

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 25 W 3rd St #300, Bethlehem, PA 18015

Owner of building ArtsQuest, Kassie Hilgert, President & CEO Phone _____

Owner's email & mailing address _____

Applicant MKSD architects, Todd Chambers, AIA Phone _____

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.

See attached packet.

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 type="checkbox"/> Trim and decorative woodwork | <input type="checkbox"/> Skylights |
| <input type="checkbox"/> Siding and Masonry | <input type="checkbox"/> Metal work |
| <input type="checkbox"/> Roofing, gutter and downspout | <input type="checkbox"/> Light fixtures |
| <input type="checkbox"/> Windows, doors, and associated hardware | <input 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"/> New Construction |
| <input 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

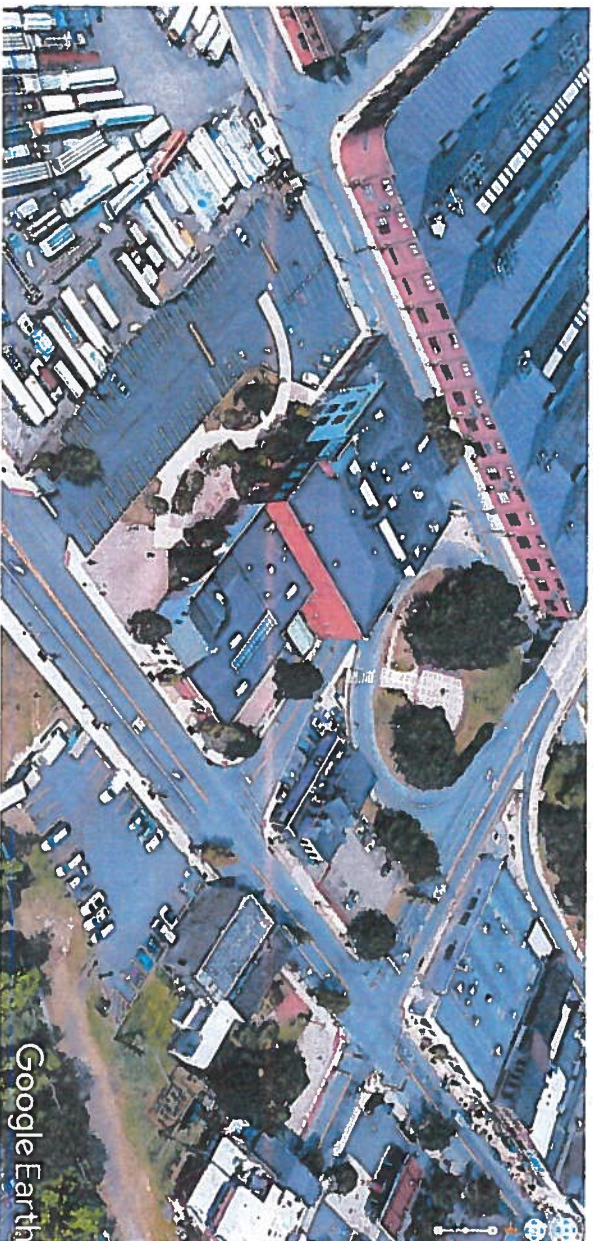
- Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)
- New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
- New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
- Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)
- 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 packet & narrative.

5. APPLICANT'S SIGNATURE *Todd Chambers* **DATE:** January 14, 2019

SOUTH BETHLEHEM HISTORIC COMMISSION

25 W 3RD ST, BETHLEHEM, PA 18015



APPLICATION and MEETING #3 FOR:

COA — DEMOLITION OF EXISTING BUILDINGS (6 Separate Buildings/Structures)

COA — CONSTRUCTION, ARTSQUEST SOUTH BETHLEHEM COMMUNITY CULTURAL CENTER

PROJECT INFORMATION:

This document is being submitted relative to both applications cited above as the demolition and new construction are all part of one project, a new community cultural arts center in the SouthSide Arts District of Bethlehem.

An initial application was submitted in September 2018, and a subsequent application in December 2018.

This project has been substantially revised in the course of discussion with the Historic Commission:

1. The Theodoredis Building will be retained instead of demolished
2. The building addition was reduced to three stories instead of four as initially requested
3. The building addition cladding was revised from metal panels to brick clad precast concrete
4. The window pattern on the addition was changed from a seemingly random pattern to a pattern that emulates industrial buildings of the past

Additionally:

1. The project proposes to retain the existing Crayola Gallery Building (former auto parts store)
2. The demolition of the house is still required to successfully complete the project
3. The door surround of the house will be removed and reinstalled on the new building — we proposed to install it in the 3rd street plaza on the new exterior wall of the Crayola Gallery

