

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 demolish the existing single-family dwelling to construct a 3 1/2-story mixed-use structure, with commercial space on the first floor and four 2-bedroom dwelling units above at 330 East Fourth 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 , 2024.

(s)_____
President of Council

ATTEST:

(s)_____
City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #842 -- It is proposed to secure a COA to demolish the existing single-family dwelling to construct a 3 1/2-story mixed-use structure, with commercial space on the first floor and four 2-bedroom dwelling units above at 330 East Fourth Street.

OWNER / APPLICANT: Nicholas Youssef / Nicholas Youssef

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 demolish the existing single-family dwelling to construct a 3 1/2-story mixed-use structure, with commercial space on the first floor and four 2-bedroom dwelling units above was presented by Mark Ortwein, Joe Rentko, Nicholas Youssef and Victor Youssef.
2. Appropriate demolition of the existing dwelling also includes removal of the existing rear garage structure.

Note: The City of Bethlehem will not issue an approved permit to demolish the existing dwelling and detached garage until all planning applications have been successfully reviewed and approved.

The motion for the proposed work was unanimously approved, with Mr. Chambers, Mr. Evans, Mr. Simonson and Ms. Strasser voting in favor of the motion.

The Secretary of Interior's Standards (SIS) for Rehabilitation do not reference demolition because they anticipate retaining and rehabilitating historic structures; similarly, relevant Historic Conservation District Design Guidelines provide: "The complete or partial demolition of buildings within the Historic Conservation District is considered a drastic action since it alters the character of the streetscape, surrounding buildings and the demolition site. Once buildings that contribute to the Historic Conservation District and history of the community are destroyed, they cannot be replaced. Potential alternatives to demolition include the construction of an addition, increasing the size and potential use, or adaptive reuse." The Historic Conservation Commission encourages that all attempts to reuse a historic building be exhausted prior to considering demolition. The Historic Conservation Commission will not recommend approval for demolition unless: (1) The proposed demolition involves a non-significant addition or portion of the building, provided that the demolition will not adversely affect those portions of a building that are significant; (2) The proposed demolition involves a non-significant building, provided that the demolition will not adversely affect those parts of the site or adjacent properties that are significant; or (3)

The applicant has demonstrated that they have exhausted all other options and they will suffer undue economic hardship.

JBL: jbl

By: Jet Lab

Date of Meeting: September 16, 2024

Title: Historic Officer