

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 520 East 4th Street, Bethlehem, PA 18015

Owner of building Hispanic Center Lehigh Valley

Phone [REDACTED]

Owner's email & mailing address [REDACTED]

Applicant Justin Tagg

Phone [REDACTED]

Applicant's email & mailing address [REDACTED]

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

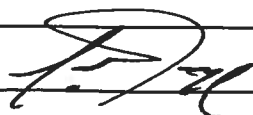
3. DRAWINGS OF PROPOSED WORK – Required drawings **must accompany** your application. Please submit **ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS**

- 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)

4. DESCRIBE PROJECT – Describe any work checked in #2 and #3 above. Attach additional sheets as needed.

Interior Renovations / Building Demolition. New Landscaping / New Exterior Canopy, ADA Ramp, and Stairs. Exterior Facade Restoration in selected areas.

5. APPLICANT'S SIGNATURE



DATE: 8-13-18

AGENDA

MEETING DATE: August 20, 2018

PROJECT: Hispanic Center Lehigh Valley
520 E. 4th Street, Bethlehem, PA

PROJECT NO.: 17202.10

PURPOSE OF MEETING:

A follow up meeting is required to discuss and present the requested information that was tabled from the previous historic conservation commission review meeting on July 16th 2018. Below is an outline of the proposed information being presented at the meeting scheduled for August 20, 2018.

DISCUSSION:

I. Project Overview and Summary:

- a. The project intent shall include interior and exterior improvements to the site at 520 east 4th street in order to enhance and improve the historical and aesthetic quality of this original site. The purpose of removing the existing office structure within this site is to create a safe and proper entrance for the seniors and occupants using this site along with enhancing the environmental quality of the surrounding neighborhood. The existing value of this structure as it stands currently prohibits the potential to improve the overall well-being of the occupants it serves and the services this site offers to the community.

It is important to note that this property is considered a single entity made up (2) original buildings on the site with an infill addition which was provided for an internal connection. The removal of only a portion of this entire facility shall be considered a viable solution to the many circulation and accessibility issues that currently exist. New features will provide a new garden, landscape features, walkways, accessible entry, and artwork to celebrate a communal heritage while emphasizing focus on the original historic stone church.

The following segments are dictated by Article 1714.09 of the Codified Ordinances of the City of Bethlehem – *Activities Requiring Certificates of Appropriateness*, section a.(2) - *Demolition*. Each entry includes the required information and will reference the supplemental financial/engineering reports and design illustrations included to support the above project intent as requested by the HCC board.

II. Section a.(2)(a.) – “*photographs of the building, structure, or part thereof proposed for demolition*”:

- a. Submitted for consideration: Refer to Exhibits A-1, A-2.
 - i. The portion of the property at 520 E 4th Street proposed for removal is the wood frame structure with white vinyl siding, currently an office space, on the east side of the property shown on the left in the attached photos.

III. Section a.(2)(b.) – “*photographic evidence and written description of the deteriorated condition of the building or structure*”:

- a. Submitted for consideration: Refer to Exhibits B1 & B2.

- i. The property owner has enlisted (2) separate licensed engineering firms to evaluate the existing condition and rehabilitation feasibility of above noted portion of the existing property. Each has provided a certified engineering analysis, including photographic support of their findings.
- ii. Both analyses found the wood frame structure in question to have significant structural deficiencies. (refer to highlighted sections)
- iii. In order to bring the said portion of the property into compliance with current building codes, additional required renovations would include upgraded electrical and HVAC systems, the abatement of any hazardous substances likely present in existing materials, proper sealing of the exterior envelope and foundation to eliminate existing water infiltration, as well as, upgraded architectural elements to render the first floor accessible according to ADA Standards.
- iv. One analysis concluded that the required structural repairs alone “would likely exceed the value of the structure.”(Ex. B1) The other analysis similarly concluded that the scope of the deficiencies documented “make the adaptive re-use of this existing building financially prohibitive.” (Ex. B2)

IV. Section a.(2)(c.) – ***“reason(s) for the demolition”***

- a. Submitted for consideration: Refer to Exhibits C-1, C-2, C-3, C-4.
 - i. The owner of the property at 520 E 4th Street finds it undesirable to incur the significant financial investment required to renovate the portion of the property as noted above because it would severely reduce the remaining finances available and effectively eliminate any proposed renovations to the other areas of the property including those that seek to improve upon the historical significance of the property as a whole.
 - ii. The narrow (23 ft.) and deep (53 ft.) shape of the existing driveway space is unsuitable to accommodate a main entry set so far back within the space. Also, installing an outdoor park-like space in this deep recess from the public street runs against well-known urban design standards which require an urban park-like space to be open with high visibility throughout for safety reasons.

V. Section a.(2)(d.) – ***“explanation why rehabilitation, re-use, plan alteration, or stabilization with the intent to market and sell the property is not feasible or desirable”***

- a. Submitted for consideration: Refer to Exhibits D-1, D-2.
 - i. In addition to the above noted reasons, the owner of the property feels that it is neither financially feasible nor desirable to rehabilitate or re-use said portion of the property because the large expenditure to rehabilitate the structure would solely result in an upgraded portion of the property, yet still would not meet the needs of the services provided by the owner. (Ex. D-1) The investment to upgrade would have a negligible impact on the overall property value and would, as previously noted, eliminate any further renovations to the remainder of the property.
 - ii. Design studies to investigate the feasibility of altering the proposed site plan to incorporate the proposed program while maintaining the existing wood frame structure have concluded that, though it is possible to create a new ADA compliant ramp in the current “driveway” space, this ramp would have to be much longer in order to maintain the code required slope in this constricted space. (Ex. D-2) This alternate ramp location would commandeer a significant portion of the outdoor space and further reduce the square footage of usable space. The desired park-like space would become a very small grass area not capable of serving the needs of the property. In addition, the longer ramp presents a safety and logistical hazard for emergency first-responders and physically disabled visitors.
 - iii. The intent to lease or sell the portion of the property in question is also not financially feasible nor desirable. The owner of the property as 520 E 4th Street is a non-profit organization that has served the public for nearly 50 years and has no interest in assuming the responsibilities of a private landlord or to jeopardize its non-profit status.

Furthermore, to renovate said portion of the property for a residential use would require additional investment to install a kitchen (a kitchen does not currently exist) and to physically separate this portion of the property from the remaining business use portions of the property which are currently connected.

- iv. As previously noted, the property at 520 E 4th Street is currently assessed by the County of Northampton as one single entity and the sale of any portion of the property would require subdivision in which the property owner would incur significant costs and relinquish approximately 25% of its property. Both of these outcomes are highly undesirable to the owner.

