

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
October 8, 2015

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

Also Present: Jeff Bergstrom, Building Inspector

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

OLD APPLICATIONS

J. Zolper, 125 E. 2nd Street

Returning with more information for new wood door designs.

Discussion: No further information provided.

Action: No action taken.

S. Wilson, 53 W. 5th Street

Returning with more information on front porch remodeling and bathroom replacement window.

Discussion: Contractor presented. Window -- Applicants would like to replace a wooden window in shower in the rear of house, second floor bathroom, approx. 2'X2'. Applicants would like to replace with a vinyl window. HAC suggested alternative material windows that will accomplish what the applicant wants, but will look better. Cost is a concern. Ms. Hamroun suggested seeing a cut sheet or approve a non-vinyl clad window. No vinyl exterior window.

Front porch – Removed all porch railings, jacked porch floor up to get it level, column is vertical and almost plumb. The porch roof is supported accordingly. They are replacing all exterior clad wood.

Action: Ms. Hamroun made a motion to approve a replacement for the rear window provided it is wood or a non-vinyl exterior clad, and to approve the restoration of the porch as submitted. Mr. Quaranta seconded the motion.

Disposition: Motion approved 4-0.

S. Balascio, 170 E. 4th Street

Revision to original plans. Removal of knee wall-screen will extend to floor. Removal of wall on north side, screen will extend to floor. Replacement of rear-facing window w/aluminum clad double hung window on 2nd story. Reduce dimensions from 19'X14' to 14'X14' (same profile).

Discussion: Applicants presented. Removing the knee wall and running screen from the ground up all around. First floor window will be replaced with a French door. Original plans did not call for second floor windows to be replaced; however, the windows are rotting and applicants would like to replace them with aluminum-clad windows (wood interior and exterior). Replacement window will be two over two.

Action: Mr. Quaranta made a motion to approve the application as submitted. Mr. Hentkowski seconded the motion.
Disposition: Motion approved 4-0.

Omega Properties, 224-226 E. 2nd Street

Review of front porch/setback requirements.

Discussion: The property has been removed from the flood plain. HAC approved the subdivision plan and setbacks at a previous meeting and City Council approved same, but they did not approve permission to encroach. Mr. Bergstrom said HAC or he should send a letter to City Council reiterating HAC's support to approve permission to encroach. Without a resolution from City Council they will not be able to get financing to be able to sell the properties. After brief discussion it was decided the minutes of the meeting when the subdivision plan was first presented should be provided to City Council.

Action: Mr. Quaranta made a motion requesting Mr. Bergstrom to communicate with City Council that encroachment in the City right-of-way at 224-226 E. 2nd Street be granted. The appropriate HAC meeting minutes will be attached to the letter. Mr. Hentkowski seconded the motion.

Disposition: Motion approved 4-0.

E. DiAlessandro, 42 W. 4th Street

Re-consideration of siding and windows.

Discussion: Applicant presented. He would like to use the same siding (Boral) as was approved at the July HAC meeting for 16 W. 4th Street. Siding is for the rear versus wood and will be painted. He would like to change the product for the rear windows to Anderson 400 Series. The applicant has spoken to his neighbors about the project and its size.

Action: Mr. Quaranta made a motion to approve the application with the two Anderson 400 Series windows, the Anderson patio door, and the Boral 6-inch smooth siding. Mr. Hentkowski seconded the motion.

Disposition: Motion approved 4-0.

NEW APPLICATIONS

L. Deemer, 130 Delaware Street

Remove tree, stump and roots. Repair damaged section of brick sidewalk. Replace bricks keeping herringbone pattern.

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

Disposition: Motion approved 4-0.

Presbyterian Church, 25 E. 2nd Street

Replace in kind, double doors facing 2nd Street. Replacement doors will be mahogany.

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

Disposition: Motion approved 4-0.

C. Alabrudzinski, 111 E. 2nd Street

Remove existing asphalt siding and wood siding and replace with LP SmartSide textured Country Red. Remove two (2) multi-pane windows from rear of house and replace with double sash single-pane windows. Install brick 20X20 parking pad.

