

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 327 Broadway Bethlehem, PA 18015

Owner of building Sycamore Hill Farm Development

Phone [REDACTED]

Owner's email & mailing address [REDACTED]

Applicant Lawrence Elghmy

Phone: [REDACTED]

Applicant's email & mailing address [REDACTED]

Street and Number [REDACTED]

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.

- | | |
|---|--|
| <input type="checkbox"/> Trim and decorative woodwork | <input type="checkbox"/> Skylights |
| <input checked="" type="checkbox"/> Siding and Masonry | <input checked="" type="checkbox"/> Metal work |
| <input checked="" type="checkbox"/> Roofing, gutter and downspout | <input type="checkbox"/> Light fixtures |
| <input checked="" type="checkbox"/> Windows, doors, and associated hardware | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Storm windows and storm doors | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Shutters and associated hardware | <input type="checkbox"/> Other _____ |
| <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.

The unanticipated discovery of the brick upper level facade on the 4th Street elevation has caused us to re-examine options that preserve this facade. In addition, our construction has progressed and we have revised the windows on the West elevation to improve constructability. Lastly, we are anticipating further evolution of the roof program and design and we have shown this. All of these are shown in the drawings. A more detailed overview of the project description follows.

5. APPLICANT'S SIGNATURE Lawrence Elghmy

DATE: 9/15/19

With construction underway on Phase 1 of the project, some changes to the previously approved design have become apparent. Additionally, as we have better defined the project scope and budget of Phase 2, there are features and refinements that need the commission's attention. The attached drawings highlight newly developed items and revisions to previously approved elements. The items below are included in this submission:

1. Revised design of 4th Street facade after partial demolition uncovered an unexpected brick facade.
2. Revised windows at upper floor on West elevation of building due to constructability concern.
3. Additional rooftop infrastructure necessary for Phase 1 project completion.
4. Addition of a guard rail along portions of the roof's edge where parapet wall is not high enough to provide a code compliant safety barrier.

The proposed 4th street facade is drastically different from the previously approved design. However, we felt it was necessary to redesign after uncovering a beautifully preserved brick and cast-stone facade from the building's history as an auto-repair shop. We have not found photos dating this facade but believe it was constructed in the 40's or 50's when cast-stone detailing was commonly used in South Bethlehem. This facade, while attractive in its own right, has no characteristics of the original W. H. Leh design. Therefore, our previous design approach of honoring the Leh design, will shift to be sensitive to what has been uncovered. We intend to restore this 50's era facade, infill window openings with approved storefront, and add a new coping where one was removed. On the lower level, where no facade currently exists (and with no photos), we have proposed a metal and glass design that meets programmatic needs and matches approved materials.

The new stair towers and elevator shaft that provide access to the roof were approved at the February meeting. We are now proposing to infill between those 3 elements with additional rooftop program that will support the eventual use as an outdoor rooftop patio. This program includes a bar, restrooms, and some storage. It will be clad in the same material as the stair towers. The metal cladding material was chosen to mimic the mansard roofs of the neighboring structures. We feel this design will blend well with the material and color palette of the neighborhood, as well as in scale. A perspective view has been provided within the drawings to depict the visibility of these elements from Broadway. We feel confident these elements will not be visible from 4th Street.

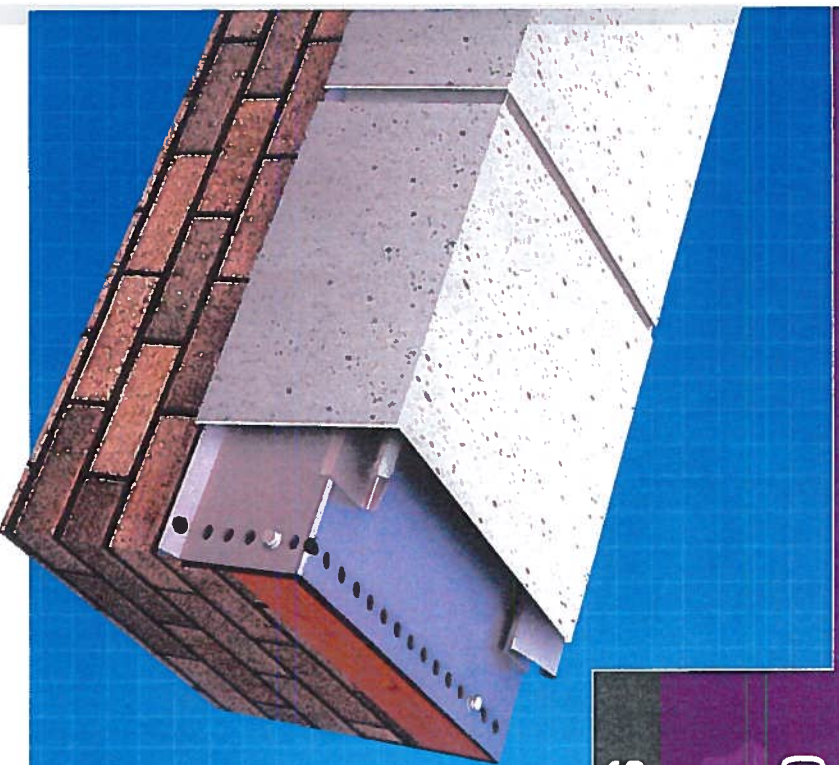
Thank you for your continued feedback on this project, and we look forward to implementing a design that adds to this building's rich history. It is a complex and extensive renovation, but we are dedicated to completing the work in a respectful manner using quality, lasting materials that will enhance this transitioning neighborhood.

Creative Design *Series* Stone-Look Coping

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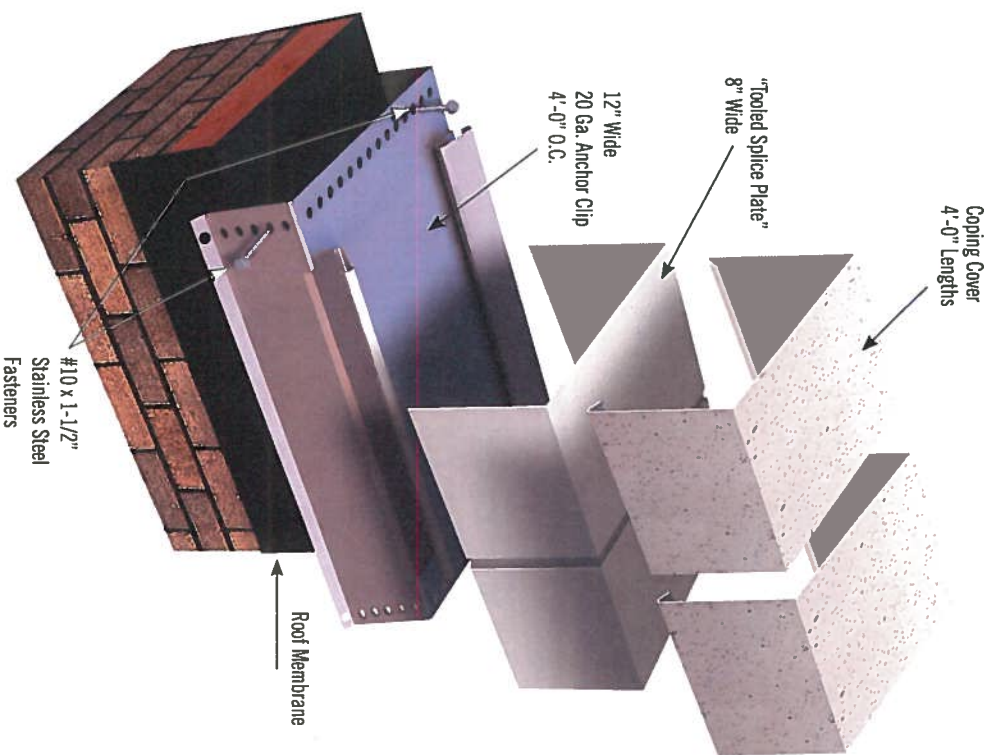
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Creative Design Series

