

## HISTORIC AREA COMMISSION

New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
January 20, 2011

Present: Sally Monigle, Chairperson  
Doug Heckrotte\*  
Dorsey Fiske  
Bill Hentkowski  
Tom McDowell\*\*

City Personnel: Jeff Bergstrom, City Building Inspector  
Dan Losco, City Solicitor

\*Mr. Heckrotte left at 7:00 p.m.

\*\*Mr. McDowell arrived at 5:45 p.m.

Mrs. Monigle called the meeting to order at 5:15 p.m. Roll call followed.

### **OLD APPLICATIONS**

#### **F. Marini, 101 W. 3<sup>rd</sup> Street**

Review of final details and approval.

Discussion: Among the items discussed were dormers, trim, door railings, shutters, shutter hardware, sills, exterior lighting, gutters and down spouts and garage door. Mr. Heckrotte said the dormers on the drawing is not on the building and asked that the applicant provide a drawing that reflects what is on the building and also show HAC how they intend to finish the trim. (*Discussion about the dormers followed.*) Concerning detailing of the front door, the header trim is not tall enough according to Mr. Heckrotte. The applicant was requested to have the drawing redone showing a taller header. Mr. Heckrotte noted that louvered shutters on the drawings are wrong in that the meeting rail of the louvered shutter should be below the meeting rail of the window. Shutter hardware-the ring is usually put on with a staple.

Mr. Heckrotte did not care for the exterior light fixture presented and would like to have something wrought iron in appearance and asked the applicant to submit to HAC. Concerning sills, the applicant prefers a concrete flat sill. (The concrete is architectural concrete that is denser and intended to look like stone.) (*Brief discussion between wood sills and concrete sills took place.*) Mr. Heckrotte is not in opposition but asked the applicant to provide a catalog cut with all the details as well as a sample. Gutters and downspouts—must be colored to match the trim, half-round and smooth round downspouts.

The garage door is made of wood and the applicant would like to use paint rather than stain. It is a 3-panel door rather than 5-panel and is ribbed. Mr. Heckrotte prefers flat rather than ribbed but has no other issues with the door. Mr. Jay Freebery will get a sample of the door to Mr. Bergstrom who will take photos and distribute to HAC members. (Mr. McDowell arrived at meeting at 5:55 p.m.)

Mr. Freebery said that HAC approved steps in the rear of the house to the right at its ‘HAC 7’ meeting. Because of where the piers are it was not possible for the applicant

to do a 36" and meet code. HAC did look at the new location of steps and has no objection. He noted that in the 'HAC 7' meeting it was ruled there would be no exterior lighting on the rear deck. By code there has to be a light at the rear door and the applicant would like to install the same kind of light on the rear as on the front. Mr. Heckrotte stated the rear light may be smaller than the front and suggested a photo of the proposed light be sent to HAC members.

'HAC 7' contradicts use of recessed lighting on the decks. The applicant is using recessed lighting on the third floor deck. Mr. Freebery asked for clarity. Mr. Heckrotte suggested that HAC perhaps considered recessed lighting as looking too modern, but was unsure why HAC made the ruling without reviewing the records. The applicant was asked to provide a proposal of what they would like to use for review by HAC.

The applicant would like to install some type of security lighting (motion, flood). Mr. Bergstrom will confer with the applicant after the meeting.

All information requested of the applicant can be provided in between meetings to Mr. Bergstrom who will get the information to HAC members.

**Action: Mr. Heckrotte made a motion to vote on the presentation that HAC has reviewed that includes items approved and others requesting additional information. Mr. Hentkowski seconded the motion.**

Mr. Bayard Marin, Esq. requested permission to address the Commission concerning this application. He added that his presentation may affect some of the details already presented. Mrs. Monigle introduced new City Solicitor Dan Losco. (*A letter from Mr. Marin concerning issues related to the height of the building was distributed to HAC members prior to the meeting.*) Mr. Losco received and reviewed a copy of the letter today which addresses the height of the building and informed that different issues have been addressed this evening separate from the height issue and it is the prerogative of this body whether to hear Mr. Marin and his witness concerning the height issue. It is Mr. Losco's opinion this issue is not a matter that HAC can take into consideration and determine this evening and should perhaps be deferred to Mr. Bergstrom for further review.

Mr. McDowell opposed Mr. Marin addressing HAC. This should be handled by Chancery Court where there is a lawsuit pending.

Mrs. Monigle would like to proceed with the vote concerning the motion on the floor.

**Disposition: The motion was approved by a vote of 4 in favor and 1 abstaining. (McDowell).**

Mr. Marin again asked for permission to present. There were no objections raised in the audience. Mr. Losco informed it is the prerogative of HAC whether to hear Mr. Marin. Mrs. Monigle asked fellow Commission members if they are willing to hearing from Mr. Marin.

A roll call vote followed:

Mr. Heckrotte is willing to spend a short time on the letter concerning height.

Mr. Hentkowski voted in favor.

Ms. Fiske voted in favor.

Mrs. Monigle voted in favor.

Mr. McDowell objected.

Mrs. Monigle informed Mr. Marin there would be a time limit on his presentation due to other business on the agenda. Mr. Heckrotte said that if Mr. Marin is speaking to the building being too tall with respect to what the drawings say, that is a problem for enforcement. HAC approves designs as presented to us and we vote on them. If something is not in compliance we pass it on to Mr. Bergstrom. Mr. Marin questioned what was in the motion and what HAC considered at its HAC 7 meeting. He wants clarification of the motion and whether HAC reserved the right to 6" more off the building. What was meant by 'another 6"' in the motion? He claims these matters never came before HAC again.

