

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 709/911 Wyandale St. Bethlehem PA 18015

Owner of building Lawrence Eisinger Phone [REDACTED]

Owner's email & mailing address [REDACTED]

Applicant Lawrence Eisinger 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 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 manufacturers 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 Design Input

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.
See attached, complete set of 709/911 Wyandale St with preservation of original facade and new side of the facade

5. APPLICANT'S SIGNATURE [Signature] DATE: 8/3/20

6. OWNER'S SIGNATURE [Signature] DATE: 8/3/20

HCC Submission- August 2020
409-411 Wyandotte St.

We are submitting this application for consideration of the HCC for new construction and renovation at 409 & 411 Wyandotte Street. The two properties are currently under agreement to be purchased by STACKER Development, LLC. At this time, we are not looking for approval, but rather seek guidance as we develop our final plan, with the hopes of starting construction in the fall. Currently, both buildings are in disrepair. The back half of 409 is slowly collapsing, while 411 is structurally sound, but is in need of renovation. Our goal for this project is to bring a new life to some tired buildings with rich history. We hope to renew these properties and continue the effort to make Southside Bethlehem more beautiful.

Due to the location of the properties, we believe it is an extremely opportune time to capitalize on other new construction in the area. With the addition of Seven Sirens Brewery in the adjacent lot, we think we can continue the spread of new growth in the area. As the two properties are on 378, we think they are crucial to the community and serve as a gateway to Bethlehem as a whole. This row of properties was originally called 'Palace Row', and our goal is to bring the area back to the prominence of previous decades.

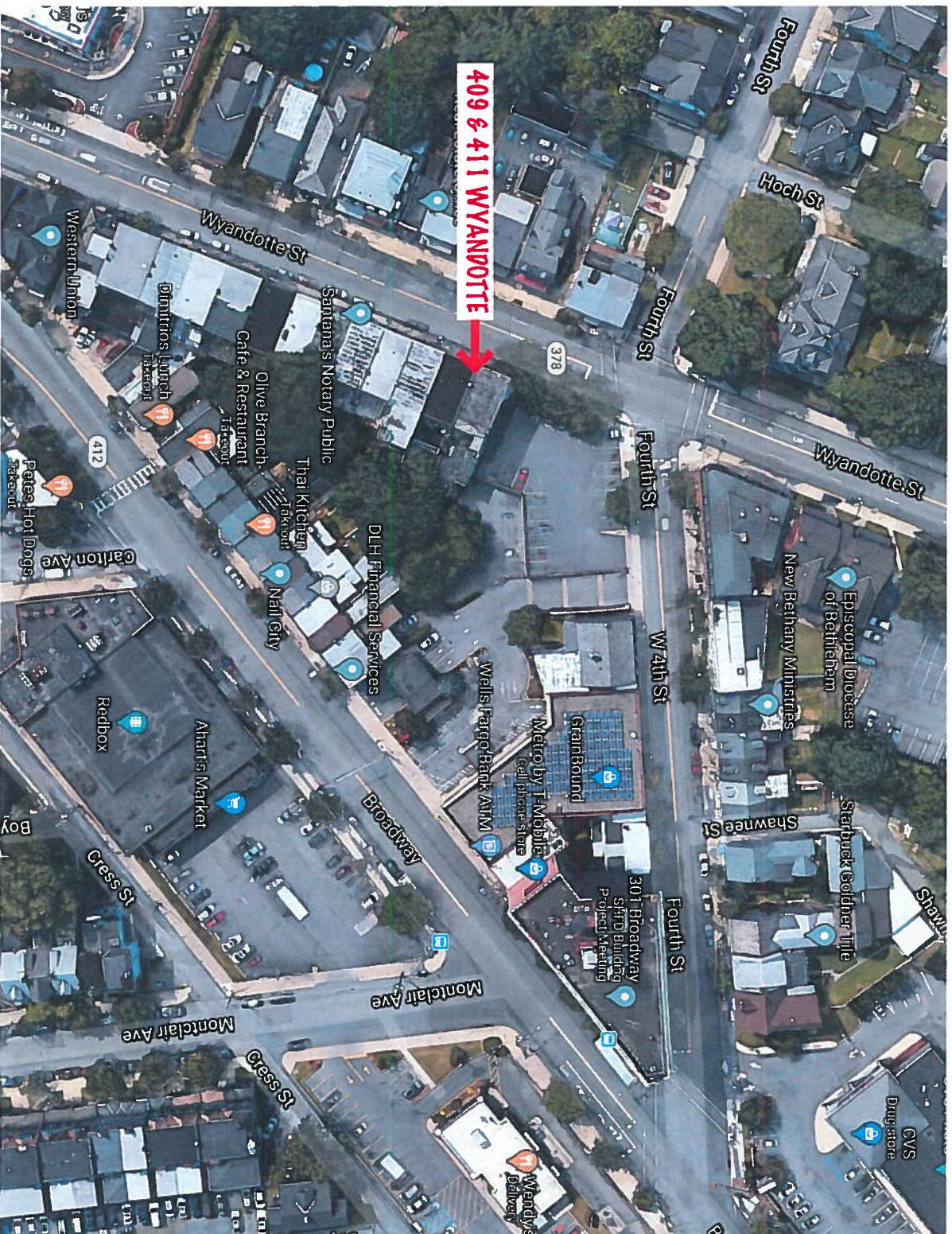
Overall, the goal of the project is to restore the historic character to the front of the buildings, while infusing them with some tasteful modern designs in an effort to be sustainable. On the back of the structure, the siding for the newly proposed staircase will be InSpire wall. InSpire wall is made by ATAS International, Inc, a local company based in Allentown, Pennsylvania. The description of InSpire Wall from ATAS is as follows; "The InSpire® wall panel, a transpired solar collector, is mounted a few inches from the building's outer wall. The precision perforations in the wall panels allow outside air to travel through the face of the panel. Solar heated air at the surface of the panel is drawn through the perforations where it rises between the two walls and enters the building's central ventilation system or supply fan."

