

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
January 17, 2013

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

Also Present: Jeff Bergstrom, Building Inspector*

*Mr. Bergstrom left the meeting at 6:20 p.m.

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

OLD APPLICATIONS

M. McKinnon, 313 Delaware Street (311 Delaware Street-empty lot)

Repair existing standing seam metal roof on front slope of roof.

Discussion on shed and carriage house. Shutters: removal of exterior shutters and blinds, store in premises for future restoration.

Discussion: *(Mr. McDowell noted a violation of code on this property: the furnace exhaust vent is facing the street which needs to be rerouted.)* The matter of the metal roof was approved at the November 2012 meeting.

Shutters and blinds -- The applicants want to remove the shutters and blinds and put in storage until they can be restored. They are in poor condition and leaving them exposed to the elements will cause more deterioration. HAC gave approval to remove and repair the shutters. Some of the shutters are missing and the applicants were instructed to return to HAC for approval when they are ready to put the shutters back up.

Shed and carriage house – The shed is 14’ deep and the applicant would like to enlarge it to use as a two-car garage. The building needs a new roof and new door. It was built in the 1800s and is part of the continuum of architecture in Old New Castle and was informed they can’t tear it down. The applicant describes the building’s condition as “deplorable.” The applicants would like to alter the building to make it useful for them. They described their plans using a sketch (not in scale) and answered questions from HAC. Mr. Heckrotte asked the applicants to do some research and find pictures on the structure from the 1800s and if the front door was larger they can talk about their plans further. HAC was not receptive to widening the structure because of its historic nature.

The applicants were disappointed at not being able to make use of the building and do certain things to the property.

Action: The applicants left the hearing and no action was taken.

V. Wollaston, 119-121 East 4th Street

Window replacement

Action: Applicant has not presented a catalog cut as requested. No action taken.

NEW APPLICATIONS

L. Sitrler, 28 East 3rd Street

Emergency repair on chimney, pointing and if necessary replace cap.

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

Disposition: The motion was approved.

W. Gatter, 122 Harmony Street

Replace water damaged window sill and replace storm window. (Emergency)

Replace gate removed by previous owner per sketch attached.

Action: Mr. Heckrotte made a motion to vote on both applications as submitted. Ms. Fiske seconded.

Disposition: Motion carried.

R. Poskitt, 17 The Strand

Replace shingles that blew off during storm and replace some fascia and secure gutter.

Discussion: Azek material is not acceptable.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed which means wood trim. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

M. Healy, 174 East 4th Street

Replace shutters and wood siding on 3rd floor dormer.

Discussion: Wood siding on 3rd floor dormer is rotted and will be replaced with the same material. Shutters on the front of the house will be replaced in kind, same color. Photos attached to application.

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

Disposition: Motion carried.

M. Healy, 170 East 4th Street

Replace shutters, install storm door on front and install shed in back yard. Also repair sidewalk caused by tree root. Sidewalk will be modified to rid of dips. Replace fence on side of house.

Discussion: Shutters to be replaced in kind; hardware remains. Install storm door on front (photo attached). Applicant proposes using an aluminum door and paint it. Install a shed (8'X10') in the back of the property that can't be seen from the street (site plan attached). He plans to paint the shed the same color as the trim (off-white) on the house (discussion followed). Pictures of the type of fence he would like to use were viewed. Applicant met with the Tree Commission about tree roots versus the sidewalk. He will re-lay the existing brick to make the walk safer.

M. Healy, 170 East 4th Street (Contd.)

Action: A motion was made by Mr. Heckrotte to vote on the applications as submitted with the requirement that the storm door be wood in accordance with the litany and the shed needs to be painted. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

Trustees of the New Castle Common, 424 Delaware Street

Install two (2) pent roofs over front and rear doors. Install gutter on bay window in rear. Install brick sign in front yard per plans. Install lamp post in court yard.

Discussion: The contractor, Bob Thatcher, presented. Lamp post is the same as those on Delaware Street and in the library parking lot (supplied by MSC to match). Roofing in front will be copper to match the existing building. Sign came from old library and will be angled on the corner of 5th and Delaware Streets. New brick (base for sign) will match addition to the library. Gutter on bay window will be copper.

Action: A motion was made by Mr. Heckrotte to vote on the application as submitted with one change to the application: gutter on bay window will be a scaled-down version of the custom gutters on the rest of the building. Ms. Fiske seconded the motion.

Disposition: The motion carried by a vote of four in favor and one abstaining (Heckrotte). Mr. Heckrotte has abstained from all votes on the library project.

Carey, 114 West 5th Street

Build 24'X28' garage in rear of yard.

Discussion: The contractor, Bob Thatcher, presented. The gable will be turned sideways and will sit back deeper on the property to leave off-street parking in place. Rear-yard setbacks have been addressed. Pitch of roof was discussed.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the roof pitch be at least 4-12, that garage doors not be dog eared, and shutters will be the correct size to fit the window or none, and that the building will be in accordance with the litany. Mr. McDowell seconded the motion.

Disposition: The motion was approved. Mr. Heckrotte's rationale was because the garage is on 5th Street on the side away from the historic area.

T. Johnson, 300 Harmony Street

Replace garage doors per specs attached.

Discussion: Picture of doors the applicant is requesting was shown. The doors will be wood and stained to remain red cedar color.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the recommendation the doors be painted. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

EMERGENCY REPAIRS

L. Gunyuzlu, 116 Harmony Street

Remove existing asphalt roof shingles and replace.

Discussion: Application includes changing aluminum fascia trim. Aluminum is not permitted.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement the work meet the litany, in this case meaning the shingles be architectural, weathered wood blend and the wood trim on the fascia can be painted any color the applicant would like. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

Old Business

Ms. Monigle informed that a resident has expressed their displeasure with the outstanding status of work on another building in the historic district that was addressed by this body in November 2010.

Approval of Minutes – A motion was made and seconded to approve the minutes of the Special HAC meeting on 12/14/12. Motion carried.

A motion was made and seconded to approve the 12/14/12 HAC meeting. Motion carried.

Adjournment -- There being no further business to address, the meeting was adjourned at 6:30 p.m.

Debbie Turner
Stenographer