

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
December 10, 2015

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

Also Present: Jeff Bergstrom, Building Inspector

The meeting was convened at 6:35 p.m. Roll call followed.

NEW APPLICATIONS

J. Davidson, 62 W. 4th Street

Remove and replace siding on left side section up to gable and back left section with Hardiplank Select Cedarmill Fibre Cement Pre-Finished 7" wood grain clapboard siding. Discussion: Representative Jason Domanski from Gary Fedale Roofing talked about the type of siding being proposed. Information about the product was distributed to HAC. Sample and digital photos distributed. The product is made from a sand/cement/cellulose material, resists water absorption, does not move on the wall, is insect repellent and fire resistant. The material allows for less maintenance. The siding will match the existing 5-inch exposure. It will be on the side elevation to the gable and corner posts (20X25) and the rear (100 sq. ft. of 10X10). There is aluminum siding in between that will not be disturbed. The rear section was completely redone with white pine wood 9 years ago and is failing. Mr. Davidson said it gets the southwest exposure and he is concerned that a dryer vent there may be a fire hazard. Mr. Quaranta asked about the history of the product. He reiterated his hope that the City will categorize and keep records to know how the product, if approved, performs over time. Mr. Domanski said the product is being used in the south/southwest where it is very dry. They have been in the northeast for about ten years. The product is made for the cold. It has a 30-year prorated manufacturer warranty and a color warranty. Gary Fedale Roofing has been using the product for about six years. Ms. Hamroun noted the elevation is very visible; she prefers wood in the front. She is comfortable with the side and rear.

Action: Mr. Quaranta made a motion to approve the application as submitted with the proviso that a smooth lap board product is used throughout. Ms. Norvell seconded.

Disposition: The motion failed by a vote of two in favor (Quaranta, Norvell) and three against.

Action: Mr. Quaranta motioned to use smooth lapboard on the rear elevation, and the side elevation could be pine, cedar or mahogany wood, and the profile should be Dutch or German lapboard. Ms. Hamroun seconded.

Disposition: Motion approved.

M. McDermott, 20 E. 3rd Street

Install exterior light fixture on front door. Repair/replace box gutter in front of house.

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

Disposition: Motion approved.

260 Bull Hill LLC, 260 E. 2nd Street

Remove and replace asphalt roof.

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

Disposition: Motion approved.

EMERGENCY REPAIRS**D. Majewski, 16 W. 5th Street**

House fire. Repair/replace fire damage in kind.

Discussion: Contractor Dan Burris presented. Photos provided. The fire was on the third floor roof. Mr. Burris asked for a 30-year, three dimensional shingle with weathered wood to match others in town.

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

Disposition: Motion approved.

CONSULTATION**Trustees of the New Castle Common**

Sidewalk work.

Discussion: Trustees Chris Castagno and Tom Episcopo presented on behalf of the Property Maintenance Committee. The committee was unaware an application was needed for the work being planned. The Trustees are charged with overseeing and improving Trust holdings. Battery Park and the tennis courts are included in those holdings. New landscaping and trees have already been put in at the tennis courts. They plan on putting in a 5-ft. wide clay brick sidewalk connecting the work done by the State on South Street to create pedestrian-friendly sidewalks. Across the middle of the property they are seeking to re-establish the historic Frenchtown Railroad Trail connecting to the river walk trail. The same brick, materials, design and contractor is being used for the work as was used on South Street. They are ready to do the work and seek Commissioners' input.

Mr. Bergstrom expressed no concerns with the work. He further noted that a sidewalk can be put in a park without getting a building permit. He thinks the Commission should provide input. Ms. Hamroun is concerned that there is no application. Commissioners like the work being planned. Ms. Hamroun suggested considering tonight's discussion as a preliminary consultation with HAC and that commissioners give approval of materials to be used and that the same pattern and design as an adjacent property is being used.

Action: Mr. Quaranta made a motion stating it is the sense of the HAC that landscape improvements presented by the Trustees of the New Castle Common Property Maintenance Committee for the property located at the Battery Park tennis court lots (3 parcels) are to use Glen Gary 52DD brick laid out in a 90° herringbone pattern

**that currently exists to match the adjacent sidewalk on Second Street. Mr. Hentkowski seconded the motion.
Disposition: Motion approved.**

414 Delaware Street -- Cathy Joseph described plans for putting in a café on the first floor. The second floor will be residential. She plans on keeping most of the core of the building. All fencing inside the alley will be replaced. Alternative materials may be considered because the alley cannot be seen from the street. Commissioners were receptive to the plans. An application will be filed for a future HAC meeting.

Approval of Minutes – A motion was made and seconded to approve the minutes of the 11/12/15 meeting as distributed. Motion approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 7:45 p.m.

Debbie Turner
Stenographer