Furthermore, we will use Lumos panels on the roof, eyebrow over the ADA ramp, and over the patio on the back next to the newly proposed construction (see drawings). The Lumos Frameless Solar Module would reduce the carbon footprint of both buildings while adding to the overall design appeal of the properties. Lumos describes their panels as "the most beautiful and robust solar systems available."

With these two design elements coupled together, we should be able to achieve net-zero energy for both buildings.

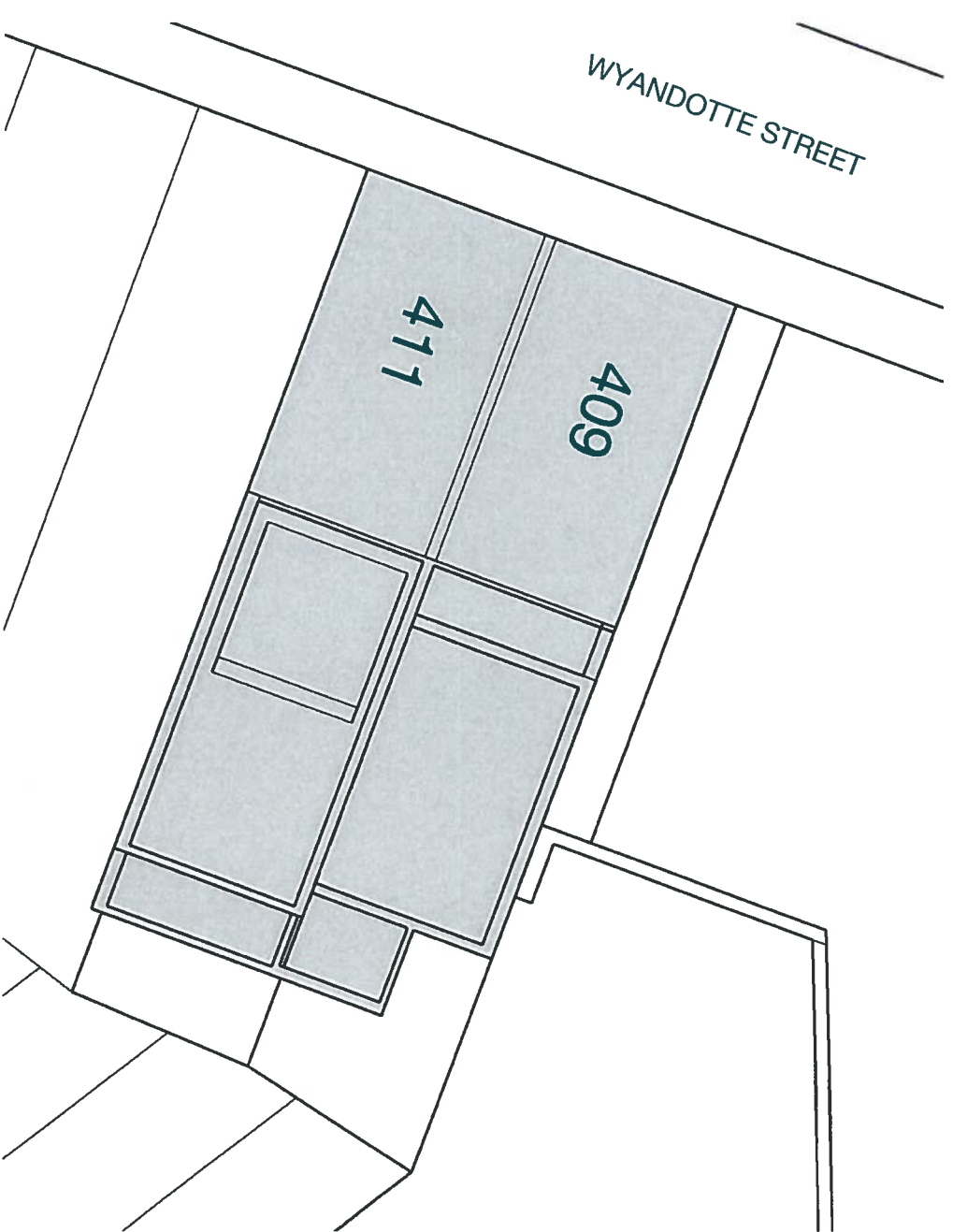
We would like to combine the two conjoined buildings into one address. With respect to zoning, each building will feature a storefront on the street level. The plan for the rest of the space is to feature 6-8 apartments. For this project, we are coordinating with Sycamore Hill Farm Development, LLC (SHFD). SHFD has given us permission to install an ADA compliant ramp on the East side of the building, as part of the construction of the ramp will be on a parking lot owned by SHFD (see drawings). This enables us to keep the sidewalk on Wyandotte Street unobstructed.

As mentioned previously, we are not seeking formal approval at this time. We would like feedback and guidance in order to develop our final plans in accordance with the thinking of the HCC. We believe we are on the right track, and with the guidance and future approval of the HCC, we can begin to restore a prominent, yet forgotten area of Bethlehem back to previous greatness.



