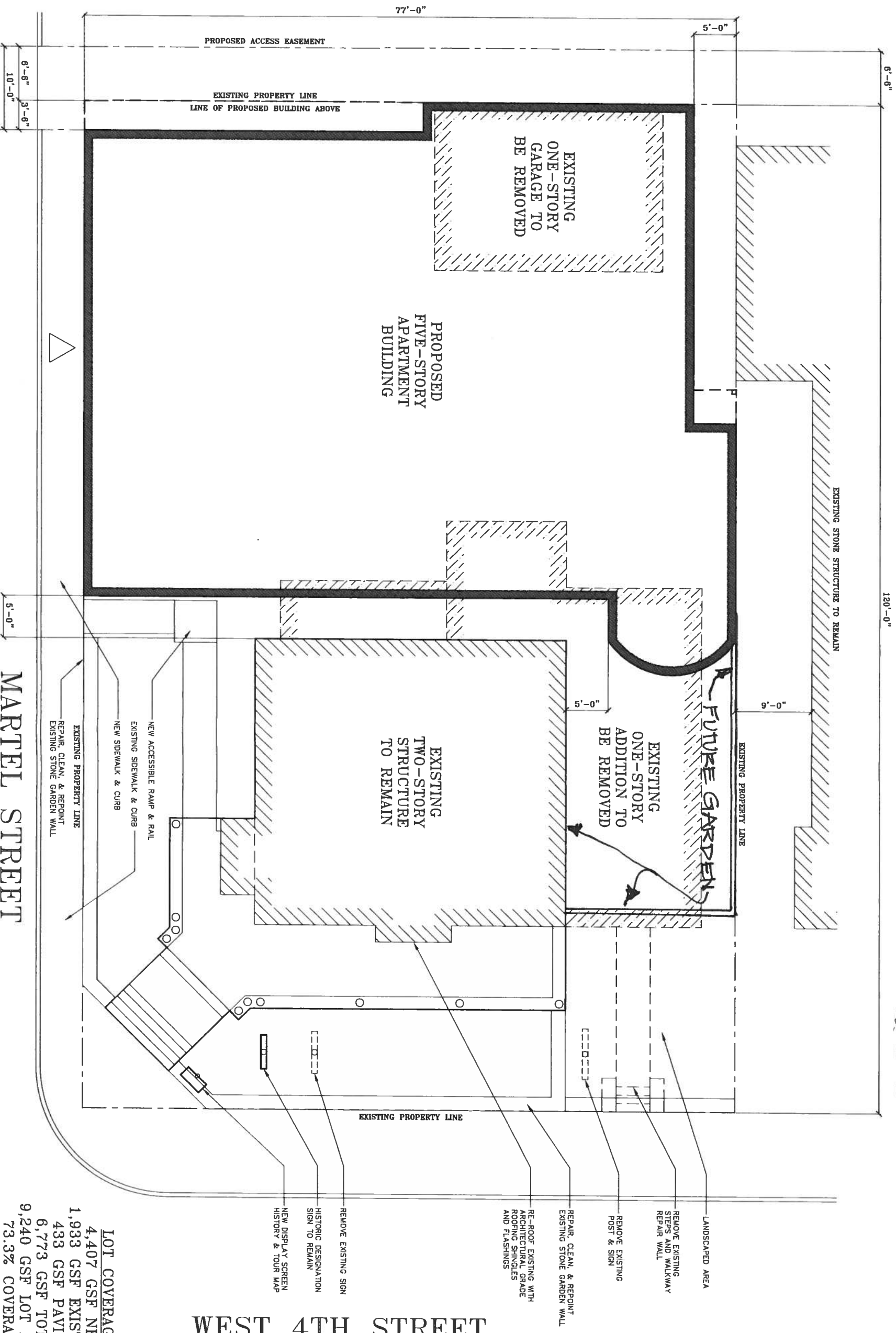
We are proposing to demolish the one-story additions and one car garage on the property. The addition on the west side of the house is generic architecture (plane vanilia) and occupies what once was a nice green space between the President's home & Bible Fellowship Church. By demolishing this western most addition we shall return it to "Green Space". The one-story garage and rear additions were not built at the same time as the home, and are generic in their architecture. If one goes onto the NPS-National Park Service website, there you will find that the NPS expects and allows the demolition of non-period additions. Our firm has demolished similar additions in the past with the blessing of the NPS staff.

