
MINUTES

BOARD: HISTORIC CONSERVATION COMMISSION, CITY OF BETHLEHEM

MEMBERS PRESENT: TODD CHAMBERS, CRAIG EVANS (VICE CHAIR), GARY LADER (CHAIR), MICHAEL SIMONSON, DESIREE STRASSER

MEMBERS ABSENT: (NONE)

STAFF PRESENT: LAURA CLIFTON (ASSOCIATE TO HISTORIC OFFICER), JEFFREY LONG (HISTORIC OFFICER)

PRESS PRESENT: ED COURRIER (BETHLEHEM PRESS)

VISITORS PRESENT: ANTHONY CIVITELLA, ERIC DELONG, WALED ELFEIL, DOMINICK GURRERI, CRAIG JOHNSON, RYAN KENNEDY, JESSICA MARGULIES, SAMUEL MONTOYA, ERIC REIDLINGER, DENNIS WIRTH

MEETING DATE: APRIL 20, 2026

The regular meeting of the Historic Conservation Commission (HCC) was held on April 20, 2026, at the City of Bethlehem Town Hall Rotunda, 10 East Church Street, Bethlehem, PA. HCC Chair Gary Lader called the meeting to order at 6:00 p.m.

Agenda Item #1

Property Location: 15 East Fourth Street

Property Owner: Jea III Chung

Applicant: Uno Team, Inc.

Building Description, Period, Style, and Defining Features: This structure is a 3-story, 3-bay, semi-detached, masonry commercial and residential building with a flat roof. Constructed ca. 1880, the building was originally Italianate in style, as evidenced by the detailed upper cornice; however, many defining features were lost when exposed façades were treated with a stucco veneer and given an etched pattern (often referred to as “Brickote”) in imitation cast stone in a medium gray color during the mid-20th century. A recessed entrance door with divided lites leads to upper-level dwelling units while a full-lite storefront door, a large shop window and an awning associated with the entry-level commercial location are more recent renovations.

Proposed Alterations: The Applicant proposes to install new fabric with new logo graphics onto the existing aluminum awning frame and also to install new window and door decals as signage for a new commercial tenant.

Guideline Citations:

- **Secretary of the Interior’s Standards (SIS) 9.** -- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- It is the purpose and intent of the City of Bethlehem to promote, protect, enhance, and preserve historic resources and traditional community character for the educational, cultural, economic and general welfare of the public through the preservation, protection and regulation of buildings and areas of historic interest or importance within the City.
- **Historic Conservation Commission ‘Guidelines for Signage’**

Evaluation, Effect on Historic Conservation District, Recommendations: COA Application indicates intent to replace fabric of existing aluminum awning above commercial entrance door and shop window with new fabric that matches dimensions of existing: 48-inches tall x 156-inches wide, with 36-inch projection and 8-inch-tall valance. Scale drawing of building façade with depiction of proposed awning, indicated on Application as required, is not provided so Application is incomplete. Proposed awning in black color includes company logo consisting of stylized trompo (Mexican meat rotisserie) in red color at left of word “UNO” in large, bold, sans-serif, all upper-case, italic lettering in bright white color followed on next line by “TAQUERIA” in medium, bold, sans-serif, all upper-case, italic lettering in red color. Sizes of individual lettering are not provided; however, overall dimensions of logo and lettering are 24-inches tall x 48-inches wide. Proposed logo and letters are centered vertically and horizontally within pitched surface of awning. Proposal also includes slogan on vertical valance with words “UNO TAQUERIA – THE AUTHORITY IN TACOS & SALSAS” in bold, sans-serif, all upper-case, italic lettering in bright white color. Size of overall slogan lettering is not provided but is centered vertically and horizontally within vertical valance. Proposed replacement awning fabric is appropriate as submitted, with following clarifications:

- confirm new awning fabric is Sunbrella (or comparable) canvas and not vinyl, etc.
- confirm awning will have open ends
- confirm height and width dimensions of each text line to ensure they fit within proposed locations
- consider warm white or ivory instead of bright white color as more appropriate hue within Historic Conservation District

COA Application also includes proposed vinyl signage centered vertically and horizontally within shop window. Similar to signage at awning, window signage includes company logo consisting of trompo (Mexican meat rotisserie) in red color at left of word “UNO” in large, bold, sans-serif, all upper-case, italic lettering in bright white color followed on next line by “TAQUERIA” in medium, bold, sans-serif, all upper-case, italic lettering in red color. Next text line is bright white in color but too small to read, so clarification is warranted. Sizes of individual text lines are not provided; however, overall dimensions of proposed window graphics are 18-inches tall x 30-inches wide while overall dimensions of shop window are 72-inches tall x 72-inches wide. Proposed vinyl window graphics are appropriate as submitted, with following clarifications:

- confirm vinyl graphics are installed on inside glass surface of shop window
- confirm wording of slogan beneath logo

COA Application also includes proposed vinyl signage within upper third of full-lite storefront entrance door. Proposed graphics are same as graphics for shop window, but dimensionally smaller at 6-inches tall x 12-inches wide while overall dimensions of entrance door are not provided. Proposed vinyl door signage is appropriate as submitted, with following clarifications:

- confirm graphics are installed on inside glass surface of storefront door
- confirm overall dimensions of glass portions of entrance door to ensure proposed signage fits
- consider similar graphics with hours of operation in lower segment of storefront door

COA Application makes no mention of proposed exterior painting; however, comparison of front façade photos indicates window trim was previously painted red but is now painted green, so clarification is warranted.

Discussion: Samuel Montoya represented proposal to install new fabric with new logo graphics onto existing aluminum awning frame and also to install new window and door decals as signage for new commercial tenant. Applicant was unable to confirm proposed awning fabric material but agreed to match existing; Mr. Lader requested Applicant to confirm with fabricator/installer that proposed awning fabric is Sunbrella canvas (or comparable) with open ends. Mr. Lader inquired if proposed vinyl signage is on inside surfaces of various glass surfaces. Applicant confirmed that new vinyl signage within shop window will be installed on inside surface while existing signage on entrance door will remain, so proposed new door signage can be ignored. Mr. Simonson inquired if Applicant plans to include operational hours on entrance door; Applicant prefers hanging sign on door with such information for ease of revising, as needed. Mr. Evans inquired about intended slogan beneath logo for proposed shop window signage; Applicant responded that slogan for shop window signage matches proposed slogan for awning valance: “UNO TAQUERIA – THE AUTHORITY IN TACOS & SALSAS” in bold, sans-serif, all upper-case, italic lettering in bright white color. Mr. Chambers inquired if Applicant might consider bright white color to more appropriate

warm white or ivory; Applicant was amendable to revision in hue of white color. Mr. Lader inquired if Applicant is also proposing residual up-lighting inside awning canopy based on provided supplemental detail; Applicant confirmed that no new lighting is envisioned or proposed. Applicant also confirmed that trim at shop window was recently painted green but intends to re-paint previous red color to coordinate with red color in corporate logo.