VI. Section a.(2)(e.) – ***“proposed future use of the lot or part thereof occupied by the building or structure proposed for demolition and timeline for implementation of proposed future use”***

- a. Submitted for consideration: Refer to Exhibits E-1.
 - i. The proposed future use of the area that includes the portion of the property in question is that of an open space partially covered with grass and landscaping and partially covered with hardscape walkways. Using this location for the new ADA ramp allows the ramp to be installed such that it takes up minimal space with minimal rise and run.
 - ii. The historically significant stone church portion of the property has become obscured within the block as a result of the close proximity to surrounding properties with higher rooflines. (refer to Ex. C-2, C-3) We seek to distinguish this stone church building from its taller neighbors by removing the dilapidated existing wood frame structure and to create a visually pleasing, well-lit, open community space that will complement the former church. Thus, fulfilling the Historic Conservation District mandate laid out in Section 1714.01 b.(1) – *“For the purpose of protecting those historic areas... which have a distinctive character recalling the rich architectural and historical heritage of Pennsylvania, and of making them a source of inspiration to our people by awakening interest in our historical past...”*
 - iii. Implementation of the project must be phased such that all interior and exterior renovations to the other areas of the property must be completed prior to removal of said portion of the property. The current occupants of the existing offices cannot be relocated to the newly renovated area in the existing church until construction in that area is complete. Therefore there is no possibility of removing said portion of the property without implementing all other phases of the project first. Funding for this project will be provided through grants which require a minimum of (3) bids for construction.

VII. Section a.(2)(f.) – ***“statement on disposition of architectural features/ building materials”***

- a. Submitted for consideration: Refer to Exhibits F-1, E-1
 - i. The former church on the west side of the property, made of stone and brick construction, resides on approximately 1,750 square feet and displays numerous historically significant architectural details including a stone façade, limestone window sills and jambs toothed into the field stone, and pointed Gothic arches with intricately crafted stained glass windows and mullions. All of the above are proposed to be restored and all wood trim to receive new paint (Sherwinn Williams - Historic Collection – Polished Mahogany and Wickham Grey)
 - ii. These pointed Gothic arches are mimicked with brick at all other windows within the masonry construction of the former church and all windows and doors within the connecting rear portion of the property. All brick and faux arches will be retained or restored as required. This connecting portion, of steel and masonry construction, is located on the south side of the property and resides on approximately 2,848 square feet.
 - iii. The portion of the property slated for removal will be replaced with a new exterior wall with brick façade to match existing and is proposed to receive a community art mural. The space will also receive a new concrete landing and ADA ramp. A new partially gabled canopy will be constructed of light gauge steel framing and painted Wickham Grey with wood composite decorative features including historically appropriate brackets

and trim similar to others in the region. New freestanding 10”H metal letter signage will sit atop the flat portion of the canopy and will be painted and lit from below (Sherwinn Williams - Historic Collection – Wickham Grey). The canopy will also include new down lighting.

- iv. The landscaped area will include new grass and foliage (plant species t.b.d.), a stone retaining wall at the sidewalk, and new lighting throughout including bollard for low-light and wall-mounted for general lighting.

VIII. In Conclusion:

- a. We submit that the structural deficiencies of the existing wood frame structure, the financial burden to renovate said structure (and perform all code required upgrades), the owner’s desire not to sell or lease the space, combined with the positive impact the new open space will have upon the visitors to the property, as well as the increased safety and beautification of the entire block, satisfies the requirements for removal as laid out in Bethlehem City Ordinance 1714.
- b. The Hispanic Center Lehigh Valley, along with St. Luke’s Univ. Health Network has previously invested in the historic preservation of the 4th Street block with the renovation of the Fowler Community Wellness Center and would like to continue its investment in the preservation of the block by reinvigorating awareness of another historically significant building that has gone largely unnoticed for years. HCLV’s commitment to the Southside community has remained steadfast for decades providing health, education, employment, and senior services and continues today. We are asking the Historic Conservation Commission to consider our proposal to remove the wood frame structure portion of the property at 520 E 4th Street in an effort “*to preserve and enhance the environmental quality of [the] neighborhood... [and] to foster civic pride in the beauty and accomplishments of the City’s past.*” (Article 1714.03)

Nsn/jkt
cc: 17202.10

Exhibit A-1



Exhibit A-2



April 19, 2018

STLUK 18005

Mr. Lee Levicoff, Network Vice President
Planning and Construction Management
St. Luke's University Health Network
801 Ostrum Street
Bethlehem, PA 18015

**RE: HOUSE SURVEY OF EXISTING CONDITIONS
520 E 4TH ST, BETHLEHEM, PA 18015**

Dear Mr. Levicoff:

Per your request, we visited the referenced site on Wednesday April 18, 2018. The purpose of our visit was to make observations of the existing conditions of the house. It should be noted that this report is based solely on visual observations made while at the site and represents no guarantee, either written or implied, that all conditions were observed.

Background

The house (approximately 17'x40') is a three-story wood framed structure with vinyl siding, a full basement, rubble stone foundation walls (See Photo 1). The 2x first, second floor and attic joists span the short direction (East to West) of the house. The main roof has a A frame running east to west in the middle with a dormer out the front (North) and a reverse A in the back (South) of the house.

The house is currently used as office space for the Hispanic Center Lehigh Valley.

Observations

The observations from the exterior were limited due to the vinyl siding covering the exterior façade. We did observe that the gable end on the west side of the main roof was pushed outward toward the adjacent property (See Photo 2). This was further investigated in the attic and is discussed later in this report.

The basement foundation wall is constructed of rubble stone. A crack was observed at the corner of an opening in the foundation wall (See Photo 3)

The first-floor framing was observed from the basement. There were 2"x 9.5" joists at approximately 18" o.c. spanning east to west. There was a beam supporting the first-floor joists at the front 27' of the basement. Where the triple 2x beam stopped it was supported by a wood post. The wood beam rotated significantly (See Photo 4). Additionally, the wood post at this location was out of plumb (See Photo 5).

Adjacent to the floor opening for the stair at the first floor framing it was observed that a fire had previously occurred, and charring was present on the floor joists (See Photo 6). At one location we noted a floor joist had metal ties installed to laterally brace the floor beam at the edge of the stair opening (See Photo 7). The second floor framing adjacent to the stair opening also had two metal ties installed at the floor joist and the 2x beam framing the stair opening (See photo 8). The metal ties were installed to limit the rotation of the beam at the edge of the framing around the stairs.

At the second floor we noted that the bathroom and office at the south end of the structure, along with the hallway in this area, was not level and appeared to be sloping toward the interior of the building. Settlement cracks were observed at the second floor finishes consistent with the observed floor settlement. Additional finish cracking was noted at the north end of the second floor.

