

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)**

Building address 317, 319, 321, 323, 325, 327 South New Street, Bethlehem, PA 18015

Owner of building 325 South New Street Development, LLC Phone [REDACTED]

Owner's email & mailing address [REDACTED] 179 Banksville Road, Bedford, NY 10506

Applicant Rafael Palomino & Jeffrey Quinn Phone: [REDACTED]

Applicant's email & mailing address [REDACTED] m 179 Banksville Road, Bedford, NY 10506

Street and Number                      City                      State                      Zip Code

**APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD.**  
**USE THE CHECKLIST ON THE BACK OF THIS APPLICATION TO ENSURE YOUR SUBMISSION IS COMPLETE.**

*Application form, photographs, and drawings must be submitted 2 weeks prior to the regular scheduled meeting in order to be placed on the agenda for the next meeting.*

**1. PHOTOGRAPHS** - Photographs of your building and neighboring buildings must accompany your application.

**2. TYPE OF WORK PROPOSED** - Check all that apply. Please bring any samples or manufactures specifications for products you will use in this project.

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| <input type="checkbox"/> Trim and decorative woodwork            | <input type="checkbox"/> Skylights             |
| <input type="checkbox"/> Siding and Masonry                      | <input type="checkbox"/> Metal work            |
| <input type="checkbox"/> Roofing, gutter and downspout           | <input type="checkbox"/> Light fixtures        |
| <input type="checkbox"/> Windows, doors, and associated hardware | <input type="checkbox"/> Signs                 |
| <input type="checkbox"/> Storm windows and storm doors           | <input checked="" type="checkbox"/> Demolition |
| <input type="checkbox"/> Shutters and associated hardware        | <input type="checkbox"/> Other _____           |
| <input type="checkbox"/> Paint (Submit color chips - HARB only)  |  |

**3. DRAWINGS OF PROPOSED WORK** - Required drawings must accompany your application. Please submit **ONE ORIGINAL AND TEN (10) COPIES OF DRAWINGS, PHOTOGRAPHS, APPLICATION FORM, AND ANY SPECIFICATIONS**

- ☐ Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)
- ☐ New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
- ☒ New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
- ☒ Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)
- ☐ A scale drawing, with an elevation view, is required for all sign submittals

**4. DESCRIBE PROJECT** - Describe any work checked in #2 and #3 above. Attach additional sheets as needed.

Demolition of existing structures to construct a new multi-story mixed-use apartment building. First floor will contain lobby and retail restaurant / cafe to incorporate the newly anticipated S. New Street revival project. The building will interact with the existing surrounding buildings and Greenway. The new building will be designed to compliment the historical charm of the area as well as nearby new developments. The building shall be situated as such that it appears to be multiple buildings from the facade as to not create an overstatement within the neighborhood.

**5. APPLICANT'S SIGNATURE** [Signature] **DATE:** 6/10/2021

**OWNER'S SIGNATURE** [Signature] **DATE:** 6/10/2021

# Ballina

GROUP, LLC

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

04-June-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 10-story building to a 9-story building. This has reduced the overall building height to 88'-0" to the parapet
- Total number of apartment units has been reduced to 61 units.
- The existing building façade located at 321-323 S. New Street shall remain.
- 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 façade.
- 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,



**Jordan G. Clark, AIA**  
*Managing Principal / Partner*  
**The Ballina Group, LLC**  
[jclark@ballinagroup.com](mailto:jclark@ballinagroup.com)  
570-207-0195 Phone

Brian A. Clark, AIA  
Jordan G. Clark, AIA  
Ballina Group, LLC  
Architectural & Engineering Services  
1610 Adams Avenue  
Dunmore, Pa 18509  
ph. 570.207.0195  
fax. 570.207.0198  
[info@ballinagroup.com](mailto:info@ballinagroup.com)



Darlene L. Heller  
City of Bethlehem  
Director of Planning and Zoning

04-June-2021

**Re: South New Street Apartments – Project Overview  
319, 321, 323, 325, 327 South New Street  
Bethlehem, PA**

Dear Darlene:

Please accept this overview of the project as an attachment to the development group's formal Historical Conservation Commission submission.

