

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address Flat Iron (301, 327) Broadway, 4th E. 4th St
Owner of building Sycamore Hill Farm Dev! LP Phone [REDACTED]
Owner's email & mailing address [REDACTED]
Applicant Larry Eighmy Phone: [REDACTED]
Applicant's email & mailing address [REDACTED] 301 Broadway, Suite 50
[REDACTED] Bethlehem, PA 18015
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 checked="" 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 checked="" type="checkbox"/> Other <u>Root deck</u> |
| <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.

Please see attached.

5. **APPLICANT'S SIGNATURE**

DATE: 8/7/23

OWNER'S SIGNATURE

DATE: 8/7/23

We are respectfully seeking approval for revisions to the design of the Fourth Street facade (previously submitted) and rooftop biergarten that build off the Commission's previous feedback. The attached drawings highlight each area in detail. A brief explanation of each area follows:

Biergarten - At the July 2020 HCC hearing, feedback about the shade structure was taken into consideration. We have decided to not pursue a shade structure at this time. It has been removed from the drawings. The only items for which we are seeking approval at the rooftop bar are a guard rail and strung cafe light support system. A guard rail detail is shown for approval with photographic examples of the cafe lights. These elements will be visible from the southwest on Broadway. The design of these elements is intended to be minimal and transparent during the day.

4th Street facade - After many iterations and valuable feedback, we have yet another approach to share with the commission. It has become evident that enclosing the garage is a necessity for thermal and moisture control of the building. To this end, we are seeking approval for a glass and aluminum storefront system that draws from the proportions of the uncovered brick facade of the upper story as well as the scale and detail of neighboring facades. Although proportionally similar, the new storefront system is modern in its use of materials and detailing. A new parapet coping, which was previously presented, remains unchanged.

Previously, a third floor addition was shown on the 4th Street side of the building. We are not pursuing that project at this time.

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!

