

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

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.

X Trim and decorative woodwork

Skylights

X Siding and Masonry

X Metal work

X Roofing, gutter and downspout

X Light fixtures

X Windows, doors, and associated hardware

X Signs

Storm windows and storm doors

X Demolition

Shutters and associated hardware

Other

X 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)

X New building or structure (1/4" or 1/8"=1'0" scale drawings: elevations, floor plans, site plan)

X 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

DATE:

OWNER'S SIGNATURE

DATE:

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 November of 2024 for the approval of the demolition of the existing abandoned apartment building and then purposed new 8 story hotel. We are returning to the HCC for review and recommendation of approval on the following items:

- Overall building height
- Treatment of ground level storefront on the 3rd Street Facade
- The following building facade materials: brick, large format masonry, cast stone elements, and EIFS

We anticipate returning to a future HCC meeting for review of all other outstanding items.

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.