


City of Bethlehem, Pennsylvania

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)**

Building address 321 Adams Street, Bethlehem, PA 18015

Owner of building Bethlehem-Adams, LLC

Phone 

Owner's email & mailing address 

Applicant Jefferson-Werner, LLC

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.

**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

Skylights

Siding and Masonry

Metal work

Roofing, gutter and downspout

Light fixtures

Windows, doors, and associated hardware

Signs

Storm windows and storm doors

Demolition

Shutters and associated hardware

Other Amendment to previously approved Certificate of Appropriateness.

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)

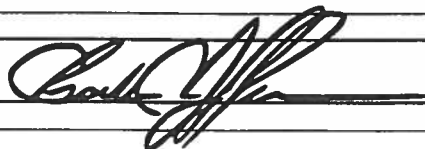
Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)

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.

Amendment to 2017 Certificate of Appropriateness relating to rear courtyard wall plan revisions as mandated by the National Park Service - see attached NPS Approved Part 2 and supporting documents. The rear (north) wall of the boiler house/courtyard was planned to be demolished; however, the National Park Service issued their Part 2 approval with the requirement that the north wall be retained. (The North wall is shown on Photos #7 & #8.)

**5. APPLICANT'S SIGNATURE**



**DATE:** 2/11/2019

City of Bethlehem, Pennsylvania

# Historical Architectural Review Board Historic Conservation Commission Checklist

Please use the following checklist to ensure your application is complete.  
**Incomplete submissions shall be returned to the applicant.**

## **AN ORIGINAL AND 10 COPIES OF APPLICATION AND ALL ACCOMPANYING DOCUMENTATION MUST BE SUBMITTED FOR CASE TO BE HEARD**

1. **PHOTOGRAPHS** – All submissions **MUST** have photographs. Provide clear photographs of your structure and the structures on either side of it so we can understand the property as it relates to its neighbors. Close up views of the work to be done can assist us in the review of your project.
2. **TYPE OF WORK PROPOSED** – Tell us what you wish to do by checking the appropriate category or categories on the application.
3. **DRAWINGS** – Drawings are required for Alterations, renovations, or restoration IF walls or openings in walls (windows, doors) are altered. This includes additions, new structures and signs including location of sign. Scale drawings with an elevation view are required for sign submittals.
4. **DESCRIPTION OF WORK** – Provide all information required under this heading. For example, if you are planning to paint your home, add a skylight, and replace the front door, you will need to bring paint chips for each color you plan to use (north side HARB only), and provide manufacturer's descriptions (specifications) and pictures of the skylight and door you plan to use.
5. **DESCRIBE THE PROJECT** – Describe your project as clearly and completely as you can.
6. **SIGNATURE** – Don't forget to sign and date your application.

### 2016 HCC

MEETING THIRD MONDAY OF EACH MONTH AT 7 PM AT BANANA FACTORY

#### DEADLINE FOR SUBMISSION

January 19  
February 16  
March 14  
April 11  
May 9  
June 13  
July 11  
August 8  
September 12  
October 10  
November 14  
December 12

#### MEETING DATE

January 25 (note change)  
February 22 (note change)  
March 21  
April 18  
May 16  
June 20  
July 18  
August 15  
September 19  
October 17  
November 21  
December 19

### 2016 HARB

MEETING FIRST WEDNESDAY OF EACH MONTH AT 4 PM IN TOWN HALL

#### DEADLINE FOR SUBMISSION

December 30  
January 27  
February 24  
March 30  
April 27  
May 25  
June 29  
July 27  
August 31  
September 28  
October 26  
November 30

#### MEETING DATE

January 6  
February 3  
March 2  
April 6  
May 4  
June 1  
July 6  
August 3  
September 7  
October 5  
November 2  
December 7



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

OMB Approved  
No. 1024-0009  
Form 10-168  
Rev. 2014

JUL 21 17

HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART 2 - DESCRIPTION OF REHABILITATION

AUG 28 2017

NPS Project Number

36223

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Lehigh Valley Cold Storage Company Building

Street 321 Adams Street (115 E. 4th Street)

City Bethlehem County Northampton State PA Zip 18015

Name of Historic District South Bethlehem Downtown Historic District

Listed individually in the National Register of Historic Places; date of listing \_\_\_\_\_

Located in a Registered Historic District; name of district South Bethlehem Downtown Historic District

Part 1 - Evaluation of Significance submitted? Date submitted \_\_\_\_\_ Date of certification 6/10/17

2. Project Data

Date of building 1893

Estimated rehabilitation costs (QRE) \$10,000,000

Number of buildings in project 1 Floor area before / after rehabilitation 45,000 / 40,000 sq ft

Start date (estimated) 10/1/17 Use(s) before / after rehabilitation WAREHOUSE / RESIDENTIAL

Completion date (estimated) 8/1/18 Number of housing units before / after rehabilitation 0 / 30

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. Project Contact (if different from applicant)

Name Robert Powers Company Powers & Company, Inc.

