

City of Bethlehem, Pennsylvania

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

Building address 3rd & Adams Street, Bethlehem, PA 18015

Owner of building Milelli Realty Phone [REDACTED]

Owner's **email** & mailing address [REDACTED] | 900 Lanidex Plaza Suite #113 Parsippany, New Jersey

Applicant Carmen Milelli Phone: [REDACTED]

Applicant's **email** & mailing address [REDACTED] | 900 Lanidex Plaza Suite #113 Parsippany, New Jersey

*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.**

*Application form, photographs, and drawings must be submitted (see attached for deadline) 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 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

**4. DESCRIBE PROJECT** – Describe any work checked in #2 and #3 above. Attach additional sheets as needed.

**5. APPLICANT'S SIGNATURE**  **DATE:** 01/27/2023

**OWNER'S SIGNATURE**  **DATE:** 01/27/2023

## ARCHITECTURAL NARRATIVE

**Property located at:** 3<sup>rd</sup> & Adams Street, Bethlehem, PA 18015

**Building description, period, style, defining features:** This property is currently a 1-story brick strip mall and parking lot housing retail stores with Rite Aid as the anchor tenant.

**Proposed alterations:** Proposal to construct a new 6-story building. The building will be a mixed-use development with 11,000 SF of retail space on the ground floor and a total of (125) studio, one, and two bedroom apartments on the upper 5 floors.

The entire block reads as rowhouses and uses a combination of brick veneer and stucco façade styles, complementary to the historic district and surrounding buildings. The overall structure is an O shape building with a central courtyard rising 6-stories and is broken down into (3) design façade design modules that get repeated around the entire building.

- The first design module is a 5-story rosewood-colored Glen-Gery brick facade with Juliet balconies, bronze aluminum windows, sills, bands, and cornices. The 6<sup>th</sup> floor is a white Dryvit façade.
- The second design module is a 5-story malmo-colored Glen-Gery brick façade with with Juliet balconies, bronze aluminum windows, sills, bands, and cornices. The 6<sup>th</sup> floor is a white Dryvit façade.
- The third design module is a 6-story blue and tan Dryvit façade with banding, cornices, and a central bay window.

The design modules listed above are used to separate the façade into smaller parts and allow the building to read as multiple smaller buildings rather than one large building, complimentary to the way blocks were historically formed over time in the district.

City of Bethlehem, Pennsylvania  
 Historical Architectural Review Board  
 Historic Conservation Commission  
 Checklist

Please use the following checklist to ensure your application is complete.  
**Incomplete submissions shall be returned to the applicant.**

**AN ORIGINAL AND 10 COPIES OF APPLICATION AND ALL ACCOMPANYING DOCUMENTATION  
 MUST BE SUBMITTED FOR CASE TO BE HEARD**

1. **PHOTOGRAPHS** – All submissions **MUST** have photographs. Provide clear photographs of your structure and the structures on either side of it so we can understand the property as it relates to its neighbors. Close up views of the work to be done can assist us in the review of your project.
2. **TYPE OF WORK PROPOSED** – Tell us what you wish to do by checking the appropriate category or categories on the application.
3. **DRAWINGS** – Drawings are required for Alterations, renovations, or restoration IF walls or openings in walls (windows, doors) are altered. This includes additions, new structures and signs including location of sign. Scale drawings with an elevation view are required for sign submittals.
4. **DESCRIPTION OF WORK** – Provide all information required under this heading. For example, if you are planning to paint your home, add a skylight, and replace the front door, you will need to bring paint chips for each color you plan to use (north side HARB only), and provide manufacturer’s descriptions (specifications) and pictures of the skylight and door you plan to use.
5. **DESCRIBE THE PROJECT** – Describe your project as clearly and completely as you can.
6. **SIGNATURE** – Don’t forget to sign and date your application.

**2023 HCC**

**MEETING THIRD MONDAY OF EACH MONTH AT 6 PM IN TOWN HALL**

DEADLINE FOR SUBMISSION		MEETING DATE
	<b>For Demolition/New Construction*</b>	
January 3	December 27	January 23 (note change)
February 6	January 30	February 27 (note change)
February 27	February 21 (note change)	March 20
March 27	March 20	April 17
April 24	April 17	May 15
May 30 (note change)	May 22	June 19
June 26	June 19	July 17
July 24	July 17	August 21
August 28	August 21	September 18
September 25	September 18	October 16
October 23	October 16	November 20
November 27	November 20	December 18

**2023 HARB**

**MEETING FIRST WEDNESDAY OF EACH MONTH AT 5 PM IN TOWN HALL**

DEADLINE FOR SUBMISSION		MEETING DATE
	<b>For Demolition/New Construction*</b>	
December 14	December 7	January 4
January 11	January 4	February 1
February 8	February 1	March 1
March 15	March 1	April 5
April 12	April 5	May 3
May 10	May 3	June 7
June 14	June 7	July 6 (note change)
July 12	July 5	August 2
August 16	August 9	September 6
September 13	September 6	October 4
October 11	October 4	November 1
November 15	November 8	December 6

Please be aware the submission deadline has been changed to 3 weeks prior to the meeting date.

**\*If the project includes demolition or new construction then the deadline for submission shall be 4 weeks and a meeting is required with City staff and the Historic Officer prior to submission.**