

RESOLUTION NO. 2026-_____

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 modify the existing sign band and storefronts at 13-15 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 JANUARY, 2026.

(s)_____
President of Council

ATTEST:

(s)_____
City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #871 -- The Applicant proposes to modify the to modify the existing sign band and storefronts at 13-15 East Third Street.

OWNER / APPLICANT: Vipul Shah / Emmanuel Patricio

The Commission upon motion by Mr. Lader 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 modify the existing sign band and storefronts was presented by Emmanuel Patricio, Neel Shah and Christine Ussler.
2. Appropriate details for the rehabilitated sign band above the storefronts include:
 - a. Medium Density Overlay (MDO) board affixed to exterior surface of existing sign band with composite board as smooth paintable finished surface
 - b. new composite moulding profiles applied to composite board create three new equally sized and spaced panels intended as location(s) for commercial tenant signage; Applicant must return to HCC for assessment of future signage ... including new lettering within transoms
 - c. new lower cornice fabricated from composite crown moulding with ogee strip detail installed just above commercial storefronts and extends across entire front façade
3. Appropriate details for mosaic tile flooring at each commercial entrance include:
 - a. stylized Moravian star design in several colors within dark green frame and white marble background; also includes offset perimeter border in same dark green color
 - b. mosaic field tiles are frost-proof 2-inch hexagonal Carrara marble variegated in brightness from clean white to medium gray
 - c. mosaic tiles for frame around star design and offset perimeter border are Rockwood frost-proof tile in “Garland” (dark green) color with gloss finish: 1-inch x 8-inches for frame around star design and 4-inches x 4-inches for offset perimeter border

Note: The Applicant agreed to submit a revised design of the proposed Moravian Star graphic (including scale drawing with critical dimensions) via the City of Bethlehem Planning Office for final review by the Chief Building Inspector, Historic Officer and HCC Chair before the resulting permit is issued.

4. Appropriate details for tile at the low knee wall beneath glazed storefronts include Landmark Stone “Zenith” frost-proof ribbed concrete tiles in matte black color; each panel measures 16-inches tall x 32-inches wide and receives cap flashing detail.
5. Appropriate details for three new light fixtures (one centered at each entrance) include:

- a. glass stylized Moravian Star hanging lights fabricated from shiny brass metal framework and clear “rippled” glass points; metal hang chain is also brass
- b. each fixture measures approximately 15-inches in diameter and is fabricated from brass metal framework with clear “rippled” glass points; dimension from underside of each fixture to surface of public sidewalk is approximately 7-feet 4-inches
- c. maximum bulb wattage is 60 Watts; should LED be considered as alternative to incandescent bulbs, LED lighting is limited to maximum 3000K color temperature
- d. no conduits, raceways or junction boxes associated with new illumination are visible

Note: The Applicant agreed to submit written product specifications of the proposed Moravian Star hanging lights via the City of Bethlehem Planning Office for final review by the Chief Building Inspector, Historic Officer and HCC Chair before the resulting permit is issued.

6. If the Applicant is unable to retain the existing pressed tin ceilings at the recessed entrances during installation of new storefront glazing, an on-site administrative review that includes the Chief Building Inspector, Historic Officer and HCC Chair must be requested. If needed, an appropriate alternative ceiling should include a replacement crown moulding profile that matches the moulding depicted on Drawing Sheet 3 Section Detail intended for the new lower cornice, with a stucco finish and an overlay of divisions in composite material to recreate the coffered panel effect; **note:** scale drawing(s) of the proposed ceiling must be submitted with the request for on-site meeting

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’ and also to Historic Conservation Commission ‘Design Guidelines’ as well as to Historic Commission ‘Design Guidelines for Storefronts’ 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

By: Jet Lader

Date of Meeting: December 15, 2025

Title: Historic Officer