

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

Building address 409-411 Wyandotte Street

Owner of building Sycamore Hill Farm Development

Phone [REDACTED]

Owner's email & mailing address [REDACTED]

Applicant Larson Lovdal

Phone: [REDACTED]

Applicant's email & mailing address [REDACTED]

Street and Number 301 Broadway City Bethlehem

State PA

Zip Code 18015

**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 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 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)
- 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.  
See attached document with description and photos.

**5. APPLICANT'S SIGNATURE** [Signature] **DATE:** 10/07/2018

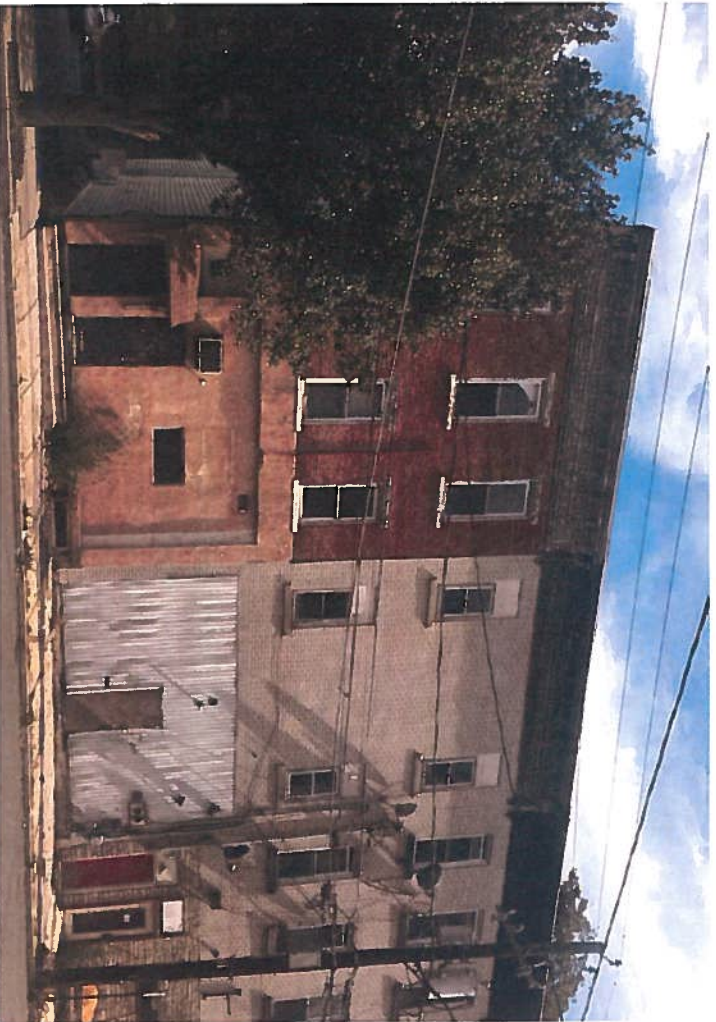


Figure 1. Wyandotte Street Facade

#### 409-411 Wyandotte Street Proposed Demolition

##### Scope of Work and Site Pictures

**Current Condition:** The entire structure is currently vacant and in rapidly declining condition. In particular, the rear portion to be removed has a collapsed roof, which has drawn the attention of the Bethlehem City Health Department. This portion of the building has no particular historic significance as a low-quality addition to the original building. The only significant remaining historic character is the decorative molding and brick façade on Wyandotte Street, which would not be impacted by the proposed demolition.

**Proposed Changes:** The proposed demolition at 409-411 Wyandotte consists of removing a 2-story rear addition and attached 3-story stair tower (indicated in Figures 2 and 3). Any openings would then be framed and sheathed to prevent access and create a water-tight enclosure. The work would not impact the remaining brick façade on Wyandotte Street.

**Looking Ahead:** This demolition work is intended as a temporary measure to improve the health and safety of the property while further revitalization opportunities are explored. We are excited to expand on the success of the Flatiron Building in honoring South Bethlehem's rich history while preparing for the future.



*Figure 2. Rear Perspective*



*Figure 3. View from W. 4th Street*



Imagery ©2018 Google, Map data ©2018 Google 20 ft

Approximate extent of proposed demolition viewed from above.  
This view also demonstrates the minimal visual impact of the  
demolition as the Wyandotte St facade will not change and the  
heavily Broadway view is obscured by trees.