The proposed new building will be 5-Stories in height, which is one story less than the neighboring Brodhead House dormitory (LU) which backs up to Martel street. The new Broughal Middle School fronts on W.Morton Street and looks down Martel Street toward 4th Street. Broughal Middle School is 5-stories high for the entire length of the block. The Bible Fellowship Church on the West side of the home has a +70' tall Bell tower, and the main roof appears to be +40' tall in the center. Currently Lehigh University is planning two; +4 to 5-story dormitory buildings at the NWC of 4th & Brodhead Streets (extending up to Morton St.).

The exterior wall treatment of the North facing facade which faces the former president's home shall be quiet in shape, texture and color. We have designed 3 Alternate Concepts; for the shape of the new building: **A, B & C**. The new building shall be a wood frame building, with a steel & concrete deck on the 1st & 2nd floors. The entire building shall be sprinklered in accordance with the current codes of The City of Bethlehem. Along part of the South property line we are proposing to form a 10' wide easement with the neighbor. Additionally we have met with some church members, and concurred to remain 4'-back from their south side meeting room. Our future plans shall include ideas to improve the street scape /along Martel St., see color renderings. We will be happy to present color renderings of the proposed concepts at the next HCC meeting.

Thank you,  
Robin Reshetar, AIA

**CONCEPT "B"**



**PROPOSED PRELIMINARY SITE PLAN**

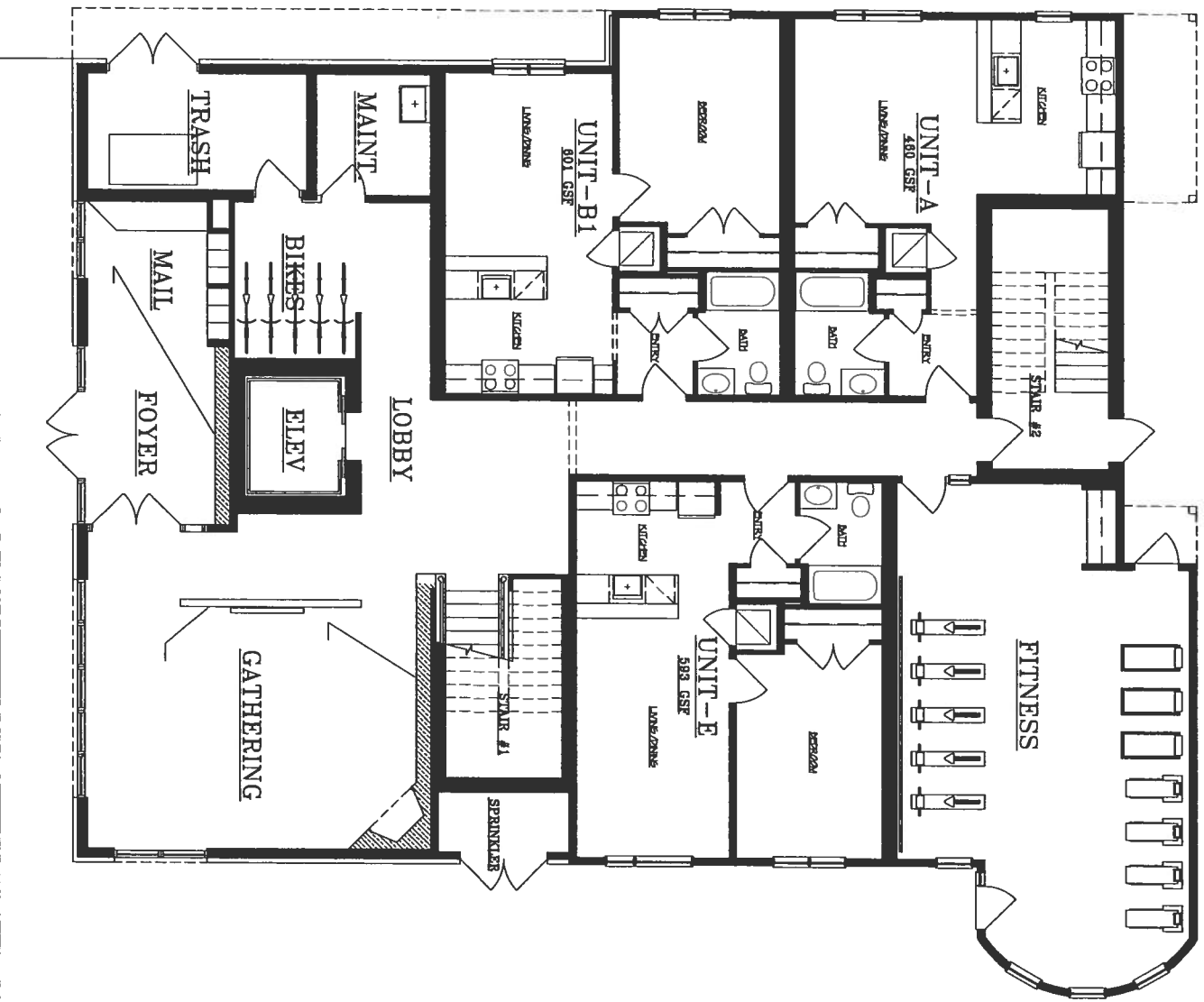
scale:  $\frac{3}{16}$ " = 1'-0"

