

HDC-2022-000XX (Temporary HDC-2022-2024)

Address: 318 N. 8<sup>th</sup> Street

Applicant: Carolyn Althausen and Ryan Niman, Owners; Chuck Althausen present at meeting

HARB Meeting Date: May 02, 2022

**Building Description:**

The building is in the Old Allentown Historic District. This 3-story painted brick row house is a composite – 20th Century Vernacular and Italianate and Edwardian style, ca. 1876. The house has a flat roof with Edwardian 1/1 sash bay windows on the 2nd and 3rd floors with single 2/2 sash windows to the right of the bays, projecting eaves, and a dentilated cornice with saw tooth frieze board. This same type of cornice runs across the top of the bay windows. The house has corbelled brick panels at the edges of the 3rd floor, these panels are topped with pommels. The 1st floor windows are 6/6 sash with eyebrow lintels. The main entry is a single glazed door with transom and saw tooth trim between the door and the transom. There are projecting moldings on the door frame and a bracketed hood used as a lintel for the door. There is a grocer's alley doorway with transom that is paneled and slatted, it has a transom and an eyebrow lintel. The concrete stoop pipe railing.

**Project Description:**

Provided by Applicant: Installation of mini-splits [HVAC system] in the house. They will be run by one compressor at the back of the house by the enclosed porch. It will be blocked partially by barbeque and the rest by evergreen bushes so that it will not be visible from the alleyway.

Additional Information from Submitted Materials: Exterior refrigerant lines will penetrate the enclosed porch at the base of the wall near the unit, and at the second story will run along the base of the wall. Upper story lines will be covered from the point of origin to the outdoor unit.

**Rear Facade and Adjacent Properties (Applicant)**



**Detail of Proposed Work Location (Applicant)**



**Applicable Guidelines:**

**Chapter 3.8 – Mechanical & Utility Equipment**

**3.8.1** Limit the number of roof and wall penetrations when designing and installing new HVAC systems. Penetrations, whether located on a roof or exterior wall, increase the risk of water infiltration and damage to the building envelope. Properly flash and waterproof all penetrations

**3.8.4** For mini-split or wall-mounted systems, place wall-penetrating units on rear or non-visible facades. Place units at grade adjacent to rear or non-visible facades.

**3.8.5** Screen mechanical units at grade with landscaping features or historically appropriate fencing if units cannot be placed out of view from the street.

**Observations & Recommendations:**

The proposed location of the exterior unit at the rear of the property and the proposed screening are consistent with the Guidelines. The proposed refrigerant lines will be limited to the rear facade and the system appears to have a minimal number of penetrations, which is also consistent with the Guidelines.

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**HARB Discussion:**

CA explained the difficulties in locating the various condensing units having met with the contractors, noted the conduit will be run through a small 3" diameter protrusion through the back wall and the condenser will be placed in the rear yard and shielded by landscape elements.

AJ asked if there needed to be clarification on the location of the exterior penetration from the basement to above grade, HARB members agreed the representative for the applicant was clear in describing the location.

GL and AJ noted the care the applicant has taken to locate the units as well as the penetration.

**Action:**

HARB member Alex Encelewski made a motion to approve the application presented on 05/02/22 for installation of the mini split systems internal to the house with one compressor located at the rear of the house located in the corner, screened with plantings at 318 N 8<sup>th</sup> Street as submitted.

The application is in compliance with the following sections of the Guidelines for Historic Districts: Chapter 3.8-Mechanical & Utility Equipment, Sections 3.8.1, 3.8.4, 3.8.5 and there are no circumstances unique to the property.

Motion to approve made by HARB member Alex Encelewski, motion was seconded by HARB member Glenn Lichtenwalner. Motion carried with unanimous support.

Therefore, the Approved Alterations for the purpose of writing and issuing a Certificate of Appropriateness are:

1. Installation of mini-split HVAC system as submitted.
2. The proposed installation, as submitted, includes one outdoor compressor unit to be located at the rear of the house and screened with landscaping.