

RESOLUTION NO. _____

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 demolish a series of detached dwellings in order to construct a new infill development at 106, 110-112, 116, 118, 122-124, 126 East Fourth Street, two “through-block” site parcels situated along East Morton Street as well as 119 and 119.5 East Morton Street.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby DENIED for the proposal.

Sponsored by: (s) _____

(s) _____

ADOPTED BY COUNCIL THIS DAY OF

(s) _____
President of Council

ATTEST:

(s) _____
City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #793 -- It is proposed to secure a COA to demolish a series of detached dwellings in order to construct a new infill development at 106, 110-112, 116, 118, 122-124, 126 East Fourth Street, two “through-block” site parcels situated along East Morton Street as well as 119 and 119.5 East Morton Street.

OWNER / APPLICANT: Morton Street Properties LLC, Praxis Real Estate LLC / Lehigh SH Development I LLC

The Commission upon motion by Mr. Cornish and seconded by Mr. Evans adopted the proposal that City Council DENY a Certificate of Appropriateness for the proposed work as presented and described herein:

1. The proposal to demolish a series of detached dwellings in order to construct a new infill development at 106, 110-112, 116, 118, 122-124, 126 East Fourth Street, two “through-block” site parcels situated along East Morton Street as well as 119 and 119.5 East Morton Street was presented by Joseph Bubba and Kevin Serfass.
2. The motion to DENY recommendation to issue a Certificate of Appropriateness for the proposed demolition was unanimously approved; therefore, the proposal to demolish a series of detached dwellings in order to construct a new infill development at 106, 110-112, 116, 118, 122-124, 126 East Fourth Street, two “through-block” site parcels situated along East Morton Street as well as 119 and 119.5 East Morton Street was DENIED. Those voting in support of denying a recommendation to issue a Certificate of Appropriateness determined the proposal failed to comply with Bethlehem Ordinance 1714.03 Purposes of the Historic Conservation District and Historic Conservation Commission Design Guidelines concerning Demolition as well as the following Secretary of Interior’s Standards (SIS) for Rehabilitation. Based upon the oral report made by the Historic Officer and the presentation of the Applicant, the Commission found that the proposed demolition violated the following SIS for Rehabilitation:
 - SIS 1. -- A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
 - SIS 2. -- The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
 - SIS 5. -- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
 - SIS 6. -- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