Mr. Marin raised a second issue about clarification concerning measurements. He said HAC agreed on 33'7" from the 17' grade and that is not what has been built. He claims the building is 8.32" higher than the 17' grade. What HAC decided needs to be enforced.

Mr. Jim Lober of Apex Engineering testified that they surveyed the height of the building and the height of the building relative to the 17' elevation is 33'4" measured from the front peak. Mr. Marin said all measurements submitted to HAC were from the peak to the 17' elevation. Any other measurement would not be in accordance to what HAC decided which is what should be enforced.

Since HAC members do not have the benefit of having information from the 'HAC 7' meeting available to them to review, Mrs. Monigle followed Mr. Losco's advice to defer responding to Mr. Marin's concerns. She reminded Mr. Marin that enforcement of HAC's decision is in the hands of Mr. Bergstrom. HAC will contemplate Mr. Marin's questions/concerns and speak with Mr. Bergstrom. She informed that Mr. Bergstrom would respond to him.

**R. Nowak, 219 E. 2<sup>nd</sup> Street**

Returning with additional information on replacement windows.

Discussion: The applicant wants to make sure he orders the proper windows. He would like to have wood sash and aluminum clad jams that are mostly covered with exterior trim. HAC has been approving plastic jam liners. Mr. Bergstrom said Pella windows have been approved and will be installed. The cut sheet showed aluminum jams rather than the wood jams that Pella usually has. Mr. Bergstrom suggested the applicant clear this through HAC first.

*(Discussion followed.)*

**Action: Mr. Heckrotte made a motion to vote on the revised information received this date to accept a small amount of aluminum showing on the face of the building. Ms. Fiske seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**NEW APPLICATIONS**

**Trustees of New Castle, 38 E. 3<sup>rd</sup> Street**

Replace rotted wood on rear steps to match old steps.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted.**

**Ms. Fiske seconded the motion.**

**Disposition: The motion was approved by unanimous vote of HAC members present (McDowell-absent).**

**G. Seitz, 55 The Strand**

Replace 6 window sashes.

Discussion: The storm windows will remain. The windows are located on the alley side and rear.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr.**

**Hentkowski seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**T. Graham, 126 Harmony Street**

Replace coach lantern at front door. Install 4 storm windows.

Discussion: Contractor John Litton presented a proposal for a coach lantern and 4 storm windows. A picture of the light to be used was provided. He showed HAC members a sample of the window to be used. The storm windows will closely match the house and will be repaired to match the storm windows. The trim will be painted to match the windows. They are double-track windows.

**Action: A motion was made by Mr. Heckrotte to vote on the application as submitted.**

**Ms. Fiske seconded the motion.**

**Disposition: The motion was approved by a vote of 4 in favor and 1 against (McDowell).**

**Mr. McDowell said he does not like aluminum storm windows. He prefers using tilt back with true divided light for the entire window. Mr. Litton addressed his concern.**

**TND Properties, 412 Delaware Street**

Repair front cellar doors, wood siding at rear of house, cornice scroll work on front of house and storm door at rear of house.

**Action: A motion was made by Mr. Heckrotte to vote on the application as submitted with the proviso that they speak with one of the HAC members about what they are planning to do. Mr. Hentkowski seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**L. Ratchford, 24-26 The Strand**

Repair/replace brick sidewalk and replace two storm windows (24 The Strand).

Discussion: Removal of the two willow oaks has been approved by the Tree Commission. There is no timeline for removal at this time. Once the trees are removed the applicant is seeking to repair/replace the brick sidewalk.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Hentkowski seconded the motion.**  
**Disposition: The motion was approved by a vote of 4 in favor and 1 abstaining (McDowell).**

**Trustees of New Castle, 424 Delaware Street**

Replace sign at new library per sketch.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.**  
**Disposition: The motion was passed upon unanimous vote.**

**\*\*V. Wollaston, 119 & 121 E. 4th Street**

This matter was first presented in October 21, 2010 and was continued until onsite consultation took place between the applicant and HAC (Hentkowski & Fiske). It was continued again at the November 2010 meeting since no one was present to further discuss renovations of windows and doors. Mr. Hentkowski informed what improvements the applicant can proceed with based on that consultation.

\*Mr. Heckrotte departed the meeting at 6:57 p.m. They included the front windows and one or two of the side windows. The frames of the windows are rotted out and the aluminum siding will be problematic. At this time the applicant can replace windows with 6 over 6 windows standard-size now but she will need to return to HAC or meet with the applicant further to discuss more detailed plans. Mr. Hentkowski is willing to meet with her contractor for further consultation.

**Action: A motion was made by Mr. Hentkowski to consult with the contractor further concerning more detailed plans.**

**Disposition: The motion was passed by a vote of 4 in favor and 1 absent (Heckrotte).**

**EMERGENCY REPAIRS**

**R. Clark, 71 W. 4<sup>th</sup> Street**

Remove and replace flat roof.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Mr. Hentkowski seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**R&C Management, 48 E. 5<sup>th</sup> Street**

Replace 3<sup>rd</sup> story roof and repair rotted wood around windows (Harmony Street side).

**Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Fiske seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

**Minutes** – Approval of the November 2010 minutes was continued until the next meeting. The July 2010 minutes have not been approved to date and will be deferred until the February meeting.

**A motion was made by Ms. Fiske and seconded by Mr. McDowell to approve the October 2010 minutes. The minutes were adopted.**

**Adjournment** -- There being no further business to address, a motion to adjourn the meeting was made and seconded. The meeting was adjourned at 7:10 p.m.

Respectfully submitted,

*Debbie Turner*

Debbie Turner, Stenographer