Public Commentary: none

Motion: The Commission upon motion by Mr. Lader and seconded by Mr. Chambers adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described herein:

1. The proposal to install new fabric with new logo graphics onto the existing aluminum awning frame and also to install new window decals as signage for a new commercial tenant was presented by Samuel Montoya.
2. Appropriate details for replacement fabric at awning above commercial entrance door and shop window include:
 - a. new fabric matches dimensions of existing: 48-inches tall x 156-inches wide, with 36-inch projection and 8-inch-tall valance; background is black in color
 - b. awning fabric is Sunbrella (or comparable) canvas (not vinyl) with open ends
 - c. includes company logo and graphics consisting of:
 - i. stylized trompo (Mexican meat rotisserie) in red color at left of word "UNO" in large, bold, sans-serif, all upper-case, italic lettering in warm white or ivory color followed on next line by "TAQUERIA" in medium, bold, sans-serif, all upper-case, italic lettering in red color
 - ii. overall dimensions of logo and lettering are 24-inches tall x 48-inches wide
 - iii. logo and letters are centered vertically and horizontally within pitched surface of awning
 - iv. also includes slogan on vertical valance with words "UNO TAQUERIA – THE AUTHORITY IN TACOS & SALSAS" in bold, sans-serif, all upper-case, italic lettering in warm white or ivory color; slogan lettering is centered vertically and horizontally
3. Appropriate details for new signage in shop window include:
 - a. vinyl signage centered vertically and horizontally; installed on inside glass surface
 - b. overall dimensions are 18-inches tall x 30-inches wide
 - c. includes company logo and graphics consisting of stylized trompo (Mexican meat rotisserie) in red color at left of word "UNO" in large, bold, sans-serif, all upper-case, italic lettering in white color followed on next line by "TAQUERIA" in medium, bold, sans-serif, all upper-case, italic lettering in red color; also includes slogan beneath with words "UNO TAQUERIA – THE AUTHORITY IN TACOS & SALSAS" in bold, sans-serif, all upper-case, italic lettering in white color

Note: existing door signage from previous commercial tenant will remain.

The motion for the proposed work was unanimously approved.

Agenda Item #2

Property Location: 306 Brodhead Avenue

Property Owner: Angelina M, LLC

Applicant: Grandma Chicken

Building Description, Period, Style, and Defining Features: The COA Application was not represented, so no assessment was conducted.

Motion: No motion was made due to lack of Applicant representation; however, Mr. Simonson confirmed that all new signage within existing sign band was recently removed while window signage remains and still requires assessment during future HCC meeting.

Agenda Item #3 note: Mr. Chambers confirmed professional conflict of interest with this agenda item and recused himself from any discussion and subsequent voting on resulting motion.

Property Location: 25 West Third Street

Property Owner: ArtsQuest

Applicant: MKSD Architects

Building Description, Period, Style, and Defining Features: Construction of this semi-detached, 5-story institutional building with a flat roof located on the corner of West Third Street and Northampton Street was initiated in 2025 and it is Contemporary in style. Entry-level façades along both streets include brick siding with metal and glass storefronts. The upper West Third Street façade is clad with metal panels and punched windows while the upper Northampton Street façade is a glass and metal curtainwall assembly. The upper-most floor level is set back and has a swooping roof canopy, creating an open-air terrace along the east façade. HCC is mandated with preserving structures dating from the designated era of the Historic Conservation District (ca. 1895 - 1950); thus, this building is not considered contributing to the District.

Proposed Alterations: The Applicant proposes to install three new signs on three different façades.

Guideline Citations:

- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item 1
- **Historic Conservation Commission 'Guidelines for Signage'**

Evaluation, Effect on Historic Conservation District, Recommendations: COA Application indicates intent to install three new signs as new building signage on three different building façades.

Signage Location 1 (as indicated on Sheets 2 and 3) is above entrance doors at east façade facing Northampton Street. Overall dimensions of sign are 34-inches tall x 348-inches wide while Detail 2 'East Elevation' on final sheet (not numbered) indicates overall width of proposed sign is 356-inches, so clarification is warranted. Proposed sign terminates 24-inches from corner with adjacent attached single-story structure, with select details extending above and below horizontal face of entrance canopy. Signage includes corporate logo comprised of word "ARTS" in large, bold, sans-serif, all upper-case lettering bracketed before and after with shapes evoking cross-section of channel steel beam followed by word "QUEST" in same large, bold, sans-serif, all upper-case lettering followed by words "Creative Factory" in medium, bold, sans-serif lettering followed by words "powered by" in small, bold, sans-serif, all lower-case lettering and terminating in PPL corporate logo of medium, bold, sans-serif lettering in dark blue color with semi-circle of points in medium blue color radiating out from final letter ... all on one text line.

Signage Location 2 (as indicated on Sheets 4 and 5) is in upper portion of west façade. Overall dimensions of sign are 100-inches tall x 288-inches wide. According to Detail 3 'West Elevation' on final sheet (not numbered) proposed sign terminates 180-inches from northwest building corner and terminates 72-inches down from roof parapet. Similar to previous sign, proposed signage includes corporate logo comprised of word "ARTS" in large, bold, sans-serif, all upper-case lettering bracketed before and after with shapes evoking cross-section of channel steel beam followed by word "QUEST" in same large, bold, sans-serif, all upper-case lettering. Next text line includes words "Creative Factory" in medium, bold, sans-serif lettering followed on next text line by words "powered by" in small, bold, sans-serif, all lower-case lettering and terminating in PPL corporate logo of medium, bold, sans-serif lettering in dark blue color with semi-circle of points in medium blue color radiating out from final letter.

Signage Location 3 (as indicated on Sheets 6 and 7) is in upper portion of north façade that extends out toward rear parking lot. Overall dimensions of sign are same as proposed Signage Location 2: 100-inches tall x 288-inches wide. According to Detail 1 'North Elevation' on final sheet (not numbered) proposed sign terminates 39.75-inches from northeast corner of this building segment and terminates 72-inches down from roof parapet. Like previous sign, proposed signage includes corporate logo comprised of word "ARTS" in large, bold, sans-serif, all upper-case lettering bracketed before and after with shapes evoking cross-

section of channel steel beam followed by word "QUEST" in same large, bold, sans-serif, all upper-case lettering. Next text line includes words "Creative Factory" in medium, bold, sans-serif lettering followed on next text line by words "powered by" in small, bold, sans-serif, all lower-case lettering and terminating in PPL corporate logo of medium, bold, sans-serif lettering in dark blue color with semi-circle of points in medium blue color radiating out from final letter.

Proposed letters and logos for all three signs are reverse channel with clear polycarbonate backs; illumination to be back-lit halo effect around edges of letters and logos. Except for PPL logo, all letters and logos for all three signs are satin silver metallic in color. According to supplemental details, individual letters and logos are 3-inches thick, fabricated with .063-inch aluminum fronts and sides, to be off-set 1.5-inches from building façade using pvc spacers. HCC design guidelines do not define appropriate thickness for individual pin-mounted letters while recent discussions between HCC and Applicants typically limit thickness of channel letters to maximum 2-inches, so discussion is warranted before appropriateness can be determined. Applicant should also be prepared with following clarifications:

- confirm that sides of all channel letters and logos are painted same colors as fronts
- confirm LED lighting for proposed back-lit halo effect is maximum 3000K temperature color in satisfaction of relevant design guidelines to use warm illumination
- confirm no conduits, raceways or junction boxes associated with illumination can be visible on building façades

Discussion: Ryan Kennedy and Dennis Wirth represented proposal to install three new signs on three different façades. Applicant requested amendment to original COA Application and provided supplemental drawing sheet reflecting proposed revision. Mr. Lader inquired whether revised drawing replaces or is in addition to original submission. Applicant clarified that supplemental drawing sheet reflects addition to original COA Application ... namely street address on south and east façades in compliance with city's fire code: street numbers are 12-inches high while street names are 4-inches high. Mr. Evans inquired if proposed lettering is also backlit; Applicant responded that these letters are individually pin-mounted but not backlit. Ms. Strasser inquired about font style and thickness of proposed letters; Applicant responded that font style will match proposed signage elsewhere while thickness of letters is maximum 2-inches.

