

City of Bethlehem, Pennsylvania

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

Building address 317, 319, 321, 323, 325, 327 South New Street, Bethlehem, PA 18015  
Owner of building 325 South New Street Development, LLC Phone [REDACTED]  
Owner's email & mailing address [REDACTED] 179 Banksville Road, Bedford, NY 10506  
Applicant Rafael Palomino & Jeffrey Quinn Phone: [REDACTED]  
Applicant's email & mailing address 179 Banksville Road Bedford NY 10506  
*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 must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.*

*South Bethlehem & Mount Airy Historic Conservation Commission - 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.

- |  |  |
|--|--|
| <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 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.



Darlene L. Heller  
City of Bethlehem  
Director of Planning and Zoning

01-April-2021

**Re: South New Street Apartments – Project Overview**  
**319, 321, 323, 325, 327 South New Street**  
**Bethlehem, PA**

Dear Darlene:

Please accept this overview of the project as an attachment to the development group's formal Historical Conservation Commission submission.

Clark+Quinn Development completed a comprehensive marketing/Demographics study of the Allentown-Bethlehem-Easton Housing Market Area (Allentown HMA) and specifically, the downtown Bethlehem area. We believe there is a strong need for market rate apartment housing for workforce individuals, healthcare providers, young professionals, life science and university communities, and graduate students.

Amenities such as a gymnasium, a food court, and a roof top patio are being proposed to accommodate the inhabitants of the project.

We believe our development will encourage other area residents to visit new and existing downtown retail venues, growing the downtown and growing the tax base.

Below is a project overview:

**Structure:**

The proposed building shall be a 10-story (104'-0") high mixed-use apartment building. The ground floor shall be composed of 6,500 SF. As the building height increases, the structure shall span the existing alley at E. Graham Place to increase the footprint of each story to approximately 8,000 SF.

The proposed structure shall be concrete with exterior masonry finishes to complement the existing historic district as described in the design guidelines established by the Historic Conservation Commission. The building shall be equipped with an automatic sprinkler system and otherwise designed to meet all applicable building codes.



**Apartments:**

Floors two through twelve shall consist of a mix of one-bedroom / one-bathroom and two-bedroom / two-bathroom apartments totaling 65 apartment units. Each apartment has been designed to provide maximum tenant comfort and is planned to accommodate the 'new normal' which shall include, but not be limited to, increased efficiency of utilities and thermal envelope, fresh air intake and mechanical airflows and anti-microbial finishes and materials.

**Retail Component:**

The ground floor retail component shall be leased to Palomino Food Court, which will consist of a multi-concept food court to incorporate multiple food types. As described, the food court will provide Tapas (Spanish), Mesa (Mexican), Humble Garden (Vegan), Burger (American) and Piccolo (Italian) to serve the areas vast diverse community.

**Parking:**

Building tenants shall be granted the opportunity to reserve parking spaces across the street at the newly constructed parking garage as a built in offering with their respective lease agreement.

As the population of the Bethlehem area continues to grow and evolve, so must the structures that house its community and residents. The proposed development will do just that. Our hope is that by providing a housing development to serve the growing population, it will further activate the existing retail and restaurants in the Southside as well as engage the existing Greenway to further stimulate community life.

Should you need any other information, please do not hesitate to contact us.

Sincerely,

*JJ*

Jeffrey J. Quinn  
Principal, C+Q

File  
Phil Clark, C+Q  
Jordan Clark, Claris/Ballina







**STATE OF PENNSYLVANIA**  
**DEPARTMENT OF REVENUE**  
**OFFICE OF TAX ADMINISTRATION**  
**PHILADELPHIA, PA.**

THIS MAP IS A REPRODUCTION OF A MAP FILED IN THE OFFICE OF TAX ADMINISTRATION, DEPARTMENT OF REVENUE, PHILADELPHIA, PA. ON 06/15/2011. THE MAP IS A REPRODUCTION OF A MAP FILED IN THE OFFICE OF TAX ADMINISTRATION, DEPARTMENT OF REVENUE, PHILADELPHIA, PA. ON 06/15/2011.

**PROPERTY LIST**

OWNER	ADDRESS	APPLICANT	DATE
...	...	...	...

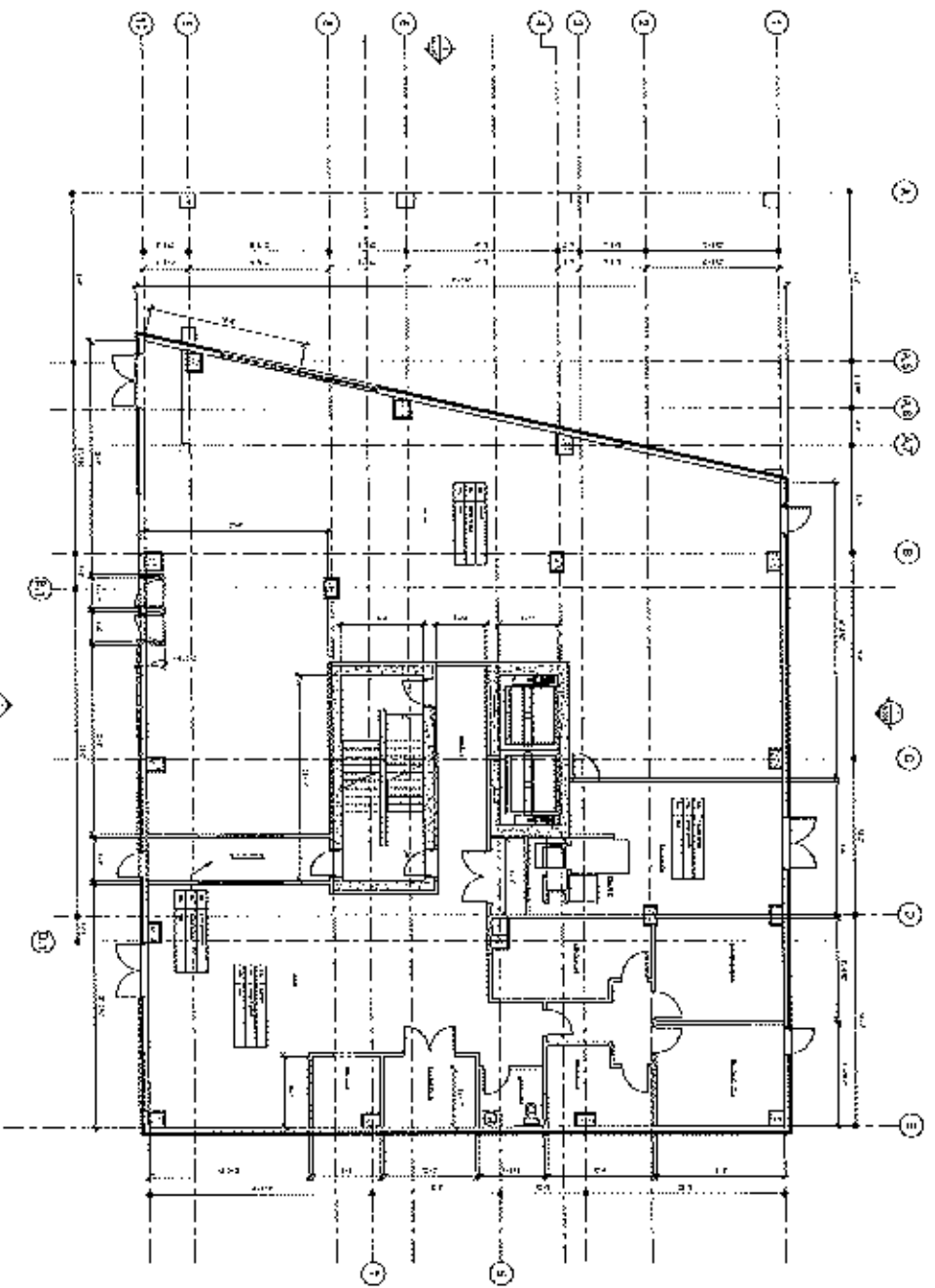
**UTILITIES**

UTILITY	TYPE	DEPTH	LOCATION
...	...	...	...

