

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
January 8, 2015

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

Also Present: Debby Pullan, Building Department
Debbie Turner, Stenographer

Ms. Monigle called the meeting to order at 6:30 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 a drawing of new plan.

Discussion: Tenants (Mark Hafer and Mary Tedesco) will attend February meeting.

S. Swift, 16 West 4th Street

Returning with more information on the first floor, rear door and solar panels.

Discussion: Solar Panels -- Applicant and solar panel representative, Mike Lockwood, presented. Ms. Hamroun reviewed the application to date. A volume and massing concept was developed in a previous meeting (June 2014). HAC thought they would see things in proportion (construction drawings) before construction began to best accommodate the solar panels to keep them discreet (area is tight). Solar panels impact massing (volume and height). The building addition is perpendicular which gives less leeway on how the solar panels are perceived. Hardware and solar panels will extend upwards from the roof. Moving the pitch from 15% to 5% makes them more discreet but they are still visible from Delaware Street and the public right of way in the back. It is very high and visible and intrusive.

Mr. Quaranta agreed that the panels need to be out of sight. He favors solar panels citing the number of flat roofs in the city.

Ms. Swift advised it is not her intention to alter the fabric of the community. She is being guided by her contractors.

Lengthy discussion followed. Options were discussed. Ms. Swift suggested putting together a "mock up" to prove whether the panels are visible so she can proceed with the best array possible to meet her needs. HAC is open to a mock up. Mr. Quaranta commended Ms. Swift's project and wants to see more solar panels in the city. He believes HAC needs to err on the conservative side. Ms. Hamroun offered suggestions to help make the panels as discreet as possible. The mock up will help the applicant determine whether the solar panels are still viable.

Action: Continued until mock up is ready. HAC will discuss further and potentially render a decision at a special meeting or regular meeting.

G. Niedermayer, 162 E. Second Street

Install 20' of fence with gate. (Continued)

Discussion: Applicant not present. The style of fence and material to be used was questioned. Ms. Pullan has informed Tim Scully, contractor, about requirements for style, heights, gate, etc.

Action: Application continued.

W. Balascio, 170 E. 4th Street

Relocating HVAC condenser from the back of house to the side of house per sketch attached.

Discussion: Continued from 12/2014 meeting. Sketches presented. Applicants presented. Mr. Balascio provided costs associated with moving the units to the rear of the property. Burying the lines voids the warranty per their contractor. Screening options were presented to HAC. Line sets from the attic unit to the outside units will run through the interior of the house. Ms. Hamroun is concerned with the units being visible from the right of way and street and said there is too much encroachment on the walkway. She made suggestions for placement in the back of the property considering applicants' plans to build a screen porch at a future time. Applicants prefer placement on the side of the house to lessen the noise from the porch. They described the configuration of the screen porch being planned and access to crawl spaces under the porch. Applicants believe placing the units near the porch would interfere with accessibility of the crawl spaces.

There was discussion about constructing a fence (screening) and extending it the length of the property. The walkway could be used for access to the A/C units and garbage containers via an existing gate near the front. The width of the walkway area is approximately 3-1/2 feet. The A/C units are small, approximately 28 inches high.

Mr. Quaranta asked the applicants to speak with their contractor about the two options for placement discussed tonight, cost of fence running entire length of property, noise issue, and aesthetics and return to HAC.

Action: Mr. Bird made a motion to approve the application as submitted with the proviso that the fence be in accordance with HAC's requirements for fences and Applicants were asked to return with fence design. Mr. Quaranta seconded the motion.

Disposition: Motion was approved by a vote of 4 in favor and 1 against (Hamroun). Ms. Hamroun voted against the application citing her concern with putting the units so close to the right of way.

NEW APPLICATIONS**V. Windle, 201 Harmony Street**

Placement of second floor A/C unit.

Discussion: Unit is 33" tall, 13" wide and will be placed on the back corner of the flat roof. Concern was expressed about visibility. The applicant will do a mock up of actual size of unit according to the measurements of the paperwork and the pad for HAC to see.

Action: Application continued.

S. Swift, 16 West 4th Street

A/C condenser placement approval.

Discussion: Applicant presented. Unit cannot be seen from the front or side.

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

Disposition: Motion approved.

Mr. Hentkowski questioned if the piping will go through the house. Ms. Swift said that refrigerant piping from the third floor down to the unit on the outside wall will not be visible and the contractor will use line hide. Mr. Hentkowski prefers the piping be on the interior wall and line hide should be avoided in the historic district. He disagrees that piping would not be visible from the rear of the house. Ms. Swift will speak with her contractor. HAC's preference is that the piping be embedded or concealed or tucked in a corner.

Action: Mr. Hentkowski amended his vote.

Disposition: Motion approved by a vote of 4 in favor and 1 against (Hentkowski).

Alteration to back door on the first floor – The door is not visible from the front or sides. Previous approval was for a door and two windows with a mullion through the center. For design reasons they will be pulling the mullion out triggering the need for HAC approval. An alternative aluminum-clad wood door with a 30-year warranty was presented versus using a wood door with a one-year warranty. The door will face the backyard and is not visible to the public. Current guidelines call for wood.

Action: Mr. Quaranta made a motion to accept the alternative door to the original application as submitted by the applicant. Mr. Bird seconded the motion.

Disposition: Motion was denied by a vote of 4 against and 1 in favor (Quaranta).

Applicant requested approval to replace the back door with an all wood door, omitting the mullions.

Action: Mr. Bird made a motion to accept the application as amended (wood door). Mr. Hentkowski seconded the motion.

Disposition: Motion approved. Mr. Quaranta reminded that the alternative door that was rejected is out public view and this group has approved alternative products on other applications.

Approval of Minutes – A motion was made and seconded to approve the minutes of 12/11/14 as distributed. Motion approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 8:30 p.m.