Mr. Lader inquired if fronts and sides of proposed signage depicted on original COA Application are uniform in finish on fronts and all sides; Applicant confirmed that all lettering is uniform in finish on fronts and all sides. Mr. Lader inquired if proposed LED illumination is maximum 3000K color temperature and as well as no exposed conduits, raceways or junction boxes associated with illumination; Applicant confirmed proposed LED illumination is maximum 3000K color temperature and no exposed conduits, raceways or junction boxes associated with illumination are visible on building façades. Mr. Evans inquired if proposed 3-inch depth of all lettering (except for street numbers) is necessary. Applicant noted that height and scale of new building necessitate larger-scale lettering, so 3-inch-thick letters will create more interest and shadowing without being overbearing. Mr. Lader recalled that new building currently under construction is not considered contributing to Historic Conservation District and is also monumental in scale, so proposed 3-inch-thick lettering could be considered appropriate. Mr. Evans requested clarification about intended cladding at location of proposed signage; Applicant explained that final cladding of new building at upper floor levels is metal siding in matte gray finish. Mr. Evans inquired if any supplemental exterior illumination for new building is anticipated; Applicant responded that existing ambient lighting is sufficient, so building façade is currently not intended to receive supplemental illumination. In closing, Applicant confirmed that Sign Location 1 is indeed 348-inches wide (not 356-inches wide).

Public Commentary: none

Motion: The Commission upon motion by Mr. Evans and seconded by Ms. Strasser adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described herein:

1. The proposal to install three new signs on three different façades was presented by Ryan Kennedy and Dennis Wirth.
2. Appropriate details for Signage Location 1 above entrance doors at east façade facing Northampton Street include:

- a. overall dimensions of sign are 34-inches tall x 348-inches wide; sign terminates 24-inches from corner with adjacent attached single-story structure, with select details extending above and below horizontal face of entrance canopy
 - b. includes corporate logo comprised of word "ARTS" in large, bold, sans-serif, all upper-case lettering bracketed before and after with shapes evoking cross-section of channel steel beam followed by word "QUEST" in same large, bold, sans-serif, all upper-case lettering followed by words "Creative Factory" in medium, bold, sans-serif lettering followed by words "powered by" in small, bold, sans-serif, all lower-case lettering and terminating in PPL corporate logo of medium, bold, sans-serif lettering in dark blue color with semi-circle of points in medium blue color radiating out from final letter ... all on one text line
 - c. except for PPL logo, all letters and logos are satin silver metallic in color; sides of all letters and all logos match finish of fronts
 - d. individual letters and logos are 3-inches thick, fabricated with .063-inch aluminum fronts and sides, to be off-set 1.5-inches from building façade using pvc spacers
 - e. letters and logos are reverse channels with clear polycarbonate backs; illumination to be back-lit halo effect
 - f. LED illumination is maximum 3000K color temperature with no exposed conduits, raceways or junction boxes
3. Appropriate details for Signage Location 2 in upper portion of west façade include:
- a. overall dimensions of sign are 100-inches tall x 288-inches wide; sign terminates 180-inches from northwest building corner and terminates 72-inches down from roof parapet
 - b. includes corporate logo comprised of word "ARTS" in large, bold, sans-serif, all upper-case lettering bracketed before and after with shapes evoking cross-section of channel steel beam followed by word "QUEST" in same large, bold, sans-serif, all upper-case lettering followed by words "Creative Factory" in medium, bold, sans-serif lettering followed by words "powered by" in small, bold, sans-serif, all lower-case lettering and terminating in PPL corporate logo of medium, bold, sans-serif lettering in dark blue color with semi-circle of points in medium blue color radiating out from final letter ... all on one text line
 - c. except for PPL logo, all letters and logos are satin silver metallic in color; sides of all letters and all logos match finish of fronts
 - d. individual letters and logos are 3-inches thick, fabricated with .063-inch aluminum fronts and sides, to be off-set 1.5-inches from building façade using pvc spacers
 - e. letters and logos are reverse channels with clear polycarbonate backs; illumination to be back-lit halo effect
 - f. LED illumination is maximum 3000K color temperature with no exposed conduits, raceways or junction boxes
4. Appropriate details for Signage Location 3 in upper portion of north façade that extends out toward rear parking lot include:
- a. overall dimensions of sign are 100-inches tall x 288-inches wide; sign terminates 39.75-inches from northeast corner of this building segment and terminates 72-inches down from roof parapet
 - b. includes corporate logo comprised of word "ARTS" in large, bold, sans-serif, all upper-case lettering bracketed before and after with shapes evoking cross-section of channel steel beam followed by word "QUEST" in same large, bold, sans-serif, all upper-case lettering followed by words "Creative Factory" in medium, bold, sans-serif lettering followed by words "powered by" in small, bold, sans-serif, all lower-case lettering and terminating in PPL corporate logo of medium, bold, sans-serif lettering in dark blue color with semi-circle of points in medium blue color radiating out from final letter ... all on one text line
 - c. except for PPL logo, all letters and logos are satin silver metallic in color; sides of all letters and all logos match finish of fronts

- d. individual letters and logos are 3-inches thick, fabricated with .063-inch aluminum fronts and sides, to be off-set 1.5-inches from building façade using pvc spacers
 - e. letters and logos are reverse channels with clear polycarbonate backs; illumination to be backlit halo effect
 - f. LED illumination is maximum 3000K color temperature with no exposed conduits, raceways or junction boxes
5. Appropriate details for street number signage installed on south and east façades in compliance with city's fire code include:
- a. street numbers are 12-inches high in large, bold, sans-serif lettering; street names are 4-inches high in small, bold, sans-serif lettering
 - b. letters and numbers are individually pin-mounted but not backlit
 - c. letters and numbers are 2-inches thick, fabricated with .063-inch aluminum fronts and sides, to be off-set from building façade using spacers
 - d. fronts and sides of all letters and numbers are satin silver metallic in color

The motion for the proposed work was approved: 4:0:1, with Mr. Chambers abstaining due to professional conflict of interest.

Agenda Item #4

Property Location: 330 East Fourth Street

Property Owner: Nabila Youssef

Applicant: Factory39

Building Description, Period, Style, and Defining Features: This structure, located at the corner of Polk Street and East Fourth Street, is a detached 2 ½-story, 3-bay, brick masonry and stucco dwelling with a front facing gable, small arched windows in the front gable, large roof dormers on the east and west with paired double-hung windows, built-in gutters, and a wide, yellow brick partially enclosed front porch with clay tile roof. The main house dates from ca. 1890, includes 1-over-1 double-hung windows and is Classical Revival in style. An earlier wood-frame front porch was replaced ca. 1920 with a brick masonry porch that is Spanish Revival in style, with brick arches supported by masonry piers, a brick balustrade and a clay tile roof. The house has a low concrete wall on both street fronts but has lost the associated wrought iron fence over time. The large, detached, single-story, multi-bay, brick masonry garage with flat roof located at the rear of the property is considered non-contributing to the Historic Conservation District because it was constructed after the district's period of significance (ca. 1885-1950) when South Bethlehem experienced dramatic development.

