

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
November 13, 2014

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

Also Present: Jeff Bergstrom, Building Inspector
Debbie Turner, Stenographer

Ms. Monigle called the meeting to order at 6:40 p.m. Roll call followed.

OLD APPLICATION

A. Boland, 122 Delaware Street

Resolution of design of small roof over restaurant front door.

Continued from last month's meeting. Owner was to return with a drawing of new plan.

Discussion: Owner (Al Boland) not present. Tenants (Mark Hafer and Mary Tedesco) attended. Ms. Monigle reviewed Mr. Boland's email dated 11/6/14. Ms. Hamroun reiterated her offer to meet and provide clear direction/consultation to prepare a design that will be acceptable to HAC. She will not sketch or draw the plan. She made some suggestions for consideration. Mr. Hafer plans to have a friend help with making modifications. Mr. Quaranta cautioned the tenants not to miss their opportunity to meet with Ms. Hamroun. The City has sent a letter to Mr. Boland dated 10/29/14 informing the current structure must be removed by the end of November 2014.

S. Swift, 16 West 4th Street

Returning with specs on windows and composite siding.

Discussion: *(Follow up to June 2014 approval of massing concept and preliminary materials. Plans circulated.)* Applicant presented. Seeking approval for doors at the rear of the first floor and third floor extension, windows on the third floor, adding a third window (formerly a door) in the kitchen to match two existing windows, siding and decking on the extension, and solar panels on the roof. Windows on the third floor rear extension will be Anderson 400 series (white vinyl exterior). Materials on the third floor will be vinyl clad. The delta on the vinyl clad windows is more than double. There is vegetation to the rear of the property and the library is to one side. All first floor windows and doors will be wood while some accessory pieces are aluminum. Information about decking material and siding was circulated to Commissioners. A skylight and railing was briefly discussed. There is no precedence concerning solar panels. Ms. Swift said the panels will be fixed and on brackets at a certain pitch. Mr. Quaranta suggested that HAC start to think about the use of solar panels in the historic district. Solar panel renderings/schedule and siding information was requested.

Action: Mr. Quaranta made a motion to approve the door on the first floor, doors and windows on the third floor, kitchen window, and decking. A decision is delayed on the siding, railing, and solar panels until more information is provided to HAC. Mr. Bird seconded the motion.

Disposition: Motion approved. Mr. Hentkowski voted in favor but with reservations about vinyl windows and doors on the third floor. They are not in the line of sight, but he has a hard time approving vinyl.

NEW APPLICATIONS

J. Meek, 30 The Strand

Replace existing cedar roof on kitchen extension with GAF dimensional shingles (weathered wood blend color).

Discussion: Visibility is high. Applicant is replacing with cedar shingles or asphalt shingles. He prefers cedar, but likes the safety of asphalt. Ms. Hamroun prefers cedar because of the home's location. Cedar or asphalt are compliant options. Cedar is available treated with a fire retardant.

Action: Mr. Bird made a motion to approve the alternate option identified in the application of fire-retardent treated cedar shake shingles. Mr. Quaranta seconded.
Disposition: Motion approved.

R. Sigmund, 13 West 3rd Street

Air conditioner condenser placement approval.

Action: Mr. Bird made a motion to approve the application as submitted with the proviso that the replacement unit be installed in the same location as the existing unit. Mr. Hentkowski seconded.
Disposition: Motion approved.

K. Adams, 110 Delaware Street

Structural repairs on 18th century brick Victorian shed to include: replacing asphalt roof with flat seam painted roof, and structural repairs to rafters inside shed per specs enclosed. Discussion: Mr. Bergstrom said that work is being done today. Roof work is an emergency. Visibility is high.

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

H. Nickle, 124 Harmony Street

Lift and relay bricks on back patio.

Action: Mr. Bird made a motion to approve the application as submitted. Ms. Hamroun seconded.
Disposition: Motion approved.

R. Heath, 124 East 2nd Street

Install wood full view storm door.

Action: Mr. Bird made a motion to approve the application as submitted. Mr. Quaranta seconded.
Disposition: Motion approved.

C. Wise, 32 West 5th Street

Install 14'X12' shed in back yard.

Discussion: Applicant presented. Shed will be in the rear of the property, at least 4' feet from the rear fence (approx. 6' ht.). The shed is not from the recommended list of sheds. It is pre-fab and built on site. Vertical siding is being used because of cost. It will be painted to match the house. Visibility is not an issue.

Ms. Hamroun explained her rationale for asking about costs. Costs do not impact her decisions and is not considered when making her decisions. It is more for informational purposes.

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

Disposition: Motion was approved.

EMERGENCY REPAIRS**New Castle Historical Society, 2 East 4th Street (Amstel House)**

Replace existing metal roof on rear addition with lead-coated copper roof with flat seam solder. See attached for additional information and photograph of existing roof.

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

Mr. Bird seconded.

Disposition: Motion approved.

OLD BUSINESS

Richard R. Cooch, 16 East Third Street, was expecting a decision to be made about the brick stable at 311 Delaware Street as was stated at the 10/9/14 meeting and HAC letter dated 9/24/14 giving a 10/31/14 deadline for the homeowners to submit a plan to HAC. He noted the matter is not on tonight's agenda. Mr. Quaranta said that no plans have been submitted to HAC so no action is being taken. The denial stands according to Mr. Bergstrom. Daniel Losco, City Solicitor, has indicated the homeowners' request to demolish the brick stable is a City matter and not one for HAC.

NEW BUSINESS

Commissioners were asked to review the function of HAC as printed in the 2014 City calendar and submit comments via email communication to fellow Commissioners.

Approval of Minutes – A motion was made and seconded to approve the minutes of 8/21/14 and 10/9/14 as distributed. Motion approved.

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