

City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 117 East 4th Street Bethlehem, PA  
Owner of building SOBE 117, Inc. Phone [REDACTED]  
Owner's email & mailing address [REDACTED] 2005 City Line Rd Bethlehem  
Applicant Lehigh SH Development, LLC Phone: [REDACTED]  
Applicant's email & mailing address [REDACTED] 3764 Mauch Chunk Rd. Allentown  
*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 checked="" type="checkbox"/> Demolition
<input type="checkbox"/> Shutters and associated hardware	<input checked="" type="checkbox"/> Other <u>New Construction</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.

Demolition of existing vacant building.  
New construction of a mixed used building.  
COA granted at 11/15/21 meeting.  
This submission is for finalizing details and finishes.

**5. APPLICANT'S SIGNATURE** [Signature] DATE: 9/6/23  
**OWNER'S SIGNATURE** [Signature] DATE: 9/6/23

September 18, 2023

Ms. Darlene Heller  
Bethlehem Planning Department  
10 East Church Street  
Bethlehem, PA 18018

RE: 117 East 4<sup>th</sup> Street  
Former Boys and Girls Club

Ms. Heller:

On behalf of the project team, we are submitting the following application for HCC's consideration during the scheduled October 16<sup>th</sup> meeting.

The development in question was granted COA at the November 2021 meeting (Case #782). This application is the request for approval of final project details and finishes.

We believe we have fully addressed the comments that were made during the prior review.

Attached are elevations, renderings, and project detailing presentation. We can provide physical samples as well if desired.

If the committee has any questions, or would like any further information regarding the project please reach out at your convenience.

Thank you,

Kevin Serfass



# 3800 Series

## Single Hung Vinyl Window

RECEIVED

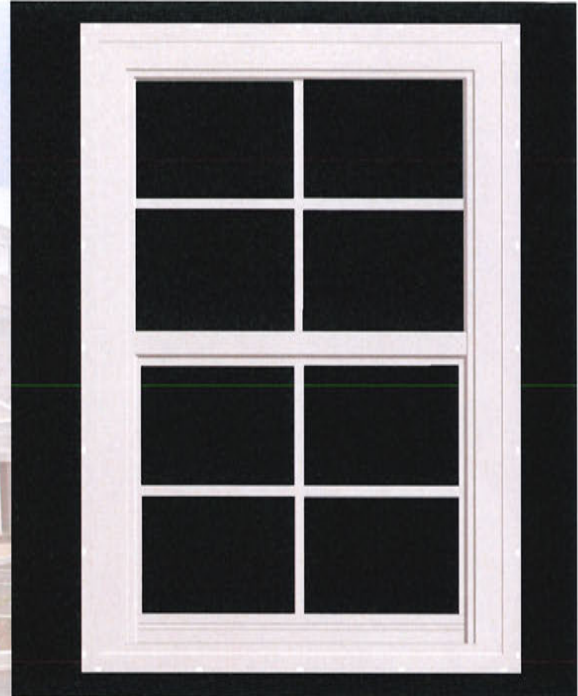
OCT 03 2023



CITY OF BETHLEHEM BUREAU OF PLANNING & ZONING



The **United 3800 Series** is available for new construction applications. A versatile window with many potential uses, the 3800 boasts clean sightlines, solid performance, and a variety of options to complete your project.



### Standard Features

- ✓ 3 -1/4" Flat Frame
- ✓ New Construction
- ✓ Integral J-Channel
- ✓ 3/4" Insulated Glass

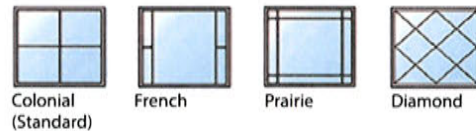
### Grid Options



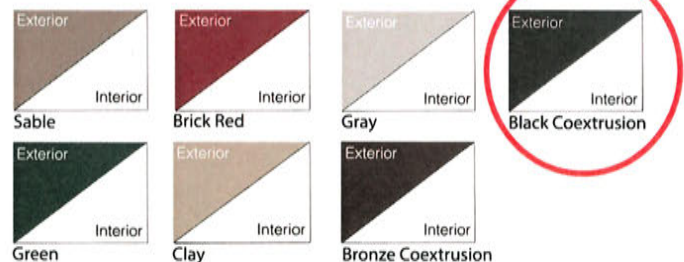
### Optional Features

- ⊗ LowE & Argon
- ⊗ WOCD, Vent Latches, and Sash Limiters
- ⊗ Passthru / Drywall Window
- ⊗ Primed Extension Jamb
- ⊗ Structural Mullions for Commercial Applications
- ⊗ Available as Slider, Picture, Twin, Triple, Transom & Shapes

### Grid Patterns



### Exterior Colors



## APPEARANCE

- Flat frame for a modern, clean appearance
- Wide selection of laminate and coating color options, with white or beige solid colors



## OPERATION

- Tilt-in sashes for easy cleaning
- Block and tackle balances provide effortless operation