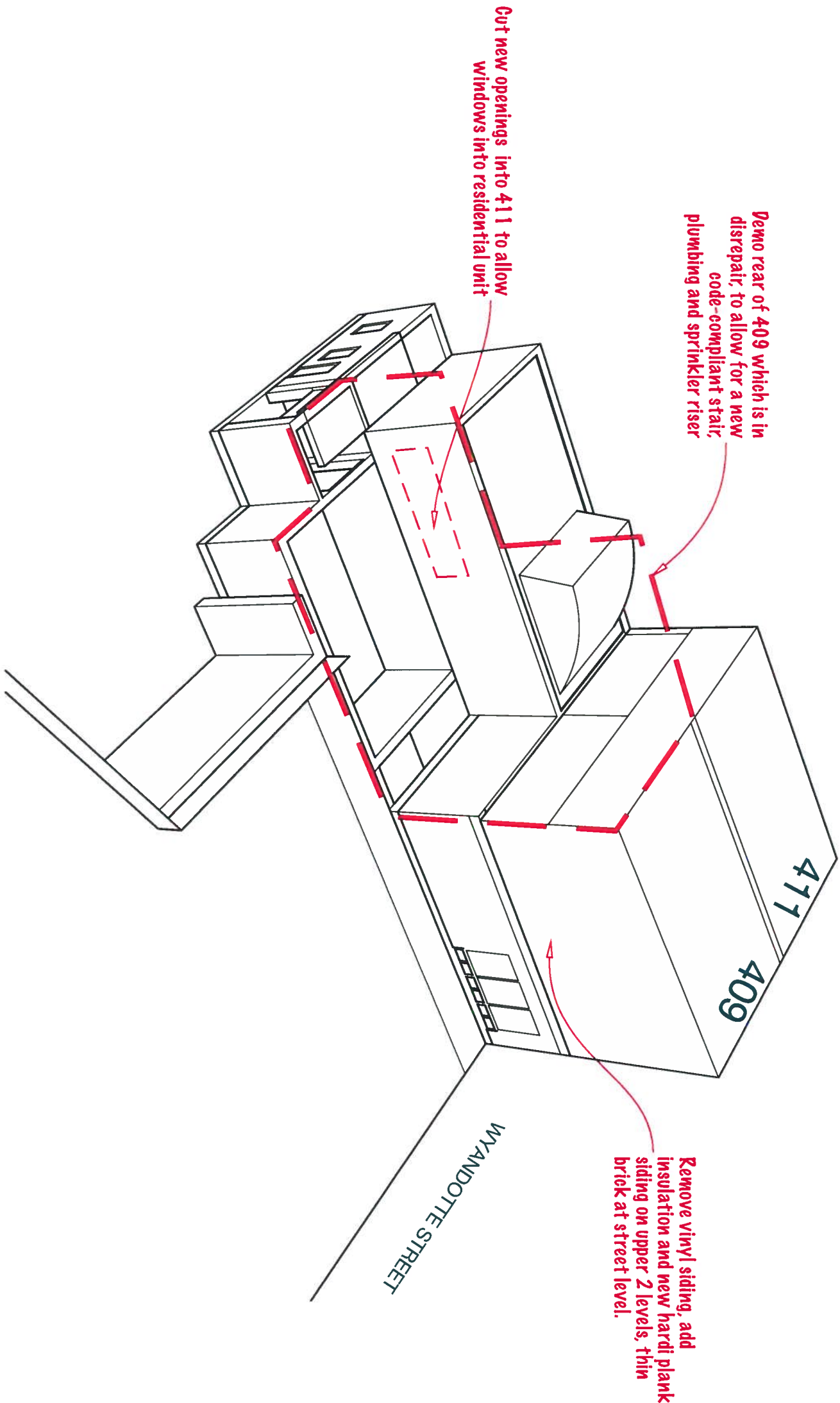
1

Site aerial
NTS

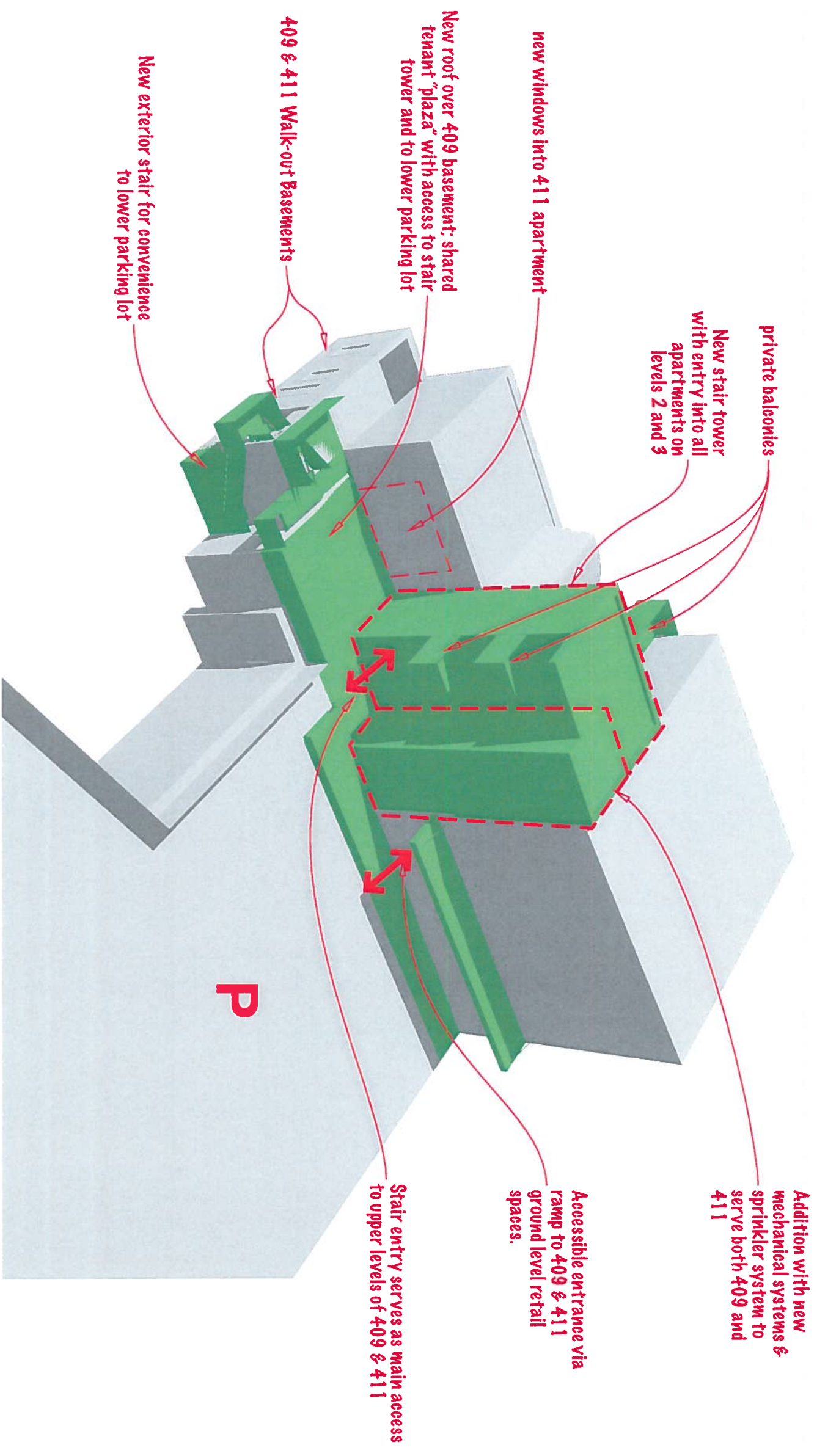


2

Site Plan
1" = 20'



DEMO DIAGRAM



CONCEPT DIAGRAM

TYPICAL 409 SIDE BRICK TREATMENT
 EXISTING BRICK TO BE PRESERVE WASHED AS READ. TO REMOVE ANY LOOSE PAINT/MORTAR PROVIDE MORTAR REPAIR AREAS AS NEEDED TO PREPARE EXISTING SURFACE FOR NEW EXTERIOR PAINT 5/18/21

REMOVE ALL CONSTRUCTION AS REQUIRED TO RE-OPEN THESE 2-EXISTING WINDOWS. CAREFULLY SAWCUT EXISTING BRICK FACE STUCCO AS REQUIRED FOR NEW WINDOWS. INSTALL NEW WINDOWS AND TRIM AS NOTED FOR REPAIRS OF PROJECT.