**SURVEY NOTES**

1. Boundary survey field was performed using GPS (Trimble, vertical datum: North American Vertical Datum of 1988—NAVD 88) and the horizontal datum: The United States National Space Reference System (NAD 83).
2. The right-of-way line of S. New Street was determined from the established centerline by the data points in the field.



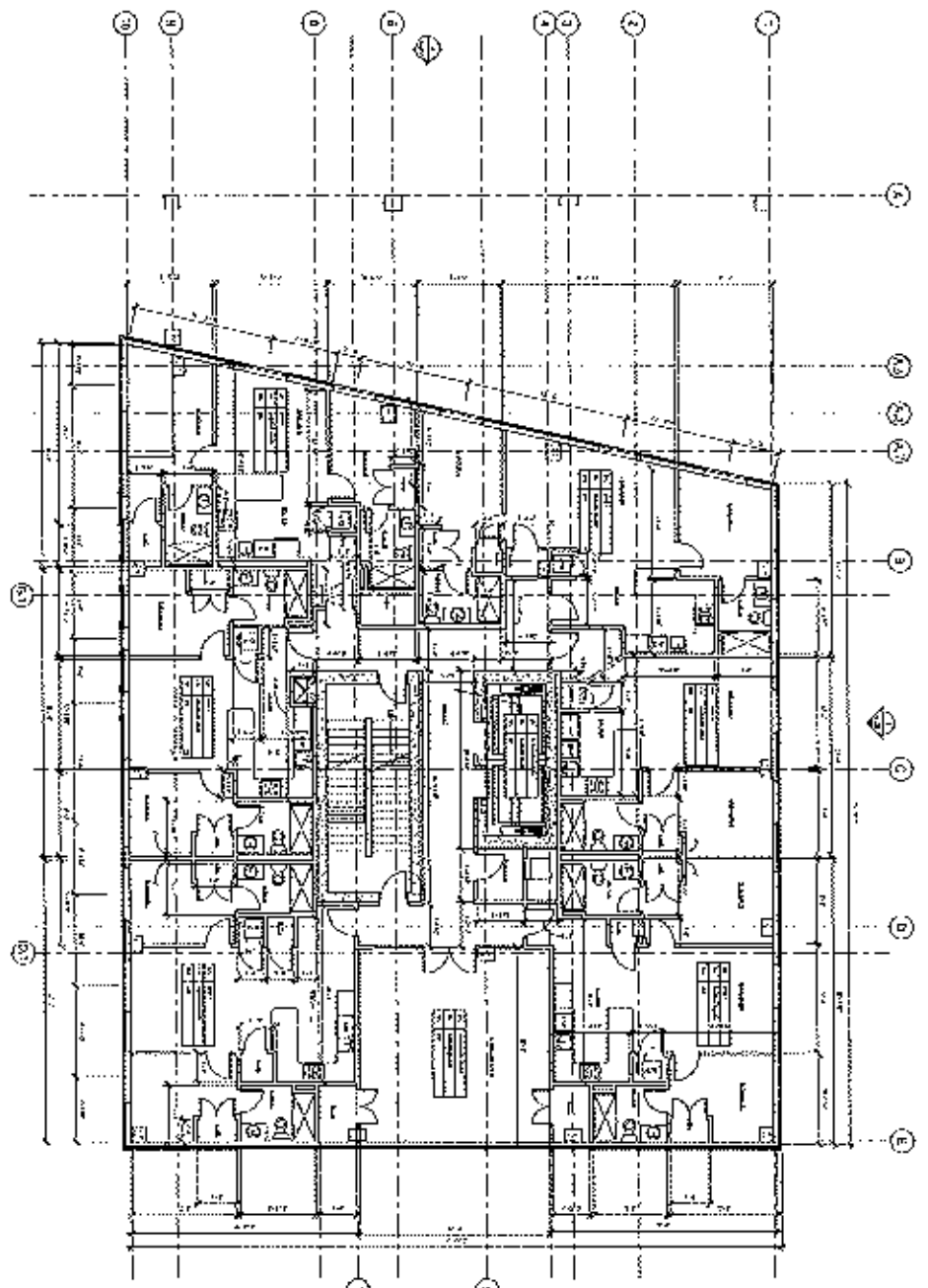


GROUND FLOOR PLAN

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. ALL WALLS ARE 200 MM THICK UNLESS OTHERWISE SPECIFIED.  
 3. ALL DOORS ARE 900 MM HIGH AND 1200 MM WIDE UNLESS OTHERWISE SPECIFIED.  
 4. ALL WINDOWS ARE 1200 MM HIGH AND 1500 MM WIDE UNLESS OTHERWISE SPECIFIED.  
 5. ALL FLOORS ARE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE SPECIFIED.  
 6. ALL ROOFS ARE FINISHED WITH TERRAZZO UNLESS OTHERWISE SPECIFIED.  
 7. ALL CEILING ARE FINISHED WITH PLASTER UNLESS OTHERWISE SPECIFIED.  
 8. ALL LIGHTING FIXTURES ARE TO BE AS SHOWN IN THE ELECTRICAL SCHEDULE.  
 9. ALL SANITARY FIXTURES ARE TO BE AS SHOWN IN THE SANITARY SCHEDULE.  
 10. ALL MECHANICAL SERVICES ARE TO BE AS SHOWN IN THE MECHANICAL SCHEDULE.  
 11. ALL STRUCTURAL SERVICES ARE TO BE AS SHOWN IN THE STRUCTURAL SCHEDULE.  
 12. ALL FINISHES ARE TO BE AS SHOWN IN THE FINISHES SCHEDULE.  
 13. ALL MATERIALS ARE TO BE AS SHOWN IN THE MATERIALS SCHEDULE.  
 14. ALL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.  
 15. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