At the top of the stairs to the attic a level was used to determine the levelness of the floor. We measured the floor to be out of level approximately 1.75" over 4' (See Photo 9). Significant cracking was observed in the finishes in the attic and some of the cracking appeared to be recent (See Photo 10). At the ceiling of the attic space we noted irregularity of the ceiling finishes which was consistent with the settlement/movement in the structure previously noted.

The west gable end wall at the attic was out of plumb approximately 1" over 4' (See Photo 11). This movement was visible from the exterior of the building as noted earlier in this report.

Conclusions/Recommendations

At the site we noted that the stair openings in the floors all stack on top of each other and are located at the west exterior wall of the structure. Movement at the framing around the stair has been an ongoing issue and has had temporary measures to mitigate the movement installed. The lateral stability of the first-floor beam and post is a significant concern. The movement noted throughout the structure above is concentrate in the area of this rotated beam and out of plumb post. The attic gable wall on the west side is not lateral braced over approximately two stories and this is likely at least partially the reason for the observed movement in the wall.

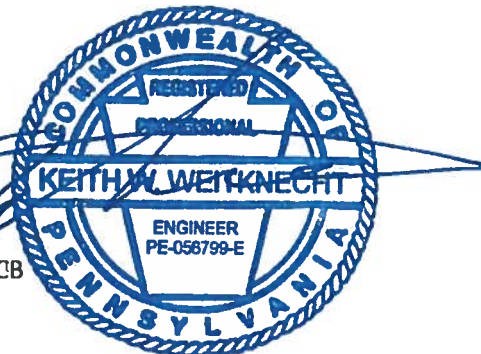
Based on our observations, there are structural deficiencies in the house structure which require repair to provide a safe building. Significant work would need to be performed to brace the walls and framing, level the floors, and address the many cosmetic and finish issues created by the structural deficiencies. The work to repair the structure would likely exceeded the value of the structure.

If you have any questions regarding this report, please do not hesitate to contact our office.

Sincerely,

PENNONI ASSOCIATES INC.


Keith W. Weitknecht, PE, SECB
Structural Division Manager



KWW/ad

Attachments: Photos 1-11 (6 pages)

cc: file

U:\Accounts\STLUK\STLUK18005 - 520 East 4th Street\PROJ RESOURCES\REPORTS\STLUK18000 - 520 East 4th Street - Report.docx



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

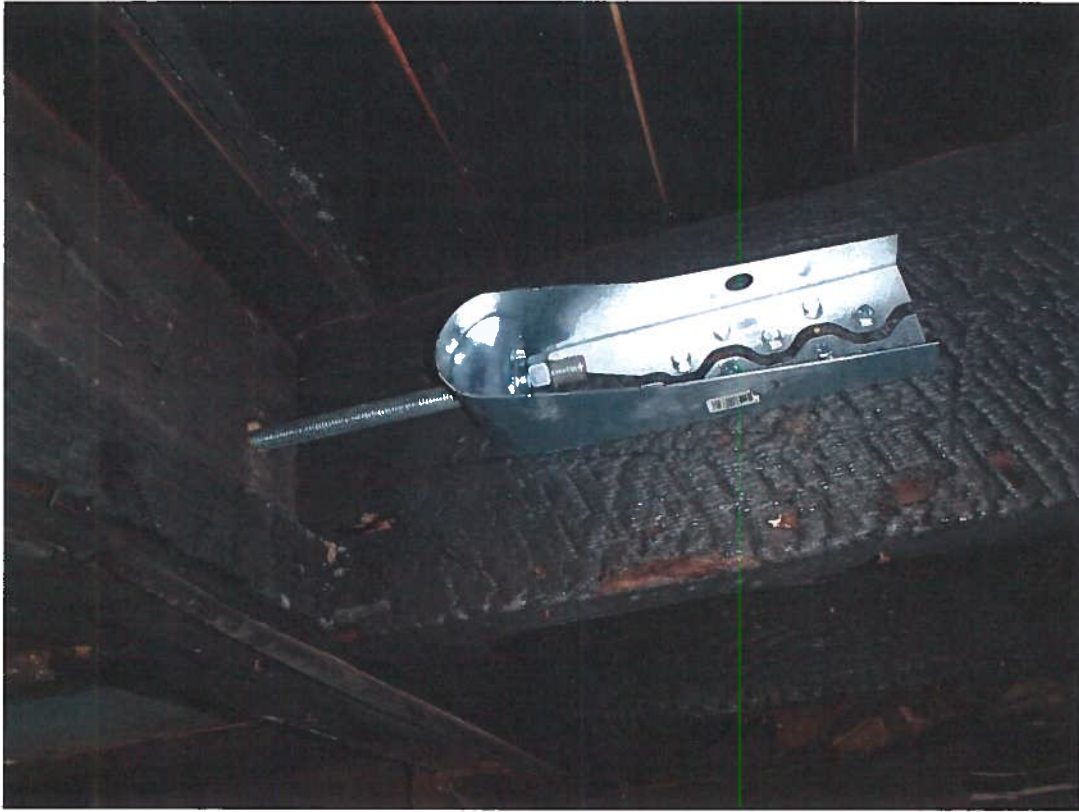


Photo 7



Photo 8



Photo 9

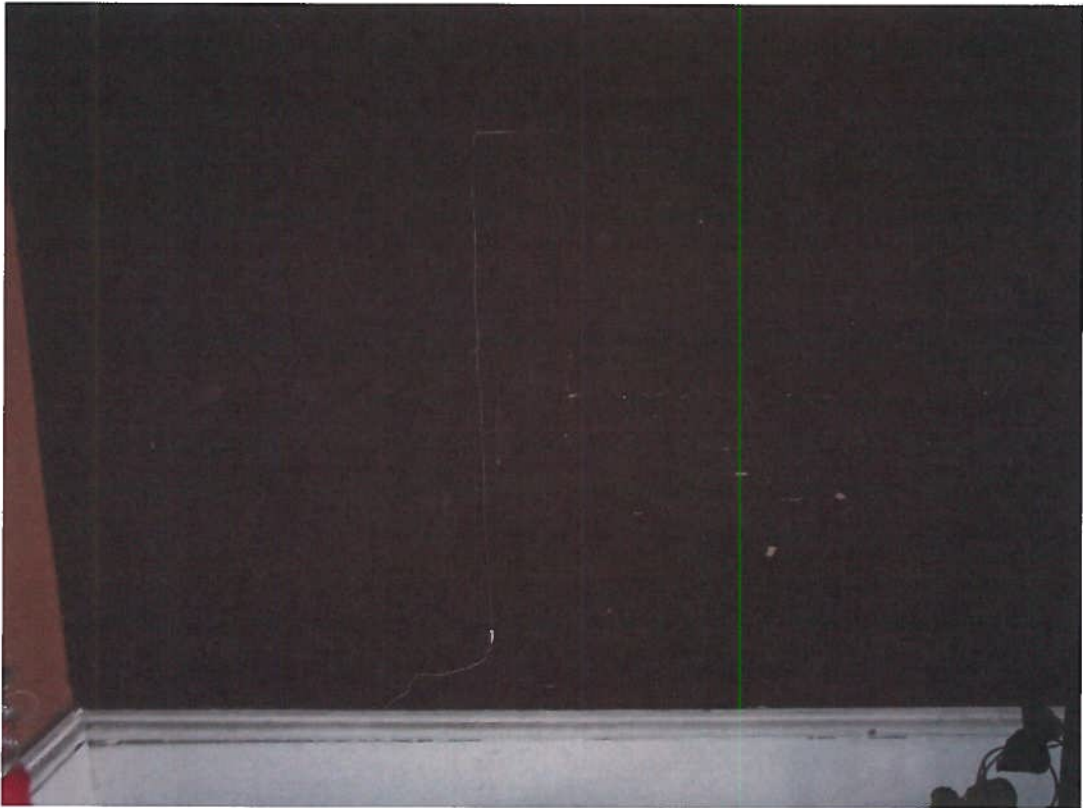
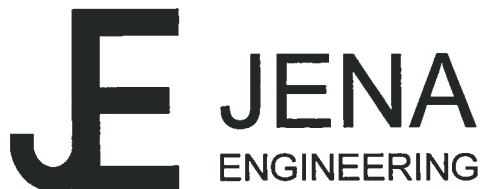