REMOVE AND REPLACE EXISTING METAL CORNER SYSTEM IN ITS ENTIRETY. USE 050 ALUM. COPING WITH DRIP EDGE AND WIND CLIPS. THE INTO EXISTING ROOF SYSTEM FOR A WATER-TIGHT INSTALLATION.

REPLACE MISSING DENTIL MOLD AS REQUIRED. PREPARE AND PAINT EXISTING.

TYPICAL PAINTED WOOD PANEL AND TRIM TREATMENT
 REMOVE EXISTING PAINT SYSTEM IN ITS ENTIRETY. INSPECT EXISTING WOOD. REPLACE AS NOTED, AND CONSULT WITH OWNER/ARCHITECT FOR ANY ADDITIONAL REPAIRS. PROVIDE NEW PAINT SYSTEM INCLUDING WOOD OR METAL PRIMER AND 2 FINISH COATS. PROVIDE CAULK AT ALL FLASHING / BRICK JOINTS.

TYPICAL WINDOW HEAD AND SILL
 REPAIR AS NECESSARY. SCRAP, PRIME, AND PAINT

TYPICAL WINDOW UNIT
 REMOVE EXISTING WINDOW UNIT IN ITS ENTIRETY. PREPARE OPENING AS REQUIRED TO INSTALL NEW DOUBLE-HUNG REPLACEMENT WINDOW TO MATCH EXISTING.

TYPICAL 411 SIDE BRICK TREATMENT
 REMOVE ALL LOOSE "BRICK-FACE" STUCCO AND REPAIR SAME TO MATCH ADJACENT. PROVIDE NEW PAINTED FINISH.

TYPICAL CAULK
 PROVIDE CAULK AT ALL WOOD/BRICK JOINTS.

