

City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 324 West Fourth Street + 327 Broadway
 Owner of building SYCAMORE HILL FARM DEVELOPMENT
 Owner's email & mailing address 301 BROADWAY, SUITE 500, BETH, PA, 18015
 Applicant BRET PETERS Phone: _____
 Applicant's email & mailing address _____
OPA Street and Number 234 LIBERTY ST City HARRISBURG State PA Zip Code 17101

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 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 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.

<p>1. PHOTOGRAPHS - Photographs of your building and neighboring buildings must accompany your application.</p>
<p>2. TYPE OF WORK PROPOSED – Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Trim and decorative woodwork <input type="checkbox"/> Siding and Masonry <input type="checkbox"/> Roofing, gutter and downspout <input checked="" type="checkbox"/> Windows, doors, and associated hardware <input type="checkbox"/> Storm windows and storm doors <input type="checkbox"/> Shutters and associated hardware <input type="checkbox"/> Paint (Submit color chips – HARB only) <input type="checkbox"/> Skylights <input type="checkbox"/> Metal work <input type="checkbox"/> Light fixtures <input checked="" type="checkbox"/> Signs <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____
<p>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</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.) <input type="checkbox"/> New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan) <input type="checkbox"/> New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan) <input type="checkbox"/> Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan) <input checked="" type="checkbox"/> A scale drawing, with an elevation view, is required for all sign submittals
<p>4. DESCRIBE PROJECT – Describe any work checked in #2 and #3 above. Attach additional sheets as needed.</p> <p style="text-align: center;">ATTACHED</p>
<p>5. APPLICANT'S SIGNATURE _____ DATE: <u>5/10/2018</u></p>

Renovation and Reuse of 324 West Fourth Street & 327 Broadway*May 10, 2018***General Description**

324 West Fourth Street & 327 Broadway is a single build that emerged through several stages of combination and alteration over the last century. Originally built as the South Bethlehem Supply Company at 327 Broadway and Degnan's Department Store 322-324 West Fourth Street. The building has progressed through many uses, most recently a garage. The intention of this project is to significantly reinvest in the building, upgrading it once again to occupied space, incorporating a district justice ion the Broadway level and a n emerging microbrewery in the West fourth Street level. All facades will be improved based on historic photographic images and existing elements of the building, often found concealed under layers of newer construction.

324 West Fourth Street is a three story structure with a distinctive shape. Due to the site's sloped topography, the Fourth Street elevation is two stories tall and the Broadway elevation is three stories tall (Fourth Street's first level is Broadway's second level). Fourth Street's elevation is approximately 80 feet long and Broadway's elevation is approximately 45 feet long. The east side of the building has two elevations and the west side of the building has three elevations. Two sections of the east elevations share the walls of its neighbor and a small section faces the rear yard of the neighbors. One section of the west elevations share the walls of its neighbor and the two other west elevations face a parking lot.

The building first appeared on Sanborn insurance maps between 1885 and 1887 and it was labeled as "South Bethlehem Supply Company." Early photos of the South Bethlehem Supply Company indicated that the building was brick and had second and third story windows. In the 1912 Sanborn insurance map the building was labeled as "J. M. Degnan Company." A 1915 advertisement indicated that the company was a department store. After 1915, the building's use is unknown. The façades facing Fourth Street, Broadway, and the parking lot were then altered to accommodate the building's new use. All windows on the Fourth Street and Broadway facades were replaced with larger windows and stucco or EIFS was placed over the existing brick. A stucco or EIFS wall was then placed over the still in place second floor windows on the Fourth Street façade.

Fourth Street's facade has a large opening and a vehicle entrance stretching across the first level. Its second level is a featureless stucco or EIFS wall stretching the length of the façade and upward to the roof. Broadway's elevation contains eight windows and a vehicle exit. Four of the windows have frames and glass panes still in-tact, and the other four are openings. The façade is covered with painted stucco or EIFS and includes columns and detailing, which are remnants of the façade that existed before the building's transformation. The painted stucco or EIFS west facades of the garage have five window openings and a vehicle entrance on the first level and two window openings on the second level. The east wall of the garage open to the rear courtyard contains no windows and is made of the original 1886 brick. Three years ago, solar panels were placed on the roof and are still in use today.

The garage's interior contains three levels of parking covering the entire area of the building. The first level has a one way circulation, with the entrance at the west elevation and the exit at Broadway. Parking spaces are located along the wall facing Fourth Street, and on both sides of the single travel lane. An enclosed staircase is located in a corner against the Broadway elevation. The second level has a two way circulation with the entrance at the Fourth Street elevation. Parking spaces are located on the east side of the travel lane and along the Fourth Street wall. There is a single lane ramp with a steep grade leading up to the third level along the west elevation. A staircase is located in a corner near the Fourth Street elevation and the enclosed staircase against the Broadway elevation continues from the first level. The third level has parking on the west side of the travel lane and parking along the Fourth Street elevation. The enclosed staircase continues from the second and first levels. Five windows exist along the Fourth Street elevation and all of them are covered on the outside by that concrete wall. Much of the interior is in a deteriorating state. Water damage can be seen in the third level, all the window panes have been broken, and the structure itself is crumbling. The basement of the building showed more evidence of the deteriorating state of the building. All the original columns were either wood or steel that has been mostly rusted away. Tens of newer columns have been placed to support the weight of the building, and many of the walls were crumbling.

Statement of Significance: The South Bethlehem historic District is a National Historic District located in Bethlehem, Northampton County, Pennsylvania. The district includes 288 contributing buildings and 2 contributing objects. It encompasses a concentration of late-19th through early 20th century commercial, municipal, industrial and residential buildings in Bethlehem. Most of the buildings date from about 1900 to 1935. Notable non-residential buildings include several Bethlehem Steel-related buildings, the South Bethlehem Post Office (1916), Bethlehem Public Library (1929), Protection Firehouse (Touchstone Theater, 1875), Holy Infancy Catholic Church (1892), St. John Windish Lutheran Church (1910), Windish Hall (c. 1915), and the Banana Factory (c. 1900), and the E.P. Wilbur Trust Building (1910).

The architect and the builders of the building are unknown. The building was built sometime in 1886. The South Bethlehem Supply Company, which was the building's first tenant, was once one of the largest general stores in Pennsylvania. It had a floor space of 20,370 square feet. Broadway had a first floor entrance and Fourth Street had a second floor entrance. One of the store's chief departments was the buying, preparing, and selling of meats. In 1886, the company constructed one of the finest and best equipped packing and refrigeration plants in the country. Francis Fenner was one of the managers and a large stockholder of the company. Additionally, Fenner was the President of the Sehiller Mining Company in Aspen, Colorado. The chairman of the South Bethlehem Supply Company was Robert Linderman, who was also the Director of the Bethlehem Iron Company. This store was a major contributor to South Bethlehem's growth at a time when South Bethlehem and Fountain Hill were rapidly expanding. The J. M. Degnan Company Department Store also played a major role in the community. James Degnan worked with his father's business after graduating from South Bethlehem High School. After his father's death, he took over the company and in November 1911 the firm consolidated with the South Bethlehem Supply Company under the firm name of J. M. Degnan Company. It was a department store that owned and operated locations on Third and Fourth Streets. The department store specialized in the buying, selling, trading, and dealing in groceries, provisions, hardware, furniture, utensils,

clothing, dry goods, and household and personal supplies. In 1915, the department store was a sponsor for the South Bethlehem semi-centennial celebration and its events.