Clark+Quinn Development completed a comprehensive marketing/Demographics study of the Allentown-Bethlehem-Easton Housing Market Area (Allentown HMA) and specifically, the downtown Bethlehem area. We believe there is a strong need for market rate apartment housing for workforce individuals, healthcare providers, young professionals, life science and university communities, and graduate students.

We believe our development will encourage other area residents to visit new and existing downtown retail venues, growing the downtown and growing the tax base.

Below is a project overview:

**Structure:**

The proposed building shall be a 9-story (88'-0") high mixed-use apartment building. The ground floor shall be composed of 6,500 SF. As the building height increases, the structure shall span the existing alley at E. Graham Place to increase the footprint of each story to approximately 8,000 SF.

The proposed structure shall be concrete with exterior masonry finishes to complement the existing historic district as described in the design guidelines established by the Historic Conservation Commission. The building shall be equipped with an automatic sprinkler system and otherwise designed to meet all applicable building codes.

**Building Program:**

The ground floor of the building shall house the building's main operations, and lobby for occupant use. It shall also house a retail component to serve both the occupants and the surrounding neighborhood. The building shall have sufficient space tenant amenities and utility space.

**Apartments:**

Floors two through twelve shall consist of a mix of one-bedroom / one-bathroom and two-bedroom / two-bathroom apartments totaling 61 apartment units. Each apartment has been designed to provide maximum tenant comfort and is planned to accommodate the 'new normal' which shall include, but not be limited to, increased efficiency of utilities and thermal envelope, fresh air intake and mechanical airflows and anti-microbial finishes and materials.

**Retail Component:**

The ground floor retail component shall be leased to Palomino Food Court, which will consist of a multi-concept food court to incorporate multiple food types. As described, the food court will provide Tapas (Spanish), Mesa (Mexican), Humble Garden (Vegan), Burger (American) and Piccolo (Italian) to serve the areas vast diverse community.

**Parking:**

Building tenants shall be granted the opportunity to reserve parking spaces across the street at the newly constructed parking garage as a built in offering with their respective lease agreement.

As the population of the Bethlehem area continues to grow and evolve, so must the structures that house its community and residents. The proposed development will do just that. Our hope is that by providing a housing development to serve the growing population, it will further activate the existing retail and restaurants in the Southside as well as engage the existing Greenway to further stimulate community life.

