

City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 215-217 BROADWAY, BETHLEHEM, PA  
 Owner of building GREG SALOMONI Phone [REDACTED]  
 Owner's exact & mailing address [REDACTED] 343 SPARKHILL WAY, EASTON, PA  
 Applicant JOHN LEE Phone: [REDACTED]  
 Applicant's email & mailing address 210 WEST BROAD ST, BETHLEHEM, PA 18013  
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 forms, 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 manufacturer's 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 type="checkbox"/> Other _____
<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 FORMS, 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.

CONSTRUCT A NEW 25' X 107' ADDITION LOCATED AT 215 BROADWAY. THE EXISTING STRUCTURE WILL BE DEMOLISHED INCLUDING THE FOUNDATION.

5. APPLICANT'S SIGNATURE [Signature] DATE: \_\_\_\_\_

OWNER'S SIGNATURE [Signature] DATE: \_\_\_\_\_



LEE ARCHITECTURAL ASSOCIATES  
Architects and Planners • A Professional Corporation • AIA

South Side Historic Board  
City of Bethlehem  
10 East Church St.  
Bethlehem, PA 18018

March 24, 2021

RE: Historic Board Application for  
215-217 Broadway  
Bethlehem, PA

Dear Board,

As you may remember, this project, and the attached rendering, were already approved a couple of years ago. The project had stalled, but is now picking up steam. The purpose of this Application is to fulfill the remaining requirements in order to fully demolish the existing structure located at 215 Broadway. In addition to the completed Application, please find the following information:

1. A copy of the original letter from the Board regarding the complete demolition.
2. 5 - 24" X 36" and 5 - 8 ½" X 11" of sheet A3.1 Elevations. These plans now show the pre-cast stone pieces that will be reused, and where they will be reused.
3. 5 - 24" X 36" and 5 - 8 ½" X 11" of sheet S2.0, the foundation plan as requested.
4. 1 full size rendering and 9 - 8 ½" x 11" sheets of this rendering. Both are the same rendering as originally submitted for approval.

Please advise if any additional information is needed to complete this process. Talk to you soon.

Sincerely,

John T. Lee Jr.  
210 West Broad Street  
Bethlehem, PA 18018

20011 /HARB Application



# CITY OF BETHLEHEM

10 East Church Street, Bethlehem, Pennsylvania 18018-0025

OFFICES OF CITY COUNCIL

Phone: 610-865-7130

Fax: 610-865-5738

TDD: 610-865-7130

October 4, 2017

Greg Salomoni  
343 Springfield Way  
Easton, PA 18042

## Notice - Historic Conservation Commission Certificate of Appropriateness

Certificate of Appropriateness Granted

HCC CASE #627

Property Address: 215 Broadway (the building next to Broadway Social)

Dear Property Owner/Applicant:

In connection with an application to the Historic Conservation Commission - South Bethlehem and Mr. Airy ("HCC") to perform proposed work at real property located in the City of Bethlehem, the following documents are enclosed for your records:

1. Resolution 2017-195, adopted by Bethlehem City Council on October 3, 2017, granting a Certificate of Appropriateness ("COA") for the proposed work, and
2. HCC approval recommendation to Bethlehem City Council, stating the address of the subject property and describing the proposed work and conditions covered by the COA.

Sincerely,

Robert G. Vidoni  
Assistant City Clerk

**RESOLUTION NO. 2017-195**

**RE: CERTIFICATE OF APPROPRIATENESS UNDER THE PROVISIONS OF THE ACT OF THE PENNSYLVANIA LEGISLATURE 1961, JUNE 13, PL. 282 (53 SECTION 8004) AND BETHLEHEM ORDINANCE NO. 1952 AS AMENDED**

WHEREAS, it is proposed to revise COA to allow total demolition of the building because of foundation conditions at 215 Broadway (the building next to Broadway Social);

NOW THEREFORE BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby granted for the work.

Sponsored by

*/s/ Adam R. Waldron*

*/s/ Eric R. Evans*

ADOPTED BY COUNCIL THIS 2<sup>ND</sup> DAY OF OCTOBER, 2017

*/s/ William R. Rindels*  
President of Council

*/s/ Robert G. Vidoni*  
Assistant City Clerk

## HISTORIC CONSERVATION COMMISSION

CASE # 627 - It is proposed to revise COA to allow total demolition of the building because of foundation conditions at 215 Broadway (the building next to Broadway Social)  
OWNER/APPLICANT: Greg Salomoni

The Commission upon motion by Mr. Lader seconded by Ms. Starbuck adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein.