Street 1315 Walnut Street, Suite 1717 City Philadelphia State PA

Zip 19107 Telephone (215) 636-0192 Email Address robert@powersco.net

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1)  I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 87.2 (2011), and/or (2)  If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 87.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Charles C. Jefferson Signature [Signature] Date 4/25/17

Applicant Entity Bethlehem-Adams, LP SSN \_\_\_\_\_ or TIN 82-1304293

Street 2030 Tilghman Street, Suite #203 City Allentown State PA

Zip 18104 Telephone 610-841-3030 Email Address cjefferson@jeffersonwerner.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 9/28/17  
 NPS conditions or comments attached

[Signature]  
National Park Service Authorized Signature NPS

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**CONDITIONS SHEET**  
**Historic Preservation Certification Application**

Property name: Lehigh Valley Cold Storage Company Project Number: 36223

Property address: 321 Adams Street ( 115 East 4<sup>th</sup> Street), Bethlehem, PA

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation only if the following condition(s) is/are met:

**Ice house, north section.** This section of the ice house may not be demolished. The roof may be removed, as will be done with the center section, but the north and east walls must be maintained, in order to maintain the integrity of the building envelope and the plane of the streetscape.

**Rooftop condensing units.** The units must be placed within the penthouse, not on top of the penthouse roof, so that they will not be visible. The Part 2 states that they will be screened by a parapet wall, but no information is provided on the height of the parapet or the condensers, so we cannot evaluate their visibility.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

9/28/17  
Date

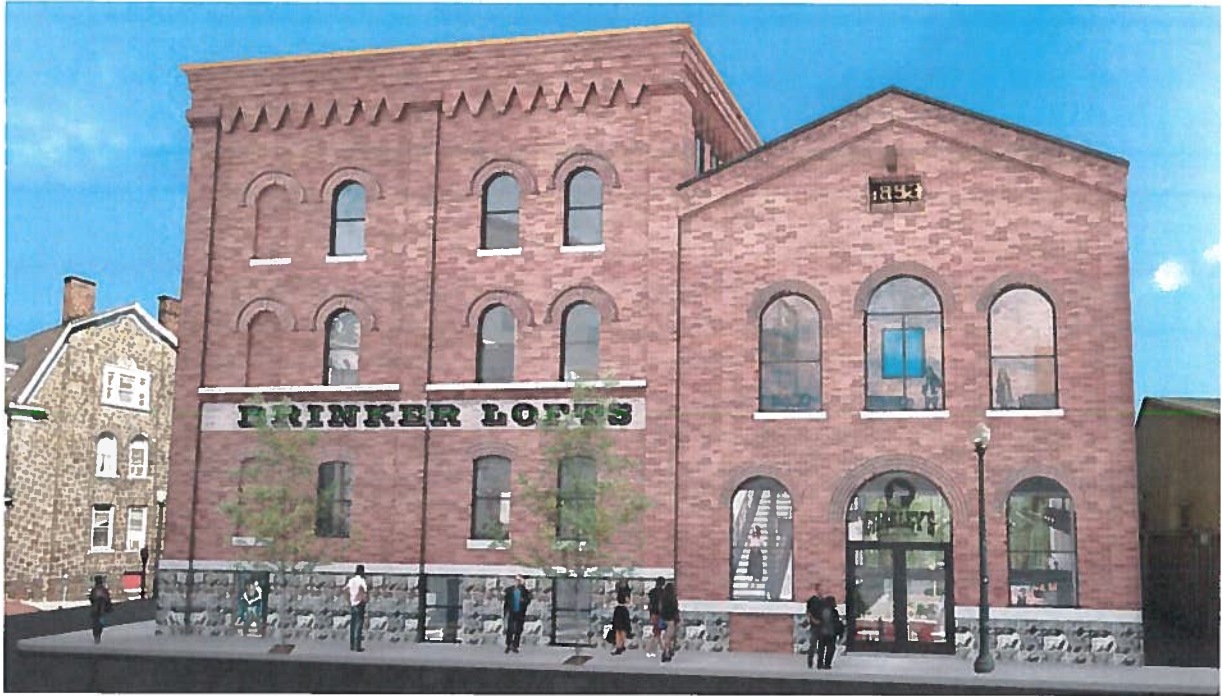
Rebecca A. Stiffa NPS  
National Park Service Signature

