

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
June 13, 2019

Present: David Baldini  
Marty Wright  
Jean Norvell  
Mark Chaump

Absent: Laura Fontana, Chairperson

Also Present: Jeff Bergstrom, City Building Inspector

In the absence of the Chairperson, Mr. Baldini convened the meeting at 6:30 p.m. Roll call followed and a quorum to conduct business was declared.

**NEW APPLICATIONS**

**113 The Strand - Steve Velitskakis**

Mr. Velitskakis came forward to present his plan to construct a single family dwelling at 113 The Strand for approval. He stated the house is a single-family dwelling with a similar footprint as the house located at 111 The Strand. The proposed house will have a brick front and stucco on the remaining three sides. Mr. Velitskakis proposed using Anderson 400 windows, which are wood with a vinyl or Fibrex® clad. Mr. Wright noted that a vinyl or Fibrex® clad window is not suitable for the front of the house. Mr. Bergstrom suggested using a clad window on the weather side of the house due to the severe wet, windy weather coming from the river. After discussion, it was agreed that the front windows would be wood, and it is acceptable to use Fibrex® clad wood windows for the sides and back of the house. Mr. Velitskakis asked if Hardie Plank would be acceptable instead of stucco, and Mr. Wright stated that for this house it would not be acceptable because the side and rear are visible from the public right-of-way. Mr. Bergstrom added that Hardie Plank is not a solution for areas that experience wind-driven rain. It was determined that any approved alternate material is acceptable for the garage door.

The color and finish of the stucco were discussed, and it was agreed that the Applicant would consult with Ms. Leila Hamroun to determine an appropriate brick to be used on the front of the house. After discussion, it was agreed that the front door will be wood; the arch lintels will be concrete; the garage door can be any approved alternate material; and the shingles will be weatherwood. Mr. Baldini also noted that any light fixtures on the front of the house must conform to the HAC Guidelines.

Mr. Velitskakis asked if the setbacks would be approved by HAC. Mr. Bergstrom explained the history of how one parcel was split to create 111 and 113 The Strand and that the split was approved by the City, but setbacks were not addressed. Mr. Velitskakis noted that the setbacks are within range. Mr. Bergstrom cautioned that if there is encroachment on the

right-of-way the Applicant will need to get a Resolution from City Council to approve the encroachment.

Mr. Wright noted that the air conditioning unit should be fenced, and it was agreed that the air conditioning unit will be appropriately shielded with fencing.

**A Motion to accept the Applicant's proposal for new construction of a single-family house at 113 The Strand was made with the following stipulations:**

- **The front door and windows are to be wood and the windows on the side and back of the house are to be Fibrex® clad wood**
- **The front of the house is to be brick and the sides and back are to be stucco**
- **The arch lintels are to be concrete**
- **The architectural style shingles are to be weatherwood**
- **The air conditioning unit is to be shielded with fencing**
- **The Applicant will consult with Ms. Leila Hamroun to discuss which brick should be used on the front of the house**
- **Lights fixtures on the front of the house will meet HAC Guidelines and will be similar to those at 111 The Strand**
- **The Commission recommends the Applicant consult with City Council for approval of the minor encroachment**
- **The garage door can be of any approved alternate material**

**The Motion was seconded and unanimously approved.**

Mr. Bergstrom advised that the Applications for 26 West 3<sup>rd</sup> Street and 132 East 4<sup>th</sup> Street had been reassigned as Tier 1 and did not require HAC approval.

### **28 West 3<sup>rd</sup> Street – Jennifer Swartz**

Mr. Bergstrom advised that the application is to remove stucco and replace it with Hardie Plank and replace windows with wood clad. He added that the Hardie Plank replacement of stucco had been reassigned as a Tier 1 decision and did not require HAC approval. After discussion, it was noted that windows on all three sides of the structure should be wood divided lights windows and Hardie Plank should be used on the dormers and the chimney consistent with 22 and 24 West 3<sup>rd</sup> Street.

**A Motion to allow the Application for replacement of stucco with Hardie Plank to be reassigned as a Tier 1 decision, with the stipulation that Hardie Plank be used on the dormers and chimney consistent with 22 and 24 West 3<sup>rd</sup> Street, and that any windows replaced on Foundry Street, West 3<sup>rd</sup> Street and the rear of the home are to be wood. The Motion was seconded.**

Mr. Champ questioned the type of windows and it was agreed they should be divided lights.

**The Motion was revised to read: A Motion to allow the application for replacement of stucco with Hardie Plank to be a Tier 1 decision, with the stipulation that Hardie Plank be used on the dormers and chimney consistent with 22 and 24 West 3<sup>rd</sup> Street, and that any windows replaced on Foundry Street, West 3<sup>rd</sup> Street and the rear of the home are to be wood divided lights was made, seconded and unanimously approved.**

**A Motion to adjourn the meeting at 7:20 p.m. was made, seconded and unanimously approved.**

Kathy Weirich  
Stenographer