

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
August 13, 2015

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

Also Present: Jeff Bergstrom, Building Inspector

\*joined meeting at 6:46 p.m.

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

**OLD APPLICATIONS**

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

Returning with trim detail for front of house.

Discussion: A sample of the trim was shown to commissioners (per request at 7/9/15 HAC meeting). Ms. Hamroun has reservations about using alternative materials on the front elevation citing her preference for wood.

**Action: Mr. Quaranta made a motion to approve the trim using the alternative material on the rear, lateral and back elevations with wood trim preferred for the front elevation. Mr. Hentkowski seconded the motion.**

**Disposition: Motion was approved.**

*Mr. Quaranta suggested keeping an inventory of approved alternative materials (shutters, doors, windows, signs, trim, decking) to monitor their quality/performance over time.*

**S. Swift, 16 W. 4<sup>th</sup> Street**

Returning with review of siding and railings.

**Action: No one present representing the application. Application continued.**

**NEW APPLICATIONS**

**J. Zolper, 125 E. 2<sup>nd</sup> Street**

Replace front door per specs attached.

Discussion: The door has been replaced with a fiberglass door.

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

**Disposition: The motion failed by unanimous vote. Application denied.**

**W. McMichael, 416 Delaware Street**

Rake and repoint total brick mortar joints (library side). Replace all spalling and cracked bricks in kind.

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

**Disposition: Motion approved.**

**M. Doughten, 411 Harmony Street**

Shed 8X10' salt-box style. Storm door for front of house.

Discussion: Mr. Doughten will be assembling the wood shed from a kit. It will be located in the back of the property within setback limits; two feet off the back property line. The shingled roof will be asphalt; the finished siding will be wood. Windows are vinyl. Mr. Hentkowski asked if the siding is T111 plywood. The applicant assumes that is the product to be used. The roof will be a simple gray color. It is discreet and tasteful.

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

**Disposition: Motion was approved by a vote of 3 in favor and 1 against (Hentkowski).**

Storm door in front of house – The door being requested is a simple glass door with metal frame. The former wooden doors rotted out. Mr. Doughten was asked to look for wood frame options in an effort to salvage the door behind it.

**Action: Ms. Hamroun made a motion to approve a wood frame, fully paneled storm door. Mr. Hentkowski seconded.**

**Disposition: Motion approved.**

**E. Ryan, 81 W. 5<sup>th</sup> Street**

Remove and replace pavers for drainage away from house.

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

**Disposition: Motion approved.**

**NEW APPLICATIONS (Contd.)**

**M. Short, 49 W. 5<sup>th</sup> Street**

Build fence per pictures enclosed.

**Action: Mr. Quaranta made a motion to approve the application as submitted provided the fence pattern is one of the fences approved by HAC. Mr. Hentkowski seconded the motion.**

**Disposition: Motion approved.**

**P. Bigelow, 58 W. 4<sup>th</sup> Street**

Replacing roof with standing seam roof, Kynar finish, Gallery Blue.

Discussion: Mark McMenamin (contractor) presented. There was lengthy discussion about the color of the roof. They are replacing the existing asphalt roof with 16", 26-gauge sheet metal with Kynar finish. The roof will be approximately 700 square feet; about 200 square feet is visible in the front. The homeowner wants to compliment the yellow front door. Mr. Hentkowski thinks HAC should be deciding roof color, noting this will be the first blue roof in the City. Ms. Monigle prefers a more traditional color. Cedar exterior on the sides with brick in the front. Ms. Hamroun and Mr. Quaranta agree that the color blends well with the shingles.

**P. Bigelow, 58 W. 4<sup>th</sup> Street (Contd.)**

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

**Disposition:** Mr. Hentkowski and Ms. Monigle voted against the motion citing the rationale given. Ms. Hamroun and Mr. Quaranta voted in favor of the motion. The motion failed.

*(The application was suspended to give Mr. McMenamin time to speak with the applicant about the roof color.)*

The applicant can appeal the decision via the Board of Adjustment if she wants to move forward with the Gallery Blue color. Some traditional color options are terra cotta red, burgundy, and evergreen. Approval can be granted for those colors. *(Discussion resumed.)*

**Action:** Ms. Monigle made a motion to approve the roof replacement if the color is terra cotta red, burgundy, or evergreen. Mr. Hentkowski seconded the motion.

**Disposition:** Motion was approved.

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

Tear off old roof and install new weathered wood blend color.

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

**Disposition:** Motion approved.

**E. DiAlessandro, 42 W. 4<sup>th</sup> Street**

Approval of new addition foot prints.

