

**RESOLUTION NO. 2026-\_\_\_\_\_**

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE PROVISIONS OF THE ACT OF THE PENNSYLVANIA LEGISLATURE 1961, JUNE 13, P.L. 282 (53 SECTION 8004) AND BETHLEHEM ORDINANCE NO. 3952 AS AMENDED.

WHEREAS, it is proposed to secure a COA to replace existing glass transoms above two entrance doors with metal ventilation louvers at 306 South New Street.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby granted for the proposal.

Sponsored by: (s) \_\_\_\_\_

(s) \_\_\_\_\_

ADOPTED BY COUNCIL THIS DAY OF , 2026.

(s) \_\_\_\_\_  
President of Council

ATTEST:

(s) \_\_\_\_\_  
City Clerk

CASE #877 -- The Applicant proposes to replace existing glass transoms above two entrance doors with metal ventilation louvers at 306 South New Street.

OWNER / APPLICANT: Gateway 1, Inc. / Waled Elfeil

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The Commission upon motion by Mr. Chambers and seconded by Ms. Strasser 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 replace existing glass transoms above two entrance doors with metal ventilation louvers was presented by Jessica Margulies and Waled Elfeil.
2. Appropriate details for new louvers intended for east façade (facing South New Street) include:
  - a. one louver installed above third pair of recessed storefront entrance doors from left and another louver installed above fourth pair of recessed storefront entrance doors from left ...
  - b. size of both louvers is approximately 42-inches tall x 60-inches wide, with sheen and color to match existing metal storefront assembly
  - c. louvers will be installed to avoid damage to existing structure in case of future change of use

**Note:** Applicant agreed to submit list of all intended kitchen and ventilation equipment to City's planning office to ensure venting requirements are code compliant.

The motion was unanimously approved, with Mr. Chambers, Mr. Evans, Mr. Lader, Mr. Simonson and Ms. Strasser voting in favor of the motion. Based upon the oral report made by the Historic Officer and the presentation of the Applicant, the Commission found that the proposal adheres to Bethlehem Ordinance 1714.03 'Purposes of the Historic Conservation District' and to Historic Conservation Commission 'Design Guidelines'.

JBL: jbl

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Date of Meeting: April 20, 2026

By:   
Title: Historic Officer