**LOT COVERAGE**  
 4,407 GSF NEW  
 1,933 GSF EXISTING  
 433 GSF PAVING  
 6,773 GSF TOTAL  
 9,240 GSF LOT AREA  
 73.3% COVERAGE

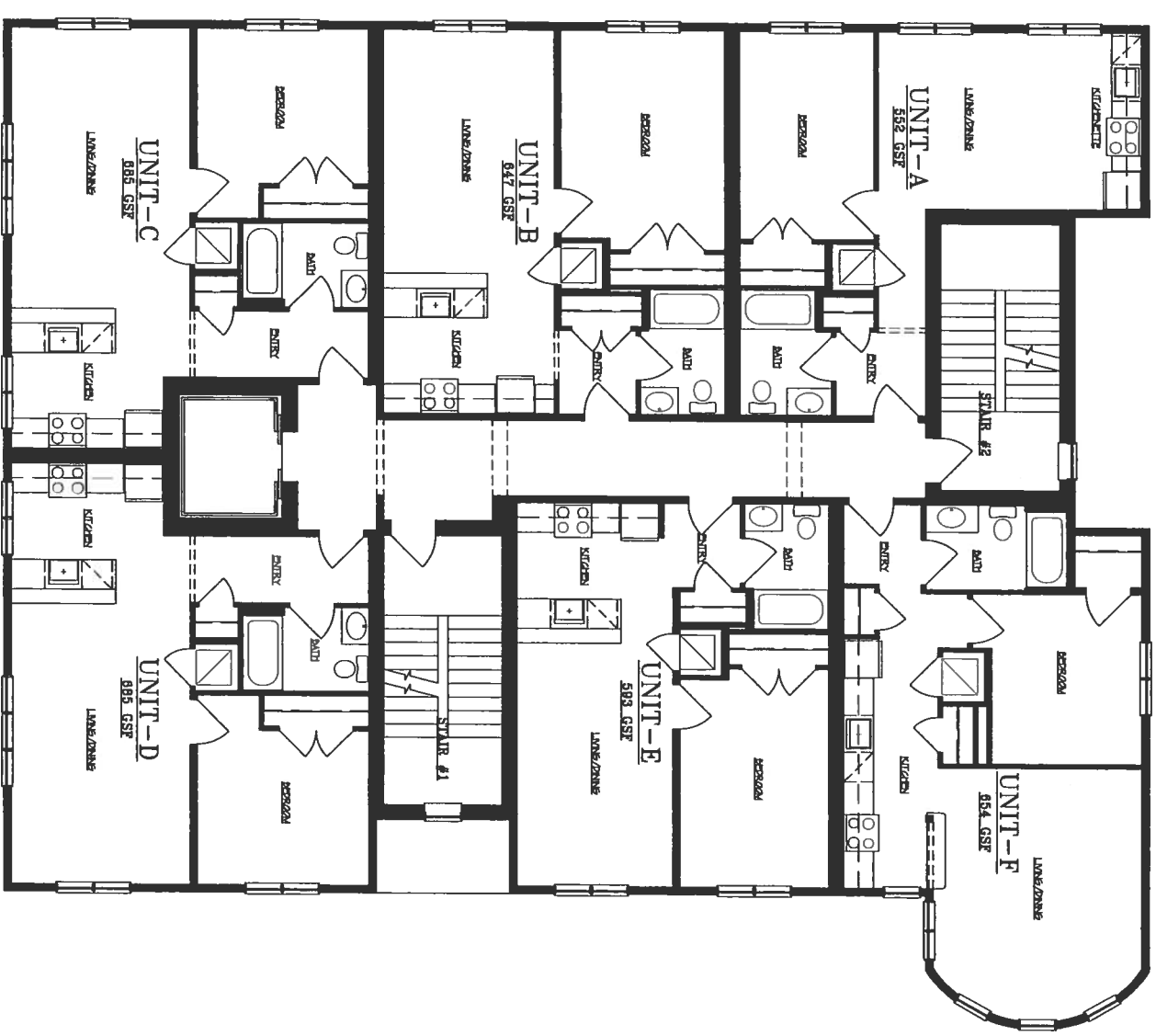
**PLANNING SUBMISSION**  
 DATE: 1/10/2018

