

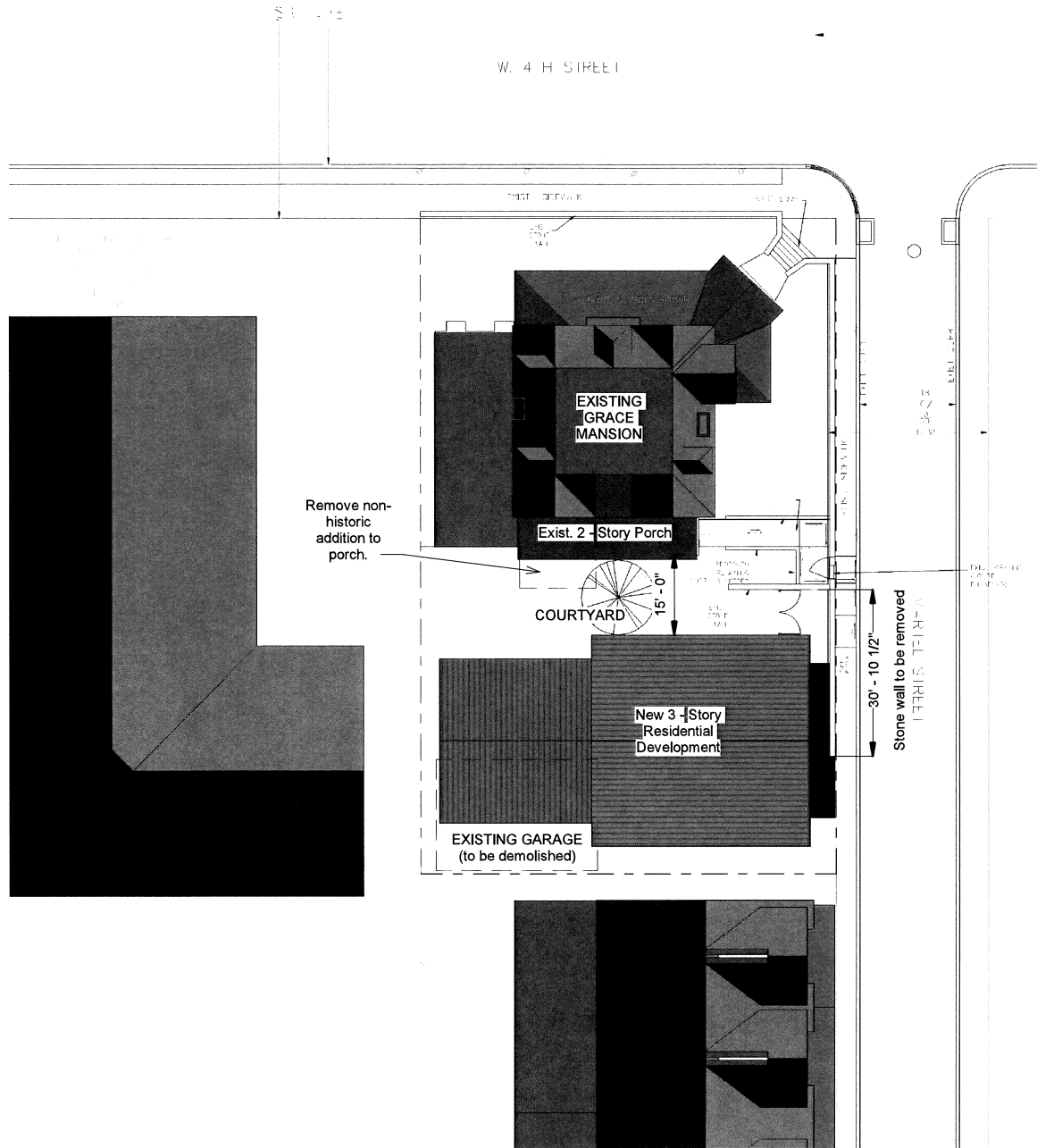
To: Bethlehem Historic Conservation District Commission (HCC)
From: Dallas Basha, Manager of 114 W 4TH ST, LLC
Re: Cover Letter Review Request – 114 West 4th Street
Date: April 18, 2022

I am requesting an informal review of my proposed development of 114 W 4th Street known as the Grace Mansion site. You may remember the previous developer proposed a large 5 story building that was reviewed in late 2018/early 2019. My proposal is for a smaller building located at the rear of the Grace Mansion. This proposed small addition is part of the revitalization of the existing Grace Mansion. The Mansion has recently received a roof replacement, exterior paint, and in-kind replacement of siding. I have approved plans for interior renovations and construction which are planned to commence in the near future.