1. The proposal to revise the existing COA to allow total demolition of the building because of foundation conditions at 215 Broadway (the building next to Broadway Social) was represented by John Lee and Greg Salomoni.

2. The building may be fully demolished with the following conditions:

a. Scaled drawings will be created to document the existing cast stone architectural elements in case they are not able to be salvaged.

b. All cast stone or stone architectural elements and as much historic brick as possible will be salvaged and reused in the new facades.

c. The new front and side facades will match the drawings as submitted and amended in the May 2017 approval.

d. New foundation plans for the building must be submitted prior to demolition.

e. The applicants must return to the October HCC Meeting with revised facade drawings for the building.

The motion to approve the proposal was approved by a 6-1 vote. Mr. Cornish voted against the proposal because he thought submission materials were not complete and because he was not at the earlier meeting when the partial demolition was approved.

el/er

By

*Christine Lantz*

Date of Meeting: September 18, 2017

Title

Historic Officer

City of Bethlehem, PA  
Bureau of Code Enforcement  
Permit

Customer

Permit No. 17080347  
Location 315 BROADWAY  
Ward Block

Permit Type BCOMALT  
Zone CB

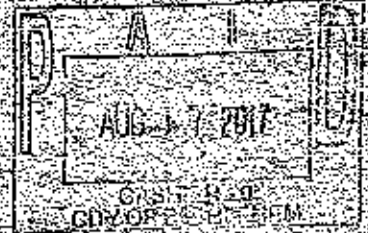
Date 08/07/2017

Subdivision

Description SELECTIVE EXTERIOR DEMO AS PER PLAN AND COA

Owner ENVY LLC  
217 BROADWAY BETHLEHEM PA 18015

Applicant  
Contractor GPY DEVELOPMENT LLC  
343 SPRINGFIELD WAY EASTON, PA 18045 (610) 203-6395



Construction Cost \$ 1000 Permit Fee \$54.00

Notice: This permit is void if construction operations are not started within six (6) months of date of issuance.

Notice to Taxpayer: Under the provisions of City Ordinance, you may be entitled to a property tax exemption on your contemplated new construction. An application for exemption may be secured from the Bureau of Code Enforcement and must be filed with the City at the time the permit is secured.

APPROVED BY BUILDING CODE OFFICIAL: *Craig B. Olson* DATE: AUG 17 2017

APPROVED BY ZONING OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY FIRE DEPT: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY PLANNING BUREAU: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY HEALTH BUREAU: \_\_\_\_\_ DATE: \_\_\_\_\_

IF PLAN REQUIRED:  Yes  No Date Received: \_\_\_\_\_ By: \_\_\_\_\_

WATER: Water Available:  Yes  No Water Required:  Yes  No Property Mstred:  Yes  No  
CERTAIN BY: \_\_\_\_\_ Date: \_\_\_\_\_ Water Fee: \_\_\_\_\_

ENGINEERING: Sanitary Sewer Available:  Yes  No Cleared by: \_\_\_\_\_ DATE: \_\_\_\_\_  
Other Conditions: \_\_\_\_\_

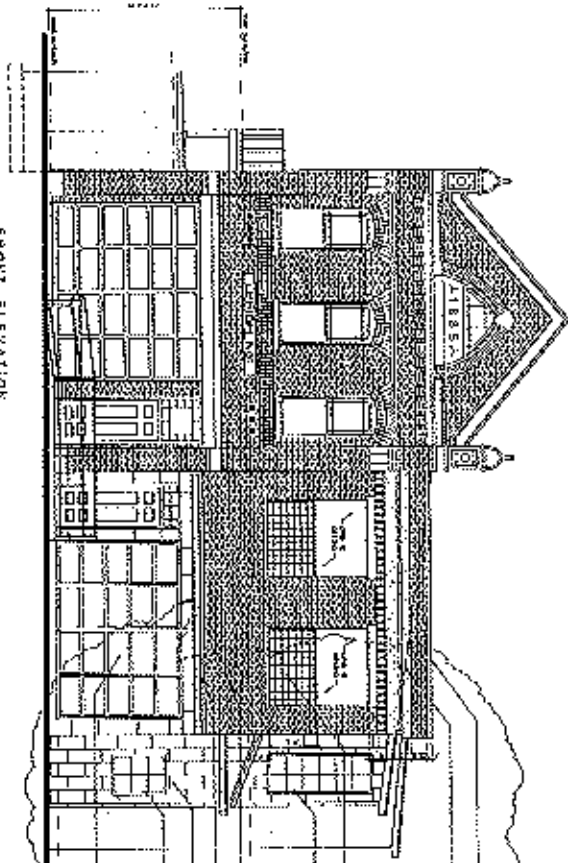
Engineering Details Required: (Issued and Inspected by Bureau of Engineering) (Curb - Gutter - Sidewalk kept per Ordinance 905.02)  
 Sanitary Sewer Connection  Warrant of Survey  Sidewalk  Storm Sewer Connection  Driveway  Water Service Application  
Other Permits Required:  Plumbing  Electrical  Mechanical  Fire  LERTA Application

APPLICANT'S STATEMENT: The owner hereby agrees to comply with all regulations of the City of Bethlehem, PA and with all Rules and Regulations of all agencies thereof which are applicable hereto and to do no work not specifically covered by this application. The information set forth herein is true and correct.