**WEST 4TH STREET**

<p>PD-1</p>	<p>Proposed Luxury Apartments at  <b>President's Place</b>          114 West Fourth Street          City of Bethlehem, Pennsylvania</p>	<p><b>RESHETAR GROUP</b>          ROBIN RESHETAR, AIA</p> <p>Design - Build - Develop          www.ReshetarGroup.com          rreshetar@comcast.net          PA: 215-783-1691          TX: 512-774-8100</p> <p><i>Innovation in Solar &amp; Green Concepts since 1980</i></p>	<p><b>© 2018</b></p> <p>This plan is the property of Robin Reshetar, Architect. No part of this drawing may be reproduced or forwarded in any form or by any means without the written consent of Robin Reshetar.</p> <p><b>Revision/Date</b></p> <table border="1"> <tr> <td>12/11/17</td> <td>PRELIM SUBMISSION</td> </tr> <tr> <td>1/10/18</td> <td>PLANNING SUBMISSION</td> </tr> </table> <p><b>DATE:</b> OCTOBER 31, 2017  <b>SCALE:</b> AS NOTED  <b>DRAWN BY:</b> DTS  <b>CHECKED BY:</b> [ ]</p> <p><b>TITLE:</b> PROPOSED SITE PLAN CONCEPT</p>	12/11/17	PRELIM SUBMISSION	1/10/18	PLANNING SUBMISSION
12/11/17	PRELIM SUBMISSION						
1/10/18	PLANNING SUBMISSION						



GROUND FLOOR  
PLAN



RESIDENTIAL  
FLOORS 2-4

# PROPOSED BUILDING PLANS

scale: 3/16" = 1'-0"

