

**RESOLUTION NO. 2022-**

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 52 East Wall Street proposes to replace the existing roof, skylights, and windows.

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 \_\_\_\_\_, 2022.

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

ATTEST:

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

## **HISTORICAL & ARCHITECTURAL REVIEW BOARD**

APPLICATION #1: The applicant/owner of the property located at 52 East Wall Street proposes to replace the existing roof, skylights, and windows.

OWNER: Donald & Elke Rockwell  
52 East Wall Street  
Bethlehem, PA 18018

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### **Motion #1**

The Board upon motion by Mike Simonson and seconded by Diana Hodgson adopted the proposal that City Council issue a Certificate of Appropriateness to remove the existing windows and replace them with Andersen, 400 Series, Woodwright, double hung, wood windows, with the following conditions:

1. The color of the windows shall be white.
2. The existing window trim shall remain and will be repaired in place on an as/if needed basis. The color of the trim will remain white.
3. The existing shutters and all related hardware will be maintained.
4. The existing exterior storm windows will be removed.

The vote was unanimous to approve the removal of the existing windows and replace them with Andersen, 400 Series, Woodwright, double hung, wood windows, as per the motion.

### **Motion #2**

The Board upon motion by Diana Hodgson and seconded by Mike Simonson adopted the proposal that 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, with the following conditions:

1. The color of any aluminum drip edge material shall match the color of the adjacent trim.
2. Any chimney and/or roof penetration flashing shall be copper.
3. The installation of the SmartVent roof cavity ventilation system shall be at the bottom of the roof and just above the fascia as shown on the revised cutsheet provided by the Applicant at this meeting.
4. The existing gutters and downspouts shall be reused.
5. GAF Slateline shingles in the Royal Slate color are approved as an alternative, if and only if, the Antique Slate color is legitimately not available. Prior to an alternate color being purchased and/or installed, a letter must be received by Mr. Simonson from the installing contractor stipulating that the GAF Slateline shingle in the Antique Slate color is not available.

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

Motion #3

The Board upon motion by Nik Nikolov and seconded by Mike Simonson adopted the proposal that City Council issue a Certificate of Appropriateness to remove the existing skylights on the home and replace them in-kind, with the following conditions:

1. The new skylights will be the same size, color, and profile as the existing skylights.

The vote was unanimous to approve the removal of the existing skylights on the home and replace them in-kind, 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.

City of Bethlehem HARB Guidelines for Sustainability

Page 6: Windows: If replacement windows or doors within existing openings are warranted, the HARB/HCC encourage: Installing quality wood replacement windows in existing openings with an exterior painted wood finish, matching the historic window appearance and design. The HARB/HCC discourage: Removing, covering or altering surrounding trim.

Page 6: Shutters: The HARB/HCC encourage: Maintaining and utilizing historic operable shutters.

**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: May 4, 2022

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