

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 428 - 444 Main St.
Owner of building Moravian College
Owner's email & mailing address
Applicant Amber Donato
Applicant's email & mailing address

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.

- Trim and decorative woodwork
Siding and Masonry
Roofing, gutter and downspout
X 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
X Signs
Demolition
X Other Awning fabric, floor tile

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)
X 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. See attached.

5. APPLICANT'S SIGNATURE [Signature] DATE: 1/23/19



HARB Requests for 428-444 Main Street – Moravian Book Shop
February 6, 2019 Meeting

1. Window Replacement: Replace existing storefront with aluminum bi-folding windows. See Exhibit 1A, 1B, 1C. Physical sample to be brought to 2/6 meeting.
2. Tile Flooring Replacement: Replace existing quarry tile with new porcelain tiles to create Moravian Star image. See Exhibit 2A, 2B.
3. Tenant Signage (entry doors): Lost Tavern Brewery and Dave's Deli will be occupying the space. Their respective logos will be applied to one of the glass panes on the existing entry doors. See attached Exhibit 3A, 3B.
4. Tenant Signage (building signs): Existing hanging signage on building will be replaced. Signage will identify Book Shop as well as tenants, Lost Tavern Brewery and Dave's Deli. See attached Exhibit 4A.
5. Exterior Wood Door Stain: Moravian College is proposing to stain the all front entry doors instead of painting. See attached Exhibit 5A. Physical wood sample to be brought to 2/6 meeting. Existing double doors into 444 property are stained. Existing single doors into 428 property are painted. We are proposing to unify the façade by having all doors stained.
6. Existing Door Hardware: Remove existing door hardware at northern entrance. Door to become "exit only." See attached Exhibit 6A.
7. Awning color: Request "Pebble Tweed" fabric by the Miami Corporation. See attached photo of proposed fabric, Exhibit 7A. Physical fabric sample to be brought to 2/6 meeting.

Window Replacement

The reinvented food component of the Moravian Book Shop has been expanded and moved to the storefront. The design of the interior has been shaped around the experience of dining al fresco. To support its connection to the outside, we are proposing to replace the existing aluminum storefront windows with aluminum bi-folding windows that can open the interior up to the sidewalk. This will help draw patrons inside from the sidewalk, and to give people inside the feeling of being outside.

The existing storefront windows are painted aluminum. We propose to use aluminum bi-folding windows painted to match the color of the existing storefront windows.

EXHIBIT 1A



Rendering of exterior showing bi-folding windows in open position.