**RESHETAR GROUP**  
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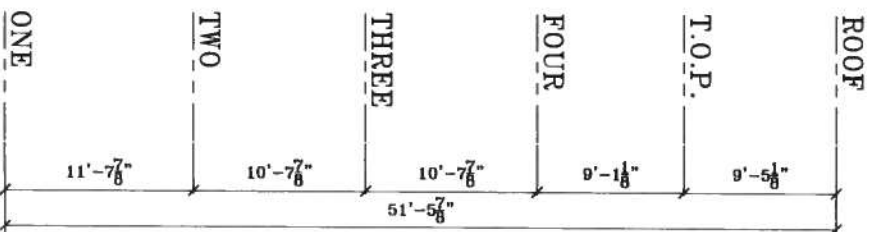
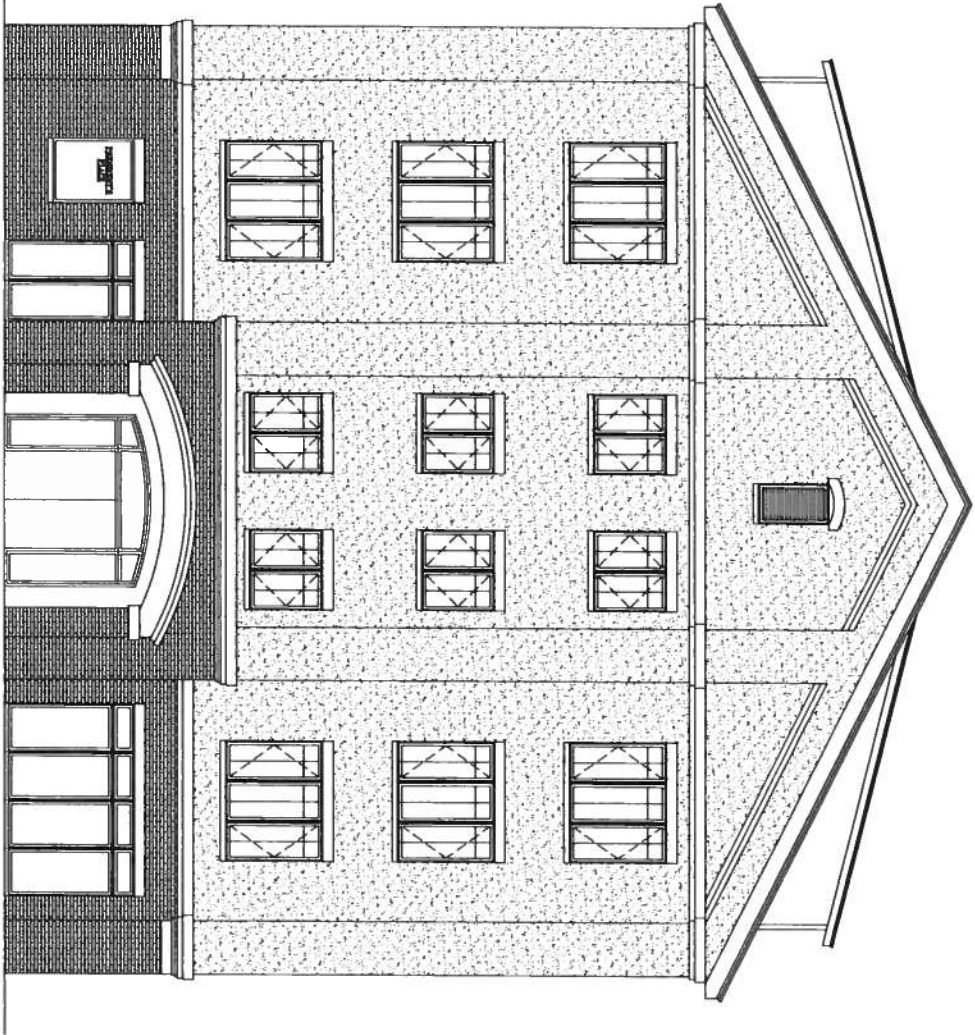
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Revision/Issue	12/11/17-PRELIM SUBMISSION
	1/16/18-PLANNING SUBMISSION
DATE	OCTOBER 31, 2017
SCALE	AS NOTED
Drawn By	DTB
Job Number	
<b>PROPOSED BUILDING FLOOR PLANS</b>	

