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## M I N U T E S

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**BOARD:** HISTORIC CONSERVATION COMMISSION, CITY OF BETHLEHEM  
**MEMBERS PRESENT:** TODD CHAMBERS, CRAIG EVANS (VICE CHAIR), GARY LADER (CHAIR), MICHAEL SIMONSON  
**MEMBERS ABSENT:** DESIREE STRASSER  
**STAFF PRESENT:** JEFFREY LONG (HISTORIC OFFICER)  
**PRESS PRESENT:** NONE  
**VISITORS PRESENT:** JOSEPH PEARL, JR., THOMAS SCHLEGEL, JOHN SNAVELY, TONY SEITZ  
**MEETING DATE:** MAY 19, 2025

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The regular meeting of the Historic Conservation Commission (HCC) was held on May 19, 2025, at the City of Bethlehem Town Hall Rotunda, 10 East Church Street, Bethlehem, PA. HCC Chair Gary Lader called the meeting to order at 6:00 p.m.

### **Agenda Item #1**

**Property Location:** 121 East Third Street

**Property Owner:** East Allen Venture, LLC

**Applicant:** East Allen Venture, LLC

**Building Description, Period, Style, and Defining Features:** This structure (119-123 East Third Street) is a detached, 3-story, brick masonry, mixed-use commercial and residential building with ornate brick, stone and terra-cotta detailing, prominent pressed metal upper cornice, arched upper windows and altered storefronts. The building dates from the late 19<sup>th</sup> century and is Italianate in style.

**Proposed Alterations:** The Applicant proposes to install a new, non-illuminated wall sign.

#### **Guideline Citations:**

- **Secretary of the Interior's Standards (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.
- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- It is the purpose and intent of the City of Bethlehem to promote, protect, enhance, and preserve historic resources and traditional community character for the educational, cultural, economic and general welfare of the public through the preservation, protection and regulation of buildings and areas of historic interest or importance within the City.
- **Historic Conservation Commission 'Guidelines for Signage'**

**Evaluation, Effect on Historic Conservation District, Recommendations:** COA Application indicates intent to install new non-illuminated wall sign "to mirror existing sign at U&T". Proposed sign measures 34-inches tall x 105-inches wide; sign material "to be determined" and graphics are "full color, digitally printed". Application is incomplete due to lack of accompanying "scale drawing with elevation view" depicting building façade and location of proposed sign indicated on form as required.

Design of sign includes graphics centered horizontally and vertically surrounded by one bold and one thin off-set pinstripe borders with so-called Chinese corner sets. Main text includes large, bold, upper-case letter

"U" in medium green color stylized to represent shopping cart with push bar and two wheels followed by large, bold "&" also in medium green color; thereafter is large, bold, upper-case, sans serif letter "T" followed by series of large, bold Chinese characters ... all in deep orange color. Secondary text line includes words "ASIAN MARKET" in small, bold, all upper-case, sans serif, italic lettering in warm white or ivory color within thick band in deep orange color. Sign background is warm white or ivory in color while both pinstripe borders are deep orange in color.

Proposed wall sign is appropriate, pending clarification of following:

- confirm location of new sign; unclear due to lack of required scale drawing with elevation view
- confirm proposed size fits within raised border of existing sign band panel; **note:** adjacent U&T sign fits just inside sign band panel
- confirm intended material of rigid sign
- identify proposed installation method

**Note:** Applicant should remove inappropriate window stickers in storefront at 119 East Third Street; similar future window signage requires HCC assessment prior to installation.

**Discussion:** Joseph Pearl, Jr. represented proposal to install new, non-illuminated wall sign. Applicant confirmed that proposed sign is to be installed at existing sign band within second panel from right; continued that rigid sign backer is Aluminum Composite Material (ACM). Applicant confirmed that dimensions of new sign match dimensions of similar existing sign at far left and should fit within panel with raised border. Mr. Chambers inquired if intent is to install using concealed fasteners; Applicant confirmed intent to use concealed fasteners. Mr. Chambers concluded by explaining that any new signage intended for glass storefront must be reviewed with HCC prior to installation.

