

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
July 14, 2016

Present: Sally Monigle, Chairperson
Lynn Briggs
Bill Hentkowski
Jean Norvell
Mike Quaranta

Also Present: Leila Hamroun, Consulting Member
Jeff Bergstrom, Building Inspector

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

OLD APPLICATIONS

M. Chaump, 155 E. 2nd Street

Addition and interior renovation pending submission of property blueprints/professional drawings.

Discussion: Applicants not present. Ms. Hamroun reported the architects for 155 E. 2nd Street have reached out to her about information provided at the last HAC meeting. They understand concerns noted and indicated the timeline would not be as quick. Revised drawings are anticipated next month.

NEW APPLICATIONS

E. DiAlessandro, 42 W. 4th Street

Replace shingle roof in kind and replace front windows and door with wood replacement windows and 6-panel wood door.

Discussion: (*Sample window shown.*) Applicant presented. He is using weathered wood architectural shingles and the windows are all wood.

Ms. Hamroun recommends approval.

Action: Mr. Quaranta made a motion to approve the application as submitted noting the shingles will be weathered wood architectural grade. Mr. Hentkowski seconded.

Disposition: Motion approved.

S. Swansburg, 132 E. 4th Street

Replace rotting soffits on back of house. Insulate and re-side right side of house with like material. Vinyl siding replacement.

Discussion: Applicant presented. Ms. Hamroun noted the building dates from the mid-1990s and is classified as a non-contributing building. She said the applicant should choose something similar to natural cladding material that replicates what is present in adjacent buildings. She added that vinyl is not an appropriate material. Ms. Hamroun advised the applicant to speak with her contractor for ideas of alternative products that mimic real wood. She strongly recommends using a manmade product using natural, environmental friendly materials. The applicant could submit a sample of materials she wants to use to Mr. Bergstrom. Ms. Hamroun would be available to offer her opinion if needed. The applicant would not be required to return to HAC as this would be considered a Tier I review.

S. Swansburg, 132 E. 4th Street (Contd.)

Ms. Hamroun recommends approving the rear work and requests that a revised proposal for siding be submitted for approval. Using vinyl for the repair to the soffit on the rear part of the structure is acceptable.

Action: Mr. Quaranta made a motion to approve the soffit work being proposed. Vinyl siding is not approved, but use of any alternate siding material that mimic true wood (such as Boral or similar product) and is available on the market could be approved and reviewed by the Building Inspector as part of a Tier I review. Ms. Norvell seconded the motion.

Disposition: Motion approved.

D. Walz, 35 W. 5th Street

Partially demo rear porch, add 2nd layer of rolled roof, replace garage doors--photos to be presented.

Discussion: Don Walz presented. He is deleting the request to partially demolish the back porch and will renovate instead. He plans on putting a new layer of rolled roofing on the garage. He owns two bays of the three in the garage and wants to replace the dated hinged doors with aluminum. *(Photos shown.)* He has not spoken with the owner of the third bay to see if she would entertain replacement/painting of the door on her bay. Mr. Quaranta wonders if it would be worth a discussion with the owner of the third bay. He asked Mr. Bergstrom if he has seen the garage and if there is any motivation for the owner of the third bay to join in renovations. Ms. Hamroun noted that the third bay door could use painting, but the roof, gutters and downspouts are in better condition than the Walz part of the property. The applicant plans on restoring the windows and refurbishing existing wood windows on the building.

Ms. Hamroun noted using aluminum garage doors is acceptable because the building is a detached, non-contributing modern, CMU structure, that does not front on the main public right of way. The roof is a shallow slope and the structure is a non-contributing utilitarian structure; the use of a membrane roof is acceptable. She strongly recommended making repairs to the gutters. She recommends approval of the new garage doors and replacement roofing.

Commissioners discussed modifications to the application with the applicant. They agree to strike the request to demolish the back porch, approve a white segmented paneled aluminum garage door, and approve the layered rolled roofing over the existing layer of rolled roofing. Additionally, Commissioners recommended replacement of half-round gutters and a new downspout.