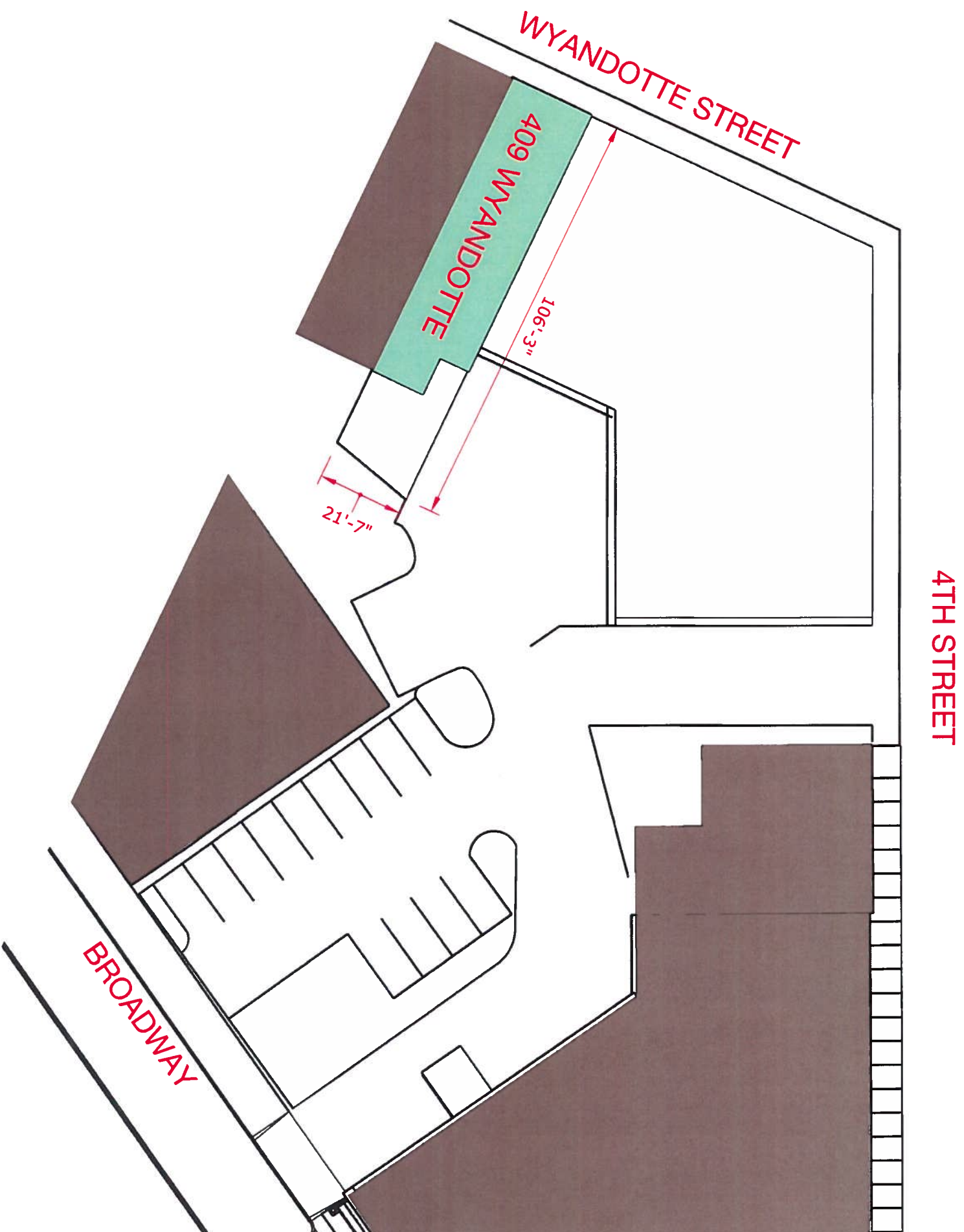












**EAST SPRUCE**  
design / build  
1408 Chelsea Ave  
Bethlehem, PA 18018  
610.392.5206

**ENGINEER**  
Pinnacle  
Engineering

**CONTRACTOR**  
Elevate Construction  
Partnership

**CLIENT**  
The Stone House Group  
301 Broadway  
Bethlehem, PA 18015

**PROJECT**  
409 Wyandotte St  
Bethlehem, PA  
18015

**DRAWN BY**  
E. Nolter

