

RESOLUTION NO. 2026-_____

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

The applicant/owner of the property located at 443 Center Street proposes to construct a 250 S.F. raised bluestone and clay brick patio off of the West side of the residence, install a 2'-0" high retaining wall around the patio that is faced with clay brick and capped with bluestone, install a 67 S.F. bluestone and clay brick pad off of the West side of the property, and install new plantings in the rear yard.

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 THE COUNCIL THIS _____ DAY OF _____, 2026.

/s/ _____
President of Council

ATTEST:

/s/ _____
City Clerk

HISTORICAL & ARCHITECTURAL REVIEW BOARD

APPLICATION #2: The applicant/owner of the property located at 443 Center Street proposes to construct a 250 S.F. raised bluestone and clay brick patio off of the West side of the residence, install a 2'-0" high retaining wall around the patio that is faced with clay brick and capped with bluestone, install a 67 S.F. bluestone and clay brick pad off of the West side of the property, and install new plantings in the rear yard.

OWNER: Carlisle & Andrew Krakowski
443 Center Street
Bethlehem, PA 18018

The Board upon motion by Michael Simonson and seconded by Joseph McGavin adopted the proposal that City Council issue a Certificate of Appropriateness for the construction of a 250 S.F. raised bluestone and clay brick patio off of the West side of the residence, installation of a 2'-0" high retaining wall around the patio that is faced with clay brick and capped with bluestone, installation a 67 S.F. bluestone and clay brick pad off of the West side of the property, and installation of new plantings in the rear yard, with the following conditions.

1. Applicable building permits shall be secured by the Applicant for the construction of the proposed retaining wall prior to any work taking place.

The vote was unanimous to approve the construction of a 250 S.F. raised bluestone and clay brick patio off of the West side of the residence, installation of a 2'-0" high retaining wall around the patio that is faced with clay brick and capped with bluestone, installation a 67 S.F. bluestone and clay brick pad off of the West side of the property, and installation of new plantings in the rear yard, as per the motion.

Guideline Citation:

Secretary of Interior Standards No.(s)

#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 historic materials, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.

#10 New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Bethlehem Historic District Design Guidelines

Page 13: Site Elements:

Site elements frame the architecture along a streetscape. In some areas, **established features such as, sidewalks, street trees, walls, fences, gates, walkways, patios, and driveways** provide a consistent setting that is unique to a neighborhood. It is encouraged that property owners develop an understanding of the environmental characteristics of their immediate surroundings and allow that understanding to direct their design. This will allow a more compatible relationship between a property and its neighborhood.

Modern landscape features, equipment and small structures include pergolas, arbors, gazebos, fountains, sculptures, pools, play equipment, air conditioner condensers, generators, ground mounted solar collectors, electric and gas meters, cable hook-ups, satellite dishes, trash collection bins, garages, tool and garden sheds, play houses, dog houses, and wall mounted awnings.

The HARB encourages,

- Keeping views of historic buildings open to the street, rather than obscuring views with new structures
- Front yard development with traditional, simple arrangements, similar to neighboring properties
- Screening landscape features, play equipment, small structures, and ground mounted equipment that might be visible from the public way with either dense planting, a wall or solid fencing
- Retaining, repairing, and maintaining historic paving materials such as, brick and slate sidewalks and walkways
- Minimizing the amount of paving on a site, including installing narrow parking strips instead of full-width driveways
- Installing brick or stone patios instead of raised decks
- Designing small structures, including garages and sheds, that are visible from the public right-of-way to be compatible with the design and historic materials (walls and roof) of the existing main building
- Maintaining historic fences, walls, and gates, including regular repainting of wood and metal elements
- Installing fences and gates with a painted finish that complements the property, with posts facing towards the interior of a property
- Installing natural stone walls or piers with either a stone or cast stone cap that complements the property

The HARB discourages,

- Pre-manufactured sheds, particularly those with metal or vinyl wall cladding
- Placing parking areas in the front yards of residences
- Installing asphalt at walkways
- Installing colored or stamped concrete
- Installing cast stone pavers or walls
- Blocking views to principal elevations of historic buildings and settings with tall, solid fences; solid walls; or dense plantings and foliage

- Installing non-traditional fencing materials such as vinyl
- Installing stockade fencing
- Installing chain link fencing
- Cast stone walls in lieu of natural stone

Evaluation, Effect on Historic District, Recommendations: The proposed work conforms with the intent of the Secretary of the Interior's Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines and will have no negative impact to the historic district.

A handwritten signature in black ink that reads "H. Joseph Phillips". The signature is fluid and cursive, with "H." being a small initial.

Date of Meeting: January 7, 2026

By: **H. Joseph Phillips**
Title: **Historic Officer**