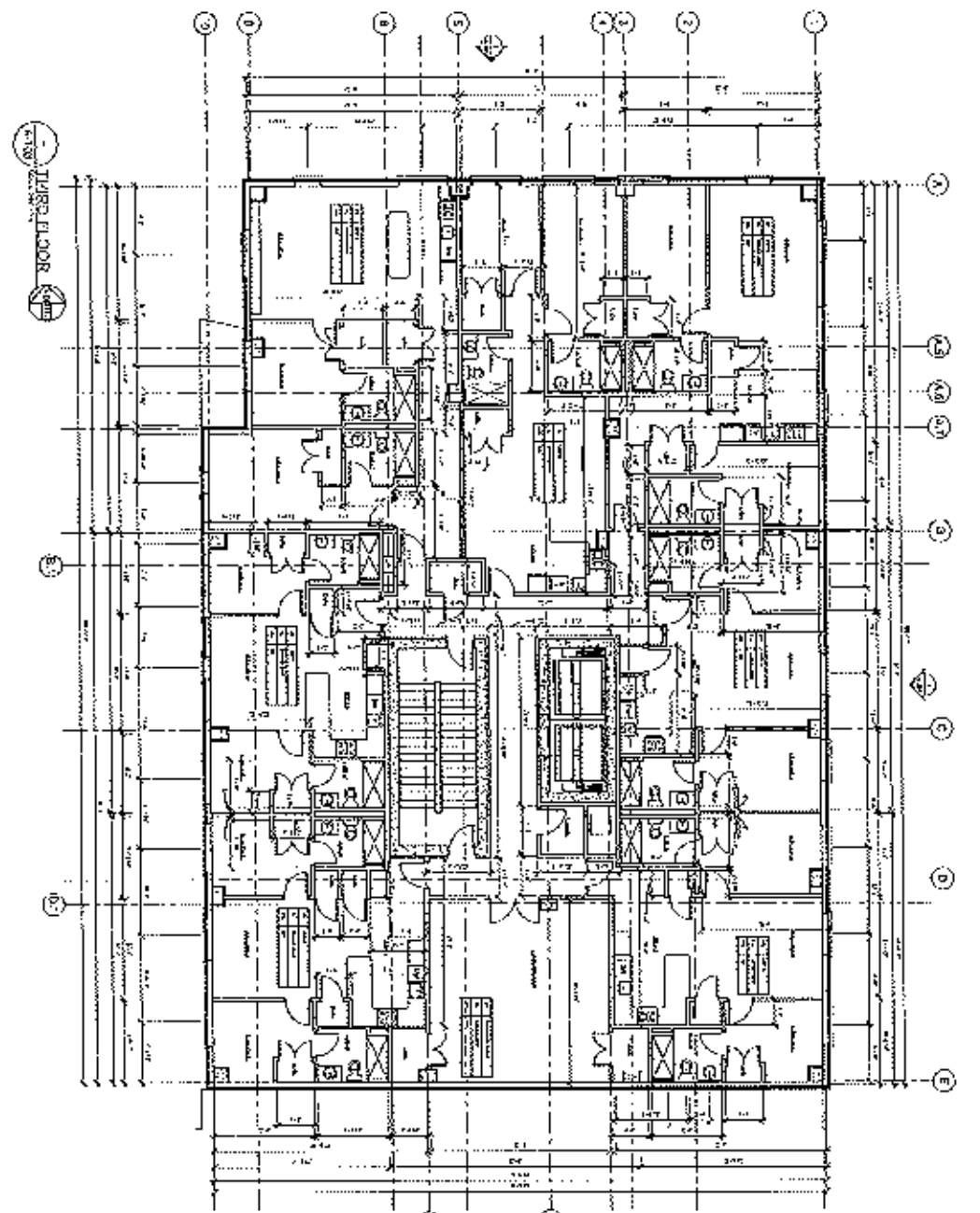
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.  
 3. ALL DOORS ARE 36" WIDE UNLESS OTHERWISE NOTED.  
 4. ALL WINDOWS ARE 6" MINIMUM CLEARANCE UNLESS OTHERWISE NOTED.  
 5. ALL STAIRS ARE 44" WIDE UNLESS OTHERWISE NOTED.  
 6. ALL ELEVATIONS ARE TO FINISH UNLESS OTHERWISE NOTED.  
 7. ALL ROOMS ARE TO BE FINISHED WITH CARPET OR TILE UNLESS OTHERWISE NOTED.  
 8. ALL CEILING ARE TO BE FINISHED WITH POP OR GYPSUM BOARD UNLESS OTHERWISE NOTED.  
 9. ALL FLOORS ARE TO BE FINISHED WITH CONCRETE OR POLISHED CONCRETE UNLESS OTHERWISE NOTED.  
 10. ALL ROOFS ARE TO BE FINISHED WITH BURST SYSTEM UNLESS OTHERWISE NOTED.  
 11. ALL STRUCTURAL ELEMENTS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.  
 12. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.  
 13. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.  
 14. ALL FINISHES ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.  
 15. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 16. ALL MATERIALS ARE TO BE OF THE HIGHEST QUALITY AVAILABLE.  
 17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.  
 18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.  
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100 SECOND FLOOR






1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.  
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.  
6. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL DESTRUCTION REGULATIONS.  
7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.  
8. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.  
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE AND MATERIALS USED.  
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.  
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK DONE AND MATERIALS USED.