Stone-Look Coping

Stone-Look Coping Versions:

- Flat
- Tapered
- Existing Tapered
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Roof Edge Solutions

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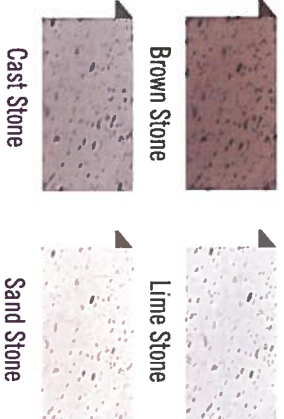
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VERSA SERIES

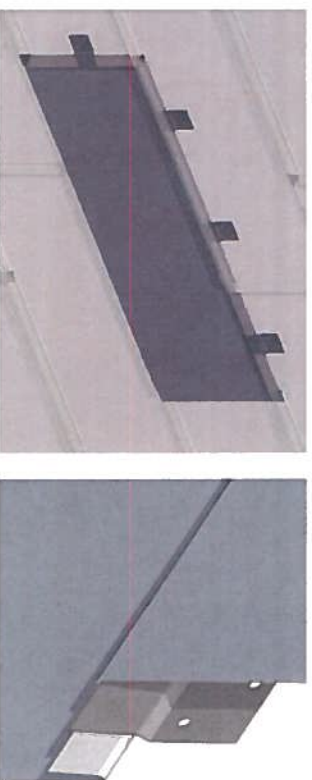
FOR ULTIMATE VERSATILITY

Application (All Versa Series Panels):

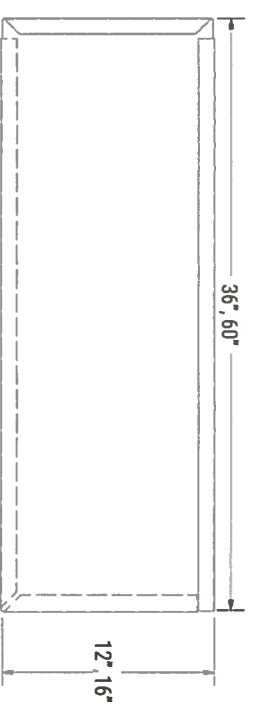
- Ideal for commercial and residential wall applications
- Installed horizontally or vertically
- Ease of installation - can be applied directly to solid decking, secondary framing members, or drainage plane wall assemblies

Performance Standards (Versa-Lok & Versa-Seam):

- Tested in accordance with ASTM E 84 Flame Spread
- Easily integrated into drainage plane wall construction for energy performance



Installed right-to-left starting at the bottom with the option of also installing left-to-right, the Versa-Lok panels utilize concealed clips and fasteners to provide a metal shingle wall application.



SKU:
Horizontal: VSL123, VSL126, VSL163, VSL166
Vertical: VSL312, VSL316, VSL612, VSL616

Material:
.032, .040 aluminum;
16, 20 oz. copper*;
1.0 mm zinc*;
.0197 classic & terre coated stainless steel*

Panel Size (l x h):
Horizontal or Vertical Orientation:
12" x 36", 12" x 60", 16" x 36", 16" x 60"

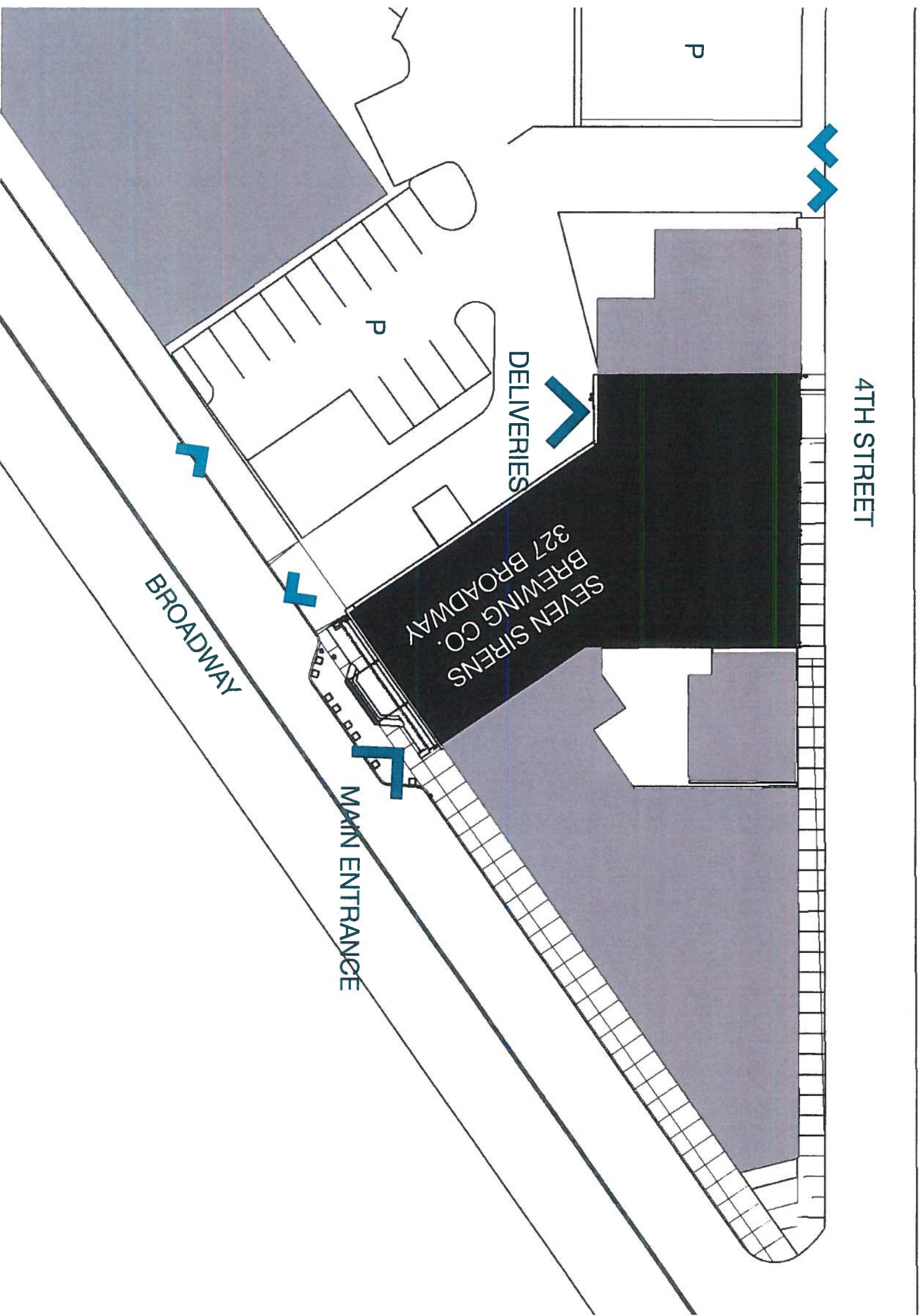
Custom sizes available*
Must specify panel orientation and direction of panel installation

Texture:
Smooth

* Subject to minimum quantities and extended lead time. Inquire for availability.



