

City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 306 S New ST
 Owner of building Greenway LLC Phone [REDACTED]
 Owner's email & mailing address 2005 City Line Rd, Suite 106
 Applicant John Trapani Phone: [REDACTED]
 Applicant's email & mailing address [REDACTED]
 Street and Number [REDACTED] City Bethlehem State PA Zip Code 18017

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 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 type="checkbox"/> Demolition
<input type="checkbox"/> Shutters and associated hardware	<input type="checkbox"/> Other <u>Awnings and Heaters</u>
<input type="checkbox"/> Paint (Submit color chips - HARB only)	

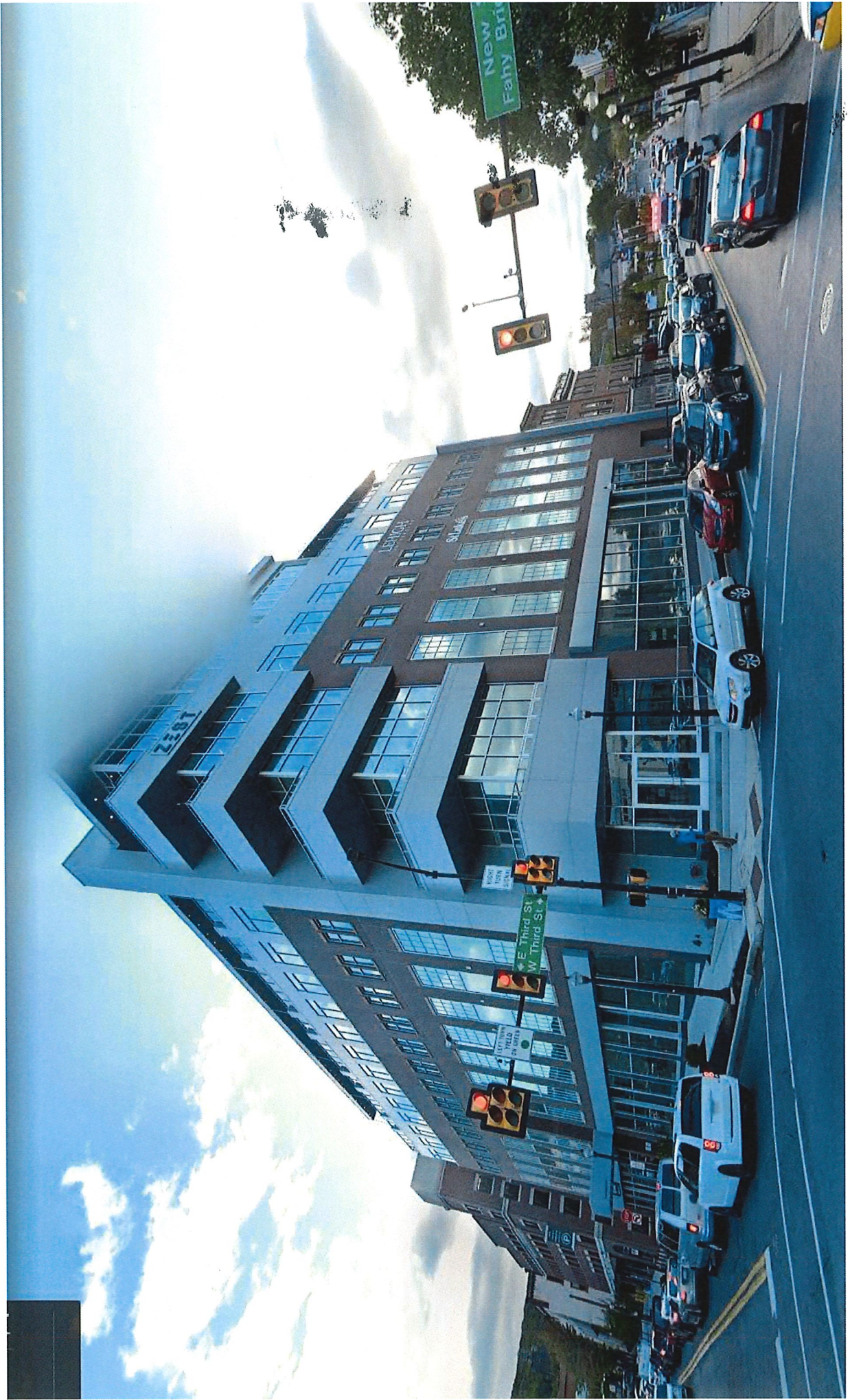
3. DRAWINGS OF PROPOSED WORK - Required drawings must accompany your application. Please submit ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS

- 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.