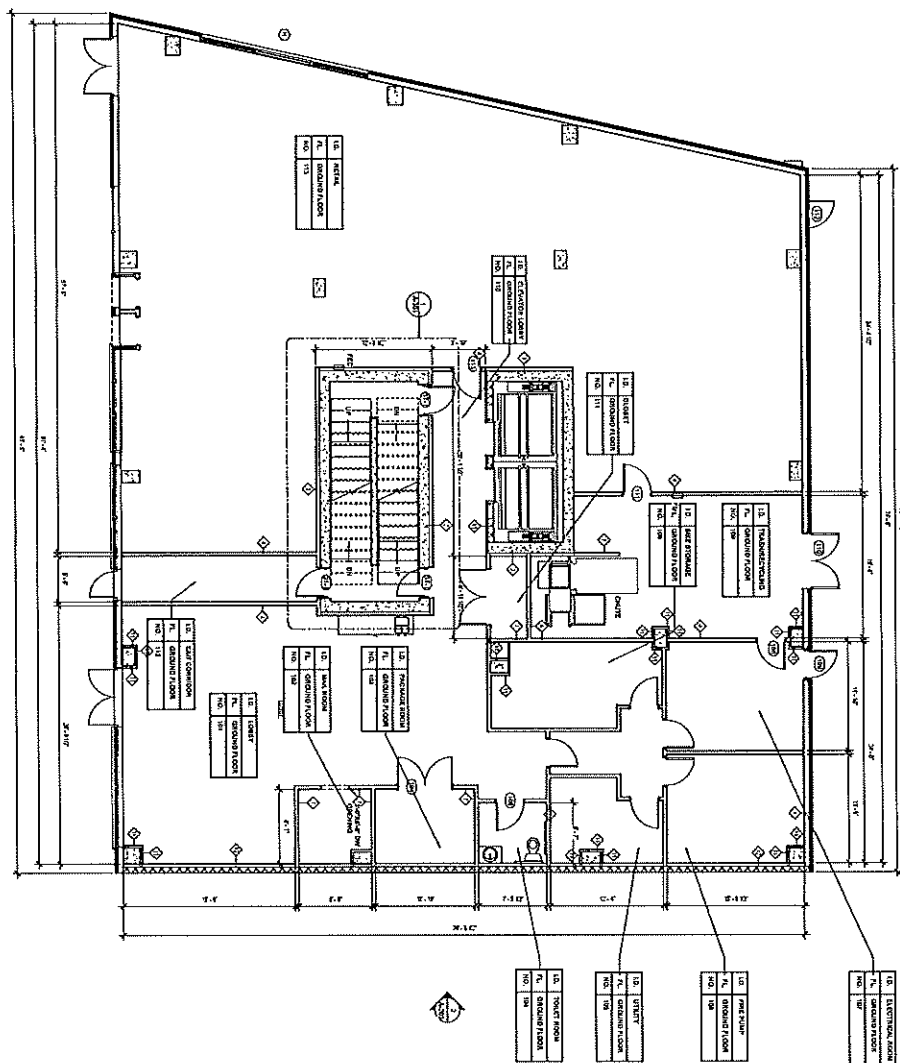
Should you need any other information, please do not hesitate to contact us.

Sincerely,

Jeffrey J. Quinn  
Principal, C+Q

File  
Phil Clark, C+Q  
Jordan Clark, Claris/Ballina

1  
A-101  
GROUND FLOOR PLAN  
SCALE 1/8" = 1'-0"