For more information: Visit www.atas.com/versalok





SITE PLAN
 1" = 30'

Professional Seal

CONTRACTOR
 Elevate Construction
 Partnership

CLIENT
 The Stone House
 Group
 301 Broadway
 Bethlehem, PA 18015

PROJECT
 Seven Sirens
 Brewery

DRAWN BY
 EAN

ISSUE
 OCTOBER 2019 HCC
 submission

SITE PLAN

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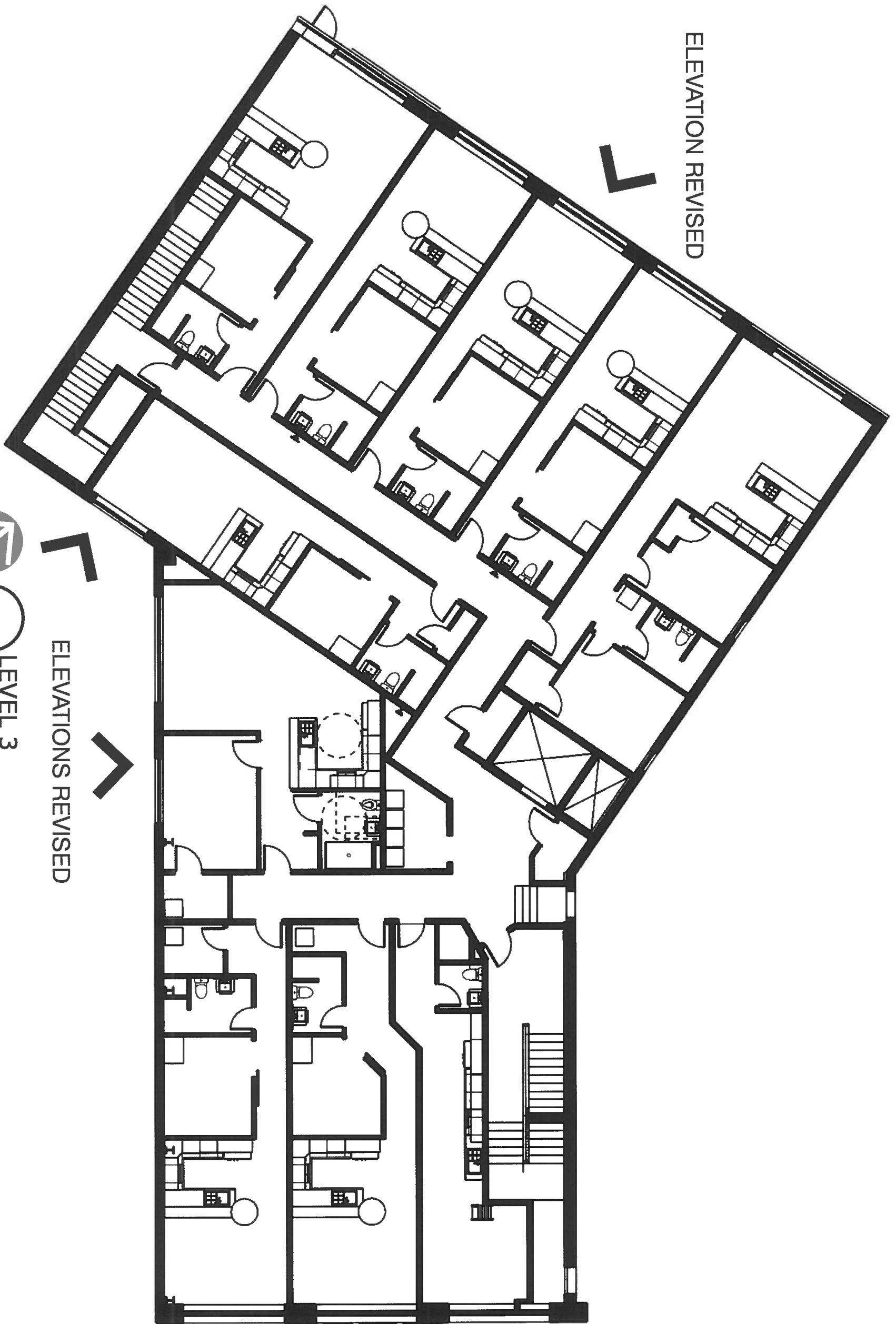
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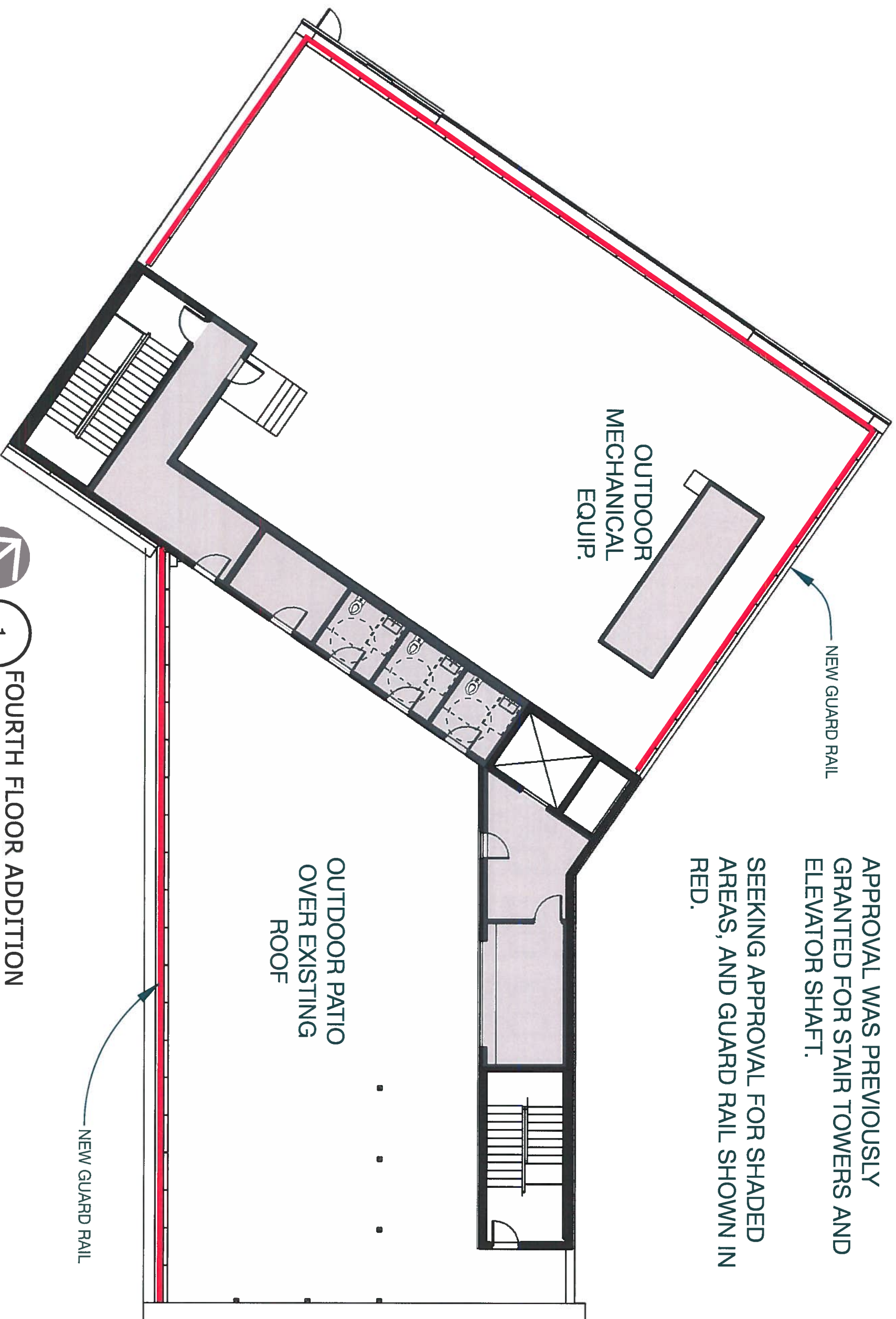
FLOOR PLAN -
LEVEL 3



LEVEL 3
1
3/32" = 1'

APPROVAL WAS PREVIOUSLY GRANTED FOR STAIR TOWERS AND ELEVATOR SHAFT.

