

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
March 12, 2015

Present: Sally Monigle, Chairperson
David Bird
Leila Hamroun
Bill Hentkowski
Mike Quaranta

Also Present: Jeff Bergstrom, Building Department
Debbie Turner, Stenographer

Ms. Monigle called the meeting to order at 6:35 p.m. Roll call followed.

NEW APPLICATIONS

D. Shane, 47 West 3rd Street

Originally approved on 10/18/13 for two-story addition with porch. Amending to just porch with same footprint and materials.

Discussion: Applicants presented. The roof line is changing because there is no longer a second floor. The existing kitchen space is 12'X12' and will enter onto the screened back porch with wood framing. It is in the rear of the house. They want to keep the foot print of 15'X8'X31' exterior space requested in 2013 because they do plan to renovate the kitchen in the future. Roof will be flat and pitched ½' down towards the alley. The porch height will be 11' to tie in with the height of the kitchen. Mr. Quaranta read into the record the motion approved in 2013. *(Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed, recommend opaque stain, wood siding to be painted.)* Marianne Caven is a neighbor to this property and was not aware of plans submitted to HAC in 2013. She wanted to see what is now being proposed. The amended application will add 31' behind the house. Lot size is 100'. Ms. Caven questioned if there is a ratio that speaks to keeping open space versus construction. She expressed her concern with the size of the addition (31') being built on a small lot (100'). Mr. Bergstrom said that in the historic residential district the bulk coverage for side and front yard setbacks are at the discretion of HAC, per the City Zoning Code. The initial application was approved within the parameters of the City Zoning Code. This application supersedes the original decision and if the applicant decides on anything different, they will need to submit a separate application.

Action: Mr. Quaranta made a motion to approve the application as amended.

Mr. Bird seconded.

Disposition: Motion approved.

P. Hannum, 18 East 4th Street (Century Club)

Close in existing rear 14'X14' porch structure.

Discussion: David Undorf (contractor) and Paul Hannum (owner) presented. Sample of wood siding circulated to HAC. It is a green product, is pre finished, and requires less

P. Hannum, 18 East 4th Street (Century Club) (Contd.)

maintenance. The siding has a 50-year warranty. Texture of the siding was discussed. The manufacturer does not offer a smooth option. The trim is made from the same product and is smooth.

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

Disposition: Motion approved.

R. Weber, 126 Harmony Street**Install handrail at front door steps.**

Discussion: Steps will have to be moved to allow access to the basement. Applicant agreed to HAC's suggestion of a more simple railing.

Action: Mr. Bird made a motion to approve the application with the amendment noted. Mr. Quaranta seconded.

Disposition: Motion was approved.

DeAscanis Homes, 225-227 Second Street

House plans submission for HAC approval.

Discussion: Francis DeAscanis presented. The proposal is for two (2) new homes to be built on two (2) lots. Setbacks are 3.5' on each side of the house. HAC reviewed drawings. HAC questioned how the front elevation lines up with adjacent houses. Applicant confirmed the height of the proposed houses is the same as adjacent houses. Pattern of brick will be American. There will be a crawl space with adequate number of vents as required by FEMA. Proportions of the window panes are not standard to the City. A typical pane of glass is 80% width to the height; drawings show them taller than they should be. HAC would like to see the cut sheet for the windows to determine the actual size. The pent roof is unusual for New Castle and the sharpness of the angles of the dormers is a concern. Applicant was requested to provide the following:

1) adjust slope of dormers; 2) provide cut sheet of windows to be installed; 3) change direction of front steps; 4) present a site plan at the next meeting (placement of stairs, equipment); 5) cut sheets for shutters for first and second floors; 6) color of stucco; 7) adjust slope of pent roof; 8) provide materials for wood siding on dormers, half-round gutters, smooth, round downspouts; 9) window and door trim details. Shingles to be weathered wood blend architectural dimensional shingles. Construction is planned in 30-60 days.

Action: Application continued.

N. Pochomis, 121 Delaware Street

Chimney cap installed on liner, not chimney. Approval of chimney cap only.

Discussion: Applicant not present. Photo circulated. Mrs. Monigle's position is that whatever extends beyond the roof line should be painted black.

Action: Mr. Bird made a motion to approve the application as submitted with the recommendation that the portion that is above the liner be painted with matte black. Mr. Quaranta seconded.

Disposition: Motion was approved.

OLD BUSINESS

S. Swift, 16 West 4th Street – Mr. Bergstrom has not received any cut sheets for the black solar cell panels. They were requested at the 2/12/15 meeting.

NEW BUSINESS

Mt. Salem Methodist Church, 138 -140 E. 4th Street – Mrs. Monigle attended the Emergency Board of Health Meeting on 2/25/15. She said that no building in the historic district may be demolished or its exterior appearance altered without HAC approval. In either event application for appropriate action must take place within 10 days of the engineering report. Mr. Bergstrom informed that measures have been taken to condemn the structure. He briefed Commissioners on the mold, water and structural problems associated with the church. The building has been sealed up. A rear addition may need to be demolished. A structural engineer has been engaged and no further action will be taken until the professional report has been submitted. (*Discussion followed.*)

Discussion of Historic Area Review Committee (HARC) design guidelines update work – Ms. Hamroun provided the update. The most recent draft guidelines were distributed to Commissioners. It focuses on guidelines and recommended treatments, architectural styles and public comments to date. There have been three (3) public meetings to date. These guidelines are a new document, separate from the current document. Graphic detail will be added to the document later.

Subjects she reviewed included,

- Tier system (key buildings, contributing buildings, non-contributing buildings) to help determine what process to follow. Tier intervention would involve an expedited review process.
- Categorizing structures and work being requested.
- Alternative materials -- choose a number of alternative specs for doors, windows, shutters, etc. that meet historic standards and review those materials from time to time. Possibly include price points.
- Inspection component – HARC recommends two (2) people inspecting.
- Emergency repairs – formalize process and determine if it is an emergency and who maintains documents.
- Composition of HAC – should architect position be a voting member or serve in an advisory-only capacity -- several Commissioners think that voting should be done by City residents only. HARC discussed this at length and decided the architect should remain a voting member. Mrs. Monigle said it has been her experience that people who come to HAC prefer members who live in the historic district making decisions. Ms. Hamroun cautioned against being too restrictive. Mr. Bird reminded that Commissioners are appointed. If the architect member does not have a vote then another member needs to be added to HAC.
- Develop color-coded maps to identify public rights-of-way.
- Create database of alternative materials.

HARC is trying to accommodate many 'routine' situations in the new standards. They also want to make sure constant updates are not needed, be it on the website or the physical document. Ms. Hamroun plans to request an update of the application form to include more information that eventually could be added to a database. Manpower could be an issue. The update would not be part of the guidelines review.

Ms. Hamroun will take suggestions from HAC to the next HARC meeting. Mr. Quaranta suggested using the City website to provide information and interactive features relative to the HAC process. Mr. Bird suggested developing and maintaining a database of applications and products that HAC approves.

Approval of Minutes – Minor edit on page 1. **A motion was made and seconded to approve the minutes of 2/12/15 as amended. Motion approved.**

Adjournment -- There being no further business to address, the meeting was adjourned at 8:50 p.m.