

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
June 18, 2009

Present: Sally Monigle, Chairman
Doug Heckrotte
Bill Hentkowski
Robin Hegvik

Absent: David Bird

City Personnel: Jeff Bergstrom, Building Inspector

Mrs. Monigle called the meeting to order at 5:15 p.m. Roll call followed.

Commission members heard a presentation about proposed work to be done in the City by area Boy Scouts. Mr. Paul Freebery, Eagle Scout Advisor for Troop 27 sponsored by Asbury Methodist Church, informed that he has five (5) boys working on Eagle Scout projects. Two (2) of the boys are working on the rehabilitation of the park at 2nd and Delaware Streets and improvements in Battery Park. The Trustees and City Council have already been briefed on these projects. Sigwell Keating distributed information to Commission members pertaining to his project. He will be working in the community park at 2nd and Delaware Streets and detailed the work he intends to perform. His presentation was followed with a question and answer session. He was commended for taking on such a worthy project.

Sigwell also presented on behalf of fellow scout Paul Freebery, Jr. who is ill this evening. Photographs were distributed to Commission members. He will be working on rehabilitating the park benches and picnic tables at Battery Park. Details of his intended work followed. He will be rehabilitating 19 benches, 11 tables and removing 3 unsafe benches and, if the Trustees have them in stock, they will be replaced as well. Graffiti-proof paint was discussed and information will be provided to Mr. Bergstrom. Mrs. Monigle congratulated Sigwell and Paul and said that their projects are very valuable to the City. Mr. Freebery offered that each of the projects will not cost the City any monies (\$1,200-1,800/project) and would take approximately 500 to 800 manhours for each project. Both boys will work with Mr. Bergstrom and Mr. Thatcher to ensure their projects are satisfactory to the City.

OLD APPLICATIONS: None presented.

NEW APPLICATIONS:

J. Selvaggi, 110 E. 4th Street

Improvements: Repairing the cornice and replacing roof shingles as necessary to make existing building weather tight. These will be temporary repairs until he undertakes a major renovation at a later date.

Discussion: He wishes to convert the one-story structure into a two-story structure (single family townhouse) and make it a more traditional residence. He will be working with the same footprint. There is a full basement under the front portion of the structure with a crawl space under the back porch. The foundations of the basement have been tested and appear to be in good shape. He intends to remove most of the existing structure, keeping the foundation under the front portion of the house. Site work performed shows the building is not in the flood plain. There are no issues with setbacks in the rear of the property. He is looking at a Georgian period building. Mr. Heckrotte suggested paying attention to the source materials to ensure all dimensions are in accordance with requirements. Be mindful of side yard widths and windows on the side yard that comply with egress requirements. Mr. Selvaggi was reminded that approval is based on the applicant's drawings that should be to scale; the house must look like the drawings. (*Discussion about various items that need to be addressed followed.*) It was suggested that he look at submitting an application for a demolition permit for the existing building.

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

Disposition: Approved by unanimous vote.

W. Nolan, 147 E. 3rd Street & L. Koppenhaver, 145 E. 3rd Street

Improvements: Replace front door in kind with solid wood door per specs. It was suggested that Mr. Nolan get the catalog cuts that he is satisfied with to ensure the door he purchases fits properly. It was requested that he provide a copy of the catalog cuts to this Commission as well.

Action: Mr. Heckrotte made a motion to vote on the application as submitted for 147 E. 3rd Street and 145 E. 3rd Street (L. Koppenhaver) for replacements of the doors in kind. Mr. Hentkowski seconded the motion.

Disposition: Approved by unanimous vote.

L. Emerick, 40 W. 4th Street

Improvements: Repair rotted wood on framing trim to the right of window sash (1st floor) and install storm windows (front and back) painted to match existing trim.

Discussion: Ms. Emerick has a contractor. They are fairly new windows and she was advised to keep a close watch on the remaining windows for problems. She confirmed that she does have a copy of the litany.

Action: Mr. Heckrotte made a motion to vote on the application as submitted and that the storm windows be in accordance with the litany. Mr. Hentkowski seconded the motion.

Disposition: Approved by unanimous vote.

N. Bustamante, 315-317 Harmony Street

Improvements: Rehabilitation of existing house.

Discussion: This property was to be presented tonight by another person but she is the equitable owner and chose to present her project this evening. Her intent is to

restore the structure as close to its original state as possible. There was an addition put on in the mid-1940s to 1960s. Using drawings prepared by her architect she explained to Commission members what she would like to do to the house. Mr. Heckrotte offered that when the siding is stripped she will see what the original door frames are and may see better what the window treatment is. The existing windows are not original to the house. She can also research to learn the type of windows used in the original house. Asphalt shingles will be used. Mr. Heckrotte added that it would be appropriate to take the kitchen down to the foundation and put a wood addition on rather than stucco. It will be the better option financially, is easier to work with, and she can have insulation installed. He advised her to have her architect look at the litany to ensure dimensions are in compliance. She is not planning on replacing the windows at this time; rather she would like to install storm windows. It will be a single-family home. She was advised to maintain the current setback. It is non-conforming for the rear yard setback.