**Public Commentary:** none

**Motion:** The Commission upon motion by Mr. Chambers 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 install a new, non-illuminated wall sign was presented by Joseph Pearl, Jr.
2. Appropriate details for new signage include:
  - a. installed using concealed fasteners at existing sign band within second panel from right
  - b. rigid sign backer measuring 34-inches tall x 105-inches wide is Aluminum Composite Material (ACM) with digitally printed graphics; design includes:
    - i. graphics centered horizontally and vertically surrounded by one bold and one thin off-set pinstripe borders with so-called Chinese corner sets
    - ii. main text includes large, bold, upper-case letter "U" in medium green color stylized to represent shopping cart with push bar and two wheels followed by large, bold "&" also in medium green color; thereafter is large, bold, upper-case, sans serif letter "T" followed by series of large, bold Chinese characters ... all in deep orange color
    - iii. secondary text line includes words "ASIAN MARKET" in small, bold, all upper-case, sans serif, italic lettering in warm white or ivory color within thick band in deep orange color
    - iv. sign background is warm white or ivory in color while both pinstripe borders are deep orange

**note:** any signage intended for glass storefront must be reviewed with HCC prior to installation.

The motion for the proposed work was unanimously approved.

## **Agenda Item #2**

**Property Location:** 14-36 West Third Street

**Property Owner:** Patriot Ventures, LLC

**Applicant:** High Hotels, LTD

**Building Description, Period, Style, and Defining Features:** This proposed 8-story hotel structure will include a series of entry-level glass storefronts with awnings at the front (north) façade facing West Third Street and also at the rear (south) façade facing the Greenway. Six upper floor levels will include brick as well as Exterior Insulating Finish System (EIFS) façades punctuated by sets of windows organized according to hotel room layouts. A roof-top terrace with bar will complete the uppermost floor level while a single-story porte cochère (carport) at the western end of the site will serve as the main drop-off location for passenger vehicles. As a reminder, HCC is mandated with preserving structures dating from the designated era of the Historic Conservation District (ca. 1895 - 1950); thus, when completed this Contemporary building will not be considered significant to the District.

**Proposed Alterations:** The Applicant is returning for subsequent HCC assessments of various details associated with the proposed hotel structure, including: storefront and window systems; awnings and canopies; signage and lighting.

**Guideline Citations:**

- **Bethlehem Ordinance 1714.03 Purposes of Historic Conservation District** -- see Agenda Item 1
- **Historic Conservation Commission Design Guidelines** -- relevant sections concerning 'New Construction' (pp. 8-12): HCC encourages new construction that "(preserves) the cohesive ambiance of the Historic Conservation District with compatible, sympathetic, and contemporary construction, ... (matches) setbacks of adjacent buildings on a streetscape and (has) compatible siting, proportion, (size and) scale, form, materials, roof configuration, details and finishes"; also should address such concerns as shape and massing, rhythm and patterns, window and door openings, materials and textures, architectural details as well as streetscapes.
- **Historic Conservation Commission 'Design Guidelines for Storefronts'**
- **Historic Conservation Commission 'Design Guidelines for Signage'**

**Evaluation, Effect on Historic Conservation District, Recommendations:** COA Application indicates intent to satisfy stipulation of previous Certificates of Appropriateness that requires HCC assessment of proposed façade details; according to supplemental narrative, select details intended for current assessment include storefronts and window systems, awnings and canopies as well as signage and lighting.

During meeting with Applicant on March 17, 2025, HCC adopted proposal that Bethlehem City Council issue Certificate of Appropriateness identifying appropriate details for proposed storefronts: YKK YES 45 FT storefront system with 2-inch-wide vertical and horizontal divisions in dark bronze factory-applied finish; glazing is center-set SunGuard SNX Low-E crystal gray glazing, which is clear and not tinted, colored or reflective; spandrel glass is integrated into storefronts along eastern half of West Third Street façade to screen back of house functions; also includes vinyl films installed on outside glass surfaces that depict various historical images. Upon review of current drawing set, no revisions to previously approved storefronts are immediately evident. According to Drawing Sheet A-401, Applicant proposes 2100 Series Aluminum thermal break fixed windows fabricated by Crystal Window & Door Systems. Vertical and horizontal divisions have dark bronze factory-applied finish; glazing is center-set SunGuard SNX Low-E ultra-clear glazing, which is clear and not tinted, colored or reflective. No written specifications or cut sheets for proposed windows are provided, so clarification about dimensions of window frame elements is required. It should be noted that punched window openings are not considered appropriate within Historic Conservation District (HCD) based upon relevant Design Guidelines; however, HCC recently recommended approval of similar punched window openings at nearby (yet to be constructed) contemporary structure, so discussion is warranted.