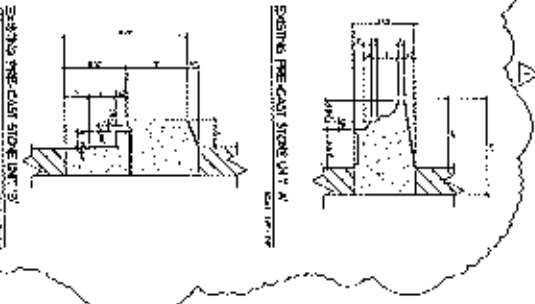
APPLICANT'S SIGNATURE: *[Signature]* DATE: 8/17/17

NOT VALID UNLESS RECEIVED BY FINANCIAL SERVICES

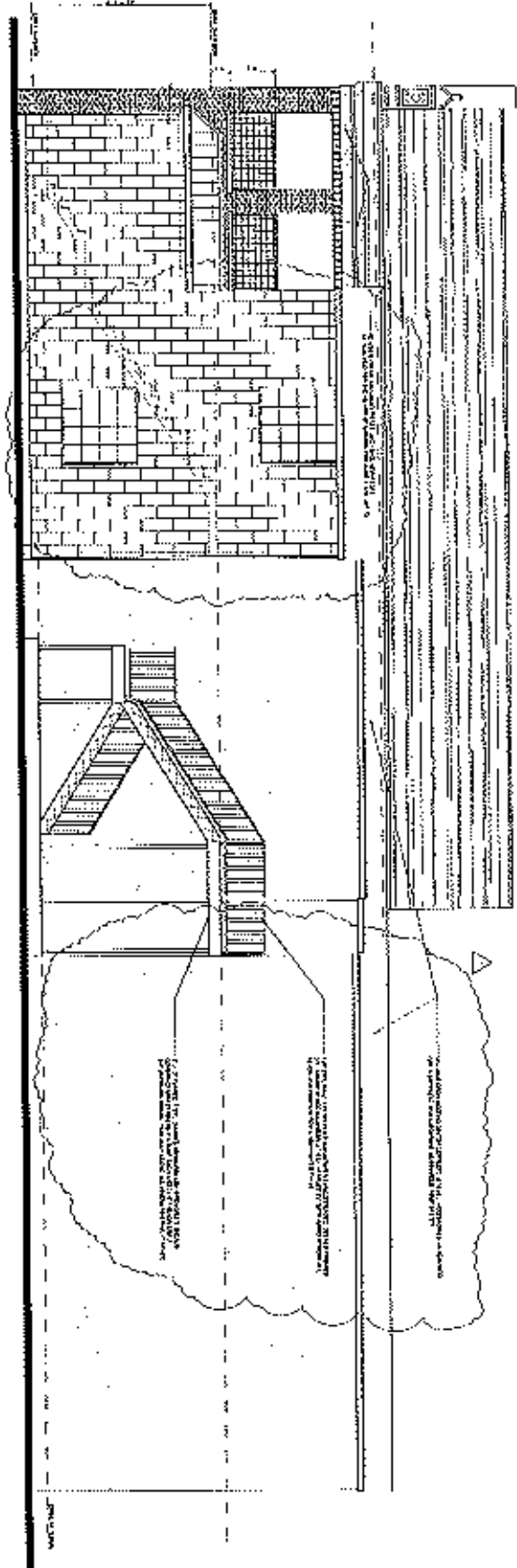
FRONT ELEVATION



1. ALL EXTERIOR WALLS TO BE CONSTRUCTED WITH BRICK. BRICK TO BE LAYED IN COMMON COURSE. BRICK TO BE SET IN MORTAR. BRICK TO BE SET IN MORTAR. BRICK TO BE SET IN MORTAR.



