

**RESOLUTION NO. 2024-\_\_\_\_\_**

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 finalize details and finishes for  
a proposed new construction project that previously received Certificates of Appropriateness  
in November of 2021 and November of 2023 at 117 East Fourth 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      , 2024.

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

ATTEST:

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

## **HISTORIC CONSERVATION COMMISSION**

CASE #840 -- It is proposed to secure a COA to finalize window details for a new construction project that previously received Certificates of Appropriateness in November of 2021 and in November of 2023 as well as a motion of support from HCC on July 15, 2024, that City Council issue a COA for various details and finishes at 117 East Fourth Street.

OWNER / APPLICANT: Lehigh SH Development, LLC / Lehigh SH Development, LLC

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The Commission upon motion by Mr. Chambers and seconded by Mr. Simonson 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 finalize window details for a new construction project that previously received Certificates of Appropriateness in November of 2021 and in November of 2023 as well as a motion of support from HCC on July 15, 2024, that City Council issue a COA for various details and finishes was presented by Zein Basma, Phil Lyons and Matthew Pasquarello.
2. Appropriate window details include:
  - a. windows for all building façades are Andersen 100 Series 1-over-1 single-hung windows, with no divisions in upper or lower sash
  - b. window frames are set back approx. 1 1/4-inches from front wall surface at window heads and approx. 3 3/4-inch at windowsills, as depicted in provided scale detail drawings
  - c. factory-applied finish is matte black in color
  - d. standard glazing is clear, and is not tinted, colored or reflective

The motion for the proposed work was unanimously approved, with Mr. Chambers, Mr. Evans, Mr. Simonson and Ms. Strasser voting in favor. 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 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

Date of Meeting: July 31, 2024

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By: Jet 106

Title: Historic Officer