**ISSUED FOR  
APPROVAL**  
2018\_10\_08

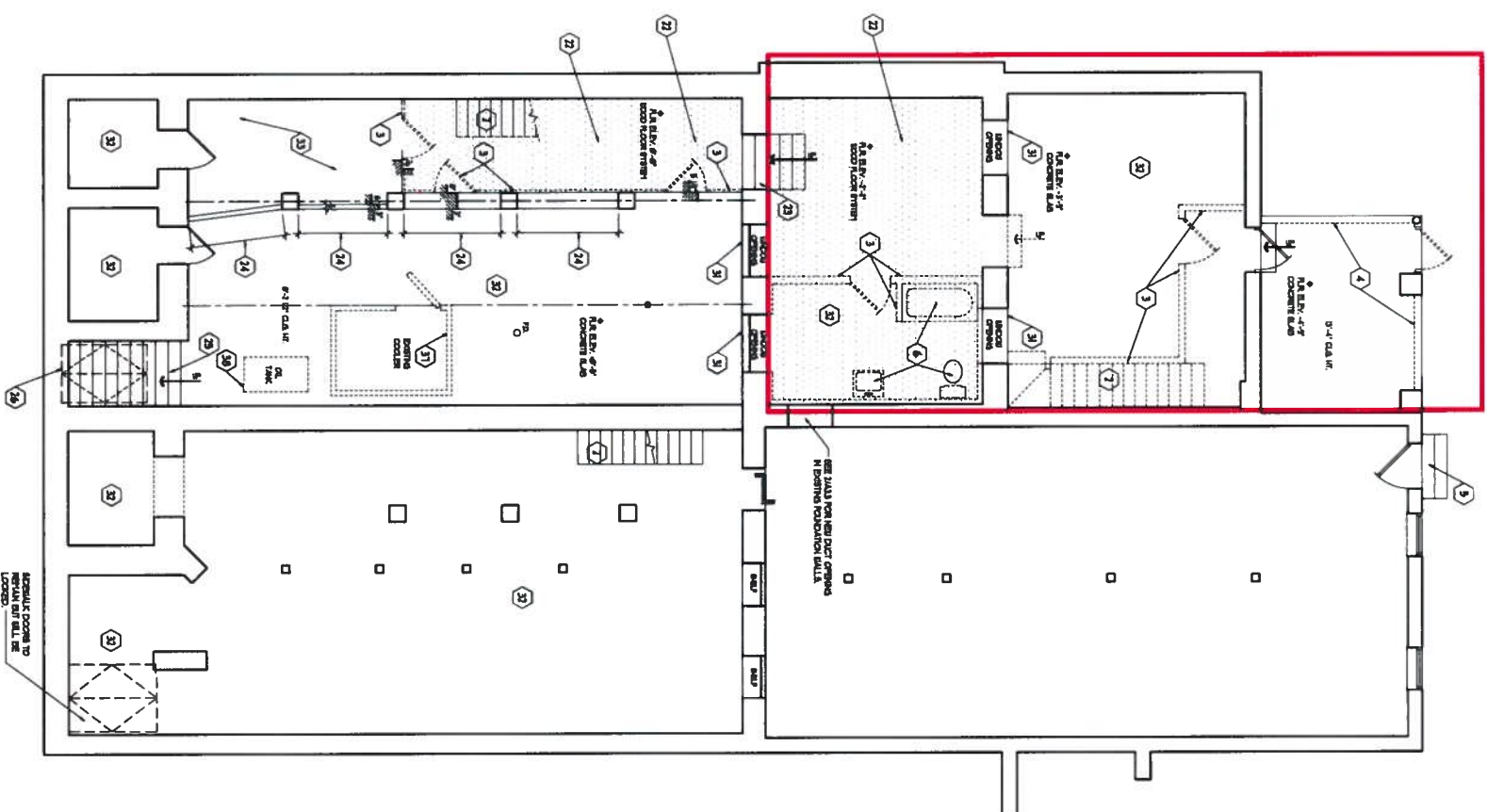
**409 WYANDOTTE  
SITE PLAN**



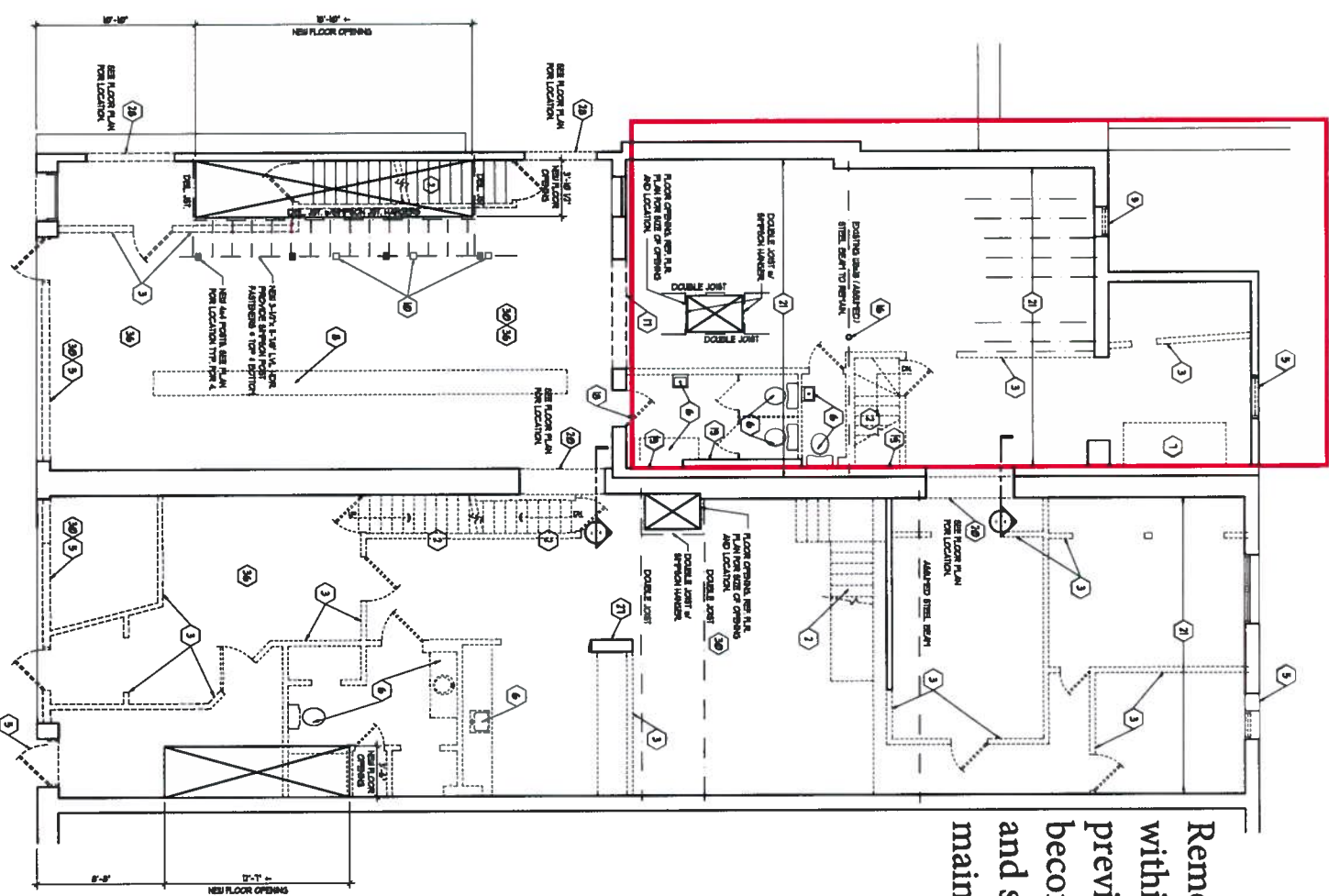
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**SITE PLAN**

1" = 30'



**BASEMENT DEMO/STRUCTURAL PLAN**  
409 AND 411  
SCALE: 3/16" = 1'-0"



**FIRST FLOOR DEMO/STRUCTURAL PLAN**  
409 AND 411  
SCALE: 3/16" = 1'-0"

Remove all existing construction within red boxes to grade. Any previously interior openings that become exposed will be framed and sheathed to prevent access and maintain water-tightness.

BASEMENT / FIRST FLR DEMO PLANS

06-17-2011

**LEE ARCHITECTURAL ASSOCIATES**

55 W. LEHIGH ST. BETHLEHEM, PA 18015  
PH: (610)865-6868 FAX: (610)865-0568

PROJ. #0029

PROPOSED RENOVATIONS TO:

