

**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 remove rotten portions of both  
side porticos and rebuild to match existing and to remove four small pent roofs on the sides  
of both side porticos at 1006 Prospect 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 #847 -- It is proposed to secure a COA to remove rotten portions of both side porticos and rebuild to match existing. The Applicant also seeks permission to remove four small pent roofs on the sides of both side porticos at 1006 Prospect Avenue.

OWNER / APPLICANT: Victor and Joan Stabin / Mark Wagner

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The Commission upon motion by Mr. Lader and seconded by Mr. Evans 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 remove rotten portions of both side (east and west) porticos and rebuild to match existing while also seeking permission to remove four small pent roofs on the sides of both side porticos was presented by Joan Morykin and Mark Wagner.
2. Appropriate details for reconstructed portions of both side porticos include:
  - a. removal of all roof components of both side porticos and replace with new structural framing, including rafters, joists and beams, as indicated on supplemental 'Typical Side Elevation' and 'Typical Section of Portico' scale drawings; all visible elements to be primed and painted to match existing
  - b. new beadboard ceiling will hide framing details from view below
  - c. new roof cladding is asphalt roll roofing over ½-inch sheathing, with new aluminum flashing
  - d. existing gutters will be removed, salvaged and reinstalled upon completion of work

**Note:** Applicant may remove side pent roofs of both side porticos due to deteriorated condition and limited visibility from public right-of-way; process should be documented with drawings and photographs, with removed details stored onsite for future reference.

The motion for the proposed work was unanimously approved, with Mr. Chambers, Mr. Evans and Mr. Lader 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', to Conservation Commission 'Design Guidelines' (relevant sections concerning repair, replace, reconstruct, etc.) and also complies with the following Secretary of Interior's Standards (SIS) for Rehabilitation:

- 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.

JBL: jbl

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By: Jet Job

Date of Meeting: October 21, 2024

Title: Historic Officer