

**RESOLUTION NO. 2024-\_\_\_\_\_**

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 238 East Wall Street proposes to replace the existing shingled roof with GAF Slateline architectural shingles in the Antique Slate color, install new EPDM membrane in the box gutters of the front porch, replace the existing downspouts related to the repaired box gutters on the front porch, reside the walls of the existing roof dormers, and replace the rubber roof system on the rear dormer.

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 \_\_\_\_\_, 2024.

/s/ \_\_\_\_\_  
President of Council

ATTEST:

/s/ \_\_\_\_\_  
City Clerk

## **HISTORICAL & ARCHITECTURAL REVIEW BOARD**

APPLICATION #3: The applicant/owner of the property located at 238 East Wall Street proposes to replace the existing shingled roof with GAF Slateline architectural shingles in the Antique Slate color, install new EPDM membrane in the box gutters of the front porch, replace the existing downspouts related to the repaired box gutters on the front porch, reside the walls of the existing roof dormers, and replace the rubber roof system on the rear dormer.

OWNER: Curtis Shafer  
1321 Gaspar Avenue  
Bethlehem, PA 18017

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The Board upon motion by Michael Simonson and seconded by Connie Postupack adopted the proposal that City Council issue a Certificate of Appropriateness for the replacement of the existing shingled roof with GAF Slateline shingles in the Antique Slate color, install new EPDM membrane in the box gutters of the front porch, replace the existing downspouts related to the repaired box gutters on the front porch, reside the walls of the existing roof dormers, and replace the rubber roof system on the rear dormer, 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 match the color of the adjacent trim.
4. If existing siding is damaged when removed from the walls of the roof dormers and can't be reinstalled, it will be replaced in-kind with new siding matching the dimensions, proportions, details, and color of the existing siding.

The vote was unanimous to approve the replacement of the existing shingled roof with GAF Slateline shingles in the Antique Slate color, install new EPDM membrane in the box gutters of the front porch, replace the existing downspouts related to the repaired box gutters on the front porch, reside the walls of the existing roof dormers, and replace the rubber roof system on the rear dormer, 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 materials, 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 7: Roofing:

The HARB encourages,

- Replacement of roofing materials when beyond repair, matching original color, pattern, material, and texture
- Replacement roof materials or new materials for additions and new construction that are sympathetic in appearance to historic materials
- Retention of decorative roof elements such as chimneys, cupolas, cresting, finials, eaves, and cornices
- Maintaining existing roof forms and heights for existing buildings or additions and using sympathetic roof forms and heights for new construction
- Retaining built-in gutters and open valley flashing
- 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
- Installing flashing on top of cornices to prolong their longevity, painted to match cornice color

The HARB discourages,

- Adding or altering rooftop features at areas visible from a public way that change a roof configuration, such as skylights, television antennae or dishes, solar collectors, mechanical equipment, roof decks, chimney stacks, and dormer windows
- 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.



Date of Meeting: September 4, 2024

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