



## HISTORIC CONSERVATION COMMISSION

CASE #819 -- It is proposed to secure a COA to replace existing 3-tab asphalt shingle roofing with GAF Slateline “Antique Slate” asphalt shingles at 375 Thirteenth Avenue.

OWNER / APPLICANT: John McGeehan / D&S Contracting Specialties

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The Commission upon motion by Mr. Evans and seconded by Mr. Hudak 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 existing 3-tab asphalt shingle roofing with GAF Slateline “Antique Slate” asphalt shingles was presented by John McGeehan and Daniel Shushinsky (D&S Contracting Specialties).
2. Appropriate details for the replacement roofing include:
  - a. new GAF Slateline (non-architectural) asphalt roof shingles in ‘Antique Slate’ color; all pitched roof landscapes will receive new sheathing while cheeks of roof dormers will retain existing sheathing or replaced in-kind, as needed
  - b. during removal of existing asphalt shingles, any damaged wood will be replaced in-kind, with new ice and water shield installed in all valleys and gutter edges and new underlayment installed over decking at remaining areas
  - c. valleys and ridges are closed and lined with galvanized steel flashing, allowing Owner to retain existing flashing which is in good condition; **note:** this is exception to typical HCC recommendation that all valleys and ridges are open (not woven closed with asphalt shingles) and lined with copper
  - d. new aluminum step- and counterflashing (as needed) will be installed to match existing, allowing Owner to retain existing aluminum flashing which is in good condition; **note:** this is exception to typical HCC recommendation that all new step- and counterflashing is copper
  - e. new metal drip edges will be installed and painted to match adjacent trim
  - f. proper roof venting is accommodated by GAF-accessory SnowCountry rigid plastic filtered vent cap along all ridges
  - g. existing box gutters will be re-lined with 45-mil EPDM rubber roofing membrane while existing downspouts will be retained

The motion for the proposed work was unanimously approved, with Mr. Evans, Mr. Hudak, Mr. Lader and Mr. Simonson voting in favor. 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 complies with the following Secretary of Interior’s Standard (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.

JBL: jbl

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By: Jeff Lab

Date of Meeting: August 21, 2023

Title: Historic Officer