SEEKING APPROVAL FOR SHADED AREAS, AND GUARD RAIL SHOWN IN RED.



1 FOURTH FLOOR ADDITION
3/32" = 1'

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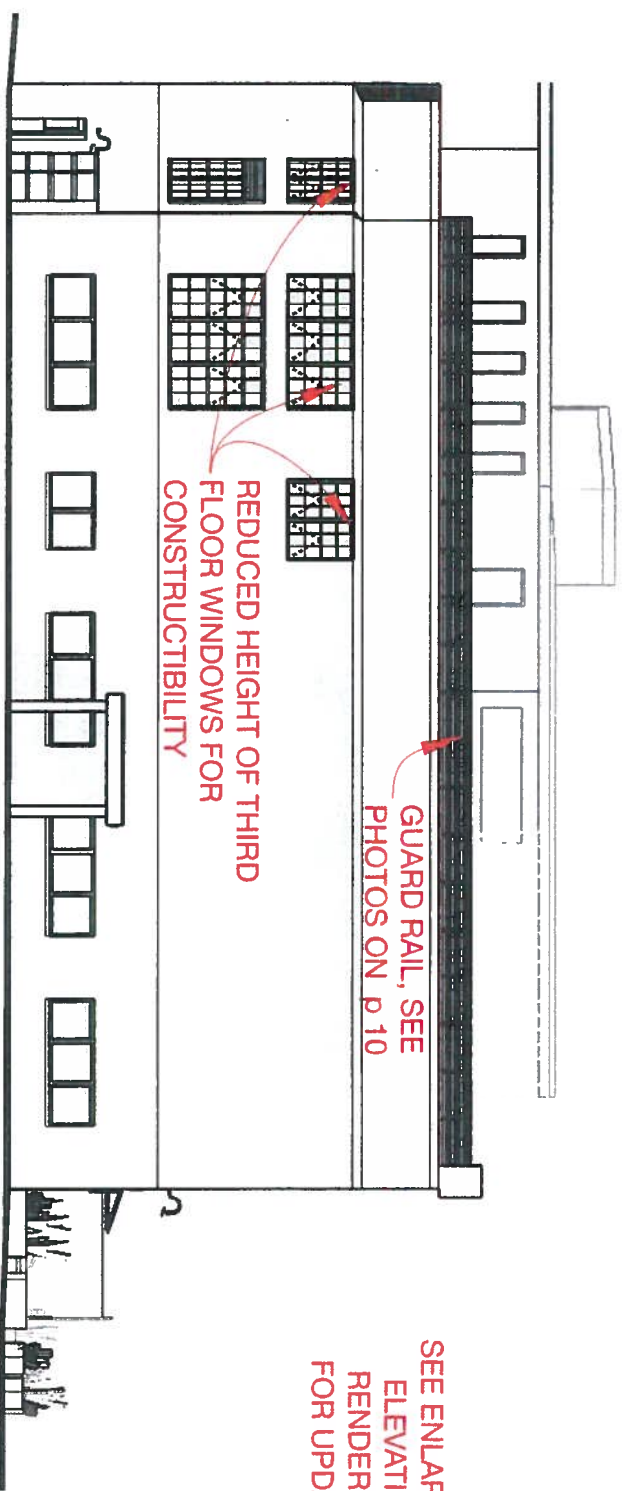
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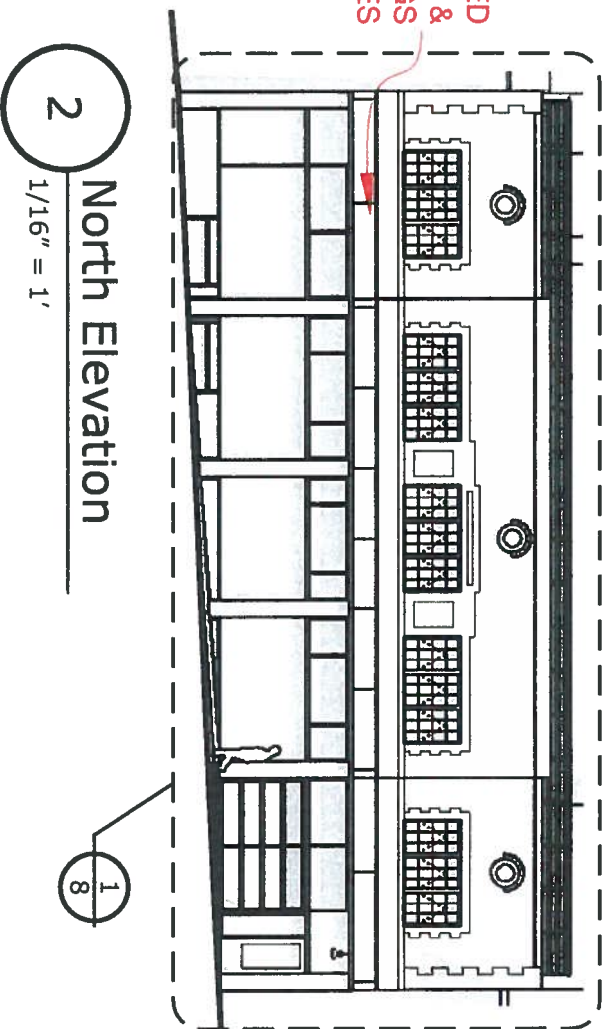
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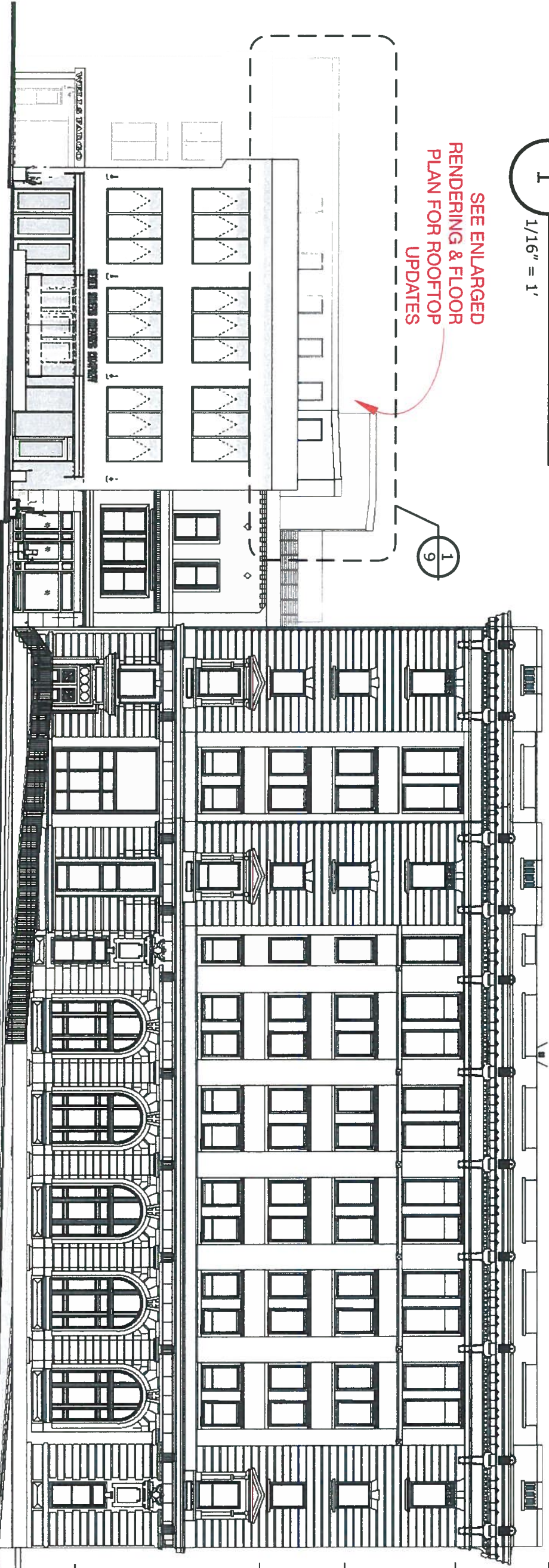
FLOOR PLAN -
LEVEL 4