SIDE ELEVATION



A31

PROPOSED NEW ADDITION AND RENOVATIONS FOR  
215-217 BROADWAY BAR & GRILL  
25-BY BROADWAY • BETHLEHEM • NORTHAMPTON COUNTY PA

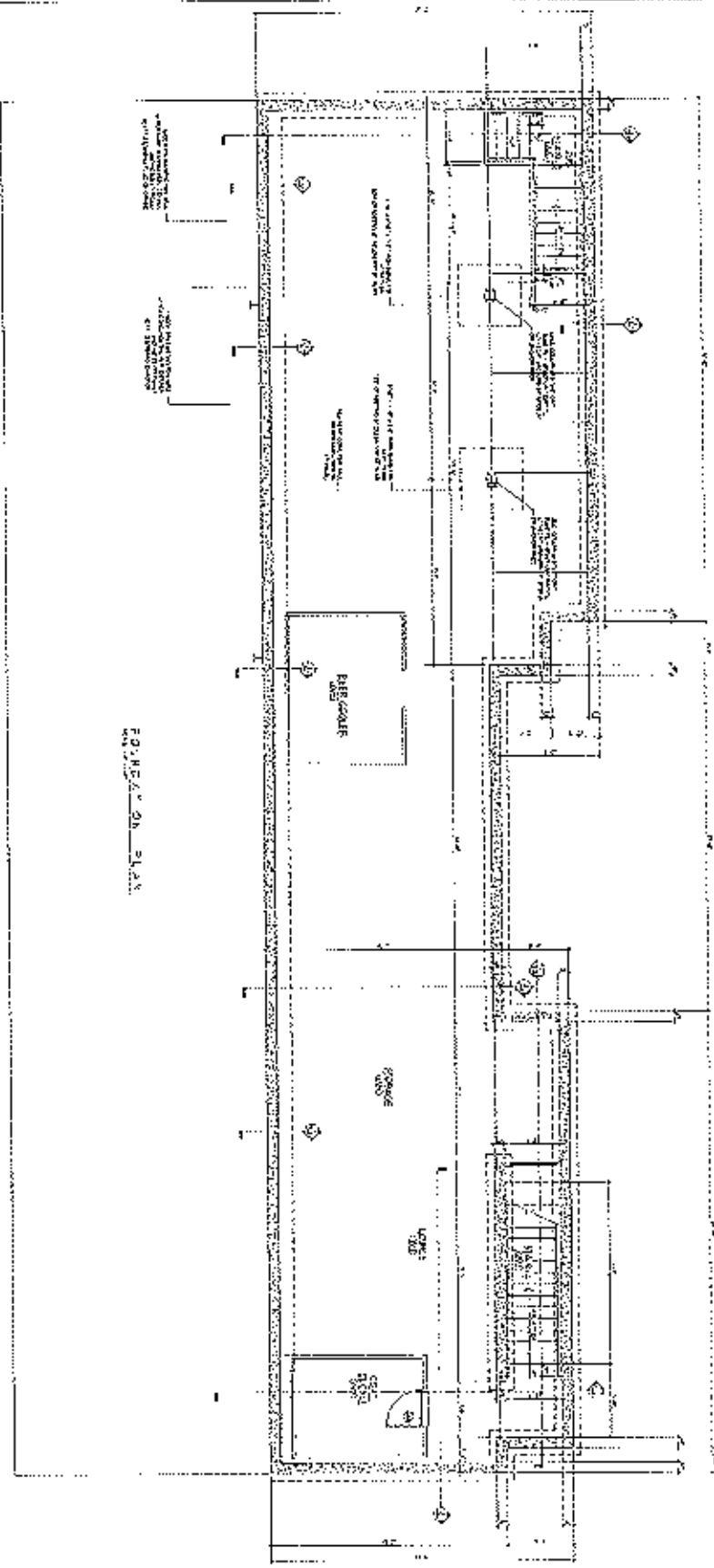
PROJ. #2011

LEE ARCHITECTURAL ASSOCIATES

1111 S. HICK ST. BETHLEHEM, PA 18010  
PH: 610-850-8258 FAX: 610-850-8296

ELEVATIONS  
REVISED 10/12/11





FOUNDATION ON SLAB

FOR PERMITTING  
NOT FOR CONSTRUCTION

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

GENERAL NOTES (continued)

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT.

PROPOSED RENOVATION FOR  
**FIREHOUSE BAR & GRILL**  
211 BROADWAY, BETHLEHEM, NORTHAMPTON COUNTY, PA

**LEE ARCHITECTURAL ASSOCIATES**  
300 E. BRAD STREET, SUITE 100  
BETHLEHEM, PA 18010  
610-734-7201

**FOUNDATION PLAN**  
SCALE: AS SHOWN  
LOVE RIDGE ENGINEERING  
1000 W. 10TH STREET  
BETHLEHEM, PA 18010  
610-734-7201



520



