

**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 demolish all four existing structures to construct a new 7-story mixed-use building with ground floor retail and tenant amenity space at 327 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

## HISTORIC CONSERVATION COMMISSION

CASE #878 -- The Applicant proposes to demolish all four existing structures to construct a new 7-story mixed-use building with ground floor retail and tenant amenity space at 327 South New Street.

OWNER / APPLICANT: 325 South New Street Development, LLC / USA Architects

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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 demolish all four existing structures to construct a new 7-story mixed-use building with ground floor retail and tenant amenity space new was presented by Anthony Civitella, Eric DeLong and Craig Johnson.
2. Appropriate details for new development project include:
  - a. demolition of all existing structures at 319, 321-323, 325 and 327 South New Street
  - b. historic Italianate façade of contributing building at 321-323 South New Street to serve as design inspiration for replacement structure
  - c. new structure is 7-story, mixed-use building that measures approx. 93-feet wide, approx. 76.5-feet deep, approx. 75-feet high at shortest (southwest) corner and approx. 78.5-feet high at tallest (northwest) corner, with no rooftop mechanical penthouse
  - d. entry level includes approx. 1,900 SF of commercial space and 4,300 SF of community (tenant only) spaces while upper floor levels include approx. 6,200 SF each, with mix of one- and two-bedroom dwelling units

**Notes:** This COA replaces the previous COA supported by HCC on June 21, 2021, and subsequently approved by Bethlehem City Council that identified which structures could be demolished and what façade was to be retained, along with overall shape and massing, size, scale and proportions. HCC now approves demolition of the existing historic Italianate façade at 321-323 South New Street because the new design appropriately references that façade through massing, size, scale, proportions, rhythm and use of color and materials. HCC also recognizes the technical challenges involved with retaining and integrating the existing historic Italianate façade into the overall development project.

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 concerning Demolition, 'Design Guidelines concerning New Construction' and also complies with the following Secretary of Interior's Standard (SIS) for Rehabilitation:

- 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.

JBL: jbl

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By: Jet Job

Date of Meeting: April 20, 2026

Title: Historic Officer