The building has been assessed by the Pennsylvania Historical & Museum commission for historic tax credit as a contributing building. It was denied based on the extreme alterations of the building over time. While the building is located in the South Bethlehem Historic District, it is deemed non-contributing. The goal of the work is to make the building contribute significantly to the improvement of the streetscape, pedestrian and civic activity of the SBHD.

The objective of Phase I investment is to create a weather-tight enclosure around the entire building structure. This entails providing new windows storefront and doors in all exterior openings.

4th Street Elevation

Phase I

- Secure entire existing building enclosure
 - Install new ground floor storefront system ,
 - Install new bi-fold rising door for access to floor area
 - Large frieze is essential to locate hinge at midpoint of door
- Apply painted applique Degnan's façade image on existing plaster panel
- New storefront will replicate decorative frieze and detail elements as 2D graphic elements of storefront, through glass frits
- Addition of recessed main door at location of Degnan's door
 - Deemphasize solid end elements by running frieze and other horizontal geometries through to end pilasters

Phase II (future work)

- Remove plaster panel and restore window openings (existing openings are not Degnan's)
- Complete homage to Degnan's facade with life-size upper level graphic metal screen

West Elevation

Phase I

- Replace windows in all existing openings with metal true divided-lite windows with similar operable 3 over 3 lite hopper elements.
- Add secure bi-fold door at garage
- Add new egress door from garage.

Phase II

- Correct windows to 6-pane 'hopper' expression; eliminate thick central
 - Add opening indicators (dashed white lines)
- Remove plaster surface and backing
- Repoint building wall.
- Restore window openings in upper level
- Install new metal true divided-lite, thin-mullion windows

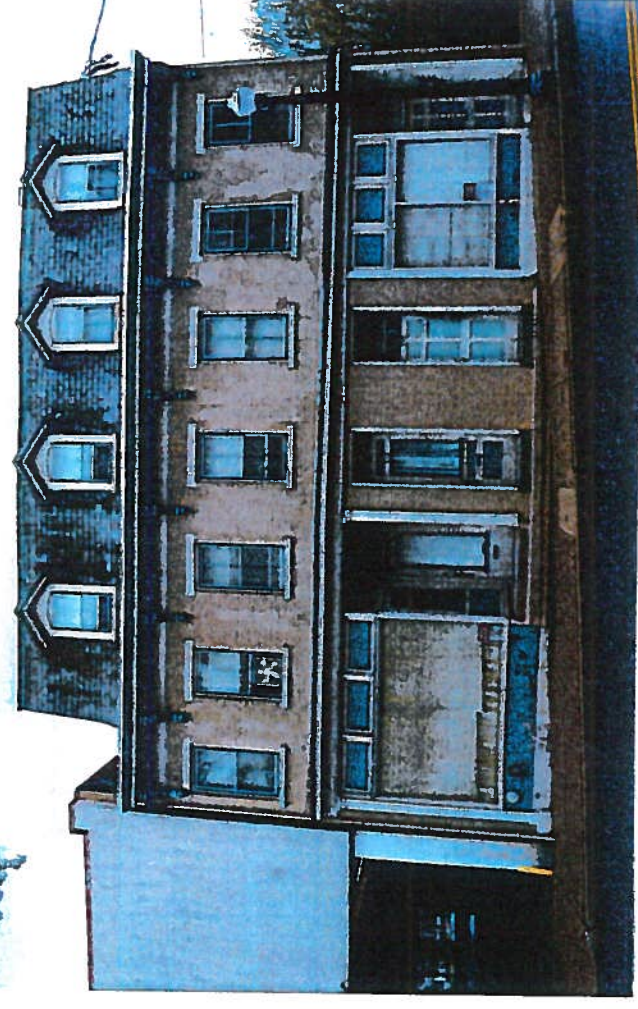


Broadway Elevation

- Install new metal true divided-lite, thin-mullion windows in upper level
- Install new storefront at building entry
- Install new hydraulic lift storefront doors in center and west bay openings.
- Add new building signage
 - Vertical blade signage on east pilaster
 - four round blades signs at storefront cornice level

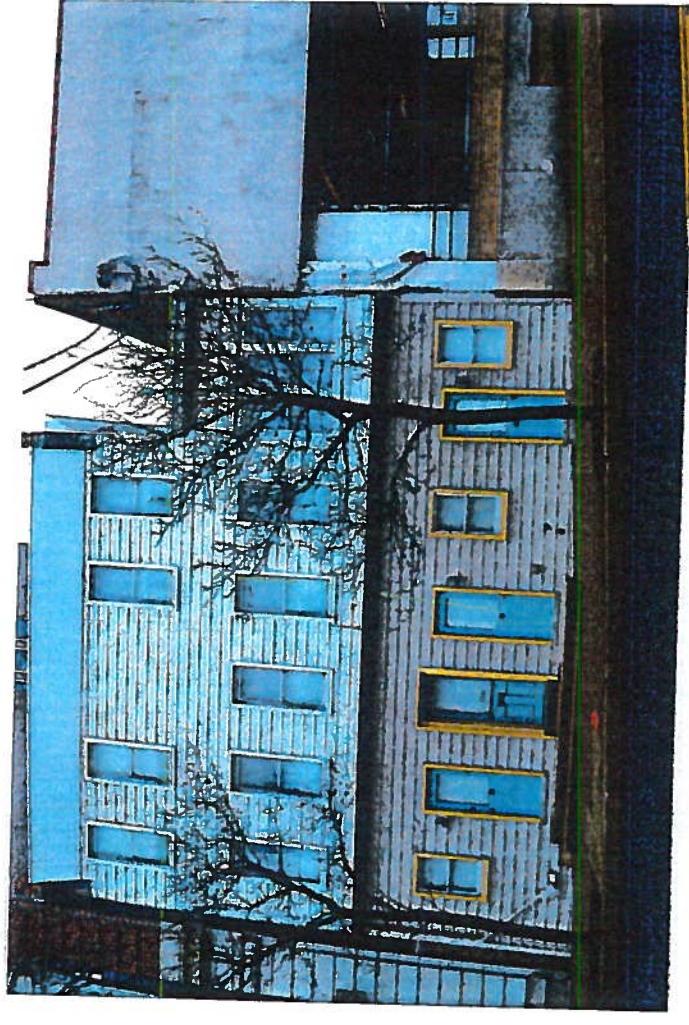
01

316 - 320 W 4th Street
North façade, looking south
Apartments
4/25/2018



03

326 - 330 W 4th Street
North façade, looking south
Apartments
4/25/2018



05

322 - 324 W 4th Street / 327 Broadway
Southwest façade, looking north
Parking Garage, Parking lot
12/11/2017





02

322 - 324 W 4th Street
North façade, looking south
Parking Garage (Compiled Image)
4/25/2018



04

322 - 324 W 4th Street / 327 Broadway
Southwest façade, looking northeast
Parking Garage, Wells Fargo Drive-thru
12/11/2017