① Heaters for East Terrace
 ② Awnings for East Terrace
 ③ Alternative Awning for North Terrace

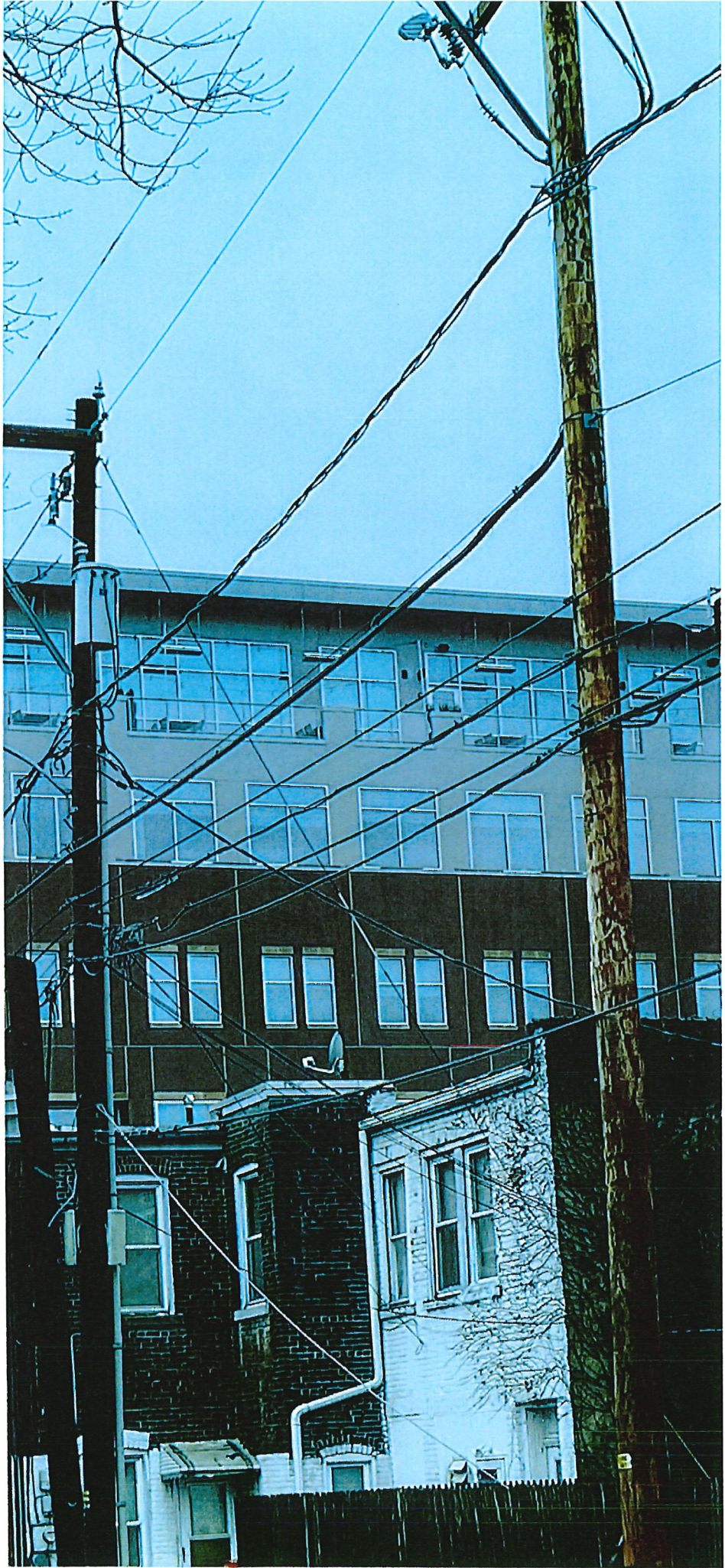
5. APPLICANT'S SIGNATURE [Signature] DATE: 1/1/21



1) Heaters for the East Terrace

I am asking for formal HCC approval for the East Terrace heaters. I reached out to Phil Roeder prior to installation, at which point he informed me I would need an electrical permit. I have included emails to show this. He did not communicate the need of an HCC approval. As his position is head of the HCC, I thought involving him from the beginning would assure that all requirements were met. I, in no way, tried to go around the necessary approvals for the heater installation. The phone call and subsequent meeting with Phil were on an emergent basis, as we were attempting to do anything possible to save our business during this pandemic. Essentially we are asking for some lenience in the approval process as nothing has prepared us for the events of the past year.







From: John Trapani [mailto:john.trapani@grille3501.com]
Sent: Tuesday, December 29, 2020 8:53 AM
To: [redacted]
Subject: FW: Zest Heaters - BEI Proposal

From: Roeder, Philip A [mailto:Philip.A.Roeder@pa.gov]
Sent: Thursday, October 1, 2020 9:01 AM
To: 'John Trapani'
Subject: RE: Zest Heaters - BEI Proposal

Thank you John. Also if you would include specifications for the heaters.
Philip

From: John Trapani [mailto:john.trapani@grille3501.com]
Sent: Thursday, October 1, 2020 8:43 AM
To: Roeder, Philip A [mailto:Philip.A.Roeder@pa.gov]
Subject: Re: Zest Heaters - BEI Proposal

CAUTION: This email originated from an external source. Do not click links or open attachments unless you trust the sender.

