

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 properties located at 91 & 97 West Broad Street proposes repainting the West Walnut Street/courtyard side of the buildings to match the surrounding buildings.

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 properties located at 91 & 97 West Broad Street proposes repainting the West Walnut Street/courtyard side of the buildings to match the surrounding buildings.

OWNER: Sun Inn Preservation Association
91 & 97 West Broad 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 repainting the West Walnut Street/courtyard side of the buildings to match the building located at 574 Main Street, with the following conditions.

1. Proposed paint colors shall be as follows:
 - Body of building: Colonial Brick 2093-30 as manufactured by Benjamin Moore
 - Windows, Doors, Overhangs, Trim: White to match existing

The vote was unanimous to approve repainting the West Walnut Street/courtyard side of the buildings to match the building located at 574 Main Street, 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 Ordinance 1714.03 Purposes of Historic Conservation District – It is the purpose and intent of the City of Bethlehem to promote, protect, enhance, and preserve historical resources and traditional community character for the educational, cultural, economic, and general welfare of the public through the preservation, protection, and regulation of buildings and areas of historical interest or importance within the City.

Bethlehem Historic District Design Guidelines

Page 8: Paint

The HARB encourages,

- Hand washing with mild detergent and bristle brush, hand scraping, and hand sanding

The HARB discourages,

- Rotary tools – disks can leave circular marks and wires can tear into the surface
- Heat guns and heat plate – can ignite paint or underlying surface if left in one location too long

- Chemical paint removers – can raise grains, be expensive, and potentially volatile; runoff can be hazardous
- Flame tools, blow torches to soften paint – smoldering sparks can potentially start a fire; lead components in paint can vaporize and create highly toxic fumes
- Sandblasting – can be abrasive to surface, wear away protective exterior coating and raise the wood grain
- High-pressure water wash – forces water into open joints affecting interior finishes and structural framing; can be abrasive to exterior surface and raise the grain

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.



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

Date of Meeting: May 6, 2026