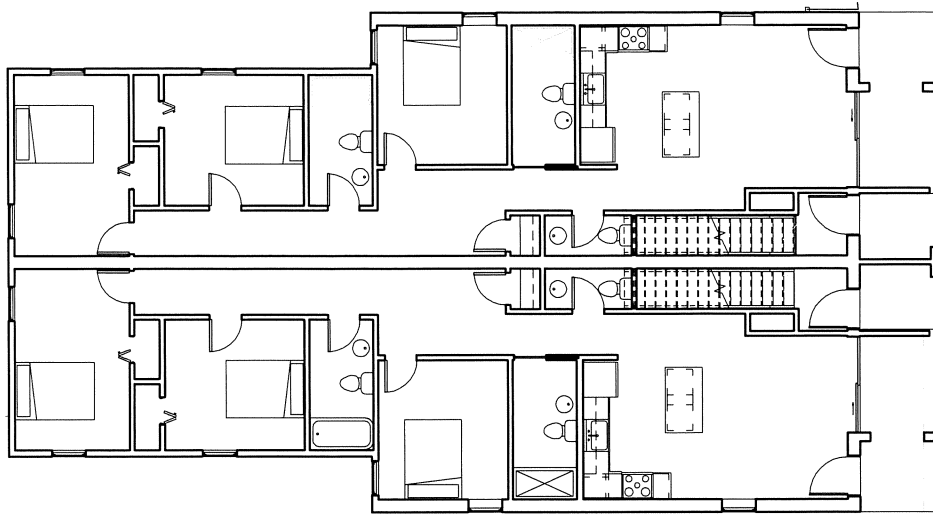
The success of the Grace Mansion depends on adding units at the rear of the lot. We propose building a low-rise building located 15' away from the rear historic porches of the Mansion. The proposed addition would have the appearance and scale of 2 attached "rowhouses" typical of South Bethlehem. It would comprise six apartment units. A carefully landscaped small courtyard-like outdoor amenity space will be located in that 15' separation. I am hopeful that the HCC will find this approach appealing and welcome when compared to the recent 6-9 story proposals recently proposed and approved. We intend to build a more historically appropriate development that fits the scale and feel of the historic district in general. The proposed building will have a more contemporary feel as recommended by the Secretary of the Interior's Standards but will have massing, scale, relationships of windows to walls, and roof forms that reflect the historic buildings of the district. The proposed front porches refer to the double porches seen at the rear of the Mansion and also seen in some locations in South Bethlehem. Three-story porches are not common, but we feel are an appropriate feature reflecting more contemporary architecture and demands in the rental market.

To achieve a viable project and build the proposed apartment units, the existing brick garage will need to be demolished. Although the garage is historic, it is altered and no longer conveys its historic character well. It is set back from the side street and not at all visible from W. Fourth St. Compared to the loss of historic resources necessary for some of the recently approved large development projects, our proposal will have a far less negative impact on the historic district. We are hopeful that the Commission will agree and see this loss as minimal in exchange for showcasing an appropriate low-rise development that all developers in the future could emulate. Also, our historic research reveals that it is unlikely that the detached structure was constructed by Eugene Grace who lived in the Mansion for only 4 years.

