

**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 41 East Market Street proposes to replace asphalt shingles with GAF Slateline Shingles on the main house and the detached garage. At the detached guest house, the Applicant proposes to replace the south facing portion of the roof with GAF Slateline Shingles, but will only replace slate shingles as necessary on the north facing portion of the roof. This is consistent with the Application to install solar panels previously submitted and reviewed at the 4 October 2023 HARB Meeting.

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 #1A: The applicant/owner of the property located at 41 East Market Street proposes to replace asphalt shingles with GAF Slateline Shingles on the main house and the detached garage. At the detached guest house, the Applicant proposes to replace the south facing portion of the roof with GAF Slateline Shingles, but will only replace slate shingles as necessary on the north facing portion of the roof. This is consistent with the Application to install solar panels previously submitted and reviewed at the 4 October 2023 HARB Meeting.

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

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The Board upon motion by Michael Simonson and seconded by Nik Nikolov adopted the proposal that City Council issue a Certificate of Appropriateness for the replacement of asphalt shingles on the main house, the detached garage, and the south facing roof of the guest house with GAF Slateline shingles and repair of the slate on the north facing roof of the detached guest house, 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 be painted a color to match the adjacent trim.
4. Color of shingles will be antique slate.
5. New ridge vent will run the full length of the roof ridge.
6. The slate roofing on the north facing roof of the detached guest house building will be repaired with in-kind materials.

The vote was unanimous to approve the replacement of asphalt shingles on the main house, the detached garage, and the south facing roof of the guest house with GAF Slateline shingles and repair of the slate on the north facing roof of the detached guest house, 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
- 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
- Painting drip edges to match adjacent trim
- Installing half-round gutters and plain round downspouts

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

##### Page 10: Windows: The HARB encourages,

- If the applicant can demonstrate evidence of window deterioration requiring replacement, installing true divided lite replacement windows with an exterior painted finish that match the material, historic size, shape, operation, muntin pattern, profiles, and detailing to the greatest extent possible

The HARB discourages,

- Decreasing, increasing, or altering window size, shape, or operation to allow for installation of stock window sizes or picture windows
- Encasing or capping window surrounds with aluminum or vinyl
- New window openings at publicly visible elevations
- Installing tinted or colored glazing
- Installing vinyl or aluminum-clad replacement windows at window openings that are visible from a public right-of-way

##### Page 10: Shutters: The HARB encourages,

- Maintaining historic shutters
- Installing new shutters where they existed historically
- Operable shutters with smooth, paintable finish
- Shutters and operable shutter hardware, including hinges, hasps, and dogs, of the appropriate style for the building and location
- Appropriately sized and shaped shutters for the window opening, fitted to cover the window when closed

**Item #1A - 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: February 7, 2024

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