NEW ASP OF "X" MOLD

NEW CUSTOM CORNICE TO MATCH (AS CLOSELY AS POSSIBLE) TO 411 WYANDOTTE STREET.

NEW "BRICK-FACE" STUCCO FINISH
 PROVIDE NEW HARD COAT "BRICK-FACE" 3-COAT STUCCO FINISH TO MATCH EXISTING ON EXISTING BRICK. PREPARE EXISTING SURFACE AS PER ALL TRADES RECOMMENDATIONS.

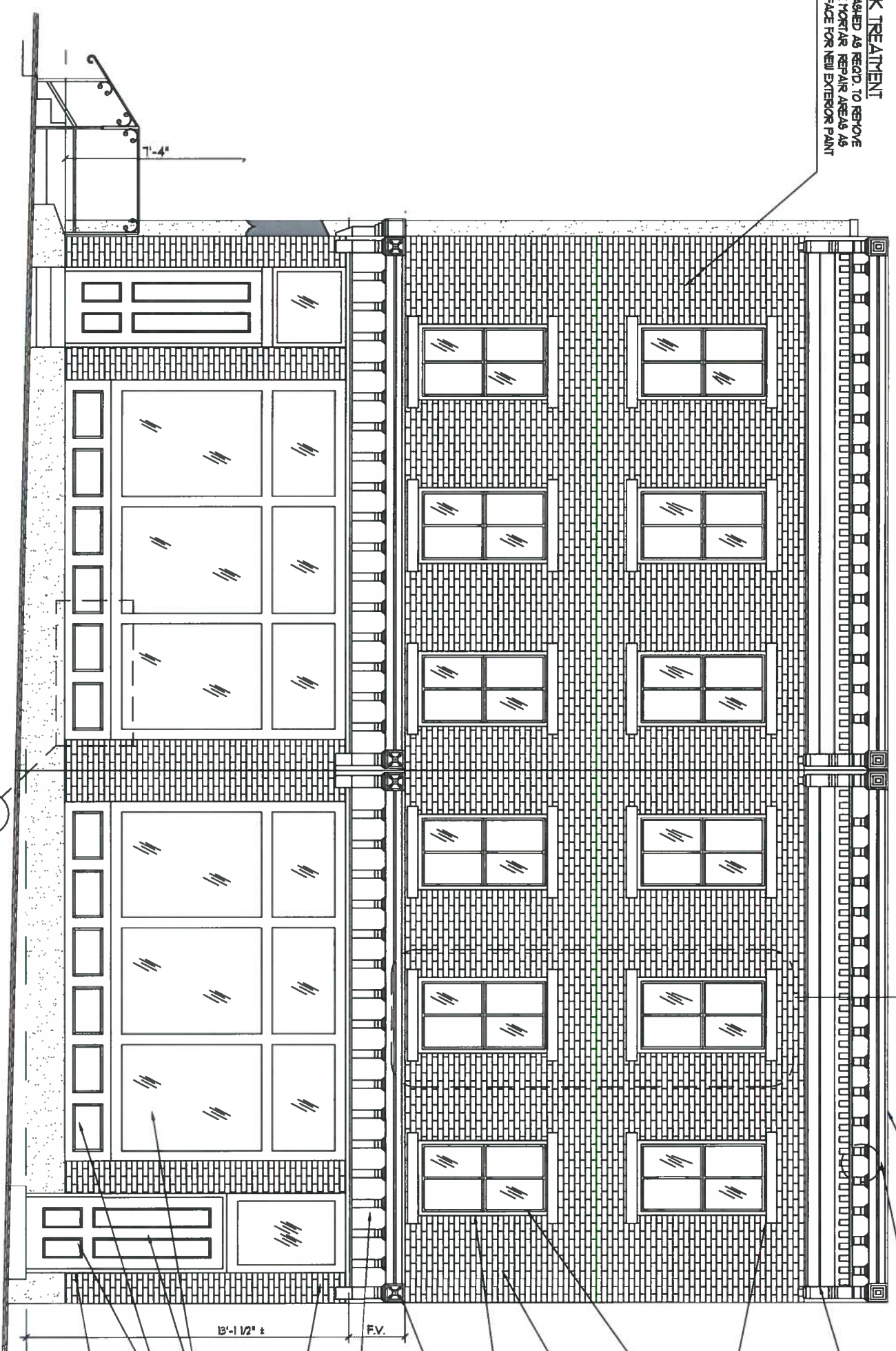
1" INSULATED GLASS

PROVIDE NEW PAINTED MDO PLYWOOD PANELS

RETURN BRICK FACE SYSTEM INTO DOOR AND JAMB.
 PROVIDE FAUX SOLID CORE AT RETURN AND HEAD.