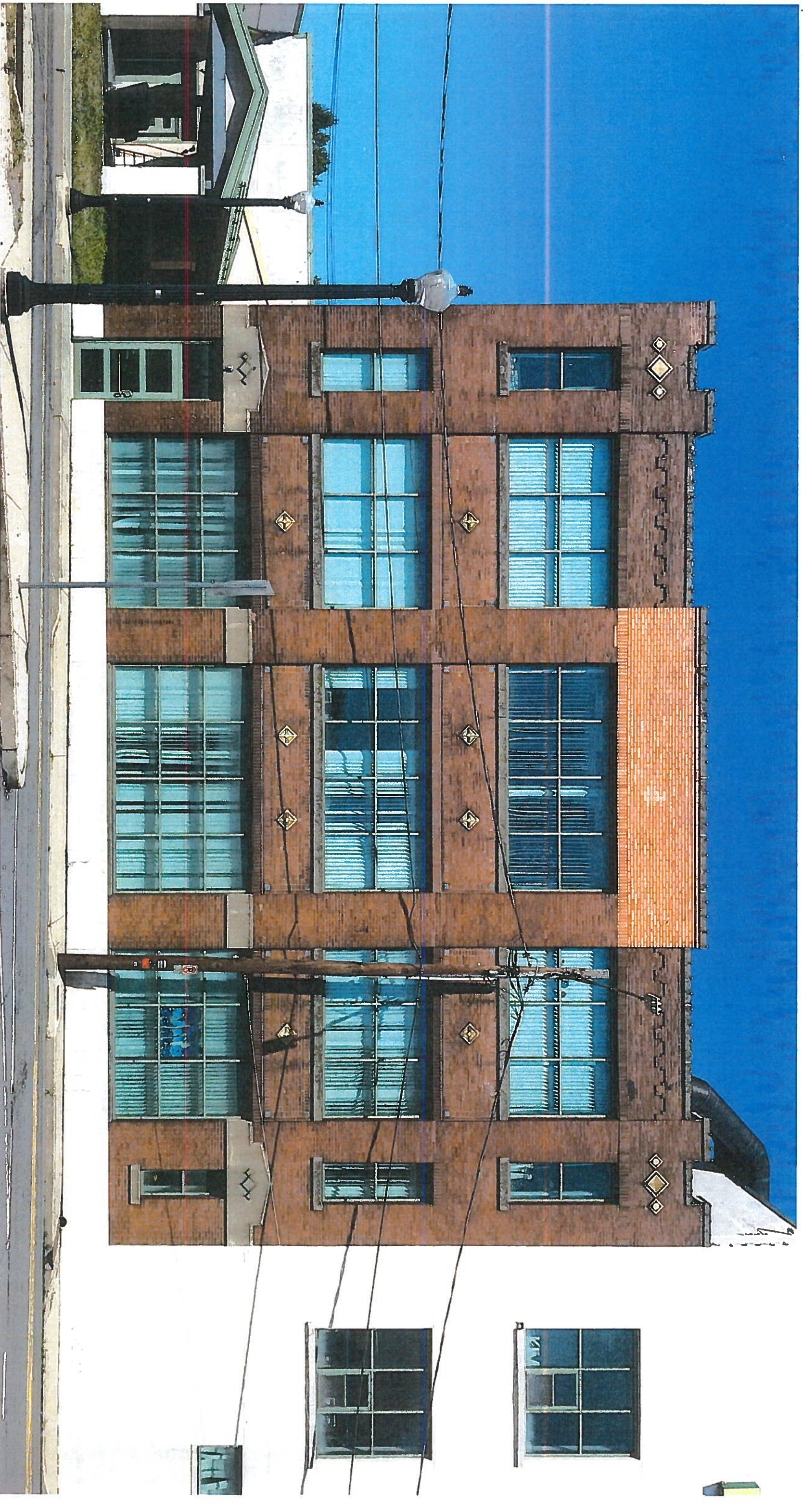
Follow up information from the December meeting follows:

January 14, 2019

1. The Theodoridis Building exterior will receive the following work:
 - a. Masonry (including brick, terra cotta, stone, and cast stone details) will be cleaned with appropriate methods for the composition of the material
 - b. Masonry will be repointed as necessary
 - c. Window mullions, doors, and frames will be painted to match the same on the building addition
 - d. The roof will be replaced with a slate-look asphalt shingle roofing
2. The new gallery building addition at the corner of 3rd and Northampton Streets has been updated to reflect the following:
 - a. The front facade has been moved forward toward 3rd Street as far as possible (the corner radius prevents moving it to align with the front of the neighboring gallery building. The offset is approximately 2'-8"
 - b. The height of the structure now matches that of the neighboring gallery
 - c. Brick clad precast concrete panels to match the primary building addition with natural finish precast concrete watertable (+/-3'-0" tall)
 - d. The storefront height matches that of the neighboring gallery building
 - e. A canopy was added above the storefront
3. The primary building addition has been revised as follows:
 - a. Cast stone (natural finish precast concrete) sills have been added to emulate the sills on the Theodoridis Building
 - b. The sills of the windows on the first floor have been lowered to a more regular height of about 3' above the floor
4. ArtsQuest has contacted the Bethlehem Fine Arts Commission about the mosaics that adorn the buildings slated for demolition (we will provide an update at the January meeting)
5. We have included detailed proposed designs for both the 3rd and 2nd Street plazas and offer the following description of the programming for these spaces:

The re-imagined Community Cultural Center includes two outdoor Arts Plazas. These two open plazas will be neatly tucked in the front and rear of the Community Cultural Center to meet a variety of programming and community needs. We envision a welcoming and inspiring event space that will appeal to a diverse audience, ranging from casual visitors and local residents, to students, tourists, artists and art lovers. The spaces will be a great fit for focused learning as an outdoor classroom or a quiet respite to develop your next great idea.

These user-friendly spaces will be designed for flexibility to accommodate a variety of programming and audience needs, including an outdoor classroom space for the Arts-Based Preschool Program, afterschool art programs, and Summer Art Camp Programs. It will also serve as an opportunity for adult art classes to create outdoors, from painting en plein air to firing raku ceramic kilns for alternative processes. The space will serve as inspiration for interactive public art installations or digital projections onto the building by regional and national artists, as well as an event space for festivals, rentals and events. The connection between the two plazas at the front and rear of the building through the lobby will help move attendees throughout the building, with large windows and view areas to see artists and students at work including a mini-amphitheater to sit and watch the Hot Glass studio artists at work.



