

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 modify the COA recommended as appropriate by the HCC during their meeting on August 18, 2025, and subsequently approved by City Council. Proposed modifications include removal of an upper level “picture window” on the west (side) façade and then cover the resulting opening with siding to match existing siding at 305 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 , 2026.

(s) _____
President of Council

ATTEST:

(s) _____
City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #873 -- The Applicant proposes to modify the COA recommended as appropriate by the HCC during their meeting on August 18, 2025, and subsequently approved by City Council. Proposed modifications include removal of an upper level “picture window” on the west (side) façade and then cover the resulting opening with siding to match existing siding at 305 East Fourth Street.

OWNER / APPLICANT: Fulton Row Properties, LLC / Chad Jarrah

The Commission upon motion by Mr. Evans 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 modify the COA recommended as appropriate by the HCC during their meeting on August 18, 2025, and subsequently approved by City Council was presented by Chad Jarrah. Proposed modifications include removal of an upper level “picture window” on the west (side) façade and then cover the resulting opening with siding to match existing siding.
2. Appropriate details for renovations to west (side) façade include:
 - a. remove existing picture window and replace with one new window to match newly installed windows at south (front) façade
 - i. new window is Andersen 100 Series (or comparable) composite, double-hung, window with 2-over-2 simulated divided lites, with muntins installed on exterior; color is “Off-White” or “Almond”
 - ii. vertical dimension is 5-feet tall
 - iii. window trim is composite with smooth surface; sill and lintel extend beyond window opening
 - b. remove existing vinyl and/or aluminum siding at west (side) façade and replace; new cladding is fiber cement lap siding with smooth finish and 7-inch reveal exposure in “Sage” or “Navaho Beige” color to match newly installed siding at south (front) façade

The motion for HCC assessment of proposed details was unanimously approved, with Mr. Chambers, Mr. Evans, 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’ 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

By: Jet Job

Date of Meeting: February 23, 2026

Title: Historic Officer