Action: Mr. Quaranta made a motion to approve the application as submitted with the amendments noted. Ms. Norvell seconded the motion.

Disposition: Motion approved.

S. Keyser, 215 E. 2nd Street

Replace siding on rear portion of house; replace two (2) 2nd floor windows per specs/samples attached.

Discussion: *(Pictures and sample of Boral siding shown.)* Applicant presented.

S. Keyser, 215 E. 2nd Street (Contd.)

Ms. Hamroun expressed concern with visibility of the rear portion of the house to the public right of way. Going forward Ms. Keyser plans on having the wood siding (on neighbor's house) replicated on the front of the house and said she was willing to consider ordering more siding to clad the rear if that was the preferred option. Ms. Hamroun said that if she could extend wood to the back it would be acceptable. However, the windows are aluminum clad on the outside and visible from the right of way, which is not accepted. Mr. Quaranta acknowledges the rear is visible from the public right of way, but he thinks the deck covers almost the entire rear view of the home and is unsure what can be seen. He would support use of an alternate material given the rear of the property is almost entirely covered (~95%) from view. Ms. Hamroun noted the historic fabric of the building and that it is in the historic district. She cited the applicant's willingness to work within the guidelines for the siding. She thinks it is appropriate to use the proper cladding in the rear saying the siding will be visible. She is more flexible with the windows, although she does prefer wood windows. Ms. Keyser sought advice about style of windows and whether a muntin is needed. Ms. Hamroun suggested 6 over 6 or 4 over 4 with a muntin saying the windows are small in the back. Ms. Keyser was considering 2 over 2 windows for the front. Ms. Hamroun is fine with 2 over 2 considering the period of the house.

Action: Mr. Quaranta made a motion to approve the application as submitted with the following modifications: 1) require the use of wood siding on the rear elevation; 2) permit the use at the owner's discretion of an alternate clad 2 over 2 window for the rear elevation. Ms. Norvell seconded the motion.

Disposition: Motion approved.

CONSULTATION

M&T Bank, 210 Delaware Street

Add exterior light fixtures. Info to be presented.

No one from the bank was present.

M. Lenhoff, 318 Delaware Street

Place window A/C unit over front door (identical to unit at 318 Delaware).

(Pictures shown.) Applicant informed work done to the business over the last few years.

The original business was split into what is now two offices. (Tenant of the second office was present.) During renovations Ms. Lenhoff requested putting in an A/C unit over the second business door, the same as the original business. She was asked instead to put something inside. Mr. Hentkowski was consulted and installed a small unit and ran a vent outside. The office is small. The unit is noisy, runs constantly and does not cool adequately. *(Photo shown.)* The heat is controlled in the original business. She has talked with a contractor who indicated he can build a box to hide a unit, use a piece of tin with holes for ventilation, and paint it to help disguise the unit. Ms. Hamroun said that putting an A/C unit in the transom is not acceptable per the guidelines and it is highly visible. There are some permanent units that can be considered for placement at other locations in the space. Ms. Hamroun suggested a site visit accompanied by Mr. Hentkowski to help provide options.

M. Lenhoff, 318 Delaware Street (Contd.)

Ms. Lenhoff would like to replace two (2) concrete blocks outside her store. The concrete is breaking. She plans on matching in kind and paint the same color. Mr. Bergstrom said the City plans on doing curb ramp work with brick and may be replacing some of the sidewalk. He suggested she speak with him before deciding on work to be done.

NEW BUSINESS

Ms. Hamroun received an email from Marianne Caven concerning the Shane addition and whether it is being constructed per the drawings. She responded to Ms. Caven that she would visit the site and suggested that Ms. Caven reach out to Mr. Bergstrom about her concern.

Approval of Minutes – Corrections noted. **A motion was made and seconded to approve the minutes of the 6/9/16 meeting as amended. Motion approved.**

Adjournment -- There being no further business to address, the meeting was adjourned at 8:15 p.m.

Debbie Turner
Stenographer