

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 409-411 Wyandotte St. Bethlehem, PA 18015
 Owner of building Palace Row, LLC Phone: [REDACTED]
 Owner's **email** & mailing address [REDACTED]
 Applicant Jackson Eighmy Phone: [REDACTED]
 Applicant's **email** & mailing address [REDACTED]
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.

Historic & Architectural Review Board – Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.

South Bethlehem & Mount Airy Historic Conservation Commission - Application form, photographs, and drawings must be submitted 2 weeks 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 checked="" type="checkbox"/> Trim and decorative woodwork | <input type="checkbox"/> Skylights |
| <input checked="" type="checkbox"/> Siding and Masonry | <input checked="" type="checkbox"/> Metal work |
| <input checked="" 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 checked="" type="checkbox"/> Demolition |
| <input type="checkbox"/> Shutters and associated hardware | <input type="checkbox"/> Other _____ |
| <input checked="" 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.

- New cornice (mid-height)
- repair brick/use New brick
- New roof/gutter system
- New windows/doors
- paint facade (where indicated)
- metal detail in facade/canopy

5. APPLICANT'S SIGNATURE [Signature] **DATE:** 10/30/20

6. OWNER'S SIGNATURE [Signature] **DATE:** 10/30/20

We are respectfully seeking your consideration of partial demolition, new addition, and renovations to 409 & 411 Wyandotte Street. These two properties will be consolidated as a part of this project which is why they are being submitted together as one project. We understand additional information may be required as it becomes available throughout design, and are seeking preliminary approval on the design direction shown, including appropriateness of materials, massing and location of addition, and Wyandotte facade restoration.

None of the proposed demolition includes character-defining architectural elements, and if not for the collapse of the adjacent structure, the portion proposed for demolition would not be visible from the street. The proposed does not appear to be original construction and was built inexpensively of inappropriate materials, likely in the mid 80's. This portion of the structure has also been deemed blighted and structurally unfit by a structural engineer (documentation attached).

The Globe Theatre & attached hotel which sat at the corner of 4th and Wyandotte burned down in 1984, leaving a nondescript and blank north elevation to 409 Wyandotte. The party wall was likely torn down or collapsed as a result of the fire, and the wood-framed (now exterior) wall was covered in the vinyl siding visible today. The proposed design aims to bring back a brick north facade to balance the existing brick of the west (Wyandotte) facade. Where new construction is proposed at the rear of the property a change in material distinguishes between the old building and new.

We feel this approach does not alter or remove the buildings' historic features and fits appropriately within the character of the neighborhood. While the addition may be considered modern in appearance, it is reflective of the materials and building techniques of the time and is not falsely portrayed as historic.

The historically significant facades of 409 and 411 face Wyandotte Street. A full restoration of these facades is proposed in order to bring back the character present at neighboring properties, namely 417 Wyandotte. New storefront windows at street level and a mid-height cornice are proposed to match neighboring buildings. The upper cornice at the roof-line is to be repaired and painted. Windows at levels 2 and 3 will be replaced to bring back and fill the original masonry openings. Existing brick coat is to be patched as needed, and a uniform paint color will be used across both facades.

LOCK RIDGE ENGINEERING

160 Main Street, Emmaus, PA 18049
Phone: 610-704-4248 Fax: 484-214-0034
Chris@LockRidgeEngineering.com

August 21, 2020

Mr. Jackson Eighmy
Palace Row, LLC
301 Broadway, Suite 500
Bethlehem, PA 18015

RE: 409 Wyandotte Street Structural Evaluation

Dear Jackson:

Thank you for asking us to provide you with structural engineering services pertaining to the property referenced above. The purpose of our investigation was to assess the structural condition of the rear of the building and recommend a course of action.

I visually observed the structure on August 10 and noted the following:

1. The front part of the building was a three-story structure.
2. The rear of building was a single story with a 3-story bathroom tower serving the front apartments. The construction of this portion appeared to be an addition to the original front section.
3. While the front section was relatively structurally sound, the rear section was partially collapsed and severely deteriorated from age and water damage. Wood members were rotted and the walls were unstable.
4. The basement could not be safely accessed due to the structural integrity of the framing and partial structural collapse.

Based on the observations above, the rear portion of the building is derelict and beyond repair. In our professional opinion the safest approach for renovation is to demolish the rear addition and rebuild it. Once the superstructure is removed, rendering the remainder of the structure safe, the existing foundation can be evaluated for reuse.

Please note that our investigation has been limited to the conditions discussed, and is based in part on information provided to us. It does not indicate our acceptance or rejection of any other structural conditions, or if actual conditions differ from the information provided. Our work was performed using the standard of care exercised by structural engineers in this area at the time of the work. No expressed or implied warranties are made.

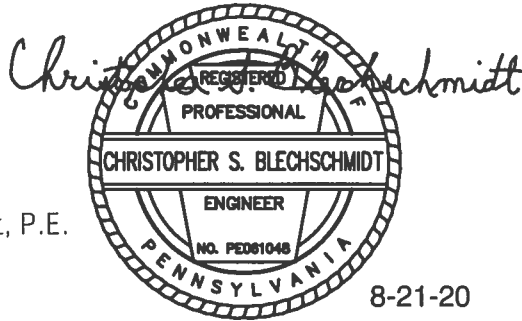
Mr. Jackson Eighmy
August 21, 2020
Page 2 of 2

If you have any questions regarding these findings, conclusions or recommendations, feel free to contact us. Thanks again for allowing us to assist you with this work.

Sincerely,

LOCK RIDGE ENGINEERING

Christopher S. Blechschmidt, P.E.



8-21-20