

**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 and one non-illuminated projecting blade sign for a new commercial tenant at 21 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 #870 -- The Applicant proposes to install one new wall sign with LED illuminated back-lit channel letters and one non-illuminated projecting blade sign for a new commercial tenant at 21 East Third Street.

OWNER / APPLICANT: Ann Hunsicker Morrissey / Mingke Yang

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The Commission upon motion by Mr. Chambers and seconded by Mr. Simonson 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 and one non-illuminated projecting blade sign for a new commercial tenant was presented by Mingke Yang.
2. Appropriate details for new signage at the existing sign band include:
  - a. overall dimensions of wall sign are 30-inches tall x 112-inches wide; applied lettering measures 22-inches tall x maximum 104-inches wide
  - b. rigid backer is 3-inch-thick aluminum pan; face and sides of backer are warm white or ivory in color while offset pinstripe border around sign perimeter is in black color
  - c. 2-inch-thick aluminum channel letters with black aluminum returns, black plastic trim caps, acrylic faces in warm white or ivory color with matt finish and with outlines in black color spell out “Taichi” followed by three Chinese characters ... all in large, bold, sans-serif lettering; channel letters are individually pin-mounted directly into rigid backer using aluminum studs with 1.5-inch spacers to offset letters from face of backer
  - d. illumination is accomplished with LED lighting in 2700K color temperature behind each letter and character, resulting in back-lit halo effect; no conduits, raceways or junction boxes associated with illumination are visible
3. Appropriate details for the new blade sign include:
  - a. each overall dimensions of non-illuminated, double-sided blade sign are 24-inches tall x 24-inches wide; main circle graphic is 20-inches in diameter
  - b. sign material is 1-inch-thick aluminum, with both faces and all sides warm white or ivory in color
  - c. sign graphics include:
    - i. one bold circle outline in black color with series of subsequent concentric circles ... beginning with large circle in medium green color that includes text “TAICHI BUBBLE TEA” in all upper-case, bold, sans-serif lettering within upper portion and three Chinese characters in lower portion; letters and characters are warm white or ivory in color

- ii. smaller concentric circle is medium brown in color while subsequent even smaller concentric circle is bright white in color
- iii. center of circle is Yin-Yang pattern, with one segment dark green in color and remaining segment dark brown in color
- d. sign is hung from new decorative metal scroll bracket at same location as previous tenant's blade sign; bracket is 36-inches long, resulting in 6-inch distance between edge of blade sign and front face of existing sign band

The motion for HCC assessment of proposed details was unanimously approved, with Mr. Chambers, Mr. Evans, Mr. Lader and Mr. Simonson voting in favor of the motion. 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' as well as 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: Jet Job  
Title: Historic Officer