NOTE: EACH UNIT TO RECEIVE  
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# Bällina

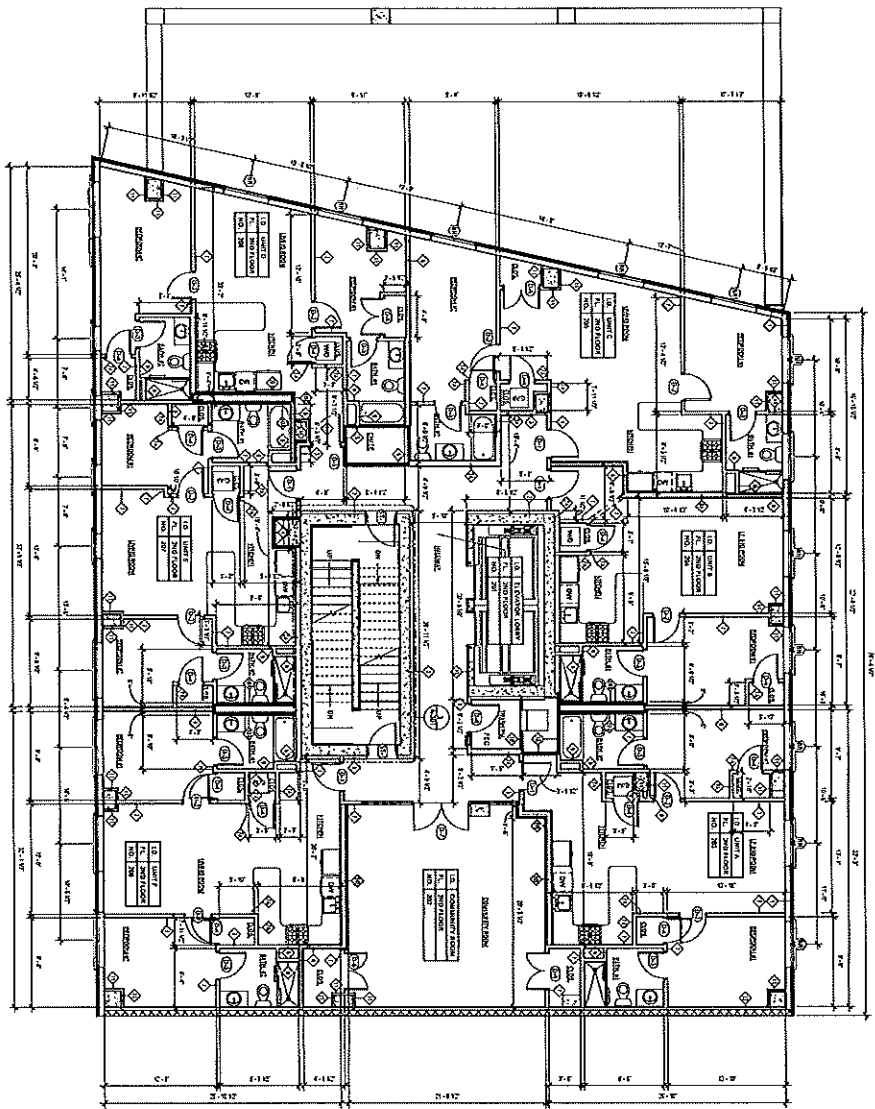
1410 Morris Ave., Ste. 1, Ontario, Pennsylvania 15509  
Tel. 570.264.0735 [venkatragu@gmail.com](mailto:venkatragu@gmail.com)