Photo 10



Photo 11



2358 Sunshine Road, Suite 200, Allentown, PA 18103
Phone: 610.797.4200 Fax: 610.797.4600
geninfo@jenaengineering.com www.jenaengineering.com

Civil / Structural Engineers and Surveyors

18 April 2018

Mr. Lee Levicoff
Network Director
Planning & Construction Management
St. Luke's University Health Network
801 Ostrum Street
Bethlehem, PA 18015

Re: Hispanic Center
520 East Fourth Street
City of Bethlehem, Northampton Co., PA

Dear Lee,

With respect to the above captioned subject we have visited the building at the above captioned location on Friday, 23 March 2018 for the purposes of performing a walk thru visual assessment of the existing building. The property contains 3 structures interconnected. The existing stone structure to the right side of the photograph below, the brick structure connected to the rear of the stone structure and the house connected to the brick structure on the left side of the photograph below.



Photograph 1

Showing the Hispanic Center including stone structure to right side of picture, house to left side of picture and brick connecting structure between to the rear

This report will be limited to the evaluation of **the wood framed house** constructed in 1935 according to available Northampton County records. It was purchased by the Council of Spanish Speaking Organization of the Lehigh Valley in January, 1979 and subsequently converted for office use as part of the Hispanic Center.

When looking throughout the existing converted home, there were **several concerns noted particularly the unevenness of the first floor**, particularly where the house connects to the brick structure to the rear as result of settlement of the house since constructed in 1935. Also this continues throughout the house wherein method's of structural repairs were made to stabilize the wood framed structure inclusive of Simpson Strong-Ties with thread rods were previously installed at the stairway to the second floor as can be seen in Photographs 2 and 3 below.



Photograph 2

Showing Simpson Strong-Tie installed in first floor ceiling at stairway to 2nd floor.



Photograph 3

Showing exposed threaded rod and nut from Simpson Strong-Tie at the stairway.

Concern noted is the longevity of the repair and likelihood that further additional repairs needing to be made as structural settlement progresses. While walking around the attic/3rd floor area the sagging of the ceiling was noted as shown in Photograph 4 below.



Photograph 4

Showing sagging/bulging downward of ceiling at the center of the picture and above the window at the left of the picture.

While in the basement of the former house, there was significant water staining noted on the concrete floor as can be seen in Photograph 5 below.

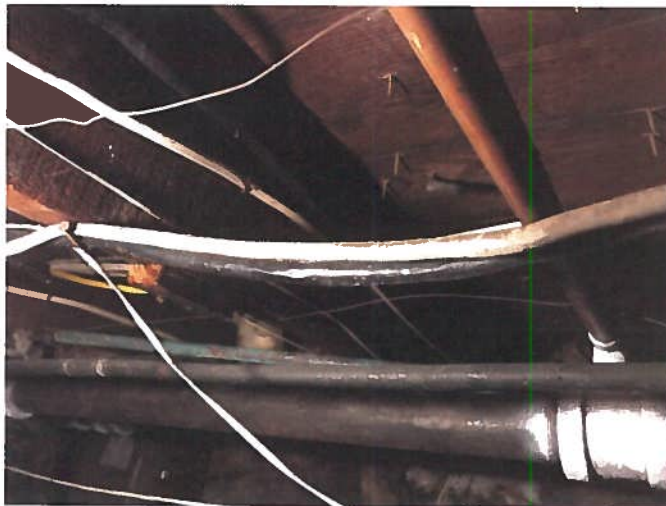


Photograph 5

Showing water staining on the concrete basement floor.

Water staining is a result of water infiltration indicative of a lack of waterproofing/damp proofing on the exterior of the basement walls. The lack of damp/waterproofing is typical with many buildings constructed during that time period.

Of additional concern while walking around in the basement is the prevalence of non MC wiring in the house as can be seen in Photograph 6 below.



Photograph 6

Showing extensive amount of wiring not in Metal Conduit as required by Code in office buildings

Also noted when viewing the restroom in Photograph 7 below is the **lack of ADA required accessibility.**



Photograph 7

Existing restroom w/o grab bars, etc.

Hispanic Society
30 March 2018
Page 6

Obviously with any renovations to the facility, upgrades will be required to the wiring to conform to current building codes as well as the expenditure of up to 20% of renovation costs to make the facility ADA accessible.

With the building having numerous handicap accessibility issues and the extensive work that would be necessary to renovate the building (large costs) for any intended use, along with many other challenges, (environmental--water infiltration) which present themselves, it may make the adaptive reuse of this existing building, financially prohibitive. Also, another item of concern, is the need to adjust and/or add more structural engineering measures to stabilize the existing structure as it relates to continued settlement/shifting. Consequently, the liability that may occur if any of HCLV's clients or personnel use the stairs to gain access to the floor above (not in very good shape either) falls or injures themselves in any way and is inclined to litigate / sue, the Hispanic Center's defense would not be sufficient for a ruling in their favor.

Should you have further questions, please do not hesitate to contact the undersigned.

