

**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 an existing 2 1/2-story masonry factory building and neighboring 1-story semi-demolished garage at 335 Shawnee 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 #848 -- It is proposed to demolish an existing 2 1/2-story masonry factory building and neighboring 1-story semi-demolished garage at 335 Shawnee Street.

OWNER / APPLICANT: Cathedral Church of the Nativity / Christine Ussler, Artefact, Inc.

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The Commission upon motion by Mr. Chambers 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 demolish an existing 2 1/2-story masonry factory building and neighboring 1-story semi-demolished garage was presented by Caitlin Laskey and Christine Ussler.
2. Appropriate details for demolition work include a review of existing building materials (especially wood timbers) to assess potential salvageability.

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

The motion for the proposed demolition was unanimously approved, with Mr. Chambers, Mr. Evans, Mr. Lader, 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

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By: Jet Lab

Date of Meeting: November 18, 2024

Title: Historic Officer