

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
July 9, 2015

Present: Sally Monigle, Chairperson  
Leila Hamroun  
Bill Hentkowski  
Mike Quaranta

Also Present: Jeff Bergstrom, Building Inspector

The meeting was convened at 6:40 p.m. Roll call followed.

**NEW APPLICATIONS**

**L. Deemer, 209 Harmony Street**

Installing full view wood storm door.

Discussion: Contractor (David Undorf) presented. Two pictures provided: 209 Harmony Street without a storm door and photo of a neighbor at 213 Harmony Street that has the type of door being requested, with removable glass panel with a screen for the warmer months. The trim is wood and the color will be painted different. All materials are wood. The door is 32" wide, which is a standard size.

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

**Mr. Hentkowski seconded the motion.**

**Disposition: Motion approved.**

NOTE: Follow up from May 2015 meeting – Terry House, 130 Delaware Street – underside of porch roof – HAC offered to explore options for materials. Ms. Hamroun has followed up on references and received information that will be shared with Mr. Bergstrom.

**New Castle Historical Society, 32 E. 3<sup>rd</sup> Street**

Repair mortar on façade, remove bad brick relay with matching brick, realign brick pavers in rear of building.

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

**Mr. Hentkowski seconded.**

**Disposition: Motion approved.**

**E. Zerfus, 44 E. 5<sup>th</sup> Street**

Grind and repoint deteriorated mortar joints on side of house to match existing. Repair chimney, repoint second chimney.

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

**Disposition: Motion approved.**

**G. Wirt, 53 The Strand**

Rake and repoint brick from bottom of third floor to top elevation.

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

**Disposition: Motion approved.**

**NEW APPLICATIONS (Contd.)****K. Wade, 137 E. 3<sup>rd</sup> Street**

Grind out deteriorated mortar joints on front steps and repoint.

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

**Mr. Hentkowski seconded the motion.**

**Disposition: Motion was approved.**

**J. Doling, 207 E. 2<sup>nd</sup> Street**

Install hot tub in area between brick steps and air conditioner

Discussion: Sketch of property showing location of the hot tub reviewed. Applicant presented and cited his physical condition as the reason for installation. He will use small pea gravel to level the area with a plastic base with the hot tub on top. The cover will fold back towards the windows. Height of tub is approximately 3'. Mr. Doling described the plastic base that will be above ground. Neighbors have not any expressed opposition.

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

**Disposition: Motion approved.**

**J. Selvaggi, 110 E. 4<sup>th</sup> Street**

Use Andersen A Series windows on front façade of all windows. Allow use of Boral Trim exterior trim material.

*(AMENDMENT TO ORIGINAL APPLICATION TO USE ALTERNATE MATERIALS.)*

Discussion: Windows: Applicant presented. Requesting alternate material for the trim. The "A" series are vinyl and aluminum on the outside and wood on the interior. Ms. Hamroun said they would not be acceptable. Mr. Selvaggi asked if he could use the windows on the side or back; they cannot be seen from the street. There is an alleyway that is not a public right of way on the side of the house where the windows are planned. Only his neighbors will see the windows. Original application approved with Marvin windows all around. Citing the location of the windows, Mr. Quaranta believes the request to use a product that is a suitable replacement is valid. Ms. Hamroun noted that wood Marvin windows are to be used at street elevation. She is unsure how visible the upper windows are to the neighbors. Mr. Hentkowski thinks the three wood windows on the front section and on the side should match, and two windows on the attic should be wood. The rest of the house is not an issue. Mrs. Hamroun thinks the main block windows (3) and side block windows (3) and attic elevation windows (2) of the house should be wood. The alternative product (Andersen) could be used on the rear block. Mr. Selvaggi asked HAC to consider use of Andersen A Series windows on the rear patio doors.