Sincerely

Bryan L. Ritter, P.E.
President

Exhibit C-1

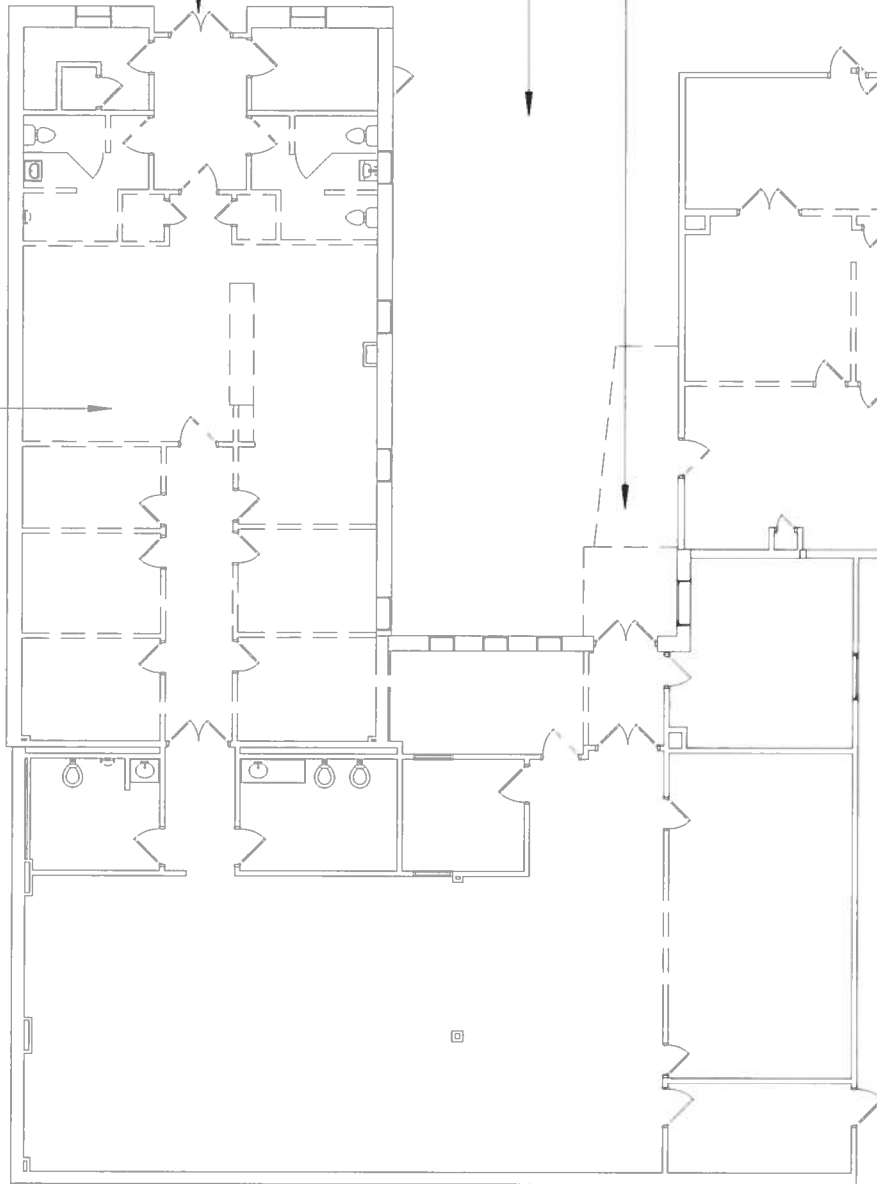
REMOVE EXISTING SIGNAGE
AND PLYWOOD COVER TO
EXPOSE ORIGINAL STAINED
GLASS TRANSOM ABOVE
DOORS.

REMOVE ALL
EXISTING
CONCRETE /
ASPHALT

REMOVE EXISTING
RAMP, LANDING,
RAILING, CANOPY, AND
DOORS

INTERIOR
DEMOLITION
ONLY.

DEMOLISH
EXISTING
BUILDING



SLUHN - HCLV
520 BLDG. RENOVATIONS
520 E 4th STREET, BETHLEHEM, PENNSYLVANIA

REMOVAL PLAN

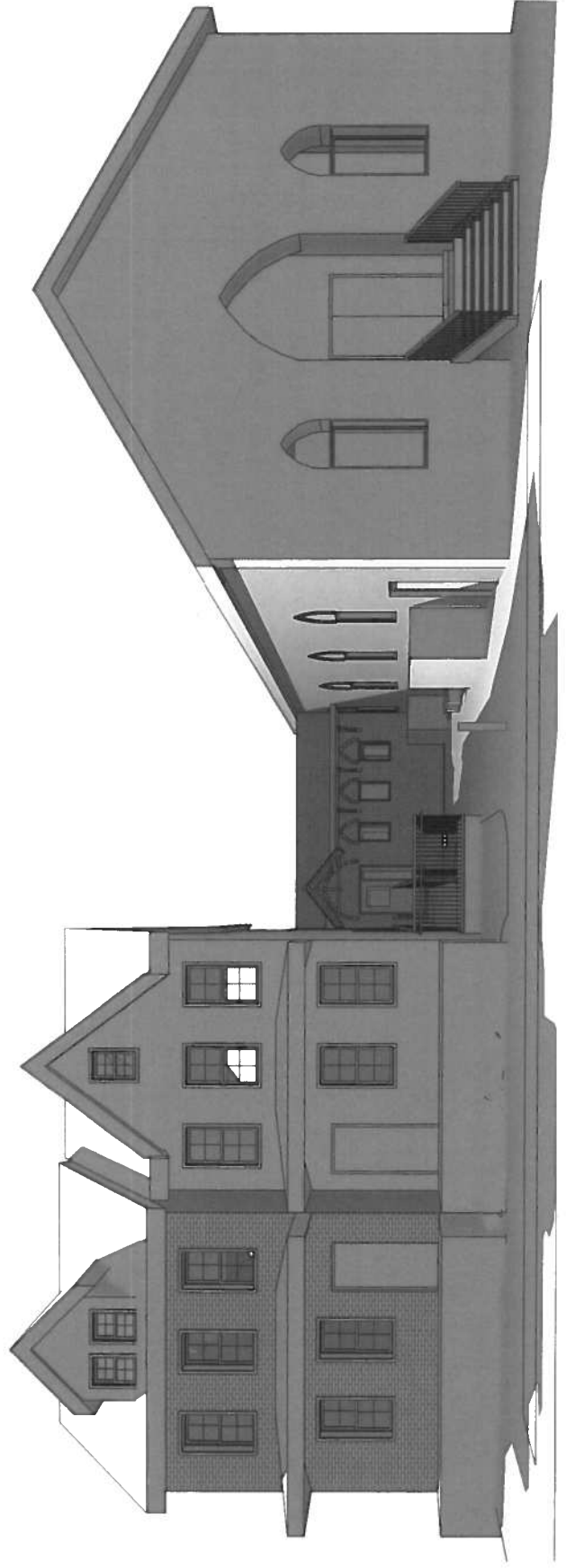
bda | architects
architecture + design
clarks summit bethlehem
www.bdaarchitects.com