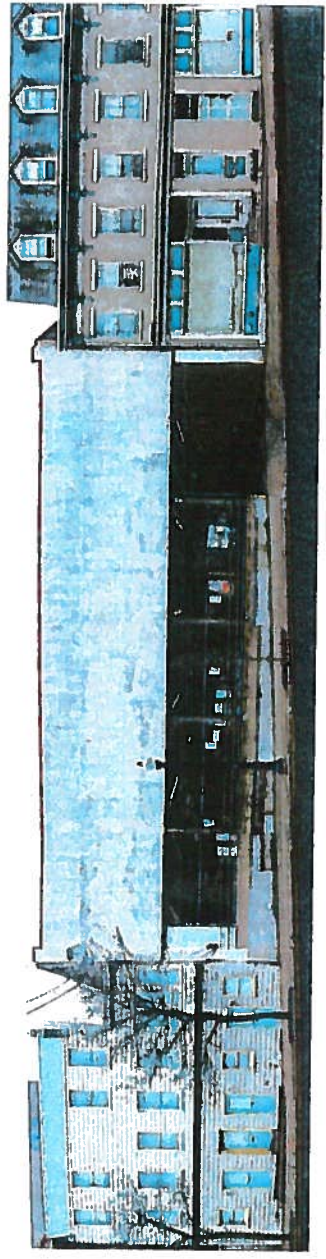
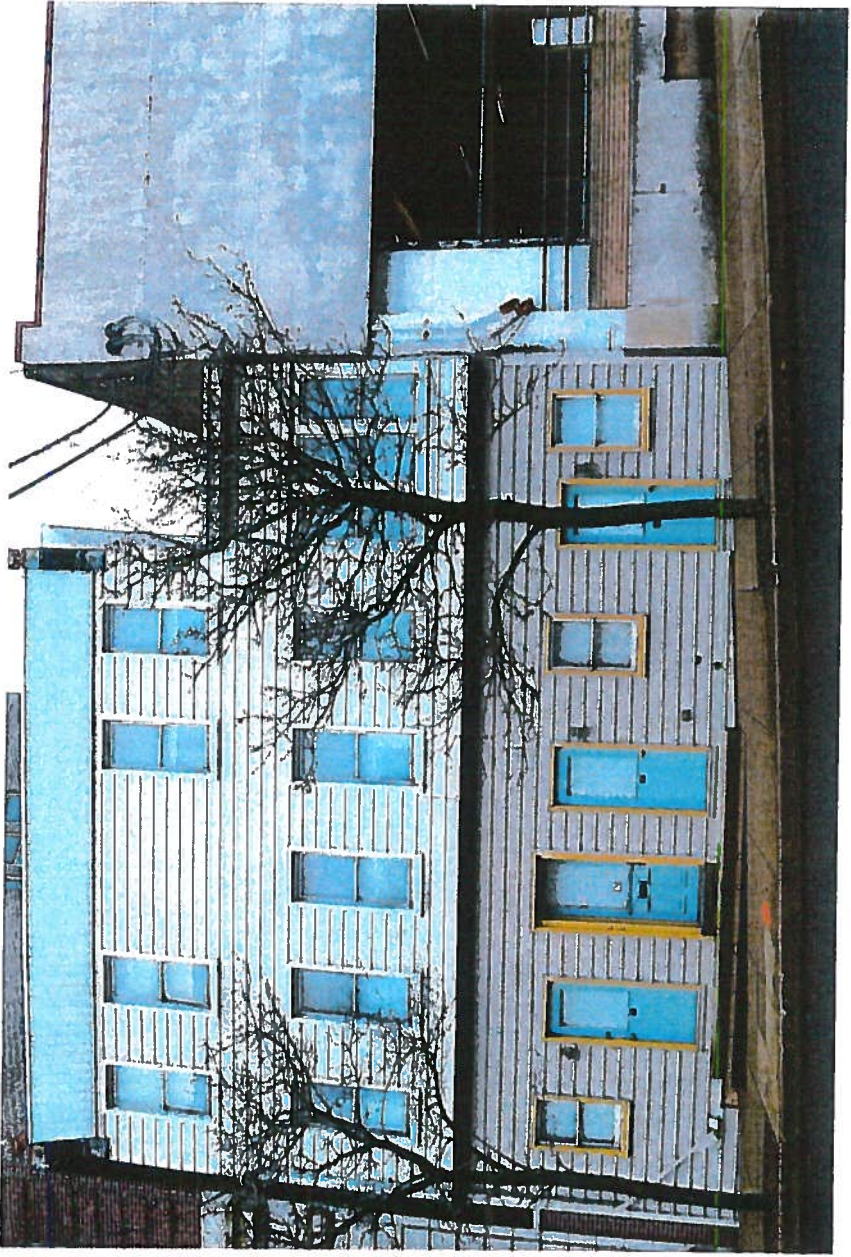
06

327 Broadway
Southwest + southeast façade, looking east
Parking Garage, 325 Broadway, Wilbur Trus
12/11/2017

07

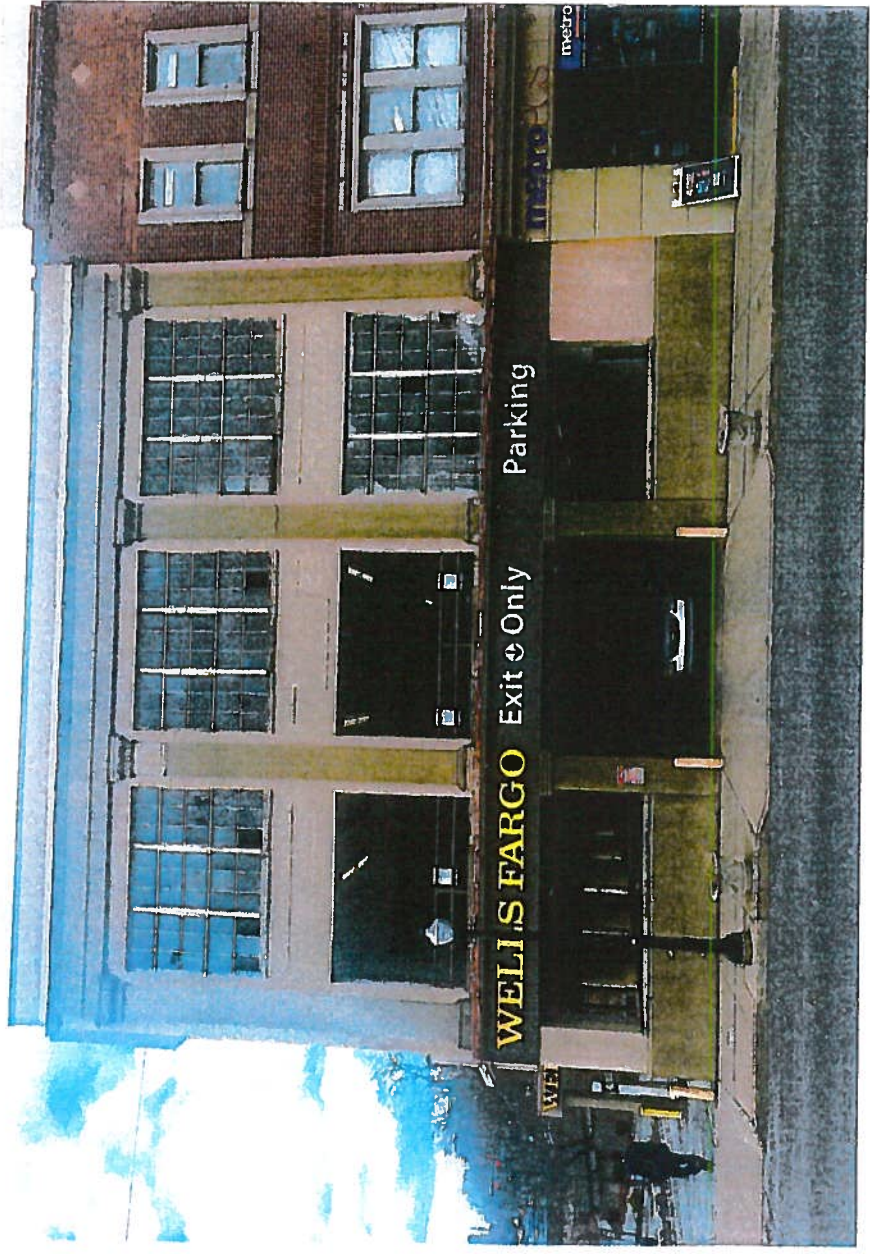
327 Broadway + 325 Broadway to east
Southeast facade, looking northwest
Parking Garage, Metro PCS Retail Store
12/11/2017