**SOUTH NEW STREET MIXED-USE  
APARTMENT COMPLEX**

317-327 S. NEW STREET  
BETHLEHEM, PA

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A-101



1  
A-102 SECOND FLOOR PLAN

FOR ALL INFORMATION, SEE THE ARCHITECTURAL RECORD FOR THE PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

1. SEE WALL SECTION, DETAILS AND PROVIDE INFORMATION FOR INSTALLATION OF MATERIALS.
2. WALLS ARE CONCRETE TO PROVIDE FIRE, SOUND AND WEATHER RESISTANCE.
3. FLOOR FINISHES ARE TO BE AS SHOWN OR TO MATCH THE FINISHES IN THE ADJACENT AREAS.
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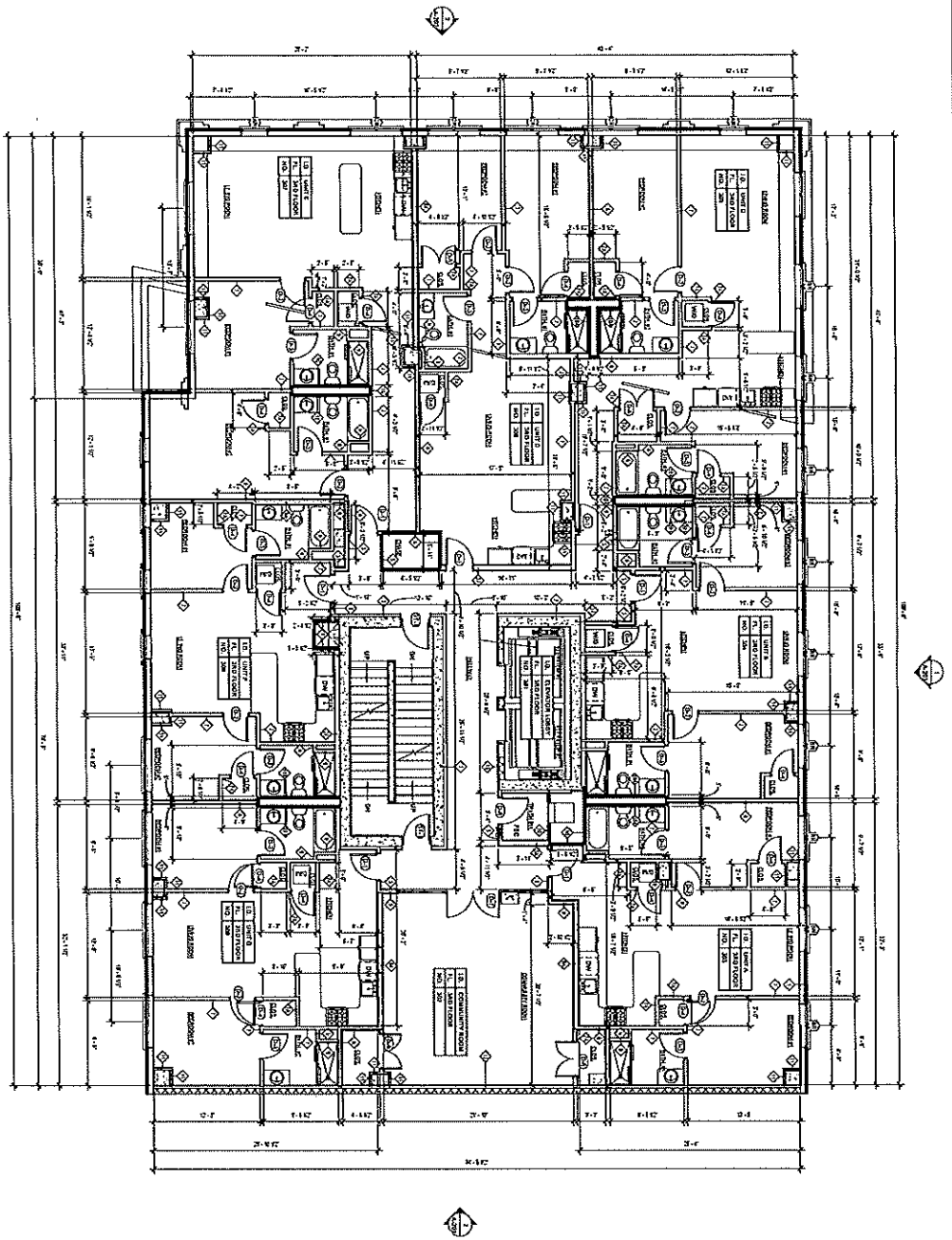
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**SOUTH NEW STREET MIXED-USE  
APARTMENT COMPLEX**  
317-327 S. NEW STREET  
BETHLEHEM, PA

