

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 secure a COA to replace roofing, any damaged soffit, fascia or trim and also to paint the building at 328-330 West 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

(s) _____

President of Council

ATTEST:

(s) _____

City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #803 -- It is proposed to secure a COA to replace roofing, any damaged soffit, fascia or trim and also to paint the building at 328-330 West Fourth Street.

OWNER / APPLICANT: Mark Plosa / Mark Plosa

The Commission upon motion by Mr. Lader and seconded by Mr. Cornish 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 replace roofing, any damaged soffit, fascia or trim and also to paint the building was presented by Mark Plosa.
2. Appropriate replacement roofing includes the following details:
 - a. new roof sheathing is GAF Slateline (non-architectural) asphalt shingles in 'Antique Slate' color; all pitched roof landscapes of main Mansard roof and pitched roof of rear addition (except area of newer rolled roofing) to receive new sheathing
 - b. during removal of existing slate (at front) and asphalt shingles (at rear), any damaged wood will be replaced in-kind, with new ice and water shield to be installed in all valleys and gutter edges and new underlayment to be installed over decking at remaining areas
 - c. new ridge vent detail will be installed under roof-cap shingles for proper ventilation to ensure product longevity
 - d. new copper step flashing will be installed, as needed
 - e. all valleys will be open and lined with copper flashing (including junction of roof dormers with Mansard roof), rather than woven closed with asphalt shingles
 - f. new metal drip edges will be installed and painted to match adjacent trim
3. Appropriate flat roof replacement in areas not visible from the public right-of-way includes installation of a new EPDM (rubber) roofing membrane at the built-in gutter above the upper cornice at the front façade and in between the building and the adjacent structure.
4. Any damaged soffit, fascia or trim will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture and materials.
5. HCC does not recommend painting exterior brick masonry surfaces due to resulting damage to surfaces over time; however, select existing façades of the current structure are already painted so the Applicant is allowed to repaint those surfaces while avoiding non-painted surfaces; **note:** HCC does not dictate paint colors but encourages Applicants to avoid bright whites and neon hues.

The motion for the proposed work was unanimously approved, with Mr. Cornish, Mr. Evans, Mr. Lader, 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 complies with the following Secretary of Interior's Standards (SIS) for Rehabilitation:

- 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. Replacement of missing features will be substantiated by documentary and physical evidence.
- SIS 7. -- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

JBL: jbl

Date of Meeting: September 19, 2022

By: Jet Job
Title: Historic Officer