

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
August 8, 2013

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

Also Present: Jeff Bergstrom, Building Inspector

Ms. Monigle called the meeting to order at 5:20 p.m. Roll call was taken.

OLD BUSINESS

S. Velitsakas, 224-226 East 2nd Street

Revised plans addressing corrections HAC requested at its 7/18/13 meeting (building height [minimum height from crawl space to first floor ~ 3 ft. clear]; sketch of existing houses and their heights showing relationship between them and houses to be built; verify roof pitch of existing houses and match; 2-light transom; at least 16 in. of brick the width of the mullion; 2-1/2 in. plank brick molds on doors and windows to be flat, rectangular cross section; sill height of dormer at 2 ft. 8 in. or 2 ft. 6 in.; half round gutters, smooth, round down spouts; weathered wood blend shingles).

Discussion: Al Woodward, designer of the buildings, and George Velitsakas presented. Revised plans were distributed. HAC is satisfied with the revisions made. Steps have been pushed back into the porch leaving 6-½ feet encroachment on the sidewalk. Existing nearby houses are 6/12 pitch. All the trim is plastic. Expansion joints will be kept to a minimum.

Storage shed – Applicant is asking for storage and insists they are designed to be for storage only and for occasional use. The shed has a garage door on two sides. Ms. Fiske is concerned with the sheds being used as a garage for vehicles. Mr. Velitsakas said there is 5 feet between the rear garage door and the property line. (*Pictures of the area were shown to HAC.*) Permission from the Trustees of the New Castle Common (TNCC) is needed to use the property behind the shed or establish that it is a street.

Mike Alfree, President of TNCC, addressed the body on behalf of TNCC. TNCC believes that the land behind the houses on Second Street on the subject side of the road belongs to the Trustees and the citizens of the City of New Castle. Over time it has been used and abused. In 2010 TNCC sent a letter to all property owners on the street informing this is not a public road and permission is needed for usage. TNCC is concerned with the shed having garage doors and the perception that residents will use it as such. He wants to ensure that future owners understand the shed is to be used for storage and is not a garage. Misuse could result in the road being shut down.

Mr. Heckrotte advised the applicant to correct spelling errors and the proposed “garage” be relabeled to read “storage shed (not a garage)” for potential buyers. Another suggestion was relabeling the drawing “overhead doors” and remove “garage” from the drawing.

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S. Velitsakas (Contd.)

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed and with the recommendation that the survey be relabeled as a storage building and not a garage. Mr. McDowell seconded the motion.

Disposition: Motion approved.

Action: Mr. Heckrotte made a motion delegating Ms. Monigle to write a letter to the City noting HAC has approved the design of the building with the encroachment to the sidewalk as shown on the drawing. Mr. McDowell seconded the motion.

Disposition: Motion approved.

Adjournment - The meeting was adjourned at 5:52 p.m.

Debbie Turner
Stenographer