

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 114 W 4th St Bethlehem, PA 18015
Owner of building Dallas Basha Phone [redacted]
Owner's email & mailing address See below (same as applicant).
Applicant Dallas Basha Phone: [redacted]
Applicant's email & mailing address [redacted]

Street and Number City State Zip Code
9002 Lupine Den Dr. Vienna VA 22182

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.

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
Siding and Masonry
Roofing, gutter and downspout
Windows, doors, and associated hardware
Storm windows and storm doors
Shutters and associated hardware
Paint (Submit color chips - HARB only)
Skylights
Metal work
Light fixtures
Signs
Demolition
Other

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.

Exterior renovation of the Grace mansion. Project outlined in submitted cover letter.

5. APPLICANT'S SIGNATURE

[Handwritten Signature]

DATE: 11/12/18

114 W 4TH ST. EXECUTIVE SUMMARY

This project involves the renovation of the Grace Mansion located at 114 W. 4th St. The 9000+ sf property is zoned mix-use with a beautiful 3-story house located on the intersection of 4th and Martel Street. The property is between Broadhead House and the Bible Fellowship Church– a 6-story Lehigh student housing complex and a neighboring 7-story tall bell tower and 5-story roof, respectively. The project will take place in several phases, the first of which will be the exterior renovations.

The South Bethlehem community landscape is expanding positively and evolving with many new and exciting opportunities for local residents and businesses. Many local projects are projected over the next couple of years with many already beginning. We already have seen the emergence of Southside Commons, which is a 4 and 5-story Lehigh student housing complex located 1 block West from the Grace Mansion. We also have seen the completion of a 6-story on New Street. Lehigh is continuing to expand its presence with its path to prominence project, which will include the development of new residential and academic facilities, as well as renovations and expansion to some of its current buildings.

The Grace Mansion renovation is broken into several stages, the first being the much needed exterior renovation of the house. The house was built in the early 1900s and has not been adequately taken care of over recent years. Significant signs of negligence are apparent throughout the property, which is why it's a priority to renovate the property correctly. Some side effects include, but are not limited to, wood, brick, stone, and roof damage. Below include the planned exterior renovations in this first phase of revitalizing the property. The general manager of the project, Dallas Basha, is very excited to bring a piece of history back to life in the 21st century and to show the property's true colors and potential. He seeks to restore it to the Bethlehem landmark that it is.