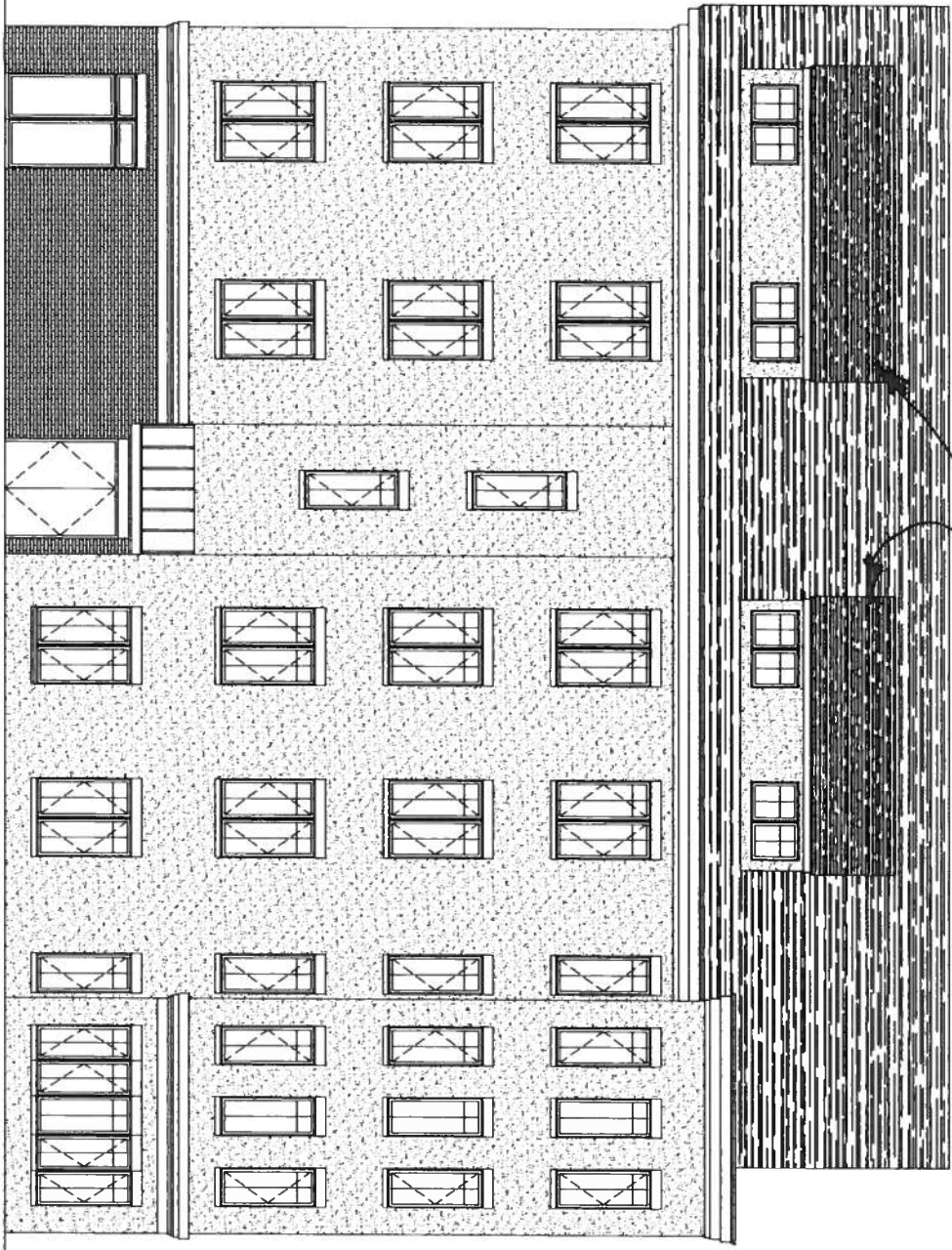
PD-2

PLANNING SUBMISSION  
DATE: 1/16/2018

MARTEL STREET  
WEST ELEVATION



FOURTH STREET  
SOUTH ELEVATION



POSSIBLE DARNERS

PROPOSED BUILDING ELEVATIONS

scale: 3/16" = 1'-0"

PLANNING SUBMISSION  
DATE: 1/16/2018

PD-3a

DATE:	OCTOBER 31, 2017
SCALE:	AS NOTED
OWNER:	DTIS
DESIGNER:	
PROJECT:	
REVISIONS:	
DATE:	
BY:	
DESCRIPTION:	
DATE:	
BY:	
DESCRIPTION:	

