

RESOLUTION NO. _____

RE: CERTIFICATE OF APPROPRIATENESS UNDER THE PROVISIONS OF THE ACT OF THE 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 408 North New Street proposes to demolish the detached rear garage and replace with a new 2-story structure, with modifications to the existing deck.

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 COUNCIL THIS DAY OF

(s) _____

President of Council

ATTEST:

(s) _____

City Clerk

HISTORICAL & ARCHITECTURAL REVIEW BOARD

APPLICATION #1: The applicant/owner of the property located at 408 North New Street proposes to demolish the detached rear garage and replace with a new 2-story structure, with modifications to the existing deck.

OWNER: David and Wendy Thomson
408 North New Street
Bethlehem, PA 18018

The Board upon motion by Marsha Fritz and seconded by Beth Starbuck adopted the proposal that City Council issue a Certificate of Appropriateness for the project as presented, with modifications described as follows:

1. The proposal to demolish the detached rear garage and replace with a new 2-story garage along with modifications to the adjacent deck was presented by Joe Phillips and David Thomson.
2. The approved garage includes the following details:
 - a. new framed structure measures 32-feet wide x 25-feet deep at entry level, with 2-feet deep overhang along north façade above garage entrances; dimension from entry-level floor line to underside of soffit is 18 feet
 - b. orientation of gable roof is perpendicular to roof of main residence and pitch cannot exceed roof pitch of main residence; smooth half-round gutters and smooth round downspouts are copper, roof sheathing is GAF 'Slateline' asphalt shingles in 'Antique Slate' color and Velux skylight that aligns with lower-level man door at north façade has dark gray details to blend with roof
 - c. man doors at north and west façades have lower double panels and upper full glazing; hardware to match existing
 - d. two Clopay 'Harbor' (or similar) horizontally-segmented garage doors installed at north façade, with four vertical panels each, transoms with divided lites and simple lift handles at bottoms of each door; door paint color is Pratt and Lambert 'Maroon Rust'
 - e. 1-over-1 double-hung windows at lower and upper levels are Andersen Woodwright 400 Series painted in 'Renwick Beige' or in Andersen shop-finish 'Canvas' color; revisions to proposed upper-level windows at north façade include single window centered above garage doors and flanked on either side by set of equally-spaced triple windows; upper-level oriel windows at both gable (side) façades extend out 6 inches and have paneled details; revisions to fixed windows in both upper gables include single larger window centered within gable and flanked on either side by smaller windows
 - f. HardiePlank (or comparable) smooth-face fiber cement lap siding with 5-inch reveal to be painted Sherwin-Williams 'Renwick Beige'; Boral flat trim details to be painted Sherwin-Williams 'Renwick Rose Beige'

3. Approved modifications to the adjacent deck include the following details:
 - a. Trex (or comparable) composite decking to be replaced in-kind, as needed
 - b. expanded portions of deck to have new decking, posts and handrail assembly, cedar fencing with lattice privacy screen, etc. to be replaced in-kind and to match existing
4. Approved exterior lighting includes:
 - a. existing wall-mounted carriage lights to be reinstalled at both man doors
 - b. new lighting to be recessed within soffit of overhang above garage doors
 - c. if LED bulbs are used, exterior lighting should be limited to max. 3000 Kelvin (warm white) color temperature
5. The Applicant agreed to submit revised façade (elevation) drawings depicting the modified roof pitch, reconfigured upper-level windows at the north façade and reconfigured upper gable windows via the City of Bethlehem for final review/approval by Beth Starbuck, Marsha Fritz and the presiding Historic Officer.

The Motion for proposed work was unanimously approved.

JBL: jbl

By: Jet Job

Date of Meeting: January 6, 2021

Title: Historic Officer