**Bällina**  
GROUP, LLC  
1038 Market Ave., Ste. 1, Downers Grove, IL 60155  
Tel. 630.222.2222 Fax 630.222.2223

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1 THIRD FLOOR PLAN  
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- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS OF THE COMMONWEALTH OF PENNSYLVANIA.
  2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ENGINEER.
  3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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THIRD FLOOR PLAN

Project Number: 2020-21  
Date: 5/14/2021  
Drawn by: JC  
Scale: 3/8" = 1'-0"

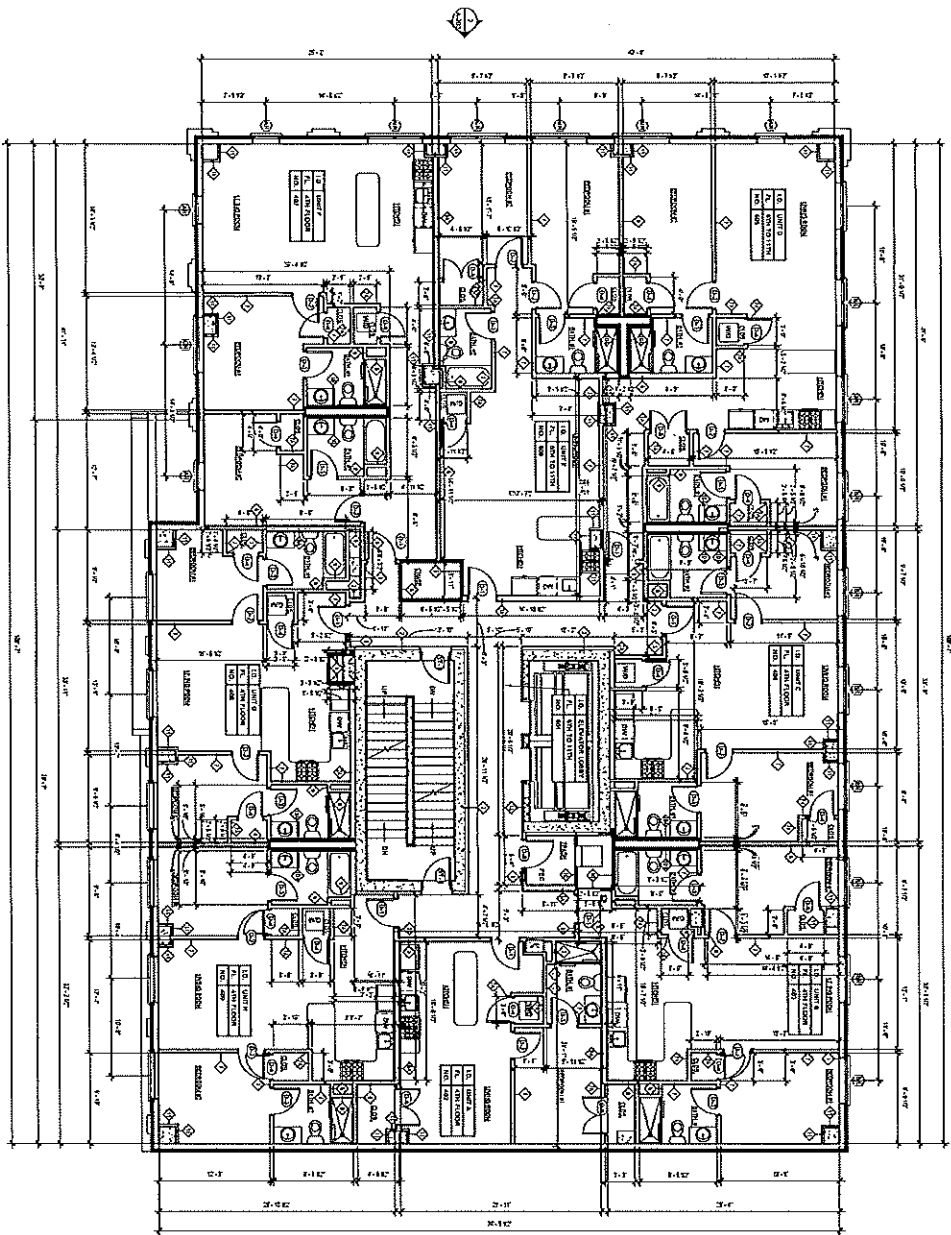
**Ballina**  
GROUP, LLC

1000 Market Ave., Ste. 1, Levittown, Pennsylvania 19057  
Tel: 484-267-1100 Fax: 484-267-1101

**SOUTH NEW STREET MIXED-USE  
APARTMENT COMPLEX**

317-327 S. NEW STREET  
BETHLEHEM, PA

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PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION  
STORAGE AND RETRIEVAL  
SYSTEM, WITHOUT WRITTEN  
CONSENT OF BALLINA GROUP, LLC.



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FOURTH FLOOR PLAN  
A-104

NOTES:  
1. SEE GENERAL NOTES FOR ALL APARTMENT UNITS.  
2. SEE GENERAL NOTES FOR ALL COMMON AREAS.  
3. SEE GENERAL NOTES FOR ALL EXTERIOR AREAS.  
4. SEE GENERAL NOTES FOR ALL MECHANICAL AREAS.  
5. SEE GENERAL NOTES FOR ALL ELECTRICAL AREAS.  
6. SEE GENERAL NOTES FOR ALL PLUMBING AREAS.  
7. SEE GENERAL NOTES FOR ALL STRUCTURAL AREAS.  
8. SEE GENERAL NOTES FOR ALL FINISHES.  
9. SEE GENERAL NOTES FOR ALL FURNITURE.  
10. SEE GENERAL NOTES FOR ALL EQUIPMENT.  
11. SEE GENERAL NOTES FOR ALL MATERIALS.

