

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 2 January 2020

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

Fred Bonsall
Marsha Fritz
Rodman Young
Phil Roeder
Diana Hodgson
Beth Starbuck
Connie Postupack

VISITORS PRESENT

Glenn M. Price, 23 E. Church Street
Ed Courier, Bethlehem Press

MEMBERS ABSENT

Derrick Clark
Connie Glagola

STAFF PRESENT

H. Joseph Phillips, AIA, Historic Officer
E-Mail:
jphillips@phillipsdonovanarchitects.com

MINUTES:

There were no comments on the 4 December 2019 Minutes. The minutes were approved unanimously as submitted. The 2 January 2020 meeting of HARB was called to order by Fred Bonsall at 5:10 PM.

ITEM #1: Election of Officers for 2020.

The HARB, upon motion by Marsha Fritz and seconded by Beth Starbuck, unanimously approved Mr. Fred Bonsall to serve as HARB Chair.

The HARB, upon motion by Beth Starbuck and seconded by Marsha Fritz, unanimously approved Mr. Phil Roeder to serve as HARB Vice Chair.

Item #2: The applicant/owner of the property located at 23 East Church Street proposes to convert their existing carport into a garage.

Property Location: 23 East Church Street

Property Owner: Glenn M. Price

Address:

Email:

Phone:

Applicant: Same as above.

Address:

Email:

Phone:

Proposed work: The applicant/owner of the property located at 23 East Church Street proposes to convert their existing carport into a garage. A new footing/foundation will be installed across the front of the existing carport and a new wall will be framed to accommodate the installation of two garage doors and one man door facing Long Street. The open side of the carport, facing the home, will also be framed to accommodate a new man door. The wall siding is proposed to be T111 to match the siding on the existing carport. All doors and trim are proposed to be white in color. The T111 siding will be painted in a color to match the existing siding, or if feasible, barn red. Two black single bulb colonial style outdoor lighting fixtures are proposed to be located on the far ends of each garage door.

Guideline Citation: Secretary of Interior Standards No.(s) #9 & #10

Evaluation, Effect on Historic District, Recommendations: No negative impact to the historic district.

Discussion: Mr. Phillips gave an overview of the Applicant's proposal to convert their existing carport into a garage. Marsha Fritz questioned why the Applicant was proposing T111 for the siding material. The Applicant responded that he wanted to match the existing siding on the sides and rear of the structure. Marsha Fritz stated that T111 is not historically appropriate and also has long term maintenance problems. Phil Roeder recommended the use of a smooth surfaced lap siding in a wood, cedar, or cementitious material. Mr. Roeder also asked if the garage doors would be as depicted in the elevation drawing or the manufacturer's graphic that was included in the Application. The Applicant advised that the steel garage doors would be as depicted in the manufacturer's graphics, but without the windows. Mr. Roeder also advised the Applicant that the finish of the garage doors should be smooth and the fake hinges depicted in the manufacturer's graphic should not be installed. The Applicant agreed. Marsha Fritz asked if the existing roof shingles would remain as is. The Applicant advised that the existing roof shingles would remain. Marsha Fritz asked if the building code required lights at each door.

Phil Roeder advised that code required lights at each man door. The Applicant advised that there was an existing lighting fixture at the man door on the house side of the carport. The Applicant further advised that he would be installing a new lighting fixtures, one each, at the outside edge of the new garage doors. The fixtures will be 13 inches high, model # P5662-31 as manufactured by Progress Lighting. He also advised that the steel man doors would be in the configurations depicted in the elevation drawing included in the Application. The long street door will be a solid six panel door and the door on the side facing the residence will have a single top lite with two solid panels below it. Beth Starbuck advised that if gutters are installed, the gutters shall be half round with round downspouts. Drip edge color shall match the color of the gutters. The Applicant stated that he did not plan on installing gutters at this time. The Applicant advised that he would like to paint the siding a flat barn red color. HARB was generally in agreement with this or a grey color to match the existing siding.

The HARB agreed to recommend that the Bethlehem City Council issue a certificate of Appropriateness for the conversion of the existing carport into a garage.

Motion:

Phil Roeder made a motion to approve the conversion of the existing carport into a garage, with the following conditions.

1. The smooth steel garage doors shall be installed without any lites or hinges and shall be off-white in color.
2. If gutters are installed, they shall be half round gutters with round downspouts. Drip edge color shall match gutter color.
3. The steel man door facing Long Street shall be a smooth, 6 panel door as depicted in the Application and shall be off-white in color.
4. The siding shall be four-inch lap siding with a smooth finish. The Applicant shall submit a sample of the actual proposed color to Phil Roeder for forwarding to HARB for their approval.
5. All trim shall be off-white in color.
6. The lighting fixtures will be 13 inches high, model # P5662-31 as manufactured by Progress Lighting. The color of the lighting fixtures shall be black. Applicant shall submit a manufacturer's product cut of the actual proposed lighting fixture to Phil Roeder for forwarding to HARB for their approval.

Second:

Beth Starbuck

Result of vote:

The vote was unanimous to approve the conversion of the existing carport into a garage, as per the motion.

There being no further business, the meeting adjourned at 5:36 PM.

Respectfully Submitted,

A handwritten signature in black ink that reads "H. Joseph Phillips". The signature is written in a cursive style with a large, prominent initial "H".

H. Joseph Phillips, AIA
Historic Officer