RESOLUTION NO.\_\_\_\_\_\_\_\_\_\_

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 demolish the existing two, vacant buildings at 24-30 W. Fourth St. contingent upon the approval of a new building of appropriate scale.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Bethlehem that a Certificate of Appropriateness is hereby granted for the work.

Sponsored by: (s)

(s)

ADOPTED BY COUNCIL THIS DAY OF

(s)

President of Council

ATTEST:

(s)

City Clerk

**HISTORIC CONSERVATION COMMISSION**

CASE # 515– It is proposed to demolish the existing two, vacant buildings at 24-30 W. Fourth St.

OWNER/APPLICANT: B Land Co., LLC/Howard Kulp Architects, PC.

The Commission upon motion by Mr. Lader seconded by Ms. Facchiano adopted the proposal that City Council issue a Certificate of Appropriateness for the proposed work described herein:

1. The proposal to demolish the existing two, vacant buildings at 24-30 W. Fourth St. was presented by Dennis Benner and Howard Kulp, AIA.
2. The demolition of the existing building at 24 W. Fourth St., conditional on an approved design of a new building of appropriate scale, was recommended for a Certificate of Appropriateness for the following reasons:
   1. The existing historic house is in severely deteriorated condition. The poor condition of the building was documented by a City of Bethlehem inspection report dated 9/8/2014. In this report the City stated it would be condemning the building. The photographs in the report illustrated the deteriorated condition.
   2. The cost to repair the existing house was documented by Quadratus Construction Management to be in excess of $360,000. Mr. Roeder and the Historic Officer stated their opinion that the estimate was not out of line with what they might expect from the photographs seen in the City inspection report.
   3. The cost of acquisition and rehabilitation of the building would likely exceed the value of similar properties found in the approximate vicinity.
   4. If the owner did not repair the building, the City would ultimately issue a Repair or Raze order which would likely result in future problems and demolition.
3. Mr. Roeder recommended amending the motion to make it contingent on photographic documentation of the building prior to demolition and the removal and preservation of historic features and elements such as character defining windows, masonry units, metal finial, and the front door. The photographic documentation would be done to PHMC standards.
   1. The motion was amended by Mr. Lader and seconded by Ms. Facchiano to incorporate these requirements. The amended motion was approved. *(7-0-1; motion carried: Evans, Lader, Pongracz, Roeder, Silvoy, Facchiano, Starbuck. Mr. Loush abstained due to a conflict of interest.)*
4. The demolition of 30 W. Fourth St. was approved in March 2014 contingent upon the securing of all building permits for the construction of the 7 story building approved by the Historic Conservation Commission. This building is also in very poor condition.

CU: cu



By:

Date of Meeting: September 29, 2014Title: Historic Officer