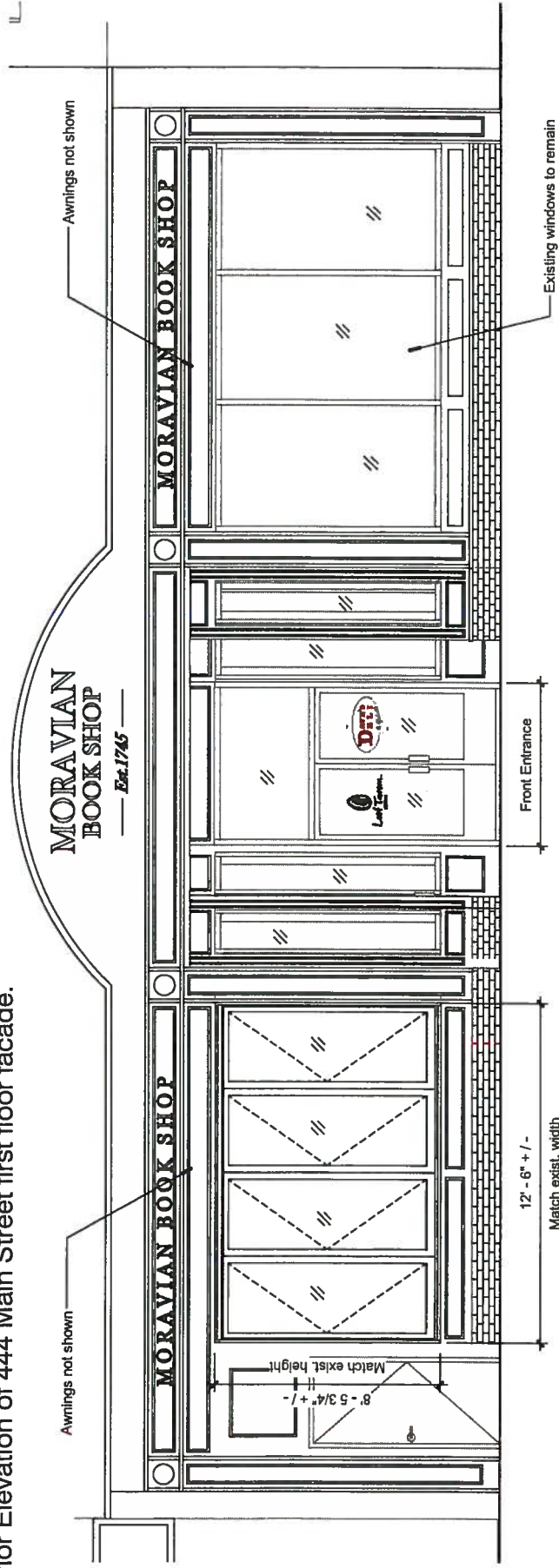


Rendering of interior showing dining design inspired by al-fresco dining.

Window Replacement

Exterior Elevation of 444 Main Street first floor facade.

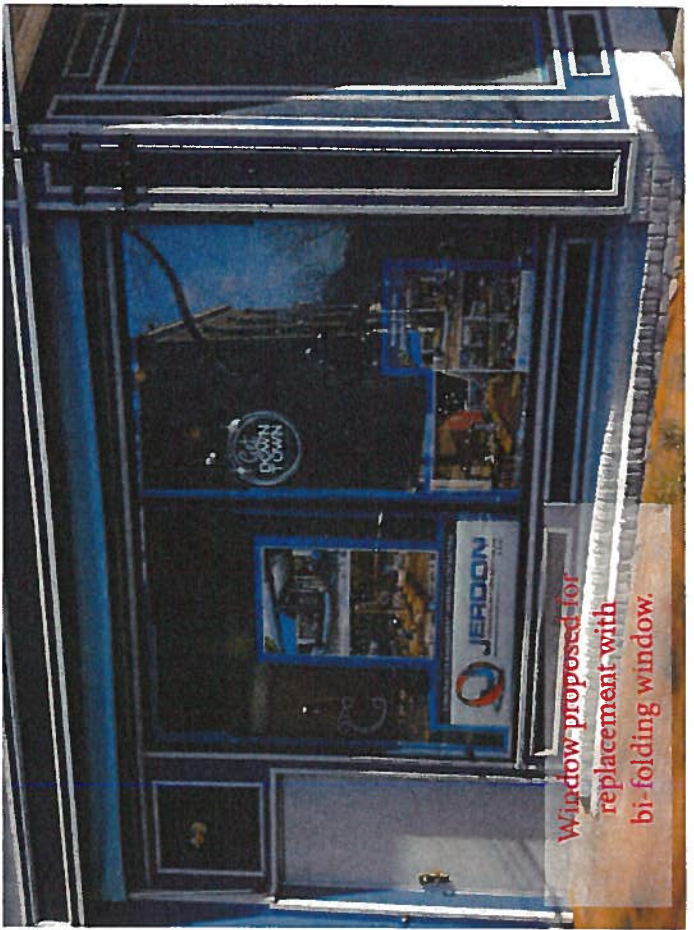
EXHIBIT 1B



New bi-folding windows to replace existing aluminum storefront windows on North side of 444 Main Street facade.



Location of window proposed for replacement with bi-folding window.



Window proposed for replacement with bi-folding window.

