

RESOLUTION NO. 2025-_____

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 new concrete patio enclosed by a stone veneer wall at 905 West Market 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 , 2025.

(s)_____
President of Council

ATTEST:

(s)_____
City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #858 -- The Applicant proposes to construct a new concrete patio enclosed by a stone veneer wall at 905 West Market Street.

OWNER / APPLICANT: Brian Ziegler / Gary Lader, 4/4 Architecture

The Commission upon motion by Mr. Simonson 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 to construct a new concrete patio enclosed by a stone veneer wall was presented by Gary Lader and Brian Ziegler.
2. Appropriate details for the new patio include:
 - a. located at west side of existing dwelling and also wraps around rear (southwest) corner of main house; includes concrete floor with stone veneer walls
 - b. dimensions are 17-feet 4-inches wide (as seen from front façade) x 37-feet deep and sets back 12-feet 10-inches from front corner of main house
 - c. walls are 2-feet 8-inches tall from finished floor of concrete patio and are also 2-feet thick
 - d. walls are interrupted at southwest and southeast corners with cast concrete steps leading down to surrounding landscape
 - e. walls include stone veneer in Seneca gray color with raised ribbon mortar joints in gray color and bluestone caps
 - f. lowest clapboard(s) on existing dwelling to be carefully removed where needed for installation of metal flashing between main house and patio to prevent water penetration

The motion for HCC assessment of proposed details associated with new concrete patio enclosed by a stone veneer wall was unanimously approved, with Mr. Evans, 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 also to Historic Conservation Commission Design Guidelines (relevant sections concerning 'New Construction') and 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

By: Jet Job

Date of Meeting: April 21, 2025

Title: Historic Officer