

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
September 12, 2013

Present: Dorsey Fiske, Acting Chairperson
Doug Heckrotte
Bill Hentkowski*
Tom McDowell

Absent: Sally Monigle, Chairperson

Also Present: Jeff Bergstrom, Building Inspector**

*joined meeting at 5:25 p.m.

**left meeting at 5:20 p.m.

Ms. Fiske called the meeting to order at 5 p.m. Roll call was taken.

NEW APPLICATIONS

K. Warner, 103 Harmony Street

Replace front gutter.

Discussion: They plan to use a 4" downspout and 6" smooth, round aluminum gutters. Materials will be white to match the house trim.

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

Disposition: Motion approved.

Trend Line Prop., 48 W. 4th Street

Replace rear roofs with GAF weathered wood blend shingles.

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

Disposition: Motion carried.

R. Cooch, 16 E. 3rd Street

Lift and relay brick walk by the street (between fence and street). Install brick walk to connect other existing brick walkways in backyard.

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

Disposition: Motion carried.

E. Mayhew, 17 E. 5th Street

Replacement of existing wood roof shingles with weathered wood blend shingles. Relay existing brick front sidewalk.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the litany be followed meaning weathered wood blend architectural shingles. Ms. Fiske seconded the motion.

Disposition: Motion approved.

New Applications (Contd.)

J. Campbell, 47 W. 4th Street

Install new painted storm windows and wood storm door.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the litany be followed which, in this case, is referring to the meeting rails of the storm windows lining up with the front. Mr. Hentkowski seconded the motion.

Disposition: Motion carried.

J. Sullivan, 30 W. 4th Street

Add dormer, r/r 4 over 4 windows with storm windows, replace front door, r/r Yankee gutter. Replace shutters, r/r gutters and downspouts and install soffit on rear addition. Discussion: Applicants described work to be done. They plan to remove all storm windows and install 6 over 6 glass windows using Marvin tilt packs. Remove 6-panel front door to be removed and install 4-panel door, all wood. They will paint the door. Clearing electrical wires from face of building (have already spoken with MSC). None of the windows are original to the house (circa ~1863).

They would like to replace the basement jail bars with iron work that can be opened from the inside to satisfy insurance regulations. Shutters – they plan to use paneled shutters on all three floors. Mr. Heckrotte said louver shutters are more acceptable. Other issues discussed were cornices, gutters and dormer. There is a rear window on the first floor in the back courtyard they would like replace with a clad insert window to help with water problems. Mr. Heckrotte would like a drawing of the dormer showing how they plan to do it. He suggested if the applicants want 4 over 4 windows they consider a wider mullion.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the shutters be louvered on the upper floors and paneled on the first floor and the litany be followed, and a drawing of the dormer to be submitted to HAC. Mr. McDowell seconded the motion.

Disposition: Motion carried.

Ward Realty Enterprises LLC, 34 W. 5th Street

Replace in kind jalousie windows in front doors.

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

Disposition: The motion failed by a unanimous vote.

Action: Mr. Heckrotte made a motion to allow the applicant to use a fixed pane of glass in lieu of jalousie windows. Mr. McDowell seconded the motion.

Disposition: The motion passed by unanimous vote.

M. Riley, 142 E. 2nd Street

Add house number sign. Replace/repaint front porch ceiling, in kind. Replace 5 existing window sash with true divided light 2/2 sash double pane wood windows.

Discussion: Mr. Bergstrom suggested using tilt-pack windows. Specs were provided to HAC. The applicant would like to amend his application and install two over two windows.

New Applications (Contd.)

He was requested to use a wide center bar. If he replaces the soffit in the porch, Mr. Heckrotte suggested using Philadelphia siding (beaded board). The applicant intends to replace all the windows in the house over time, but believes ten windows in a year is realistic. A diagram of a house number sign was briefly discussed.

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

Disposition: The motion was approved.

L & G Jupin, 117 E. 4th Street

Install brick retaining wall and pavers in rear yard and repair/replace existing brick along side of house.

Discussion: The wife of the contractor presented and explained the work to be done. There is an 18" slope to the backyard. The paver patio is cut into the yard. They plan to install a three-foot brick retaining wall to keep the land that borders the neighbor's at the existing elevation (about 3 feet on both sides). The retaining wall is five feet from the edge of the property and will be 15 inches high. Materials to be used on the wall was described. Mr. Heckrotte expressed concern with the footing not being below the frost line. A building permit will be needed for the retaining wall. Mr. Heckrotte suggested they speak with the brick people about the construction process planned for the wall.

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

Disposition: The motion was approved.

J. Cochran, 59 The Strand

Install brick wall at the end of back yard patio, approximately 15 feet long and 3 feet high.

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

Disposition: Motion approved.

B. Allshouse, 1 Packet Alley

Build 3 foot block wall at rear of property.

Discussion: The wall is to prevent flooding of the house and the neighbor's yard. The top will be level with fieldstone. Height of the wall will be three foot but with the slope of the land it could be as low as one foot in certain spots. Water that does penetrate the protected area will be pumped out.

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

Disposition: Motion approved.

D. Young, 12 W. 5th Street

Replace existing wooden fence with new per sketch attached.

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

Disposition: Motion approved.

EMERGENCY APPLICATIONS

M. Delduca, 15 W. 3rd Street

Re-roofing the 1st story rear area. Repairing adjacent vinyl siding and replacing 2nd story skylight. Leaking.

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

Action: The motion was approved.

R. Thatcher, 116 W. 5th Street

Install new front and rear roofs – dimensional asphalt weather wood color shingles.

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

Action: The motion was approved.

C. Klyce, 108 W. 3rd Street

Install new roof on barn at rear of property – dimensional asphalt weather wood color shingles.

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

Action: The motion was approved.

K. Moore, 121 Harmony Street

Re-roofing the rear second story roof – white TPL system.

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

Action: The motion was approved.

B. Flannigan, 109 E. 3rd Street

Emergency repairs to front door sill and framing.

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

Action: The motion was approved.

OLD BUSINESS

Approval of Minutes – Mr. Heckrotte made a motion to approve the minutes of the 8/8/13 continued meeting. Ms. Fiske seconded. Motion approved.

Minutes of 8/15/13 -- The motion pertaining to the emergency application for R. Heath was not completed properly and needs to be restated, seconded and voted upon.

Historic Area Commission Minutes
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R. Heath, 124 E. 2nd Street

Flash cedar shakes against brick wall using copper flashing.

Discussion: Work has been done.

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

Disposition: Motion was approved.

Ms. Fiske made a motion to approve the minutes of the 8/15/13 HAC meeting as amended. Mr. Heckrotte seconded and the minutes were approved as amended.

NEW BUSINESS

A piece of granite to be used on curbing along Washington Street was viewed and approved by HAC.

Adjournment -- There being no further business to address, the meeting was adjourned at 6:13 p.m.

Debbie Turner
Stenographer