

RESOLUTION NO. 2023-_____

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE PROVISIONS
OF THE ACT OF PENNSYLVANIA LEGISLATURE 1961, JUNE 13, P.
L. 282 (53 SECTION 8004) AND BETHLEHEM ORDINANCE NO. 3952
AS AMENDED.

The applicant/owner of the property located at 38 West Market Street proposes to remove and replace the existing slate roofing with GAF Slateline shingles, restore the existing chimney, and replace in-kind one gutter and downspout.

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 THE COUNCIL THIS _____ DAY OF _____, 2023.

/s/ _____
President of Council

ATTEST:

/s/ _____
City Clerk

HISTORICAL & ARCHITECTURAL REVIEW BOARD

APPLICATION #1: The applicant/owner of the property located at 38 West Market Street proposes to remove and replace the existing slate roofing with GAF Slateline shingles, restore the existing chimney, and replace in-kind one gutter and downspout.

OWNER: James Broughal & Leo V. DeVito, Jr.
38 West Market Street
Bethlehem, PA 18018

The Board upon motion by Nik Nikolov and seconded by Michael Simonson adopted the proposal that City Council issue a Certificate of Appropriateness for the removal and replacement of the existing slate roofing with GAF Slateline shingles, restoration of the existing chimney, and replacement in-kind of one gutter and one downspout at the rear of the building, with the following conditions;

1. The Applicant must submit for and secure a Building Permit from the City of Bethlehem.
2. All roof flashings must be of a real copper material.
3. All roof edge materials shall be painted a color to match the adjacent trim.
4. The color of shingles will be antique grey.
5. Brick and mortar used for rebuilding chimney will match existing in size, color, profile, and detail.
6. New ridge vent will run the full length of the roof ridge.
7. The existing snowguards will be reinstalled.

The vote was unanimous to approve the removal and replacement of the existing slate roofing with GAF Slateline shingles, restoration of the existing chimney, and replacement in-kind of one gutter and one downspout at the rear of the building, as per the motion.

Guideline Citation:

Secretary of Interior Standards No.(s)

#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

#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 historic material, features, size, scale and proportion, and massing to protect the integrity of the historic property and its environment.

Bethlehem Historic District Design Guidelines

Page 7: Roofing: The HARB encourages,

- Replacement of roofing materials when beyond repair, matching original color, pattern, material, and texture
- Retention of decorative roof elements such as chimneys, cupolas, cresting, finials, eaves, and cornices
- Installing shingle caps along ridge or extending vents continuously to end of ridge
- Painting drip edges to match adjacent trim
- Installing half-round gutters and plain round downspouts

Evaluation, Effect on Historic District, Recommendations: The proposed work conforms with the intent of the Secretary of the Interior's Standards for Rehabilitation and the Bethlehem Historic District Design Guidelines, and the National Alliance of Preservation Commission Guidelines and will have no negative impact to the historic district.

A handwritten signature in black ink that reads "H. Joseph Phillips". The signature is written in a cursive style with a large, looped "H" and "P".

Date of Meeting: November 1, 2023

By: **H. Joseph Phillips**
Title: **Historic Officer**