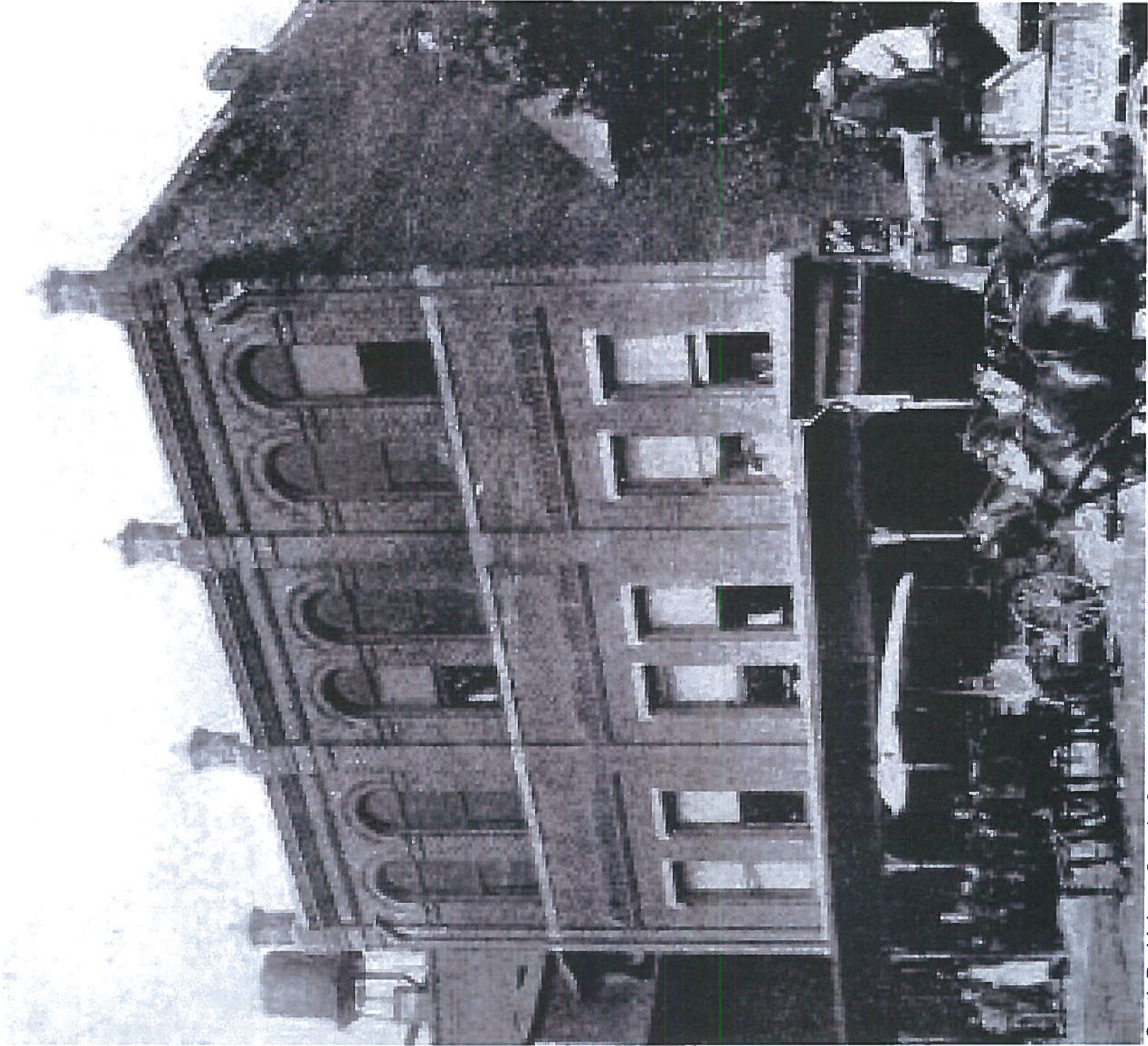




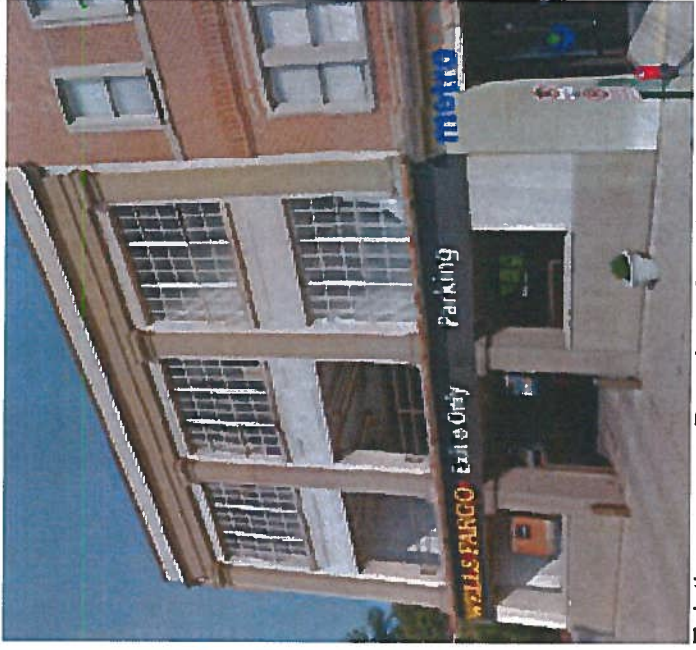






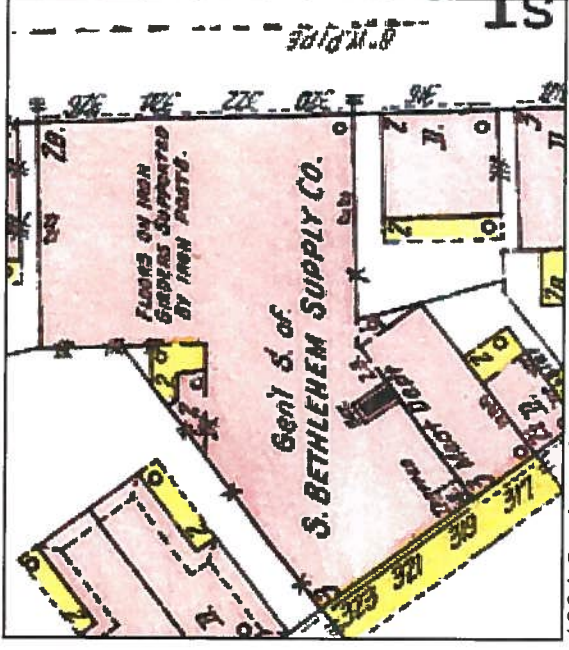


South Bethlehem Supply Company, Broadway facade c. 1890's



Existing garage, Broadway facade c. 2011

An advertisement for South Bethlehem Supply Company



1904 Sanborn Insurance map

