

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

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

Absent: Bill Hentkowski

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

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

OLD APPLICATION

A. Boland, 122 Delaware Street

Resolution of design of small roof over restaurant front door.

(Continued) Owner was to return with drawing of new plan.

Discussion: Tenants (Mark Hafer and Mary Tedesco) presented. Photos/sketches were distributed. Ms. Hamroun has spoken with the builder and is more comfortable with the tenants' design. The pent roof is high and protrudes 40" and Mr. Bergstrom will need to confirm that it meets Code. It is not yet known where the brackets will be hitting to make sure there is no interference with pedestrians. Mr. Hafer was encouraged to have a mock-up and that Mr. Bergstrom can approve before moving forward. Materials to be used are pressure-treated plywood and weathered wood blend architectural shingles to match the roof. A wainscot may be used for the underside of the roof. A mock-up of the brackets will be sent to HAC. Mr. Hafer anticipates work to begin in the next two months.

Action: Mr. Bird made a motion that the application be approved as submitted subject to the representation on the drawings, the finished product, and that it meets Code requirements (the finishes, weathered wood blend architectural shingles are to be used to be consistent with the roof). Mr. Quaranta seconded the motion.

Disposition: Motion was approved.

S. Swift, 16 West 4th Street

Returning to review "mock-up" of solar panels.

Discussion: Solar Panels -- Applicant and solar panel representative, Mike Lockwood, presented. Members of HAC have looked at the mock-up. Ms. Hamroun took pictures from various angles for the record and believes the design illustrates that the visual intrusion is much less and more discreet. She requested a cut sheet for the black skirting being used and two cut sheets for the solar panel to ensure the panels will be dark matte, not shiny or reflective. Updated drawings of the mock-up were requested for the record. Mr. Lockwood provided an updated layout and reviewed. Cut sheets for the skirting were presented. The skirting product is a new product and Mr. Lockwood assured the color is matte black. The maximum height assembly is about 5 inches (flush to top of panels). Panel frames are flat black. He will email the cut sheet for the black solar cell panels to include with the records.

S. Swift, 16 West 4th Street (Contd.)

Action: Mr. Bird made a motion to approve the application as submitted and modified, subject to the documentation that is being submitted to verify same.

Mr. Quaranta seconded the motion.

Disposition: Motion approved.

G. Niedermayer, 162 E. Second Street

Install 20' of fence with gate. (Continued)

Discussion: Applicant not present.

Action: Application continued.

W. Balascio, 170 E. 4th Street

Returning with fence design.

Discussion: Applicant described design of 4' fence (patterned like an existing gate on the property). The fence will be located on the subject property based on their survey.

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

Mr. Bird seconded.

Disposition: Motion was approved.

V. Windle, 201 Harmony Street

Returning to review "mock-up" of actual size of A/C unit.

Discussion: Members of HAC have looked at the mock-up. A small cut sheet of a smaller outdoor unit was presented. It will sit on a ½" pad. Mr. Quaranta noted the "clutter" in the area (church steeple, competing roof lines, telephone wires) and only a small portion of the subject roof can be seen. There are restrictions where the unit can be placed. Ms. Hamroun saw pictures of the mock-up but did not see the actual mock-up. She believes since it is on a street-side roof and is visible that we need to control what is being put on the roof.

Although the options (window unit, on the ground) may not be ideal, she prefers not permitting objects to be placed on primary, visible roofs. The applicant said they share a roof line with a neighbor and all three sides of their house are open to the street, and putting the unit on any other roof of their home would have been more visible. Mr. Bird does not see this application being a precedent based on the circumstances involved.

Action: Mr. Bird made a motion to approve the application as submitted subject to the representation that is being provided tonight. Once it has been installed HAC expects it to be what was represented so the Building Inspector's approval can be provided and if it is different, the homeowner's will need to address. Mr. Quaranta seconded the motion.

Disposition: Motion was approved by a vote of 3 in favor and 1 against (Hamroun). Ms. Hamroun's rationale was previously stated.

