

Spillman Farmer Architects

Principals:

Christa Duelberg-Kraftician, AIA LEED AP GGP

Russel P. Pacala, AIA LEED AP

Salvatore B. Verrastro, AIA FCSI, NCARB

**1304 SPRING STREET
PROPOSED DEMOLITION AND RECONSTRUCTION
MAY 22, 2024**

The proposed work for this application is to do the following:

Demolition the existing residential structure and replace it with a new approximately 4100 SF, 4-unit apartment complex. Reference the letter date 5-22-24, to Mr. Joseph Shadid, CEO at Holy Family Senior Living, describing the reasons for demolishing the existing building.

Reference the attached site plan for the proposed location on the existing property and in relationship to the remaining existing residential units in the area.

Also reference the attached rendering documents depicting the proposed new structure.

Demolition will not begin until the funding for the new structure is in place and building permits have been obtained from the City of Bethlehem.

Please do not hesitate to call me with any questions.

Respectfully Submitted,

SPILLMAN FARMER ARCHITECTS



Salvatore B. Verrastro, AIA, FCSI, CCS, CCCA, NCARB
President

SBV

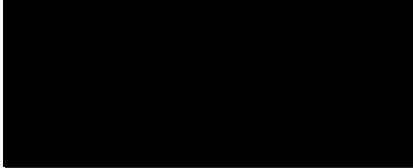
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May 22, 2024

Joseph Shadid, RN, MSN, MBA, NHA, PCA



Re: **1304 SPRING STREET
CONDITIONS ASSESSMENT
NOVEMBER 8, 2023**

As per your request, our office is providing this brief narrative on the existing conditions on the above mentioned house as it would relate to preserving the existing two-story home, located at 1304 Spring Street in Bethlehem, PA 18018.

1. The existing building is unoccupied and has been unoccupied for many years.
2. The building has approximately 1300 SF of floor space plus a basement which is approximately 580 SF. The roof square footage is approximately 825 SF
3. The building is a Queen Anne style of architecture.
4. The interior spaces are very damp and mold does exist in the building.
5. The exterior facade is horizontal wood siding which is in fair condition overall but is desperately in need of all new paint. The existing paint is peeling badly and must be removed completely. The existing paint contains lead and must be removed and disposed of properly. There are portions of the wood siding that will need to be repaired or replaced.
6. The foundation wall is in fair condition but there are a few minor cracks which will need further structural evaluation.
7. The roof is a steep sloped roofing system with the original slate shingles which are in very bad condition and will need to be removed and replaced. There are existing areas on the roof which are allowing water to enter the building. It is obvious that repairs to the roof have been completed in the past. If a new slate roof is provided, there will be a need for some of the existing rafters to be replaced in kind. Previous roof leaks caused will numerous damages to the ceilings on the second floor.
8. The brick chimney is in fair condition but will need to be repaired.
9. The interior walls and ceilings are plaster on a wood lath. A large portion of the plaster walls will need to be removed and replaced due to damages or deterioration from leaks. The plaster was tested for asbestos and the results were negative.

10. The second floor ceilings are damaged beyond any repairs and will need to be completely removed and replaced.
11. The basement floor is very damp as it is apparent that water enters the basement periodically.
12. The existing bathroom is not code compliant for commercial use and must be completely replaced with new fixtures and altered to be code compliant.
13. The existing windows are the original units and storm windows were added but are in poor condition. Some of the storm windows are missing. The windows do not operate properly in many cases.
14. The downspouts and gutters are intact and would only need minor repairs.
15. The front porch has some minor structural issues and would need a further evaluation before a repair can be determined.
16. To refurbish this building and bring it up to code and ready for occupancy, the cost is estimated to be a minimum of \$ 267,000 plus design fees or building permits. **Therefore, the total cost would be approximately \$300,000.**
17. If the building were to be totally demolished, the cost for the demolition including professional design fees, contingency and administration is approximately \$35,000.

Please do not hesitate to call me with any questions.