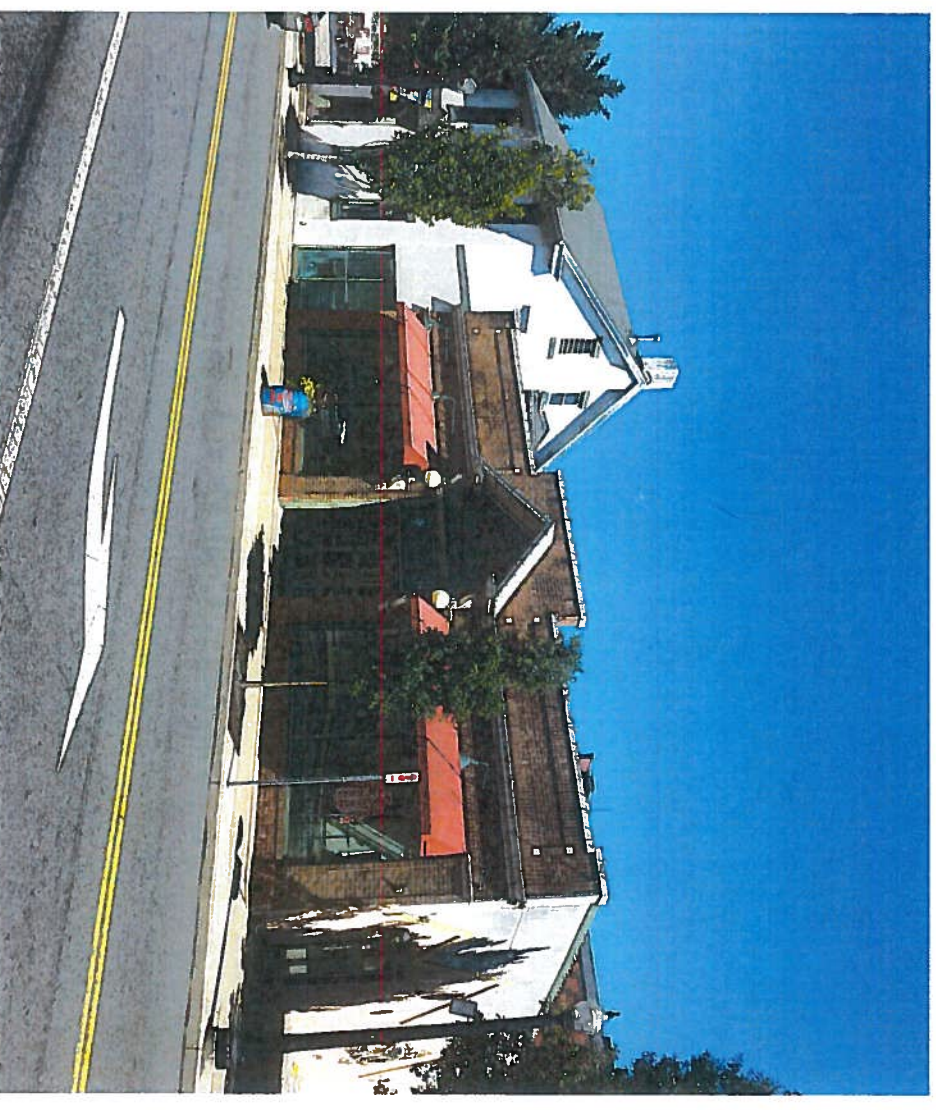
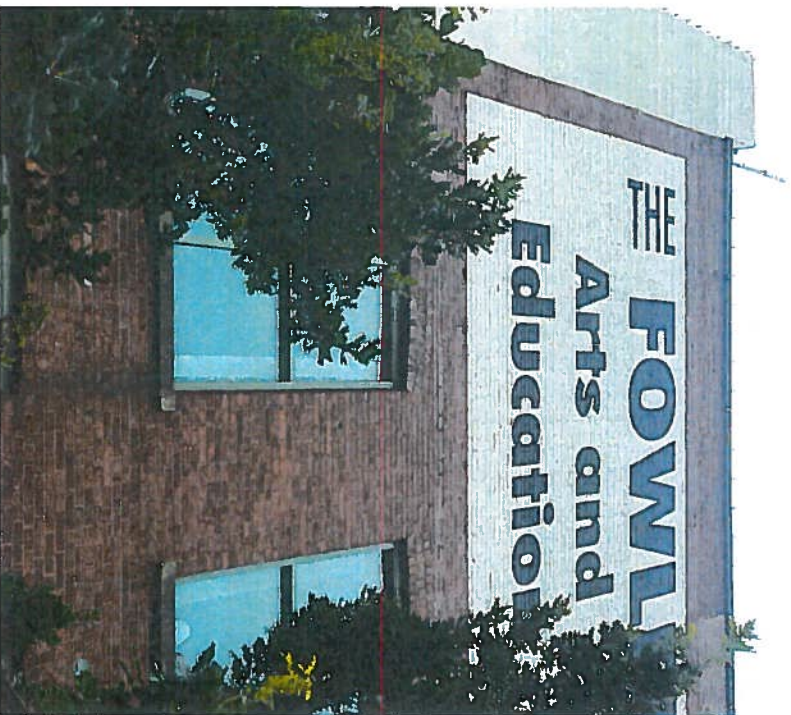
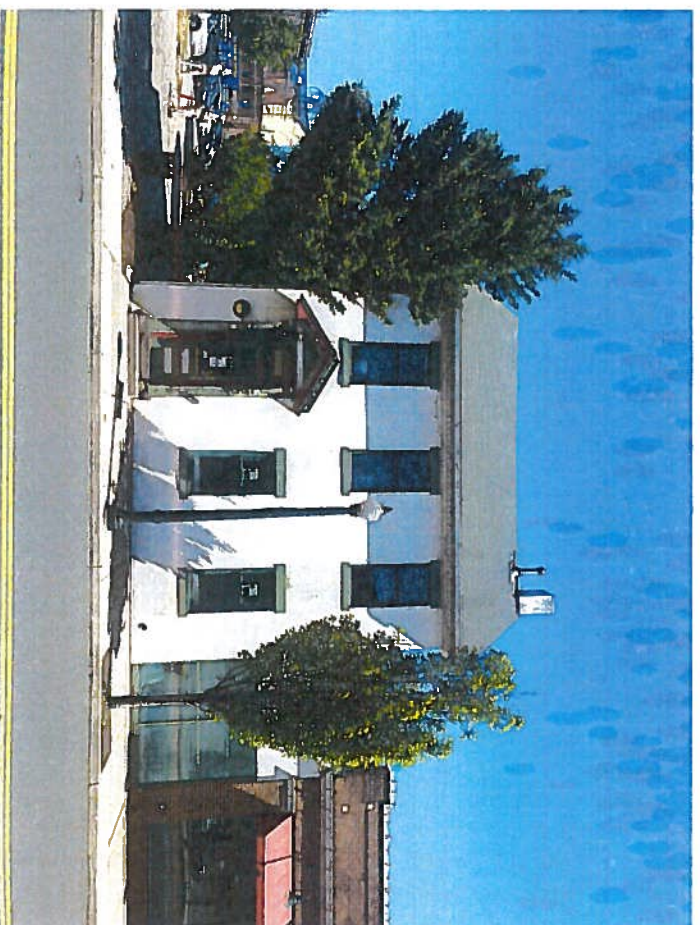
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HCC South Bethlehem HCC, January 14, 2019