NEW APPLICATIONS

J. Moore, 31 W. 4th Street

Replace roof in kind.

Discussion: Applicant not present. Roof color is not weathered wood blend; it blends with other trim on the house. Applicant is requesting "replacement in kind." Dimensional shingles will be used, according to Mrs. Monigle.

J. Moore, 31 W. 4th Street (Contd.)

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

Disposition: Motion approved.

Note: Mr. Quaranta commented that this is an illustration of how the Historic Area Review Committee (HARC) can be helpful with recommendations for options for homeowners that might be weathered wood blend or some other choices while accomplishing the same end result.

S. Pedrick, 144 E. Second Street

Repoint chimney, minor spot pointing on foundation, lift and relay patio at back door and install a drain to connect with the other drain area and relay top course of fire pit.

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

Ms. Hamroun seconded.

Disposition: Motion approved.

T. Johnson, 222 E. 2nd Street

Re-hab of house to include shutters, front door, windows (either repair or replace), repair front porch, all per specs attached.

Discussion: Mr. Bergstrom has spoken to the contractor about the project to avoid concerns with rebuilding of the property. He is looking into costs to make sure improvements do not exceed half the value of the structure. Mr. Johnson said that FEMA will make exceptions for historic structures by coming before a local board and questioned if HAC is federally recognized. Brief discussion followed. Ms. Hamroun suggested wood on stucco on the porch, and at least repairs and patching of stucco to improve appearance. This would increase value and add to the appearance of the house. At present he does not plan on doing stucco work, but is open to suggestions (patching, painting). The house adjoins another house which is unoccupied.

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

Disposition: Motion was approved.

EMERGENCY REPAIRS:**M. Quaranta, 300 Delaware Street**

Repair lead at 2nd floor window in front of house – leaking.

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

Disposition: Motion approved by a vote of 3 in favor and 1 abstaining (Quaranta)

Note: Mr. Quaranta said this is an example where the HARC can suggest some parameters around emergencies to help expedite work needed.

New Castle Presbyterian Church, 25 E. 2nd Street

Relay existing brick sidewalk in front of Narthex and area between church and Christian Education Building (approx.. 100 sq. ft.).

Discussion: The “emergency” nature of this application was questioned by HAC.

New Castle Presbyterian Church, 25 E. 2nd Street (Contd.)

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

Disposition: Motion approved.

CONSULTATION ONLY

Century Club, 18 E. 4th Street

Enclosing back porch.

Discussion: David Undorf (contractor) and Paul Hannum (owner) described the work being planned. Photos were shown of current structure and past additions. The house is 14' X 14' and the footprint will remain unchanged. Currently it is not attractive or functional. Mr. Hannum favors a more maintenance-free, energy efficient type of siding (other than wood) and wants to make the rear of the house as maintenance free as possible. Items discussed included keeping the fascia board as is, door, windows (6 over 6), trim, materials and alternate materials, and visibility from public right of way. They plan to submit an application for the March meeting.

R. Weber, 126 Harmony Street

Proposed railing for front door

Discussion: Applicant plans to be open for a Day in Old New Castle and wants to install a railing to their steps. Drawing was circulated. Applicant is seeking input before commissioning the work. The railing design is the discretion of HAC. Mrs. Monigle prefers a more simple design. Ms. Hamroun would like the railing to be more discreet and reduce the scale.

NEW BUSINESS

The Board of Health will be conducting an emergency meeting on 2/25/15 to address the condition of Mt. Salem Church on 140 E. 4th Street. The building has been deemed unstable by a structural engineer and there is flooding in the basement. It is in the historic district. HAC members were encouraged to attend the meeting.

Approval of Minutes – Ms. Hamroun noted a change in text on page 1 (Swift). **A motion was made and seconded to approve the minutes of 1/8/15 as amended. Motion approved.**

Adjournment -- There being no further business to address, the meeting was adjourned at 8:10 p.m.