

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 for approval of proposed exterior
details and finishes at 330 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 #884 -- The Applicant is returning to HCC for approval of proposed exterior details and finishes at 330 East Fourth Street.

OWNER / APPLICANT: Nabila Youssef / Factory39

The Commission upon motion by Mr. Evans and seconded by Ms. Strasser adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work as presented, with modifications described herein:

1. The proposal for approval of proposed exterior details and finishes was presented by Dominick Gurreri and Eric Riedinger.
2. Appropriate details for sitting wall around outdoor patio area include following details:
 - a. wall is 24-inches tall, excluding masonry cap
 - b. inside and outside faces of wall are clad with Glen-Gery 56-DD standard red brick units with buff color mortar joints
 - c. cap is precast and measures 12-inches deep and 4-inches high at tallest dimension
3. Appropriate details for exterior cladding of main structure include following details:
 - a. lowest façade portions are clad with Glen-Gery 56-DD standard red brick units with buff color mortar joints
 - b. lap siding at remaining façade portions is smooth surface “Hardie Board” (or comparable) fiber cement cladding with 7-inch exposure; color of factory-applied finish is yet to be determined
4. Appropriate roof cladding is GAF Slateline asphalt shingles in “Antique Gray” color; all valleys are open (not woven closed) and flashed with copper.
5. Appropriate corbel and structural brackets include following details:
 - a. upper decorative brackets are fabricated from composite material and measure 12-inches x 12-inches x 3-inches thick; color of factory-applied finish is yet to be determined
 - b. lower structural brackets are fabricated from wood and measure 30-inches x 30-inches x 4-inches thick; painted color is yet to be determined
6. Appropriate PVC trim around all windows is 1-inch-deep x 4-inches wide; trim details include windowsills that extend beyond window openings and also include apron trim beneath each window.
7. Appropriate PVC trim at eaves, vertical corners and horizontal transition between brick cladding at lower façades and siding of main façades is 1x4 with no profiles.
8. Appropriate details for gutters and downspouts include smooth half-round metal gutters and smooth 4-inch round metal downspouts; factory-applied finish is yet to be determined.

9. Appropriate details for rear steps include:
 - a. poured in-place concrete steps, including flooring at top landing
 - b. aluminum railing system by Avalon with 3/4-inch square pickets and matte black factory-applied finish in color; top rail modified to accommodate code-required extension
10. Appropriate details for windows include:
 - a. windows align vertically at both floor levels and include two windows at each floor level of rear (south) façade; glazing is not tinted, mirrored or reflective
 - b. windows are 6-over-1 double-hung; muntins of simulated divided lites (SDL) are applied to exterior window surfaces
 - c. select windows at east and west (side) façades include packaged terminal air conditioners (PTAC) with integrated “standard outdoor grille” in “quiet white” color
11. Appropriate details for storefront assemblies at entry level include:
 - a. full-lite entrance door, shop windows and transoms
 - b. Kawneer Architectural Class I anodized aluminum with clear finish
 - c. vertical stiles and top rails measure 3 1/2-inches while bottom rail measures 10-inches; glazing is center set and not flush with exterior or interior
 - d. glazing is Solarban 60 Clear and not tinted, mirrored or reflective

Notes: Applicant agreed to cooperate with Project Architect to prepare overall package of various material samples (especially proposed window type) and final color selections before submitting via City’s Planning Office for final review by HCC members and Historic Officer. In addition to future building signage, remaining items that also require HCC assessment include proposed paneled door at rear (south) façade and any exterior illumination.

The motion was unanimously approved, with Mr. Evans, Mr. Lader, 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’ (relevant pages concerning New Construction) 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: June 15, 2026

By: Jet Job

Title: Historic Officer