

**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 41 East Market Street proposes to install solar panels on the roofs of the main house and garages.

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 #2: The applicant/owner of the property located at 41 East Market Street proposes to install solar panels on the roofs of the main house and garages.

OWNER: Christopher Fowler  
41 East Market Street  
Bethlehem, PA 18018

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The Board upon motion by Rodman Young and seconded by Connie Postupack adopted the proposal that City Council issue a Certificate of Appropriateness for the installation of solar panels on the roofs of the main house and garages, with the following conditions;

1. Solar panels will be installed on the two-story “addition” of the main house, the rear side of the main two-story garage building, and both sides of the roof of the smaller one-story garage building.
2. The solar panels shall be CT Series M10 108 Half-Cell Solar Modules as manufactured by CertainTeed Solar.
3. Solar panels will not be installed on the roof of the main house that faces East Market Street.
4. All installation hardware shall be black in color.
5. All mounting hardware shall be industry standard and low-profile in height.
6. The existing asphalt roof shingles will be replaced with GAF Slateline Shingles on the two-story “addition” of the main house and both sides of the roof of the smaller one-story garage building. The slate roofing on the rear side of the main two-story garage building will be replaced with GAF Slateline Shingles. The slate roofing on the front/East Walnut Street facing roof of the main, two-story garage building will be repaired with in-kind materials.
7. Applicant must submit for and secure a Building Permit from the City of Bethlehem.

The vote was unanimous to approve the installation of solar panels on the roofs of the main house and garages, 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.

#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.

## National Alliance of Preservation Commissions Guidelines

- Locating solar panels on the primary façade is the least desirable option because it will have the greatest adverse effect on the property's character defining features.
- Solar panels should be installed on rear slopes or other locations not easily visible from the public right-of-way.
- Utilization of low-profile solar panels is recommended.
- Panels should be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage the historic integrity of the resource and district.
- Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- Use solar panels and mounting systems that are compatible in color to established roof materials. Mechanical equipment associated with the photovoltaic system should be treated to be as unobtrusive as possible.
- Freestanding or detached on-site solar panels should be installed in locations that minimize visibility from the public right-of-way. These systems should be screened from the public right-of-way with materials found elsewhere in the district such as fencing or vegetation of suitable scale for the district and setting.
- Historic roofing materials should not be removed during the installation of solar systems.
- Historic roof configurations – dormers, chimneys, or other features should not be removed or otherwise altered to add solar systems.
- Other installation procedures that will cause irreversible changes to historic features or materials should be avoided.
- The owners of historic buildings should limit retrofitting measures to those that achieve reasonable energy savings, at reasonable costs, with the least intrusion or impact on the character of the building.

**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, flowing style.

Date of Meeting: October 4, 2023

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