411 - FIRST FLOOR LINE

A



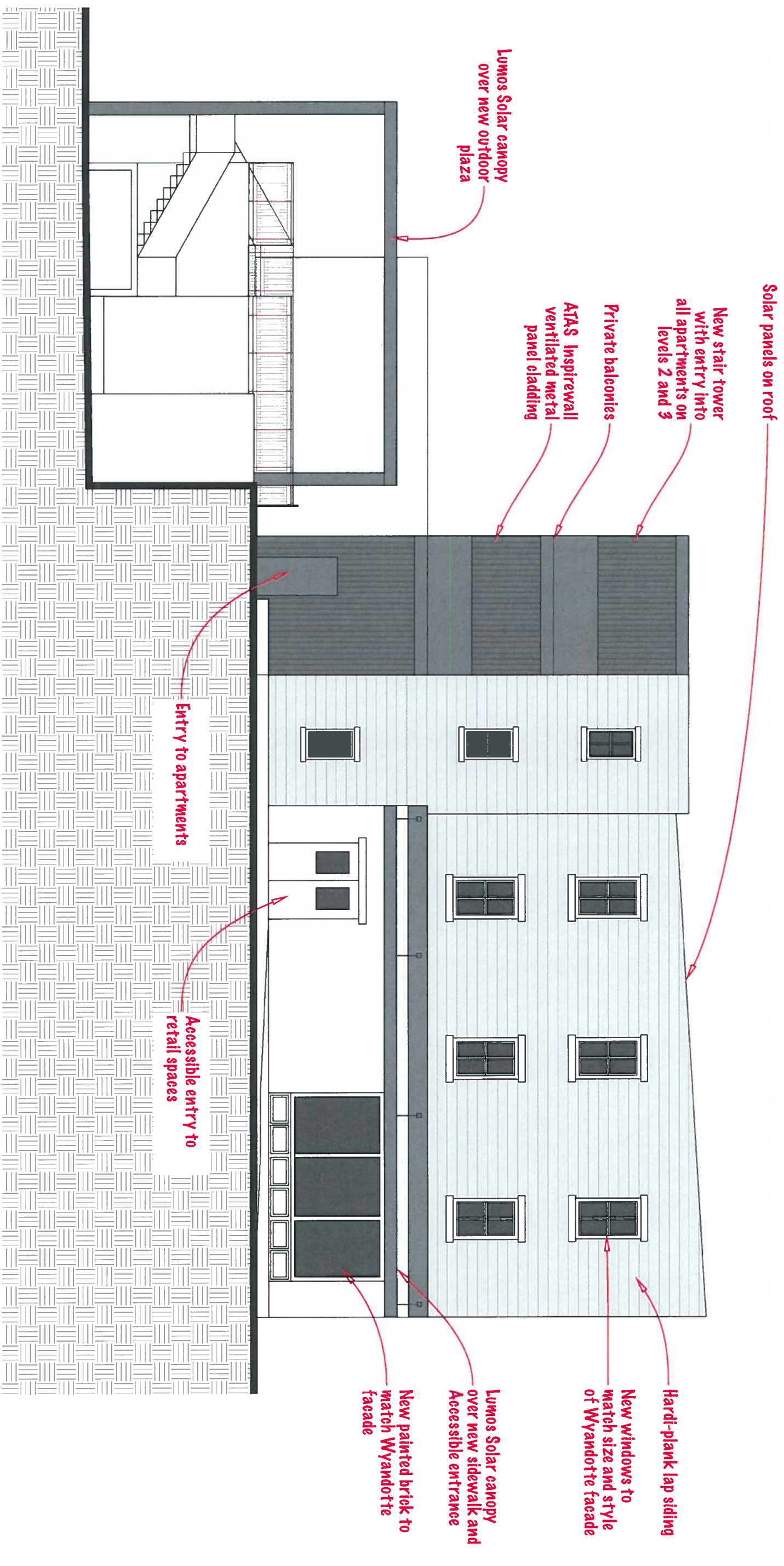
(design by others)