1
West Elevation
1/16" = 1'



2
North Elevation
1/16" = 1'



3
South Elevation
1/16" = 1'

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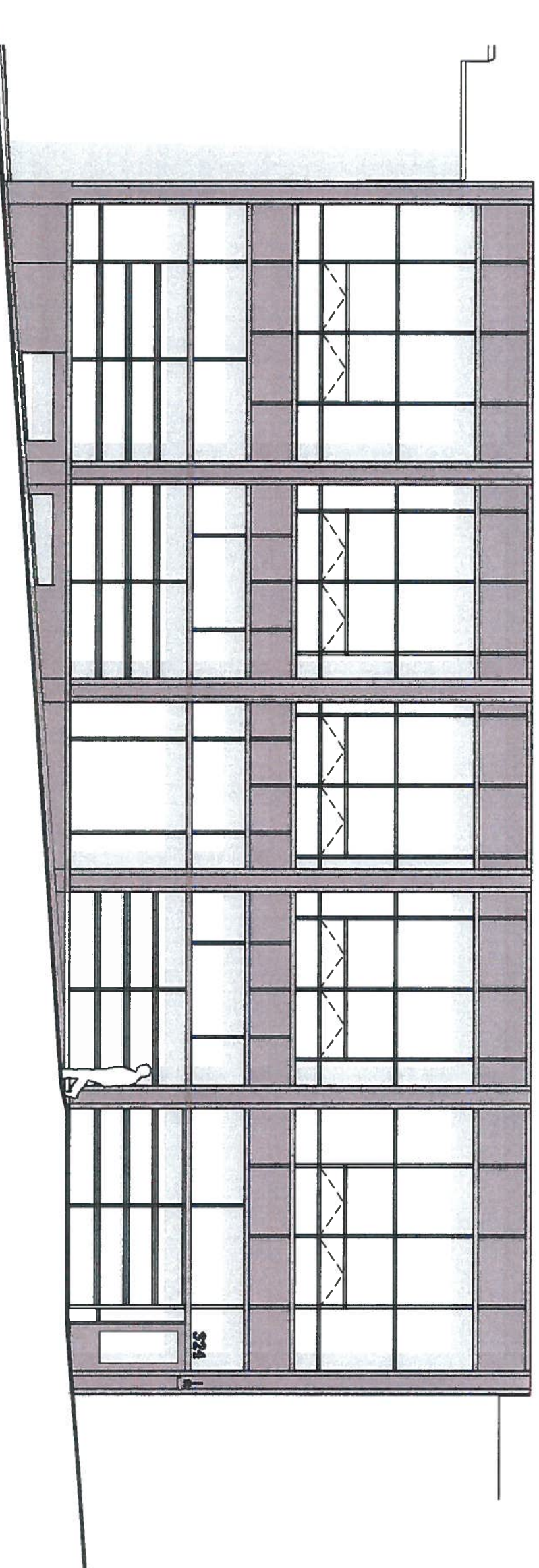
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ELEVATIONS

THIS FACADE DESIGN WAS PREVIOUSLY APPROVED AT THE FEBRUARY MEETING. WE ARE RESUBMITTING A NEW DESIGN IN LIGHT OF AN UNEXPECTED, AND BEAUTIFULLY PRESERVED BRICK FACADE UNCOVERED DURING DEMOLITION.



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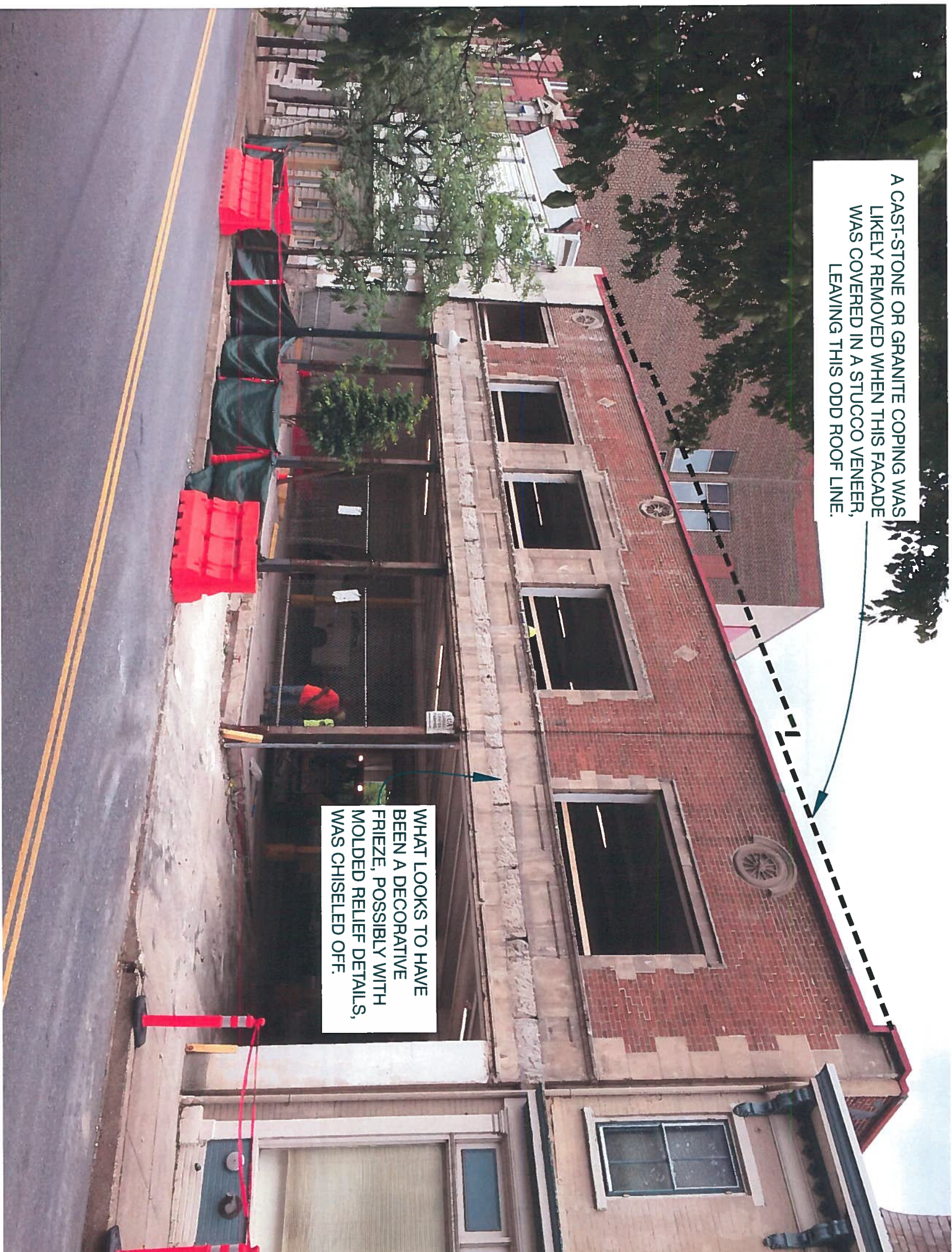
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**PREVIOUSLY
APPROVED 4TH
STREET
ELEVATION**

1
1/8" = 1'

Previously approved North Elevation (4th Street)



A CAST-STONE OR GRANITE COPING WAS LIKELY REMOVED WHEN THIS FACADE WAS COVERED IN A STUCCO VENEER, LEAVING THIS ODD ROOF LINE.