Discussion: Applicant described work to be done. The existing structure is in bad condition. It will not be attached to 44 W. 4<sup>th</sup> Street. The new addition will be bigger and will be two (2) stories. The current structure is one (1) story. No lot plan or survey was provided. Applicant has not settled on the property. Ms. Hamroun wants additional information on massing and actual dimensions of the lot and how it fits with what is adjacent, and architectural and structural drawings. According to Mr. Bergstrom, footers can be put in before plans are approved, but at the applicant's risk. Mr. DiAlessandro will apply for a building permit once he owns the property. He agreed to table the application until the next HAC meeting.

**Action:** Mr. Quaranta made a motion to remove the existing structure. It was noted the application does not address demolition. Mr. Quaranta withdrew his motion.

**Application was tabled.**

**J. Campbell, 47 W. 4<sup>th</sup> Street**

A/C condenser placement approval.

Discussion: Mr. Hentkowski said the refrigerant lines were being run down the side of the house.

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

**Disposition:** The motion was approved by a vote of 3 in favor and 1 abstaining (Hentkowski).

**M. Harris, 205 Harmony Street**

Replace rotted wood siding in rear addition; approx. 8 pcs. with new wood siding in kind.

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

**Disposition: Motion approved.**

**B. Kuczarski, 1 Battery Park**

Installing 4 windows in front porch and 1 door (existing), 6" cedar siding beveled to match house.

Discussion: Ennio DiAlessandro (contractor) and Ms. Kuczarski presented. Enclosing front porch. Four (4) one over one wood windows to match house; storm door is being taken from another part of the house and installed in the front.

**Action: Mr. Hentkowski made a motion to approve the application as submitted noting the trim will be wood and will match the rest of the house and will be painted to match existing color. Ms. Hamroun seconded.**

**Disposition: Motion approved.**

**EMERGENCY REPAIRS**

**J. Sullivan, 30 W. 4<sup>th</sup> Street**

Replace condenser in kind.

Discussion: Replacing a broken unit in kind.

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

**Disposition: Motion was approved.**

**C. Blazina, 9 The Strand**

Emergency installation of 3-ton A/C system.

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

**Disposition: Motion approved.**

**Penn's Place, 206 Delaware Street**

Remove loose mortar; level bricks on the top step and landing.

*Note: No application presented. Application has been submitted and processing fee paid.*

Discussion: Jean Norvell presented on behalf of the owner. Pictures of the bricks were shown. A tripping hazard is present and water is causing the problem. HAC declared an emergency situation.

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

**Disposition: Motion approved.**

**CONSULTATION**

311-313 Delaware Street

Barbara and Steven Pettinella presented. She is in charge of a designer showcase of the property in September 2015. The gate on the Delaware Street side is rotted out and they

**311-313 Delaware Street (Contd.)**

propose keeping that gate to incorporate elsewhere on the property. A replacement gate design was shown to the commissioners. Ms. Hamroun asked for a design with more massing and depth and more distinction between the side rails and center rails. Ms. Pettinella is not interested in replicating the current gate. Ms. Monigle likes a more delicate design. The gate needs to be in place by 9/18/15. The applicant was advised to submit an application with specs a week before the 9/10/15 meeting and to make contact with the artisan to learn how much time is needed to make a new gate taking into consideration the concerns expressed by HAC. HAC requests a revised drawing. More clarity is needed so the artisan is clear on what will be acceptable to HAC. Mr. Quaranta suggested that Ms. Pettinella show the neighbors what they are planning as a courtesy.

**Old Business**

Since the last meeting another letter has been received from a resident of Third Street regarding the lack of a notification process for large projects in the City. However, the letter referenced a different property. *(Discussion followed.)*

At the July meeting HAC discussed a letter submitted by the owner of a property on Fourth Street and her concern with lack of notification about the size of a porch being planned on a neighbor's property. Mr. Quaranta prepared a draft letter to City Council suggesting they consider discussing a notification process when major additions are proposed. Such a change would require a change in the City Code. *(Discussion followed.)* The final draft letter will be changed to reflect tonight's discussion then circulated to commissioners for review and approval.

Ms. Hamroun said a draft of the Historic Area Review Guidelines will be given to the City Council President and a PDF version will be put on the City's website. It is not the final product. She will inform City Council about the notification process concerns.

**New Business**

The need to appoint a fifth Commissioner was discussed.

**Approval of Minutes – A motion was made and seconded to approve the minutes of the 7/9/1 meeting as distributed. Motion approved.**

**Adjournment** -- There being no further business to address, the meeting was adjourned at 9 p.m.

Debbie Turner  
Stenographer