

**RESOLUTION NO. 2025-\_\_\_\_\_**

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE PROVISIONS OF THE ACT OF THE PENNSYLVANIA LEGISLATURE 1961, JUNE 13, P.L. 282 (53 SECTION 8004) AND BETHLEHEM ORDINANCE NO. 3952 AS AMENDED.

WHEREAS, it is proposed to secure a COA to install one new wall sign with LED illuminated back-lit channel letters within the sign band and five new printed vinyl signs within the storefront transoms for a new commercial tenant at 25 East Third Street.

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

Sponsored by: (s)\_\_\_\_\_

(s)\_\_\_\_\_

ADOPTED BY COUNCIL THIS        DAY OF        , 2025.

(s)\_\_\_\_\_  
President of Council

ATTEST:

(s)\_\_\_\_\_  
City Clerk

## **HISTORIC CONSERVATION COMMISSION**

CASE #867 -- The Applicant proposes to install one new wall sign with LED illuminated back-lit channel letters within the sign band and five new printed vinyl signs within the storefront transoms for a new commercial tenant at 25 East Third Street.

OWNER / APPLICANT: OM Three, LLC / Mohammad Ayaz

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The Commission upon motion by Mr. Evans and seconded by Mr. Lader 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 one new wall sign with LED illuminated back-lit channel letters within the sign band and five new printed vinyl signs within the storefront transoms for a new commercial tenant was presented by Mohammad Ayaz and Scott Martin.
2. Appropriate details for new signage at the existing sign band include:
  - a. sign measures 30-inches tall x 144-inches wide and is centered horizontally and vertically within existing sign band
  - b. rigid backer is .040 aluminum with rear frame fabricated from 1-inch x 1-inch aluminum tubing, installed flush with existing brick masonry façade using L-brackets attached with 4-inch lag screws into existing mortar joints; backer and tube framing are Sherwin-Williams “peppercorn” dark gray in color
  - c. affixed to rigid backer are individual channel letters with solid faces in warm white or ivory color and sides in red color that read “CrispyHalal” in large, bold, stylized cursive lettering; channel letters are fabricated from .080 aluminum with overall depth of 2-inches
  - d. individual letters are pin-mounted into sign backer using 2-5 3/8-inch bolts for each letter that do not extend through and into existing brick masonry façade; backs of letters are offset 2-inches from face of backer
  - e. lettering includes 1500K LED back-lit illumination in red color, resulting in halo effect; no conduits, raceways or junction boxes associated with illumination are visible
3. Appropriate details for new signage in existing storefront transoms include:
  - a. each vinyl sign measures approximately 24-inches tall x 48-inches wide to cover entire glass surface of each transom
  - b. background of each sign matches dark gray “peppercorn” color of rigid sign backer
  - c. graphics of each vinyl sign are large, bold, all uppercase sans-serif letters in warm white or ivory color centered vertically and horizontally; all letters are maximum 4-inches tall
  - d. from left to right, transom signs read: “PLATTERS”; “GYROS”; “FRIED CHICKEN”; “TENDERS”; “SANDWICHES”

- e. if possible, installation of signage is on inside glass surfaces; otherwise, exterior application is allowed

The motion for HCC assessment of proposed details was approved 2:2, with Mr. Evans and Mr. Lader (as Chair) supporting the motion and Mr. Chambers and Mr. Simonson not supporting the motion. HCC members not supporting the motion noted that the Applicant should integrate the traditional offset pinstripe detail in a complementary color around the sign perimeter to satisfy the definition of appropriate wall signage based on relevant design guidelines for signage within the Historic Conservation District. Based upon the oral report made by the Historic Officer and the presentation of the Applicant, the Commission found that the proposal adheres to Bethlehem Ordinance 1714.03 'Purposes of the Historic Conservation District' and also to Historic Conservation Commission 'Design Guidelines for Signage' and also complies with the following Secretary of Interior's Standard (SIS) for Rehabilitation:

- 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.

JBL: jbl

Date of Meeting: November 17, 2025

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By:   
Title: Historic Officer