Detail 3 "Awning Detail" on Drawing Sheet A-401 depicts fabric awning with no applied graphics attached to powder-coated aluminum frames installed with 6-inch steel studs; awnings project approximately 24-inches out over public right-of-way and overall height is 48-inches. Exterior elevations on Drawing Sheets A-201 and A-202 confirm that awnings are appropriately installed beneath lower cornice, align with widths of associated storefront openings and have open ends. No written specifications or cut sheets for proposed awnings are provided, so Applicant should confirm intended fabric color(s) and that proposed fabric is Sunbrella canvas (or comparable).

Elevation drawings on Drawing Sheet A-201 call out supplemental detail drawings for proposed entrance canopies (one at north façade facing West Third Street and one at south façade facing nearby Greenway) found on Drawing Sheet A-203. Applicant also provides supplemental cut sheets for Super Lumideck by Mapes Architectural Canopies, described as “all-extruded, pre-engineered canopy … with corrugated deck … and aluminum, non-rusting finish”. Applicant indicates 8-inch “J” option as preferred canopy facia and relevant drawing sheets depict hanger rod supports; however, Applicant should also confirm critical dimensions (width, projection over public right-of-way, etc.) and intended finish color(s) of proposed canopies. It should be noted that relevant Design Guidelines do not identify rigid metal canopies as appropriate or inappropriate within HCD; however, HCC recently recommended approval of similar metal canopies at several nearby contemporary structures, so discussion is warranted.

Drawing Sheet A-203 also includes five detail drawings of proposed signage types: Sign 1 - “High-Level Front”; Sign 2 - “3<sup>rd</sup> Street Entrance”; Sign 3 - “Front Entrance Canopy”; Sign 4 - “Flag/Blade”; Sign 5 - “Greenway Entrance”. Sign 1 measures approx. 57 1/2-inches tall x 184 1/2-inches wide; top of sign is installed approx. 70-inches down from top of upper cornice. Main text line is composed of individual letters that spell out “TEMPO” in large, bold, sans serif all upper-case lettering; diagonal stripe extends central upstroke of letter “M” above and below text. Beneath main text and right of center is secondary text line composed of individual letters that spell out “by Hilton” in small, bold, serif lettering. Relevant design guidelines describe appropriate signage within HCD as graphics applied to rigid sign boards as well as individual letters pin mounted into building façades, so proposed pin-mounted lettering is appropriate. Application offers no indication of intended material for lettering or for proposed installation method, so clarifications are needed; **note:** guidelines for signage recommend taking advantage of mortar joints for mounting locations to facilitate future repairs in case signage is ever updated or replaced. Supplemental perspective view on Drawing Sheet A-001 “Cover Sheet” depicts this sign as located above upper-most windows on western end of proposed building and signage letters seem to have dimension. HCC traditionally limits thickness of pin-mounted letters to max. 2-inches; dimension between back of letters and front of façade should be confirmed by Applicant.

Sign 2 measures approx. 22-inches tall x 74-inches wide; main text line is centered atop front edge of entrance canopy at north façade facing West Third Street. Sign 5 also measures approx. 22-inches tall x 74-inches wide; main text line is centered atop front edge of entrance canopy at south façade facing nearby Greenway. As with previous sign, main text line of these two signs is composed of individual letters that spell out “TEMPO” in large, bold, sans serif all upper-case lettering; diagonal stripe extends central upstroke of letter “M” above and below text. Affixed to front canopy fascia beneath main text and right of center is secondary text line composed of individual letters that spell out “by Hilton” in small, bold, serif lettering. Relevant design guidelines do not describe lettering attached to metal canopies; however, HCC recently recommended approval of similar lettering atop metal canopies at several nearby contemporary structures, so discussion is warranted. COA Application offers no indication of intended material for lettering or for proposed installation methods, so clarifications are needed; **note:** HCC traditionally limits thickness of pin-mounted letters to max. 2-inches.