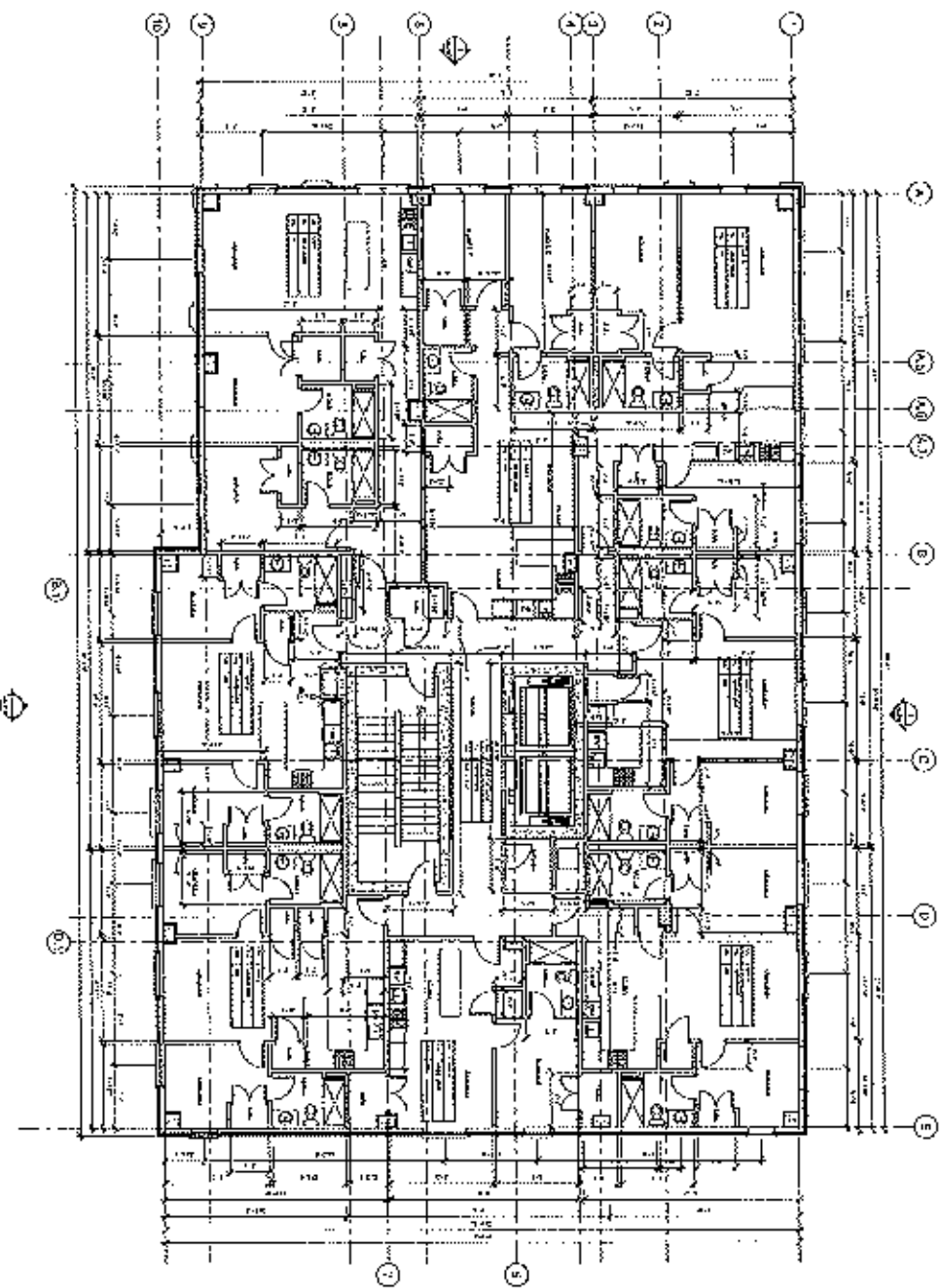


THIRD FLOOR



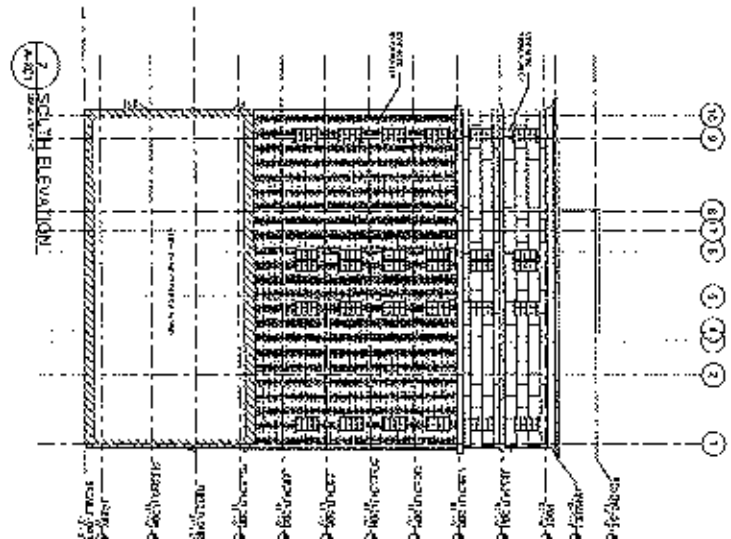
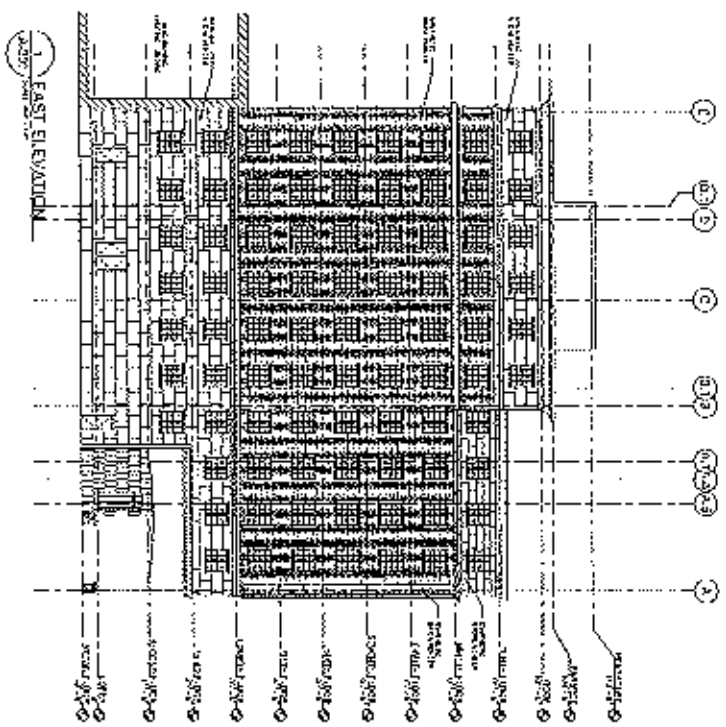
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.  
 3. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.  
 4. ALL WINDOWS ARE 60" WIDE UNLESS NOTED OTHERWISE.  
 5. ALL STAIRS ARE 44" WIDE UNLESS NOTED OTHERWISE.  
 6. ALL ELEVATORS ARE 48" WIDE UNLESS NOTED OTHERWISE.  
 7. ALL CEILING HEIGHTS ARE 8' UNLESS NOTED OTHERWISE.  
 8. ALL FLOOR FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 9. ALL WALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 10. ALL CEILING FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.  
 11. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE DETERMINED BY THE MECHANICAL AND ELECTRICAL ENGINEERS.  
 12. ALL STRUCTURAL SYSTEMS ARE TO BE DETERMINED BY THE STRUCTURAL ENGINEER.  
 13. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE DETERMINED BY THE ARCHITECT.  
 14. ALL NOTES AND DIMENSIONS TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION ON ANY OTHER SHEET.  
 15. ALL NOTES AND DIMENSIONS ARE TO BE READ IN CONJUNCTION WITH THE GENERAL NOTES ON SHEET 1.

COMMON FLOORS 4, 9  


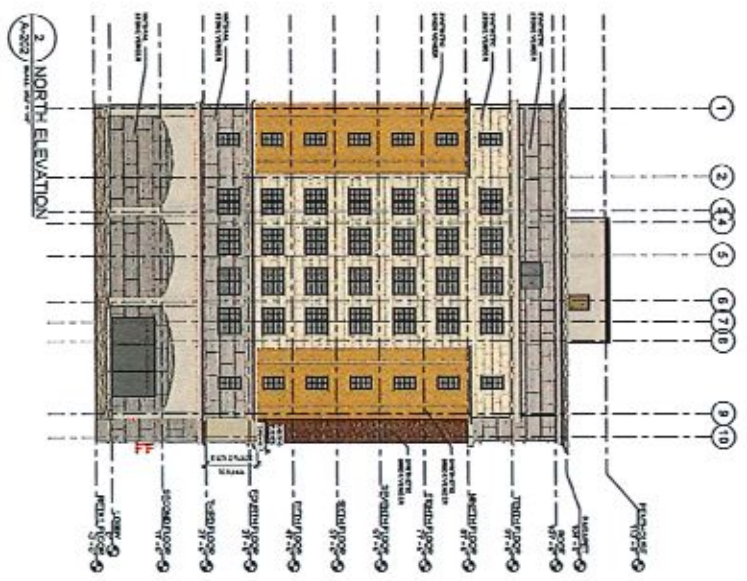
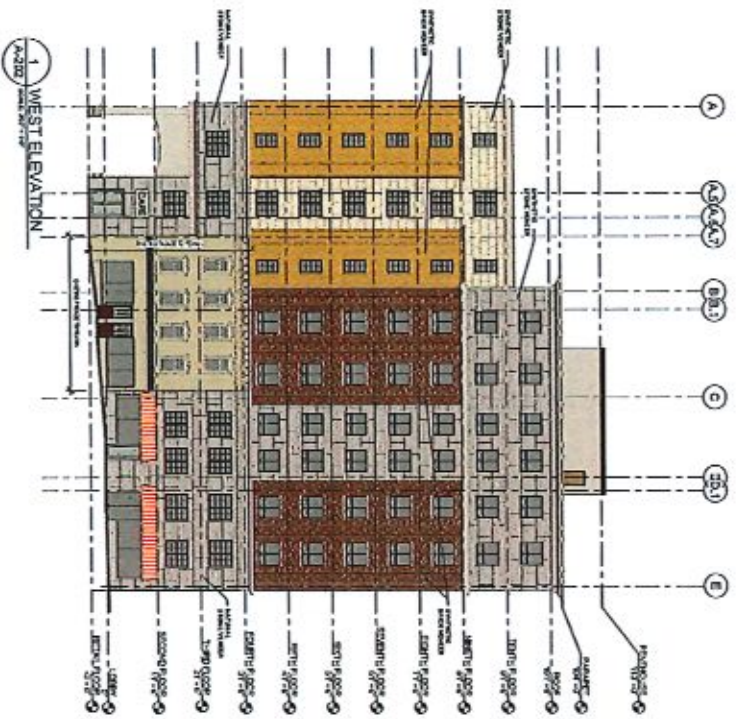


