

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 ██████████  
Owner's email & mailing address ██████████  
Applicant High Hotels, LTD. Phone: ██████████  
Applicant's email & mailing address ██████████ 1853 William Penn Way, Lancaster, PA 17601  
*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 manufacturers specifications for products you will use in this project:

<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 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**

<input type="checkbox"/> Alteration, renovation, restoration (1/4 or 1/8"=1'0" scale drawings required IF walls or openings altered.)
<input type="checkbox"/> New addition (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
<input type="checkbox"/> New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)
<input type="checkbox"/> Demolition, removal of building features or building (1/4" or 1/8"=1'0" scale drawings: elevation of remaining site and site plan)
<input type="checkbox"/> 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**  DATE: 04.25.25

**OWNER'S SIGNATURE**  DATE: 04.25.25

**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 April of 2025. We are returning to the HCC for review and recommendation of approval on the following items:

- Cast stone banding color
- Guestroom windows
- Glazing
- Pre-engineered canopies
- Signage
- Exterior building lighting

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