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HC 00 Existing Photos

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2nd Street

Existing Parking Lot

3rd Street

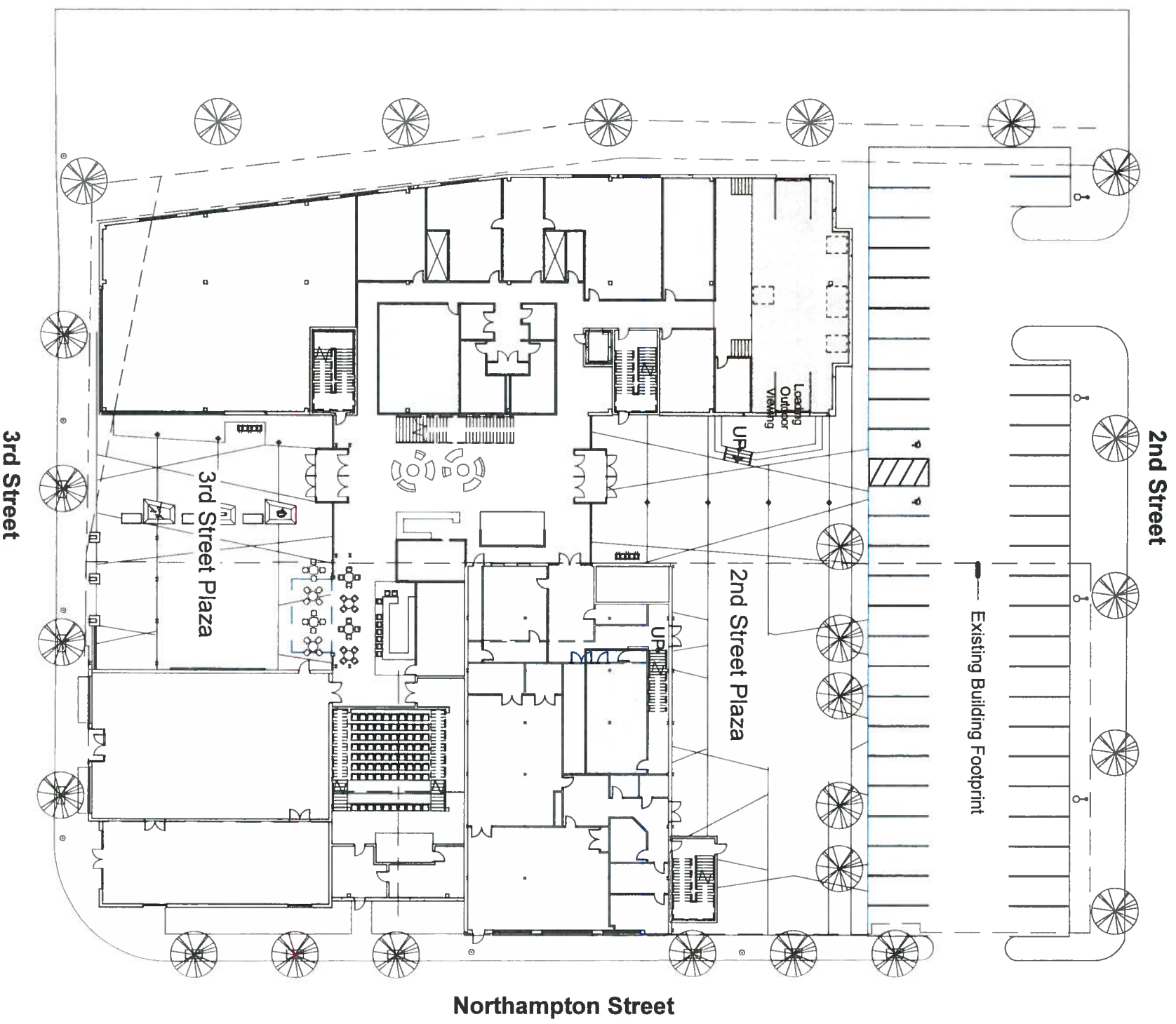
Northampton Street

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HC 01 Demolition Site Plan

1/14/19

1. Building A: The House - To Be Demolished
2. Building B: Infill - To Be Demolished
3. Building C: Theodoridis - To Be Retained
4. Building D: Banana Expansion - To Be Demolishes
5. Building E: Garage - To Be Demolished
6. Building F: Auto Parts Store - To be Retained



Northampton Street

2nd Street

Existing Building Footprint

2nd Street Plaza

3rd Street Plaza