JOB NO	18202.10
DATE	7-9-18
DWG NO	EX. C-1

Exhibit C-2

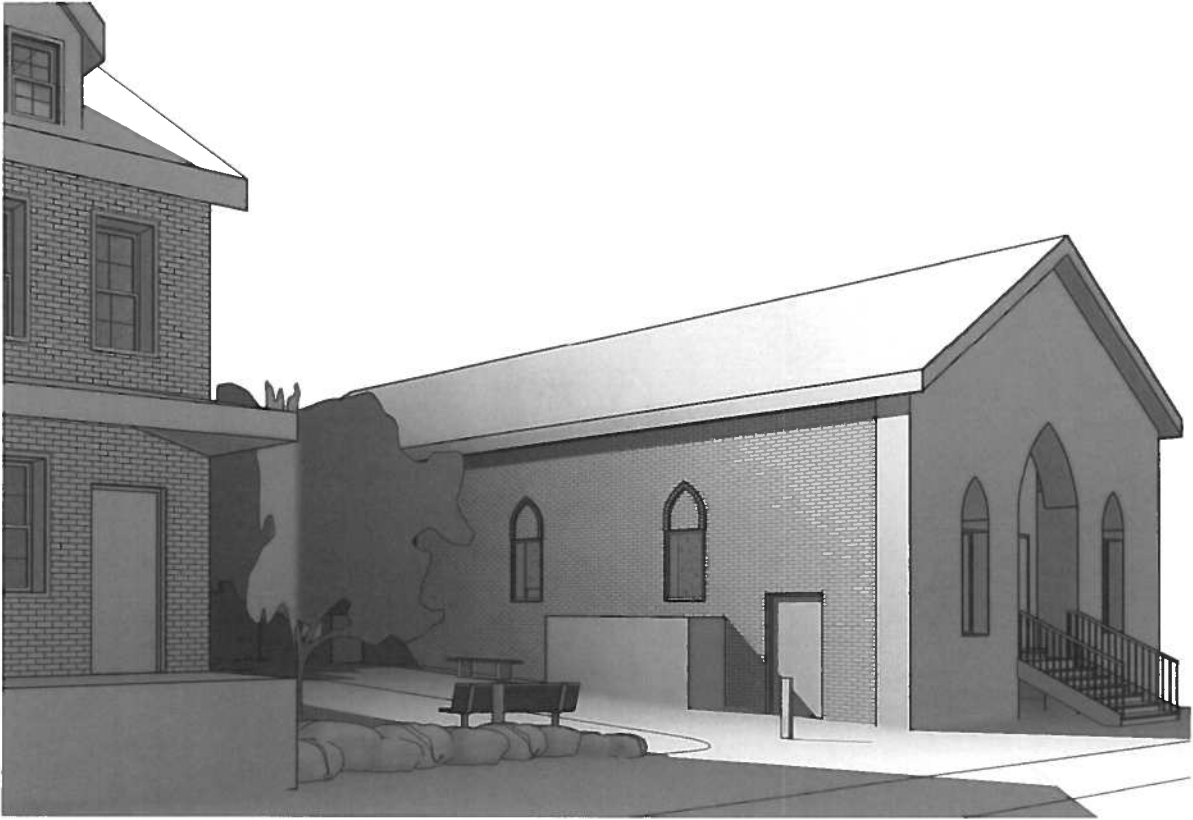


STREET VIEW - PROPOSED



STREET VIEW - PROPOSED w/ BLDG.

