

City of Bethlehem, Pennsylvania

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

Building address 14-36 West 3rd Street, Bethlehem, PA 18015  
Owner of building Patriot Ventures, LLC- Douglas Kelly Phone [REDACTED]  
Owner's email & mailing address [REDACTED]  
Applicant High Hotels, LTD. Phone: [REDACTED]  
Applicant's email & mailing address [REDACTED]  
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 (see attached for deadline) 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:

<input checked="" type="checkbox"/> Trim and decorative woodwork	<input type="checkbox"/> Skylights
<input checked="" type="checkbox"/> Siding and Masonry	<input checked="" type="checkbox"/> Metal work
<input checked="" type="checkbox"/> Roofing, gutter and downspout	<input checked="" type="checkbox"/> Light fixtures
<input checked="" type="checkbox"/> Windows, doors, and associated hardware	<input checked="" 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 <u>                    </u>
<input checked="" 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.

See the following sheet.

5. **APPLICANT'S SIGNATURE** [Signature] **DATE:** 10.03.25  
**OWNER'S SIGNATURE** [Signature] **DATE:** 10.03.25

**Description of Work:** The applicant, High Hotels, LTD, is proposing a new hotel development; a 141-guestroom Tempo by Hilton, including a ground floor lobby restaurant & bar, meeting space, 7th floor fitness center, and rooftop bar. The site is located proximate to the corner of 3rd & New Streets in South Bethlehem and is currently 5 parcels consisting of an abandoned apartment building and paved parking lot, to be consolidated on or before the applicant's closing on the land. The current owner (Patriot Ventures, LLC) previously received a Certificate of Appropriateness for a new apartment development project (South Pointe Flats), including the demolition of the existing abandoned apartment building. The applicant received an amended Certificate of Appropriateness in June of 2025. We are returning to the HCC for review and recommendation of approval on the following items:

- Rooftop outdoor seating area
  - Pergola
  - Glass railing
- Alternate facade materials including: brick, port-cochere finishes, and precast items

Additionally, the applicant has been working in conjunction with the city of Bethlehem to design and improve the extension to the South Bethlehem Greenway, which runs directly behind the site.