

**RESOLUTION NO. 2025-\_\_\_\_\_**

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 modify the existing sign band and storefronts, including replacement of an existing display case to create a new entrance vestibule, and also to paint the existing continuous bands of cast stone windowsills at both upper floor levels at 13-15 East Third 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 , 2025.

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

ATTEST:

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

## HISTORIC CONSERVATION COMMISSION

CASE #868 -- The Applicant proposes to modify the existing sign band and storefronts, including replacement of an existing display case to create a new entrance vestibule, and also to paint the existing continuous bands of cast stone windowsills at both upper floor levels at 13-15 East Third Street.

OWNER / APPLICANT: Vipul Shah / Emmanuel Patricio

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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 modify the existing sign band and storefronts, including replacement of an existing display case to create a new entrance vestibule, and also to paint the existing continuous bands of cast stone windowsills at both upper floor levels was presented by Emmanuel Patricio, Neel Shah and Christine Ussler.
2. Appropriate details for the new storefront include:
  - a. overall form of existing commercial storefronts will remain, with exception of reconfiguring free-standing display case at far left to become dedicated entrance leading to upper-level residential units; existing tin ceiling to be retained and repainted
  - b. glass storefronts will be replaced with new butt glazed insulated glass inserted into top and bottom metal tracks that follow same configuration as existing storefronts; appropriate glazing is not reflective, tinted or colored
  - c. new wall that defines dedicated entrance at far-left mimics existing storefronts elsewhere, with tile base at low knee wall and smooth substrate wall above with panel mouldings
  - d. new aluminum full-glazed storefront doors with transoms replace both pairs of existing historical storefront doors and transoms to satisfy ADA (handicap) compliance
  - e. existing brick piers at far left and far right of overall storefront to be clad in fiber cement or composite panels with panel mouldings
3. Details for subsequent HCC assessment include:
  - a. scale drawing indicating critical dimensions of proposed panel mouldings for sign band above storefronts
  - b. design options for new mosaic flooring that replace existing historical tiles ... including product samples and written specifications for intended materials, with preference for maximum 2-inch hexagonal mosaic tiles
  - c. product samples and written specifications for intended material(s) for low knee walls at replacement storefronts
  - d. product samples and written specifications for intended pendant lighting

- e. written specifications for silicate paint proposed for existing cast stone windowsills, including paint samples applied to similar stone masonry surfaces

The motion for HCC assessment of proposed details was unanimously approved, with Mr. Chambers, Mr. Evans, Mr. Lader and Mr. Simonson 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 also to Historic Conservation Commission ‘Design Guidelines’ (relevant pages concerning Masonry and Storefronts) as well as to Historic Commission ‘Design Guidelines for Storefronts’ 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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Date of Meeting: November 17, 2025

By: Jet Job  
Title: Historic Officer