

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
July 17, 2014

Present: Sally Monigle, Chairperson
David Bird
Leila Hamroun
Mike Quaranta*

Absent: Bill Hentkowski

Also Present: Jeff Bergstrom, Building Inspector

*Departed meeting at 6:10 p.m.

Ms. Monigle called the meeting to order at 5:08 p.m. Roll call followed.

OLD APPLICATION

E. Lovlie, 206 Delaware Street

Returning for re-consideration of previous vote (4/17/14).

Discussion: The composite material being proposed is a high density urethane. Humidity does not affect it and it does not transfer humidity to what is may be attached to. The life span is approximately 16-20 years. The material has a wood-type look. Ms. Hamroun believes it is important to be consistent with the current guidelines that call for wood materials being used. Mr. Quaranta thinks there has been an absence of enforcement noting the number of inconsistencies throughout the city. It is unfair to hold one applicant to a different standard than another. Ms. Monigle cited the new signage placed by the City that is not made of natural materials. This particular sign is not part of the structure. Mr. Quaranta and Ms. Hamroun agree the subject of using composite materials needs to be addressed as it relates to future applications. Mr. Bird said that one option is to ask everyone in the city that has composite signs to remove those signs and replace with wood, or to look at alternative materials by way of reviewing our guidelines. Ms. Hamroun cautioned against approving something because it was approved in the past. She strongly suggested that applicants requesting the use of alternate materials should provide a sample of the material, unfinished and coated, so that HAC understands what they will be voting on. Ms. Hamroun noted the distinction of what signage is attached to a building that becomes part of the interpretation of the building and how it is perceived from the streetscape versus stand-alone signage (directional, street, park signage) that is not attached to a structure.

Comment from the floor:

Ms. Dorsey Fiske, 26 E. Third Street, thinks that restrictions such as those defined in the Secretary of the Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings call for historic materials being important for the City of New Castle to remain in part of the federal National Register of Historic Places.

E. Lovlie, 206 Delaware Street (Contd.)

(from 6/19/14 HAC meeting)

Action: Mr. Quaranta made a motion to approve the application as submitted. Mr. Hentkowski seconded.

Disposition: Mr. Quaranta and Ms. Monigle voted in favor of the motion; Ms. Hamroun and Mr. Hentkowski voted against the motion.

Action: Mr. Bird voted in favor of the application.

Disposition: Ms. Monigle declared the application approved. By a vote of 3 in favor and 2 against (Hamroun and Hentkowski)

A. Boland, 122 Delaware Street

Resolution of design of small roof over restaurant front door.

Discussion: Tenants and a representative for Mr. Boland presented. The landlord has offered to give the tenants a rent credit in exchange for the necessary repairs. Ms.

Hamroun suggested looking at the adjacent building and other structures in the city for guidance. Materials may be consistent, but there are inconsistencies with the period of the building. Mr. Boland's representative said the current design was copied from an adjacent building. Mr. Bird reiterated the importance of following rules and regulations in order to keep the integrity of the area. Before making any changes HAC needs to see a sketch of what is being proposed.

Action: The application is continued.

(Mr. Quaranta noted the amount of time taken on this application to get resolution and his desire that a design be presented for review next month.)

NEW APPLICATIONS**S. Hannell, 409 Harmony Street**

Remove and replace existing roof on house only with weather wood blend shingles.

Action: Mr. Bird made a motion to approve the application as submitted. Ms. Hamroun seconded.

Disposition: Motion approved.

A. Bridgewater, 318 Delaware Street

Put a door back in original opening (left side next to Opera House) to match other door.

Discussion: Ms. Hamroun suggested finding another location for the air conditioner to the side of the door versus the middle of the transom. The applicant will look at options. Work will be done until September.

Action: Ms. Hamroun made a motion to approve the re-creation of the original opening, the door, the stairs, the brick steps and the transom with no air conditioning unit. The air conditioning component will be addressed at a later date after the applicant has investigated other options or more discreet options.

Mr. Quaranta seconded.

Disposition: Motion approved.

M. Quaranta, 300 Delaware Street

Removal of wood fence around perimeter of property and install new, red cedar fence, Dutch cut.

Discussion: *(Sketch submitted.)* Fence will be 4' in height.

Action: Mr. Bird made a motion to approve the application as submitted.

