

HISTORIC AREA COMMISSION

New Castle Town Hall
2nd and Delaware Streets
January 21, 2010

Present: David Bird, Acting Chairperson
Doug Heckrotte
Bill Hentkowski
Robin Hegvik

Absent: Sally Monigle, Chairperson

City Personnel: Jeff Bergstrom, Inspection Department

In the absence of Mrs. Monigle, Mr. Bird called the meeting to order at 5 p.m. Roll call followed. This meeting will address business for December 2009 and January 2010.

OLD/NEW APPLICATIONS

Mr. Bird noted that the applications of M. McLaughlin, 140 E. 2nd Street, Community Progressive Club, 116 West 3rd Street, A. Jarvis, 15 The Strand and W. Chesson, 411 Harmony Street have been previously approved.

T. Maddox, 117 Harmony Street

Remove and replace roof.

Discussion: Mr. Heckrotte said if the applicant wants the color noted in his application that he needs to show it to this body.

Action: Mr. Heckrotte made a motion to approve the application as submitted with the proviso that the litany be followed which means the weathered-wood blend and that if the ventilation elements are visible and other than ridge vent, HAC wants to see what he is speaking about. Ms. Hegvik seconded the motion. Clarification: If the vents are visible we don't want to see them; if they are punched holes in the soffet, we want to know about them and talk about it, and if there is anything visible except for the ridge vent we also want to know about it.

Disposition: Approved by unanimous vote.

EMERGENCY REPAIRS

Wik Central LLC, 222 Delaware Street

Repair/replace flat metal Bilco doors in kind.

Discussion: Mr. Bird inquired what the nature of the 'emergency repairs' would be. Mr. Wik said the doors are not in good shape and they are a tripping hazard. Mr. Bird expressed his concern about applications submitted as 'emergencies' rather than waiting until the next meeting. The applicant has indicated there is a safety hazard present that warrants the emergency nature of his application.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that they be painted out. Ms. Hegvik seconded the motion.

Mr. Wik will paint the doors whatever this body indicates but he suggested installing the doors then decide on an appropriate color. Mr. Bird noted that the HAC does not have jurisdiction over color.

Disposition: Approved by unanimous vote.

EMERGENCY REPAIRS (Contd.)

4th Street Condos, 113-123 West 4th Street

Replace wooden cellar doors in parking lot with metal Bilco doors.

Discussion: The applicant spoke on behalf of the condo association and informed these are the second set of wooden doors being replaced which is why he decided on metal. The doors leak badly and cause damage in the basement, including mold. There are other metal doors in the neighborhood and these doors are in the rear. Mr. Heckrotte said HAC has been consistent along Delaware Avenue with wood doors. There are three (3) doors on the back that are not public and in this case he will agree to the use of metal doors. If this is approved, Mr. Bird does not want to set a precedent for something more visible on the street. Mr. Wik provided photographs of the doors in question for the record.

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Hegvik seconded the motion.

Disposition: Approved by unanimous vote.

J. Davidson, 62 West 4th Street

Replace exterior door in kind.

Discussion: It is unknown what the door currently is.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the applicant provide a cut of the door before he purchases it and let HAC look at it. Mr. Hentkowski seconded the motion.

Disposition: Approved by unanimous vote.

R. Nowak, 219 E. 2nd Street

Returning with variance approval from New Castle City Council and details requested at the November meeting.

Discussion: Mr. Bergstrom said this item is a re-submission from the last meeting (11/19/09) dealing with moving steps from the side to the front of a structure (20" encroachment) and provide a photo of the proposed handrail detail and location of same. (Copies of photos were provided to Commission members.) There will be at least 52" of sidewalk between the planting area and the edge of the step.

Mr. Bergstrom further reported that the applicant has received approval from New Castle City Council (1/20/10).

Action: Mr. Heckrotte made a motion to vote on the application as submitted. Ms. Hegvik seconded the motion.

Disposition: Approved by unanimous vote.

EMERGENCY REPAIRS (Contd.)

Trustees of New Castle Common, 424 Delaware Street

Certificate of Occupancy (C.O.) approval (for the library)

Discussion: HAC has approved certain plans for the library, construction goes forward and after construction is completed they return to HAC to verify that construction is in conformance with the plans previously approved. Mr. Bergstrom requires approval from HAC in order to issue a C.O. Mr. Bird noted that if there were any modifications to the original plans that those modifications should have been brought to the attention of HAC. Commission members referred to plans provided by Mr. Dave Dalby, architect with BSA+A. *(Commission members have not previously seen these plans or all of the detail that was provided as the job progressed.)*

Mr. Dalby said that a modification was made to remove the existing bay window. That modification was presented to HAC and approved.

Mr. Dalby addressed several questions/concerns presented by Commission members. He noted that his firm has a punch list they are working from where they look at the building and find any issues that need to be repaired.