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OPA

CLIENT
 SYCAMORE HILL
 DEVELOPMENT

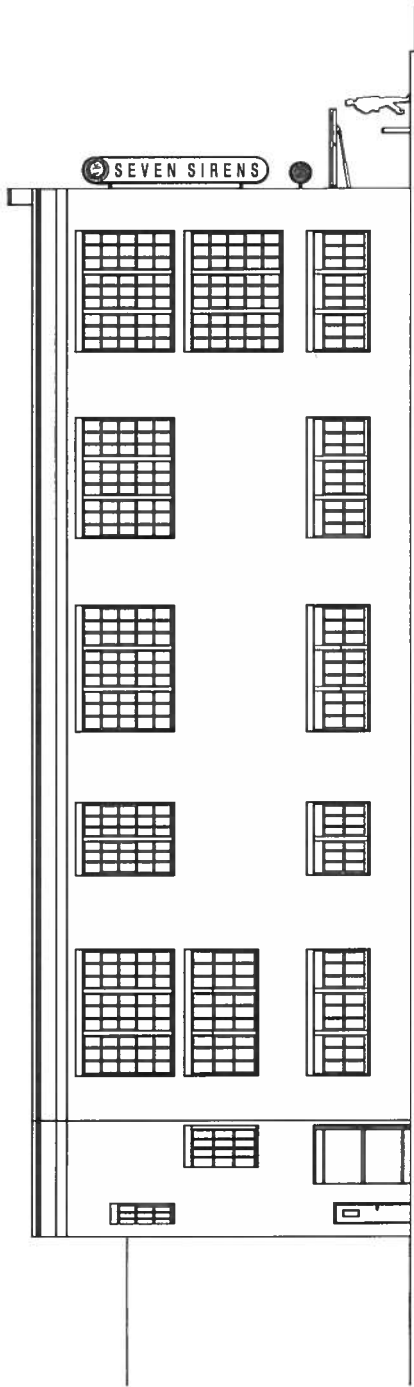
PROJECT
 BREWERY SCHEME

ISSUE
 04.06.15

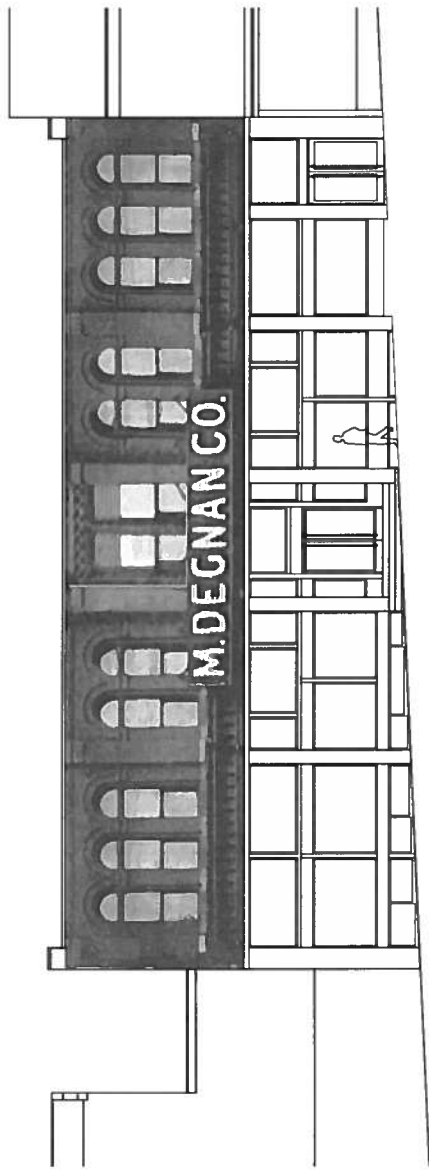
PROPOSED ELEVATIONS



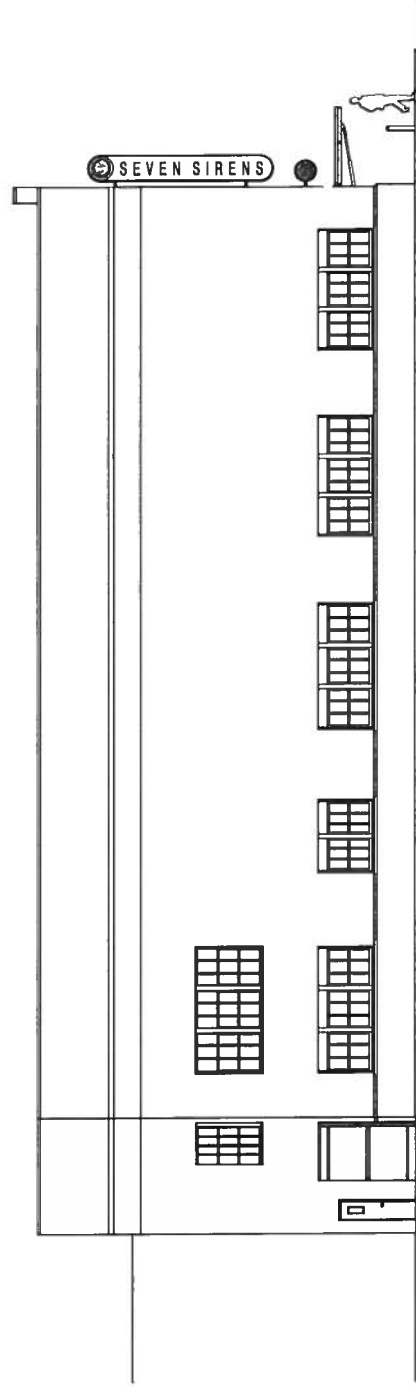
FOURTH ST ELEVATION PHASE 2
 SCALE: 1/8" = 1'-0" 03