Exhibit C-3

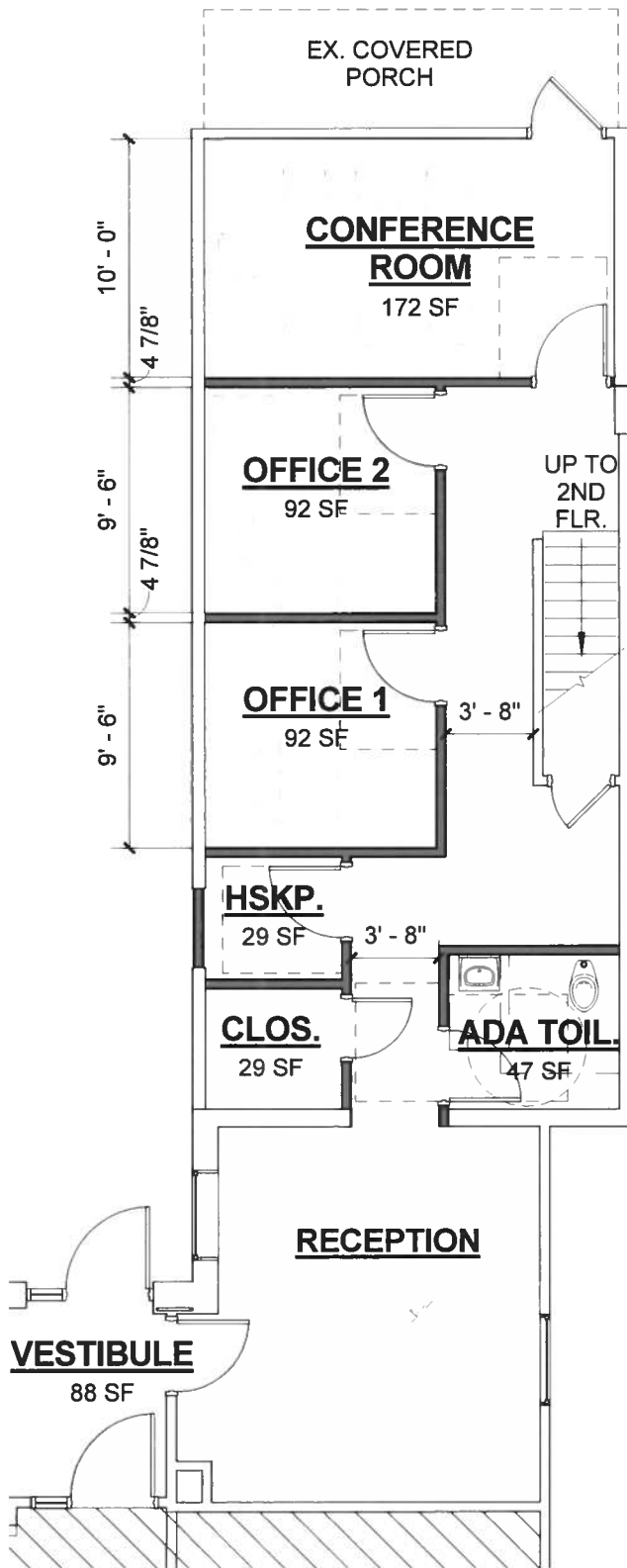


SIDEWALK VIEW - PROPOSED

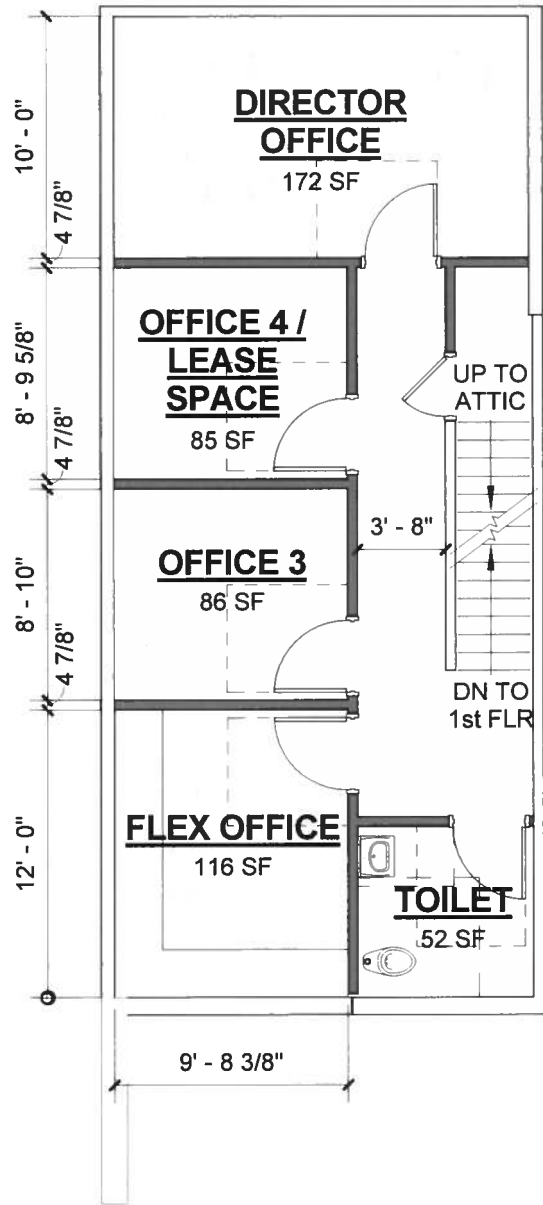


SIDEWALK VIEW - PROPOSED w/ BLDG.

empt	empt	empt	empt	empt	empt	empt	empt	empt	empt	empt	empt	empt	empt
xempt	Resid	Resid	Resid	Resid	Resid	Comm/resid	tax exempt	single	single	single	Resid	single	single
844	2523	1893	1893	2984	2984	5040	12872	5040	1428	1428	1878	1878	1878
N/A	4	3	3	4	4	4 apts	N/A	4 apts	N/A	N/A	5	5	5
N/A	1	2	1	2	2	1	N/A	1	N/A	N/A	2	2	2
3.33	\$76.35	\$83.47	\$83.47	\$60.43	\$60.43	\$105.65	\$115.25	\$79.25	\$115.25	\$115.25	\$84.18	\$84.18	\$84.18
7,000	\$192,635	\$158,006	\$158,006	\$180,329	\$180,329	\$143,679	\$1,483,498	\$399,420	\$164,577	\$164,577	\$158,085	\$158,085	\$158,085
available	\$158,755	\$143,132	\$143,132	not available	not available	\$116,163	not available	\$344,528			\$132,322	\$132,322	\$132,322
386	1983	1989	1989	1995	1995	1996	1979	1979	1979	1979	1998	1998	1998
5,000	\$20,300	\$36,295	\$36,295	\$52,500	\$52,500	\$45,000	N/A	N/A	N/A	N/A	\$55,000	\$55,000	\$55,000
399				2017	2017	2003		2010					
0,000				\$70,000	\$70,000	\$79,500		\$135,000					
						2007		2018					
						\$0		\$315,000					
2,200	\$78,700	\$73,900	\$73,900	\$96,700	\$96,700	\$61,400	\$286,200	\$92,400			\$67,200	\$67,200	\$67,200
CLV	Rick Cantelmi	Cathierin Kelly	Cathierin Kelly	NMC Holdings	NMC Holdings	Giovanna Reyes	HCLV	Seamless Acq.LLC			Rick Cantelmi	Rick Cantelmi	Rick Cantelmi



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SLUHN - HCLV
520 BLDG. OFFICE RENOVATIONS
520 E 4th STREET, BETHLEHEM, PENNSYLVANIA

PROPOSED 1ST & 2ND FLOOR PLANS

bda architects
architecture + design
clarks summit bethlehem
www.bdaarchitects.com

JOB NO 17202.10
DATE 4-26-18
DWG NO SK-A4

E. 4TH STREET

SIDEWALK

23' - 9"

REMOVABLE BOLLARD

FOOD BANK ENTRY

GRASS AREA
~ 115 SF.

