

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
July 13, 2017

Present: Laura Fontana, Chairperson
David Baldini
Lynn Briggs
Jean Norvell

Absent: Marty Wright

Also Present: Leila Hamroun, Architectural Consultant
Jeff Bergstrom, City Building Inspector

The meeting was convened at 6:30 p.m. Roll call followed. A quorum was declared.

Approval of Minutes – One correction was noted. **A motion was made and seconded to approve the minutes of the 6/8/17 meeting as amended. Motion was approved.**

NEW APPLICATIONS

12 Dalby Alley – Joanna DiMondi

Replace all windows and doors, replace existing siding; replace roof.

Discussion: The applicant and contractor Ennio D’Alessandro presented. Ms. DiMondi believes the house was built in 1740 with an addition in 1914.

Ms. Hamroun noted it is helpful to attach as much information and materials, sample or cut sheet, etc. to the permit as is available. It helps to determine if an application can be addressed at the Tier I level or must come before the Historic Area Commission.

Windows – Mr. D’Alessandro stated the applicant would like to use a one over one window. For a house of this period Ms. Hamroun indicated a more appropriate window would be two over two. Over time some people have gone with fewer lights and larger panes, but not a single pane. Two over two is an option that best fits the house. Ms. Hamroun’s preference is true-divided light on street elevations.

Side Windows (Three (3) windows) – Mr. D’Alessandro proposed using Anderson 400 Series windows coated with paint. The window is made more of a composite material. Ms. Hamroun advised that typically a vinyl clad material would not be acceptable, depending on the area and where the window is visible (alley way, right of way, etc.). Mr. D’Alessandro cited past applications where Anderson 400 Series windows were approved. They have a painted white finish and can be painted another color. Ms. Hamroun advised that revised guidelines went into effect in 2016. She stated that providing pictures helps to facilitate the process. Guidelines are available on the City website and include the process to be used.

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Ms. Fontana commented that because the front windows are wood they will need maintenance at some point. Anderson windows are maintenance free. Ideally you want the house to wear together on all sides.

Ms. Hamroun informed that the revised guidelines do allow alternative materials in some areas while trying to find a balance between what is on the main elevation, what is visible from the public right of way and how it can impact its surroundings. She added that determinations are made by looking at visibility or non-visibility and how it affects the rest of the appearance. The value of a district is how everything works together and interacts.

Mr. D'Alesandro said there is about 3 ft. on the sides of the house and questions a visibility issue other than the neighbor. Ms. DiMondi said that the composite wood resembles wood, but is more impermeable to water resulting in less rot. That feature appeals to her.

Ms. Hamroun noted the composite material is an engineered wood that is not a majority wood. It will stay rigid when everything around it will be naturally moving because of the age of the property. Ms. Hamroun understands the ease of use with the composite material.

Ms. DiMondi stated the house will be undergoing a complete renovation and she believes that materials can be made complimentary of one another. Mr. D'Alesandro noted the footprint will remain the same.

Siding – Mr. D'Alesandro said they would use cedar. The existing siding contains asbestos. Ms. Hamroun supports using wood siding.

Front windows – Wood, two over two with true-divided light.

Front door – Mahogany will be used. Noting her desire to remain in the house in her older years, Ms. DiMondi wants the door wider for wheelchair accessibility. She has selected a door with a dental shelf with six (6) panes. She wants light at the top of the door, but not the lower door. It is Ms. DiMondi's desire to put louver shutters in front of the door. Ms. Hamroun asked about glazing on the panels or if the glass is clear, adding that materials are important. The design of the door does not match this type of building era. Ms. Hamroun recommends the design to be simpler if the applicant wants to go with the overall appearance. Materials and texture are important as well as the balance. Ms. Hamroun believes the type of dental detail on the door and the louvers will contradict with the rest of the façade and features of the elevation from a design perspective. Ms. Hamroun will work with the applicant to use materials appropriate to the period while being sensitive to the applicant's request for materials. Discussion about door designs followed.

Ms. Hamroun advised that everything on the front of the house should be wood. Ms. DiMondi is concerned with the rapid deterioration of wood considering the house's proximity to the river.

Roof replacement – Ms. DiMondi would like to have a metal roof. She would like the roof to be a copper roof, in an accelerated patina, either straight seam or a slate standing seam.

She needs to speak with her roofing contractor before deciding. Ms. Hamroun advised the more appropriate roof would be the standing seam. Standing seam, copper roof with aged patina coating is a good choice.

Rear windows (Four (4) windows) Ms. Hamroun suggested simulated true-divided lights. The windows can be seen from a distance.

Side windows (Three (3) windows) Only the neighbors will see the windows. Ms. Hamroun is fine using a wood composite for these windows.

Action: Ms. Fontana made a motion to approve the application as stated: siding – cedar; roof -- copper, standing seam with aged patina coating; front door -- wooden with two over two panes with glazing; (4) front windows – Marvin two over two true-divided light; (3) side windows – two over two Anderson 400 series Woodwright wood windows; (4) back windows – two over two Marvin and simulated, divided light is acceptable. Ms. Briggs seconded the motion.

Disposition: A roll call vote was taken. The motion was approved by a vote of 3 in favor and one abstaining (Mr. Baldini is related to the applicant and contractor.)

Adjournment -- There being no further business to address, the meeting was adjourned at 7:20 p.m.

Debbie Turner
Stenographer