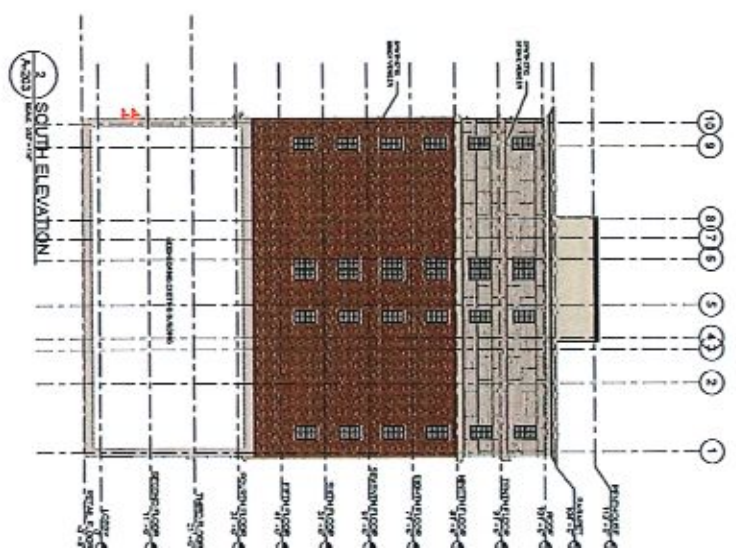
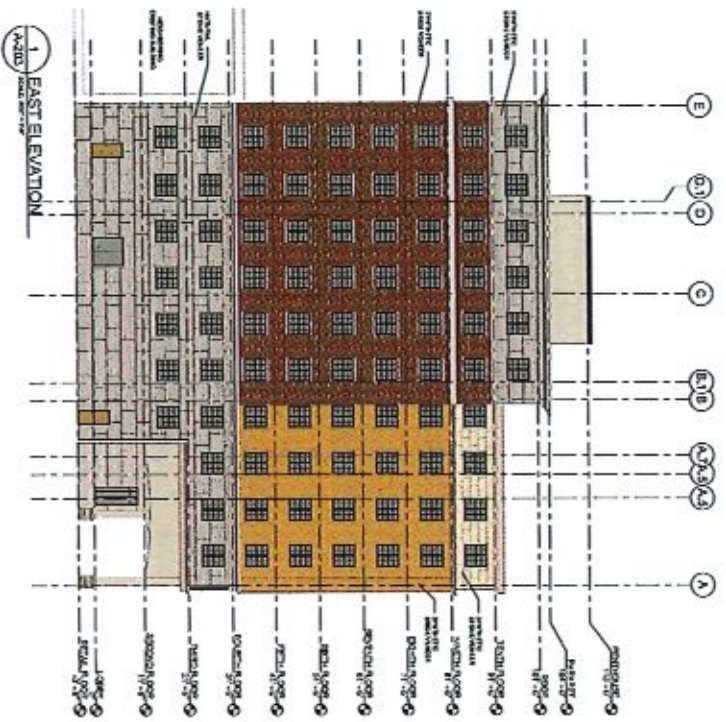


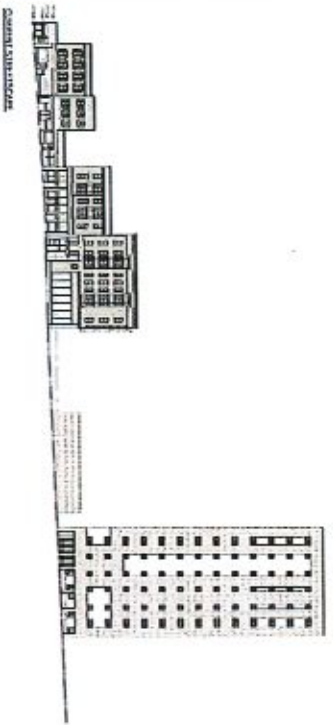




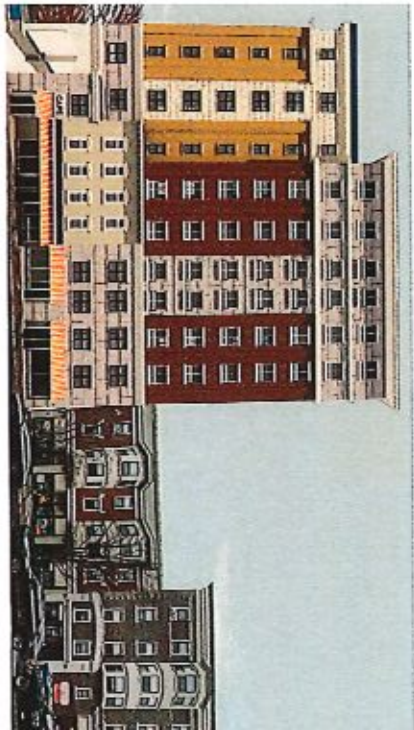
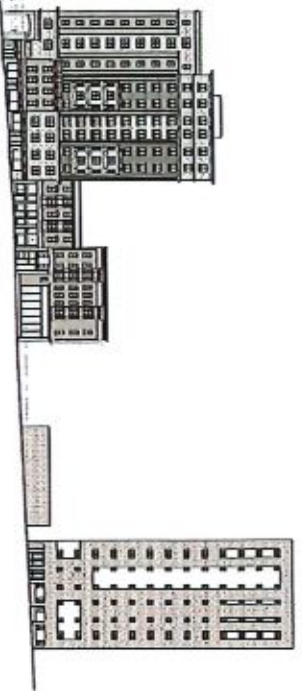