Sign 3 measures approx. 22-inches tall x 74-inches wide; main text line is centered within vertical face of rigid entrance canopy at passenger drop off on western corner of proposed building. As with previous signs, main text line is composed of individual letters that spell out “TEMPO” in large, bold, sans serif all upper-case lettering; diagonal stripe extends central upstroke of letter “M” above and below text. Beneath main text and right of center is secondary text line composed of individual letters that spell out “by Hilton” in small, bold, serif lettering. COA Application offers no indication of intended material for lettering or for proposed installation methods, so clarifications are needed; **note:** HCC traditionally limits thickness of pin-mounted letters to max. 2-inches.

Sign 4 is double-sided blade sign that measures approx. 172-inches tall x 36-inches wide with text lines centered vertically that measure approximately 120-inches tall. Thickness of sign is not indicated; offset between signage and main façade is approx. 6-inches. Detail 4 on Drawing Sheet A-203 indicates that proposed signage is centered vertically at building’s fourth floor level while notation about “Vertical Signage” on Detail 2 ‘North Elevation’ of Drawing Sheet A-201 indicates that signage is horizontally slightly off center on north façade facing West Third Street at western end tower. Main text line oriented vertically spells out “TEMPO” in large, bold, sans serif all upper-case lettering; diagonal stripe extends central upstroke of letter “M” in both directions. Centered beneath main text is secondary text line oriented horizontally that spells out

“by Hilton” in small, bold, serif lettering. Sign background is black in color, with trapezoidal details at top and bottom in medium gray color; upper triangle also includes figures “755” in black color while address is 14-36 West Third Street, so clarification is warranted. COA Application offers no indication of intended materials for proposed blade sign or intended installation method. Relevant design guidelines note that appropriate double-sided blade signs within HCD are hung from decorative iron scroll brackets while HCC traditionally limits sign thickness to max. 2-inches, so clarifications are warranted.

Supplemental drawings depict lettering for various signs described above as bright white; however, HCC traditionally considers warm white or ivory as appropriate within HCD and also encourages signage to include off-set pinstripe detail in complementary color around sign perimeter. Supplemental drawings do not indicate if various signs are internally illuminated, which is considered inappropriate based upon relevant design guidelines. If illumination is desired, Applicant might consider backlighting each letter, resulting in halo effect. Design guidelines for exterior lighting encourage bulbs that provide “low wattage warm illumination”; if LED lights are intended, HCC traditionally considers max. 3000K color temperature as appropriate. Relevant design guidelines also indicate that no conduits, raceways or junction boxes can be visible on exterior façades.

Elevation drawings on Drawing Sheet A-201 depict proposed light fixtures centered between entry-level storefronts; Drawing Sheet A-401 offers more detailed drawing of typical storefront that also includes depiction of proposed light fixtures. Applicant provides supplemental cut sheets for Sentinel Wall sconce by Beta-Calco fabricated from die-cast and extruded aluminum with bronze metallic textured finish and opaque polycarbonate diffuser; proposed fixture measures approx. 51-inches tall x 7.5-inches wide x 4-inches deep. Provided specifications indicate several light modules (front-lit, downlight, uplight, angled); however, Applicant’s preferred module is not indicated, so clarification is needed. Applicant also provides supplemental cut sheets for Razer RD Wall surface sconce by Beta-Calco fabricated from die-cast aluminum with bronze metallic textured finish; proposed fixture measures approx. 7-inches tall x 2-inches wide x 5-inches deep. Intended installation locations for proposed fixture are not evident from provided elevation drawings, so clarification is needed. Specifications indicate several light modules (up-light, down-light, angled); however, Applicant’s preferred module is not indicated, so clarification is also needed. As stated above, design guidelines for exterior lighting encourage bulbs that provide “low wattage warm illumination”; if LED lights are intended for both fixture types, HCC traditionally considers max. 3000K color temperature as appropriate. Relevant design guidelines also indicate that no conduits, raceways or junction boxes can be visible on exterior façades.

