

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
April 18, 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 5:10 p.m. Roll call was taken.

OLD BUSINESS

Mr. McDowell requested that the matter of barn work at E. 4th Street be discussed and noted a concerned resident is present. Ms. Monigle ruled to defer discussion on E. 4th Street until all new applications are addressed.

NEW APPLICATIONS

M. Ratchford, 24 The Strand

Miscellaneous wood and hardware repairs/replacements in kind. Spot re-pointing as needed; reference screen porch.

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

Ms. Fiske seconded the motion.

Disposition: The motion was approved.

B. Ruf, 157 W. 2nd Street

Install rubber EPDM roof, one 2' X 18' wood deck to existing flat roof.

Discussion: The contractor presented. A Chippendale style railing is planned on the sides with a cable railing on the front (water view). No building permit has been obtained until HAC rules on the application. Applicant seeks to put on an EPDM roof before applying the deck. Deck will be supported by the outside walls of the house with no intrusions between the outside walls on the roof level. Replace the existing metal cap in order to put on a new roof. They are coming out from the third story wall 18', approximately half of the existing flat roof. The deck will sit approximately 8" off the roof. There was discussion about the age and condition of the current roof. Pressure-treated wood will be used and painted (white or tan). A composite deck was requested for surface boards since it cannot be seen from the street.

Action: Mr. Heckrotte made a motion to vote on the application as submitted and to allow use of recycled materials on the deck. Mr. McDowell seconded.

Disposition: Motion carried.

M. Pavone, 156 W. 2nd Street

Install 7 new "Marvin" windows on side and back of house and replace front door.

Discussion: The contractor presented. Applicant wants to replace seven (7) windows, mostly on the side and back of the home. One (1) of the side windows is a two over two panel and one (1) is a six over six. The rest are six over six. The two over two windows are old, but it is not known if they are original to the house (dates to late 1700s) or been

replaced at some point. They are wood windows. The applicant would like to keep the two over two window. None of the windows are visible from the street. Replacement windows will be wood. The contractor noted a correction to the application from "new door" to "door sill."

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

Disposition: Motion carried.

Delaware City Station, 111 The Strand

Remove stucco at rear of house. Replace minor sheathing damaged from window leaks. Install new stucco application to code. Install new drip edge above each window unit.

Discussion: It is thought the main problem is with the windows (10). Band boards and studs also need to be replaced. There was discussion whether the building surface is stucco or another material.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the panels will be replaced in kind. Mr. Hentkowski seconded.

Disposition: Motion carried.

G. Niedermayer, 160 E. 2nd Street

Install storm door on front of house per specs.

Discussion: The homeowner was urged to use a clear view style door and that it will be painted. Cedar or mahogany wood was recommended.

Action: Mr. Heckrotte made a motion to vote on the application as submitted and further recommends approval to replace the wood windows in kind. Mr. Hentkowski seconded. Mr. McDowell seconded.

Disposition: Motion carried.

C. Cashman, 112A The Strand

Replace existing fence with wood fence.

Discussion: The fence will remain 6' and in the front it will be 4'. The good side will face out and the wood is cedar which will weather to gray. The homeowners have seen the approved fence list. Size of material and cost was discussed. 1" X 6"

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement the applicants use one of the approved fences (square top boards), that HAC prefers 1" X 6" boards rather than 1" X 4" boards, but approves either size. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

M. Leary, 201 Harmony Street

Air conditioner compressor placement approval

Discussion: The unit is in the back yard.

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

Disposition: The motion was approved.

L. Restak, 25 The Strand

Remove and replace roof.

Discussion: The contractor described the proposed work. Currently cedar shake is on the existing dormer, but cedar shingles will be used to replace. Specific details were discussed.

Ms. Monigle questioned the status of the cables (Verizon, Comcast) that are attached to the side of the house and their possible interference with the historic marker on the property. The contractor informed his scope of work does not involve this topic.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement the dormer cheeks be in beveled siding and painted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

W. Wilson, 53 W. 5th Street

Replace front storm door with wood door.

Discussion: A photo of the owner's proposed replacement door was circulated. HAC prefers a clear view door and the owner does not object. Cedar or mahogany wood was recommended for longevity and would require painting.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement the storm door will be of a clear view type, nearly all glass with wood frame in accordance with the litany. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

T. Scully, 120 Delaware Street

Point and paint building

Discussion: The entire front of the building has been re-pointed before receiving approval from HAC. Trim work is being painted.