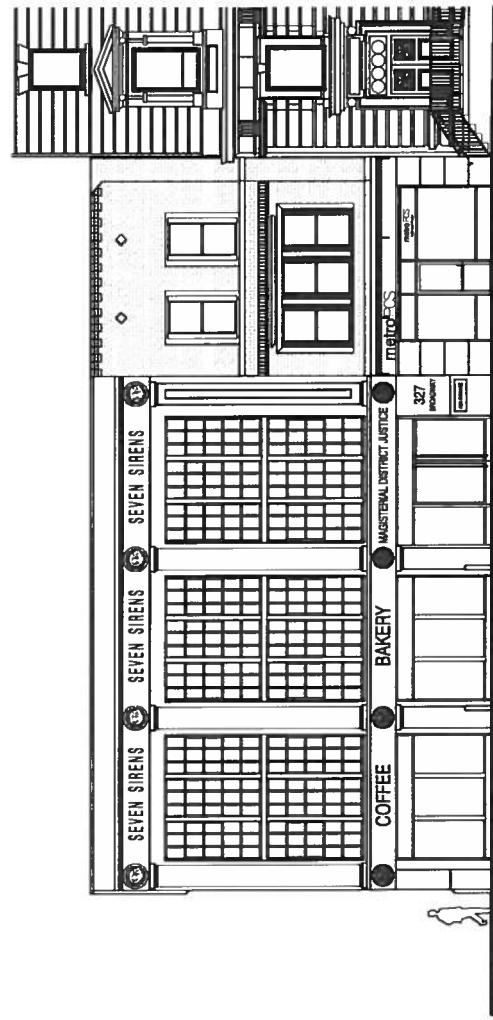
BROADWAY ELEVATION PHASE 1
 SCALE: 1/8" = 1'-0" 01



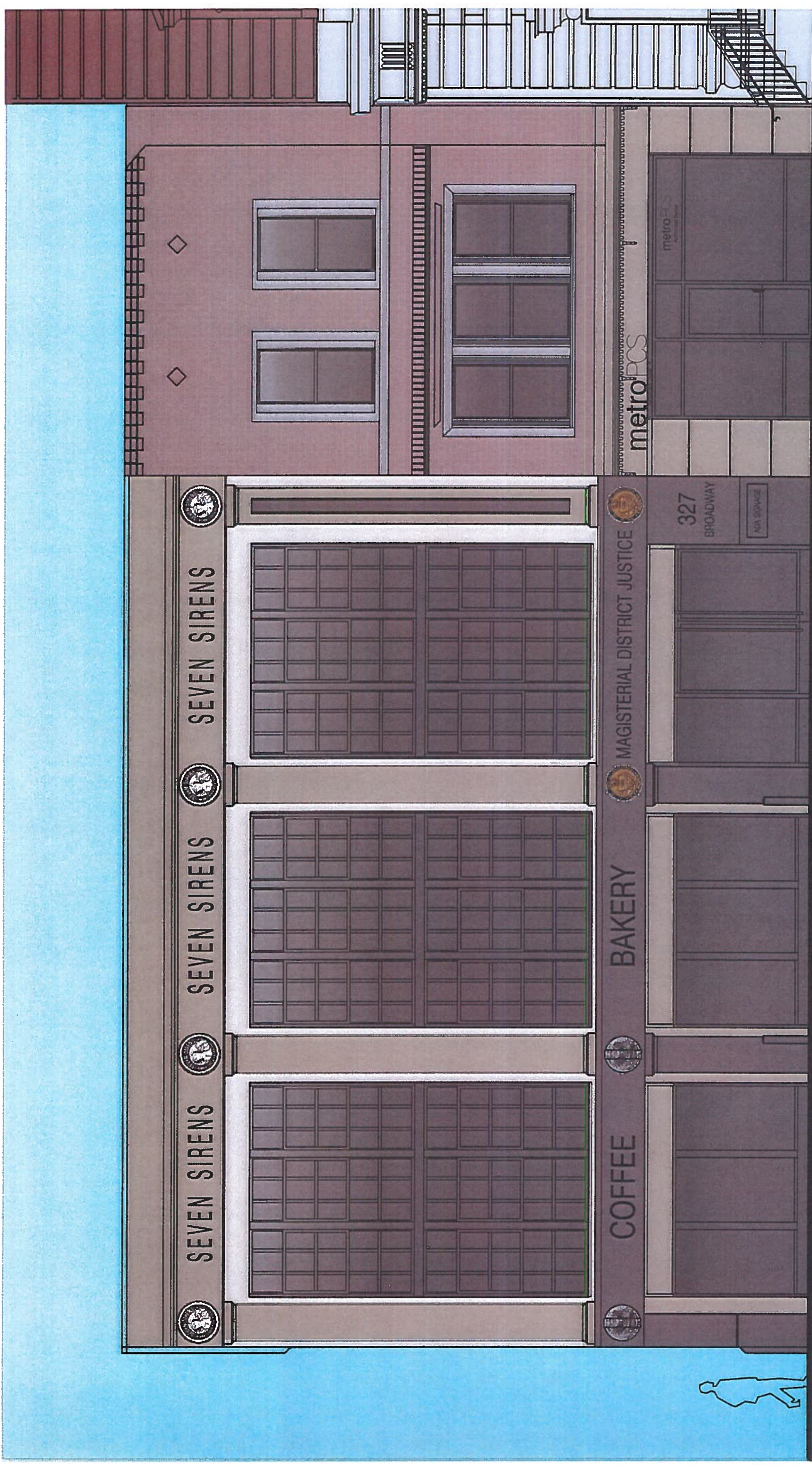
FOURTH ST ELEVATION PHASE 1
 SCALE: 1/8" = 1'-0" 04



