

RESOLUTION NO. 2025-_____

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 459 Main Street proposes to remove and replace the existing slate roof, install new OSB sheathing, install new Owens Corning Duration Shingles, and replace the existing skylight.

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 _____, 2025.

/s/ _____
President of Council

ATTEST:

/s/ _____
City Clerk

HISTORICAL & ARCHITECTURAL REVIEW BOARD

APPLICATION #3: The applicant/owner of the property located at 459 Main Street proposes to remove and replace the existing slate roof, install new OSB sheathing, install new Owens Corning Duration Shingles, and replace the existing skylight.

OWNER: Brad Mulkurn
459 Main Street
Bethlehem, PA 18018

The Board upon motion by Diana Hodgson and seconded by Connie Postupack adopted the proposal that City Council issue a Certificate of Appropriateness for the removal and replacement of the existing slate roof area with DaVinci synthetic slate, installation of new OSB sheathing, removal and replacement of the existing shingle roof area with GAF Slateline Shingles in the Antique Slate color, and replacement of the existing skylights, with the following conditions;

1. The Applicant must submit for and secure a Building Permit from the City of Bethlehem.
2. The existing snow guards/rails will be removed, painted black or grey to match the roofing material, and reinstalled in their existing location.
3. All roof flashings must be of a real copper material.
4. There will be no work required to the existing copper gutters, downspouts, fascias, and trims and they will remain in place and intact.
5. All existing real slate roofing areas will be replaced with DaVinci synthetic slate in the slate grey color and will match the sample reviewed at this meeting.
6. All existing asphalt shingle areas will be replaced with GAF Slateline shingles in the Antique Slate color.
7. The replacement skylights will be as described in the Application.

The vote was unanimous to approve the removal and replacement of the existing slate roof area with DaVinci synthetic slate, installation of new OSB sheathing, removal and replacement of the existing shingle roof area with GAF Slateline Shingles in the Antique Slate color, and replacement of the existing skylights, 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.

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 5, 2025

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