

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
May 17, 2012

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

Absent: Tom McDowell

Also Present: Jeff Bergstrom, Building Inspector

Ms. Monigle called the meeting to order at 5:05 p.m. Roll call followed.

OLD APPLICATIONS

N. Jodlbauer, 53 E. 4th Street

TABLED: Revised plans for renovation of old barn building. Came to HAC 8/2/11.

Discussion: The contractor's recommendation was circulated for review. Mr. Heckrotte questioned the method being proposed for removal of hardware. Mr. Hentkowski suggested using varying widths of wood rather than 1 X12, the existing boards range from 7 to 12. Ms. Jodlbauer discussed this with the contractor who suggested it would be less costly to use the same size with 12 being considered. Mr. Heckrotte said narrow boards warp less. He strongly recommended using random widths to the greatest extent possible and randomly applying so there is no pattern. Attention is needed to which way the boards are faced. *(Mr. Heckrotte provided an explanation.)* Ms. Jodlbauer said the whole front of the barn will be removed and replaced. *(Board sizes were discussed and can be applied over existing boards.)* Cypress wood was suggested for durability and Ms. Jodlbauer will have her contractor explore a local provider.

Action: Mr. Heckrotte made a motion to vote on the application as submitted, using existing hardware and varied widths of boards. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

J. Plant, 75 W. 5th Street

Build deck off back of house.

TABLED: Until HAC receives a drawing and more details (design, location, material to be used, hand-sketched plot plan).

Discussion: Items discussed included lattice work, fence, height off ground, deck railing, and material to be used. Mr. Heckrotte noted HAC typically does not allow pressure-treated lumber to be visible; it should be stained in a semi-transparent or opaque stain to look like painted wood.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement the deck be stained adding it will need about six (6) months to weather before it will be ready for stain. Should the applicant decide to put up a railing, HAC requests seeing a design before installation. HAC would like to see the bottom enclosed with something other than lattice. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

NEW APPLICATIONS

R. Appleby, 9 The Strand

Remove and replace all loose mortar and repoint miscellaneous areas where needed.

Action: Ms. Fiske made a motion to approve the application to remove and replace all loose mortar and repoint miscellaneous areas where needed, with the requirement that HAC members see a sample of the mortar color, texture, and stripe. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

L. Duldoon, 26 E. 4th Street

Remove and replace pool deck.

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

Disposition: The motion was approved.

T. Johnson, 300 Harmony Street

Install flagstone patio at kitchen door. Remove chain link fence w/wood fence per specs attached.

Discussion: Plans were circulated for review. The applicant was given the document showing approved fences. The fence will only be along Harmony Street.

Action: Mr. Heckrotte made a motion to approve the application as submitted with the requirement that the picket fence will be stained. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

L. Koppenhaver, 145 E. 3rd Street

Install shed per plans attached.

Discussion: Plans were circulated for review. The design was not approved.

Action: Mr. Heckrotte made a motion to approve the application as submitted with the requirement the applicant return to HAC for approval of a shed design that matches an approved shed design. (*Discussion about the language to be used in the motion.*) Mr. Heckrotte withdrew the main motion.

Ms. Monigle made a motion that the shed described in the application is not approved and the applicant is requested to return to HAC with a plan for an approved shed. The applicant must review the plans for approved sheds.

Ms. Fiske moved to deny the application because it is not an appropriate shed and is not on HAC's approved list of sheds. Ms. Monigle seconded the motion.

Disposition: Vote with comment:

Mr. Heckrotte – voted yes to deny noting the shed as proposed does not meet HAC's design requirements.

Mr. Hentkowski – voted yes

Ms. Fiske – voted yes citing the same rationale.

Ms. Monigle – voted yes citing the same rationale.

Mr. Hentkowski – voted yes citing the same rationale.

The application was denied.

New Castle Historical Society, 32 E. 3rd Street

Install wood sign on the 4th Street side garden gate.

Discussion: The wood sign will be painted.

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

Disposition: The motion was approved.

N. Jodlbauer, 46 E. 3rd Street

Application of masonry water repellent on side of house.

Discussion: Water is coming through the walls on the front of the house and the second and first levels of the house. The applicant said the condition was present when she purchased the house.

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

Disposition: The motion was approved.

J. Stewart, 12 E. 4th Street

Build 11'X4X12' screened porch on back of house.

Discussion: Pressure treated wood is to be used, siding will be painted to match existing house.

Attachment to the house and cement footers will be used to support the new structure. Mr. Heckrotte expressed concern with the roof pitch and better drawings. *(Lengthy discussion followed.)*

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

Disposition: Vote with comment:

Mr. Heckrotte voted 'no' because there is insufficient information, the design is poorly sketched and cannot work with the door and window locations of the existing house and he recommends the new porch roof be aligned with the existing porch roof and the applicant must discuss with the Building Inspector the fire wall.

Mr. Hentkowski voted 'no' citing the same rationale as Mr. Heckrotte.

Ms. Monigle voted 'no' citing the same rationale noted.

Ms. Fiske voted 'no' citing the same rationale.

The application was denied.

EMERGENCY REPAIRS

A. Boland, 124 Delaware Street

Install new A/C unit, install new lattice screen w/gate and ramp per photos.

Discussion: The applicant explained the ramp will be used to help with bringing food into the building using a hand cart. It will not be used for any other purpose. HAC did have safety concerns with the steepness of the ramp; handicap ramps have a lower pitch. The ramp will need to meet Code. The applicant said a gate and lattice was intended to help disguise it. The current ramp is removable and they would like to install a permanent ramp. Ms. Monigle suggested putting up a railing that looks the same as the stairs and have the ramp enclosed. The rear of the structure is very visible.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the wooden ramp and wooden hand rail will be stained or painted to match the existing decks on the restaurant and the design of the railing match the rest of the railings on the back of the building and no lattice is to be used on the ramp. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

New Business

Ms. Fiske said there are three (3) A/C condenser units facing the park at the Marini house. She questioned the lack of screening. Mr. Bergstrom will look at the file to see if this issue was discussed. *(Discussion followed.)*

The litany has been changed and put online and HAC was not consulted. Ms. Monigle discussed with the City Administrator the confusing issue involving the description about solid vs. louver shutters. Ms. Fiske wants to put the litany as written on the website and address any changes at that time. Discussion followed about why the document was re-written and uploaded to the City website. Ms. Monigle and Ms. Fiske will discuss the changes and review original text with the City Administrator. Ms. Fiske believes any changes to the litany should go through HAC.

Approval of Minutes – Mr. Heckrotte noted a minor error on page 3. A motion was made and seconded to approve the April 2012 minutes as amended. The motion was approved.

HAC members revisited the Deemer issue in the April minutes to discuss whether more rationale is needed for its denial of the front door and storm door at 207 Harmony Street. The matter has been appealed to the Board of Adjustment.

Mr. Heckrotte informed he will not be available for the September HAC meeting.

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

Respectfully submitted,

Debbie Turner

Debbie Turner
Stenographer

(Note: The stenographer was not present at the meeting and minutes were transcribed from tape.)