CURRENT EXTERIOR OF PROPERTY

Corner of 4th and Martel Street



East Side



West Side



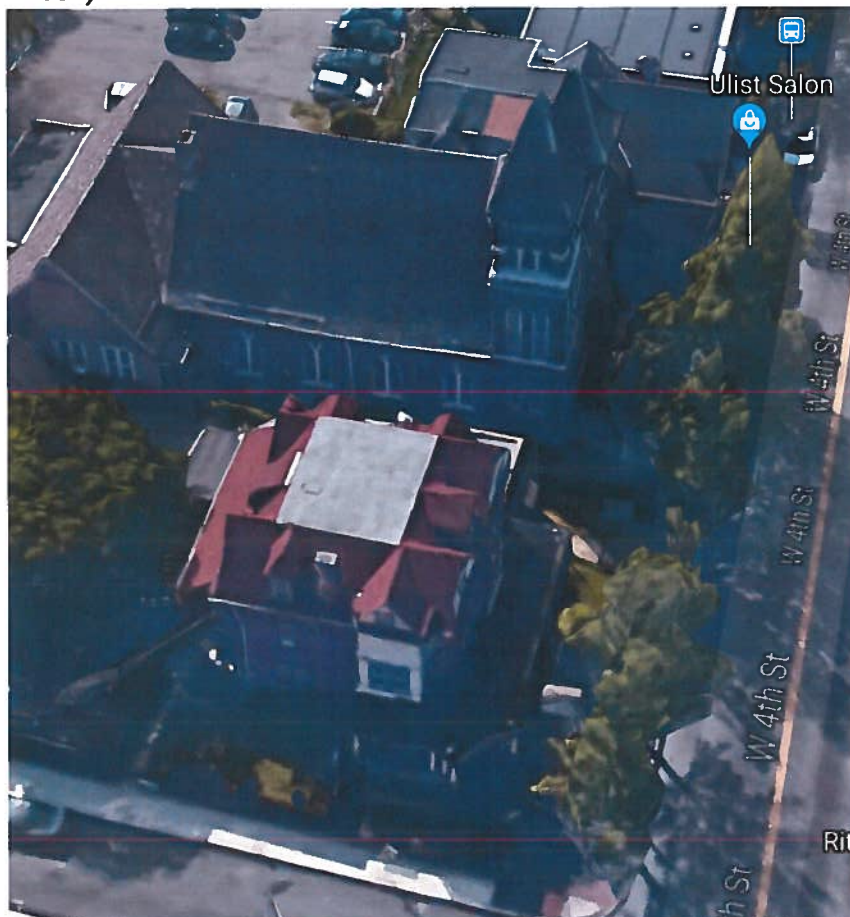
South Side



South Side



Birdseye view



Martel Street view



EXTERIOR PROPERTY RENOVATION PHASE 1

A – BRICK + STONE SURFACE:

Repairing all brick spalling and flaking on property, re-caulking and re-mortaring all deteriorated brick, sealing all minor and major cracks, re-pointing all deteriorated joints with mortar mix, removing and repairing all non-professional workmanship siding, repairing damaged retaining wall, re-caulking all trim, and replacing missing lintel above the masonry foundation.

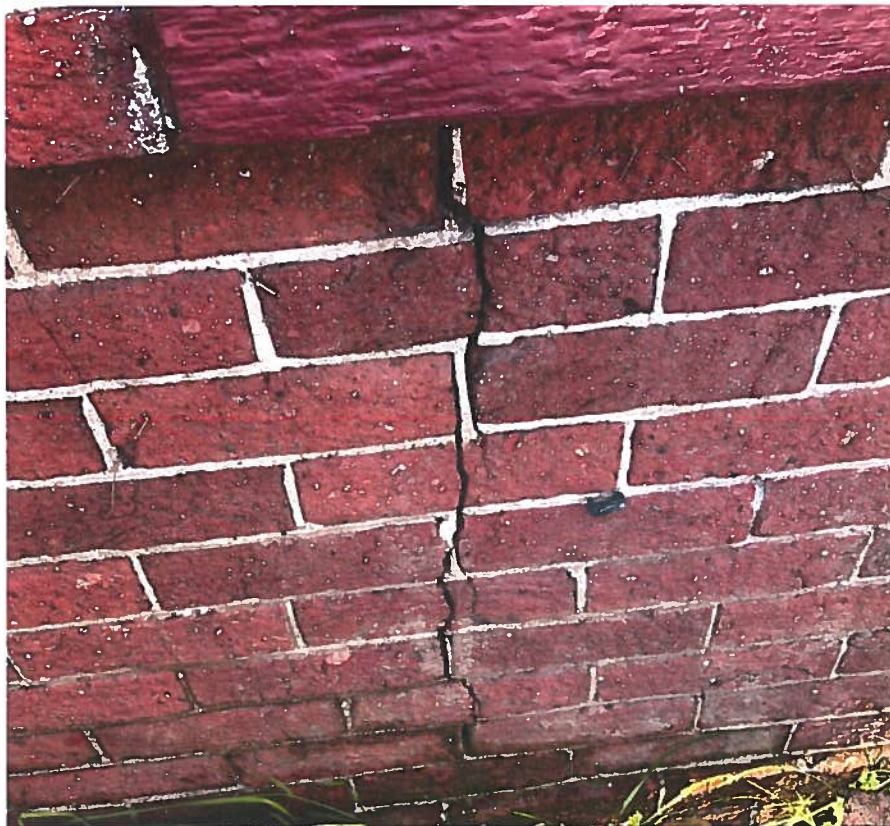
West Side chimney brick and wood trim damaged