Window Replacement

Product specifications: Moravian College - Book Shop Cafe

EXHIBIT 1C

Pos.	Type	CC	Width	Height	Area (ft ²)
1			150"	101 3/4"	105.99

Panda - TS60 TB FOLDING

Description: TS60_4P_4R_OUTSWING

Glass: SEE NOTES SEE NOTES SEE NOTES

Color: POWDER COAT

Product Type: *TS:60 Thermally Broken All-Aluminum Folding Door*

Configuration: 4 Panels - Left or Right, Single Operation (Inswing or Outswing), Exterior View

Finish Type: Powder Coat (2604)

Finish Color: Standard Panda Powder Coat Options - TBD

Hardware Type: Panda 100/200 - PC to Match

Track Type: Surface Mount, Recessed or Recessed Drainage Track - TBD

Glass Type: Clear Temp. 1" OA Glass (Cardinal 366)

3/16" Temp Low-E + 5/8" Bronze Spacer + 3/16" Clear

Total sq. feet: 105.88

Total nr. of units: 1

**** Shop Drawings Included ****

**** Production Lead Time 6-8 Weeks. After Shop Drawing Approval ****



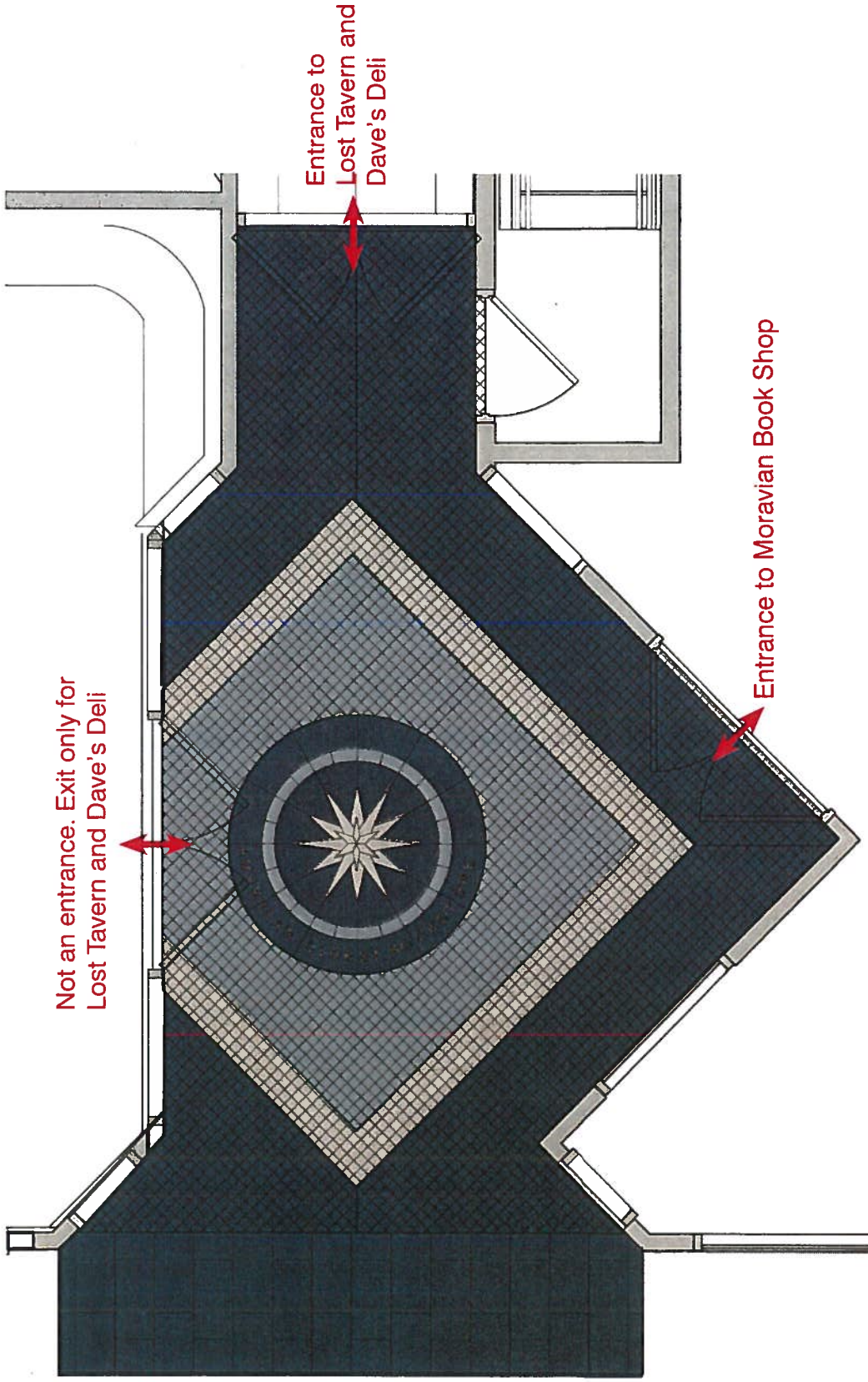
Photo of sample. Sample will be shown at February meeting.



