

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
February 27, 2014

Present: Sally Monigle, Chairperson  
David Bird  
Doug Heckrotte  
Bill Hentkowski  
Mike Quaranta

Also Present: Jeff Bergstrom, Building Inspector

Ms. Monigle called the meeting to order at 5:10 p.m. Roll call was taken.

**OLD APPLICATION**

**Nora Lee's Restaurant, 122 Delaware Street**

Possible re-design of roof and sign on front of building.

Discussion: Applicant (tenant) was contacted, but is not present. Mr. Bergstrom has spoken with the property owner who has agreed to work with HAC. Mr. Bird reiterated that HAC has communicated to the applicants the overhead (roof) structure is not appropriate for the building and historic area. Commissioners understand why they did what they did, but we want them to submit a proposal that is more appropriate for the building and area or they must remove the structure.

**Action: Mr. Heckrotte made a motion to communicate with the applicant and the owner of the building that HAC expects them to attend the next meeting with a proposal to replace the crescent hood with one that is more in keeping with the architecture of the community and building and that maintaining the existing structure until they (tenant) vacate the premises is not acceptable. Mr. Quaranta seconded the motion.**

**Disposition: Motion approved.**

**NEW APPLICATIONS**

**D. Shane, 46 & 52 West 3<sup>rd</sup> Street**

Relocate interior lot line for two existing parcels in order to bring 52 West 3<sup>rd</sup> Street into compliance with the City's current zoning requirements.

Discussion: Applicant is requesting a sub-division to readjust the property line of 46 West 3<sup>rd</sup> Street by seven feet (7') to be part of 52 West 3<sup>rd</sup> Street, thus bringing the house on the latter parcel into conformance with the City zoning code. Applicant owns both tax parcels. The garage is located on 46 West 3<sup>rd</sup> Street; the house is on 52 West 3<sup>rd</sup> Street.

**Action: Mr. Quaranta made a motion to approve the application as submitted. Mr. Heckrotte seconded.**

**Disposition: Motion approved.**

**J. Gielow, 30 West 4<sup>th</sup> Street**

Repair and replace missing shingles and replace gutters and downspouts per specs attached.

Discussion: Work has been done. Contractor used corrugated rather than smooth, round downspouts, per application. Mr. Bergstrom will follow up with the contractor to remedy.

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

**Motion was seconded.**

**Disposition: Motion approved.**

**W. Gorak, 14 West 5<sup>th</sup> Street**

Replace front and rear doors with wood doors.

Discussion: Applicant has indicated a willingness to replace steel doors with wood doors. No cut sheet was provided for this meeting. It is unknown if applicant is changing transom but it should be a two-light transom.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement the applicant give HAC catalog cuts for the doors, the front door will have a four-panel door, and applicant needs to show HAC what she wants for the back door (*at least two panels on bottom and glass on the top or a four-panel door*).**

**Mr. Bird seconded.**

**Disposition: Motion approved.**

**R. Peden, 22 West 4<sup>th</sup> Street**

Replace leaking roof and gutter over front bay window and porch in kind. Enclose rear porch with glass windows. Replace window on left side in alley in kind.

Discussion: Applicant Laraine Peden presented. Application addressed per subject.

Enclose rear porch—The current porch is screened in. Options and costs to enclose were discussed with the applicant. Mr. Heckrotte suggested looking into different operational windows, get costs and a design drawn and return to HAC.

**Action: Mr. Heckrotte made a motion to grant approval in concept only to enclose the porch in glass and return to HAC with architectural plot plan and drawings. Mr. Bird seconded.**

**Disposition: Motion approved.**

Replace leaking roof and gutter over front bay window and porch in kind

**Action: A motion was made by Mr. Quaranta to approve replacing leaking roof and gutter over front bay window and replace the porch in kind. Motion seconded.**

**Disposition: Motion approved.**

Replacing window on left side of alley in kind—Window is not visible, except for the neighbor. It is broken and is leaking. Trim on inside of house will remain.

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

**Disposition: Motion approved.**

Applicant will talk with Mr. Bergstrom before submitting plans.

**A. Velitskakis, 111 The Strand**

Repair front steps in kind.

Discussion: Steps (stucco/flagstone) are deteriorating.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted for the front steps. Mr. Bird seconded.**

**Disposition: Motion approved.**

**C. Restivo, 119 Delaware Street**

Repair sidewalk (which was torn up by removal of tree). Replace existing bricks and level sidewalk.

Discussion: Brick work has been done because the sidewalk was a safety hazard. Sidewalk has new brick mixed in with new pavers. Pattern is inconsistent with a neighboring sidewalk. More than half the bricks are new and are laid square. The house on the right is laid diagonal. Mr. Quaranta is concerned with maintaining the brick pattern of the rest of the street. New brick pavers are not the same size, which may not be mitigated. Mr. Bergstrom suggested photos be taken and discuss further at the next meeting. He will provide photos of the sidewalk before work was done. Commissioners concurred and the applicant will be informed. *(Approval to table the application until March was given by the applicant by phone to Mr. Bergstrom.)*

**G. Rill, 60 West 4<sup>th</sup> Street**

Replace fence between #60 West 4<sup>th</sup> Street and 62 West 4<sup>th</sup> Street

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

**Disposition: Motion approved.**

**K. Wilson, 138 East 3<sup>rd</sup> Street**

Install 12' X 8' shed in back yard per details attached.

Discussion: Application submitted by tenant seeks approval for installation of shed in back yard. HAC expressed concern with not having appropriate permission from the owner of the property and whether such a shed is inconsistent with the tenant's lease. Another concern is the potential legal implications HAC might encounter if the tenant were to depart the premises and leave the shed in place. The shed is not an acceptable shed. The applicant did receive the list of approved sheds.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted and that HAC requires Mr. Wilson to return to HAC with a shed design that matches one on HAC's approved list of sheds; some form of communication is needed from the property owner informing the shed is not inconsistent with the lease; and the tenant's intentions with taking or leaving the shed in place when he departs the premises. Mr. Bird seconded.**

**Disposition: Motion approved unanimously.**

**EMERGENCY APPLICATIONS**

**J. Harris, 32 East 4<sup>th</sup> Street**

Replace flat roofing material over kitchen.

**J. Harris, 32 East 4<sup>th</sup> Street (Contd.)**

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

**Disposition: Motion approved.**

**OLD BUSINESS**

**Approval of Minutes – A motion was made and seconded to approve the minutes of the 1/16/14 meeting as submitted. Motion approved.**

Packs of information about 311 Delaware Street (McKinnon) were provided to commissioners.

**NEW BUSINESS**

Mr. Bergstrom said the City has applied for a small grant (\$1,000) to make the front entrance to City Hall ADA-accessible. The State has asked for HAC's opinion on railing design, which will be a simple design. Commissioners were satisfied with the project as explained by Mr. Bergstrom.

**Adjournment** -- There being no further business to address, the meeting was adjourned at 6:35 p.m.

Debbie Turner  
Stenographer