CONTRACTOR
Elevate
Construction
Partnership

CLIENT
The Stone House
Group
301 Broadway
Bethlehem, PA 18015

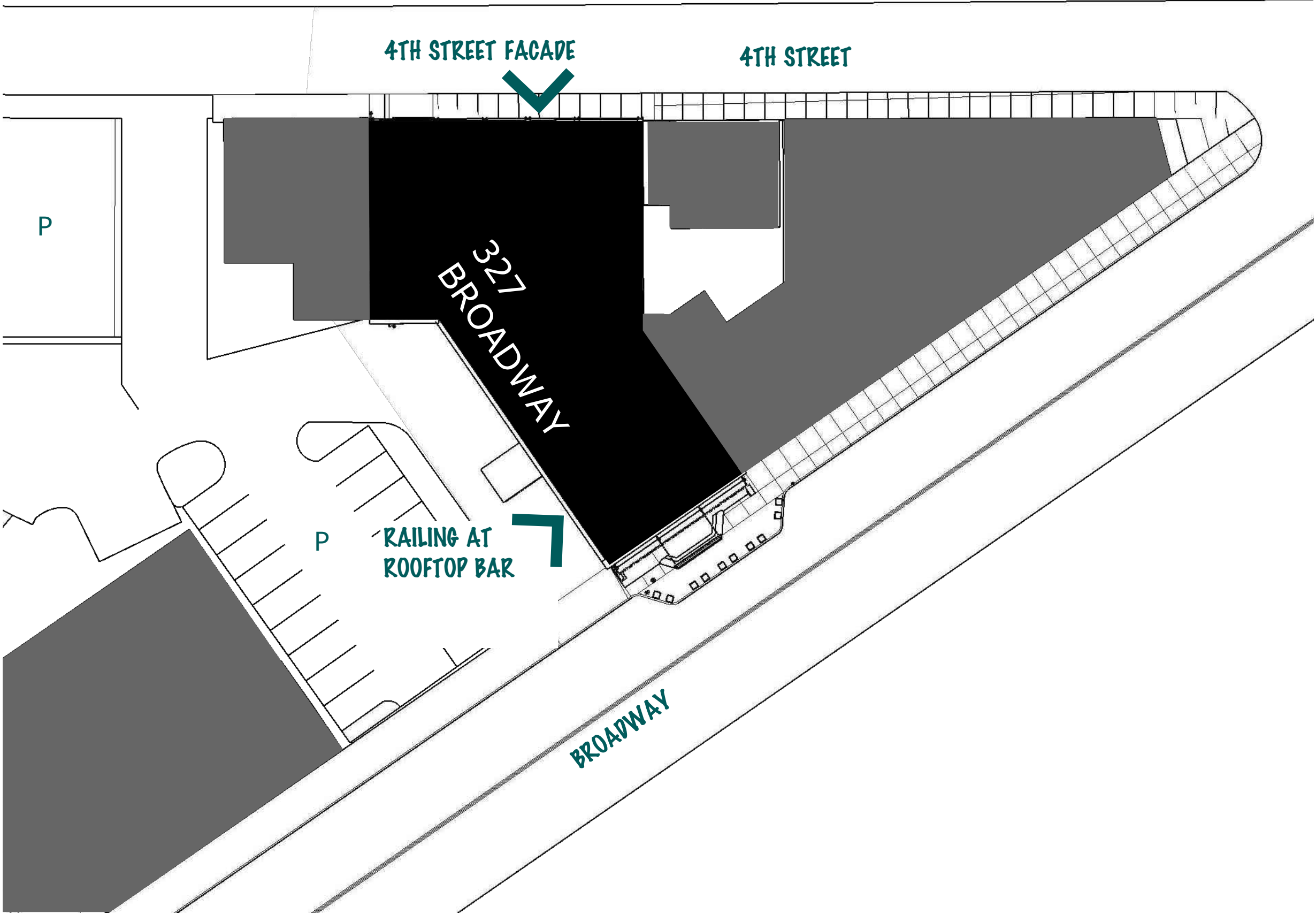
PROJECT
327
BROADWAY

DRAWN BY
EAN

ISSUE

**AUG. 2023 HCC
submission**

SITE PLAN



1

SITE PLAN

1" = 30'