Non-professional workmanship done on side of the house



Major crack on East Side of house



Retaining wall needs to be repaired



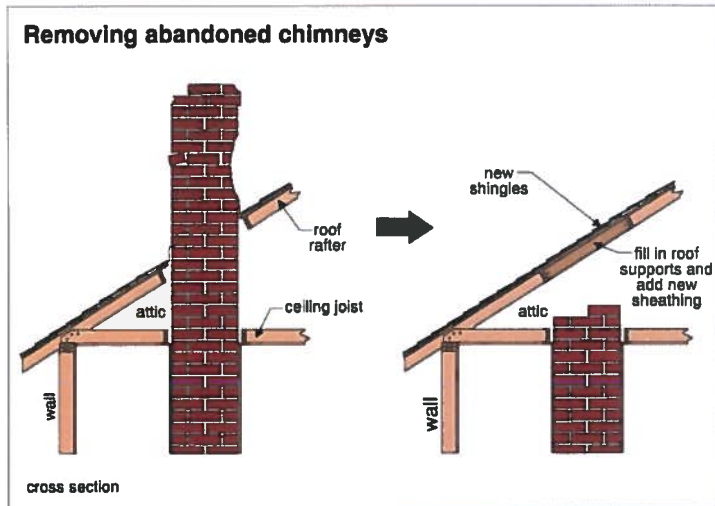
B – ROOF + CHIMNEYS:

Reroof all sloped roof surfaces using GAF Slateline roof shingles in Antique Slate color. Aluminum drip edge to be painted adjoining trim color. Providing open valleys and all miscellaneous flashing and chimney flashing will be replaced as in-kind. Ridge cap to match shingle color.

Shingle roof needs to be replaced



Requesting to remove abandoned chimney on East side of house on recommendation of private home inspector and chimney specialist. The brick that is salvageable will be recycled and re-used on other parts of the house so all brick remains consistent. Current chimney poses a major safety concern due to possibility of it collapsing and injuring someone. Problems include chimney is not aligned, major cracks, efflorescence on chimney surface, loose and deteriorated brick, masonry chimney mortar deteriorated and weathering and deterioration at shoulders.



Chimney is severely deteriorated and should be removed



C – PAINTING:

Cleaning, patching, masking, priming, and painting entire house with original colors. Surfaces include wood trim, soffits, railings, steel lintels that are rusted, exterior basement door, staircases, deck, etc. Railings/guardrails deteriorated paint, which is being thoroughly cleaned and applying an exterior finish to protect and extend the life of the material. Rusted metal railings/guardrails are being repainting and repairing to extend their service life and make them safe.

Deteriorated paint throughout



D – WOOD THROUGHOUT:

Replacing all deteriorated and rotted wood throughout exterior of house including, but not limited to, deck railing and balusters, exterior trim, columns, siding, etc.

Siding on East Side of house deteriorated and rotted



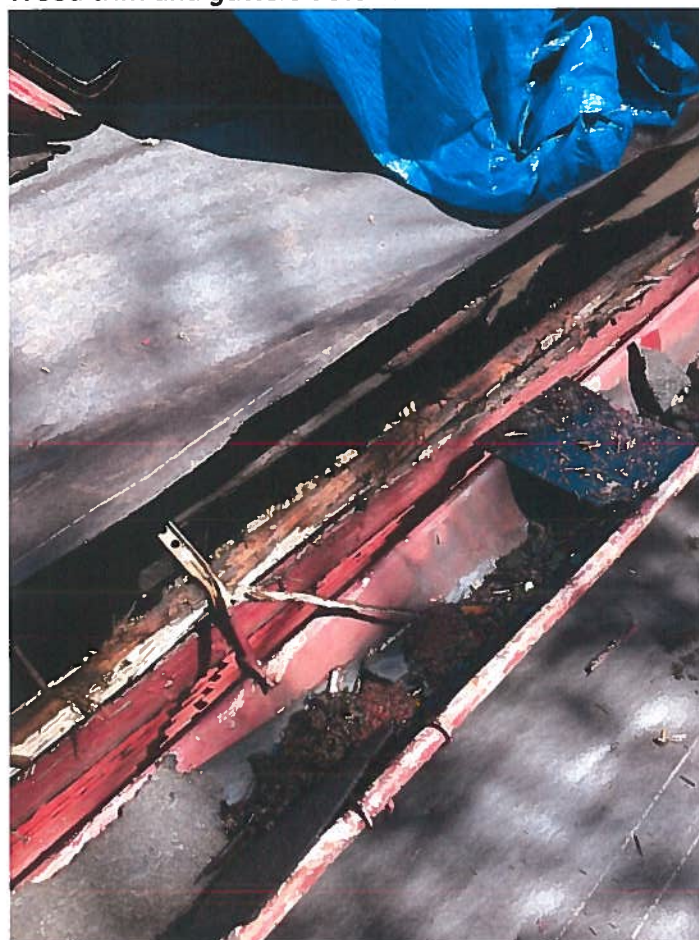
Columns on North Side deteriorated and rotted



Siding deteriorated



Wood trim and gutters deteriorated



E – DECK + STAIRCASE

Repairing and updating exterior deck and staircase. Repairing guardrail balusters that are missing, broken or rotted. The wooden posts are cut level on top. As water sits on the posts they can allow moisture to enter and rot. Wood posts are being repaired to prevent further damage.