SIDE ELEVATION PHASE 2
 SCALE: 1/8" = 1'-0" 02



BROADWAY ELEVATION PHASE 1
 SCALE: 1/8" = 1'-0" 05

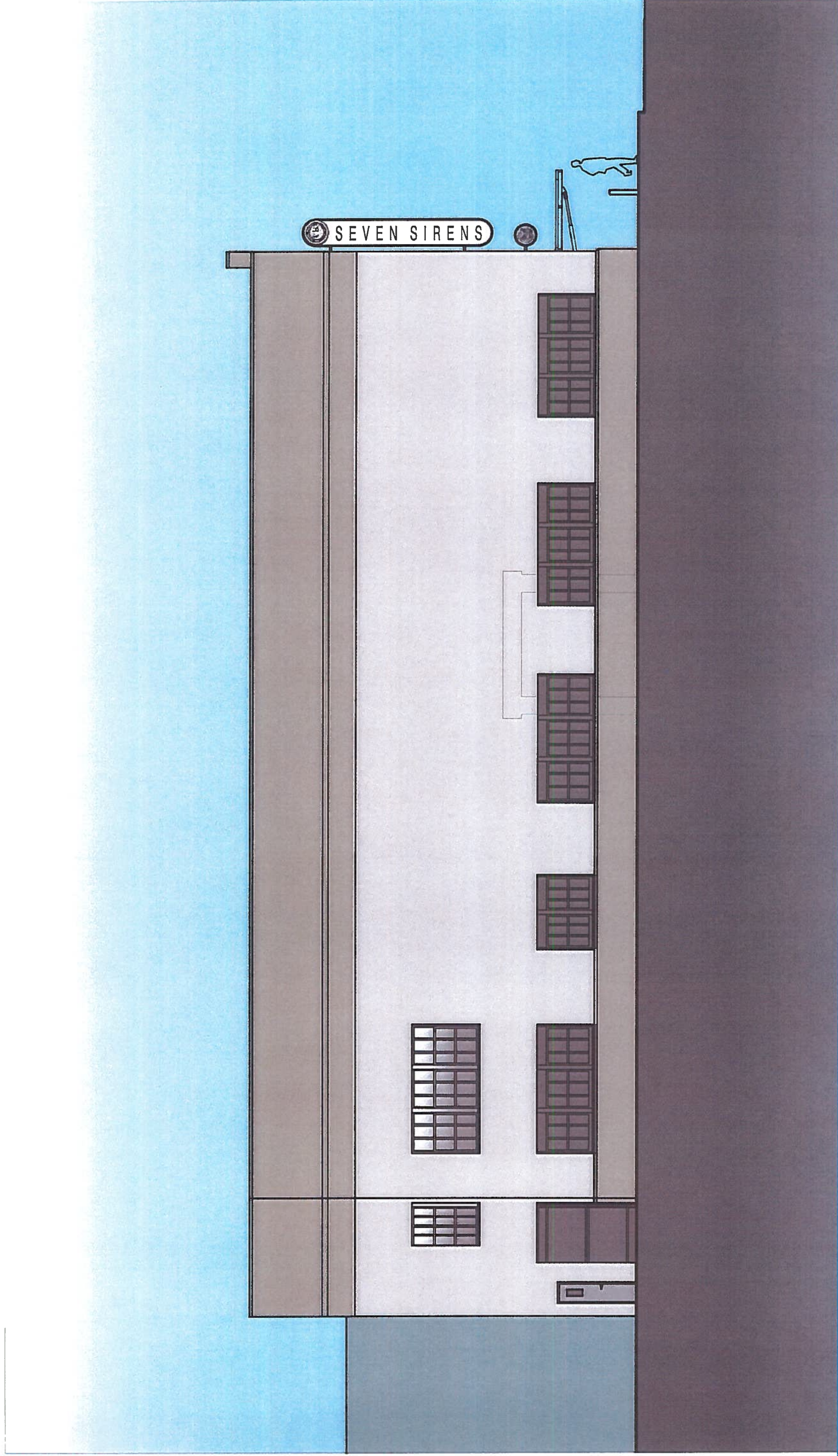


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Garage Renovation- 327 Broadway Elevation

Harrisburg, PA

05.10.2018

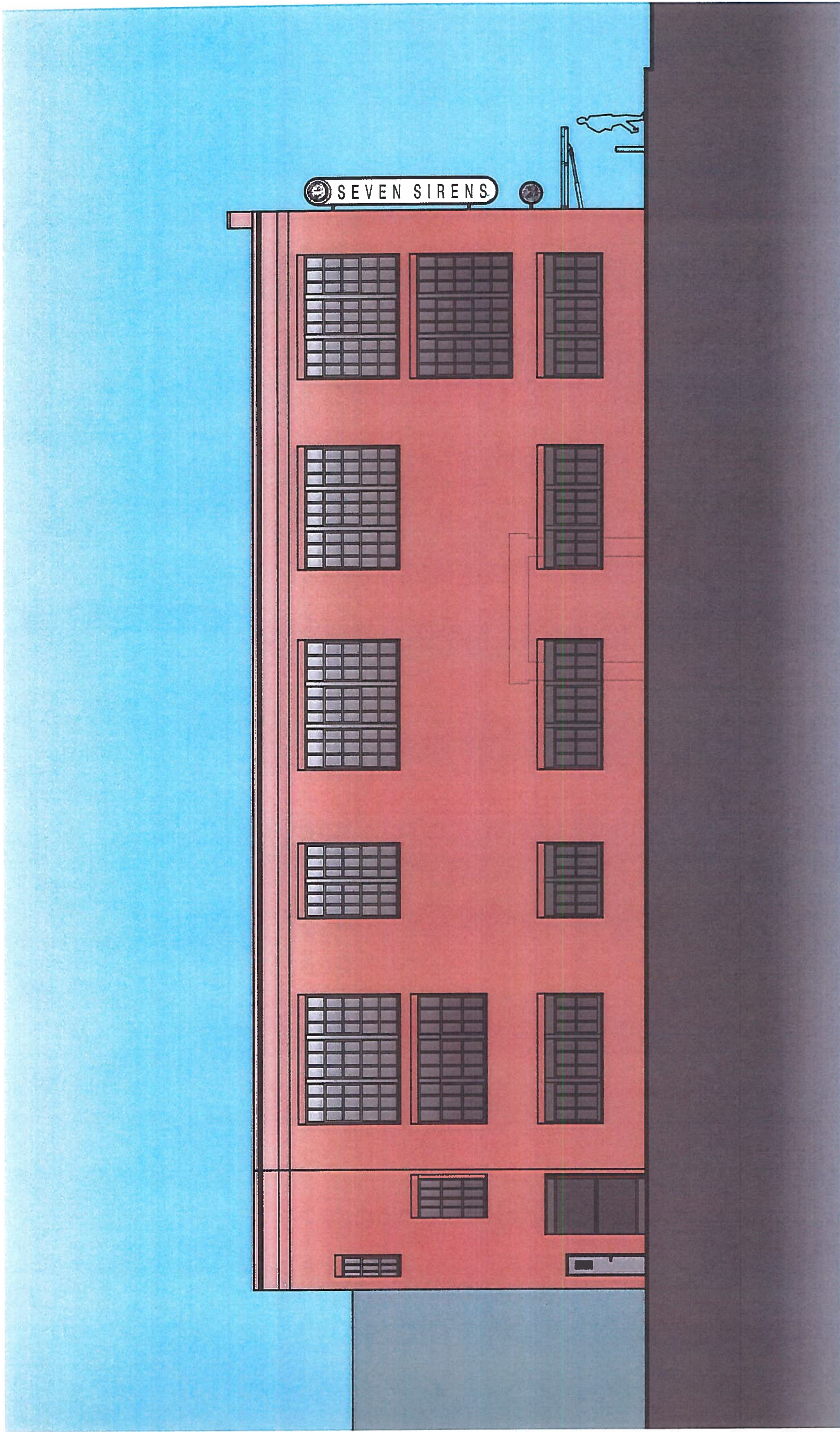


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Garage Renovation- Side Elevation Phase 1