The Bilco door does not show on the first floor. Mr. Bergstrom said no one requested to replace the door. When the Robinson's did their basement floor he used that door (outside entrance) to inspect their job. It could not be seen because of a large brick wall that ran parallel to Delaware Street. A fence will be erected that is the same black, metal fence that is present in the back. The library has contacted a landscape architect to do landscaping but those plans are not reflected on the plans Mr. Dalby is presenting this evening. HAC would like to see a different fence; the proposed fencing is not obscure.

Handrails -- Mr. Heckrotte does not believe HAC approved any handrails. They are shown on the drawing and he believes they are like the handrails that were approved in the past. The current rails are silver, user-friendly, about 36" high and round. They can be painted black if that is what HAC requests. There is no indication of handrails on the elevation that HAC was provided. Handrails are necessary. Color and design of the handrail was discussed.

Downspouts – Mr. Heckrotte indicated HAC only approves smooth, round down spouts. Drawings show 4X4 rectangular and HAC never approves corrugated down spouts. Mr. Heckrotte believes this building may have had internal down spouts.

Soffet over main entrance is falling – This is a construction issue that Mr. Dalby indicated would be corrected.

Concrete sidewalks on the street – Mr. Heckrotte was very critical of the quality of the sidewalks and is confident HAC never approved a drawing with concrete sidewalks.

He noted that they are the wrong brick; there are some pavers (2/3rds) and some common brick that will not last. Mr. Dalby indicated a big portion will be taken up and redone after the weather conditions are better. Mr. Heckrotte said the bricks are not tight together and are laid incorrectly. Mr. Hentkowski added they should be a diagonal herringbone.

Three inset lights at entrance – Mr. Dalby acknowledged there should be three (3) recessed lights here and this will be corrected.

Window sills (parking lot elevation) – there is an extra piece of wood that Mr. Dalby cannot explain.

Copper gutters dripping green and staining on the concrete – Mr. Dalby has inquired about possibly sealing the concrete and cleaning up existing staining. This will be an ongoing maintenance issue.

Mr. Heckrotte reminded that this body was not approving of the selection of the brick on the front of the Robinson house, particularly the scraps of brick along the window jams.

The library can obtain a temporary C.O. from Mr. Bergstrom that will allow them to move in furniture, stock the shelves and so on.

Summary -- Items that need to be addressed are visibility of Bilco door, handrails, down spout, soffit on back entrance, concrete sidewalk, lights, brickwork, copper gutters, window sills in the back, brick on front of Robinson house, and the parking lot.

Mr. Dalby would like to review their documents and specifications to determine that what is now there is what was asked for. If he finds that the item does not match what was requested in the specifications he can try to remedy the issue.

Concerning the concrete sidewalk, there was a concrete sidewalk present before and we need to know what the specifications state. Mr. Dalby informed that the brick work will not be done before March/early April. The brick work would not keep the library from receiving a temporary C.O. and Mr. Bergstrom would follow up and confirm that the plans were followed properly.

Brick on front of the Robinson house is a poor choice. Open joints on the west will be addressed according to Mr. Dalby. Partial pieces of brick are a workmanship issue. Mr. Dalby indicated there has been some issues with the mason on this job. Mr. Heckrotte added that it is a design issue as well. If they can remove and replace it, it will be added as a punch list item.

The final item is the parking lot that is lined with final pavement to be completed in the Spring.

The most painful items are the down spouts, concrete sidewalks and the brick in the back. Mr. Dalby reiterated he will review the specifications.

Ms. Hegvik made a motion that we draft our concerns and decide which ones will be conditions for the occupancy and come to some agreement so we can ask for a C.O. as quickly as possible. Mr. Hentkowski asked if any of the items would hold up a temporary C.O. Mr. Bergstrom said that as long as the building is safe then a temporary C.O. can be issued to allow them to move items into the building. Ms. Hegvik reworded her motion.

The library plans on opening in early April. Mr. Bergstrom indicated they may wish to use the building sooner for focus groups and such. Mr. Bird said a special meeting may be needed in order to ensure that our concerns are properly addressed.

Action: Ms. Hegvik made a motion to table this matter until Mr. Dalby has had an opportunity to address the items of concern the Commission has mentioned this evening. Mr. Hentkowski seconded the motion.

Disposition: Mr. Heckrotte abstained from the vote. Messrs. Bird and Hentkowski and Ms. Hegvik voted in favor of tabling this matter. The motion was approved.

Approval of Minutes – Mr. Heckrotte made a motion to accept the minutes of 11/19/09. Mr. Hentkowski seconded the motion which was approved by unanimous vote.

Adjournment

It was moved and seconded to adjourn the meeting. The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner, Stenographer