# BRINKER LOFTS

321 Adams Street  
South Bethlehem HCC  
Project Renderings

**REVISED**  
**FEBRUARY**  
**2019**

## 4<sup>th</sup> STREET ELEVATION



## **\*\*REVISED COURTYARD\*\*** **VIEW LOOKING SOUTH FROM GREENWAY**



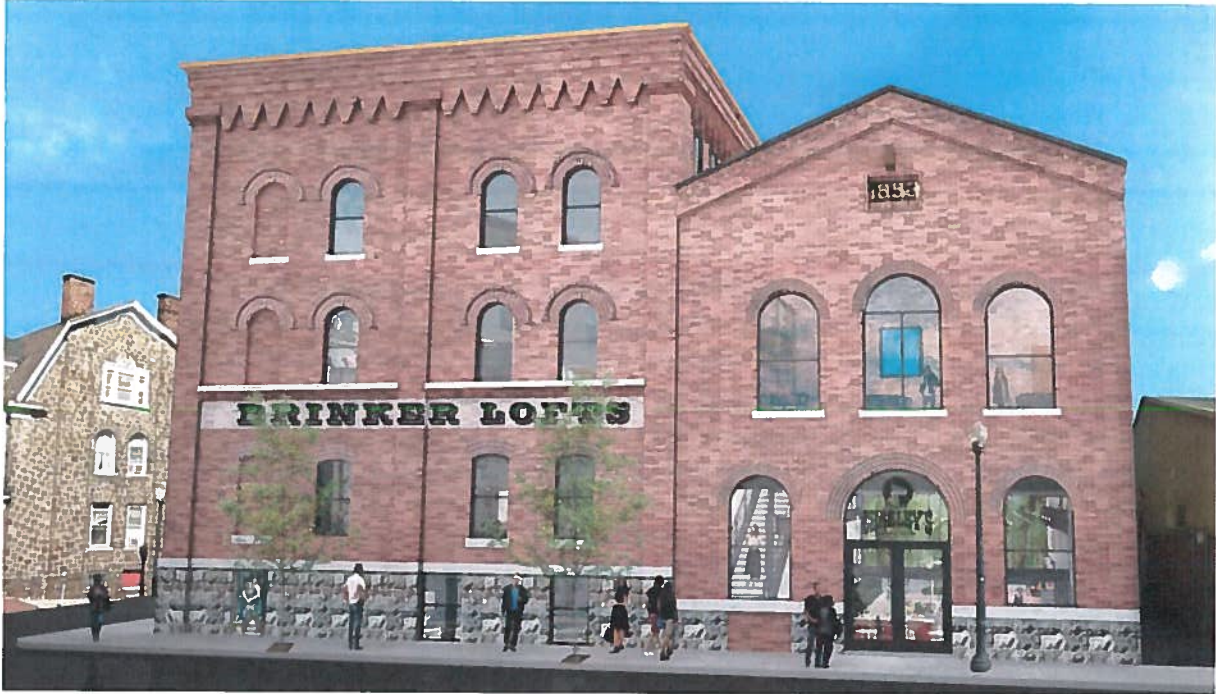


# BRINKER LOFTS

321 Adams Street  
South Bethlehem HCC  
Project Renderings

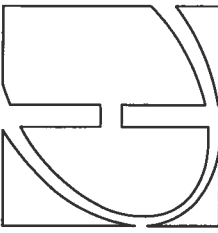
SEPTEMBER  
2017

## 4<sup>th</sup> STREET ELEVATION



## COURTYARD VIEW LOOKING SOUTH FROM GREENWAY





1000 Ludlum Road, Suite 402, Bensalem, PA 19019  
 215-261-1234 FAX 215-261-2079  
[www.hemmercamayd.com](http://www.hemmercamayd.com)

**ARCHITECT**  
 CORNERSTONE CONSULTING  
 1000 Ludlum Road, Suite 402, Bensalem, PA 19019  
 215-261-1234 FAX 215-261-2079  
[www.hemmercamayd.com](http://www.hemmercamayd.com)

**ENGINEER**  
 KEAST & HOOD  
 STRUCTURAL ENGINEER  
 1000 Ludlum Road, Suite 402, Bensalem, PA 19019  
 215-261-1234 FAX 215-261-2079  
[www.hemmercamayd.com](http://www.hemmercamayd.com)