3rd Street

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HC 02 Proposed Site Plan

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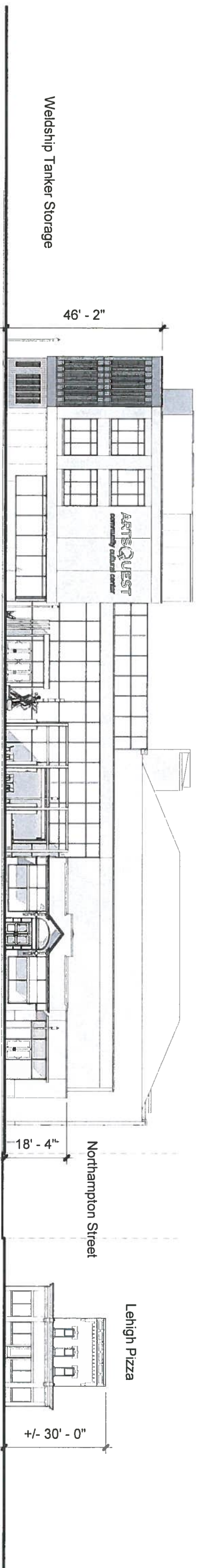
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HC 03 Axonometric View - Proposed

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1 Contextual Elevation Facing South - 3rd Street

1" = 30'-0"



2 Contextual Elevation Facing East - Northampton Street

1" = 30'-0"

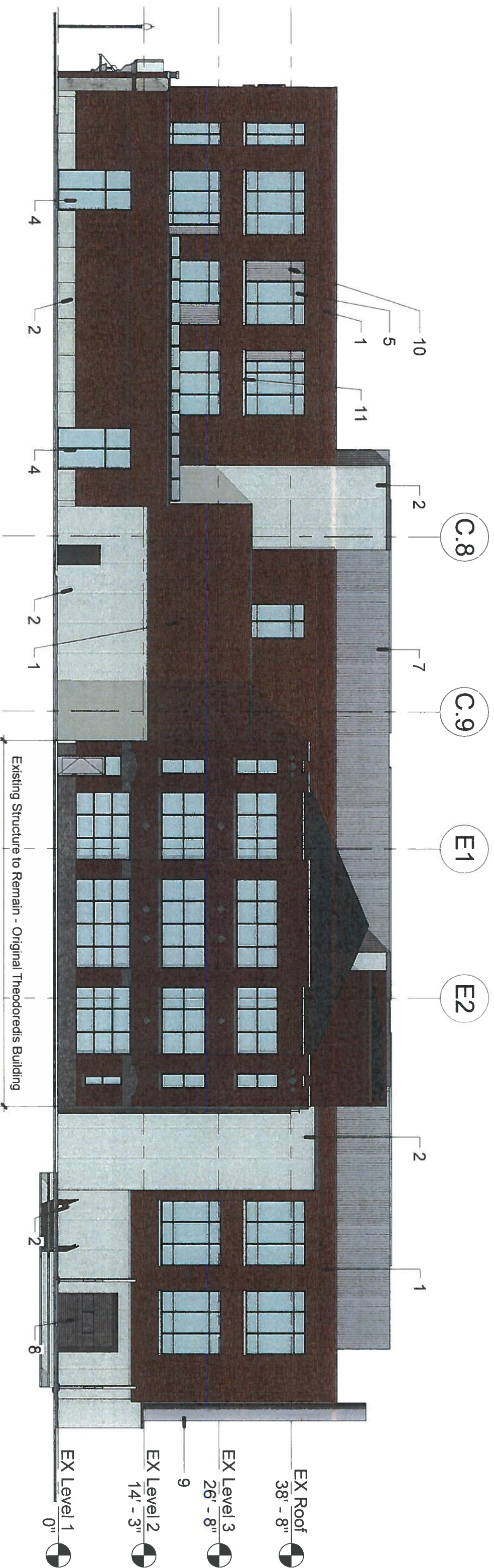
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HC 04 Context Elevations

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1 Building Elevation Facing East - Northampton Street

1/16" = 1'-0"