Applicant previously agreed to provide details of proposed porte cochère (carport) for HCC consideration and provided Drawing Sheets A-421, A-422 and A-423 offer more detailed information. Similarly, Applicant previously agreed to provide details of proposed glass balustrade at roof deck along north façade facing West Third Street for HCC consideration and provided Drawing Sheet A-105 now references “post-supported glass windscreen system surrounding exterior seating area” on rooftop plan; however, accompanying narrative does not indicate Applicant’s intent to discuss these details at this time, so no assessments are conducted.

**Discussion:** Thomas Schlegel, John Snavely and Tony Seitz represented proposal to return for subsequent HCC assessments of various details associated with proposed hotel structure, including: storefront and window systems; awnings and canopies; signage and lighting. Applicant also requested opportunity to discuss details of proposed porte cochère (carport), proposed glass balustrade at roof deck and initial design concept for roof deck shelter.

Applicant clarified that storefront glazing sample previously presented to HCC was labeled “crystal gray” glazing but should have been “ultra clear” glazing, which is also currently proposed for all windows; Applicant distributed sample of proposed “ultra clear” glazing. HCC members mutually agreed that no new resolution about storefronts is required; rather, current motion about windows should include relevant commentary also applicable to storefronts. Applicant continued that proposed windows measure 8-feet tall x 6-feet 8-inches wide, with horizontal division at approximately 2'-6" from bottom, as depicted on Drawing Sheets A-201 and A-202; also confirmed all horizontal and vertical frame elements are 1.75-inches thick. Mr. Lader inquired if individual windows within gangs of two and three windows include inserted mullions; Applicant responded that gangs of windows are butted together with no additional mullions between. Mr. Chambers inquired if Applicant is proposing this window type for all window openings. Applicant confirmed

that all windows on floor levels 2 through 7 include uniform window type while rooftop dining venue will have window wall system that matches entry-level storefront assessed during previous HCC meeting. Mr. Chambers inquired about proposed glass parapet referenced on Drawing Sheet A-105; Applicant noted this detail is still being explored but would appreciate opportunity to discuss during later portion of meeting.

Applicant transitioned to proposed metal entrance canopies by confirming color is dark bronze to match finish of storefront system; continued that canopies extend approximately 5-feet from building façade. Mr. Lader inquired how canopies drain accumulated rainwater and snow. Applicant explained that canopies have integrated channels that collect water, which then drains into downspouts ... admitting that downspouts are not depicted on provided Elevation drawings. Mr. Chambers suggested that scuppers attached to integrated channels allow water to spill down below in controlled manner to avoid installing downspouts; Mr. Evans countered that water spilling down onto public right-of-way is not ideal solution. Applicant expressed preference for downspouts in dark bronze color to match finish of storefront system; Mr. Long explained that appropriate downspouts within Historic Conservation District are smooth and round. Mr. Chambers inquired about details of proposed awnings. Applicant confirmed that intended fabric is canvas in dark gray color while metal frames are dark bronze. Mr. Simonson inquired about canopy ends; Applicant confirmed that proposed canopies have open ends. Mr. Lader inquired if Applicant already identified fabricator of canopy fabric; Applicant explained they typically rely on awning installers for such details but will integrate recommendations by HCC into associated written specifications. Mr. Simonson explained that HCC traditionally recommends Sunbrella (or comparable) canvas awnings, which are rated as "fade resistant". Mr. Evans inquired if awning fabrics include signage graphics; Applicant confirmed that no awning fabrics include signage graphics.