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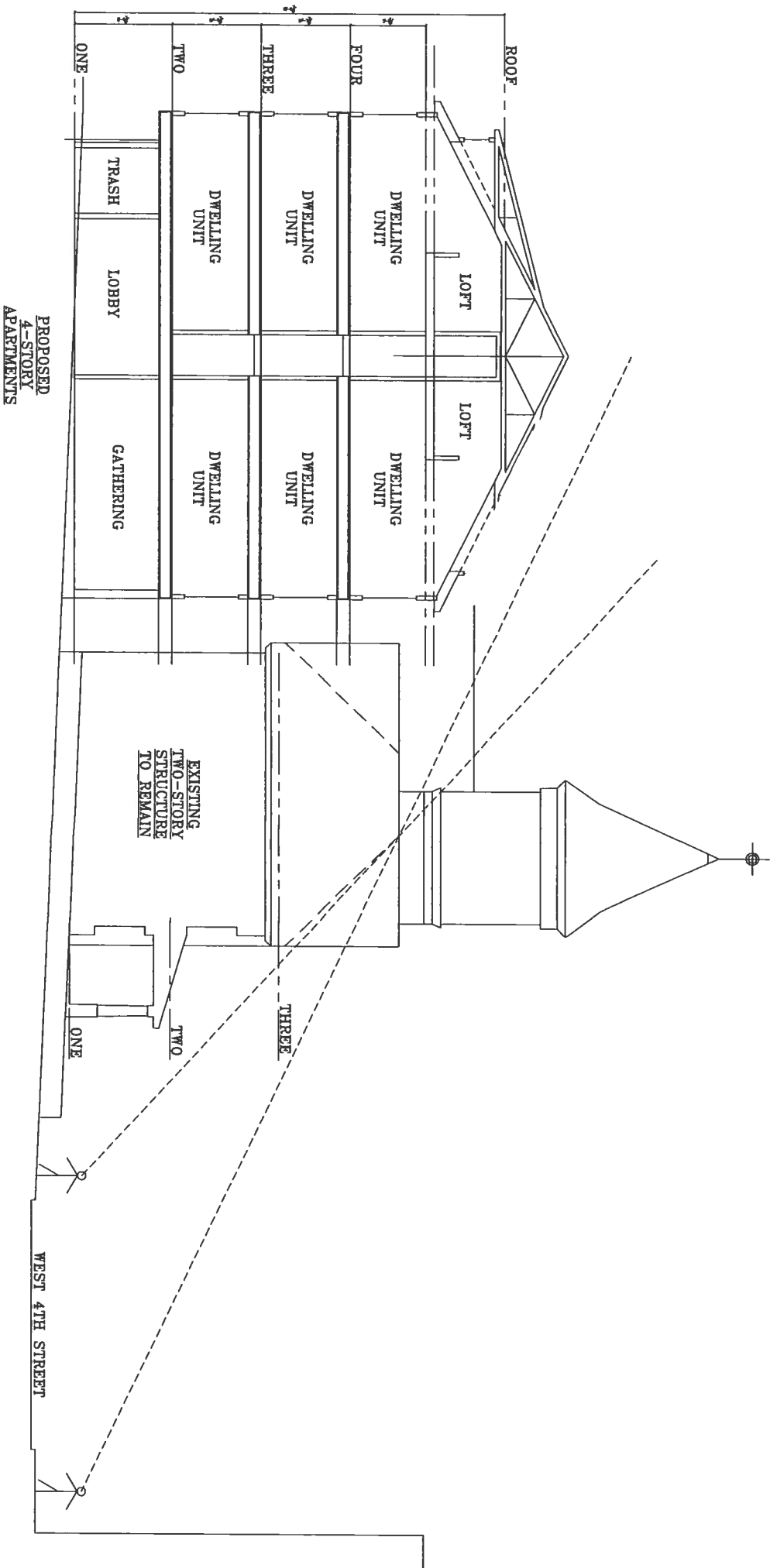
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PROJECT NAME AND ADDRESS

**RESHETAR GROUP**  
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**BUILDING HEIGHT STUDY/SECTION**  
 scale: 1/8" = 1'-0"

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Project	DTS
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BUILDING HEIGHT STUDY/SECTION	

PLANNING SUBMISSION  
 DATE: 1/16/2018

PD-4