CURRENT BUILDING



PROPOSED BUILDING

PROPOSED BUILDING





CORNER, 100' EAST



CORNER, 100' WEST



CORNER, 100' WEST



CORNER, 100' WEST





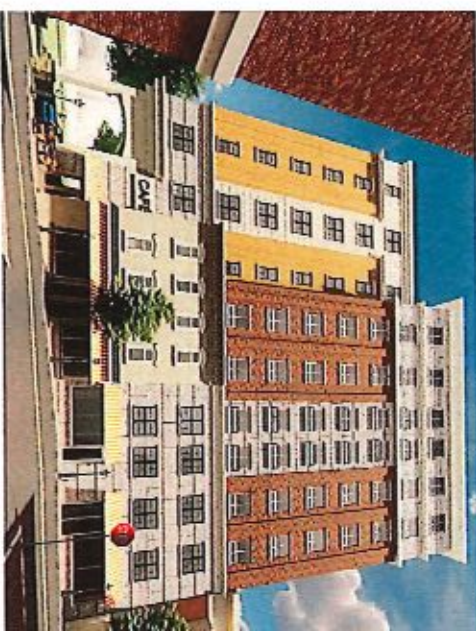
PHOTOGRAPHY BY MICHAEL J. GARDNER FOR THE UNIVERSITY OF MICHIGAN



PHOTOGRAPHY BY MICHAEL J. GARDNER FOR THE UNIVERSITY OF MICHIGAN

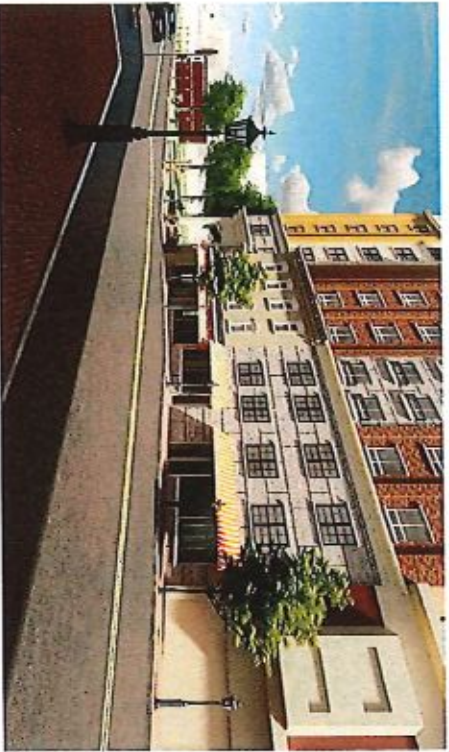


PHOTOGRAPHY BY MICHAEL J. GARDNER FOR THE UNIVERSITY OF MICHIGAN



PHOTOGRAPHY BY MICHAEL J. GARDNER FOR THE UNIVERSITY OF MICHIGAN

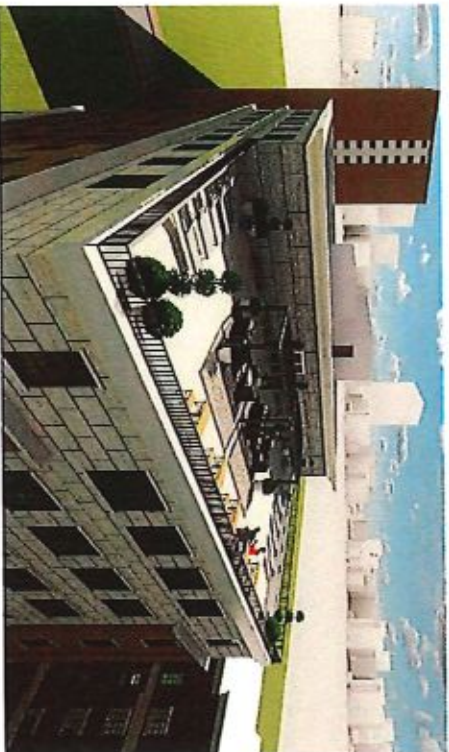




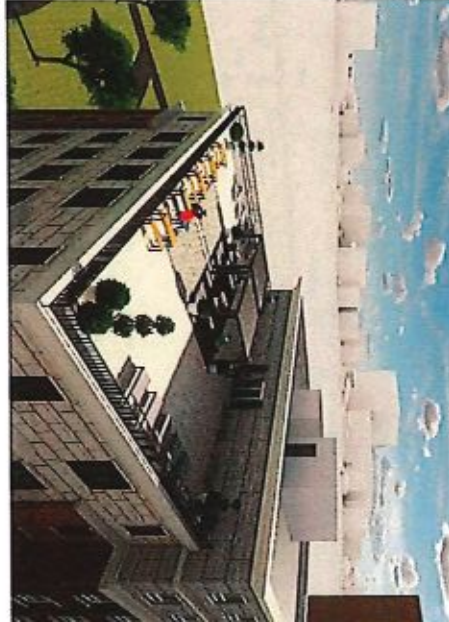
RENDERING OF THE PROPOSED DEVELOPMENT FROM THE STREET



RENDERING OF THE PROPOSED DEVELOPMENT FROM THE STREET



RENDERING OF THE PROPOSED DEVELOPMENT



RENDERING OF THE PROPOSED DEVELOPMENT



## CLARK + QUINN DEVELOPMENT, LLC

Darlene L. Heller  
City of Bethlehem  
Director of Planning and Zoning

6-January-2021

**Re: South New Street Apartments  
319, 321, 323, 325, 327 South New Street  
Bethlehem, PA  
Historic Conservation Commission Design Guidelines Compliance Statement**

Dear Darlene:

Please accept the following detailed information regarding our proposed building design and how it was carefully designed to meet the requirements of the HCC Design Guidelines.

For the purpose of this letter, we will follow each item/section as identified in the HCC Guidelines.

**Size and Scale:**

The proposed building, considered large scale construction, is designed to integrate into the street scape by using design elements matching those of the existing neighboring buildings. The first three stories of the building are designed to match the style and materiality of the historic district by incorporating a dominant cornice at the third story height, bay windows, and open storefront for retail components and entries.

The existing setbacks shall be maintained, and the building will occupy 100% of the site as the existing buildings currently do.

The façade treatments will consist of brick and masonry wall finishes with complementing details relating to the adjacent buildings. Windows and door openings are designed to match the historic district in style, size and scale.

Being that this site abuts the greenway and acts as a 'corner site' the scale of the building is complementary to the area, adjacent new construction and existing buildings nearby.

**Proportions:**

The building as designed carries all existing proportions of existing building design elements throughout its articulating facade to seamlessly compliment the districts existing structures. The





## CLARK + QUINN DEVELOPMENT, LLC

Main design elements such as doors, windows, bay windows, and storefronts were carefully designed and selected to nearly match those of the district's existing buildings.

### **Massing:**

The massing and overall composition of the proposed design reflect the existing weight of the neighboring buildings. Each floor similarly matches the solids to voids ratio and matches proportions of projecting bays. Additionally, the building massing is designed to shift in materiality and appear as two buildings sharing a common party wall.

### **Orientation:**

The principal façade of the proposed building matches existing orientation and main elevations face those of neighboring buildings in the same manner.

### **Rhythm and Patterns:**

The rhythm and patterns of the principal facades reflect and maintain the neighborhood and streetscape patterns by mimicking the nearby buildings and also incorporating elements from the existing buildings to be demolished. Floor to floor heights match those of neighboring buildings and provide vertical relief by means of cornice at the third story, material transitions and bay windows which can be experienced from the streetscape.

### **Storefronts, Window and Door Openings:**

The proposed design style for storefront, window and door openings closely matches those of the neighboring buildings. Careful considerations were taken to these elements and although they will provide a stylistic match, they will be of modern technology for safety, efficiency, and installation methods.

### **Architectural Details:**

The building design as proposed paid close attention to the detail and character of the neighboring buildings and other historical features. The detail of the bay windows, cornice, material transitions and lintels match those of the existing district and elements commonly found on similar buildings. The roof form also matches existing buildings and structures (flat roof).

### **Streetscape:**

The new building as designed matches the setbacks, adjacent property lines and streetscape as existing buildings. The streetscape will be further engaged via ground floor retail tenant for a restaurant café style experience. Our materials match those of the existing neighborhood and historic buildings as our main façade materials are masonry (brick and limestone).





## CLARK + QUINN DEVELOPMENT, LLC

### Materials and Textures:

Proposed new construction materials consist of brick, limestone, concrete and terra cotta are present in the design and complement the existing adjacent building as well as what is recommended in the design guidelines.