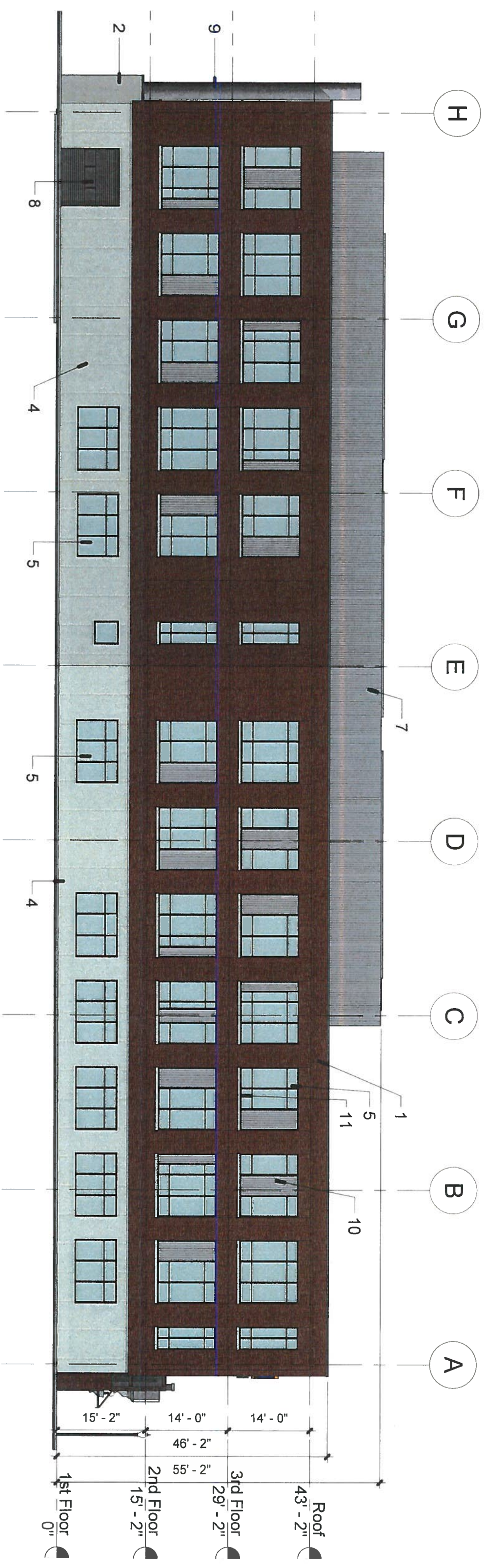
Exterior Material Legend

1. Precast Concrete Wall Panels with brickface finish
2. Precast Concrete Wall Panels with natural finish
3. Aluminum Curtainwall System with black painted finish
4. Aluminum Storefront System with black painted finish
5. Aluminum Window System with black painted finish
6. Aluminum Skylight System with black painted finish
7. Painted Metal Panel Rooftop Unit Screen
8. Painted Metal Overhead Door
9. Ventilation Exhaust Stack
10. Painted Insulated Metal Panel
11. 'Cast Stone' Sill (natural precast concrete)

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HC 05 East Elevation

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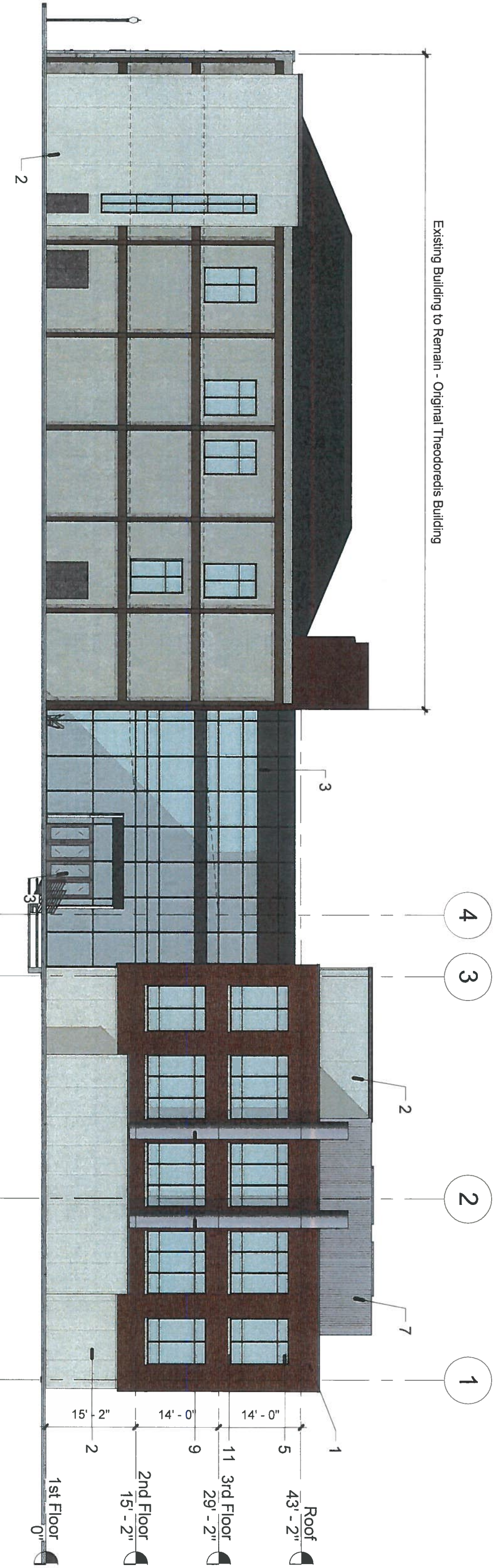


1 Building Elevation Facing West

1/16" = 1'-0"