**Action: Ms. Hamroun made a motion that the windows on the main block (3) and on the alley side elevation (3) should remain wood. The windows on the rear block, including the rear patio doors, can be the proposed Andersen A Series windows. Mr. Quaranta seconded.**

**Disposition: Motion approved.**

Trim: The applicant wants to use Boral trim. It is a new product being used along coastal areas. It is made with a high percentage (70%) of recycled materials. Mr. Selvaggi described it as non-structural and does not shrink or swell. Insects do not attack it. He

**J. Selvaggi, 110 E. 4<sup>th</sup> Street (Contd.)**

said when it is painted it looks like wood. He would mill it to the profiles shown. Mr. Hentkowski and Ms. Hamroun asked Mr. Selvaggi to bring in a piece of the milled material in a profile similar to what he is proposing. Mr. Selvaggi will bring HAC a sample of the trim he plans to put on the front windows.

**Action: Trim portion is continued.**

**EMERGENCY REPAIRS****Sunday Breakfast Mission, 311 Delaware Street**

Replace shed/garage roof with new cedar shingles (in-kind replacement) and new wood trim.

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

**Disposition: Motion was approved.**

**H. Rowland, 120 The Strand**

Install half round copper gutter and round downspout at rear of house/garage. Replace living room windows with Marvin (painted wood) windows.

Discussion: Windows are rotten. Replacement windows to match existing windows. Mr. Hentkowski added "smooth" round copper downspout.

**Action: Ms. Hamroun made a motion to approve the installation of half round copper gutters and smooth, round copper downspouts and replace living room windows with Marvin wood windows designed to match existing windows. Mr. Hentkowski seconded.**

**Disposition: Motion approved.**

**CONSULTATION**

S. Swift & J. Wilson, 16 W. 4<sup>th</sup> Street – siding and porch railing – Proposed siding and railing presented to commissioners. Wood siding is on all sides of the addition on the third floor and will be painted. All Material Safety Data Sheet information is needed because of the party wall. Mr. Bergstrom needs to see specs and materials in advance of HAC meeting. Porch railing – back of third floor extension – can be on the same application. Wood products are preferred. The design of the railing is acceptable. It will be visible from the alley in the rear. The spacing between the railings will be reviewed by Mr. Bergstrom to ensure it is Code compliant.

**J. Smith, 38 W. 4<sup>th</sup> Street**

Ms. Smith presented. She is seeking an expedited roof replacement. She was advised to submit an application and talk to contractors. She asked for information to give to contractors. Contractors must be approved and licensed in the City. They can advise what work needs to be done. There are several shingle options to choose from. Architectural shingles, weathered wood blend are recommended. Ms. Hamroun asked if the shingles are failing at a rate that requires action prior to the next meeting. Ms. Smith said with each rain she finds shingles on the sidewalk. Mr. Bergstrom said the roof should be fine except for a severe rain event.

**CONSULTATION - J. Smith, 38 W. 4<sup>th</sup> Street (Contd.)**

Ms. Hamroun explained HAC cannot act on something that has not been presented on an application or as an emergency. She suggested that her contractor take photos of the roof in its current condition and provide to Mr. Bergstrom to be provided to HAC in advance of the next meeting. Should conditions deteriorate she was instructed to contact Mr. Bergstrom for emergency action.

A member of the audience took issue with the procedure being provided. Since the applicant will be using an approved roofing product and is in the process of getting a contractor, he did not understand why she could not have the work performed before the next HAC meeting.

Mr. Quaranta reviewed the process for an emergency application. He explained how the emergency procedure has been abused in the past and the rationale for the process currently in place.

**New Business**

HAC reviewed a letter submitted by a neighboring property owner of 170 E. 4<sup>th</sup> Street expressing concern about the size of the porch being planned. The writer said the lack of notification to her about the project and its impact on her property is concerning. A lengthy discussion followed about the notification process in the City. Commissioners will raise the issue of a notification process for neighboring properties for projects of a certain scale to City Council for their consideration.

Mr. Quaranta recommended the letter be forwarded to City Council for consideration/ action on other issues in the letter. An acknowledgement letter will be sent to the writer informing that HAC has considered the points made and has forwarded her concerns to City Council because they require a change in existing law to enact any of her recommendations. *(Mr. Quaranta will draft a response for commissioners to review.)*

**Approval of Minutes – A motion was made and seconded to approve the minutes of 6/11/15 as distributed. Motion approved.**

**Adjournment** -- There being no further business to address, the meeting was adjourned at 8:25 p.m.

*(D. Turner, Stenographer, not present at meeting; minutes transcribed from recording.)*