Proposed Alterations: The Applicant proposes to construct a new mixed-use building, with one commercial space and four dwelling units.

Guideline Citations:

- **Secretary of the Interior's Standards (SIS) 9.** -- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item 1
- **Historic Conservation Commission** -- relevant Design Guidelines for new construction

Evaluation, Effect on Historic Conservation District, Recommendations: COA Application indicates intent to construct new mixed-use building, with one commercial space at entrance level and four upper-level dwelling units. Different Applicant presented to HCC on July 15, 2024, with proposal to demolish existing, single-family dwelling and rear garage at this location and replace with 3-story, mixed-use structure, with commercial space on first floor and four dwelling units above, along with on-site parking

spaces and dumpster enclosure. HCC ultimately tabled any decision until Applicant returned with revised proposal that responded to various comments, including concerns about demolishing structure with high level of historical integrity that completes end of entire city block of similar 2 ½-story brick masonry single-family structures dating from roughly same time period and also lack of supporting evidence that all attempts to reuse historic building were exhausted prior to considering demolition. Same Applicant returned to HCC on September 16, 2024, to confirm that property was recently appraised at \$100K with additional \$375K needed to address various structural concerns while only leaving skeleton of structure that cannot support proposed mixed-use development. After much discussion, HCC unanimously approved proposal to demolish existing single-family dwelling to construct 3 1/2-story mixed-use structure, with commercial space on first floor and four 2-bedroom dwelling units above, along with removal of existing rear garage structure; however, Applicant was challenged by HCC to address several concerns with overall development concept before subsequent motion to move forward with proposed project can be made. Such concerns included: appropriately setting back front façade to align with façades of existing contributing structures; including single-story front porch and integrating low retaining wall with fence at public right-of-way that align with walls at adjacent properties to maintain current streetscape; retaining existing elevated property height and site new construction to match elevated siting of adjacent properties. Applicant was also requested to conduct study of sightlines due to corner situation at intersection of East Fourth Street and Polk Street.

New Applicant now appears before HCC for assessment of slightly modified design proposal, noting that existing Certificate of Appropriateness already allows for demolition of existing single-family dwelling in order to construct 3 1/2-story mixed-use structure, with commercial space on first floor and four 2-bedroom dwelling units above, along with removal of existing rear garage structure. In response, proposed replacement structure must be assessed according to Secretary of Interior's Standards concerning new construction as well as relevant Design Guidelines which encourage new construction that "(preserves) cohesive ambiance of ... District with compatible, sympathetic, and contemporary construction, ... (matches) setbacks of adjacent buildings on streetscape and (has) compatible siting, proportion, (size and) scale, form, materials, fenestration, roof configuration, details and finishes". Based upon current Applicant's provided scale drawings, proposed new construction does not match setback of remaining structures along 300 block of East Fourth Street and is therefore inappropriate; appropriate design should set back front façade to align with façades of existing contributing structures, include single-story front porch and integrate low retaining wall with fence at public right-of-way that aligns with walls at adjacent properties to maintain current streetscape. Proposed design inappropriately lowers height of existing front lawn to be even with public right-of-way; appropriate design solution should retain existing elevated property height and site new construction to match elevated siting of adjacent properties. Requested study of traffic sightlines due to corner situation is not mentioned within supplemental documents.

Proposed new construction is 3 ½-stories tall and measures approximately 35-feet wide x 56.5-feet deep, which is wider and significantly deeper than adjacent dwellings along East Fourth Street. Provided scale drawings indicate soffit height of proposed structure is approximately 28-feet high and peak of gable roof is approximately 41-feet high, confirming that size and scale of proposed structure is considerably larger than 2 ½-story historic structures along 300 block of East Fourth Street. Previous Applicant provided scale drawing of proposed development project within context of neighboring structures; similar updated drawing of current design proposal would have been helpful for comparison.

Provided scale drawings begin to address such design concerns as proposed materials (brick, lap siding, asphalt roof shingles) and fenestration (storefronts, 6-over-1 double-hung windows). Design features such as windows that align vertically are appropriate while decorative brackets beneath eaves at select locations appropriately recall similar details of nearby contributing structures. Proposed storefront assemblies at entry level include such appropriate details as lower apron, shop windows and full-lite entrance door, transoms with divided lites, etc.; however, there is no indication of traditional sign band with cornice above storefront that allows for signage of future commercial tenants.

Applicant's subsequent reviews with HCC should include written product specifications and cut sheets as well as actual samples of all proposed materials. Applicant is also strongly encouraged to review relevant Design Guidelines for suggestions of appropriate materials and finishes as well as appropriate details for storefront assemblies, proposed signage and exterior lighting within Historic Conservation District in preparation for future HCC assessments.

Discussion: Eric Reidlinger and Dominick Gurreri represented proposal to construct new mixed-use building, with one commercial space and four dwelling units. Applicant provided two additional drawing sheets (Site Plan and Building Elevations) intended as supplemental to original COA Application, noting that provided details are in response to recent meeting at City Hall with Planning Office representatives that help to better illustrate proposed project. Calling attention to Site Plan drawing, Applicant clarified that proposed development project now sets back from public right-of-way; also includes results of sight triangle study to ensure code-required sight lines are accommodated. Mr. Lader noted that provided plan does not include depiction of neighboring buildings, but HCC finds it important and appropriate to match setbacks of those existing structures. Applicant clarified that current design proposal includes western building segment that aligns with setback of neighboring structure while eastern building segment steps forward as reference to existing front porch; continued that upper floor levels cantilever 36-inches out over entry level. Mr. Lader encouraged Applicant to consider relocating overhang to rear of property and allowing upper front façade to remain flush with lower façade; Applicant responded that overhang along public right-of-way offers shelter for customers entering commercial location. Mr. Lader expressed concern that peak of proposed gable roof seems even higher than initial hip roof proposal; Applicant confirmed that current roof peak is slightly higher than previous design but serves as transition from lower 2 1/2-story western neighbor and 3 full stories of eastern neighbor. Mr. Chambers inquired if attic space is inhabited; Applicant confirmed that proposed attic is not inhabited. Mr. Chambers suggested returning to initial hip roof design to reduce overall height and inquired about ceiling heights of proposed dwelling units, with suggestion to potentially reduce that dimension. Applicant responded that finish floor to ceiling heights of upper-level dwelling units is 9-feet (in keeping with current market trend) while entry-level commercial space has even taller ceiling height. Mr. Lader suggested including additional windows at rear façade so that bedrooms have at least two windows for cross-ventilation and more natural light; Mr. Evans agreed, noting rear wall is currently “bland, cold and uninviting”. Applicant responded that rear parking would be visible from such windows and headlights from parking cars might shine directly into dwelling units; also called attention to proposed furniture layouts as reason for omitting windows at rear façade. Mr. Chambers encouraged additional windows and stated that potential window placements could be closer to building corners rather than centered in each bedroom to accommodate furniture; Applicant agreed to consider suggestion of adding windows at rear (south) façade moving forward. Mr. Lader repeated previous concern that current proposal does extend defining features of existing block along public sidewalk, including single-story front porch and low retaining wall with fence at public right-of-way that aligns with walls at adjacent properties to maintain current streetscape. Ms. Strasser supported that comment, noting personal appreciation for South Bethlehem walk-up tradition; Mr. Simonson countered that new construction must satisfy ADA-compliance, so walk-up concept could prove challenging and might also result in overall building height increase. Applicant noted that such details might also encroach on required sight triangle at intersection; however, there is potential for entrance plaza at storefront entry that still retains portion of elevated lawn to align with lawn and retaining wall of adjacent neighbor and agreed to investigate further.