## EFFICIENCY

- Triple-seal sashes
- LowE options



## Performance Grade

Series	Configuration	Width	Height	Glass	Design Pressure	PG
38 - 3900	Single/DryWall	36	74	SS	35	LC-PG35
38 - 3900	Twin/DryWall Passthru	72	72	SS	35	LC-PG35
3900 - 3940 - 3900	DryWall Passthru	108	72	SS	35	LC-PG35
38 - 3900	Single	30	76	SS	50	R-PG50
38 - 3900	Single	40	84	SS	40	LC-PG35
38 - 3900	Triple-Single	108	74	SS	50	LC-PG50

## Min/Max Sizing

PRODUCT	Min. Width	Max. Width	Min. Height	Max. Height
Single Hung	16 1/2"	49 1/2"	29 1/2"	79 1/2"
2 Lite Slider	23 1/2"	73 1/2"	23 1/2"	71 1/2"
3Lite Slider	51 1/2"	120"	23 1/2"	71 1/2"
Single Hung Twin	33 1/2"	99 1/2"	29 1/2"	79 1/2"
Single Hung Triple	50 1/2"	140"	29 1/2"	79 1/2"



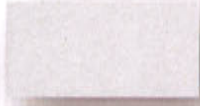





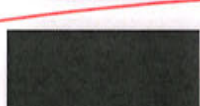
Scan for Additional Technical Information.



**Kawneer Anodize finishes**

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)



# 117 East 4<sup>th</sup> Street

Design Submission for Approval

10/16/2023



SOUTH ELEVATION

+ 80'-0" ROOF

+ 42'-0" ROOF

+ 0'-0" GROUND LEVEL



NORTH ELEVATION

+ 80'-0" ROOF

+ 42'-0" ROOF

+ 36'-0" ROOF

+ 0'-0" GROUND LEVEL

- 7' - 0" GREENWAY GRADE



\*Full size plans included as a separate attachment



# Façade Material Selections – Red Brick

117 E 4<sup>th</sup> Street Bethlehem, PA



Plymouth Metropolitan Brick



Façade Material Selections – Dark & Light

117 E 4<sup>th</sup> Street Bethlehem, PA



Stucco System Color Match Gatehouse



NewBrick Gatehouse



Eggshell Historic Brick

# Façade Material Selections – Exterior Elements

117 E 4<sup>th</sup> Street Bethlehem, PA



Black Single Hung Window – United 3800 Series

Black aluminum storefront – YKK or Kawneer



Faux terrace 2-line railing



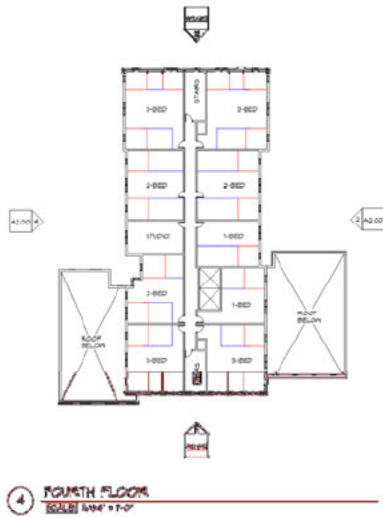
Wall Sconce – Sean Lavin “Aspen Collection”



Metal canopy with custom signage band



Pin letter backlit main building signage



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1 **FIRST FLOOR**  
SCALE: 3/64" = 1'-0"



2 **SECOND FLOOR**  
SCALE: 3/64" = 1'-0"



3 **THIRD FLOOR**  
SCALE: 3/64" = 1'-0"



4 **FOURTH FLOOR**  
SCALE: 3/64" = 1'-0"



5 **FIFTH, SIXTH & SEVENTH FLOOR**  
SCALE: 3/64" = 1'-0"

Project  
Proposed Apartments

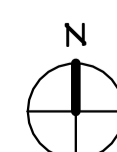
**The Marshal**

117 E. 4th St.  
Bethlehem, PA 18015

Issues and Revisions		
No.	Date	Description
01	09/18/2023	SCHEMATIC DESIGN

File No. 23-SER-02  
Drawn by: ZB  
Description: FLOOR PLANS

Sheet No.



**A1.00**

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FINISH LEGEND:	
1	BRICK 1 - RED
2	BRICK 2 - DARK GREY
3	BRICK 3 - LIGHT GREY
4	STUCCO - DARK GREY

**ISOMETRIC VIEW**

SCALE:

NOTE: EXTERIOR FINISHES WILL BE DEVELOPED TO ACCORDANCE WITH HCC GUIDELINES.



**1 SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



**2 EAST ELEVATION**

SCALE: 1/16" = 1'-0"



**3 NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



**4 WEST ELEVATION**

SCALE: 1/16" = 1'-0"

Project  
Proposed Apartments

**The Marshal**

117 E. 4th St.  
Bethlehem, PA 18015

Issues and Revisions

No.	Date	Description
01	09/18/2023	SCHAMTIC DESIGN

File No. 23-SER-02

Drawn by: ZB

Description: ELEVATIONS

Sheet No.

**A2.00**