**MECHANICAL ENGINEER**  
 HENNINGSON  
 1000 Ludlum Road, Suite 402, Bensalem, PA 19019  
 215-261-1234 FAX 215-261-2079  
[www.hemmercamayd.com](http://www.hemmercamayd.com)

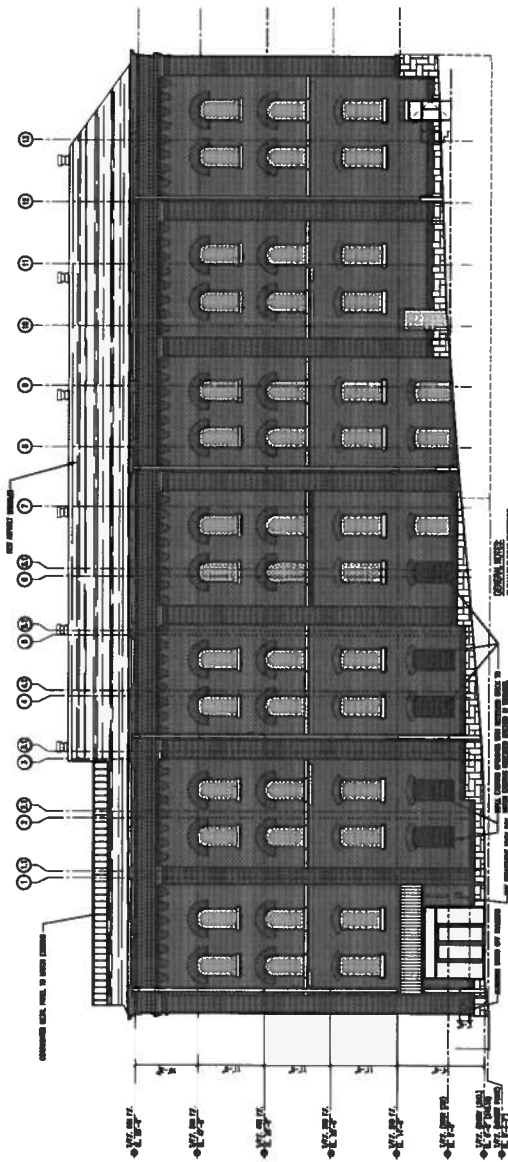
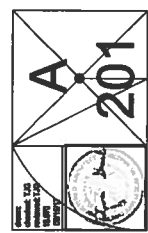
**DEVELOPER**  
 JEFFERSON - WERNER LLC  
 Project Name: 110000

