

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 24 W. 4th Street, Bethlehem, PA 18015
Owner of building B Land Co., LLC Phone
Owner's email & mailing address
Applicant B Land Co., LLC Phone:
Applicant's email & mailing address

Street and Number City State Zip Code
2005 City Line Rd., Ste 106, Bethlehem, PA 18017

APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.

USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.

Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting 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
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
Signs
Demolition
Other

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.
PLEASE SEE ATTACHED

5. APPLICANT'S SIGNATURE DENNIS E. BENNER DATE: 10/14/21
OWNER'S SIGNATURE DENNIS E. BENNER DATE:

Historical Architectural Review Board
Historic Conservation Commission

Application for Certificate of Appropriateness

Item 4. DESCRIBE PROJECT –

The application is a proposed amendment to the approved COA for demolition and reconstruction Case No. 515 & 516 dated November 5, 2014. The current plan is to modify the architecture and reduce the building height from 9 stories to six stories with a restaurant location on the first floor. All other information contained in Case No. 515 & 516 remain unchanged.

HISTORIC CONSERVATION COMMISSION

CASE # 515– It is proposed to demolish the existing two, vacant buildings at 24-30 W. Fourth St.
OWNER/APPLICANT: B Land Co., LLC/Howard Kulp Architects, PC.

The Commission upon motion by Mr. Lader seconded by Ms. Facchiano adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to demolish the existing two, vacant buildings at 24-30 W. Fourth St. was presented by Dennis Benner and Howard Kulp, AIA.
2. The demolition of the existing building at 24 W. Fourth St., conditional on an approved design of a new building of appropriate scale, was recommended for a Certificate of Appropriateness for the following reasons:
 - a. The existing historic house is in severely deteriorated condition. The poor condition of the building was documented by a City of Bethlehem inspection report dated 9/8/2014. In this report the City stated it would be condemning the building. The photographs in the report illustrated the deteriorated condition.
 - b. The cost to repair the existing house was documented by Quadratus Construction Management to be in excess of \$360,000. Mr. Roeder and the Historic Officer stated their opinion that the estimate was not out of line with what they might expect from the photographs seen in the City inspection report.
 - c. The cost of acquisition and rehabilitation of the building would likely exceed the value of similar properties found in the approximate vicinity.
 - d. If the owner did not repair the building, the City would ultimately issue a Repair or Raze order which would likely result in future problems and demolition.
3. Mr. Roeder recommended amending the motion to make it contingent on photographic documentation of the building prior to demolition and the removal and preservation of historic features and elements such as character defining windows, masonry units, metal finial, and the front door. The photographic documentation would be done to PHMC standards.
 - a. The motion was amended by Mr. Lader and seconded by Ms. Facchiano to incorporate these requirements. The amended motion was approved. *(7-0-1; motion carried: Evans, Lader, Pongracz, Roeder, Silvoy, Facchiano, Starbuck. Mr. Loush abstained due to a conflict of interest.)*
4. The demolition of 30 W. Fourth St. was approved in March 2014 contingent upon the securing of all building permits for the construction of the 7 story building approved by the Historic Conservation Commission. This building is also in very poor condition.

CU: cu

By: 

Date of Meeting: September 29, 2014

Title: Historic Officer

HISTORIC CONSERVATION COMMISSION

CASE # 516– It is proposed to construct a 9 story mixed-used building at 24-30 W. Fourth St.
OWNER/APPLICANT: B Land Co., LLC/Howard Kulp Architects, PC.

The Commission upon motion by Ms. Facchiano seconded by Mr. Cornish adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work with conditions as described herein:

1. The proposal to construct a 9 story mixed-use building at 24-30 W. Fourth St. was presented by Howard Kulp, AIA. Details of the project include:
 - a. The proposed new building will have 8 full stories and a 9th story set back 5' from the main south, west, and north facades as shown in the drawings and renderings submitted to the Commission.
 - b. The new building will have a mixed use with commercial space on the 1st floor, apartments on the other 8 floors, and a roof terrace above the 9th floor.
 - c. Materials will include limestone and glass on the storefront level and brick, glass, and fiber cement panels above with appropriately scaled and proportioned windows as shown in the drawings.
 - d. The storefront level will be modified to include piers located under the brick façade areas to give a sense of support to these areas. The dimension of the entry recesses should be studied and possibly made deeper.
 - e. The east façade will be modified to have blind windows or some other scaling device. Blind windows are recommended.
 - f. Material selections and façade and cornice details must be reviewed by the Commission at a future meeting.
 2. The proposed motion was approved with the conditions noted above. *(5-2; motion carried: Cornish, Facchiano, Lader, Roeder, and Starbuck for; Evans and Pongracz against)*
 3. Those voting in favor of the project did so because they thought the building was not out of keeping with the historic district which has several tall buildings, that the pedestrian experience of the building would be primarily at the street level and that it was appropriately scaled and detailed, the building is appropriately sited on the property, the applicant reduced the height of the original proposal by three floors, and the architect incorporated recommendations made to help reduce the perception of height.
 4. Those voting against the project did so because they thought the building was too tall for the block which is mostly 2 and 3 story buildings, that the building did not fit in and was, hence, not historically appropriate.
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By: 

Date of Meeting: October 20, 2014

Title: Historic Officer