Please review our exterior rendering package as previously submitted as visual representation of our compliance with these guidelines.

Should you need any other information, please do not hesitate to contact us.

Sincerely,

Jeffrey J. Quinn  
Principal, C+Q

File  
Phil Clark, C+Q  
Jordan Clark, Claris/Ballina

**PIPERATO LAW OFFICE, LLC**

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JOSEPH J. PIPERATO, III, ESQUIRE

412 W. BROAD STREET | BETHLEHEM, PA 18018  
TEL 610 625 3878 | FAX 610 625 3891

October 9, 2020

Bethlehem Historic Conservation Commission  
10 E. Church Street  
Bethlehem, PA 18018  
Attn: Craig Peiffer, AICP

**RE: Application for Certificate of Appropriateness**

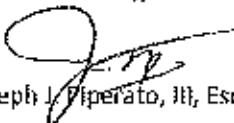
Dear Mr. Peiffer:

Please be advised that I represent 325 South New Street Development, LLC. Enclosed herein please find an Application for Certificate of Appropriateness and required submission materials on behalf of my client pertaining to properties located at 319, 321, 323, 325 and 327 South New Street in the City of Bethlehem. (collectively the "Property"). The Property is located within the South Bethlehem Historic Conservation District and therefore, requires a meeting before the South Bethlehem Historic Conservation Commission for a recommendation to Bethlehem City Council.

It is my understanding that you will review the enclosed Application to determine its completeness. Upon the determination that the Application is complete, you will schedule the matter for a meeting with the SBHCC which normally meets on the third Monday of each month. Please advise me of your determination on the completeness of the Application and the date of the scheduled meeting before the SBHCC.

Thank you for your consideration of this request and should you have any questions or require additional information, please feel free to contact me.

Sincerely,

  
Joseph J. Piperato, III, Esquire

# Bällina

GROUP, LLC

Historical Conservation Commission  
City of Bethlehem  
10 East Church Street  
Bethlehem, PA 18018

09-October-2020

**Re: Existing Buildings**  
319, 321, 323, 325, 327 South New Street  
Bethlehem, PA

To Whom it May Concern:

The Ballina Group, LLC performed an inspection of the buildings referenced above on Tuesday, August 11, 2020. The purpose of this inspection was to document existing conditions and note building deficiencies as they relate to life safety, general building code compliance, and overall building integrity.

The age of the buildings was unknown at the time of inspection, but upon review of the existing building make up and condition, it can be assumed that the buildings are approaching, if not exceeding, 100 years in age.

The existing structures are five continuous buildings comprising approximately 6,500 square feet. Each building is currently a mixed-use occupancy, with a commercial tenant on the ground floor and a mixture of apartments on the floor levels above.

Please see the following sections as they apply to each building and the attached appendix for existing photographs:

### Existing Structure:

Each building contains a basement, crawl space, or combination thereof. The existing foundations are consistent with "rock & rubble wall" with a concrete floor. Wood floor framing consists of wood 2x10s at a spacing of 16 inches on center, bearing directly on the top of the stone foundation wall. Wall framing is wood 2x4 construction with lath and plaster and/or gypsum board. Roof framing members could not be identified, but appear to be consistent with traditional wood framing structures.

Each basement showed signs of moisture/water intrusion, although no active leaks were present at the time of the inspection. This foundation construction method is historically susceptible to leaks and intrusion which can create air quality and mold issues. The basements are unventilated, which present long term risks to structural framing and

# Bällina

GROUP, LLC

Building façades are made of a mixture of brick, siding, stucco and ornamental moldings/trim. These façade members show signs of fatigue, cracking, and outright failure.

Each floor/story shows signs of uneven settlement. This can be attributed to an inherent structural deficiency, lack of maintenance and repairs, foundation displacement, or shifting subsurface conditions. Further investigation would be required to determine the root cause of the issues.

## Life Safety & Code Compliance:

Each building presents a number of life safety issues that can pose risk to the building occupants. These items include, but are not limited to the following:

- Lack of secondary exits from apartments. In the event of a fire or other incident that would cause building evacuation, occupants can become trapped and exposed to unnecessary risk.
- No sprinklers are present in the buildings, which pose a risk to occupants in the event of fire.
- No fire extinguishers / fire / smoke alarms present. Building occupants are at risk of improper warnings or ability to extinguish small fires.
- Exits blocked by tenant usage. In the event of evacuation, this can pose an unnecessary risk.
- Staircases not code compliant. Stairs exceed allowable rise and run permitted by code. Staircase width appears to be too narrow to comply with code.
- Hallways and exit egress paths deficient.
- No emergency lighting provided. This poses a life safety risk in the event of evacuation.
- Apartment layouts appear to be configured in “boarding house” style, consisting of multiple bedrooms and little to no utilities. Apartments have shared facilities that can pose health risks to occupants.
- Bedroom windows are not identified with rescue windows and not all are operational in event of fire. In the event of a fire, fire fighters may have difficulty locating bedrooms with trapped occupants, which poses a life safety risk.
- Building main entrances/exits are not ADA accessible. Given the existing slope of the public way, they are unable to be upgraded appropriately without causing significant disturbance to the public way and limit use to pedestrians.
- Apartments are not ADA accessible, nor adaptable per latest code standards. There are no Type A or Type B apartments.

# Bällina

GROUP, LLC

- There is no potential for the addition of elevators or the creation of “areas of refuge” on upper floors.

## Environmental Concerns:

As per the Phase I Environmental Site Assessment, conducted by Liberty Environmental, we have the following concerns for the health and safety of the building users and building integrity:

- Previous building uses indicated a dry-cleaning business as well as a printing and supply business, no chemical or hazardous spill incidents are currently known and the linger presence of such materials is unknown. Per the Phase I report, *“No releases or spill incidents are known to have occurred. However, printing and dry-cleaning facilities pose the potential for subsurface impacts of chlorinated solvents, which have the ability to migrate to nearby properties...”*
- A total of 850 gallons of oil can be stored in the basements of the buildings at any time (assuming tanks are regularly filled). These fuel tanks are the buildings’ main heat source. In a multi-story/multi-occupant building, the continued presence of these tanks poses a risk of direct surface release in the event of damage or deterioration, which can be harmful to the building materials and occupants.
- Building age and construction is consistent with building methods and materials that would contain both lead paint and asbestos containing material (ACM). Further testing should be completed as these items can be quite harmful to building occupants.
- Unventilated basements can be a breeding ground for mold and other harmful bacteria / organisms.

## Recommendations & Conclusions:

Upon conclusion of the study, we find the following:

1. Due to the location of apartments on the upper floors and the present condition of the buildings there is a serious threat to the health and safety to the occupants in the event of a building fire or related incident.
2. It is not feasible to conduct a renovation program to these structures that would meet all current codes without significant reconstruction. Additionally, the existing conditions of the structural members would not allow such improvements.
3. The indoor air quality issues that are existing currently cannot be overcome at this point without extensive renovations and replacements to the mechanical systems.
4. Americans with Disabilities Act compliance within these buildings is non-existent





It is our recommendation that the buildings should be demolished in favor of new, code compliant and most importantly, safe development to better serve the community.

Should you need any other information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "JG Clark".

