

PROJECT OVERVIEW for THE PRESIDENT'S PLACE

LOCATION: 114 W. 4th St. & Martel St., Bethlehem, PA.

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 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 vanilla) 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 then 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' in the center. The exterior wall treatment of the North facing facade is to quiet in shape, texture and color. We recently pushed the North facing facade along most of the 5th Floor back 5'. Creating a visual setback and providing pied-a-tierres for 3-units.

This 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 North 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 5'-back from their south side meeting room. Our future plans shall include ideas to improve the street scape up/along Martel St., see color renderings.

Thank you,
Robin Reshetar, AIA