WYANDOTTE (WEST) ELEVATION

3/16" = 1'

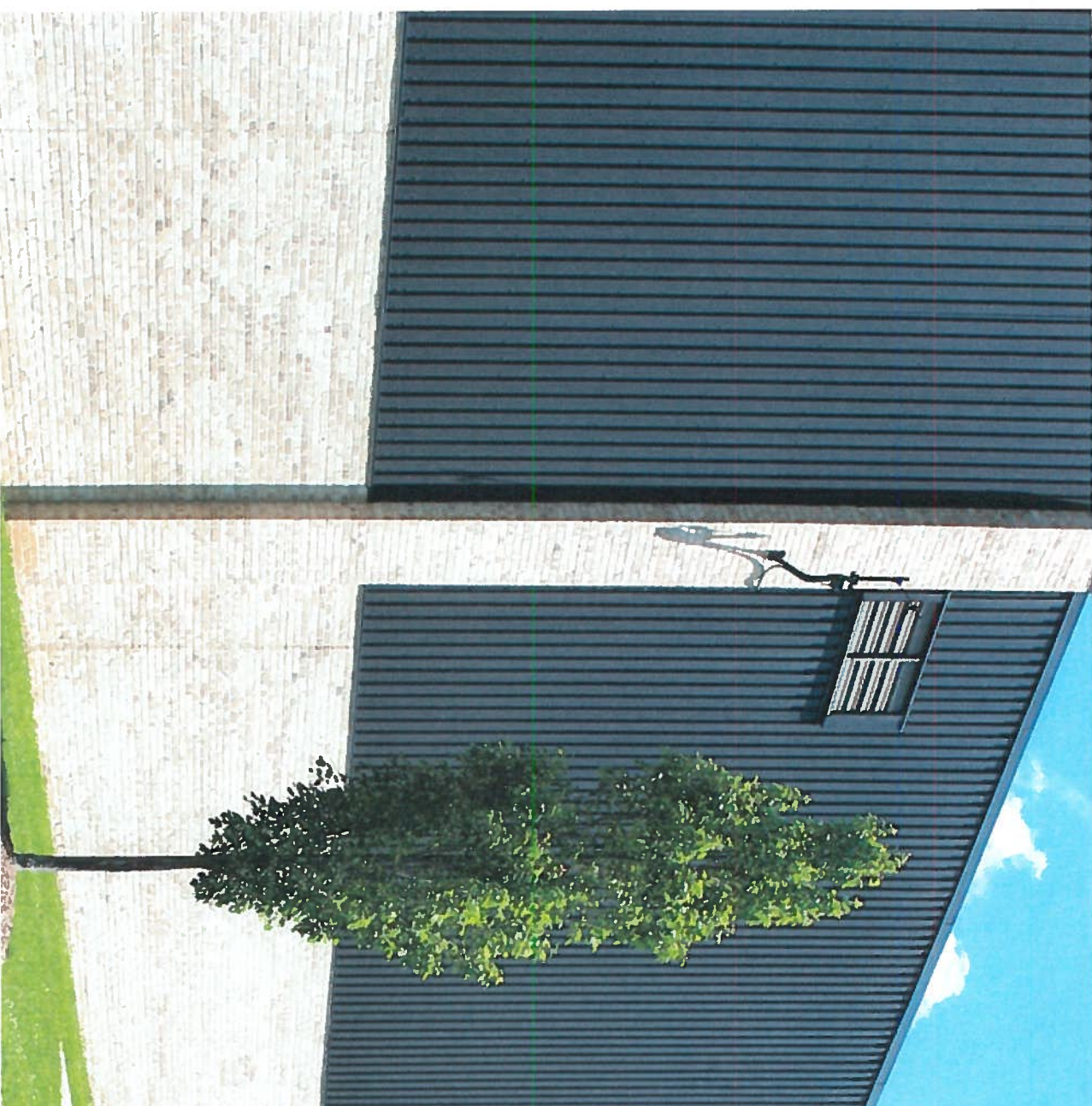
409 - 411 WYANDOTTE

HCC August 2020





Lumos LSX Solar Canopy
Common House
Charlottesville, Virginia



ATAS Inspire Wall
ATAS International, INC
Allentown, Pennsylvania