Respectfully Submitted,

SPILLMAN FARMER ARCHITECTS



Salvatore B. Verrastro, AIA, FCSI, CCS, CCCA, NCARB
President

SBV

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SPILLMAN FARMER a r c h i t e c t s

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Holy Family Senior Living – 1304 Spring Street, Bethlehem, PA Condition Assessment

SFA Project. No. P-888

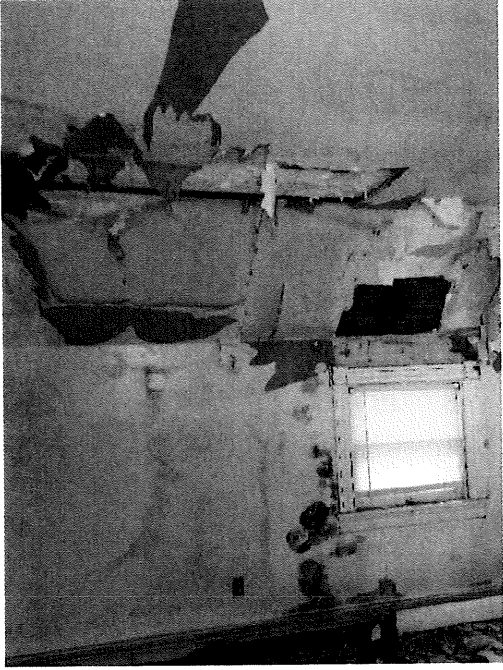
November 9, 2023

Priority Code (PC)	Deficiency Category (DC)
Priority 1 - Currently Critical	A – ADA Compliance
Priority 2 – Potentially Critical	B – Building Code Compliance
Priority 3 – Necessary – Not yet critical	C – Life Safety Code Compliance
Priority 4 – Recommended	D – Appearance
Priority 5 – Doesn't Meet Current Codes / Standards but is Grandfathered	E – Energy
	F – Functionality
	G – Building Integrity
	H - Environmental

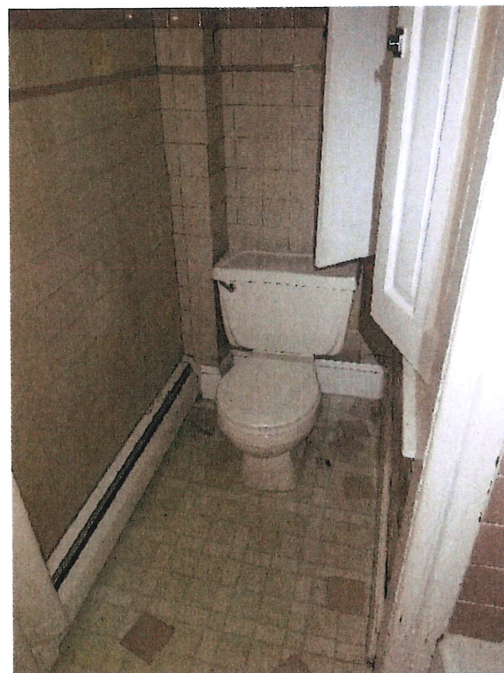
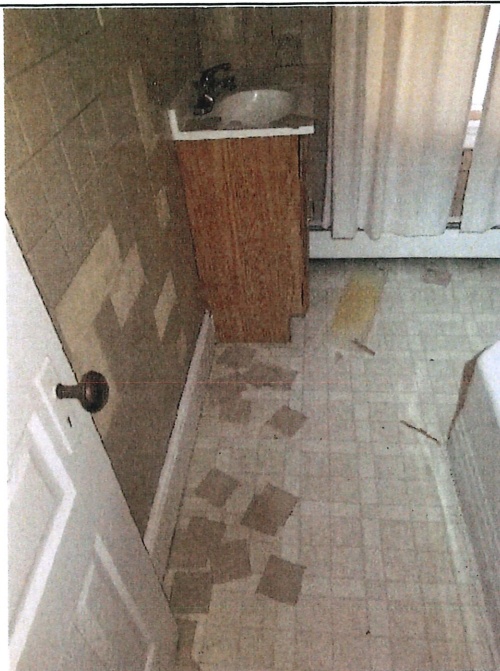
EXTERIOR AND INTERIOR ITEMS				
ITEM No.	PC	DC	DESCRIPTION	IMAGE
1	1	G	The existing paint on the exterior of the building is peeling badly. The paint contains lead and must be removed before the building is repainted. Estimated Cost: \$50,000	 

