

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

Building address 520 East 4th Street, Bethlehem, PA 18015

Owner of building Hispanic Center Lehigh Valley

Phone [REDACTED]

Owner's email & mailing address [REDACTED]

Applicant Justin Tagg

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 (if necessary) must be submitted by **12:00 Noon** on the last Wednesday of the month in order to be placed on the agenda for the next meeting.

**South Bethlehem & Mount Airy Historic Conservation Commission** - Application form, photographs, and drawings (if necessary) must be submitted by **12:00 noon** on the second Monday of the month 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.

- Trim and decorative woodwork
- Siding and Masonry
- Roofing, gutter and downspout
- Windows, doors, and associated hardware
- Storm windows and storm doors
- Shutters and associated hardware
- Paint (Submit color chips – HARB only)
- Skylights
- Metal work
- Light fixtures
- Signs
- Demolition
- Other \_\_\_\_\_

**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**

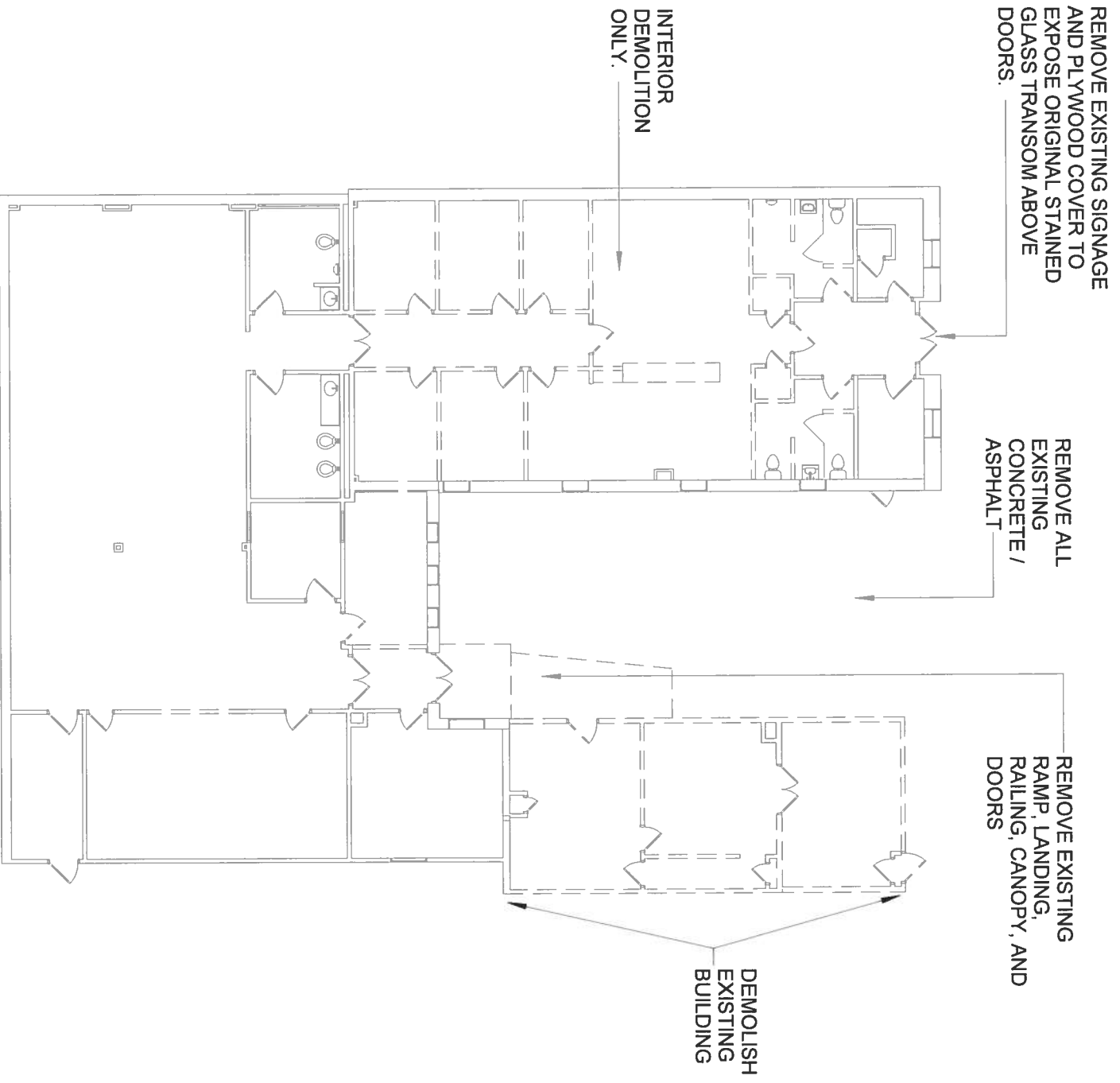
- Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)
- New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
- New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
- Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)

**4. DESCRIBE PROJECT** – Describe any work checked in #2 and #3 above. Attach additional sheets as needed.  
Interior Renovations / Building Demolition. New Landscaping / New Exterior Canopy, ADA Ramp, and Stairs. Exterior Facade Restoration in selected areas.