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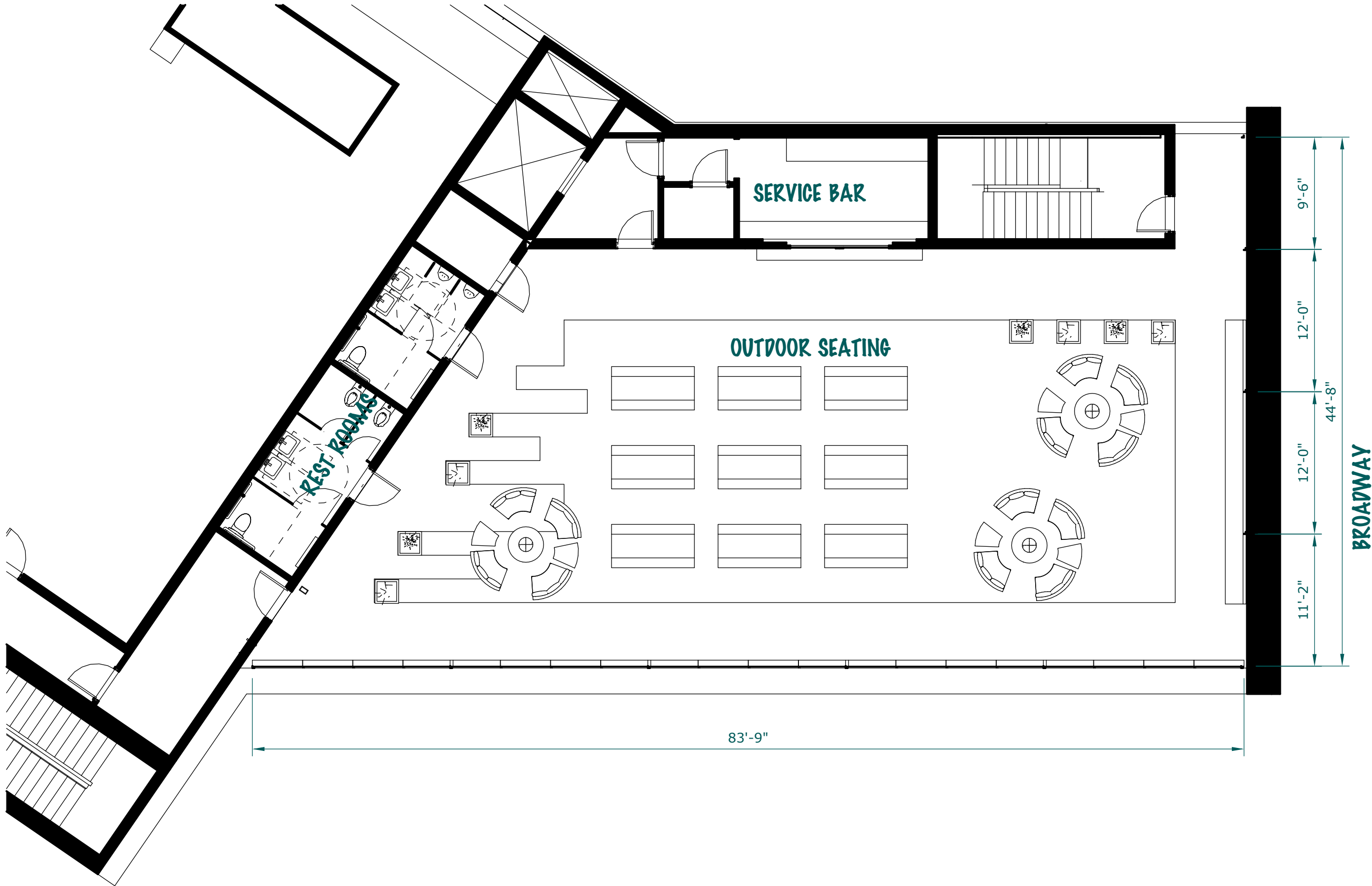
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ROOF PLAN



1

Proposed Rooftop Elements

1/8" = 1'

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**ROOFTOP
BIERGARTEN**

SEEKING APPROVAL FOR:

1. STRING LIGHTS ON STEEL POLES @ 16' O.C.
2. GUARD RAIL ALONG WEST EDGE OF ROOF, ATTACH TO INSIDE OF EXISTING PARAPET, SEE DETAIL ON p 9

