

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 307 E 3rd St. Bethlehem, PA 18015
Owner of building Peron Development Phone
Owner's email & mailing address
Applicant John Callahan Phone:
Applicant's email & mailing address 60 West Broad Street, Bethlehem, PA 18018
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.

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 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
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)
X 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.
Proposal to construct a new 5 story building. The building will be a mixed-use building including 1990 sf of retail space and a total of 44 one and two bedroom apartments on the upper floors. Refer to attached sheet for additional information.

5. APPLICANT'S SIGNATURE PAUL SWARTZ DATE: 12.09.21
OWNER'S SIGNATURE JOHN CALLAHAN DATE: 12.09.21

## **Architectural Narrative**

### **Property located at:**

The building address has been assigned as 305 E 3<sup>rd</sup> Street, Bethlehem, PA 18015

The original application (Aug 11, 2021) listed the address as 307 E 3<sup>rd</sup> St. Bethlehem, PA 18015

**Building description, period, style, defining features:** This property is currently a surface parking lot with no structures.

**Proposed alterations:** The proposed five story building has been granted a Certificate of Appropriateness with comments by the Historic Commission. The building will be a mixed-use building including 1,990 sf of retail space and a total of forty-four (44) one and two bedroom apartments on the upper floors.

The Third St façade reads as rowhouses and uses a combination of brick veneer and cast stone, complementary to the historic district and the surrounding buildings. The overall structure is a C shape rising five stories, with the fifth story that reads as a mansard roof and providing a 15'-0" setback at the community terrace along 3<sup>rd</sup> Street. The width is divided to give the appearance of four separate facades via the use of different materials and colors. The ground floor facades on 3<sup>rd</sup> Street each have a storefront system with recessed entry and display windows. The floors above featuring windows, with multi-light French doors and Juliet balconies.

The Taylor and 3<sup>rd</sup> Street corner façade has cast stone panels and the additional vertical bays, are using two types of brick veneers. The Taylor Street façade features similar elements to the 3<sup>rd</sup> Street façade, including the windows and the cast stone panels on the corner. It also features Juliet balconies and two types of brick veneers.

The Columbia Street façade facing north features aluminum windows, Juliet balconies, and dark and light brick colors. In addition, the fiber cement siding wraps around the corner from the north to the east and a water table and band below the first floor window sills.

The East façade is composed of three bays. two of the bays are adjacent to the existing building and the center bay has a setback to create an interior resident's courtyard. This façade features aluminum windows, fiber cement siding, and a masonry water table below the windowsills on the ground floor. Due to *Fire Rated* requirements and because of its proximity to the adjacent existing building, we are minimizing the openings on these two bays.