**5. APPLICANT'S SIGNATURE**



**DATE:** 7-9-18



SLUHN - HCLV  
 520 BLDG. RENOVATIONS  
 520 E 4th STREET, BETHLEHEM, PENNSYLVANIA

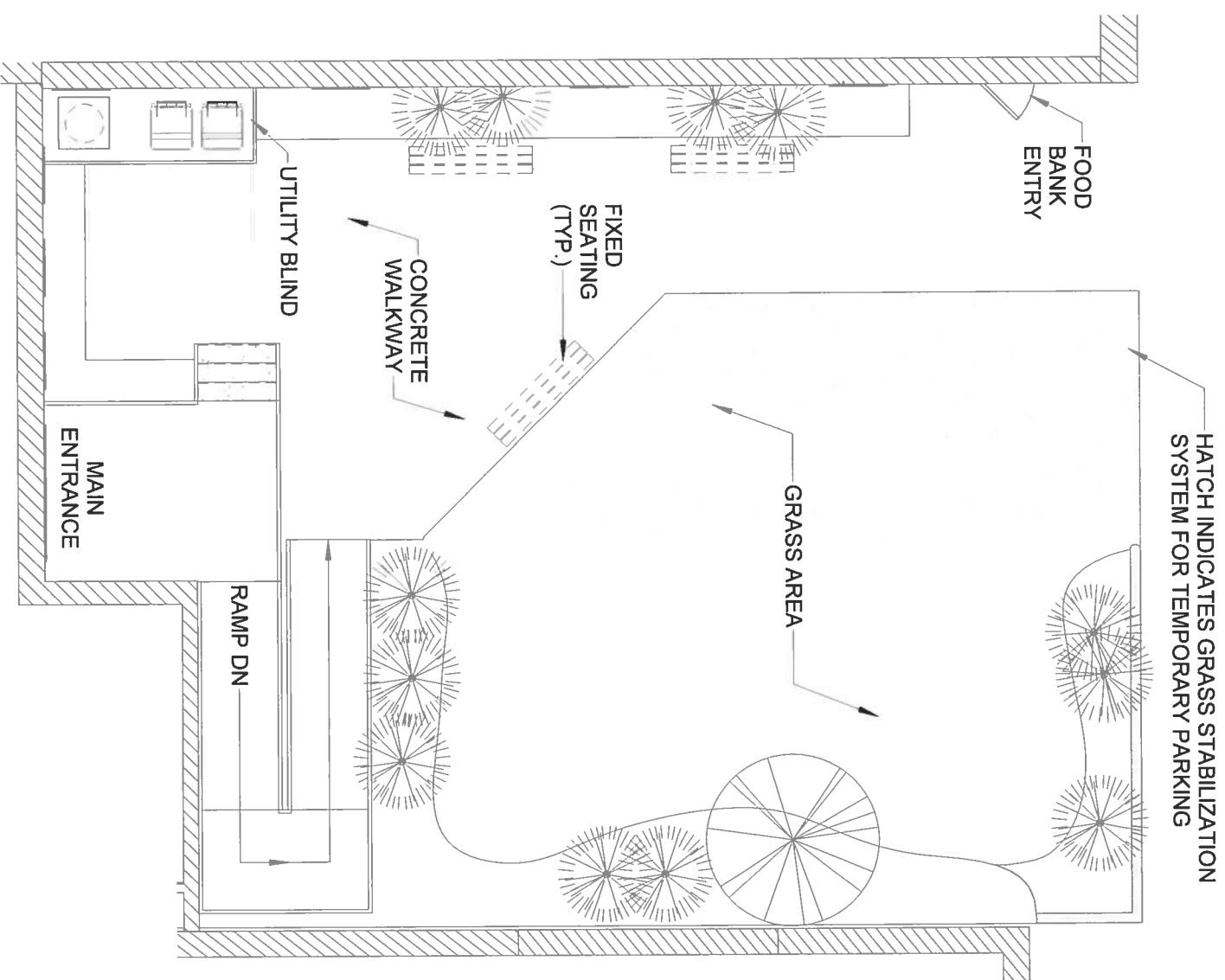
REMOVAL PLAN

**bda** architects  
 architecture + design  
 clarks summit  
 www.bdaarchitects.com  
 bethlehem

|        |          |
|--------|----------|
| JOB NO | 17202.10 |
| DATE   | 7-9-18   |
| DWG NO | SK-A3    |

← E. 4TH STREET →

← SIDEWALK →



SLUHN - HCLV  
520 BLDG. RENOVATIONS

520 E 4TH STREET, BETHLEHEM, PENNSYLVANIA

SITE PLAN

**bda** architects  
architecture + design  
clarks summitt  
bethlehem  
www.bdaarchitects.com

JCB NO 17202.10

DATE 7-9-18

DWG NO SK-A4



HISPANIC CENTER LEHIGH VALLEY





2358 Sunshine Road, Suite 200, Allentown, PA 18103  
Phone: 610.797.4200 Fax: 610.797.4600  
geninfo@jenaengineering.com www.jenaengineering.com

Civil / Structural Engineers and Surveyors

18 April 2018

Mr. Lee Levicoff  
Network Director  
Planning & Construction Management  
St. Luke's University Health Network  
801 Ostrum Street  
Bethlehem, PA 18015

Re: Hispanic Center  
520 East Fourth Street  
City of Bethlehem, Northampton Co., PA

Dear Lee,

With respect to the above captioned subject we have visited the building at the above captioned location on Friday, 23 March 2018 for the purposes of performing a walk thru visual assessment of the existing building. The property contains 3 structures interconnected. The existing stone structure to the right side of the photograph below, the brick structure connected to the rear of the stone structure and the house connected to the brick structure on the left side of the photograph below.