**BRINKER LOFTS AT SOUTH  
 BETHLEHEM**  
 21 ANKER AVE  
 BETHLEHEM, PA

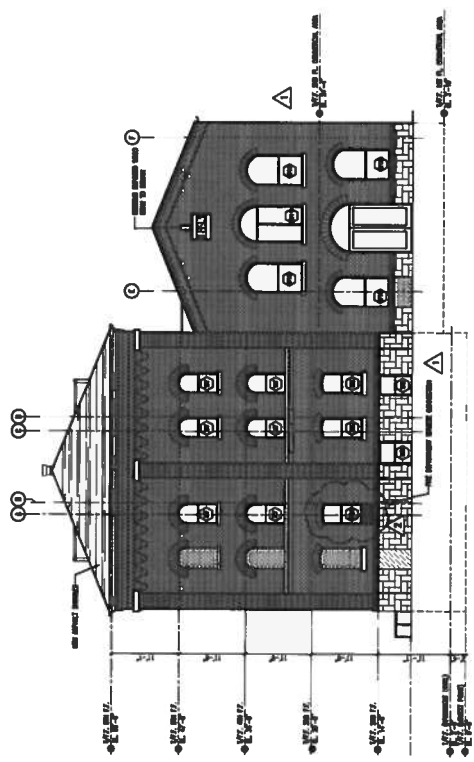
**REVISIONS**

1	REVISION	ADDITIONAL 1
2	REVISION	WINDOW TYPE REVISION

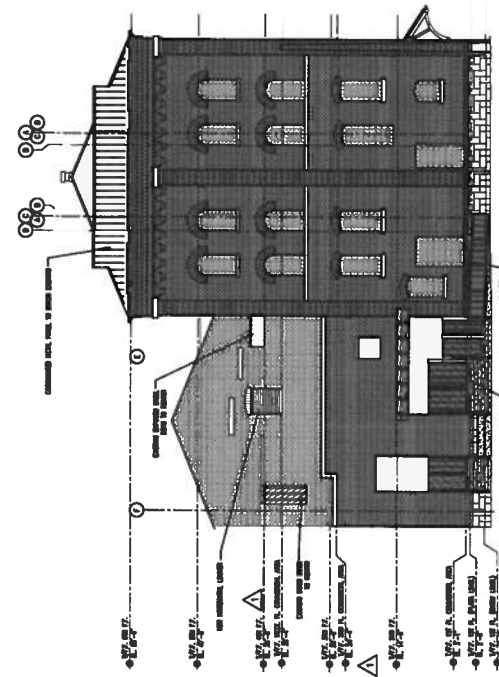
**BUILDING ELEVATIONS  
 WEST EXIST. / PROPOSED**



**1 PROPOSED WEST ELEVATION**  
 SCALE: 1/8\"/>



**2 PROPOSED SOUTH ELEVATION**  
 SCALE: 1/8\"/>



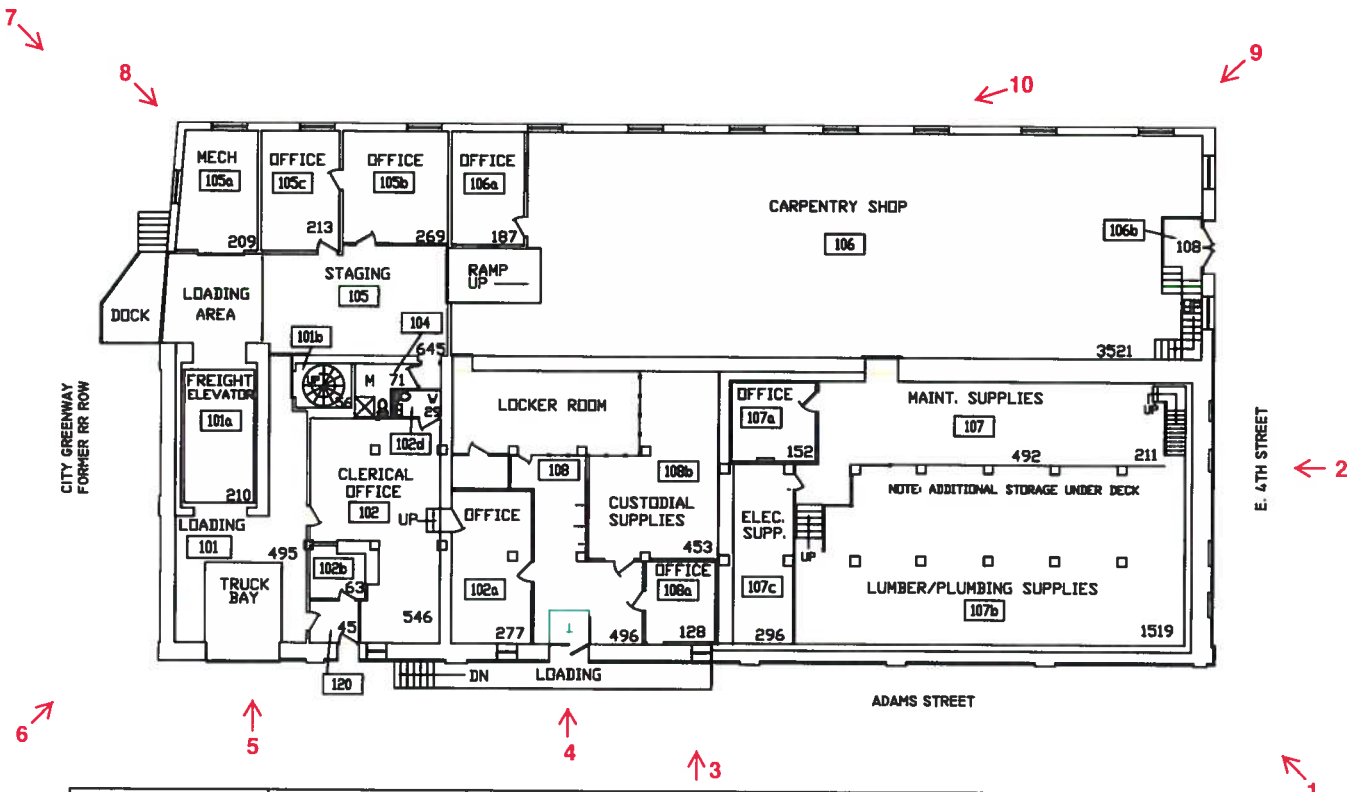
**3 PROPOSED NORTH ELEVATION**  
 SCALE: 1/8\"/>