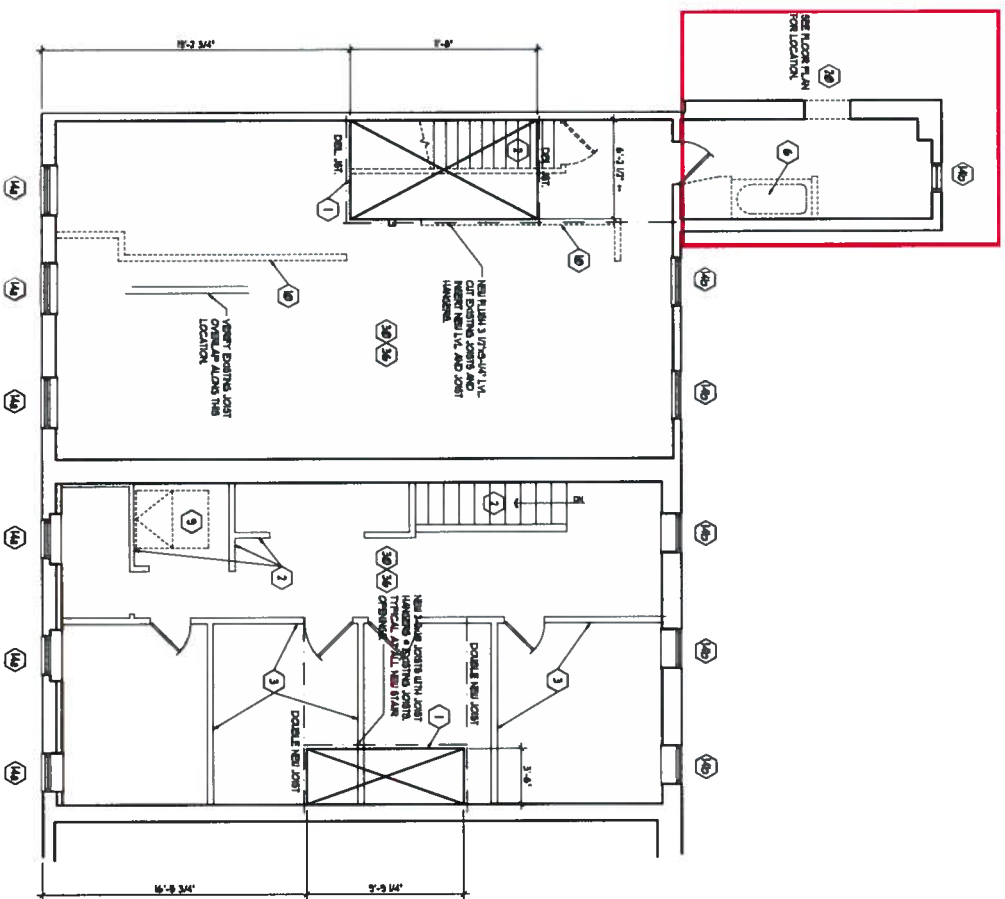
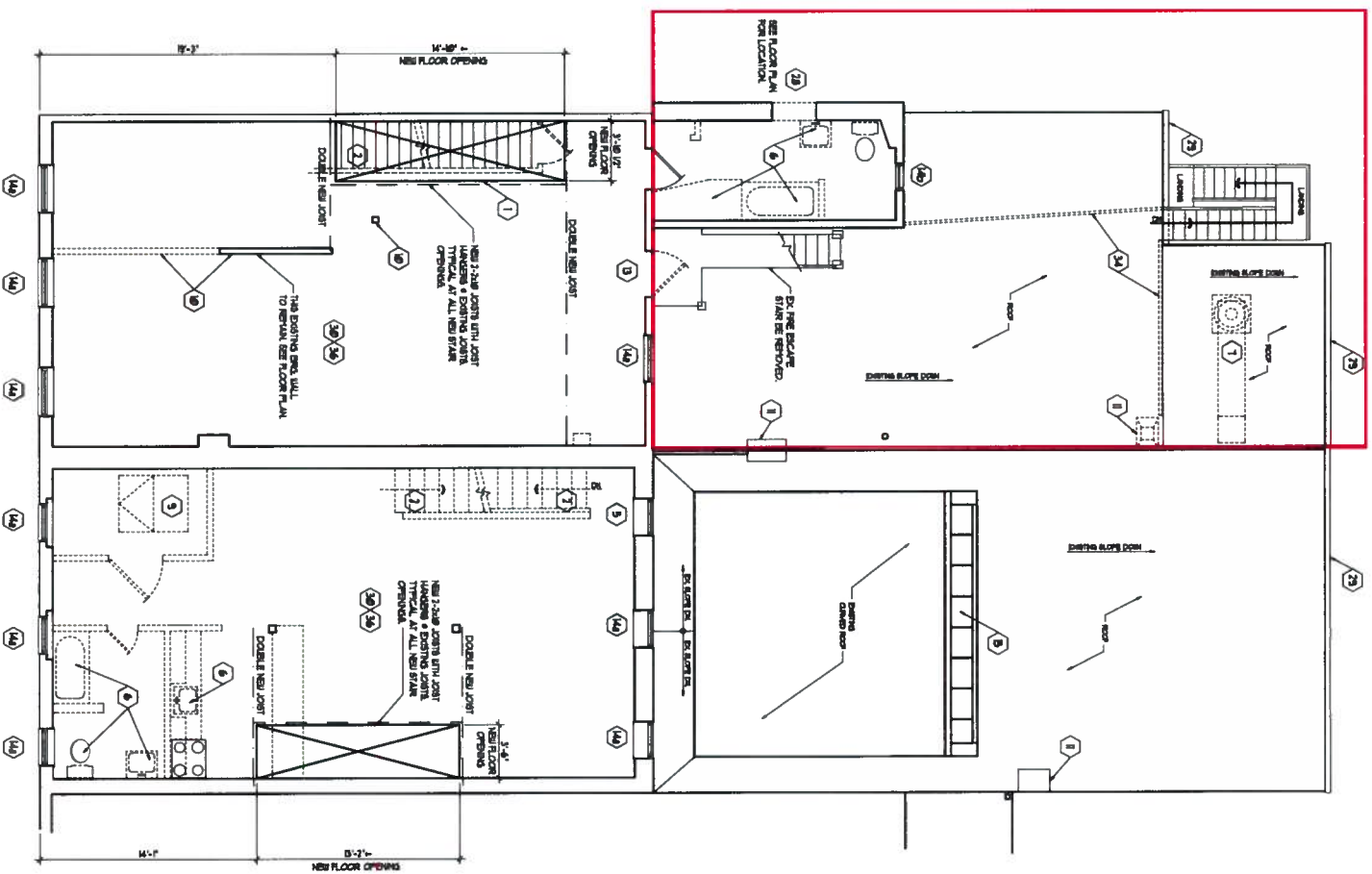
**409-411 WYANDOTTE**

