

**CITY OF BETHLEHEM**

**HARB CERTIFICATE OF APPROPRIATENESS**

**DATE: 6 April 2022**

**APPLICANT MUST ATTEND MEETING FOR CASE TO BE HEARD**

**Deadline for submittals is by noon, two weeks prior to the next scheduled meeting.**

Submit original plus 10 copies.

**HARB MEETING MINUTES AND SUBMISSION**

MEMBERS PRESENT

Marsha Fritz  
Connie Postupack  
Michael Simonson  
Fred Bonsall  
Joe McGavin  
Rodman Young  
Diana Hodgson

VISITORS PRESENT

Andrew Bunting, roofer for 539 1<sup>st</sup> Avenue

MEMBERS ABSENT

STAFF PRESENT

John Lee, RA, Alternate Historic Officer  
E-Mail: [jlee@phillipsdonovanarchitects.com](mailto:jlee@phillipsdonovanarchitects.com)

The 6 April 2022 meeting of HARB was called to order by Chairperson, Marsha Fritz at 5:02 PM.

## MINUTES

There were no comments on the 2 March 2022 Minutes and the Minutes were approved unanimously as submitted.

**Item #1:** The applicant/owner of the property located at 539 1<sup>st</sup> Avenue proposes to replace the existing roof and install new synthetic roof underlayment, ice and water shield, ridge vent, and drip edge.

**Property Location:** 539 1<sup>st</sup> Avenue

**Property Owner:** Jessica Williams

**Applicant:** Jessica Williams / Andrew Bunting of Lehigh Valley Exterior LLC

**Proposed work:** The applicant/owner of the property located at 539 1<sup>st</sup> Avenue proposes to remove the existing slate shingles on their home and replace them with IKO Royal Estate Shingles in the Mountain Estate color to match the conjoined neighbor at 541 1<sup>st</sup> Avenue so that the roof looks uniform and consistent. New synthetic roof underlayment, ice and water shield, ridge vent, and white drip edge will also be installed.

**Character Defining Features:** The two and one-half story twin home, constructed in the 1880's, has a cross-gabled roof facing the Street. The half round gutters and round downspouts are white in color. The simple brick façade is painted white. All of the double hung windows, with simple heads and heavy sills, are one over one light and are fitted with black louvered shutters on both the first and second floors. A wood porch with metal railings provides access to the off-center front door and first floor level which are elevated a half story above grade. A shallow hood supported by scroll brackets projects from the wall above the transom lighted front door.

**Discussion:** The Historic Officer, John Lee, gave an overview of the roof replacement project based on the Application package.

Andrew Bunting, the roofing contractor for the project noted that there is an existing slat board structural underlayment which will be removed and replaced with 5/8" plywood, followed by 3'-0" wide ice and water shield with synthetic roof underlayment, and the IKO shingles. The drip edge shall be white to match the adjacent material color. He presented shingle samples at the meeting for review. He noted the existing gutter and downspouts shall remain in place. After discussion, it was noted that the adjacent neighbor's roof was replaced in 2018.

**The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to remove the existing roof slates on the home and replace them with IKO Royal Estate Shingles in the Mountain Estate color.**

**Motion:** Connie Postupack made a motion to approve the removal of the existing slate shingles on the home and replace them with IKO Royal Estate Shingles in the Mountain Estate color, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. The color of any aluminum drip edge material shall match the color of the adjacent trim.

**Second:** Fred Bonsall

**Result of vote:** The vote was unanimous to approve the removal of the existing slate shingles on the home and replace them with IKO Royal Estate Shingles in the Mountain Estate color, as per the motion.

**Guideline Citation:**

Secretary of Interior Standards No.(s)

#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

**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.

**Item #2:** The applicant/owner of the property located at 55 West Market Street proposes to remove old roof and install ice and water shield, new synthetic roof underlayment, and white drip edge.

**Property Location:** 55 West Market Street

**Property Owner:** Donald Kass

**Applicant:** Donald Kass / Dominick Scartelli of Scartelli Roofing, LLC

**Proposed work:** The applicant/owner of the property located at 55 West Market Street proposes to remove the existing roof shingles on their home and replace them with GAF Slateline Shingles in the Antique Slate color. New ice and water shield, synthetic roof underlayment, and white drip edge will also be installed.

**Character Defining Features:** The two and one-half story home, originally built for John Leibert, has a cross-gabled roof facing the Street with flush chimneys on each end. The home was constructed in the 1860's and is an example of Victorian Greek Revival detailing. The prefinished aluminum k gutters and rectangular downspouts match the color of the adjacent wood trim. The simple brick façade is crowned with a heavy bracketed and paneled cornice. Paint was removed from the brick façade in 1983. All of the double hung windows, with simple heads and heavy sills, are six over six light and are fitted with black louvered shutters on second floor and black paneled shutters on the first floor. A shallow porch with metal railings provides access to the off-center front door and first floor level which are elevated slightly above grade. Square paneled wood columns and pilasters support a shallow low pitched porch roof adorned with a well-proportioned, heavy bracketed cornice.

**Discussion:** The Historic Officer, John Lee, gave an overview of the roof replacement project based on the Application package.

It shall be noted that there was no one in attendance at the meeting to represent the project. At the direction of the board, Mr. Lee phoned the contractor, Dominick Scartelli of Scartelli Roofing, who then requested to attend the meeting via this phone call. The Board agreed to make a special, one-time concession to allow this.

Mr. Scartelli noted that the entire residence and garage shall be replaced with GAF Slateline Shingles in the Antique Slate color. The porch roof will be replaced in kind, with a new, torch down, modified bituminous roofing membrane. There are chimneys on the existing roof, which will require flashing, which Mr. Scartelli noted will be aluminum. The board noted that aluminum flashing is not allowed, and copper will be

required. Mr. Scartelli agreed to use copper flashing. The existing soffit/fascia is a grey tan color, and the existing white gutter and downspouts are to remain. Based solely on the fact that the gutter and downspouts are white, the white drip edge is allowed.

**The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness to remove the existing roof shingles on the home and replace them with GAF Slateline Shingles in the Antique Slate color.**

**Motion:** Diana Hodgson made a motion to approve the removal of the existing slate shingles on the home and replace them with GAF Slateline Shingles in the Antique Slate color, in accordance with the discussion outlined above, the Guideline Citation outlined below, and with the following conditions.

1. The width of the ice and water shield must be the minimum as required by code
2. The color of any aluminum drip edge material shall match the color of the adjacent trim. In this case, white is allowable due to white gutters and downspouts.
3. The chimney flashing shall be revised to copper.

**Second:** Fred Bonsall

**Result of vote:** The vote was unanimous to approve the removal of the existing slate shingles on the home and replace them with GAF Slateline Shingles in the Antique Slate color, as per the motion.

**Guideline Citation:**

Secretary of Interior Standards No.(s)

#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

**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.

**Old Business**

1. Marsha Fritz held a continuing education session prior to the meeting. The educational sessions will continue prior to the May meeting. This session will begin at 4:15 PM before the regularly scheduled 5:00 PM monthly meeting.

There being no further business, upon a Motion by Rodman Young, a Second by Fred Bonsall and a unanimous vote, the meeting was adjourned at 5:26 PM.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'John Lee', written in a cursive style.

John Lee, RA  
Alternate Historic Officer