WHAT LOOKS TO HAVE BEEN A DECORATIVE FRIEZE, POSSIBLY WITH MOLDED RELIEF DETAILS, WAS CHISELED OFF.

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**UNCOVERED
FACADE**

1 Existing Condition - north elevation
NTS

- RENOVATIONS TO EXISTING BRICK FACADE WILL INCLUDE:
1. RESTORATION / CLEANING OF THE BRICK & CAST-STONE FACADE
 2. RE-POINTING WHERE NEEDED
 3. NEW WINDOWS IN EXISTING OPENINGS
 4. NEW METAL COPING THAT WILL CLOSELY MATCH THE LOOK OF THE CAST STONE.
 5. GUARD RAIL ON ROOF, ATTACHED TO INSIDE OF PARAPET WALL.



ON THE LOWER LEVEL, ALUMINUM SHEET WILL WRAP THE EXISTING COLUMNS AND CREATE A WATER-TIGHT TRANSITION BETWEEN CAST-STONE AND WINDOW OPENINGS.

THE DARK BRONZE AREA SHOWN HERE IS AN INTERLOCKING SHINGLED METAL SHEET PRODUCT CALLED VERSA-LOK BY ATAS. PANEL SIZE IS 12" X 36", GIVING HUMAN SCALE TO LARGE EXPANSES.

WINDOW SIZES, LOCATIONS, AND MULLION DESIGN RELATE TO ORIGINAL BUILDING'S STOREFRONT GLASS.

A GLASS GARAGE DOOR ALLOWS CLEAR SIGHT FOR INCOMING / OUTGOING VEHICLES

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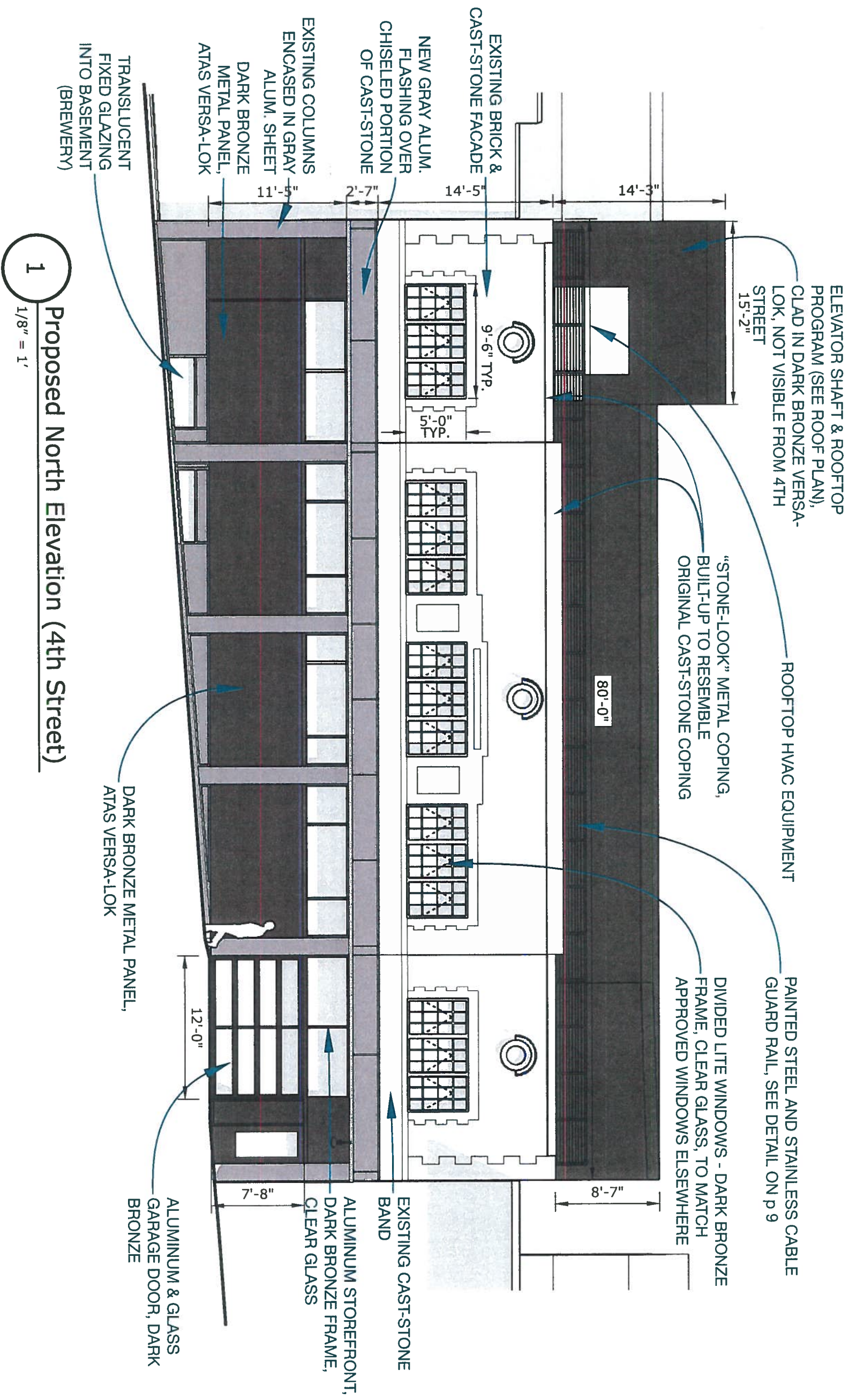
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**4TH STREET
PROPOSED**

1

NTS

Proposed - W 4th Street (north) facade



1
1/8" = 1'
Proposed North Elevation (4th Street)

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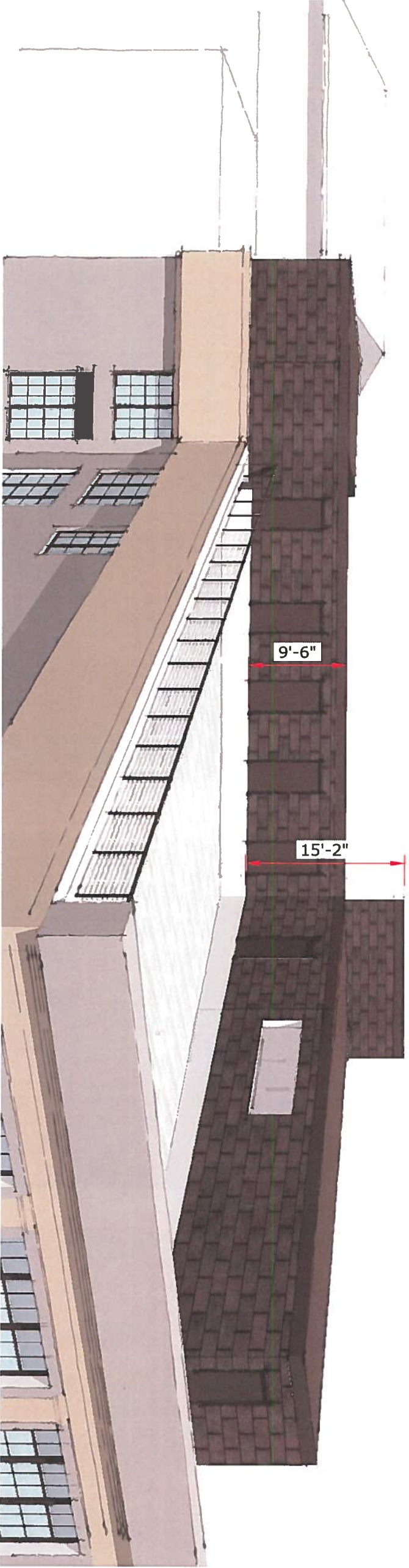
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**PROPOSED
ELEVATION**



