

# Ballina

GROUP, LLC

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

01-April-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 February meeting, we have reviewed the comments and meeting minutes and have made the following changes to the proposed project:

- Building height has decreased from a proposed 13-story building to a 10-story building. This has reduced the overall building height to 104'-0" to the parapet.
- Total number of apartment units has been reduced to 65 units.
- The existing building façade located at 321-323 S. New Street shall remain.
- The bay windows have been removed from the principal façade.
- All new candy striped fabric awnings at the building's main entry points
- A mixture of limestone and synthetic brick veneer for the building's facades
- Revised scaled floor plans, elevations and building renderings have been provided.
- Proposed scaled site plans have been provided.

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

Sincerely,



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