Mr. Lader inquired about proposed materials, noting brick at building base is appropriate while proposed vinyl siding is inappropriate (as described in relevant Design Guidelines) and suggested smooth composite siding with no stamped wood graining. Applicant responded with preference for vinyl siding due to ease of maintenance; Mr. Lader countered that lifespan of vinyl siding is relatively short and effort to repair/replace requires more maintenance over time. Mr. Chambers inquired about proposed material of support brackets; Applicant explained that upper brackets are decorative and fabricated from composite material while lower brackets are structural and fabricated from wood. Mr. Lader noted comment on drawings about asphalt shingles and explained HCC preference for GIF Slateline asphalt shingles in ‘Antique Slate’ color as appropriate within Historic Conservation District; Applicant was amendable to that suggestion.

In conclusion, Applicant explained desire to move forward by securing various reviews by relevant city entities while noting HCC desire for further design development. Mr. Simonson responded that Applicant is already through portions of development process and is indeed allowed to pursue Developer’s Agreement while HCC assessments are on-going; however, various permits cannot be issued until all reviews (including HCC) are successfully completed.

Public Commentary: none

Motion: The Commission upon motion by Mr. Evans and seconded by Mr. Chambers unanimously adopted the proposal to table any decision about the appropriateness of the proposal to construct a new mixed-use building, with one commercial space and four dwelling units, in order to allow the Applicant opportunity to explore and address requested revisions, including but not limited to: building setback to match setbacks of neighboring structures along this specific block; revised cladding materials; additional windows at rear (south) façade; alternative roof forms and reduction in finished floor heights at all floor levels, with desire to lower overall building height; creation of front plaza at commercial storefront that does not conflict with sight triangle.

Agenda Item #5

Property Location: 306 South New Street

Property Owner: Gateway 1, Inc.

Applicant: Waled Elfeil

Building Description, Period, Style, and Defining Features: Construction of this semi-detached, 6-story commercial building located on the corner of South New Street and West Third Street was initiated in 2016 and it is Contemporary in style. The primary façades on both streets include glass and aluminum storefronts at the street level, are clad in brick on the second through fourth floors, while the upper-most floor levels and the corner are clad in glass and metal panels. The façade of the sixth floor is set back and has a thin projecting roof, creating an open-air terrace along the north and east facades. HCC is mandated with preserving structures dating from the designated era of the Historic Conservation District (ca. 1895 - 1950); thus, this building is not considered contributing to the District.

Proposed Alterations: The Applicant proposes to replace existing glass transoms above two entrance doors with metal ventilation louvers.

Guideline Citations:

- Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District -- see Agenda Item
- Historic Conservation Commission 'Design Guidelines'

Evaluation, Effect on Historic Conservation District, Recommendations: COA Application indicates intent to replace existing glass transoms above two entrance doors with metal ventilation louvers for use by new commercial tenant. Provided scale Drawing 1 (top left of Drawing Sheet A-1) indicates one proposed louver above third pair of recessed storefront entrance doors from left and another proposed louver above fourth pair of recessed storefront entrance doors from left. Though difficult to discern, several photomontages along bottom of Drawing Sheet A-1 support those two proposed louver placement locations. Applicant calls attention to existing "example louvers on southside of building" at upper right of same drawing sheet; however, transom locations on south façade are quite compact (much shorter and narrower) than transom locations along east façade, so comparison is not exact. Similarly, "sample hood louver" depicted on supplemental "Specification" sheet implies that proposed louvers are square in shape; however, proposed louver locations are rectangular in shape and quite large. Actual dimensions of proposed louvers are not provided but comparison of scale Drawing 1 indicates each louver is at least 64-inches wide (minimum width of paired ADA-compliant entrance doors below) and approximately 42-inches tall, so confirmation of dimensions of both proposed louvers is needed. Provided "Specification" sheet depicts sample louver with shiny metal finish; however, existing storefront assembly has brushed aluminum (or similar) finish, so discussion is warranted to ensure finish of new louvers matches existing and is not shiny. Although this building is not considered contributing to Historic Conservation District, Applicant should ensure that installation of proposed louvers can be reversed, with no resulting damage to existing structure in case of future change of use. It should also be noted that HCC must assess proposed signage for new commercial tenant during future meeting.

Discussion: Jessica Margulies and Waled Elfeil represented proposal to replace existing glass transoms above two entrance doors with metal ventilation louvers for new commercial tenant. Applicant explained that inside dimensions of both existing transoms are 42-inches tall x 60-inches wide, with new commercial tenant to occupy Suites 2 and 3 at entry level along South New Street. Applicant explored various locations

at front façade for needed louvers, ultimately determining that locations above recessed entrances are least conspicuous, with one louver dedicated to fresh air intake and another dedicated to exhaust; continued that proposed louvers will match sheen and color of existing metal storefront assembly. Mr. Lader inquired if ventilation through louvers above entrances might distract customers when entering commercial space. Applicant explained that process of boiling and baking bagels produces steam but no real fumes; continued that fresh air intake will be located above active entrance doors while exhaust will be located above emergency egress doors. Mr. Evans inquired if existing transoms at proposed locations currently have clear glass or spandrel glass; Applicant confirmed that existing glass is clear but ductwork leading from kitchen to louvers will be visible inside, so preferred locations are above recessed entrance doors rather than above storefront windows ... which are flush with front façade and above customer seating. Ms. Strasser inquired if proposed louvers are reversible, with no resulting damage to existing storefront assembly; Applicant responded that proposed louvers will be installed to avoid any damage to existing structure in case of future change of use. Mr. Lader inquired if sizes of proposed louvers are uniform; Applicant explained that final sizes of associated ductwork is not yet finalized but desire is to make louvers uniform at both locations, with no slivers of glass on either side. Mr. Simonson noted that Applicant must cooperate with City's planning office by providing equipment list for all intended kitchen and ventilation equipment to ensure venting requirements are code compliant in order to finalize sizes of ductwork leading to and from proposed louvers; Applicant agreed to cooperate with planning office to confirm venting code compliance. Applicant also confirmed understanding that signage for new commercial tenant must also be assessed during future HCC meeting.