Applicant transitioned to proposed signs, clarifying that Hilton brand requires internal illumination for various signage, while proposed blade sign also includes LED strip lighting around trapezoidal shapes. Mr. Chambers expressed hesitation to support any motion without finalized signage package; Applicant agreed that signage approvals are premature without needed input from signage contractor but requested HCC guidance concerning proposed sizes and placements. Mr. Lader requested clarification from Historic Officer concerning internally illuminated signage. Mr. Long explained that relevant Design Guidelines describe internally illuminated signage within Historic Conservation District as inappropriate; however, those guidelines reference acrylic box signs typically dating from 1960s and 1970s ... with graphics painted onto outside surfaces and interior fluorescent bulbs for illumination; however, HCC recently considered internally illuminated signage installed at non-contributing structures and fabricated from solid boxes with routed out letters that illuminate from interior LED lighting as appropriate. Mr. Lader polled HCC about proposed sizes and placements of various signage; HCC members expressed initial approval, with Applicant agreeing to return with finalized signage package for subsequent HCC review.

Applicant transitioned to proposed lighting by clarifying that preferred Sentinel Wall sconce features up-, down- and front illumination while preferred Razer RD Wall surface fixture features up- and down-illumination. Applicant continued by referencing Drawing Sheets A-201 and A-202 to clarify proposed locations of Razer fixtures: centered vertically between third and fourth floor levels as well as between sixth and seventh floor levels; at North façade (facing West Third Street) adjacent to column lines 1.8, 4, 5, 6, 7, 8, 9; at South façade (facing Greenway) adjacent to column line 1.8 and between column line 8 and 9; West façade centered horizontally between left edge of building and first set of windows. Applicant confirmed intent to respect HCC recommendation that LED lighting is maximum 3000K color temperature. Mr. Lader inquired about light spread for Razer Wall surface fixtures; Applicant responded that such details are not yet finalized with lighting engineer. Mr. Chambers noted there are only two spread options: 3-degrees and 75-degrees; Applicant expressed preference for 3-degree spread for up-lighting and 75-degree spread for down-lighting. Mr. Lader continued by noting potential for "dark sky friendly" option. Applicant expressed preference for wider spread illumination while noting "dark sky friendly" fixture has no up-light option; as alternative, Mr. Lader encouraged Applicant to consider another set of fixtures at higher mounting location so that all fixtures only down-light with no up-light feature. Mr. Chambers noted that proposed Razer fixtures on North façade adjacent to column line 1.8 are very close to proposed vertical blade sign and do not fit overall distribution pattern of fixtures; Applicant was encouraged to reconsider fixture spacing to be more consistent across all façades to avoid large gaps and also to move them away from signage. Applicant agreed to reconsider distribution of Razer fixtures accordingly.

Applicant called attention to Drawing Sheets A-421, A-422 and A-423 for requested discussion about proposed porte cochère (carport); continued by noting that porte cochère consists of two main elements: lower canopy supported by two piers with trapezoidal roof form at approximately 11-feet 6-inches high that extends out from west façade approximately 22-feet while also extending out from north and south façades approximately 3-feet; upper canopy supported by five piers with curvilinear roof form at approximately 17-feet high that extends out from west façade approximately 62 feet. Applicant submitted various samples for details of proposed canopy elements: 4mm Aluminum Composite Material (ACM) by Alucobond at fascias, with dark bronze color for lower canopy and brushed aluminum color for upper canopy; aluminum tongue-and-groove system by Longboard in dark brown woodgrain look for upper canopy soffits; aluminum link and lock aluminum batten open joint system by Longboard in dark brown woodgrain look for soffit system at lower canopy. Columns consist of large format masonry veneer and precast banding to match water table of main structure; upper portion of columns is clad in ACM with brushed aluminum finish to match fascia of upper canopy. Mr. Chambers expressed appreciation for provided details and product samples; continued that detailing of canopy and structural piers are appropriate within Historic Conservation District. Mr. Chambers noted that reflected ceiling plan drawing indicates reveals in horizontal soffits and encouraged Applicant to align those reveals with vertical reveals in associated posts. Mr. Evans noted lack of mention about proposed hardscape beneath porte cochère. Applicant noted those details are under current review by civil engineer; however, Hilton brand requires pavers within parking spots and sections of pavers leading to main entrance but otherwise asphalt paving. Mr. Chambers inquired about need for curb cut(s) at select locations; Mr. Simonson responded that such details fall under purview of City Engineering. Mr. Evans inquired about potential benches and other street furniture for outdoor locations; Mr. Long explained that any items not affixed to proposed structure do not fall under HCC purview for assessment.

