

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
May 11, 2017

Present: Laura Fontana, Chairperson
David Baldini
Lynn Briggs
Jean Norvell*
Marty Wright

Absent: Leila Hamroun, Architectural Consultant

Also Present: Jeff Bergstrom, City Building Inspector

*joined meeting at 6:53 p.m.

(There was no April meeting.)

The meeting was convened at 6:30 p.m. Roll call followed. A quorum was declared.

Approval of Minutes – A motion was made and seconded to approve the minutes of the 3/9/17 meeting as distributed.

Note: Five new applications on the 5/11/17 agenda were addressed at the Tier I level and did not need to be reviewed by the HAC.

OLD APPLICATION

ONC Investments, LLC, 165 East Second Street

Construct new duplex per plans attached.

Discussion: Applicant George Velitskakis is presenting a revised application for a single-family home. The structure will be two and one-half stories with basement and attic space. Mr. Velitskakis stated there are other three-story homes in the area. Mr. Bergstrom verified the home will be scaled back 25 ft. from the back property line. All side areas were within the proper settings and the height was within the 36 ft. allowed.

Proposed materials: Roof -- architectural shingles; Gutters – ½-round; Windows – wood, double hung, two over two true divided light; Siding – wood siding on the sides and rear; Front - brick façade and brick stairs in the front.

Prior to the meeting Ms. Hamroun submitted her comments. She wants to look at the purview of other houses in the area to make sure the structure does not extend beyond the line of other buildings. She observed that the porch on the rear matches up with several other homes.

There was discussion about elevations of roof lines of adjacent buildings and the façade. A permit showing this information is needed. Elevation data will be reviewed as a Tier I application. The applicant was requested to provide product cut sheets and specifications for proposed materials (siding, windows, doors, roofing, etc.) for the file.

Ms. Fontana said that approval of the application is for general concept.

ONC Investments, LLC, 165 East Second Street (Contd.)

Disposition: Mr. Baldini made a motion to accept the application with the additional information discussed. Mr. Wright seconded the motion.

Action: Motion approved by unanimous vote.

NEW APPLICATIONS

122-124 Delaware Street

Install solar panels.

Discussion: Applicant was not present. Commissioners noted a number of questions including whether the roof at the rear of the structure is a new roof and their unfamiliarity with the solar tiles to be used. There is reference to 'building later' in the application that Commissioners want to clarify.

Disposition: A motion was made to deny the application until more information is received. The motion was seconded by Mr. Baldini.

Action: A roll call vote was taken.

Mr. Baldini – no; application is incomplete and unclear.

Ms. Norvell – no; application is unclear.

Ms. Fontana – no; application is unclear.

Ms. Briggs – no; application is unclear – she has questions as to how the roof is situated with the existing structure.

Mr. Wright – no; application is unclear if panels are going over entire roof or a portion of the roof; whether the application is for a roof.

The motion to deny the application was approved by unanimous vote.

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

Debbie Turner
Stenographer