Public Commentary: none

Motion: The Commission upon motion by Mr. Chambers and seconded by Ms. Strasser adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described herein:

1. The proposal to replace existing glass transoms above two entrance doors with metal ventilation louvers for a new commercial tenant was presented by Jessica Margulies and Waled Elfeil.
2. Appropriate details for new louvers intended for east façade (facing South New Street) include:
 - a. one louver installed above third pair of recessed storefront entrance doors from left and another louver installed above fourth pair of recessed storefront entrance doors from left ...
 - b. size of both louvers is approximately 42-inches tall x 60-inches wide, with sheen and color to match existing metal storefront assembly
 - c. louvers will be installed to avoid damage to existing structure in case of future change of use

Note: Applicant agreed to submit list of all intended kitchen and ventilation equipment to City's planning office to ensure venting requirements are code compliant.

The motion for the proposed work was unanimously approved.

Agenda Item #6 note: because Applicant recently appeared before HCC during several consecutive meetings, Mr. Lader polled HCC members about potentially omitting typical 'Building Description, Period, Style and Defining Features' portion as well as summary of previous meeting minutes in order to allow more interaction with Applicant; HCC unanimously supported Mr. Lader's suggestion.

Property Location: 327 South New Street

Property Owner: 325 South New Street Development, LLC

Applicant: USA Architects

Proposed Alterations: The Applicant proposes to demolish all four existing structures to construct a new 7-story mixed-use building with ground floor retail and tenant amenity space. **Note:** if determined by HCC to be appropriate, the resulting COA replaces a previous COA supported by HCC on June 21, 2021, and subsequently approved by Bethlehem City Council that identified which structures could be demolished and what structure was to be retained along with overall shape and massing, size, scale and proportions.

Guideline Citations:

- **Secretary of the Interior's Standards (SIS) 5.** -- Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- **Secretary of the Interior's Standards (SIS) 6.** -- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and where possible, materials.
- **Secretary of the Interior's Standards (SIS) 9.** -- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item 2
- **Historical Conservation Commission 'Design Guidelines' concerning demolition** -- HCC will not recommend approval for demolition unless proposed demolition involves a non-significant building, provided that the demolition will not adversely affect those parts of the site or adjacent properties that are significant.
- **Historic Conservation District Design Guidelines concerning New Construction** -- including but not limited to following:
 - (1) Size, Scale, Proportion - New construction should relate to the dominant proportions, size and scale of period buildings (1895 to 1950) in the district.
 - (2) Rhythm and Patterns - Design elements of principal facades should reflect and maintain neighborhood patterns of period buildings (1895 to 1950), including but not limited to the following: prevalent number of bays; door and window placement; floor-to-floor and cornice heights; spacing between windows and doors and between windows and cornices or rooflines; and dimensions of the facade's base and cornice.
 - (3) Window and Door Openings - The size and design of window and door openings should be similar to those of period buildings (1895 to 1950) in the immediate neighborhood.
 - (4) Materials and Textures - Building materials, textures and treatments should be compatible with those of period buildings (1895 to 1950) in the immediate neighborhood. Traditional materials common in the Historic Conservation District, such as brick, wood and stone, are preferred.
 - (5) Architectural Details - New construction should include details and appurtenances reflecting the character defining features of neighborhood buildings of period significance (1895 to 1950), such as porches, porticos, cornices, lintels, arches, quoins, and chimneys.
 - (6) Shape and Massing - New construction should incorporate massing, building shapes, and roof shapes that are present in period buildings (1895 to 1950).
 - (7) Streetscapes - New construction shall reflect prevailing setbacks, and physical elements which define streetscapes, such as brick walls, wrought iron fences, building facades or combinations of these which form visual continuity and cohesiveness with the period buildings (1895 to 1950).
- **Historic Conservation Commission 'Guidelines for Signage and Awnings'**
- **Historic Conservation Commission 'Guidelines for Storefronts'**

Evaluation, Effect on Historic Conservation District, Recommendations: COA Application indicates intent to demolish all four existing structures to construct new 7-story mixed-use building. Meeting agenda states, "Applicant was previously before HCC in February (of) 2026 and is returning ... with modifications to plans after discussion with (Commission)"; however, current Applicant appeared before HCC during March 16, 2026, meeting. In addition to previously provided statements from engineering and demolition specialists, Applicant now provides undated document crafted by North Star Construction Management to address HCC's request for confirmation that terms of original COA (specially to retain existing historical façade at 321-323 South New Street and integrate into new development project) will result in "undue economic hardship", which is only condition HCC can accept when considering demolition of contributing

structures. This one-page document offers two scenarios for comparison: Option 1 “Plan as proposed by 325 South New Street Development, LLC” and Option 2 “Historic Conservation Commission Proposal” and concludes \$259,800 in added costs to integrate existing historical façade into proposed project as proof of resulting undue economic hardship. Current drawing set illustrates Applicant’s revised design approach; however, no similar drawings of design approaches that integrate historical façade into overall development project are provided, so discussion is warranted before Applicant’s request to amend current COA for demolition of existing historical façade can be determined.

Provided drawings include Drawing Sheet 4 with “First Floor Plan” and “Second through Seventh Floor Plan”. Subsequent drawings include Sheet 5 “West Elevation”, Sheet 6 “North Elevation”, Sheet 7 “East Elevation” and Sheet 8 “South Elevation”, with each building façade at left in gray scale labeled “Previously Approved HCC Elevation” and depictions of each building façade at right in color labeled “Proposed”. Applicant also provides supplemental drawings similar to previous submittal packet, including computer-generated perspective view taken at street level of northwest corner and looking southeast as well as bird’s eye view looking down onto main (west) and side (north) façades. In addition, supplemental west façade streetscape scale drawing placed main façade within context of existing structures along remaining block of South New Street.

In summary, many items previously determined by HCC as appropriate and subsequently approved by City Council are being requested by new Applicant to modify. This assessment presents each item from approved COAs followed by Applicant’s proposed modifications; some are minor while others are quite significant. Ultimately, each line item warrants discussion to determine appropriateness.

Active COA dated June 21, 2021, provided in **bold green**; current proposal for comparison in *italics red*:

- a. **demolition of existing structures at 319, 321-323 (except 3-story Italianate front façade), 325 and 327 South New Street; *demolition of all existing structures***
- b. **rehabilitation of salvaged front façade at 321-323 South New Street, for integration into overall development project; *front façade at 321-323 South New Street no longer integrated into overall development project***
- c. **replacement structure is 9-story, mixed-use building that measures approx. 110-feet wide, approx. 75-feet deep, approx. 88-feet high at shortest (southwest) corner and approx. 92-feet at tallest (northwest) corner ... excluding mechanical penthouse; *replacement structure is 7-story, mixed-use building that measures approx. 93-feet wide, approx. 76.5-feet deep, approx. 75-feet high at shortest (southwest) corner and approx. 78.5-feet high at tallest (northwest) corner ... no mechanical penthouse proposed***
- d. **entry level includes 6,500 SF of commercial and community spaces while upper floor levels include 8,000 SF each, with mix of one-bedroom/one-bath and two-bedroom/two-bath apartments; *entry level includes approx. 1,900 SF of commercial space and 4,300 SF of community (tenant only) spaces while upper floor levels include approx. 6,200 SF each, with mix of one- and two-bedroom dwelling units (no apartment layouts provided, so numbers of bathrooms not discernable)***
- e. **floor heights of lowest levels match those of neighboring buildings while intermediate cornice above third floor level emphasizes transition from commercial street level to residential upper floor levels; *unable to discern if floor heights of lowest levels match those of neighboring buildings due to lack of context for remaining block (further south) and also due to loss of historic façade at 321-323 South New Street while intermediate cornice is now above entry floor level***

Mr. Lader requested Mr. Long to pause assessment in order to discuss Applicant’s request for demolition, noting two new submitted items: financial summary intended to support claim of undue economic hardship and design proposal that recreates historic façade within overall development project.