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**A1.1**



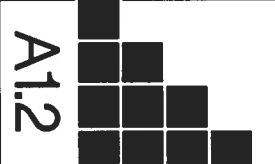
Remove all construction within red boxes to grade. Any previously interior openings that become exposed will be framed and sheathed to prevent access and maintain water-tightness.



SECOND FLOOR DEMO PLAN  
409 AND 411  
SCALE: 3/16" = 1'-0"

THIRD FLOOR DEMO PLAN  
409 AND 411  
SCALE: 3/16" = 1'-0"

- 1) REMOVE EXISTING PARTIALLY UNFINISHED CONCRETE WITH DOOR TO THE EXISTING FINISH FLOOR FOR NEW FILL CONSTRUCTION ABOVE ROOM.
- 2) REMOVE EXISTING DOOR IN BATHROOM ROOM CLEAN AND PREPARE FOR NEW CONSTRUCTION AS SHOWN.
- 3) REMOVE / REPAIR EXISTING CONCRETE SLAB OR PROVIDE NEW REINFORCING.
- 4) REMOVE EXISTING DOOR SILLING WITH IN THE BATHROOM REMAINING EXISTING FINISH FLOOR SLAB. THE NEW DOOR SILLING SHOULD BE EXISTING FINISH FLOOR SLAB.
- 5) REMOVE EXISTING DOOR AND SILLING FROM THE BATHROOM FINISH FLOOR SLAB. THE NEW DOOR SILLING SHOULD BE EXISTING FINISH FLOOR SLAB.
- 6) REMOVE EXISTING DOOR AND SILLING FROM THE BATHROOM FINISH FLOOR SLAB. THE NEW DOOR SILLING SHOULD BE EXISTING FINISH FLOOR SLAB.
- 7) REMOVE / DISPOSE OF EXISTING COOLER IN THE BATHROOM.
- 8) REMOVE / DISPOSE OF EXISTING BATHING OR TANK IN THE BATHROOM.

