

**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 61 West Lehigh Street proposes to repair, replace, and paint all trim, fascia, and corbel braces, and replace the existing Yankee gutter system with existing EPDM system. Applicant also proposes to replace/repair metal roofing system with EPDM system.

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 61 West Lehigh Street proposes to repair, replace, and paint all trim, fascia, and corbel braces, and replace existing Yankee gutter system with existing EPDM system. Applicant also proposes to replace/repair metal roofing system with EPDM system.

OWNER: Vince Randazzo  
61 West Lehigh Street  
Bethlehem, PA 18018

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The Board upon motion by Diana Hodgson and seconded by Nik Nikolov adopted the proposal that City Council issue a Certificate of Appropriateness for the repair, replacement, and painting of all trim, fascia, and corbel braces, as well as the replacement of the existing Yankee gutter system with existing EPDM system and replacement/repair of the metal roofing system with an EPDM system, with the following conditions;

1. Details of the bottom of the corbels located just above the roof line to match existing dimensions, profile, and details to the greatest extent possible. The dimensions, profiles, and details of any other new wood elements shall match the existing.
2. All paint colors will match the existing paint colors.
3. The color of the new roof flashing and drip edge will be musket brown.
4. Any slate that may be replaced/repared will be replaced/repared in-kind to match existing color, texture, and pattern.

The vote was unanimous to approve the repair, replacement, and painting of all trim, fascia, and corbel braces, as well as replacement of the existing Yankee gutter system with existing EPDM system and replacement/repair of the metal roofing system with an EPDM system, 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.

#6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

#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.

#10 New additions and adjacent or related new construction will be undertaken in such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

#### Bethlehem Historic District Design Guidelines

##### Page 8: Exterior Woodwork & Siding: The HARB encourages,

- Regularly maintaining and repainting exterior woodwork including repainting, and addressing potential areas of moisture including clogged gutters and downspouts, groundwater, leaky pipes, and interior condensation
- Retaining decorative woodwork since it is a character defining element that can be difficult to replace
- Repairing smaller areas of deterioration by reinforcing or patching – small cracks and checks can be repaired with an exterior wood filler, glue, or epoxy – Loose elements can be refastened with nailing or drilling and screwing
- Selectively replacing deteriorated wood elements that are beyond repair with wood pieces that match the size, profile, exposure and pattern, and character of the historic wood element – Wood filler in the joints between the new and old wood will help provide a smooth finish
- Large scale or significant replacement of exterior wood siding with paintable material that match the size, profile, exposure, pattern, and character of the historic wood

The HARB discourages,

- Removing or encapsulating with vinyl or aluminum siding, trim, decorative features, and trim elements such as brackets, spindles, cornices, columns, posts, etc.
- Installing non-wood trim

##### Page 8: Paint: The HARB encourages,

- Hand washing with mild detergent and bristle brush, hand scraping, and hand sanding

The HARB discourages,

- Rotary tools – disks can leave circular marks and wires can tear into the surface
- Heat guns and heat plate – can ignite paint or underlying surface if left in one location too long
- Chemical paint removers – can raise grains, be expensive, and potentially volatile; runoff can be hazardous
- Flame tools, blow torches to soften paint – smoldering sparks can potentially start a fire; lead components in paint can vaporize and create highly toxic fumes
- Sandblasting – can be abrasive to surface, wear away protective exterior coating and raise the wood grain
- High-pressure water wash – forces water into open joints affecting interior finishes and structural framing; can be abrasive to exterior surface and raise the grain

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
- Retaining built-in gutter and open valley flashing
- When built-in gutters are not present, installing half-round gutters and plain round downspouts
- Painting drip edges to match adjacent trim

The HARB discourages,

- Adding or altering rooftop features at areas visible from a public way that change the roof configuration
- Adding new features that are out of character, scale, materials or detailing to the historic building
- Altering, enclosing, or removing historic eaves and cornices.

**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 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: December 6, 2023

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