Applicant described initial thoughts about proposed glass railing at rooftop facing north façade: post-mounted system with glass panels inserted between posts, set back slightly off parapet. Applicant continued that exact height is not yet finalized but 6-feet tall seems initially appropriate ... 5-feet is too low and 7-feet seems excessive ... depending upon final height dimension of adjacent parapet in relation to proposed paver system. Mr. Chambers inquired if any lettering will be affixed to glass surfaces; Applicant responded that lettering or other graphics are not envisioned for glass panels. Mr. Evans inquired if proposed system also includes handrail assembly; Applicant confirmed that no handrail assembly is envisioned. Mr. Lader inquired why proposed height is much greater than code-required dimension; Applicant confirmed that glass panels are intended as windbreak, which encourages panels that are taller than minimum handrail height. Applicant clarified that proposed glass panels should be considered in conjunction with potential rooftop canopy ... noting these topics are being presented for initial consideration and not intended for final motion. Applicant distributed two supplemental items not included within original COA Application: one color perspective rendering of proposed hotel taken at street level near southwest corner portico and looking up at rooftop area; one color photo of existing rooftop terrace elsewhere as inspiration image, with glass handrail assembly in background and pergola structure consisting of structural posts and beams along with series of fixed horizontal slats defining implied roof cover. Applicant described current vision for rooftop canopy as "pergola-type structure, with ability through louver system to open and close for shade and protection, when needed." Applicant continued that 16-feet setback of rooftop bar remains, as previously requested by HCC; however, proposed canopy would cover entire outdoor seating area. Column placement is not yet finalized but Applicant will strive to avoid placing where visible from south façade facing West Third Street. Mr. Chambers expressed initial concern that proposed rooftop canopy approaches complete enclosure of rooftop outdoor deck, which contradicts HCC's previous compromise to allow rooftop dining as long as structural elements are set back significantly from main façade; continued by inquiring about height of proposed canopy. Applicant responded that envisioned height is 9.5 or 10-feet high. Mr. Lader expressed initial thoughts that canopy should be limited to two bays wide; Applicant noted that initial design options for proposed canopy only covered select portions of rooftop sitting area but came to conclusion based upon discussions with Hilton brand that entire outdoor patio should be covered with projecting canopy ... allowing for integration of lighting, ceiling fans, etc. Mr. Lader continued by encouraging Applicant to step back proposed canopy away from glass windbreak, so it is not perceptible from below. Mr. Evans suggested that rooftop elements are typically painted "sky gray" to soften impact of view. Mr. Chambers suggested possible comfort level with glass windbreak or with rooftop canopy but not combination of both because of implied enclosure of rooftop deck. Applicant responded that current

desire is to make rooftop space comfortable for clients through various seasons; Mr. Chambers noted that both elements combine to create entire new story for proposed hotel structure. Applicant agreed to further explore glass railing and rooftop pergola canopy before presenting for consideration during subsequent HCC meeting. Mr. Simonson encouraged Applicant to include series of views taken from street level that depict rooftop area to help HCC discern how much can be perceived. Mr. Chambers noted that Applicant already provided one such perspective drawing; Applicant explained that provided supplemental drawing does not include all relevant details for consideration.