Photograph 1

Showing the Hispanic Center including stone structure  
to right side of picture, house to left side of picture and  
brick connecting structure between to the rear

This report will be limited to the evaluation of the wood framed house constructed in 1935 according to available Northampton County records. It was purchased by the Council of Spanish Speaking Organization of the Lehigh Valley in January, 1979 and subsequently converted for office use as part of the Hispanic Center.

When looking throughout the existing converted home, there were several concerns noted particularly the unevenness of the first floor, particularly where the house connects to the brick structure to the rear as result of settlement of the house since constructed in 1935. Also this continues throughout the house wherein method's of structural repairs were made to stabilize the wood framed structure inclusive of Simpson Strong-Ties with thread rods were previously installed at the stairway to the second floor as can be seen in Photographs 2 and 3 below.



Photograph 2

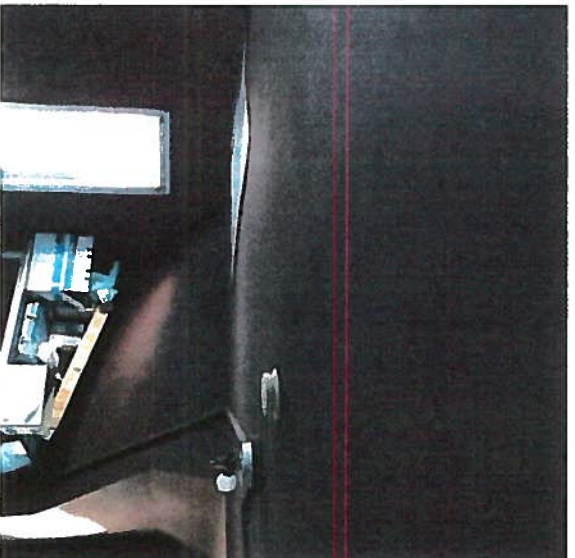
Showing Simpson Strong-Tie installed in first floor ceiling at stairway to 2<sup>nd</sup> floor.



Photograph 3

Showing exposed threaded rod and nut from Simpson Strong-Tie at the stairway.

Concern noted is the longevity of the repair and likelihood that further additional repairs needing to be made as structural settlement progresses. While walking around the attic/3<sup>rd</sup> floor area the sagging of the ceiling was noted as shown in Photograph 4 below.



Photograph 4

Showing sagging/bulging downward of ceiling at the center of the picture and above the window at the left of the picture.

While in the basement of the former house, there was significant water staining noted on the concrete floor as can be seen in Photograph 5 below.



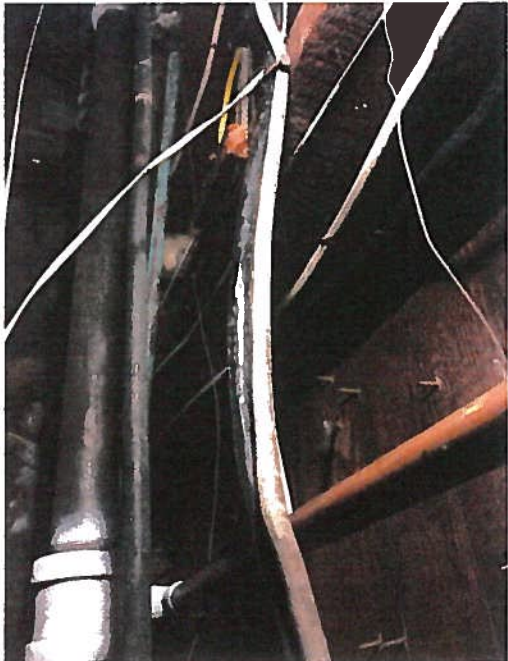
Photograph 5

Showing water staining on the concrete basement floor.

Water staining is a result of water infiltration indicative of a lack of waterproofing/damp proofing on the exterior of the basement walls. The lack of damp/waterproofing is typical with many buildings constructed during that time period.

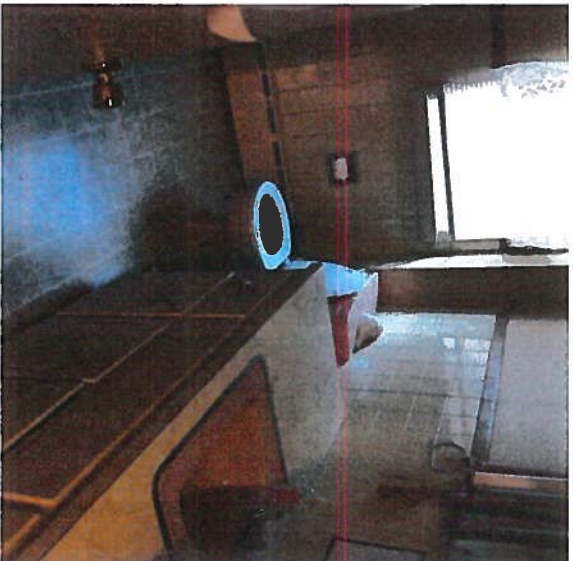
Of additional concern while walking around in the basement is the prevalence of non MC wiring in the house as can be seen in Photograph 6 below.