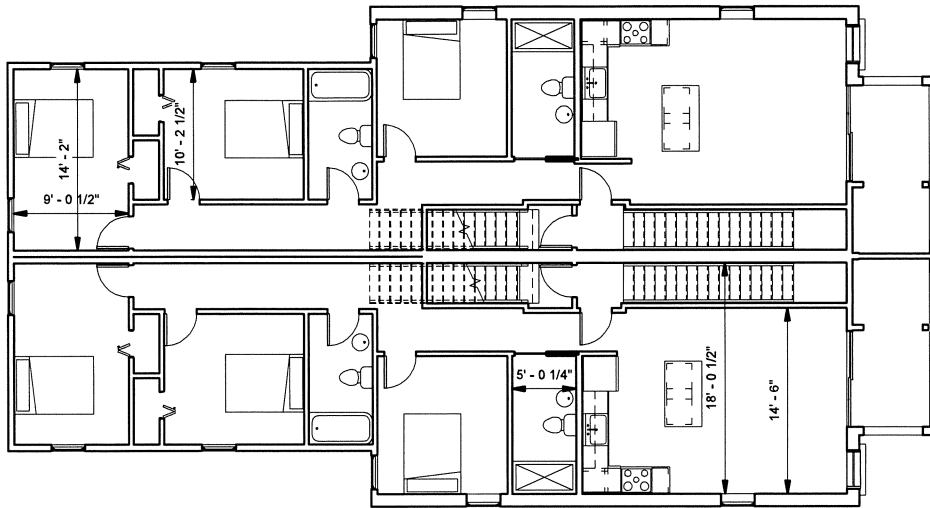
My intent for this informal review is to introduce the proposed project and solicit input on the design so that we may return to a meeting in the near future for a productive formal/final review. There is one possible zoning dimensional variance that may be needed on the proposed construction and that will be addressed before our return to the Commission. In addition, there are restorations of the rear historic porches and an addition over the one-story side attachment that will be part of the future review. A portion of an inappropriate rear addition will also be demolished in the proposed development.



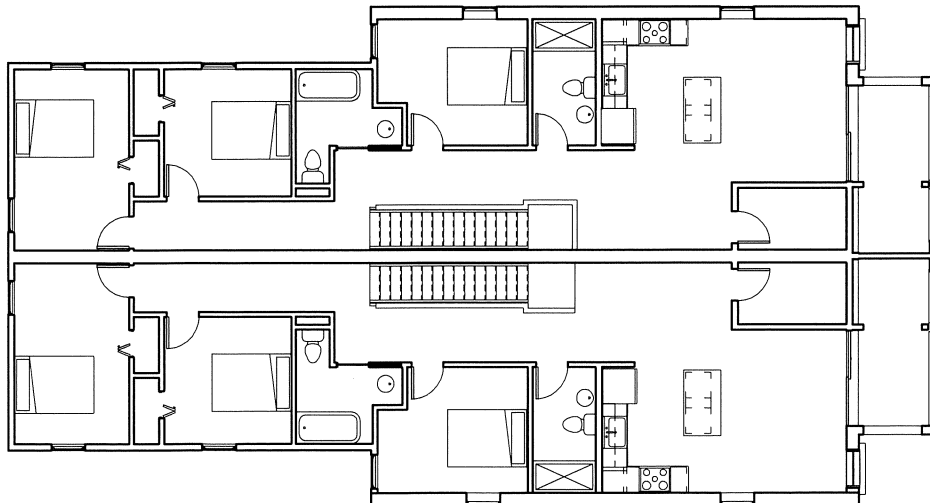
① Full Site
1" = 20'-0"



① Level 1
1/8" = 1'-0"



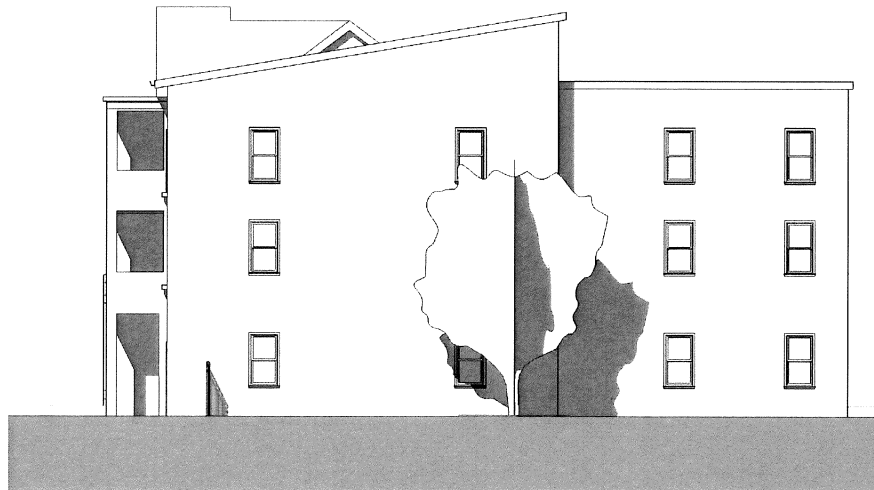
② Level 2
1/8" = 1'-0"