1. SEE WALL, CEILING, FLOOR AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.
2. WALLS AND CEILING TO BE FINISHED WITH GYPSUM BOARD AND FINISHES TO BE DETERMINED BY ARCHITECT.
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FOURTH FLOOR PLAN

No.	Description	Class
1	WALL, CEILING, FLOOR AND PRODUCT SPECIFICATIONS FOR INSTALLATION OF MATERIALS.	
2	WALLS AND CEILING TO BE FINISHED WITH GYPSUM BOARD AND FINISHES TO BE DETERMINED BY ARCHITECT.	
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11	FLOOR FINISHES TO BE DETERMINED BY ARCHITECT.	

**Ballina**  
GROUP, LLC

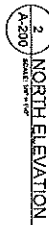
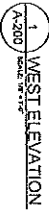
1000 North Ave., 2nd Floor, Philadelphia, PA 19107  
Tel: 215-592-5555

**SOUTH NEW STREET MIXED-USE  
APARTMENT COMPLEX**

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BETHLEHEM, PA

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## BUILDING ELEVATIONS

Project Number	2020-2
Date	6/4/202
Drawn By	CJ
Checked By	JG
Scale	1/8" = 1'-0"

A-200

# Bällina

GROUP, LLC

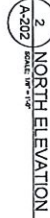
1436 Monroe Ave., Ste. 1, Dunmore, Pennsylvania 15509  
Tel. 812-367-0195 [www.bilgrami.com](mailto:www.bilgrami.com)

**SOUTH NEW STREET MIXED-USE  
APARTMENT COMPLEX**

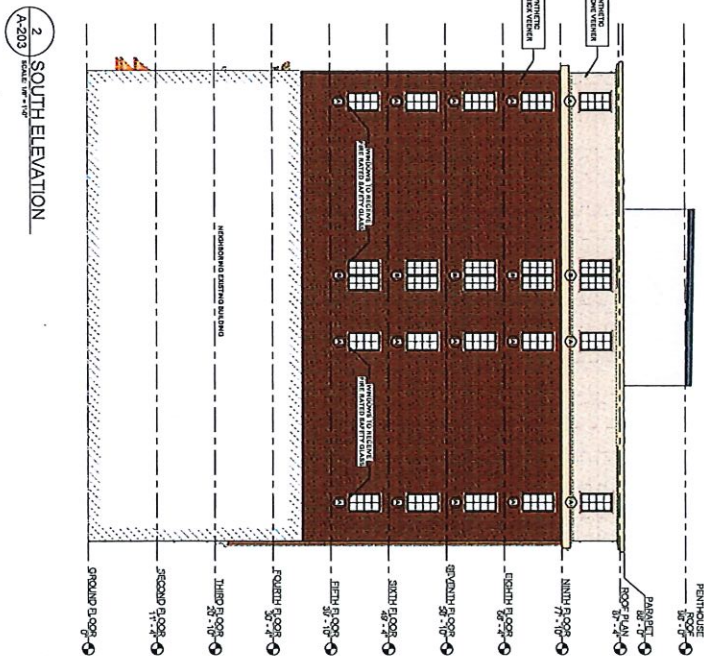
317-327 S. NEW STREET  
BETHLEHEM, PA

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**SOUTH NEW STREET MIXED-USE  
APARTMENT COMPLEX**

317-327 S. NEW STREET  
BETHLEHEM, PA

**Bällina**  
GROUP, LLC

1430 Morris Ave., Ste. 1, Dunmore, Pennsylvania 15509  
Tel.: 870-203-0106 [www.kelloggusa.com](http://www.kelloggusa.com)

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## BUILDING ELEVATIONS

Project Number	2020-2
Date	6/4/202
Drawn By	CA
Checked By	JG
Scale	1/8" = 1'-0"

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**Bällina**  
GROUP, LLC

1429 Monroe Ave., Ste. 1, Duquesne, Pennsylvania 15509  
Tel. 570.267.0135 [www.jefinegroup.com](http://www.jefinegroup.com)

**SOUTH NEW STREET MIXED-USE  
APARTMENT COMPLEX**

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BETHLEHEM, PA

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Project Number	2020-2
Date	6/4/202
Drawn By	CA
Checked By	JC
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