Action: Mr. Heckrotte made a motion to vote on the application as submitted and that a letter of reprimand be sent to the applicant citing the work being performed prior to receiving HAC approval. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

***Mr. Bergstrom will prepare the letter and include that the applicant must pay double for the permit.**

C. Lamoreaux, 29 W. 4th Street

Air conditioner placement approval

Discussion: The unit will be placed along the alley.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the unit be shielded from view by fencing or plantings.

Mr. McDowell seconded the motion.

Disposition: Motion approved.

OLD BUSINESS

Mr. McDowell stated for the record his displeasure with work done on the barn on E. 4th Street. He asserted the work performed was not in accordance with HAC's rulings at the 8/25/11 and 5/17/12 meetings (**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.) (8/25/11 Action: Mr. Heckrotte made a motion to vote on the applicable as submitted in which we understand the owner wants to make the building more weather-tight by repairing or replacing the siding. We require that all the antique hardware and antique size openings (doors, etc.) go back on the building the way they are today. We request that they put at least the street front back together using salvaged antique siding. We suggest that they sheath (plywood & building wrap) the building before putting the siding on it. Mr. McDowell suggested the pieces get cleaned and stained using transparent stain to protect the wood. Ms. Fiske seconded the motion. Disposition: The motion was approved.)

Mr. McDowell said this is the second time the applicant has gone against a HAC ruling. There was plenty of salvaged material on the right hand side of the building that was to be used on the front, but was not. The old hardware was not used; it is reproduction hardware. Mr. McDowell believes the applicant should be required to get the old board off the right hand side, repair the old board, and repair the front with the original board.

Ms. Monigle understood there was not enough of the old siding to do what was needed. Mr. McDowell disagreed. Ms. Fiske said the applicant should have returned to HAC to inform if there was not enough siding.

The permit indicates the siding should be replaced. There was discussion on whether the siding was antique or not. Mr. McDowell believes the applicant has destroyed the historical aspects of the barn.

A resident near the barn expressed his surprise at the work done on the barn and whether HAC was aware of the type of work being done and if it was approved by HAC. He said the character of the barn changed during the process.

Lengthy discussion about what was approved and the work performed took place. Mr. McDowell requested that Ms. Monigle recuse herself from further action citing her association with the applicant. Ms. Monigle complied with the request.

Ms. Fiske noted the word "request" was used in the ruling as it pertained to the siding. She suggested using the word "require" going forward. There was no opposition to the suggestion.

A motion was made by Mr. McDowell to remove the new siding from the right side of the building, remove the original siding and use it on the front, remove new siding off the front, and use the antique on the property. They should use as much of the antique hardware as possible. (The old siding is underneath the current siding.) Mr. Heckrotte seconded the motion.

A roll call vote was taken.

Mr. Heckrotte – voted against the motion because he believes the poplar used on the barn does not look bad, but expressed concern that covering the original wood will not allow the poplar to breathe well.

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Mr. Hentkowski – voted against the motion because the word “request” in the original ruling will not hold up as a “requirement.” Secondly, he doesn’t think the barn looks bad. It is unfortunate they did not try to save the original siding or work with it.

Ms. Fiske – voted against the motion citing the same rationale as Mr. Hentkowski and because the word “request” will not stand up. HAC needs to use this as a lesson going forward. She supports investigating the hardware to ensure it is the antique hardware.

Mr. McDowell – voted in favor of the motion.

Ms. Monigle – abstained from the vote. She said she has no prejudice one way or the other and what happened could have been accidental or the result of a change that was not recorded.

The motion failed by a vote of three against, one in favor (McDowell) and one abstaining (Monigle).

Ms. Fiske inquired whether a letter had been sent to the Trustees of the New Castle Common concerning work done improperly at the library. Issues include posts for the library sign are larger than the drawing that was approved, there is no brick walkway leading to the fire door in accordance with a HAC ruling, and a fancier wrought iron hand rail was installed versus the approved simpler hand rail.

Approval of Minutes – Corrections were noted. A motion was made and seconded to approve the minutes of the 3/21/13 meeting as amended. Motion carried.

Adjournment -- There being no further business to address, the meeting was adjourned at 7:03 p.m.

Debbie Turner
Stenographer