Discussion: (*Drawings reviewed.*) Ms. Monigle is concerned with the siding having some visibility from the street. The applicant prefers the product because it is more durable versus painting. It resembles cedar and has the same texture. The color matches the brick. Mr. Hentkowski thinks the texture is too rustic. The applicant is receptive to a smoother finish, but prefers the texture. Applicant talked about the windows. They are putting in a powder room in the back of the house and he wants to put in two (2) windows, single pane, top to bottom. The window will be metal clad, double thermal pane, and wood interior. Applicant included a portion of the deed showing he has right-of-way access to the alleyway. At the end of the alleyway he is seeking to install a 20X20 parking pad using Glen Gary 53DD pavers. He plans to install a gate where indicated on the drawing and a 3-foot wide path to the existing walkway. The intent is to make the yard more usable. Spacing is and the width of the alleyway are concerns for Mr. Hentkowski. The applicant feels there is sufficient room noting the alleyway is 10-foot wide. He could move the fence back one (1') or two feet (2').

Action: Mr. Quaranta made a motion to approve the application as submitted with the proviso that the LP SmartSide Country Red product be smooth in texture. Mr. Hentkowski seconded the motion.

Disposition: Motion approved 4-0.

H. Diener, 122 E. 3rd Street

Remove existing asbestos siding on 1st floor and install Eastern white pine siding. Remove existing screen on back porch.

Discussion: Applicant presented. There is asphalt siding under the asbestos siding. The applicant requested approval to remove it as well.

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

Disposition: Motion approved 4-0.

C. Thomas, 151 E. 2nd Street

Remove and replace front dormer 3rd floor and rear 3rd floor dormer windows.

Discussion: David Undorf, contractor, presented. Windows are leaking. Cut sheet provided. Replacement windows will be two (2) over two (2), simulated, divided light.

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

Disposition: Motion approved 4-0.

P. Whary, 125 E. 3rd Street

Remove and replace rotted decorative wood trim and replace with Fypon instead of wood to withstand weather.

Discussion: No one present for the application. Ms. Hamroun said that Fypon is not one of the preferred alternative materials. Application does not provide enough information.

P. Whary, 125 E. 3rd Street (Contd.)

Action: Mr. Quaranta made a motion to table the application and instruct Mr. Bergstrom to reach out to property owner to solicit more information about the extent and location of the problem and deterioration, sample of material proposed and technical specs, and provide photos. Mr. Hentkowski seconded the motion.

Disposition: Motion approved 4-0.

G. North, 159 E. 3rd Street

Install 12 aluminum storm windows. Meeting rails to match window and painted to match trim.

Discussion: Contractor presented. The original window size is six (6) over nine (9), but the window panes are different sizes. Ms. Monigle said the appearance should match the profile of the existing windows. According to Mr. Hentkowski, the window panes on the top sash are much shorter compared to the lower nine. The storm windows should not meet in the middle. The two (2) odd-sized windows are replacement windows. The applicant wants to install 12 additional storm windows separate from the two (2) windows. Storm windows are not currently planned for the two (2) odd-sized windows. Windows will be custom ordered to ensure a snug fit. Sashes and storm windows are white and proportions will be six (6) over six (6). The exterior trim is a different color and the wood window is painted white. A cut sheet was requested by HAC.

Action: Ms. Hamroun made a motion to approve the application as long as the meeting rails match existing sashes, the peripheral frame is slim enough to match the existing window frame, and fits within the opening. Mr. Quaranta seconded the motion.

Disposition: Motion approved 4-0.

EMERGENCY REPAIRS**Spotswood LLC, 423 Delaware Street**

Removal of slate shingles as necessary above pole gutter to run EPDM up and under slate and re-install slate.

Discussion: Work is complete.

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

Disposition: Motion approved 4-0.

R. Colburn, 153 E. 2nd Street

Rebar front porch roof, replace wood which is rotten from leaks. Restore to original look. Discussion: Applicant presented. (*Pictures shown.*) He wants to replace the leaking porch roof and restore same. Two (2) samples shown to the applicant -- black and white. The roof is currently white, is flat and the material is sheet metal. It is not visible from the street. The applicant said he has been unable to find a vendor that uses sheet metal. He is considering a rubber material. HAC prefers using metal. Measures will be taken to keep water from standing on the new roof.

Action: Mr. Quaranta made a motion to approve the application as submitted using the dark product versus white and encourage the homeowner to consider a sheet metal roof.

Disposition: Motion approved 3 in favor and 1 against (Hamroun prefers sheet metal) *(The applicant is willing to consider using sheet metal. Color preferred is Tinter's Red, a more common color.)* **If the applicant uses sheet metal it is to be painted Tinter's Red.**

Approval of Minutes – A motion was made and seconded to approve the minutes of the 9/10/15 meeting as distributed. **Motion approved.**

Adjournment -- There being no further business to address, the meeting was adjourned at 8:05 p.m.

Debbie Turner
Stenographer

(Stenographer not present at meeting; minutes prepared from recording.)