

RESOLUTION NO. 2024-_____

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 construct a second-floor addition atop an existing first-floor enclosed rear addition at the north wing of the main dwelling as an enclosure for a new elevator at 375 13th Avenue.

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 , 2024.

(s) _____
President of Council

ATTEST:

(s) _____
City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #830 -- It is proposed to secure a COA to construct a second-floor addition atop an existing first-floor enclosed rear addition at the north wing of the main dwelling as an enclosure for a new elevator at 375 13th Avenue.

OWNER / APPLICANT: John McGeehan / James McCooe

The Commission upon motion by Mr. Lader and seconded by Mr. Hudak 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 construct a second-floor addition atop an existing first-floor enclosed rear addition at the north wing of the main dwelling as an enclosure for a new elevator was presented by John McGeehan and James McCooe.
2. Appropriate details for new second-floor addition include:
 - a. measures approximately 6.5-feet wide in all directions; steps back minimum 4-inches from façade of existing dwelling to emphasize that new addition is subordinate to historic structure
 - b. roof flashing terminates below decorative cornice of historic structure to avoid any damage to existing details
 - c. includes clapboard siding to match existing siding of historic structure; **note:** HCC encourages Applicant to consider hard-coat stucco finish as appropriate alternative to further emphasize that new addition is subordinate to historic structure
 - d. new gutter is smooth and half-round; new downspout is smooth and round

The Applicant is required to submit a complete set of revised construction drawings to the City of Bethlehem for permit review by the Chief Building Inspector prior to initiation of any construction; drawings should include, but not be limited to: indications of sizes, spacing and materials of all proposed structural members; details for all connections and associated fasteners; product information for proposed sheathing for low-pitch roof as well as for proposed roof and wall insulation; depictions illustrating how elevator fits horizontally and vertically within rear addition; confirmation of weight capacity of elevator car; indication how new elevator shaft frames into existing house; depictions of elevator mechanical room, elevator pit and new storage closet(s).

The motion for the proposed work was unanimously approved, with Mr. Hudak, Mr. Lader, Mr. Simonson and Ms. Strasser voting in favor of the resulting resolution. 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' as well as Historic Conservation Commission 'Design Guidelines concerning Additions to Existing Buildings' and also complies with the following Secretary of Interior's Standards (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.
- SIS 10. -- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

JBL: jbl



Date of Meeting: February 26, 2024

By: _____
Title: Historic Officer