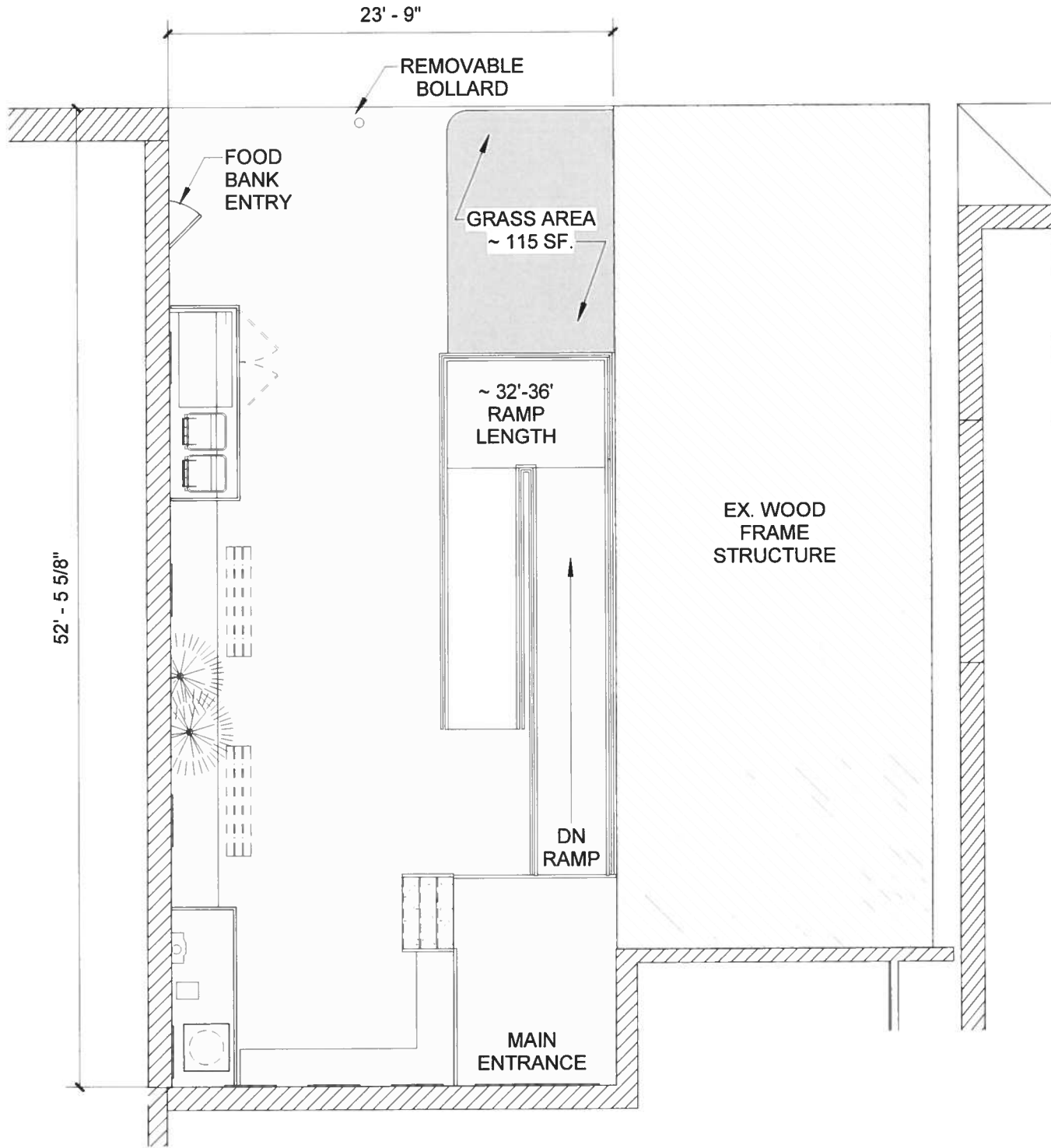
~ 32'-36'
RAMP
LENGTH

EX. WOOD
FRAME
STRUCTURE

DN
RAMP

MAIN
ENTRANCE

52' - 5 5/8"



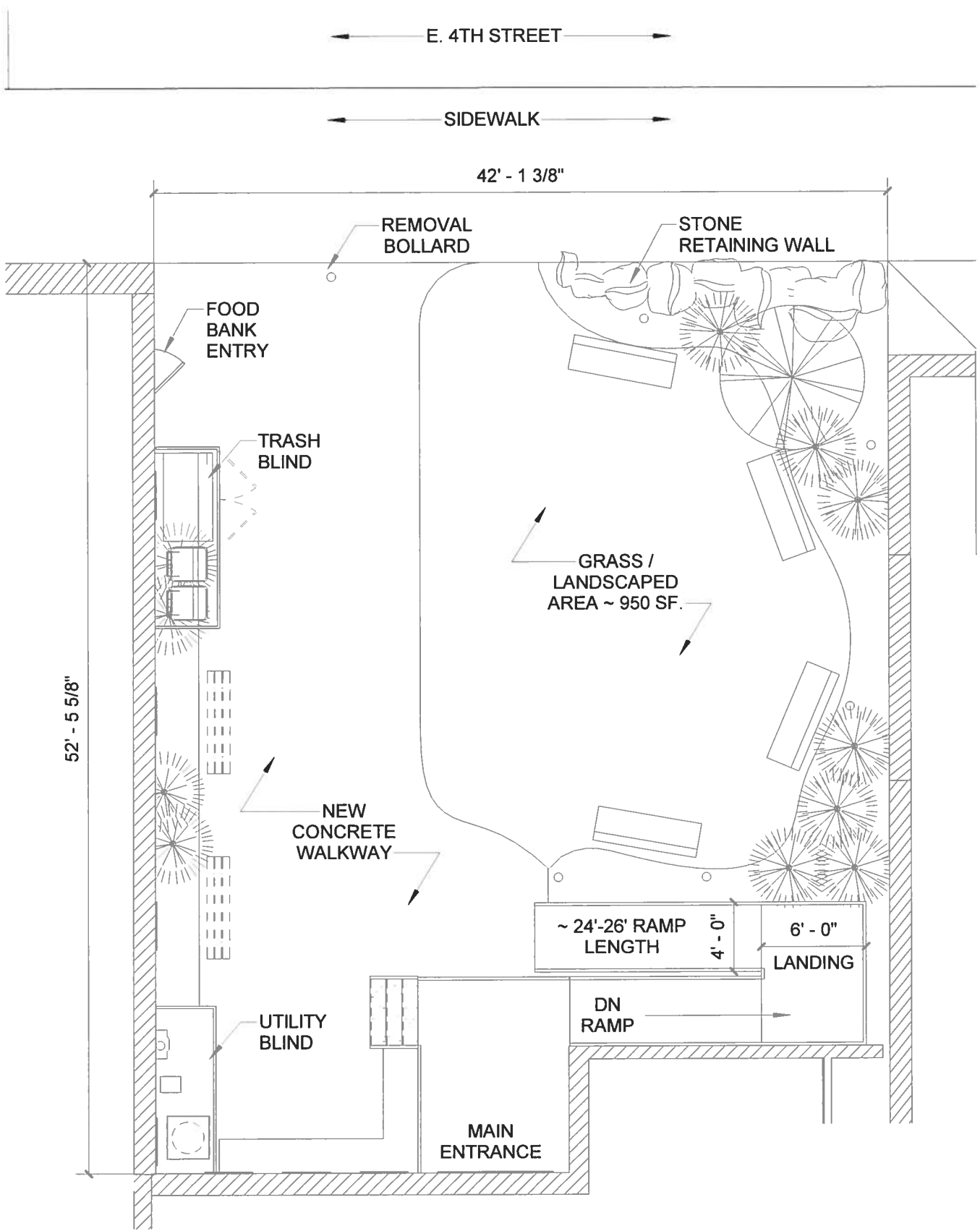
SLUHN - HCLV
520 BLDG. RENOVATIONS
520 E 4th STREET, BETHLEHEM, PENNSYLVANIA

STUDY FOR EXISTING EXTERIOR SPACE

bda architects
architecture + design
clarks summit bethlehem
www.bdaarchitects.com

JOB NO 18202.10
DATE 7-9-18
DWG NO EX. D-2

EXHIBIT E-1



SLUHN - HCLV
520 BLDG. RENOVATIONS
 520 E 4th STREET, BETHLEHEM, PENNSYLVANIA

PROPOSED SITE PLAN

bda architects
 architecture + design
 clarks summit bethlehem
 www.bdaarchitects.com

JOB NO 18202.10
 DATE 08/12/18
 DWG NO EX. E-1

Exhibit F-1

