

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 327 Broadway, Bethlehem, PA 18015
Owner of building Sycamore Hill Farm Development Phone
Owner's email & mailing address
Applicant Lawrence Eighmy Phone:
Applicant's email & mailing address
Street and Number 301 Broadway, Suite 500 City Bethlehem State PA Zip Code 18015

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.

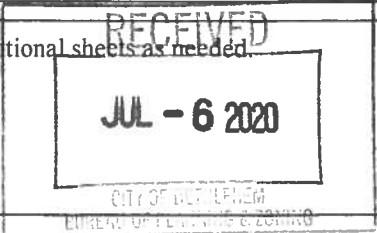
South Bethlehem & Mount Airy Historic Conservation Commission - Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

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.
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.
See attached description



5. APPLICANT'S SIGNATURE Lawrence Eighmy DATE: 7/6/20

We are respectfully seeking approval for new signage at 325 & 327 Broadway as well as some new rooftop elements portrayed within the drawings. We are also seeking approval for revisions to the design of the Fourth Street facade (previously submitted and denied). The attached drawings highlight each area in detail. A brief explanation of the Fourth Street facade design approach follows.

After consideration of the commission's comments from October, this design of the Fourth Street facade utilizes appropriate materials, such as cast stone and glass, that relate to the existing portion of the building, but do not mimic historic detailing. The existing brick and cast stone portion of the facade which likely dates back to the 1920's was well preserved behind the stucco facade that followed and was recently dismantled. Since no photographic evidence of this facade (prior to partial demolition and stucco-covering) could be found, we do not feel it is appropriate to re-create a frieze or replace/patch the cast stone where it was evidently chiseled off. We propose preserving and protecting what remains through selective repointing and cleaning of the facade to prevent damaging effects of weathering.

At street level, where the facade was totally removed, we are proposing a simple yet elegant solution in cast stone pilasters infilled with a translucent glass storefront system. This solution not only provides an attractive street presence but will increase safety and functionality of the parking garage within. Privacy of the District Magistrate's staff and visitors can be maintained through the use of translucent glass, while allowing natural light into the garage. A soft glow at night will activate the street outside of these windows and provide added security. Lastly, the band of architectural louvers above the glass, helps maintain an appropriate scale while providing fresh air intake to the enclosed parking garage. Rather than an unsightly intake grille, these louvers are integrated into the design for a seamless/uniform look.

The roof of this building, with its amazing views, has been prepped for use. We have previously discussed the "biergarten" facing Broadway and the stair towers that lead to it. As we plan the use of this space, we've determined a shading structure is necessary to best use the hot, south-west facing outdoor terrace. It is included in this submission for your review since it will be visible from Broadway. Railings are also shown where they will be required by code on both the west and north facades. The design of these elements is intended to be minimal and transparent, painted a light grey to blend with the sky beyond.

Lastly, we would like to place 2 apartment units on the north portion of the roof facing Fourth Street. These units are intended to be manufactured off-site and placed on the roof at a later date. Although we are not formally seeking your approval for these units, a massing of their likely position is included for your consideration as you review the Fourth Street facade. The units will be set back from the roof edge, and barely visible from the 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!