Anthony Civitella, Eric DeLong and Craig Johnson represented proposal to demolish all four existing structures to construct a new 7-story mixed-use building with ground floor retail and tenant amenity space. Applicant explained that more than financial hardship is physical inability to retain, stabilize and integrate existing façade into project using podium construction approach. Mr. Chambers noted that terms of original COA assume existing historic façade will be retained and integrated into new development project, so it is also important to understand what will replace it if demolition is permitted. Applicant agreed and requested opportunity to describe current design approach that now incorporates size, scale,

rhythm and patterns as well as various detailing of historic façade into overall development project. Mr. Long continued with comparison of items previously determined by HCC as appropriate and subsequently approved by City Council but now requested by new Applicant to modify. As above, each line item warrants discussion to determine appropriateness.

Active COA dated January 5, 2022, provided in **bold green**; current proposal for comparison in *italics red*:

- a. **upper-level façades align with street level façades; storefronts at front (west) façade respond to pitch of South New Street by stepping down to meet adjacent public sidewalk while additional storefronts at side (north) façade under portico provide visual connection with adjacent Greenway; upper-level façades align with street level façades except for east rear façade; storefronts at front (west) façade do not respond to pitch of South New Street by stepping down to meet adjacent public sidewalk while additional storefronts at side (north) façade (portico no longer proposed) are significantly reduced in size and no longer provide significant visual connection with adjacent Greenway;** discussion of proposed revisions is warranted before appropriateness can be determined
- b. **aside from rehabilitated historic façade, initial three floor levels are clad in large-format limestone veneer panels in buff white color while proposed storefronts require subsequent clarification about proposed materials; awnings above storefronts are canvas or canvas-like woven vinyl with open ends and color rendition that avoids bright white and neon colors; note: Applicant previously confirmed all project glazing is not tinted, colored or reflective; rehabilitated historic façade no longer proposed but rather is re-interpreted with new design than references historic details of original façade; initial floor level is clad in three differing materials to imply three unique structures: red brick veneer, beige fiber cement board, white medium-format cast stone veneer panels.** Proposed storefronts require clarification about proposed materials before appropriateness can be determined; awnings above storefronts are black in color but difficult to discern proposed material and if with open ends; **note:** new Applicant must confirm that all project glazing is not tinted, colored or reflective.
- c. **paneled sign bands above storefronts and similar paneled cladding at structural posts and second-level façade above passageway to East Graham Place are stucco in buff white color; two intermediate structural posts at North (side) façade are centered between window bays above; paneled sign bands above storefronts no longer proposed; similar paneled cladding at structural posts and second-level façade above passageway to East Graham Place at North (side) façade no longer proposed while fiber cement panels alternate with glazing at entry level**
- d. **exterior cladding at fourth through seventh floor levels is smaller-format limestone veneer panels for vertical window groupings at west (front), north (side) and east (rear) façades, with dark red or brown brick elsewhere; brick façade segments include pilasters at corners and between sets of windows to create vertical shadow lines; exterior cladding is mix of red and tan thin-brick veneer, with façade segments that include occasional vertical shadow lines while other portions are clad in light gray fiber cement panel board siding. Note:** provided wall section detail drawings indicate that windows (especially at upper-most floor levels) are flush with building façade and do not appropriately set back within wall system as typical detail within Historic Conservation District.
- e. **south (side) façade is only visible above fourth floor level due to adjacency with neighboring structure; cladding at fourth through seventh floor levels matches dark red or brown brick elsewhere, with pilasters limited to corners; south (side) façade is only visible above fifth floor level due to adjacency with neighboring structure; cladding at fifth and sixth floor levels is light gray fiber cement panel board siding while cladding**
- f. **exterior cladding at upper-most (eighth and ninth) floor level façades is small-format limestone veneer; exterior cladding at upper-most (seventh) floor level façade is black fiber cement lap siding.** Should HCC determine that fiber cement lap siding is appropriate, Applicant should confirm that surface of siding is smooth and flat with no woodgrain or other textures and with 7-inch exposure.

- g. **profiled cast stone cornice measuring approx. 1'-6.5" x 1'-3" delineates change in façade cladding above third floor level while profiled cast stone cornice measuring 1'-4" x 1'-6" delineates additional change in façade cladding above seventh floor level; heavy profiled cast stone cornice measuring approx. 2'-0" x 1'-5" caps upper-most floor level; *all profiled cast stone cornices replaced with "pre-engineered polymer coated foam trim";*** relevant Design Guidelines do not identify proposed material as appropriate within District so discussion is warranted before appropriateness can be determined
- h. **upper-level windows are 1-over-1, double-hung, aluminum-clad wood sash with cast sills and lintels; most windows also have Packaged Terminal Air Conditioner (PTAC) vents beneath sills, to be painted to match finalized window color; *upper-level windows are mix of one-over-one and two-over-two double hung, with Juliette balconies at northern end of front (west) façade with implied lintels of brick soldier coursing* (sill material not indicated); *upper-level windows at fifth through seventh floor levels are 1-over-1 sash with implied lintels and sills of fiber cement board panels;*** unable to discern if sash are true double-hung; all proposed sills and lintels should appropriately extend beyond openings; most windows have Packaged Terminal Air Conditioner (PTAC) vents beneath sills, with aluminum louvers ... intended color not defined; Applicant indicates that all proposed windows are composite fiberglass windows; **note:** such windows are not identified within relevant Design Guidelines as appropriate within District; however, HCC has determined select fiberglass windows as appropriate pending review of relevant product specifications and inspection of material samples. Applicant should be aware that all muntins should be true divided lites or simulated divided lites applied on exterior of windows (not interior or between glass panes) while divisions between paired and triple windows should be true mullions that divide each window
- i. **plain, solid, flush metal doors at east (rear) façade serve utilitarian purposes; centerlines of doors align with centerlines of window bays above while awnings with open ends shelter each entrance; *plain, solid, flush metal doors at east (rear) façade serve utilitarian purposes;*** centerlines of doors no longer align with centerlines of window bays above while awnings no longer exist
- j. **select window openings at east (rear) service level align with window bays above, with window heights finalized upon clarification of intended commercial tenant; note: exterior kitchen exhaust vent (if needed) necessitates subsequent HCC review; *window openings at east (rear) service level no longer exist;*** **note:** exterior kitchen exhaust vent (if needed) necessitates subsequent HCC review

Applicant agreed to submit relevant product information (cut sheets, specifications, etc.) and material samples of all proposed windows, doors, cast stone details as well as brick and limestone veneers via City of Bethlehem for final review by Chief Building Inspector, Historic Officer and HCC Chair prior to fabrication and installation. *Previous Applicant never submitted relevant product information (cut sheets, specifications, etc.) and material samples of all proposed windows, doors, cast stone details as well as brick and limestone veneers;* current COA Application was not accompanied with product information or physical samples of proposed material selections.