Action: The concept was approved this evening. Ms. Hegvik said the final approval will be given on the drawings to scale, not the specs. Mr. Heckrotte made a motion to vote on the application as presented with the proviso that only partial demolition (to include removal of materials such as siding and interiors) may be done. He advised Ms. Bustamante not to dispose of any 'old' items. Mr. Hentkowski seconded the motion.

Disposition: Approved by unanimous vote.

G. Palmer, 201 Harmony Street

Improvements: Patch two (2) holes in roof and coat roof with coating material.

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

Disposition: Approved by unanimous vote.

J. Kirk, 26 W. 3rd Street

Improvement: Install wood full view storm front door.

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

Disposition: Approved by unanimous vote.

DE Historical Society, 42-46 The Strand

Improvements: Two (2) permanent property identification signs and interpretive sign approval. They will be heavy-gauge aluminum.

Action: Mr. Heckrotte made a motion to deny the application as submitted. Mr. Hentkowski seconded the motion.

Disposition: Ms. Hegvik voted to deny the application. Mrs. Monigle voted to deny the application. Mr. Heckrotte voted to deny the application because the material is aluminum which is not permitted in the City making it a violation of zoning as well as HAC regulations. Mr. Hentkowski voted to deny the application based on the same rationale. The application was denied by a vote of 5-0.

J. Davidson, 27 The Strand

Improvement: Install a 1.5 ton air conditioner on the roof with the condensing unit located on the rear roof on a pad and will not be viewable from the street.

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

Disposition: Ms. Hegvik voted in favor. Mrs. Monigle voted in favor.

Mr. Heckrotte voted in favor. Mr. Hentkowski abstained. The application was passed by a vote of 3 in favor and 1 abstention.

J. Stewart, 12 E. 4th Street

Improvement: Replace door with matching window and replace 2 windows on existing site plan with a 5' wood French door painted to match existing structure.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that when the door opening is closed up the siding hatch has its joint staggered so it is not obvious where the door was. Mr. Hentkowski seconded the motion.

Disposition: Approved by unanimous vote.

K. Wade, 137 E. 3rd Street

Improvement: Re-pointing of bricks

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that one of the members of this Commission check out the work. Mr. Hentkowski seconded the motion.

Disposition: Approved by unanimous vote.

20 The Strand (belongs to Presbyterian Church)

Improvements: Replacement of three pairs of existing shutters which have been repaired numerous times and are beyond further repairs.

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

Disposition: Approved by unanimous vote.

EMERGENCY REPAIRS:

J. Baker, 145 E. 2nd Street

Repairs: Water leaking into house through chimney; replace existing brick chimney (from roof line); will match mortar as closely as possible.

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

Disposition: Approved by unanimous vote.

P. Guttenplan, 167 E. 2nd Street

Repairs: Repair storm damage to chimney, roof and gutters.

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

Disposition: Approved by unanimous vote.

OLD BUSINESS

Mr. Heckrotte commented that the stucco work on the side of the house on 5th Street was poorly done. There is stucco in the wires and power feed. Mrs. Monigle added that the HAC was to visit and seek proposed replacement elements as work progressed. We have also approved work to be done in the front.

Mrs. Monigle reported she does not have an application for 100 E. 4th Street. The homeowner had a sample of roofing material (sheet metal) for the house that was too visible from the street and we are trying to find something more suitable.

Mrs. Monigle said that the HAC has been asked to provide a Certificate of Occupancy for the property at 144 W. 5th Street. Mr. Hentkowski has looked at the property. The question is whether the aluminum siding on the rear of the addition facing 6th Street was approved. The siding is consistent with the rest of the property and the rear of the home is technically not in the historic district.

Action: Mr. Heckrotte made a motion to approve the Certificate of Occupancy for the subject property. Mr. Hentkowski seconded the motion.

Disposition: Ms. Hegvik abstained. Mrs. Monigle voted in favor of the motion. Mr. Heckrotte voted in favor of the motion. Mr. Hentkowski voted in favor of the motion. The motion was approved by a vote of 3 in favor to approve the Certificate of Occupancy and 1 abstention.

Mrs. Monigle advised that the roofing material issue on 60 W. 4th Street has been resolved.

Mrs. Monigle reported there is a question whether the siding at 316 and 318 South Street is aluminum or wood. There is a storm door at 63 W. 4th Street that did not receive HAC approval. The interior door does not appear to be anything this body would have approved.

Mrs. Monigle informed that she has received complaints from neighbors of the Dressler property about its lack of occupancy. Mr. Bergstrom referred all inquiries to the City Solicitor.

Adjournment

The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Debbie Turner
Stenographer