Thanks Phil,
The plan is to leave the heaters on 24/7 not allowing any snow to accumulate.
I will check with the manufacturer and get any specifications that are available.
John

Sent from my iPhone


On Oct 1, 2020, at 7:47 AM, Roeder, [redacted] wrote:

Good morning John,
The last time we talked I brought up the need to submit specifications for the canvas material to withstand a snowfall. Please let me know your plan with this.
Philip

From: John Trapani [mailto:john.trapani@grille3501.com]
Sent: Tuesday, September 29, 2020 2:24 PM
To: Roeder, Philip A [mailto:Philip.A.Roeder@pa.gov]
Cc: Anthony Trapani [mailto:anthony.trapani@zestbeaters.com]
Subject: Fwd: Zest Heaters - BEI Proposal

CAUTION: This email originated from an external source. Do not click links or open attachments unless you trust the sender.

Phil,

I contacted BEI electric on the permitting of the heaters, they did the heaters on the north terrace. I questioned them on the permitting for the north terrace as well as this proposal for heaters on the east terrace, their email follows. 

As I said on the phone I'm looking to keep the north patio open through the winter. So I ask the HCC to approve my request. I can certainly meet you at zest, show you the space and go over details if you desire? Any questions I can answer please don't hesitate to call.

John

Sent from my iPhone

Begin forwarded message:

From: Frank Bruno <fbruno@beielectrical.com>
Date: September 28, 2020 at 11:52:32 AM EDT
To: "jtrapani@grille3501.com" <jtrapani@grille3501.com>
Cc: Steve Statler <sstatler@beielectrical.com>
Subject: RE: Zest Heaters - BEI Proposal

John,

Thanks for the call. We did not need a permit on the last project we completed, and Steve and I believe we shouldn't this time because, like you said, this isn't permanent heaters since they are plug and play. Do you want us to confirm this with the City of Bethlehem, or are you already working on that with Phil Radar?

Sincerely,

Frank Bruno

Assistant Project Manager

BEI Electrical

1035 Bushkill Center Road,

Nazareth, PA 18064

Office: (610) 437-4763

Fax: (610) 432-9425

Cell: (484) 719-3698

fbruno@beielectrical.com

<image001.png>

From: Frank Bruno
Sent: Monday, September 21, 2020 6:57 AM
To: jtrapani@grille3501.com
Cc: Steve Statler <sstatler@beielectrical.com>
Subject: RE: Zest Heaters - BEI Proposal

Thanks for sending this John. We will not need a deposit for this work. Thank you for asking though! We should be seeing this material come in within the next 2 weeks, so we are hoping to get right out to you once they come in.

Sincerely,
Frank Bruno
Assistant Project Manager
BEI Electrical



<image001.png>

From: John Trapani [Redacted]
Sent: Friday, September 18, 2020 6:44 PM
To: Frank Bruno <[Redacted]>
Subject: RE: Zest Heaters - BEI Proposal

Here you go, do you need a deposit ?

From: Frank Bruno [Redacted]
Sent: Friday, September 11, 2020 2:03 PM
To: John Trapani
Cc: Steve Statler; Bryan Lieberman
Subject: Zest Heaters - BEI Proposal

Good Afternoon John,

Please see the attached proposal for the heaters work at Zest. Please review and let us know if you have any questions. Thank you.