Harrisburg, PA

05.10.2018

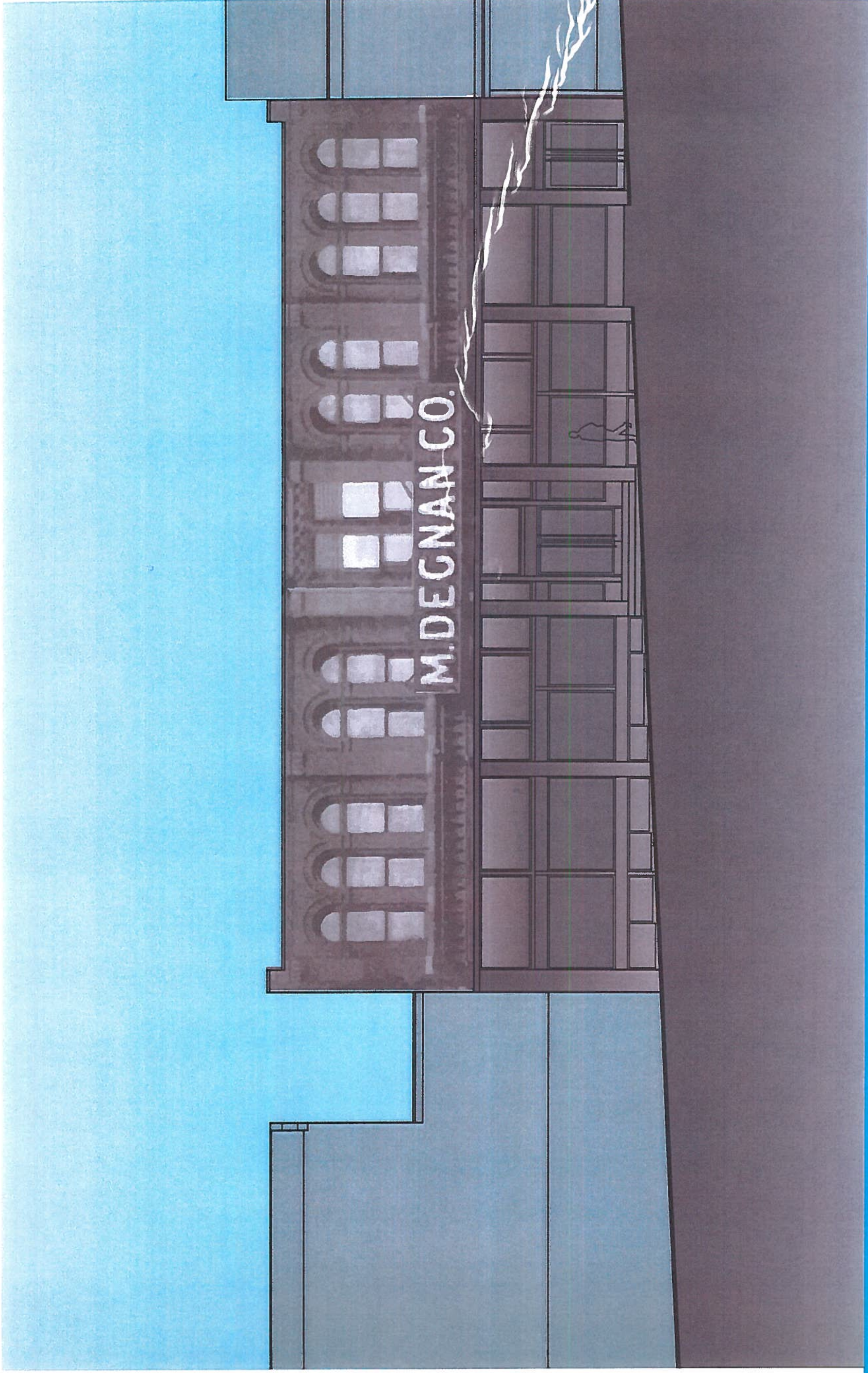


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Garage Renovation- Side Elevation Phase 2

Harrisburg, PA

05.10.2018

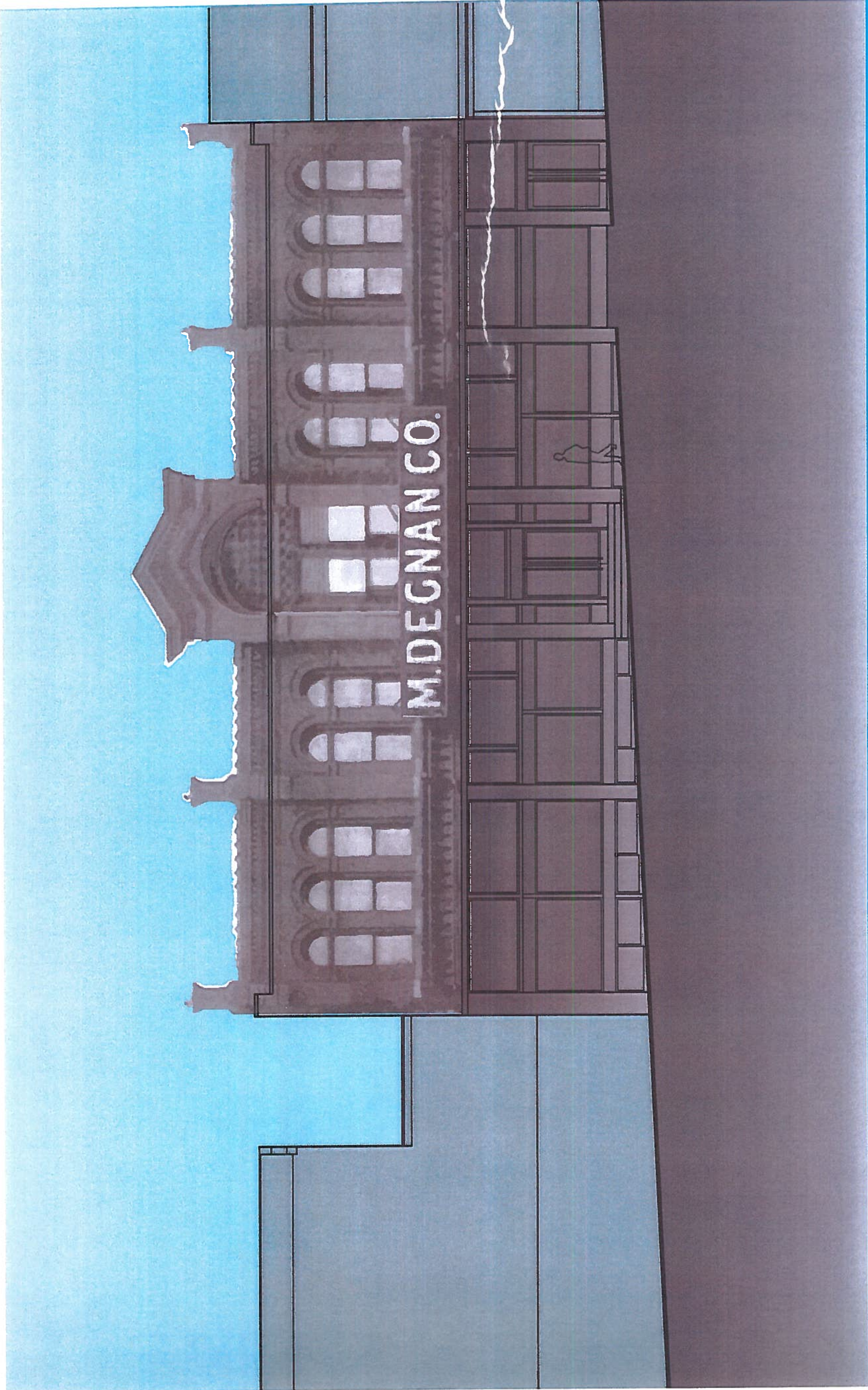


OFFICE FOR PLANNING AND ARCHITECTURE

Garage Renovation- Fourth Street Elevation Phase 1

Harrisburg, PA

05.10.2018



OFFICE FOR PLANNING AND ARCHITECTURE

Garage Renovation- Fourth Street Elevation Phase 2

Harrisburg, PA

05.10.2018