Deck railing and balusters are rotted, deteriorated, and some are not consistent



Deck ceiling leaks



Open risers are present for staircase, which is a safety concern, which are being closed to assure safety on property. The staircase wood finish is also deteriorated or missing, which is being thoroughly cleaned and new exterior finish is being applied to protect the wood. Rot on stairs is being repaired.

Staircase wood leading to deck is deteriorated and rotted



F – DRIVEWAY, PATIO, PUBLIC WALKWAY

Driveway, patio, and walkway cracking will be patched/sealed. The walks are uneven and out of level due to settlement or heaving. This is a trip hazard and a safety concern. The walks will be repaired to make them an even and level walking surface. There are loose and broken brick pavers. The loose bricks may be a trip hazard if not properly installed. This will be repaired.

Walks are uneven and pose safety concern



G – WINDOWS

Replacing and/or fixing windows in-kind.

Many windows are significantly deteriorated and damaged



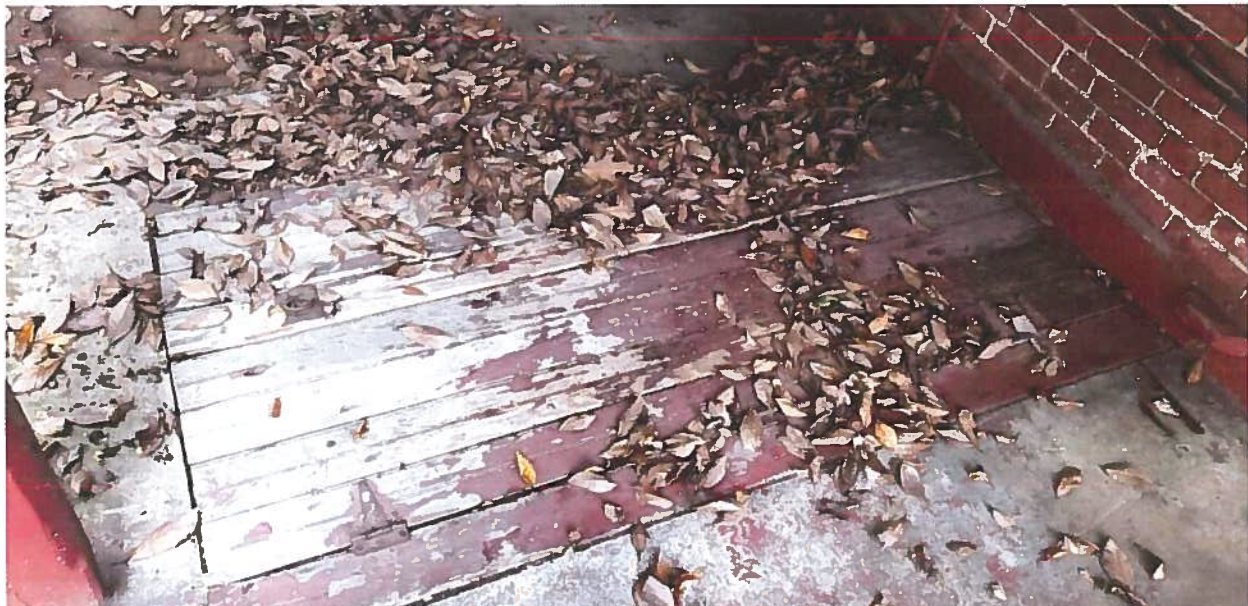
H – MISCELLANEOUS

Handrails are missing at the steps, which are being replaced and/or fixed. All loose guardrails are being secured or replaced. Adding commercial security cameras throughout property. Removing A/C units and patching or updating accordingly. Repairing multiple damaged fascia. Repairing basement door loose hinges, currently not properly sealed to the foundation wall and rust or peeling paint at bilco door. Replacing or fixing current fence. Requesting to add 6 foot fence on West side of property. Repairing uneven and damaged staircase in front of house.

Uneven and damaged staircase in front of the house



Deteriorated basement door



Broken fence