Photograph 6  
Showing extensive amount of wiring not in Metal Conduit as required by Code in office buildings

Also noted when viewing the restroom in Photograph 7 below is the lack of ADA required accessibility.



Photograph 7  
Existing restroom w/o grab bars, etc.

Obviously with any renovations to the facility, upgrades will be required to the wiring to conform to current building codes as well as the expenditure of up to 20% of renovation costs to make the facility ADA accessible.

With the building having numerous handicap accessibility issues and the extensive work that would be necessary to renovate the building (large costs) for any intended use, along with many other challenges, (environmental--water infiltration) which present themselves, it may make the adaptive reuse of this existing building, financially prohibitive. Also, another item of concern, is the need to adjust and/or add more structural engineering measures to stabilize the existing structure as it relates to continued settlement/shifting. Consequently, the liability that may occur if any of HCLV's clients or personnel use the stairs to gain access to the floor above (not in very good shape either) falls or injures themselves in any way and is inclined to litigate / sue, the Hispanic Center's defense would not be sufficient for a ruling in their favor.

Should you have further questions, please do not hesitate to contact the undersigned.

Sincerely

Bryan L. Ritter, P.E.  
President

April 19, 2018

STLUK 18005

Mr. Lee Levicoff, Network Vice President  
Planning and Construction Management  
St. Luke's University Health Network  
801 Ostrum Street  
Bethlehem, PA 18015

**RE: HOUSE SURVEY OF EXISTING CONDITIONS  
520 E 4TH ST, BETHLEHEM, PA 18015**

Dear Mr. Levicoff:

Per your request, we visited the referenced site on Wednesday April 18, 2018. The purpose of our visit was to make observations of the existing conditions of the house. It should be noted that this report is based solely on visual observations made while at the site and represents no guarantee, either written or implied, that all conditions were observed.

Background

The house (approximately 17'x40') is a three-story wood framed structure with vinyl siding, a full basement, rubble stone foundation walls (See Photo 1). The 2x first, second floor and attic joists span the short direction (East to West) of the house. The main roof has a A frame running east to west in the middle with a dormer out the front (North) and a reverse A in the back (South) of the house.

The house is currently used as office space for the Hispanic Center Lehigh Valley.

Observations

The observations from the exterior were limited due to the vinyl siding covering the exterior façade. We did observe that the gable end on the west side of the main roof was pushed outward toward the adjacent property (See Photo 2). This was further investigated in the attic and is discussed later in this report.

The basement foundation wall is constructed of rubble stone. A crack was observed at the corner of an opening in the foundation wall (See Photo 3)

The first-floor framing was observed from the basement. There were 2"x 9.5" joists at approximately 18" o.c. spanning east to west. There was a beam supporting the first-floor joists at the front 27' of the basement. Where the triple 2x beam stopped it was supported by a wood post. The wood beam rotated significantly (See Photo 4). Additionally, the wood post at this location was out of plumb (See Photo 5).

Adjacent to the floor opening for the stair at the first floor framing it was observed that a fire had previously occurred, and charring was present on the floor joists (See Photo 6). At one location we noted a floor joist had metal ties installed to laterally brace the floor beam at the edge of the stair opening (See Photo 7). The second floor framing adjacent to the stair opening also had two metal ties installed at the floor joist and the 2x beam framing the stair opening (See photo 8). The metal ties were installed to limit the rotation of the beam at the edge of the framing around the stairs.

At the second floor we noted that the bathroom and office at the south end of the structure, along with the hallway in this area, was not level and appeared to be sloping toward the interior of the building. Settlement cracks were observed at the second floor finishes consistent with the observed floor settlement. Additional finish cracking was noted at the north end of the second floor.

At the top of the stairs to the attic a level was used to determine the levelness of the floor. We measured the floor to be out of level approximately 1.75" over 4' (See Photo 9). Significant cracking was observed in the finishes in the attic and some of the cracking appeared to be recent (See Photo 10). At the ceiling of the attic space we noted irregularity of the ceiling finishes which was consistent with the settlement/movement in the structure previously noted.

The west gable end wall at the attic was out of plumb approximately 1" over 4' (See Photo 11). This movement was visible from the exterior of the building as noted earlier in this report.

#### Conclusions/Recommendations

At the site we noted that the stair openings in the floors all stack on top of each other and are located at the west exterior wall of the structure. Movement at the framing around the stair has been an ongoing issue and has had temporary measures to mitigate the movement installed. The lateral stability of the first-floor beam and post is a significant concern. The movement noted throughout the structure above is concentrate in the area of this rotated beam and out of plumb post. The attic gable wall on the west side is not lateral braced over approximately two stories and this is likely at least partially the reason for the observed movement in the wall.