③ Level 3
1/8" = 1'-0"



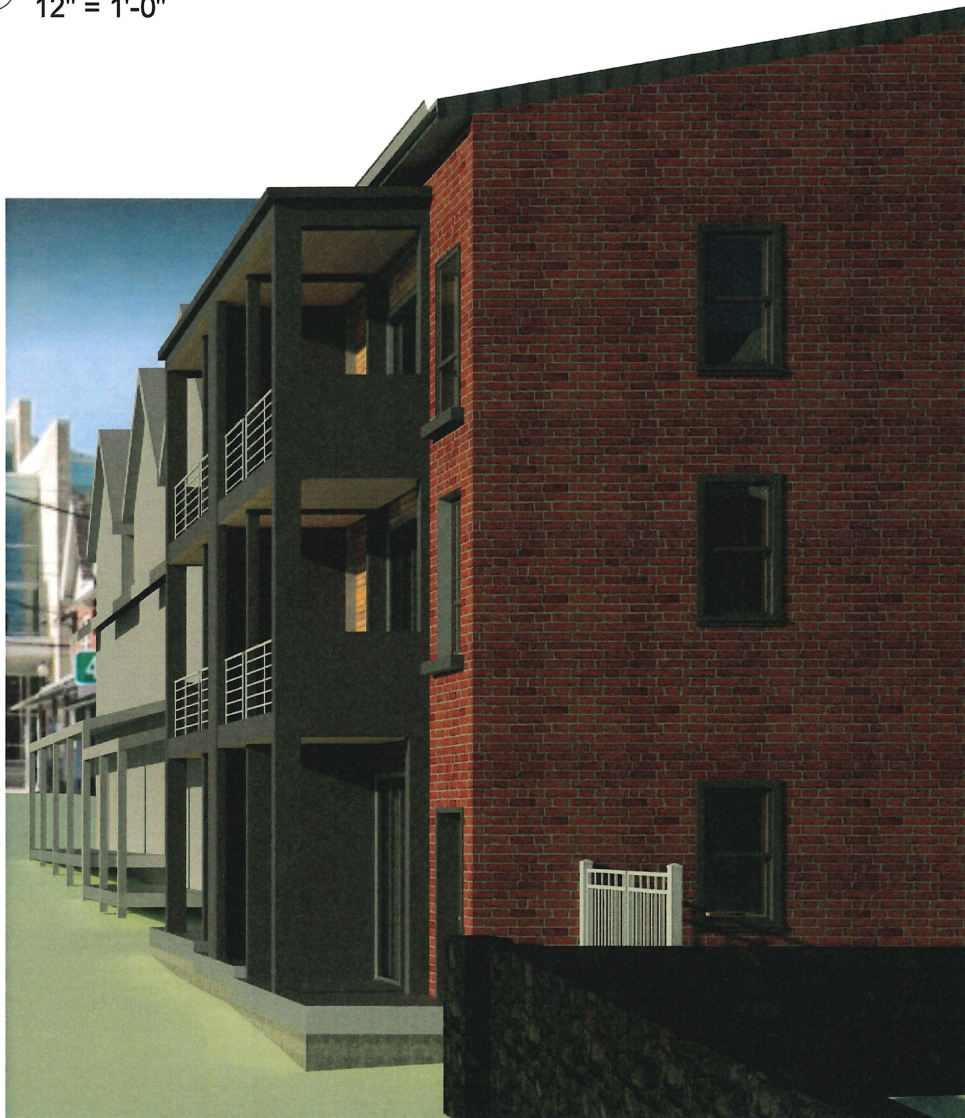
① East
1/8" = 1'-0"



② North
1/8" = 1'-0"



① Context Rendering
12" = 1'-0"



② Street View Collage
12" = 1'-0"