STRING LIGHTS ALONG WEST ARE
7' ABOVE EXISTING PARAPET HEIGHT

GUARD RAIL ALONG
WESTERN EDGE

STRING LIGHTS ALONG
BROADWAY ARE 3' ABOVE
EXISTING PARAPET HEIGHT



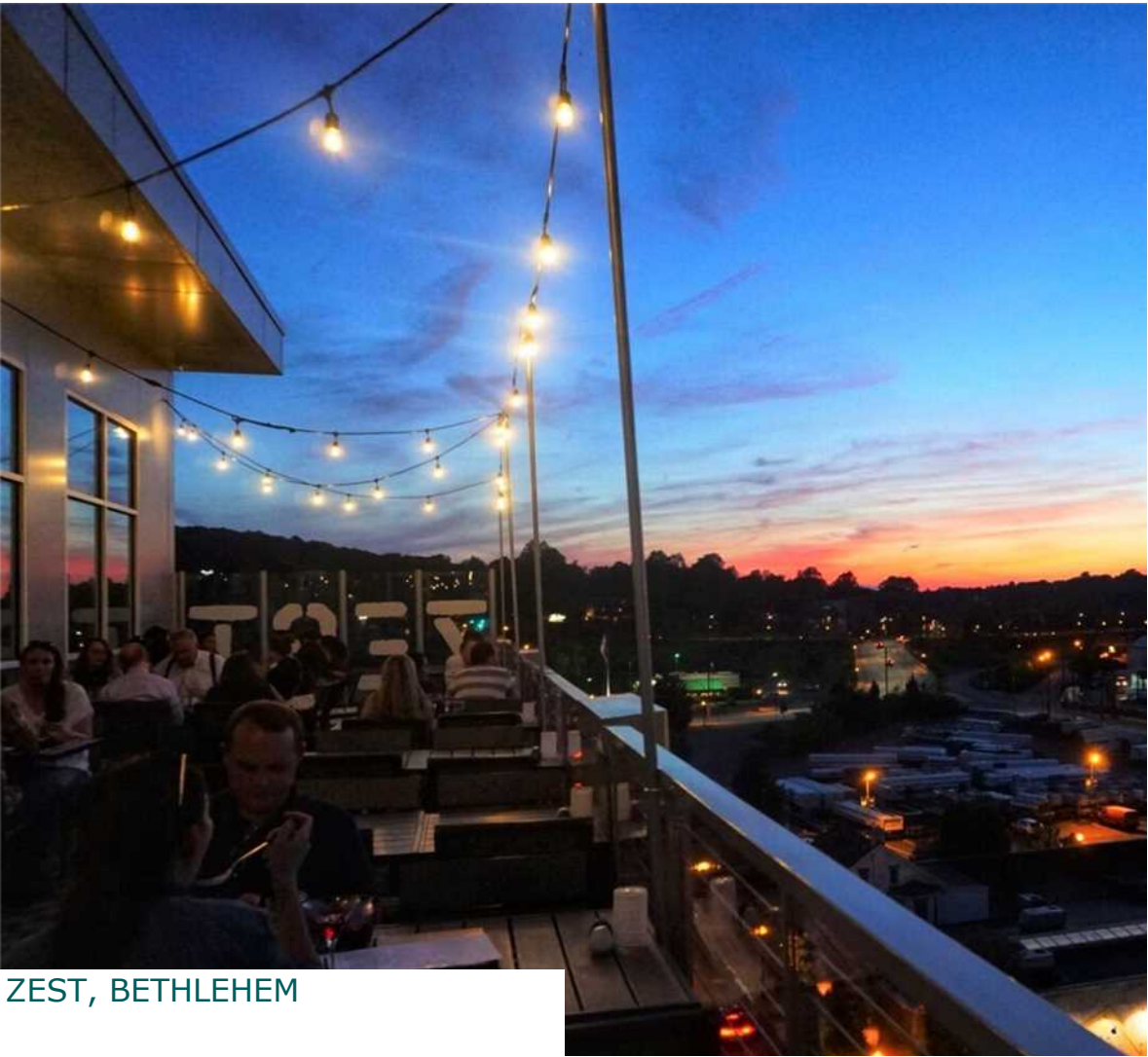
1

Proposed - Rooftop biergarten improvements (seen from Broadway)

NTS



EXISTING STREET VIEW



ZEST, BETHLEHEM



GUARD RAIL EXAMPLE, ARTSQUEST CENTER @ STEELSTACKS



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**BIERGARTEN
CONTEXT &
EXAMPLES**