Installation example image.

Tile Flooring Replacement

EXHIBIT 2A



Porcelain Tile

The existing slate in the Public Right of Way is severely cracked and is being replaced by 12"x24" slate-look porcelain tiles. This product has been approved by the City of Bethlehem's Engineering Department. We propose to use the same slate-look tiles in a 3"x3" format within the alcove. The dark gray, light gray, and creme colored tiles surround a 6'-6" medallion made with the same tiles water jet cut to make the text and Moravian star. The grout is to be a shade in between the dark and light gray colored tiles allowing the grout lines to become part of the design.

Images of samples. Samples will be shown at February meeting.



Tile Flooring Replacement

We propose using porcelain tiles as an alternative to the existing slate because porcelain is harder than slate, and it's less porous, which will help prevent cracking from freeze/thaw. The natural (non-polished) finish on porcelain tile meets the wet coefficient of friction for flooring, and is rated for outdoor use. Porcelain tile can mimic the look of natural stone so closely it's hard to tell the difference between the natural and man-made materials.



EXHIBIT 2B

Image of slate-look porcelain tile sample next to existing slate.



Location of tile replacement at entrance alcove.

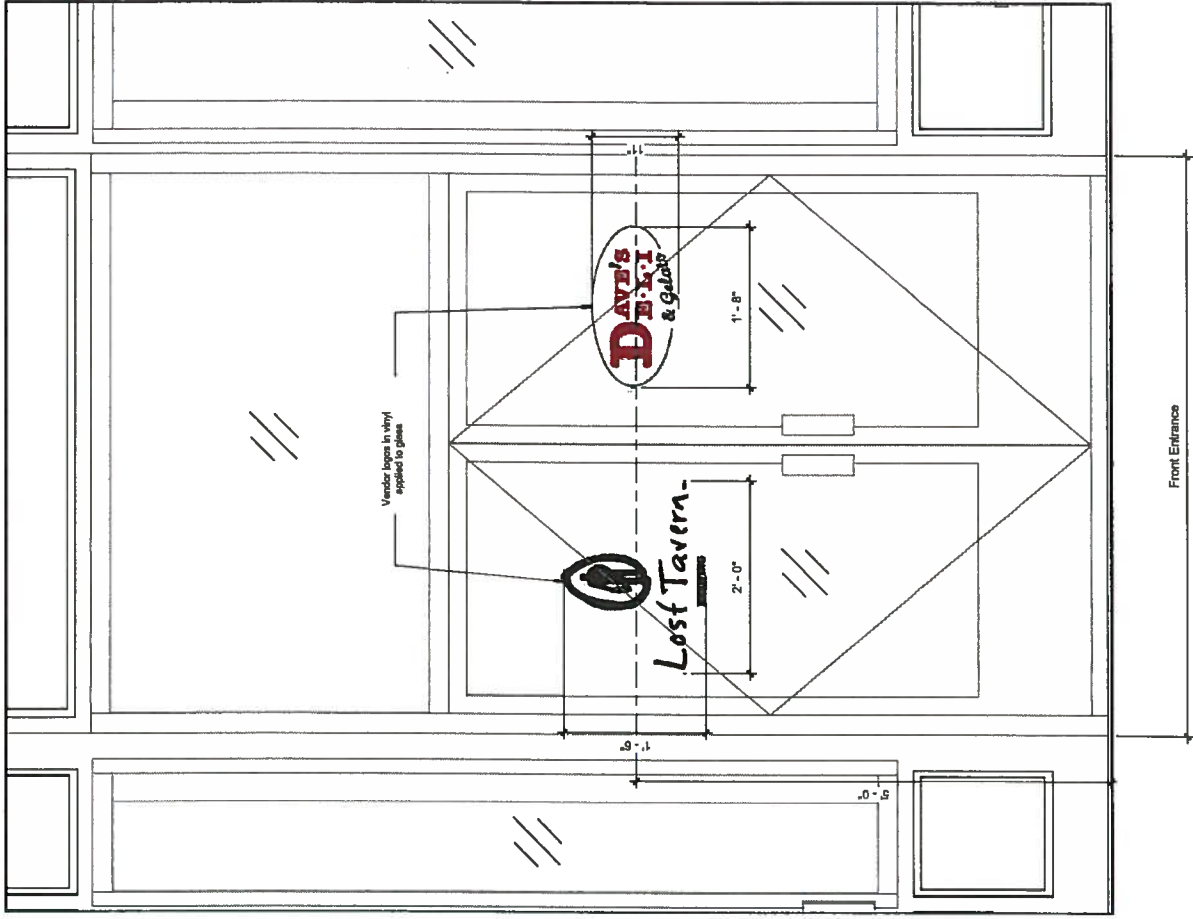
Signage on Entrance Doors

EXHIBIT 3A



Rendered View

Lost Tavern Brewing's logo in white on left entrance door.