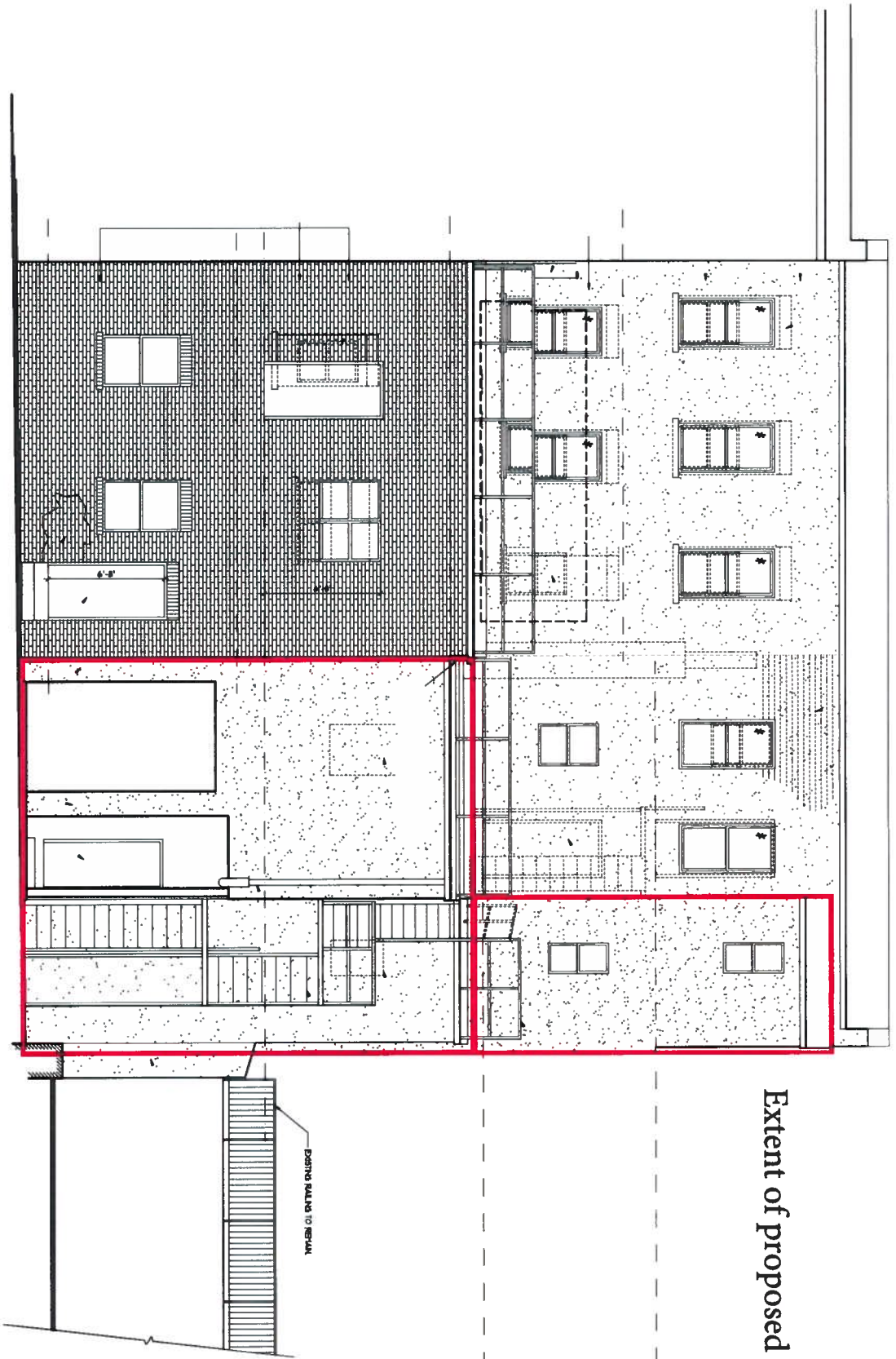


PROPOSED RENOVATIONS TO:  
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PROJ. #0029

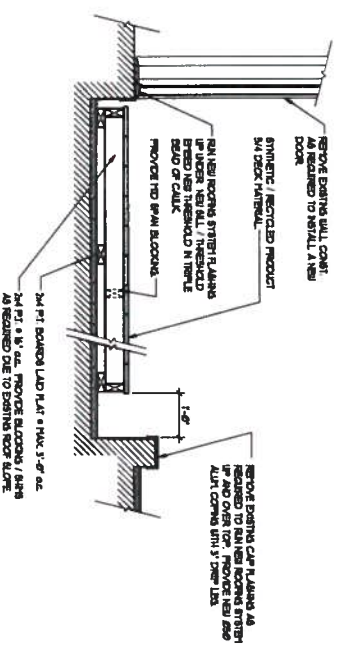
**LEE ARCHITECTURAL ASSOCIATES**  
55 W. LEHIGH ST. BETHLEHEM, PA 18015  
PH: (610)865-6666 FAX: (610)865-0586

SECOND & THIRD FLR DEMO PLANS  
06-17-2011



Extent of proposed demolition from rear elevation.

