

CITY OF BETHLEHEM

HARB CERTIFICATE OF APPROPRIATENESS

DATE: 7 July 2021

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

Beth Starbuck

Marsha Fritz

Diana Hodgson

Connie Postupack

Rodman Young

Joe McGavin

Mike Simonson, City of Bethlehem,
Chief Code Official

Dr. James T. Reed, 409 North New Street

Michael Faust, Faust Heating, 409 N. New St.

Ed Courrier, Bethlehem Press

VISITORS PRESENT/Virtual Attendance

MEMBERS ABSENT

Derrick Clark

Fred Bonsall

STAFF PRESENT

H. Joseph Phillips, AIA, Historic Officer

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MINUTES

There were no comments on the 2 June 2021 Minutes. Upon a motion by Diana Hodgson and a second by Beth Starbuck, the minutes were approved unanimously as submitted, with one abstention by Rodman Young. The 7 July 2021 meeting of HARB was called to order by Chairperson, Beth Starbuck at 5:00 PM.

Item #1: The applicant/owner of the property located at 409 North New Street proposes to install a ductless heat pump. The refrigerant and condensate lines that are to be attached to the exterior brick wall are proposed to be covered with Slim Duct model SD-100. The outdoor condensing unit will be mounted in the rear of the home next to an existing unit.

Property Location: 409 North New Street

Property Owner: Taylor Reed

Applicant: Taylor Reed / Michael Faust, Faust Heating

Proposed work: The applicant/owner of the property located at 409 North New Street proposes to install a ductless heat pump. The refrigerant and condensate lines that are to be attached to the exterior brick wall are proposed to be covered with Slim Duct model SD-100. The outdoor condensing unit will be mounted in the rear of the home next to an existing unit.

Character Defining Features: This 1880's structure is a two- and one-half story duplex residential structure with a side-gabled, slate roof that is partially hipped on the ends. There are symmetrical, simple brick, internal chimneys on each end of the structure. The main roof form is punctuated by a central brick façade and street facing gabled roof that is clad in scalloped wood siding. The extended upper-level brick façade is ornamented with corbeled brick details. The small double hung windows on this level, on the street façade, are nine over two lights. The small double hung windows on this level, on the side façade of the proposed work, are two over two lights. The roof overhangs are supported by extended and shaped rafter tails. The balance of the building façade is comprised of a smooth brick façade without elaborations or decorative elements. There is a stone base that lifts the structure one-half level above the sidewalk at the street level. The balance of the windows on the street façade are paired double hung windows with one over one light surrounded by an arched brick head and a heavy wood sill. The balance of the windows on the side façade of the proposed work are a combination of single and paired double hung windows with one over one light surrounded by an arched brick head and a heavy wood sill. The centered front doors are protected by a gable roofed front porch roof with extended, shaped rafter tails that is supported by solid, scrolled brackets on the front and fanned, spindled brackets on the side, all being supported by turned wooden columns. The half-flight stairs and elevated porch are fitted with black iron railings and guard rails. The wooden storm doors include a 12 light vertical glass panel over a single, solid, horizontal raised wood panel in an arched-top brick opening.

Discussion: HARB Member Diana Hodgson recused herself from the proceedings and sat in the audience. The Historic Officer, Joe Phillips, gave an overview of the project and stated that the façade of the home on which the installation is proposed is very

visible from the street and prominent. Mr. Phillips stated his concern that this installation would have a negative effect on the character of the structure. The horizontal lines will be particularly distracting and noticeable. Mr. Phillips asked to hear more about whether or not the applicant explored installing the lines on the rear of the building and running them through the roof, ceiling, or attic spaces to the rooms where the ductless units will be located. Mr. Phillips suggested that as an alternative to this, perhaps a single vertical line/enclosure could be run up the rear corner of the building and then run on the interior of the building to the ductless units. The applicant agreed that there are other options to the locations proposed in the application submission. Marsha Fritz stated that the best location for the vertical line would be up the back corner of the home, through the attic, and down to the units on the interior of the building. She asked if the line could enter the attic through the wood soffit. The applicant agreed that it could. Joe McGavin agreed that if the vertical line was run up the back of the building, it would be hard to see from the alley. He also stated that the white Slim Duct enclosure would stand out and asked if it came in other colors. Beth Starbuck requested that the applicant paint the Slim Duct to match the color of the existing brick. She also stated that the Slim Duct should be attached to the building at the mortar joints between the brick and not through the brick itself. Marsha Fritz suggested the applicant consult the National Park Service Preservation Briefs for guidance on implementing the work required for this project.

The HARB agreed to recommend that the Bethlehem City Council issue a Certificate of Appropriateness for the installation of a ductless heat pump and related refrigerant and condensate lines that will be mounted to the exterior brick wall of the home.

Motion:

Marsha Fritz made a motion to approve the installation of a ductless heat pump system with the related refrigerant and condensate lines that will be attached to the exterior brick wall and will be covered with Slim Duct model SD-100, as well as the installation of an outdoor condensing unit that will be mounted in the rear of the home next to an existing unit, in accordance with the discussion outlined above, and with the following conditions.

1. A single vertical line set and Slim Duct concealment system will be mounted to the rear corner of the home. The line set will be run through the soffit, into the attic, and be dropped from the attic to the units on the interior of the home.
2. The Slim Duct concealment system will be painted a color to match the existing brick.

3. All attachment of the line set and Slim Duct concealment system will be located in the mortar joints. There will be no attachment to the brick.
4. The applicant will provide a diagram of the installation location and attachment method for review and approval with the permit application.

Second: Beth Starbuck

Abstention: Diana Hodgson

Result of vote: Diana Hodgson abstained from voting and the vote of the remaining HARB members was unanimous to approve the installation of a ductless heat pump and related refrigerant and condensate lines that will be mounted to the exterior brick wall of the home, as per the motion.

Other Business:

All present welcomed Joe McGavin to the Board and everyone introduced themselves.

Beth Starbuck reviewed her interest in revisions to the Bi-Laws and asked if the HARB Members were in a position to vote on the most recent revisions that she emailed everyone earlier in the day. Marsha Fritz stated that she felt the revisions looked good. Mike Simonson agreed to provide the latest revisions to the City Solicitor for review and comment prior to the August HARB Meeting. Diana Hodgson made a Motion to approve the revisions as provided by Beth Starbuck, subject to review and approval by the City Solicitor. Connie Postupack seconded the Motion. The vote of the HARB Members was unanimous to approve the revisions to the Bi-Laws, subject to review and approval by the City Solicitor.

There being no further business, the vote was unanimous to adjourn the meeting at 5:41 PM.

Respectfully Submitted,



H. Joseph Phillips, AIA
Historic Officer