Based on our observations, there are structural deficiencies in the house structure which require repair to provide a safe building. Significant work would need to be performed to brace the walls and framing, level the floors, and address the many cosmetic and finish issues created by the structural deficiencies. The work to repair the structure would likely exceeded the value of the structure.

If you have any questions regarding this report, please do not hesitate to contact our office.

Sincerely,

**PENNONI ASSOCIATES INC.**



KWW/ad

Attachments: Photos 1-11 (6 pages)

cc: file

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Photo 1

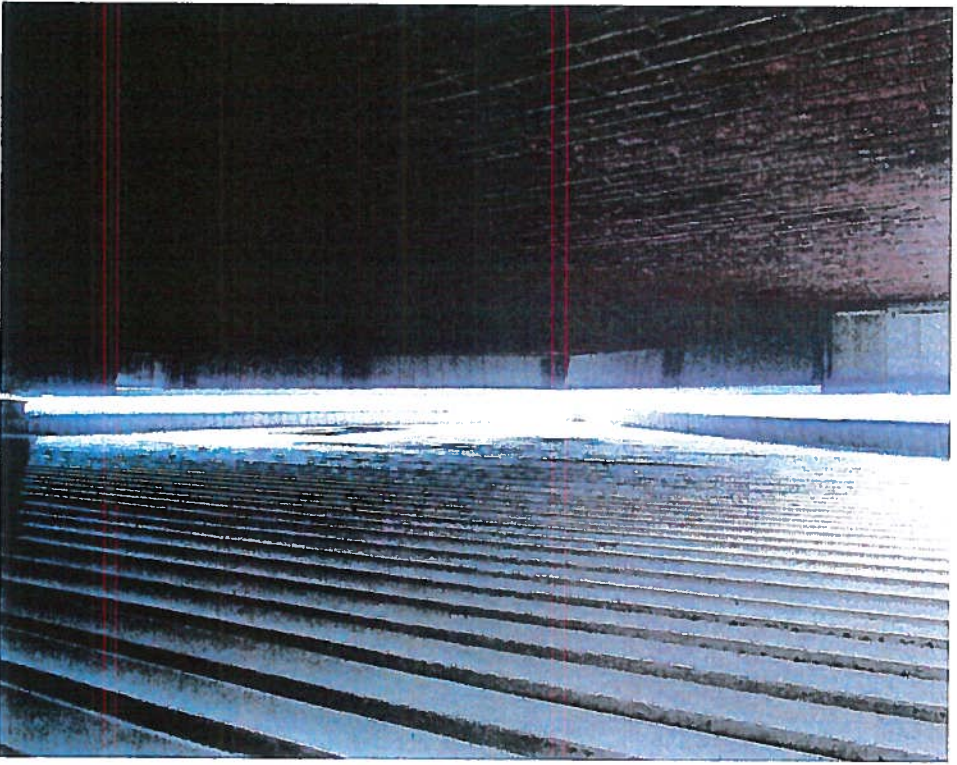


Photo 2



Photo 3



Photo 4

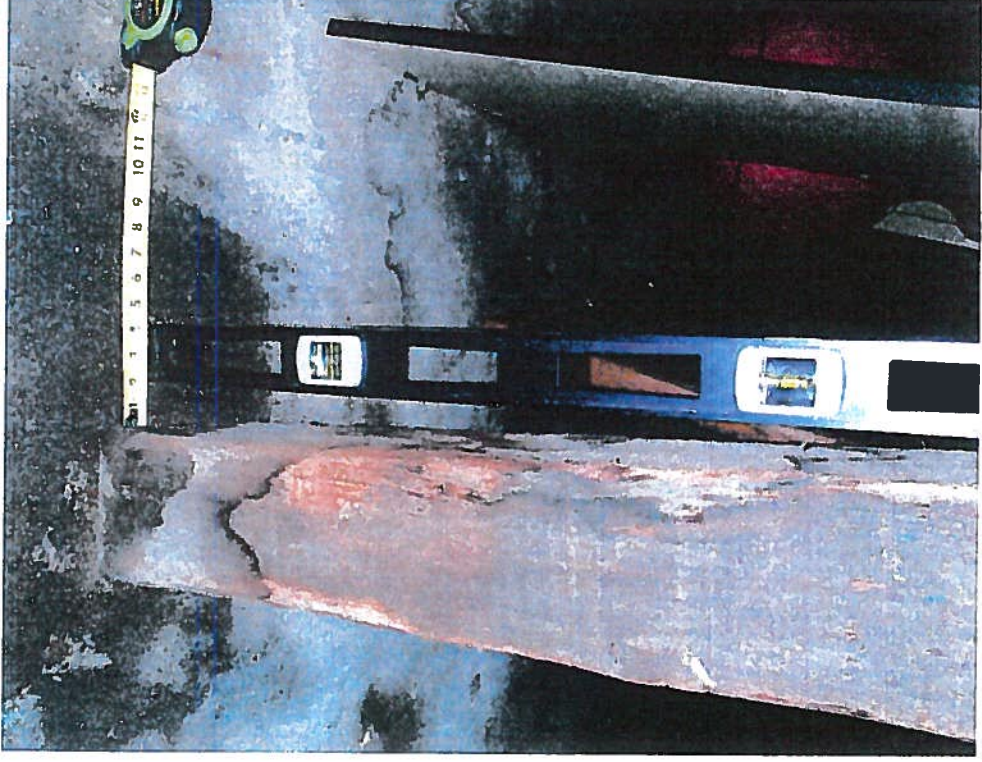


Photo 5



Photo 6