Exterior light fixtures, awnings as well as overall signage concepts necessitate subsequent HCC reviews; *exterior light fixtures, awnings as well as overall signage concepts do not accompany current COA Application;* these items necessitate subsequent HCC reviews.

In response, Applicant called attention to Page 5 'West Elevation' to describe various revisions to previous design proposal. Applicant explained that exact dimensions of existing historic façade and various defining features at 321-323 South New Street are now recreated with new design; includes three floor levels of tan brick façade with cornice above at exact location of historic façade. Windows are now 1-over-1 sash to recall historic windows; similarly, windows at upper floor levels above former historic façade align with windows below and are also 1-over-1 sash. Flanking both sides of tan brick façade are red brick façades also three stories high and now in horizontal alignment with historic façade; cornice line of former historic façade extends across entire front façade. Entry level storefronts now step down along South New Street to align with pitch of public right-of-way. Juliette balconies are proposed at far-left vertical bay to delineate corner condition. Windows elsewhere are 2-over-2 sash and include Packaged Terminal Air Conditioner

(PTAC) vents beneath sills. Proposed cladding at left four vertical bays is fiber cement lap siding in medium gray color at fourth through seventh floor levels; proposed cladding at right five vertical bays is fiber cement board siding in warm white color at fourth through six floor levels and fiber cement scallop siding in black color at seventh floor level. Applicant admitted that current focus of re-design was main (west) façade; however, Page 6 'North Elevation' also depicts revisions from previous design, including red brick at left and right vertical bays for initial three floor levels, tan brick at central vertical bays for initial three floor levels and capped with uniform cornice. Left bay includes fiber cement board siding in warm white color at fourth through six floor levels and fiber cement scallop siding in black color at seventh floor level while fiber cement lap siding in medium gray color is proposed at fourth through seventh floor levels.

Mr. Lader inquired about proposed awnings; Applicant confirmed awnings are proposed on main (west) and side (north) façades above commercial entrances, with specific details to assess during future HCC meeting. Mr. Evans inquired about function of entrance doors at former historic façade; Applicant responded that storefront entrance doors centered at former historic façade lead directly into new commercial space. Mr. Lader inquired why proposed windows within three-story segment with tan brick on side (north) façade are 2-over-2 sash while proposed windows at former historic façade are 1-over-1 sash. Applicant explained that windows on side (north) façade at left and right of tan brick segment are 1-over-1 sash, so intent is to differentiate windows and provide variety in center segment. Mr. Lader recalled previous design that included entire upper floor level clad in black siding while new proposal includes various cladding treatments. Applicant noted during previous meeting that some HCC members appreciated all black cladding while others encouraged Applicant to explore other options, so current design responds to that request. Mr. Chambers expressed appreciation for uniform dark cladding at upper floor level, as it recalls Mansard roof type; Mr. Lader felt previous version with uniform dark cladding "seemed too heavy". Mr. Lader expressed appreciation for Applicant's "design struggles and technical challenges" but feels relevant Secretary of Interior's Standards encourage Applicant to recall size, scale, rhythm and patterns as well as defining features without specifically replicating them; also encouraged Applicant to integrate sign band above commercial storefronts by raising upper cornice just beneath PTACs at second floor level in anticipation of future signage. Mr. Chambers inquired about white panels above storefront at former historic façade; Applicant noted those are locations for future signage. Mr. Chambers encouraged Applicant to review relevant Design Guidelines for Storefronts because proposed location is intended for transoms above shop windows while appropriate sign band location is above transoms. Mr. Evans agreed that new design better captures vernacular style of existing streetscape while recalling former Italianate façade that cannot be used otherwise; Applicant agreed that new design includes asymmetry along main (West) façade in reference to how this block developed architecturally over time. Mr. Lader appreciated asymmetry and encouraged Applicant to consider stepping upper parapet (perhaps one higher and one lower) to emphasize different sections even more; also prefers windows at upper most floor level to match windows elsewhere in size and style rather than current larger windows. Similarly, Mr. Chambers encouraged Applicant to make vertical bay at left of former historic façade more prominent by using better quality materials that will anchor corner situation and to help delineate overall façade even more; also encouraged Applicant to consider mirroring simplified cornice at right of historic façade also at left of historic façade to "emphasize specialness" of Italianate façade. Mr. Chambers also appreciated 1-over-1 sash at former historic façade that recall current context. Mr. Evans expressed concern that proposed windows (especially within segments with fiber cement cladding) are inappropriately flush with building face rather than appropriately recessing several inches back; Mr. Chambers agreed while also sympathizing with Applicant's ability to correctly detail windows in those locations. Applicant admitted that proposed windows within wall segments with fiber cement cladding are challenging to recess but agreed to integrate casing and trim around those windows, resulting in shadow lines visible from below; also called attention to implied headers and sills indicated within fiber cement cladding wall segments. Mr. Lader encouraged Applicant to explore lowering upper-most cornice to tops of upper windows as effort to reduce overall massing.

Mr. Lader encouraged fellow HCC members to re-visit original COAs before any motion is made. Mr. Chambers noted need for Applicant to return to HCC for subsequent assessments of proposed façade materials ... with request for written specifications and physical material samples that indicate preferred color and finish options. Mr. Lader encouraged Applicant to provide all specifications and samples in advance of next meeting they plan to attend so HCC members can view in preparation.

Public Commentary: none

Motion: The Commission upon motion by Mr. Chambers and seconded by Mr. Evans adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described herein:

1. The proposal to demolish all four existing structures to construct a new 7-story mixed-use building with ground floor retail and tenant amenity space was presented by Anthony Civitella, Eric DeLong and Craig Johnson.
2. Appropriate details for new development project include:
 - a. demolition of all existing structures at 319, 321-323, 325 and 327 South New Street
 - b. historic Italianate façade of contributing building at 321-323 South New Street to serve as design inspiration for replacement structure
 - c. new structure is 7-story, mixed-use building that measures approx. 93-feet wide, approx. 76.5-feet deep, approx. 75-feet high at shortest (southwest) corner and approx. 78.5-feet high at tallest (northwest) corner, with no rooftop mechanical penthouse
 - d. entry level includes approx. 1,900 SF of commercial space and 4,300 SF of community (tenant only) spaces while upper floor levels include approx. 6,200 SF each, with mix of one- and two-bedroom dwelling units

Notes: This COA replaces the previous COA supported by HCC on June 21, 2021, and subsequently approved by Bethlehem City Council that identified which structures could be demolished and what façade was to be retained, along with overall shape and massing, size, scale and proportions. HCC now approves demolition of the existing historic Italianate façade at 321-323 South New Street because the new design appropriately references that façade through massing, size, scale, proportions, rhythm and use of color and materials. HCC also recognizes the technical challenges involved with retaining and integrating the existing historic Italianate façade into the overall development project.

The motion for the proposed work was unanimously approved.

General Business:

Minutes from HCC meeting on March 16, 2026, were approved by those attending that meeting, and with abstention by those not previously in attendance.

Mr. Lader noted ongoing search for new HCC members; Mr. Simonson continued that all nominations are welcome and should be submitted to Cathy Fletcher, Bethlehem's Director of Zoning and Planning.

There was no further business; meeting was adjourned at approximately 8:30 p.m.

Respectfully submitted,



BY:

Jeffrey Long
Historic Officer
South Bethlehem Historic Conservation District
Mt. Airy Historic District