Dave's Deli Logo: red and green with white background on right entrance door.



Annotated View

Lost Tavern Brewing's logo 1'-6" wide, 2'-0" high.
Dave's Deli Logo: 1'-11" wide, 11" high.

Signage on Entrance Doors

EXHIBIT 3B



Lost Tavern Brewing's logo on glass in white with no background.

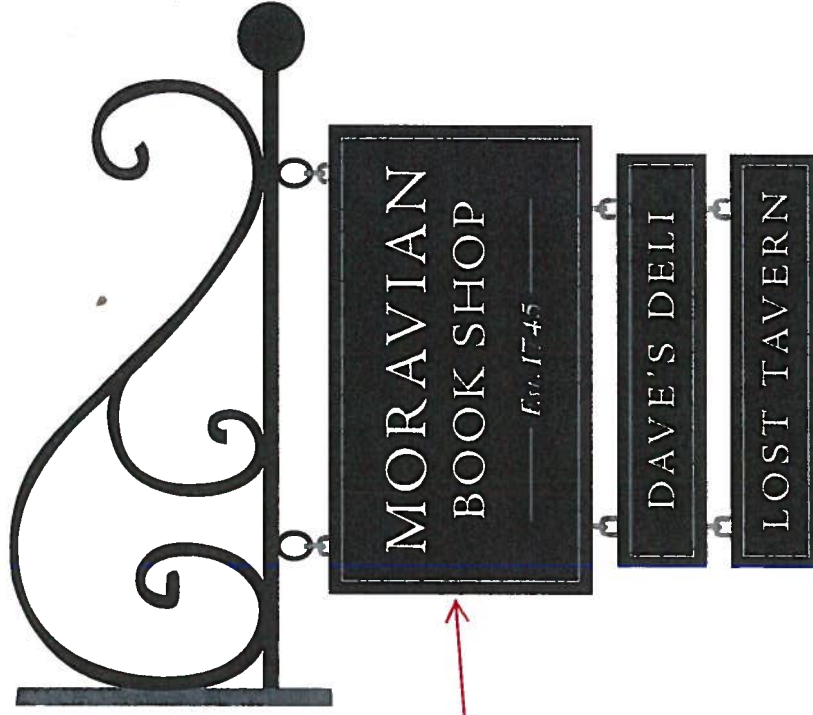


Dave's Deli Logo on glass in red and green with white background.

Exhibit 4A
Proposed hanging building signage to
replace existing

SIGNAGE

A simplified design is meant to continue the modern/ timeless feel of the logotype. Additional tenants can be featured as secondary panels beneath the main sign. Tenant logos should not be featured on exterior building signage or directly on window surfaces. Branded tenant logos should be featured in interior graphics visible through storefront windows.



New sign to match
size of existing
which is 48" wide X
34" tall

EXHIBIT 5A
Proposed wood door sample - Clear
finish on natural mahogany



Existing Door Hardware

Moravian College is replacing the three entrance doors in-kind. The existing brass door hardware has been salvaged and refinished.

We propose to reinstall the door hardware on all three doors, except for the pull-side doors on the door shown on the left side of this photo. This door is being used as an exit only. The main entrance to the food side of the Moravian Book Shop is now the center door shown in the right of this photo. Not having pull handles on the exit only door will help to reduce confusion about where the entrance is.

