

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
July 18, 2013

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

Also Present: Jeff Bergstrom, Building Inspector

**Ms. Fiske left at 6:25 p.m.*

***Mr. McDowell arrived at 5:55 p.m.*

Ms. Monigle called the meeting to order at 5:07 p.m. Roll call was taken.

OLD BUSINESS

S. Velitsakas, 224-226 East 2nd Street

Plan review for two new residential units.

Discussion: Plans were distributed to HAC members. Al Woodward, designer of the buildings, and George Velitsakas presented. Mr. Heckrotte questioned the exterior distance (3 ft.) of the egress window in the walk-in attic. Discussion concluded a ladder will fit and is not considered a bedroom space. Mr. Heckrotte talked about the height of the dormer saying as it appears on the front seems high on the roof. The sill is set at 3 ft. to 3.5 ft. He suggested the sill be 2.4 ft. to 2.6 ft. Mr. Hentkowski said the pitch of the main roof is shallow; it is a 6/12 pitch. He thinks the doors and windows being so close to the party wall look odd. The new houses are higher in comparison to existing houses on either side. Mr. Heckrotte noted changes that need to be reflected on the plans and resubmit same. Ms. Fiske would like to know the height of the neighboring houses, citing streetscape. Mr. Bergstrom was asked to provide this information to HAC. Ideas to make the houses appear lower in height were discussed at length. Transoms should match the old house, 2 panes wide. To address the garages to be built and shown on the plans, Andrew Taylor, counsel for the Trustees of the New Castle Common said the Trustees own the ground behind the subject property. In the rear the plan shows a 20 ft. wide street. The official City map does not show it as being a street; it is shown as "unnamed." He suggested the City Solicitor research to determine whether it is a street. The state does not recognize it as a City street (Mr. Bergstrom confirmed). If what the City approves depends on vehicular access to the rear across Trustee property, it either needs to be a legally shown street that has been publicly opened as a street, the applicant can approach the Trustees to request access, or an easement to use the property can be obtained. The Trustees have granted permission for occasional usage of Trust property, but would be concerned if the application is approved with garages. This would be a problem for the Trustees.

Mr. McDowell said the street is shown as a street on the people's deed and questioned why it is not open as a street. Mr. Taylor's response was that the City would need to take action to open it as a street and maintain it rather than the Trustees.

S. Velitsakas (Contd.)

HAC can approve storage buildings/sheds that are “stick” buildings. According to Mr. Bergstrom if there is not a street present HAC can determine how far away from the property line a shed can be situated.

Action: Mr. Heckrotte made a motion that these houses be constructed as close as possible to the other houses on the street and that the widths of the porches be lined up with the other houses on the street and, in general, that these houses be as close as they can with the stairs worked out and with the elevations worked out so they encroach minimally on the sidewalk, but the same as others on the street. The motion died for lack of a second.

The application is being continued until the following items are addressed: building height (minimum height from crawl space to first floor ~ 3 ft. clear); sketch of existing houses and their heights showing relationship between them and houses to be built; verify roof pitch of existing houses and match; 2-light transom; at least 16 in. of brick the width of the mullion; 2-1/2 in. plank brick molds on doors and windows to be flat, rectangular cross section; sill height of dormer at 2 ft. 8 in. or 2 ft. 6 in.; half round gutters, smooth, round down spouts; weathered wood blend shingles.

(Applicant provided copy of litany and instructed to follow it.)

NEW APPLICATIONS

J. Moore, 179 E. 4th Street

Remove/replace existing shingled roof on front main and front porch.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the shingles be dimensional shingles in weathered wood color. Mr. Hentkowski seconded.

Disposition: Motion carried 4-0.

M&T Bank, 210 Delaware Street

Miscellaneous repointing mainly on back and side of building.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that a color and style sample for pointing be prepared and inspected by a member of HAC and the proposed sealant be submitted prior to application for approval. Mr. Hentkowski seconded the motion.

Disposition: Motion carried 4-0.

B. Burk, 213 Harmony Street

Install shed for bike in rear yard. Add full view storm door (wood). Restore transom window.

Discussion: The shed will be 7.25 ft. and 4.5 ft. tall. Mr. Hentkowski prefers an “A” frame roof. HAC prefers a clear view door.

B. Burk (Contd.)

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso the storm door be clear view with a wood frame. Mr. Hentkowski seconded.

Disposition: Motion carried 4-0.

W. Bridgewater, 300 Delaware Street

Replace roof with GAF dimensional shingles. Weather wood blend color.

Discussion: Mr. Bergstrom informed it is the shed at the back of the building.

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

Ms. Fiske seconded.

Disposition: Motion carried 4-0.

J. Drake, 156 E. 4th Street

Remove and replace rotted wood siding and replace storm door all in kind.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the siding be painted wood to match the existing wood siding and wood corner boards, that the storm door be wood and clear view, not composite or plastic inlay, as per the litany. Mr. Hentkowski seconded.

Disposition: Motion carried 4-0.

B. Belford, 29 The Strand

Replacing existing half round gutter (aluminum) with Brown 5K aluminum gutter and spouts (in the rear).

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that all gutters on the house be half round and down spouts be smooth, round and that the low roof gutter over the basement entry may be a box gutter or "K" gutter and be smooth, round. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved 4-0.

EMERGENCY APPLICATIONS

L. Restar, 112 Delaware Street

Spot pointing around exterior; leaking on Jessop's side.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that HAC see a sample of the wood before the job begins. Mr. Hentkowski seconded.

Action: The motion was approved.

M. Martin, 158 E. 3rd Street

Replace fence in kind. Emergency – fence fell over.

Discussion: Work has been done. Incorrect fence topping was approved.

M. Martin (Contd.)

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 3 in favor and 1 against. (McDowell-noted his displeasure with pre-approval allowing the work to be done before being discussed.)

E. Nickle, 141 E. 3rd Street

Remove existing brick sidewalk and install new base and reset existing bricks. Tripping hazard.

Discussion: Work done by Roger Rullo.

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

Mr. Hentkowski seconded the motion.

Disposition: Motion was approved.

Approval of Minutes – A motion was made and seconded to approve the minutes of the 6/20/13 meeting. Motion approved.

Old Business

HAC is to review historic guidelines for signage provided by Dr. Joanne Viola before the next meeting.

New Business

Placement of gas meters from Tremont Street to South Street was discussed. Accordingly to Mr. Bergstrom all meters will be hidden and will not be in front of houses. The area is on the edge of the historic district.

Ms. Monigle has received a complaint about a concrete retaining wall (~2 cinder blocks high) along a strip of garden adjacent to the old brick sidewalk at 129 W. 4th Street. This wall has not been approved by HAC. HAC approved Victoriana for the porch at this location in a previous meeting. She said the wall needs to be removed and replaced with paving bricks or nothing. Mr. Bergstrom will look into the matter.

Adjournment -- There being no further business to address, the meeting was adjourned at 7:10 p.m.

Debbie Turner
Stenographer