



# Ballina

GROUP, LLC

Historical Conservation Commission  
City of Bethlehem  
10 East Church Street  
Bethlehem, PA 18018

01-November-2021

**Re: Mixed-Use Development**  
**317, 319, 321, 323, 325, 327 South New Street**  
**Bethlehem, PA**

To the Committee:

This letter serves as an overview to the project submitted previously for Historical Conservation Commission's approval and recommendation on demolition of existing structures, with one primary contributing structure to remain as well as the construction of a new, mixed-use development building.

Since our last submission for the April, 2021 meeting, we have reviewed the comments and meeting minutes and have made the following changes to the proposed project:

- Building façade has been redesigned to show one building rather than the previous “two façade” approach.
- Window styles have been updated per the guidelines.
- Building design ‘rhythm and pattern’ of bays redefined per Committee recommendations.
- Exterior doors and windows have been revised to be inline.
- Rooftop HVAC screening has been added.
- Façade materials have been updated. Upper two floors have been clad with aluminum panels to ‘soften’ the exterior.
- Overpass at E. Graham Place has been dimensioned to show clear height.
- Exterior signage panels have been updated.
- Canvas awnings are open ended per guidelines.

Should you need any other information, please do not hesitate to contact us.

Sincerely,



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