1
NTS
Proposed Rooftop Addition - South

Professional Seal

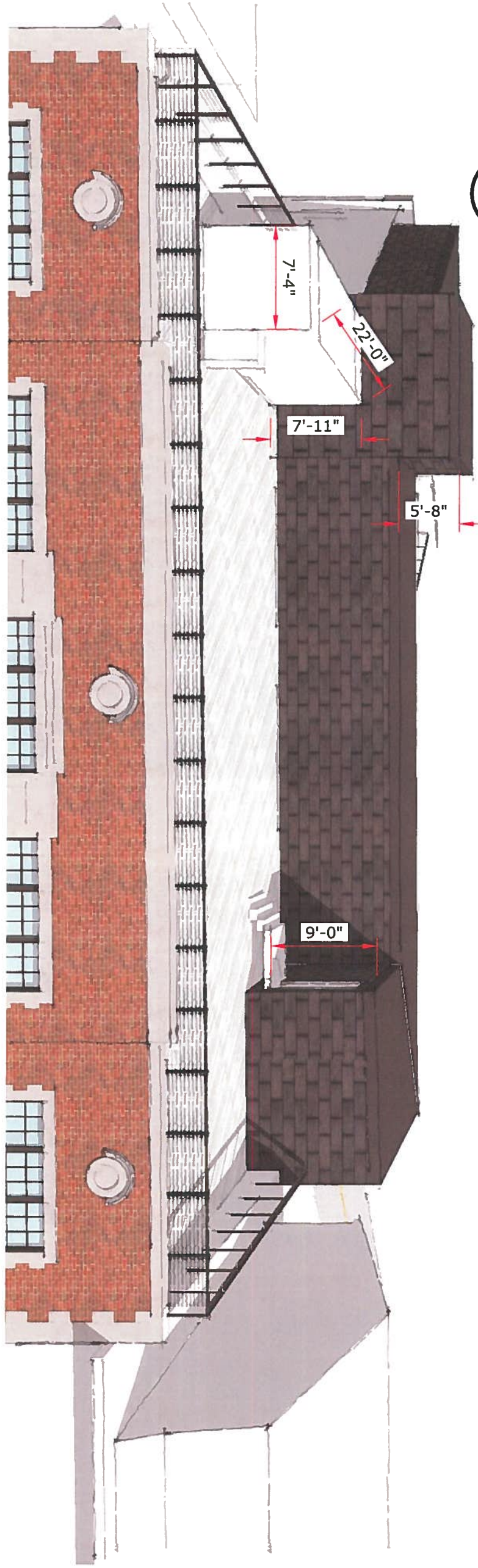
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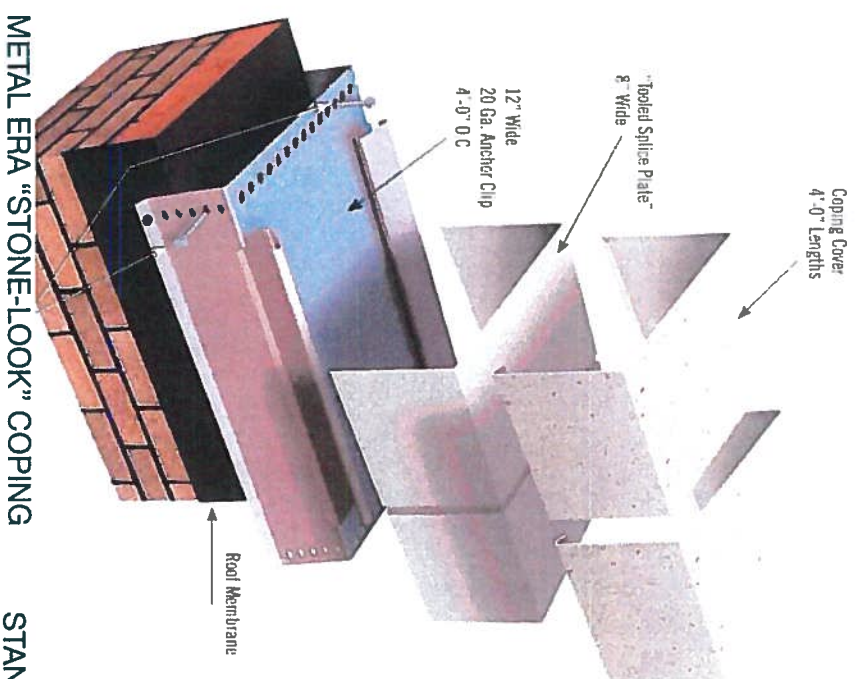
**PROPOSED
ADDITION ON
ROOF**