# BRINKER LOFTS

321 Adams Street  
South Bethlehem HCC  
Building Photos



<b>BUILDING SUMMARY</b>	<b>FLOOR SUMMARY</b>	<b>DEPARTMENT LEGEND</b>	<b>LEHIGH UNIVERSITY</b>	
GROSS SQ. FT.: 52,421 NET ASSN. SQ. FT.: 40,624 CONSTR. c. 1895 ARCHITECT: UNKNOWN	GROSS SQ. FT.: 12,879 NET ASSN. SQ. FT.: 8,917	FACILITIES SVCS.	SERVICE BUILDING 321 ADAMS STREET BLDG. NO. 1   FIRST FLOOR SCALE:  20	

## PHOTO KEY

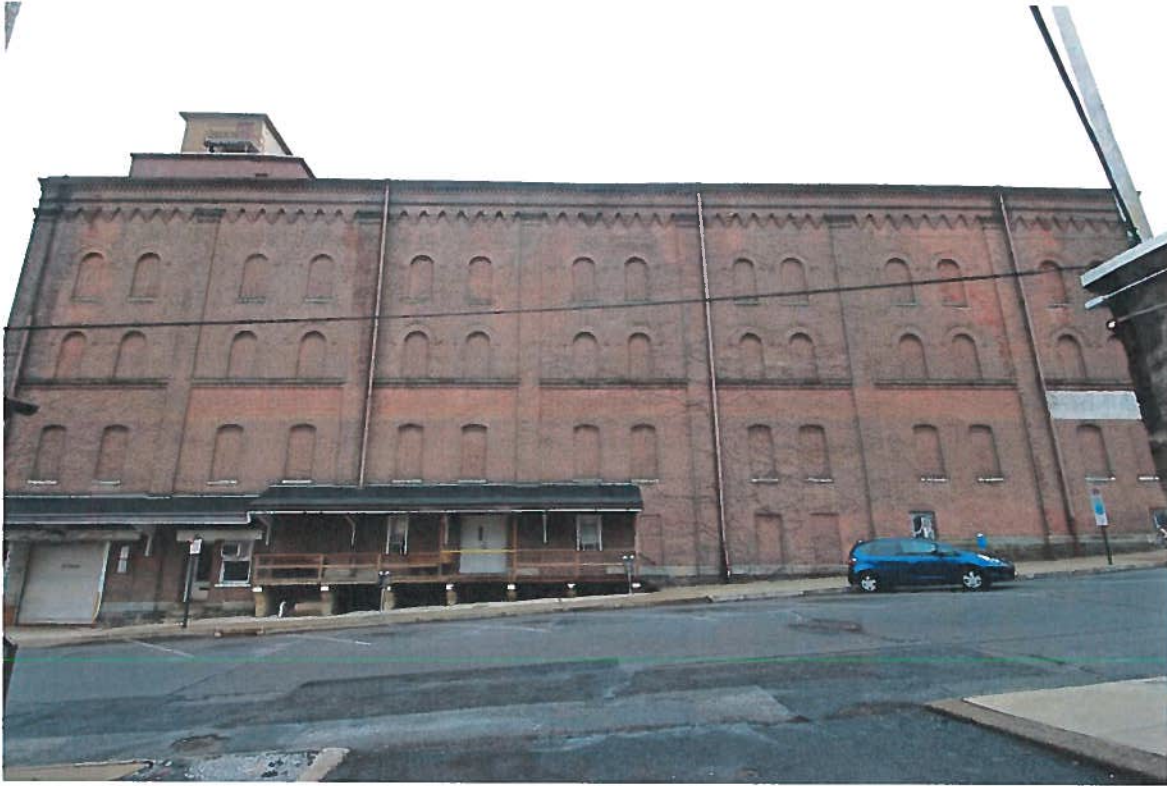
**PHOTO #1**



**PHOTO #2**



**PHOTO #3**



**PHOTO #4**





**PHOTO #5**



**PHOTO #6**





**PHOTO #7**



**PHOTO #8**



**PHOTO #9**



**PHOTO #10**





**BRINKER LOFTS**  
321 Adams Street  
South Bethlehem HCC  
Photos of Neighboring Buildings

**NEIGHBORING BUILDING TO WEST**



**NEIGHBORING BUILDING TO EAST**

