

RESOLUTION NO. 2023-_____

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 the existing shingle roofing with non-architectural GAF Slateline asphalt shingles and replace metal flashings, where needed at 13 West Third 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 , 2023.

(s) _____
President of Council

ATTEST:

(s) _____
City Clerk

HISTORIC CONSERVATION COMMISSION

CASE #820 -- It is proposed to secure a COA to replace the existing shingle roofing with non-architectural GAF Slateline asphalt shingles and replace metal flashings, where needed at 13 West Third Street.

OWNER / APPLICANT: George Lioudis / George Lioudis

The Commission upon motion by Mr. Lader 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 the existing shingle roofing with non-architectural GAF Slateline asphalt shingles and replace metal flashings, where needed was presented by George Lioudis and Jerry Valianatos.
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
 - 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 (minimum 24-inches from edge) and new underlayment installed over decking at remaining areas
 - c. all valleys are open and lined with galvanized steel flashing painted to match color of new shingles; **note:** this is exception to typical HCC recommendation that all open valleys are lined with copper
 - d. new metal drip edges will be installed and painted to match adjacent trim
 - e. proper venting is accommodated by GAF-compatible vent cap detail along all ridges
 - f. existing roof finials, rake boards and any other historical decorative items to be retained, repaired in-kind as needed and reinstalled
 - g. existing gutters and downspouts will be retained

The motion for the proposed work was unanimously approved, with Mr. Evans, Mr. Hudak, Mr. Lader, Mr. Simonson and Ms. Strasser 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



By: _____

Date of Meeting: September 18, 2023

Title: Historic Officer