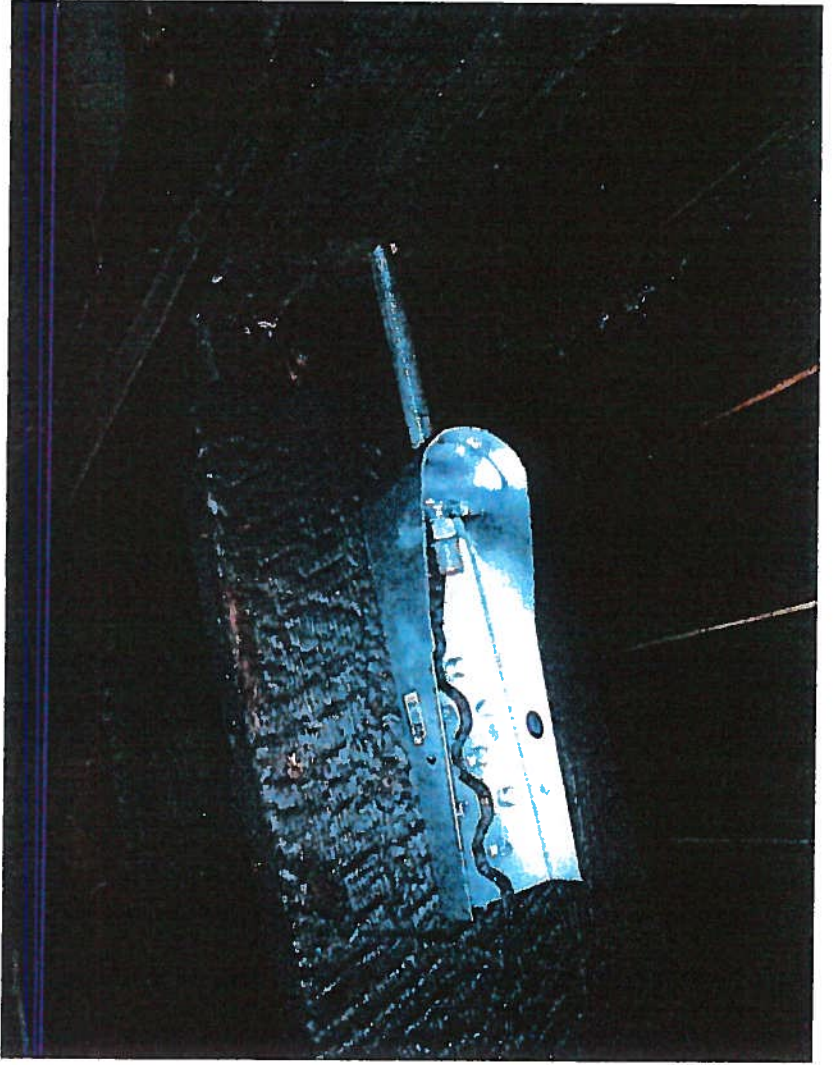


Photo 7

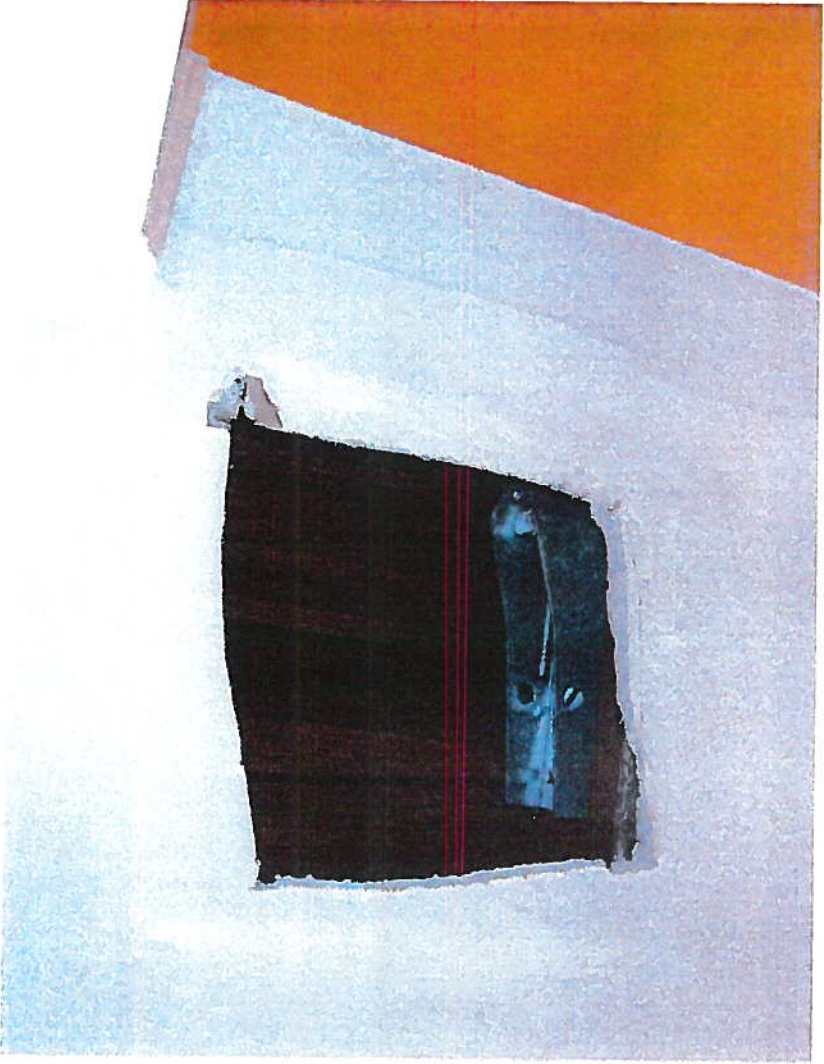


Photo 8

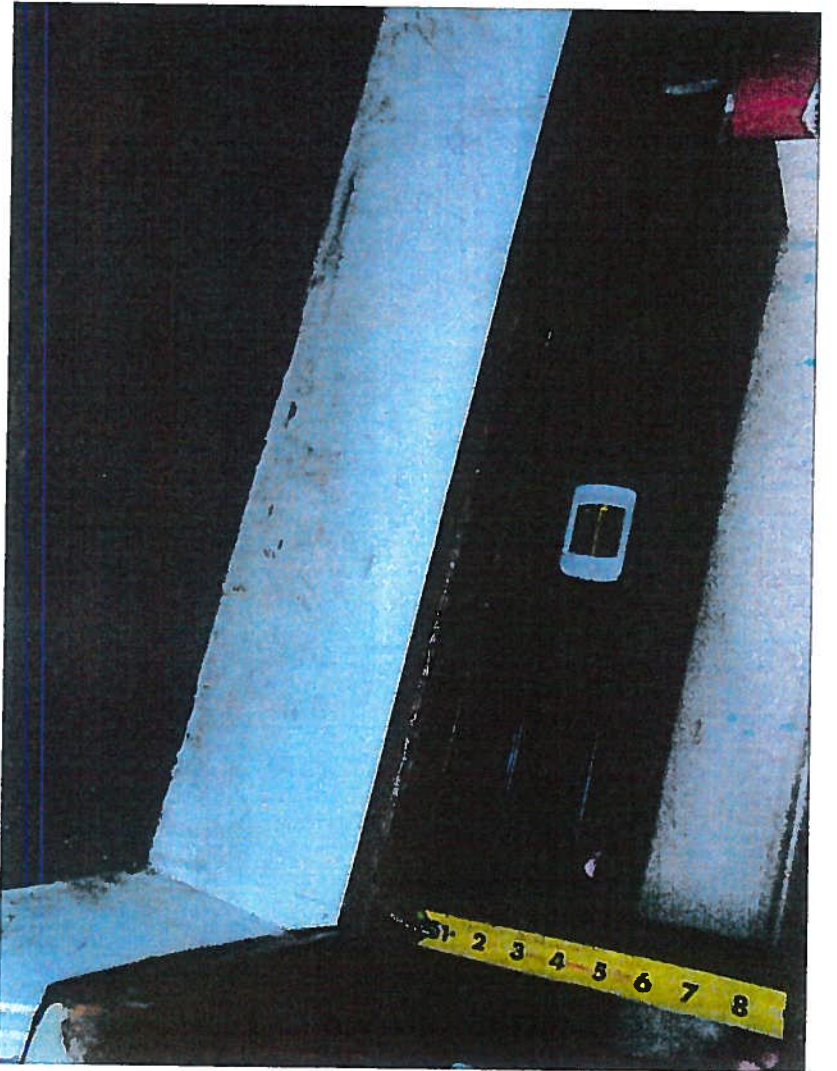


Photo 9

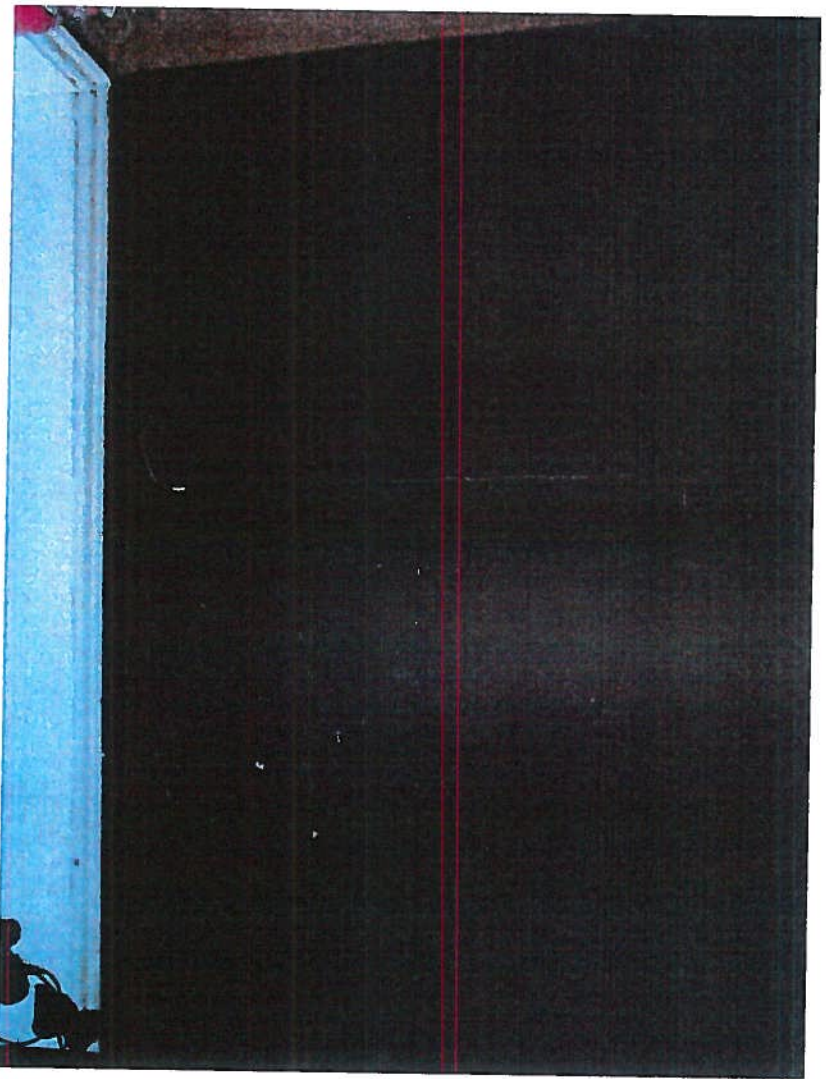


Photo 10

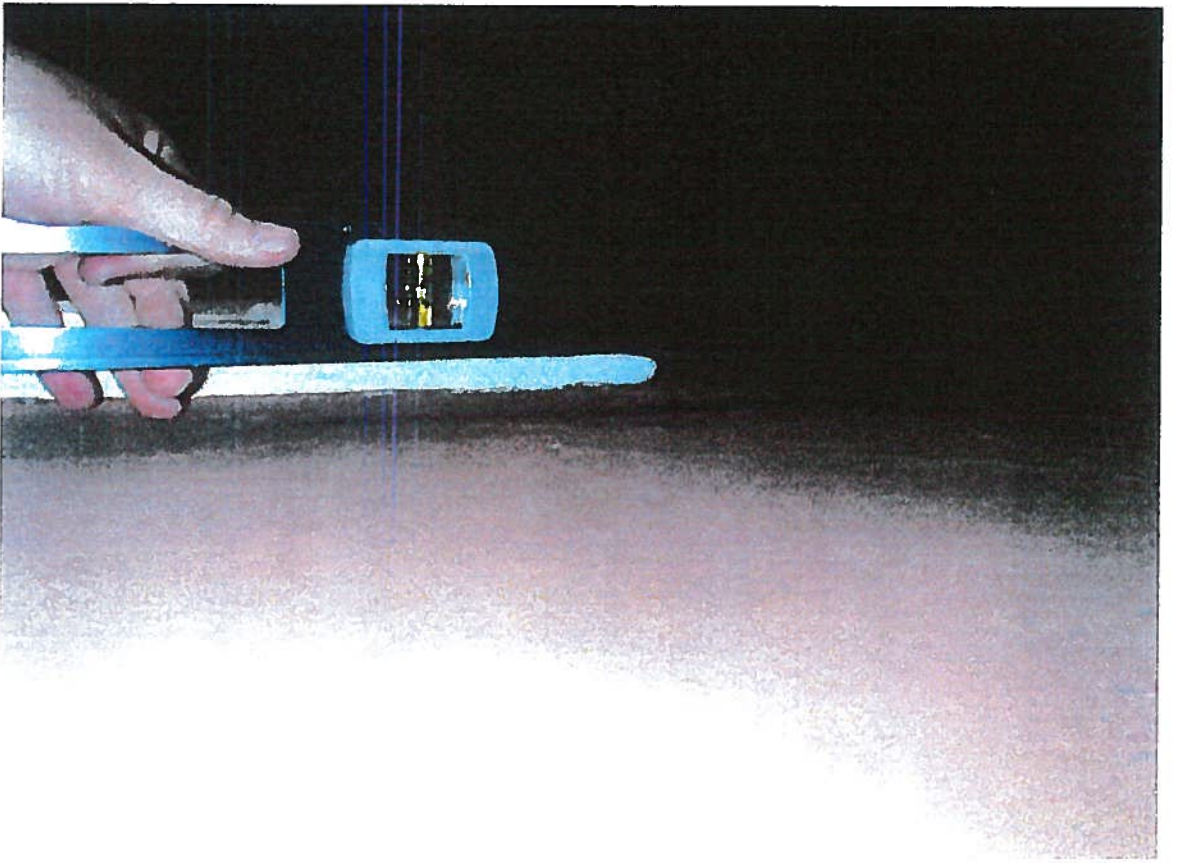


Photo 11