Ms. Hamroun seconded.

Disposition: Motion approved by a vote of 3 in favor and 1 (Quaranta) abstaining.

Third Street East Condo Assoc., 143-153 E. 3rd Street

Replace roof in kind and same color.

Discussion:

Action: Mr. Quaranta made a motion to approve the application as submitted.

Mr. Bird seconded.

Disposition: Motion approved.

Center Square Assoc., 204 D. Delaware Street

Cut new doorway into rear wall, install full light wood door. Build deck, build fence enclosure for trash and recycle cans.

Discussion: Applicant described work to be done. Drawings presented.

Action: Mr. Bird made a motion to approve the application as submitted with the proviso that the trash enclosure fence be 30 degree Dutch cut with appropriate spacing. Mr. Quaranta seconded the motion.

Disposition: Motion approved.

M&T Bank, 210 Delaware Street

Repair exterior walls, replace gutter and roof.

Discussion: Bill Moore described restoration and maintenance work to be done. Shingles will match existing shingles and are not visible from the street.

Action: Mr. Bird made a motion to approve the application as submitted.

Ms. Hamroun seconded.

Disposition: Motion approved 3-0.

D. Shane, 46 W. 3rd Street

Install and repair existing fence. French Gothic per specs attached.

Action: Ms. Hamroun made a motion to approve the application as submitted.

Mr. Bird seconded.

Disposition: Motion approved 3-0.

D. Shane, 47 W. 3rd Street

Replace existing decking in back of house in kind.

Action: Mr. Bird made a motion to approve the application as submitted.

Ms. Hamroun seconded.

Disposition: Motion approved 3-0.

K. Nardone, 51 W. 3rd Street

Remove and replace existing cedar panels with new 7" exposure cedar panels per specs attached.

Action: Mr. Bird made a motion to approve the application as submitted.

Ms. Hamroun seconded.

Disposition: Motion approved 3-0.

R. Snyder, 127 E. 3rd Street

Complete rehab of house per specs attached.

Discussion: Windows are true divided light and are wood. Applicant will repaint existing asphalt siding.

Action: Mr. Bird made a motion to approve the application as submitted.

Ms. Hamroun seconded.

Disposition: Motion approved 3-0.

R. Weber, 126 Harmony Street

Replace wire fence with HAC approved wood fence.

Action: Mr. Bird made a motion to approve the application as submitted with the requirement the posts be wood and not concrete. Mr. Quaranta seconded.

Disposition: Motion approved.

J. Flook, 129 E. 2nd Street

Repair and replace shed-style roof w/skylights over sun porch.

Action: Mr. Quaranta made a motion to approve the application as submitted.

Ms. Hamroun seconded.

Disposition: Motion approved.

EMERGENCY REPAIRS

G. Fokas, 151 E. 3rd Street

Air conditioner condenser placement approval.

Discussion: Work was performed.

Action: Mr. Bird made a motion to approve the application as submitted.

Mr. Quaranta seconded.

Disposition: Motion approved.

B. Ruff, 157 E. 2nd Street

Replace front door with 6-panel solid wood door.

Action: Ms. Hamroun made a motion to approve the application as submitted.

Mr. Bird seconded.

Disposition: Motion approved.

Presbyterian Church, 20 The Strand

Replace cedar shakes on cheeks of 4 dormers with cedar siding (primed and painted). Existing shakes are leaking and curling beyond repair.

Action: Mr. Quaranta made a motion to approve the application as submitted.

Mr. Bird seconded.

Disposition: Motion approved.

A. Logan, 123 Harmony Street

Repair and repoint brick stairs and replace rear wood standing door in kind.

Action: Mr. Bird made a motion to approve the application as submitted.

Mr. Quaranta seconded.

Disposition: Motion approved.

M. Macewen, 47 E. 2nd Street

Lift and re-lay sidewalk where roots have caused risers and pits causing a safety hazard.

Action: Mr. Quaranta made a motion to approve the application as submitted.

Ms. Hamroun seconded.

Disposition: Motion approved.

OLD BUSINESS

Approval of Minutes – A motion was made and seconded to approve the minutes of the 6/19/14 meeting as submitted. Motion approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 6:30 p.m.

Debbie Turner
Stenographer

(Stenographer did not attend meeting; transcribed from recording.)