

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
March 15, 2012

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 5:10 p.m. Roll call followed.

OLD APPLICATIONS

J. Day, 100 W. 3rd Street

Approval of exterior details/stucco, mortar & roof line.

Discussion: The applicant was not present.

Action: Mr. Heckrotte moved to accept the drawings as submitted, dated 2/23/12, showing the jerkinhead roof. (Mr. Bergstrom confirmed the jerkinhead roof now matches the pitch of the existing roof.) Ms. Fiske seconded the motion.

Disposition: The motion was passed by a vote of 3-2 (McDowell-in favor of three (3) dormers of the same size as the front; thinks it is costly to the applicant; Hentkowski-abstained from the vote because he is doing work on the house).

The agenda states the applicant is seeking approval for temporary Certificate of Occupancy.

Mr. Bergstrom informed the applicant said it isn't needed, but wasn't sure how long the above approval process would take and asked that it be on the agenda. No action on the CO is required by HAC.

The subject of the stucco mortar color was raised. Mr. Bergstrom believes the color matches the sample. Mr. Hentkowski said the color is white. Ms. Monigle wants to continue this portion of the application and look at the stucco color.

The matter of the front door transom was raised. A sketch designed by Mr. Heckrotte at the November 2011 meeting was to be used but was not. The sash was put on the two (2) sidelights but not on the transom or the two (2) transom lights. The number of panes looks different also. The applicant was requested (November 2011) to submit a manufacturer's drawing but has not done so.

The main motion was withdrawn.

Action: The application is continued. Requesting sample of stucco color and correction to the transom. An approved color was decided at a previous meeting. A certified letter will be sent to the applicant detailing HAC's concerns.

New Castle Public Library, 420 Delaware Street

Fabricate and install decorative railing at front entrance to 420 Delaware Street and look at concept for front steps of library.

Discussion: A revised drawing of the railing design was submitted and a letter from Mr. (Carlo) Viola addressing outstanding issues from the February meeting was read aloud. They are seeking matching State funding if they complete the work and submit for partial reimbursement by late April. A simplification of the design drawing was done and presented for HAC's review. The library contends they meet ADA requirements. Mr. McDowell disagrees and wants to see in writing that this public building meets ADA requirements. HAC would like to see a simpler railing design, such as the design Mr. Heckrotte prepared at this meeting. *(Discussion about a floor off the edge of the porch followed.)*

Action: Mr. Heckrotte made a motion to vote on the application as modified by Mr. Heckrotte requiring a very simple railing be provided (see Mr. Heckrotte's design of a simple rail with a lamb's tongue and a single simple vertical post, on application), and details of safety aspects need to be reviewed with Mr. Bergstrom, which might include an extension to the platform.

Ms. Fiske seconded the motion.

Disposition: The motion was approved 4-1 (Heckrotte—abstained citing his displeasure with the entire library project).

NEW APPLICATIONS

P. Guttenplan, 167 E. 2nd Street

Remove and replace fireplace in first floor chimney and vent to outside wall.

Discussion: *(Mr. Bergstrom absent during original discussion.)*

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso the owner give HAC a catalog cut of the hood, tells HAC how high the vent will be off the floor, not tear down the existing chimney, and paint the hood brick red. Mr. McDowell seconded the motion. *(Discussion)*

Disposition: The motion was withdrawn and the application continued.

Discussion: Mr. Bergstrom informed there is a defective gas appliance that can't be made to work with the existing chimney. The applicant proposes to put in a fire plate placer insert and vent through the back wall. The appliance manufacturer does not make unvented appliances any longer. There are a number of these in the City. Vent details match others that have been approved in the City.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the owner give HAC a catalog cut of the hood, tells HAC how high the vent will be off the floor, not tear down the existing chimney, and paint the hood brick red. Ms. Fiske seconded the motion.

Disposition: The motion was approved by a vote of 3-2 (Monigle-citing open-ended questions in motion & Hentkowski-citing open-ended questions in motion).

D. Inagaki, 53 W. 4th Street

Brick repointing small patch areas.

Discussion: The color needs to match the mortar color as closely as possible.

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

Disposition: The motion was approved.

S. Bowers, 425 South Street

Remove existing pavers on driveway and replace with same pavers.

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

Disposition: The motion was approved.

R. Cooch, 16 E. 3rd Street

Installing an Armor Flex flue liner to first floor fireplace.

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

Disposition: The motion was approved.

J. Moore, 179 E. 4th Street

Replacing two attic windows in wood.

Discussion: Replacing six over six with two over two; meeting rail of the new window should match the location of the meeting rail on the storm window. They are replacing wood windows with a Marvin tilt-pack window.

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

Disposition: The motion was approved.

K. VanHorn, 412 Delaware Street

Moving "Park Salon" sign from 208 Delaware Street to 412 Delaware Street and using bracket that is already on 412 Delaware Street.

Discussion: Picture shown.

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

Disposition: A motion was approved.

EMERGENCY REPAIRS

L. Ratchford, 24 The Strand

Remove and replace 2nd and 3rd floor flat roofs.

Discussion: The second floor roof being replaced is white (for reflective purposes and higher energy efficiency) and is visible. The former roof is approximately 30 years old and the applicant has had it coated a number of times resulting in the light color. Mr. Hentkowski is concerned with setting a precedent with the color.

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

Disposition: The motion was approved 4-1 (Hentkowski for the reasons stated).

J. Baker, 145 E. 2nd Street

Repoint left side of house.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that mortar samples be installed for inspection in between meetings and the color match the existing mortar. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

W. Blest, 130 E. 3rd Street

Replace two attic windows (front & rear) and one rear 2nd floor window

Discussion: Replacement windows will be wood, six over six. The reason for replacement is because the wood is rotten. Insulated glass with fake muntins glued on the outside. He was advised to use a tilt pack.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso the litany be followed which means wood windows, six over six windows, allowing the kind of window with the glued-on (false) muntin on the outside the spacer bar and muntin on the inside, and HAC is requiring the use of either a tilt-pack (replacement sash) or the use of a window such that the original window and frames are taken out so the site lines are not changed.

Mr. McDowell seconded the motion.

Disposition: The motion was approved.

Estate of R. Wierzbicki, 52 West 3rd Street

Replace one 2nd floor window.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso the litany be followed which means a wood window, six over six, replace either the sash with a tilt-pack type insert or replace entire window and existing frame so the new window is the same size as the old window. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

C. Keiser, 213 Harmony Street

Tearing off old roof and replace per specs.

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

Disposition: The motion was approved.

Approval of Minutes – A motion was made and seconded to approve the minutes of the February 2012 meeting as distributed. The motion was approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner
Stenographer