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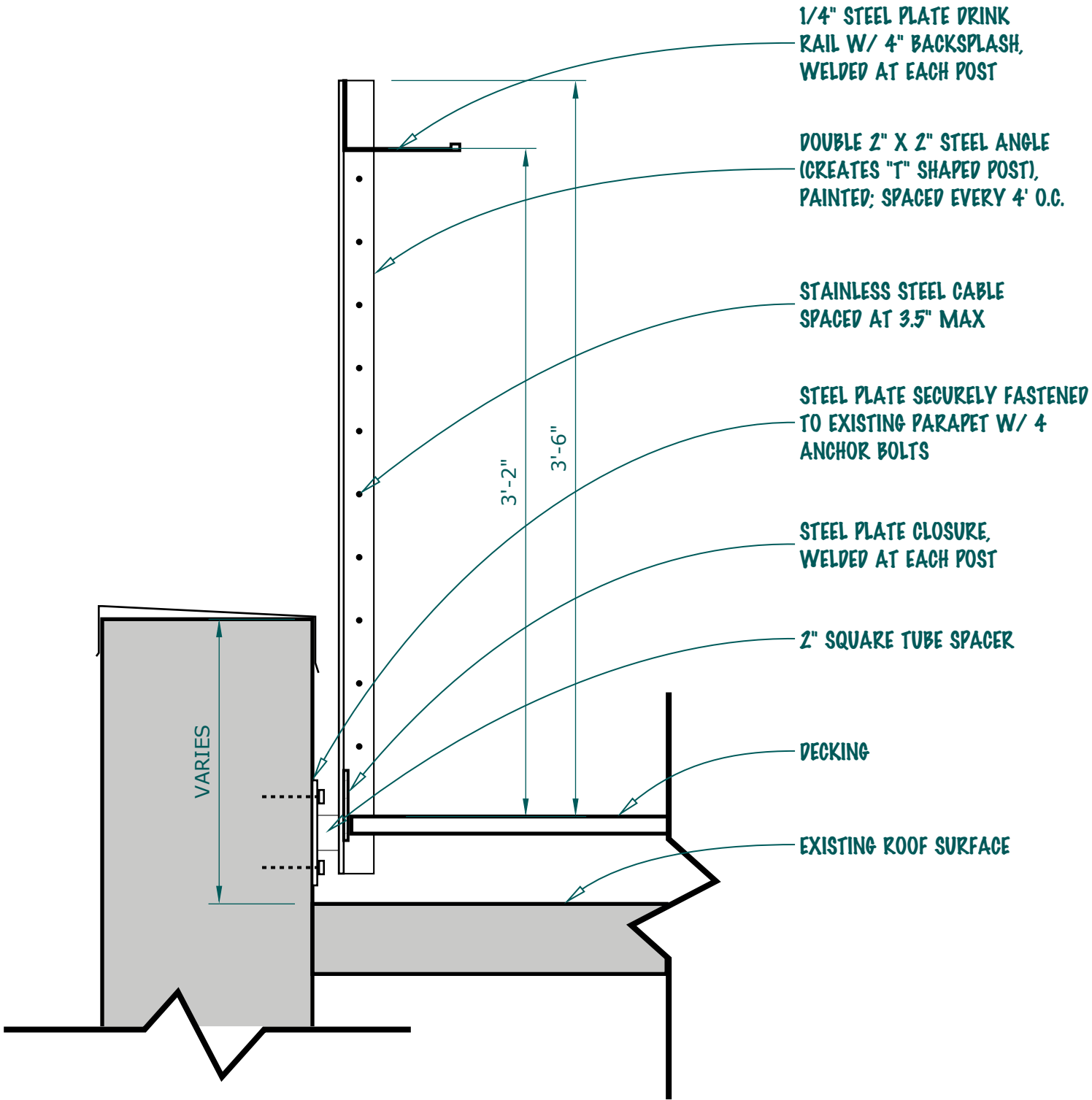
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RAILING
DETAIL



1 Guard rail detail
NTS

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**4TH STREET -
EXISTING
CONDITIONS**



1

Existing Condition - north elevation

NTS

SEEKING APPROVAL FOR:

1. NEW COPING & BRICK INFILL TO MATCH EXISTING CONSTRUCTION
2. ALUMINUM & GLASS STOREFRONT SYSTEM AT GROUND LEVEL.



1 Proposed North Elevation (4th Street)
1/8" = 1'

Professional Seal

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PROPOSED
4TH STREET
ELEVATION

Professional Seal

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**4TH STREET -
VIEW 1**





Professional Seal

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BROADWAY

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**4TH STREET -
VIEW 2**

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BROADWAY

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ISSUE

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submission

**4TH STREET
CONTEXT**



314 - 320 W. 4TH STREET

326 - 330 W. 4TH STREET