

Subject: 14-18 West Third Street Properties

Re: Request for Partial Demolition Narrative – Attached to the COA

We are requesting that the South Bethlehem Historic Conservation Committee approve the demolition of these properties for the future development based on the demonstrated lack of structural integrity of the properties, to allow for an improved economic and aesthetic impact, a new development will have on this critical area of South Bethlehem and provide an appropriate neighbor to the approved development immediately to the east on West Third Street.

We have included the following items for the Committees review:

- Request for Demolition Narrative
- Site Plan
- Structural Report from Barry Isett Associates from 2020
- Existing Building Plan
- Photo Documentation from 2016 and 2020
- Proposed Building Floor Plan
- Proposed Building Elevations
- Proposed Building 3d Views

The photos and Structural reports included, show many of the structural issues with the existing buildings. A portion of the west wall has collapsed, with the temporary support now failing. Interior structural-related cracks are evident, and daylight can be seen where the walls have separated from the roof structure. Section of the walls and floors have given way due to water infiltration. Structural modifications and renovations to repair the structure would prove to be too difficult and prohibitively expensive. Any salvageable building elements of the existing buildings shall be donated to others looking to repair like historical building elements.

Over 75% of the existing building(s) have no redeeming value and, in fact, present an extremely negative presence on this very important entry point to the South Side, important entry to the pedestrian Greenway, and Lehigh University all by way of the Hill to Hill Bridge which is a major entry point of the South Side. We feel it is important to provide a development on this critical site that is evocative to the renaissance that is occurring on the South Side while incorporating the South Side Bethlehem history.

I ask that you allow us to demolish these properties for these many reasons.

Thank you,

Joseph C. Posh            03.01.2021

Applicant: Joseph C. Posh