The door hardware will be saved so it can be reinstalled in the future if the function of this door changes.

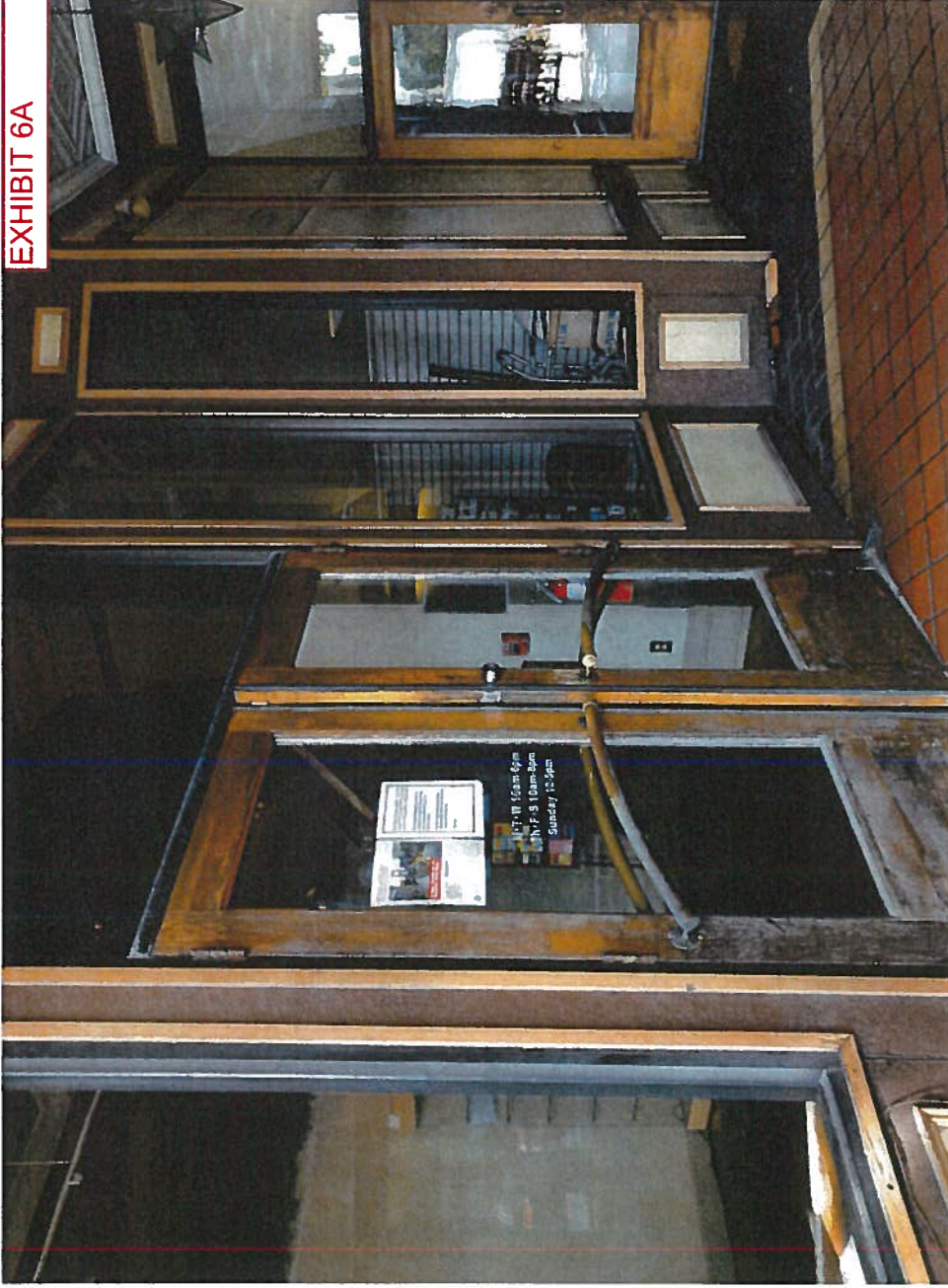


Photo of existing doors that are becoming exit only.

EXHIBIT 7A
Revised Awning Fabric



800.543.0448

www.miamicorp.com