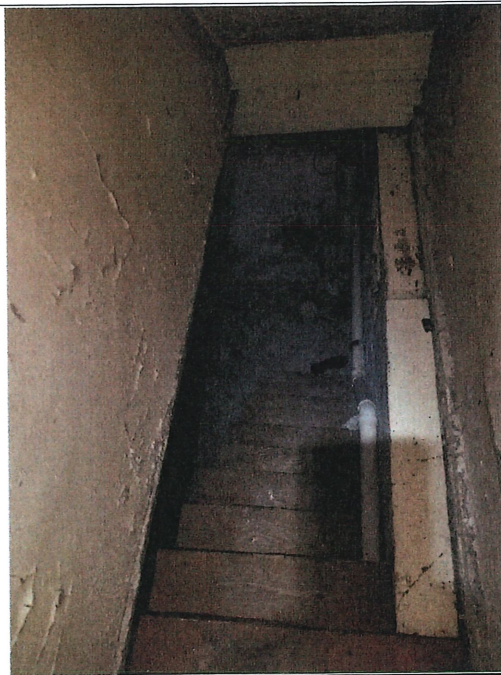
2	1	G	There are several areas on the exterior of the home where the wood siding and or trim has deteriorated and must be repaired or replaced. Estimated Cost: \$5,000	
3	1	G	The concrete foundation wall has a few minor cracks in it and at the front porch there are two foundation issues that need to be addressed and corrected. Estimated Cost: \$18,000	

4	1	G	The roof is a steep sloped roofing system with the original slate shingles which are in very bad condition and will need to be removed and replaced. There are existing areas on the roof which appear to be allowing water to enter the building. It is obvious that repairs to the roof have been completed in the past. If a new slate roof is provided, there will be a need for repairs to the existing roof rafters. Estimated Cost: \$30,000	 
5	1	G	The brick chimney will need to be repaired and should have a flue cap installed. Estimated Cost: \$5000	

6	1	G	The interior walls and ceilings are plaster on wood lath. A large portion of the plaster ceilings on the second floor will need to be removed and replaced due to damage or deterioration from leaks. Estimated Cost: \$40,000	 
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7	1	B	The existing bathroom is not code compliant for residential use and must be completely renovated with new fixtures and altered to be code compliant. Estimated Cost: \$40,000	



8	1	G	The heating system is not operable, and the baseboard units will need to be upgraded and repaired. Estimated Cost: \$15,000	
9	1	B	The stairs leading to the basement are not code compliant and will need to be replaced. Estimated Cost: \$8000	

10	1	G	The base of the masonry chimney located in the basement has deteriorated badly and must be repaired. It is not operational. Estimated Cost: \$6000	
11	2	E	A majority of the existing, double-hung wood windows appear to be original and are operating poorly. In addition, they are single pane units. Since the windows are not energy efficient, new storm windows would need to be added. Estimated Cost: \$10,000	
12	2	G	The front porch has some minor structural issues and would need further evaluation before a repair can be determined. Estimated Cost: \$5000	

13	1	G	It has been reported that the existing sanitary piping and drain to the street was poor and need to be repair and cleared. Further evaluation is needed to determine the full extent of the assessment. Estimate Cost: \$5000	
14	2	G	All of the kitchen cabinets need to be replaced as they have been damaged by moisture in the building. Estimated Cost: \$25,000	
15	3	G	Building Demolition – To demolish the building located at 1304 Spring Street in Bethlehem, the cost is estimated at \$35,000	