REAR ELEVATION  
SCALE: 1/4" = 1'-0"



DECK SECTION  
SCALE: 3/4" = 1'-0"

ELEVATIONS

06-17-2011

LEE ARCHITECTURAL ASSOCIATES

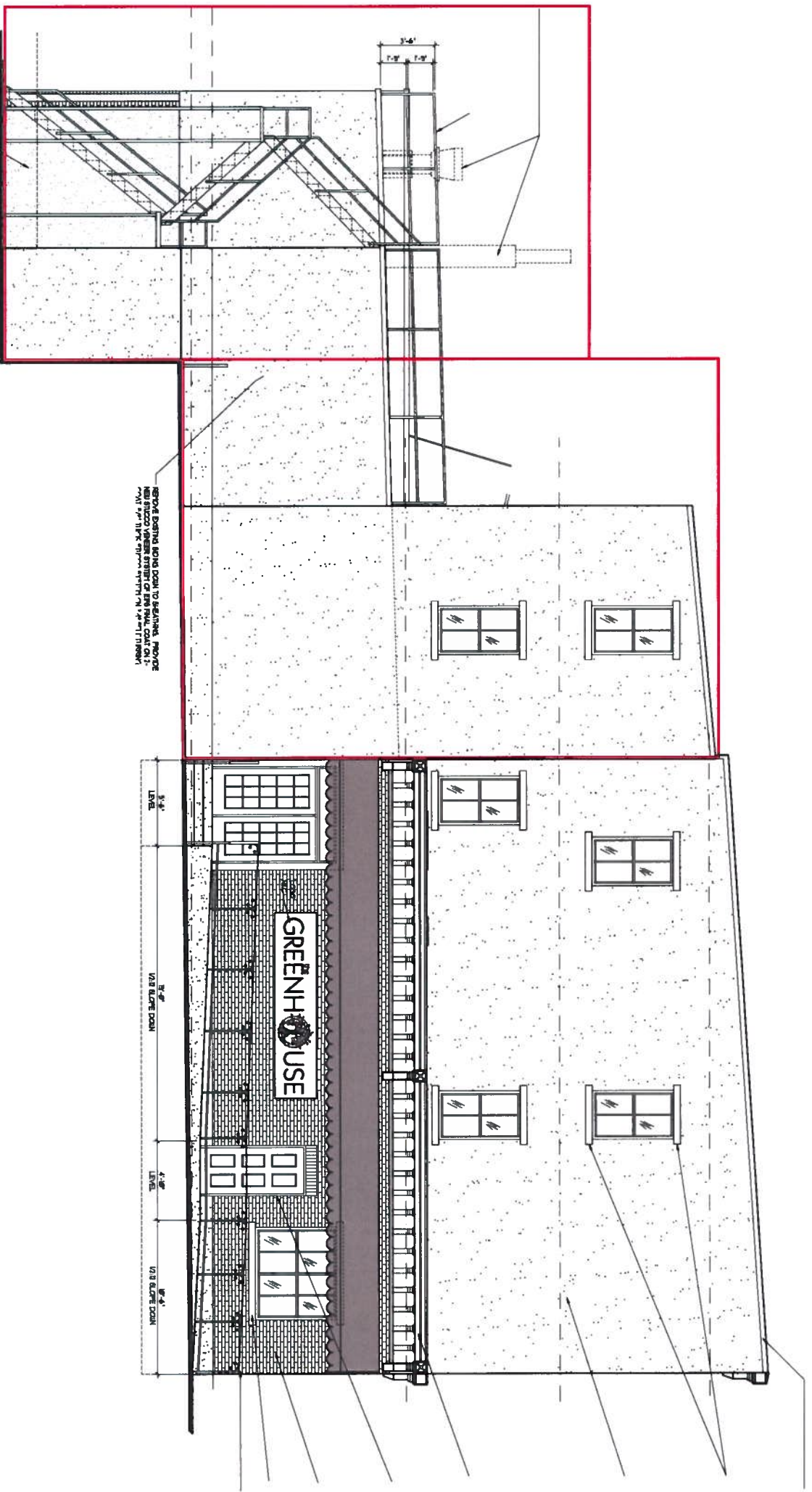
55 W. LEHIGH ST. BETHLEHEM, PA 18015  
PH: (610)865-6686 FAX: (610)865-0586

PROJ. #0029

PROPOSED RENOVATIONS TO:  
**409-411 WYANDOTTE**  
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A3.2





Remove all existing construction within red boxes to grade. Any previously interior openings that become exposed will be framed and sheathed to prevent access and maintain water-tightness.

1/16"

ELEVATIONS

06-11-2011

LEE ARCHITECTURAL ASSOCIATES

55 W. LEHIGH ST. BETHLEHEM, PA 18015  
 PH: (610)865-8888 FAX: (610)865-0568

PROJ. #10029

PROPOSED RENOVATIONS TO:  
**409-411 WYANDOTTE**  
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A3.1