2
NTS
Proposed Rooftop Addition - North



ATAS VERSA-LOK IN DARK BRONZE



METAL ERA "STONE-LOOK" COPING

STANDING SEAM ROOF IN DARK BRONZE



GUARD RAIL EXAMPLE, ARTSQUEST CENTER @ STEELSTACKS



East Spruce
DESIGN BUILD

1408 Chelsea Ave
Bethlehem, PA 18018
610.392.5206

www.EastSpruceDesignBuild.com

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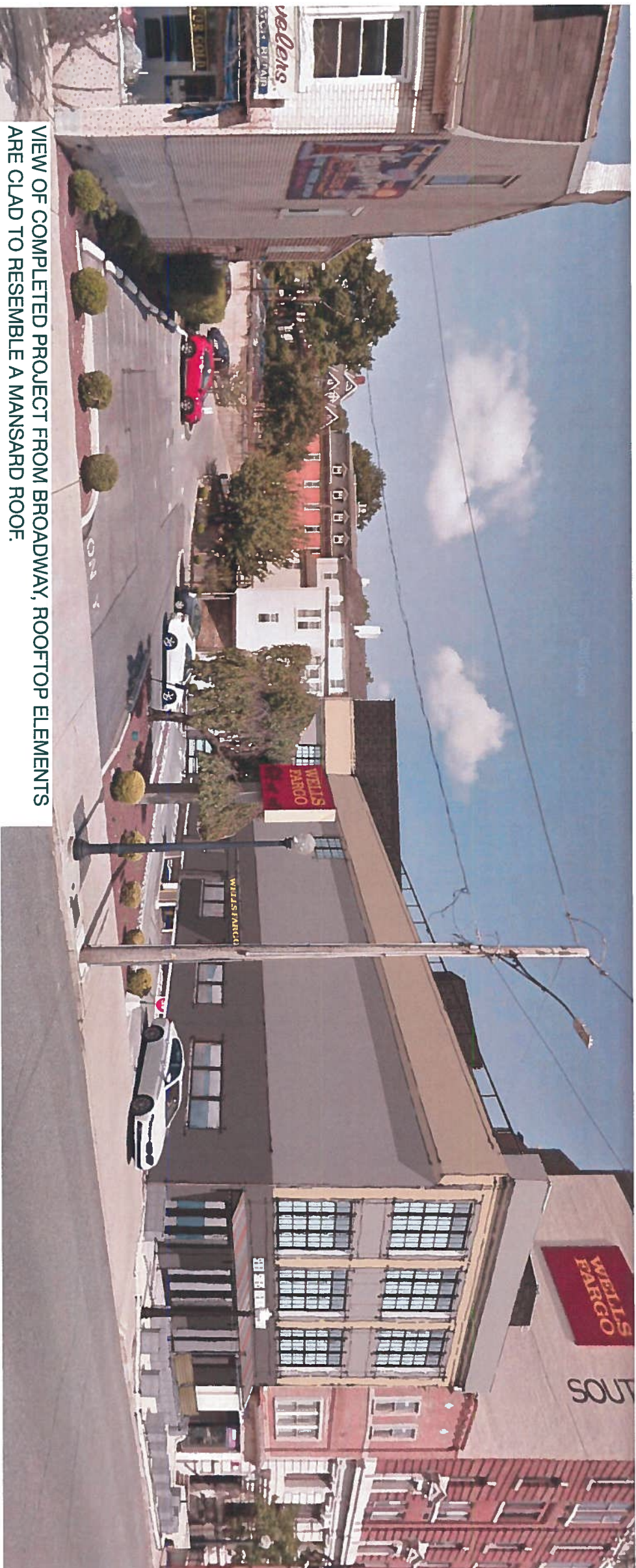
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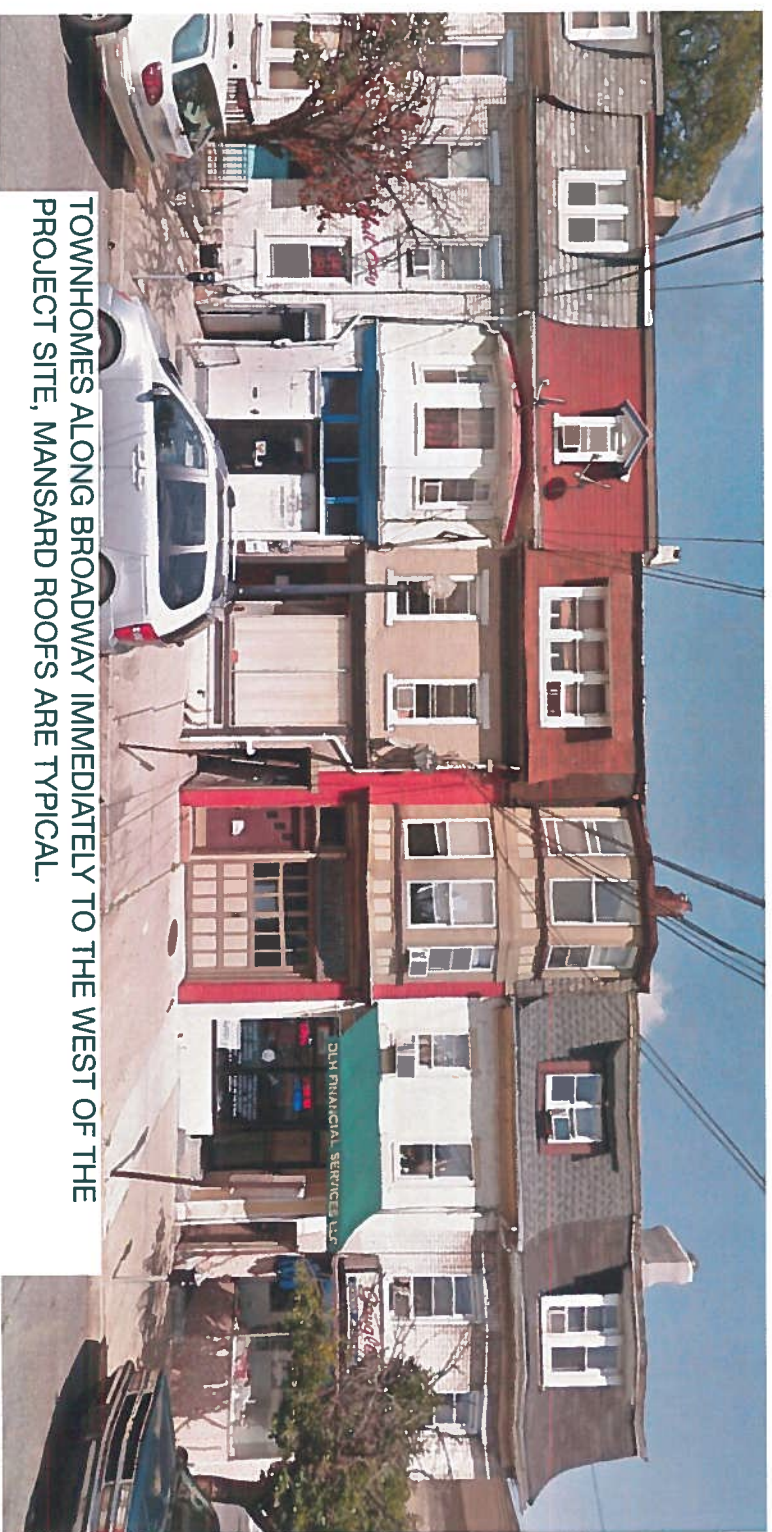
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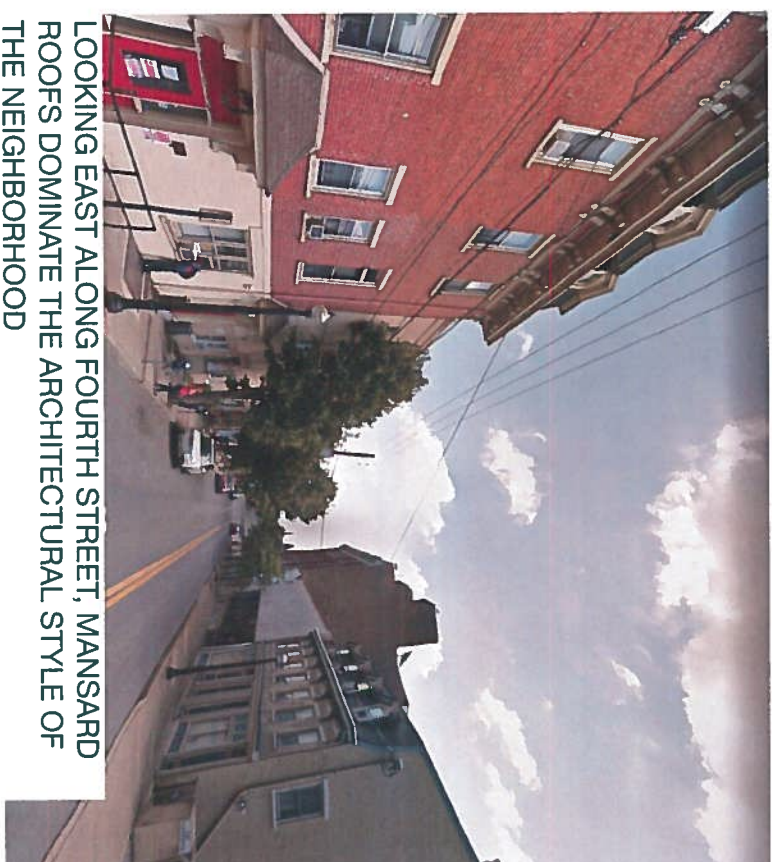
MATERIALS



VIEW OF COMPLETED PROJECT FROM BROADWAY, ROOFTOP ELEMENTS ARE CLAD TO RESEMBLE A MANSARD ROOF.



TOWNHOMES ALONG BROADWAY IMMEDIATELY TO THE WEST OF THE PROJECT SITE, MANSARD ROOFS ARE TYPICAL.



LOOKING EAST ALONG FOURTH STREET, MANSARD ROOFS DOMINATE THE ARCHITECTURAL STYLE OF THE NEIGHBORHOOD