**Public Commentary:** none

**Motion:** The Commission upon motion by Mr. Chambers 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 return for subsequent HCC assessments of various details associated with proposed hotel structure was presented by Thomas Schlegel, John Snavely and Tony Seitz.
2. Appropriate details for all windows include:
  - a. 2100 Series Aluminum thermal-break fixed windows fabricated by Crystal Window & Door Systems
  - b. each window measures 8-feet tall x 6-feet 8-inches wide, with horizontal division at approximately 2'-6" from bottom
  - c. all vertical and horizontal frame elements are 1.75-inches thick, with dark bronze factory-applied finish
  - d. glazing is center-set SunGuard SNX Low-E ultra-clear glazing, which is clear and not tinted, colored or reflective; **note:** ultra-clear glazing is also used for all storefront assemblies
3. Appropriate details for metal entrance canopies include:
  - a. all-extruded, pre-engineered Super Lumideck canopy with corrugated deck and aluminum, non-rusting finish in dark bronze color by Mapes Architectural Canopies
  - b. canopy at north façade facing West Third Street measures approximately 24-feet wide while canopy at south façade facing nearby Greenway measures approximately 17-feet wide; both canopies are approximately 5-feet deep
  - c. entrance canopies include 8-inch "J" facias and hanger rod supports
  - d. each canopy has integrated channel to collect rainwater and snow melt, which drains into metal downspouts at building façades; smooth, round metal downspouts are dark bronze in color
4. Appropriate details for awnings include:
  - a. fabric awnings with no applied graphics attached to powder-coated aluminum frames in dark bronze color installed with 6-inch steel studs
  - b. awnings are located beneath lower cornice, align with widths of associated storefront openings and have open ends
  - c. awnings extend approximately 24-inches out over public right-of-way; overall height is 48-inches
  - d. awning fabric is Sunbrella canvas (or comparable) in dark gray color
5. Appropriate details for light fixtures include:
  - a. Fixture 1: Sentinel Wall sconce by Beta-Calco
    - i. fabricated from die-cast and extruded aluminum with bronze metallic textured finish and opaque polycarbonate diffuser; includes up-, down- and front illumination
    - ii. each fixture measures approx. 51-inches tall x 7.5-inches wide x 4-inches deep
    - iii. installation locations are centered between entry-level storefronts

- iv. LED lighting is maximum 3000K color temperature; no conduits, raceways or junction boxes are visible on exterior façades
- b. Fixture 2: Razer RD Wall surface sconce by Beta-Calco
  - i. fabricated from die-cast aluminum with bronze metallic textured finish; includes 3-degree spread for up-lighting and 75-degree spread for down-lighting
  - ii. each fixture measures approx. 7-inches tall x 2-inches wide x 5-inches deep
  - v. installation locations are centered vertically between third and fourth floor levels as well as between sixth and seventh floor levels; fixtures are evenly distributed across all façades to avoid large gaps and signage
  - vi. LED lighting is maximum 3000K color temperature; no conduits, raceways or junction boxes are visible on exterior façades
- 6. Appropriate details for porte cochère (carport) include:
  - a. Support Piers:
    - i. lower portion consists of large format masonry veneer and precast banding to match water table of main structure
    - ii. upper portion is clad in ACM with brushed aluminum finish to match fascia of upper canopy
  - b. Lower Canopy:
    - i. supported by two piers with trapezoidal roof form at approximately 11-feet 6-inches high that extends out from west façade approximately 22-feet while also extending out from north and south façades approximately 3-feet
    - ii. includes 4mm Aluminum Composite Material (ACM) by Alucobond in dark bronze color at fascias
    - iii. includes aluminum link and lock aluminum batten open joint system by Longboard in dark brown woodgrain look for soffit system

**note:** reveals in horizontal soffits should align with vertical reveals in ACM cladding of associated support piers
- c. Upper Canopy
  - i. supported by five piers with curvilinear roof form at approximately 17-feet high that extends out from west façade approximately 62 feet
  - ii. includes 4mm Aluminum Composite Material (ACM) by Alucobond in brushed aluminum color at fascias
  - iii. aluminum tongue-and-groove system by Longboard in dark brown woodgrain look for upper canopy soffits

The motion for the proposed work was unanimously approved.

#### **General Business:**

Minutes from HCC meeting on April 21, 2025, were approved by those attending that meeting, and with abstention by those not previously in attendance.

Mr. Chambers inquired about status of potential new HCC members; Mr. Simonson responded that Mayo's office continues to search for qualified candidates.

There was no further business; HCC meeting was adjourned at approximately 7:45 p.m.

Respectfully submitted,

Jeffrey Long

BY:

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Jeffrey Long  
Historic Officer  
South Bethlehem Historic Conservation District  
Mt. Airy Historic District