- Exterior Material Legend**
- 1. Precast Concrete Wall Panels with brickface finish
 - 2. Precast Concrete Wall Panels with natural finish
 - 3. Aluminum Curtainwall System with black painted finish
 - 4. Aluminum Storefront System with black painted finish
 - 5. Aluminum Window System with black painted finish
 - 6. Aluminum Skylight System with black painted finish
 - 7. Painted Metal Panel Rooftop Unit Screen
 - 8. Painted Metal Overhead Door
 - 9. Ventilation Exhaust Stack
 - 10. Painted Insulated Metal Panel
 - 11. 'Cast Stone' Sill (natural precast concrete)

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HC 06 West Elevation
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1 Building Elevation Facing North - 2nd Street

1/16" = 1'-0"

- Exterior Material Legend**
- 1. Precast Concrete Wall Panels with brickface finish
 - 2. Precast Concrete Wall Panels with natural finish
 - 3. Aluminum Curtainwall System with black painted finish
 - 4. Aluminum Storefront System with black painted finish
 - 5. Aluminum Window System with black painted finish
 - 6. Aluminum Skylight System with black painted finish
 - 7. Painted Metal Panel Rooftop Unit Screen
 - 8. Painted Metal Overhead Door
 - 9. Ventilation Exhaust Stack
 - 10. Painted Insulated Metal Panel
 - 11. 'Cast Stone' Sill (natural precast concrete)



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HC 08 Exterior Perspective - 3rd Street West

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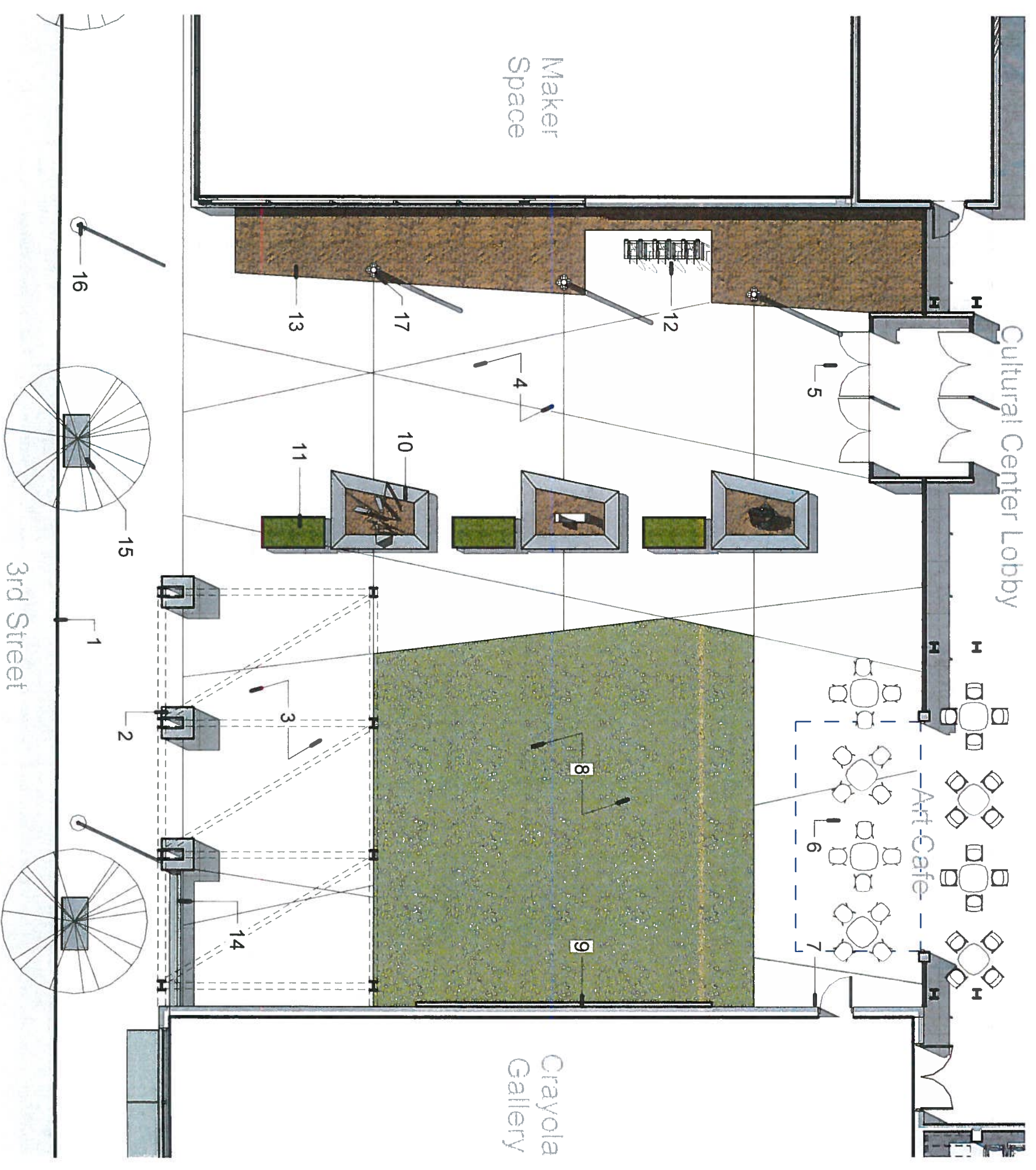
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HC 9 Exterior Perspective - 3rd Street East