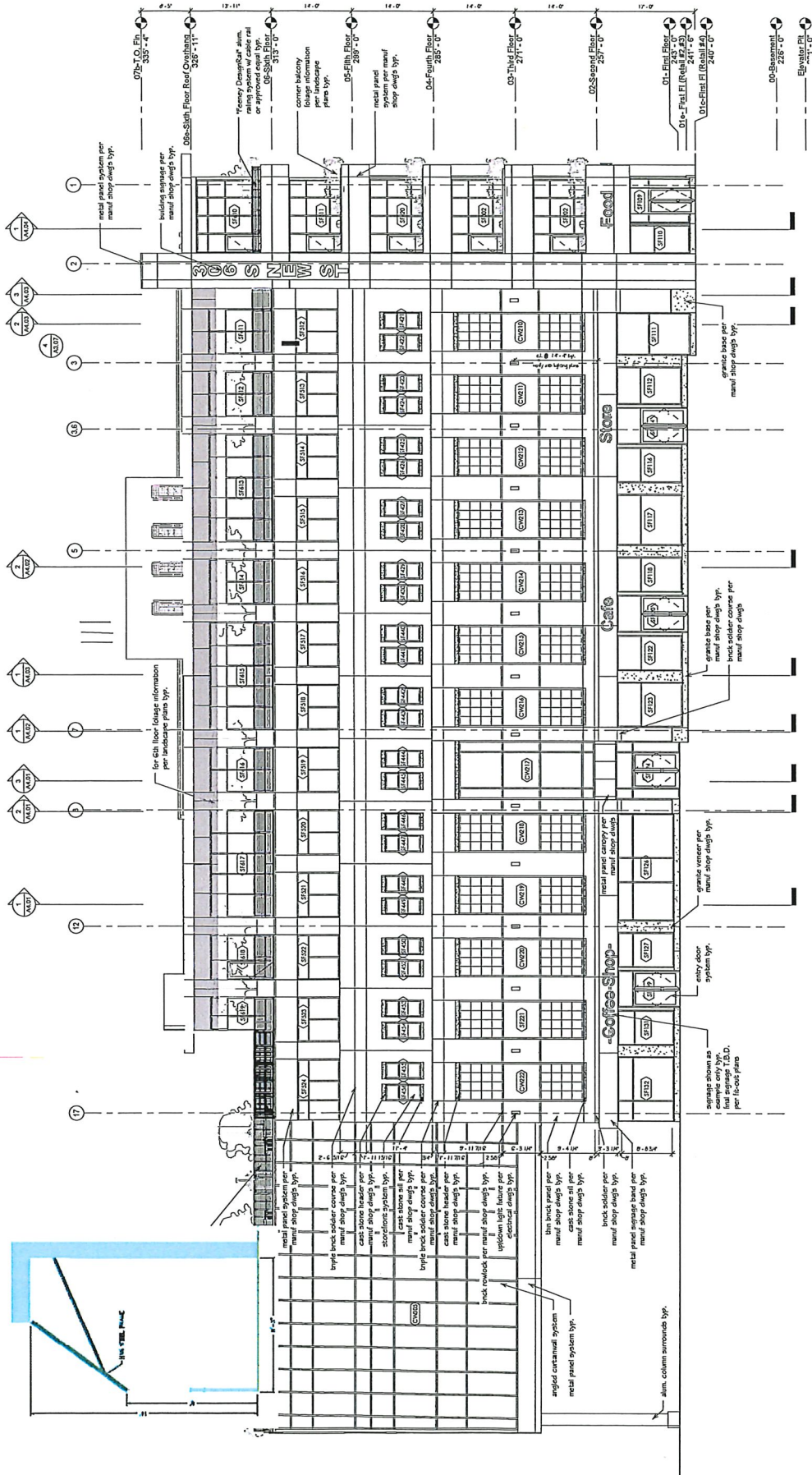
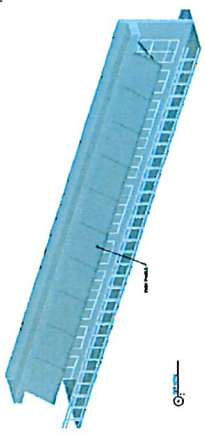
Sincerely,
Frank Bruno
Assistant Project Manager
BEI Electrical



<image001.png>

2) Awnings for the East Terrace

We are applying for a certificate of appropriateness for an awning on the East Terrace. This awning will cover the heaters and be grey in color to blend in with the building. The installation angle and construction materials will allow the awning to be up 12 months a year, thus providing a safer outdoor dining experience for our customers.



1. All brick masonry per manufacturer's drawings. Color to be "Manhattan Brick Valley Forge" or approved equal. Brick to be installed in running bond pattern, U.O.N.
2. Tactured stone per manufacturer's drawings. Color to be "Foligno Brown (Flood Green)" or approved equal.
3. Cast stone elements per manufacturer's drawings. Color "Limestone" or approved equal.
4. Window frames per window schedule, U.O.N.
5. Glassing per window schedule, U.O.N.
6. Glazing per window schedule, U.O.N.
7. Glazing per window schedule, U.O.N.
8. Glazing per window schedule, U.O.N.
9. Glazing per window schedule, U.O.N.
10. Glazing per window schedule, U.O.N.
11. Glazing per window schedule, U.O.N.
12. Glazing per window schedule, U.O.N.
13. Glazing per window schedule, U.O.N.
14. Glazing per window schedule, U.O.N.
15. Glazing per window schedule, U.O.N.
16. Glazing per window schedule, U.O.N.
17. Glazing per window schedule, U.O.N.
18. Glazing per window schedule, U.O.N.
19. Glazing per window schedule, U.O.N.
20. Glazing per window schedule, U.O.N.

3. Alternative awning for North Terrace

The awning design is to replace the existing awning on the North Terrace. The new design will allow the awning to be up 12 months a year, again, providing a safer outdoor dining experience for our customers.