**Jordan G. Clark, AIA**  
*Managing Principal / Partner*  
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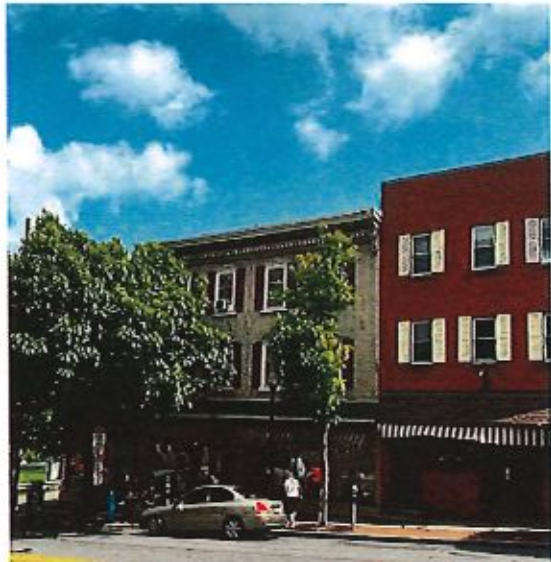
See Attached Appendix



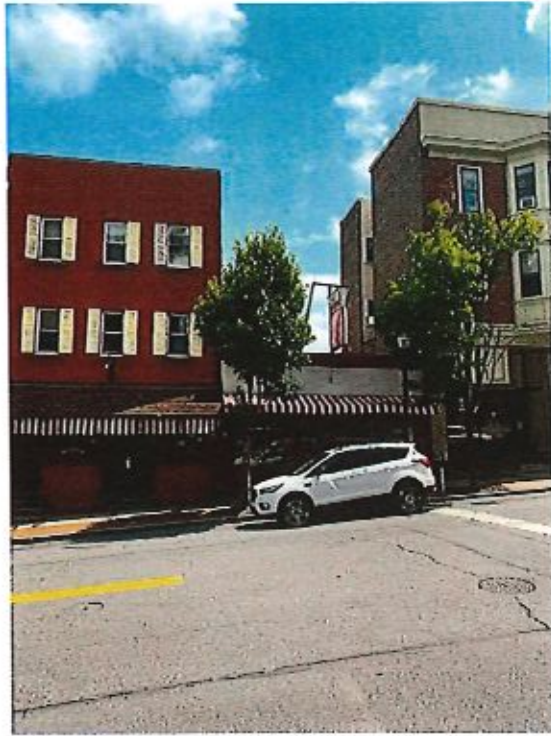
Existing Street View



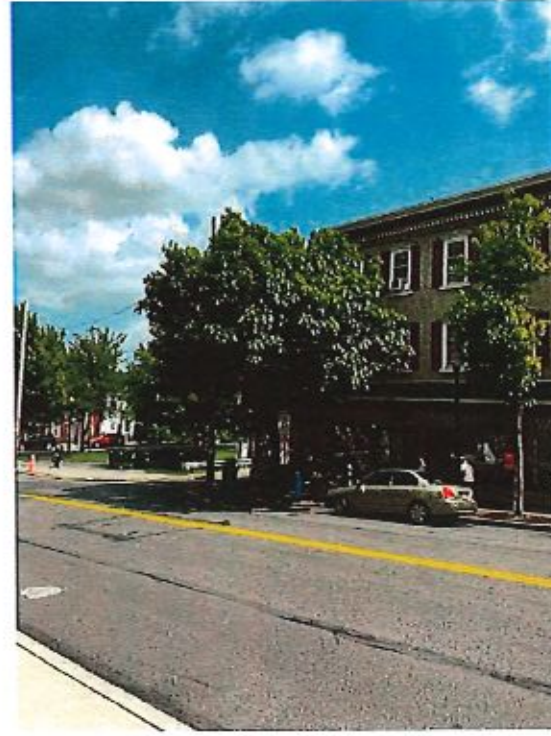
Existing Street View







Existing Street View



Existing Street View



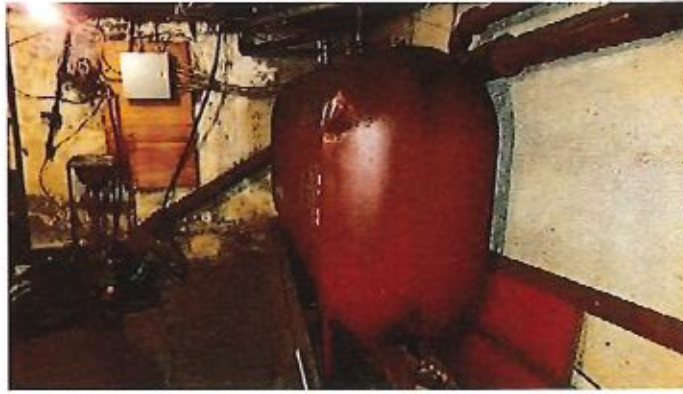




Stairs to Ground Floor



Crumbling Foundation

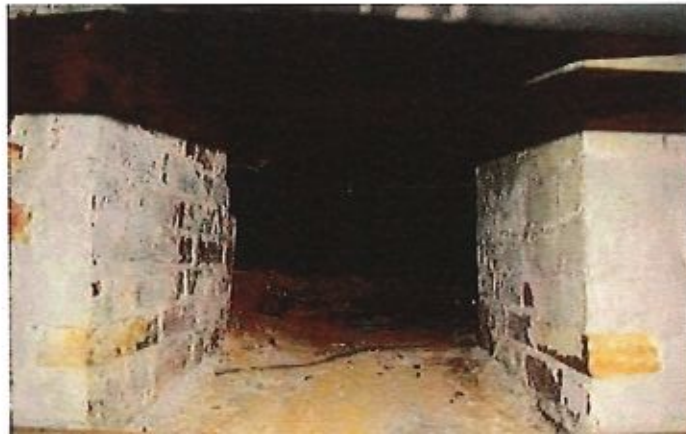




Oil Tank and Concrete Floor



Buildings Utilities







Unventilated Crawl Space



Unventilated Crawl Space





Narrow, steep staircase



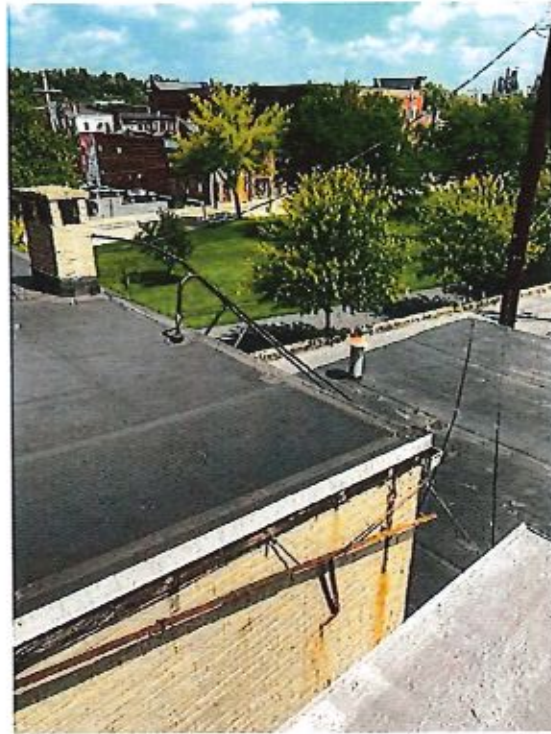
Unsafe split level stair







No egress on roof



Illegal stair leads to lower roof, no access to grade





Existing Entrance, Non-ADA Compliant



Dumpster against building blocking egress path