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3rd St. Plaza Elements Key

1. 3rd Street curb line (matches existing)
2. Street edge trellis element
3. Multi-purpose paved area
4. Plaza walkway to main entrance
Cast in place concrete
5. Main entrance
6. Art Cafe - outdoor seating
Overhead door integrated into building to allow indoor-outdoor cafe seating area
7. Relocated 'historic' door surround
8. Lawn area
9. Gallery/Projection area on exterior wall of Crayola Gallery
10. Raised area for large scale sculpture installation
Brick walls to match building with cast stone cap, top at seating height
11. Movable planter
12. Bike Rack
13. *Southside standard (or by local artist)*
14. Planting bed & area for outdoor sculpture display
15. Low brick wall to match building
16. South Bethlehem street tree in tree grate
17. South Bethlehem street light



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HC10 3rd Street Plaza Plan

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HC 11 Exterior Perspective - 3rd Street Plaza

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HC 12 Exterior Perspective - 3rd Street Plaza

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HC 13 Exterior Perspective - 3rd Street Plaza

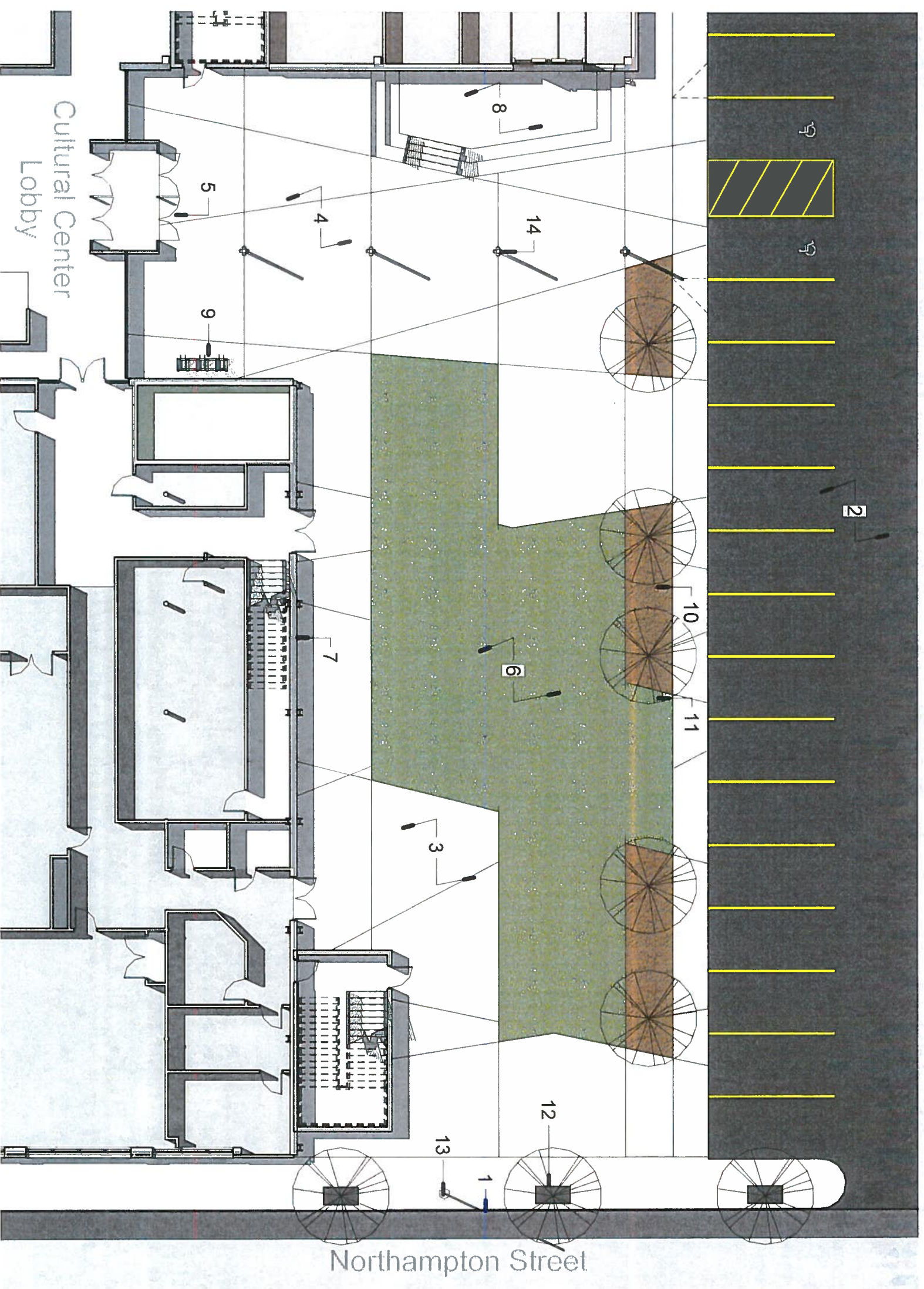
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2nd St. Plaza Elements Key

1. Northampton Street curb line (matches existing)
2. Proposed parking lot
3. Asphalt paving
4. Multi-purpose paved area
Cast in place concrete
5. Plaza walkway to main entrance
Cast in place concrete
6. Main entrance (Rear)
7. Lawn area
8. Gallery/Projection area on exterior wall of Theodoredis Building
9. Recessed area for glass hot shop viewing
Seating integrated into tiered surround, overhead door opens to hot shop
10. Bike Rack
Southside standard (or by local artist)
11. Planting bed & area for outdoor sculpture display
12. Shade tree
13. South Bethlehem street tree in tree grate
14. South Bethlehem street light



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HC 14 2nd Street Plaza Plan

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HC 15 Exterior Perspective - 2nd Street Plaza

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HC 16 Exterior Perspective - 2nd Street Plaza

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