

HISTORIC AREA COMMISSION

New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
August 20, 2009

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

City Personnel: Debby Pullan, Inspection Department

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

**OLD APPLICATIONS:**

**N. Bustamante, 315-317 Harmony Street**

Returning with additional plans for addition.

Discussion: Mr. Gary Havertine, architect for the applicant, distributed a corrected drawing (per 7/16/09 meeting) to HAC members. Items discussed included siding that has been removed, four-panel wood door and a matching door that was found inside, the applicant is going to try to match the siding on the addition rather than use stucco, showed more appropriate shutters on drawing, returned back window on street side by reconfiguring, extensive discussion about trim work found during demolition. Ms. Monigle inquired about railing and steps going into the house. Currently the steps are concrete and in good condition with no railing but a steel hand rail painted black is planned. The building likely had wooden steps with no hand rail but when the concrete steps are fixed, Mr. Heckrotte suggested using wood. The hand rail should be wood but it would be difficult to anchor. Since the applicant intends to leave the wood siding on, the corner boards are to remain. It was suggested at last month's meeting that the main house roof be extended.

Mr. Heckrotte would like the roof to step down at the same pitch. (*Discussion followed.*) Concerning the French door on the rear, Mr. Heckrotte suggested using an eighth light (center bar and four divisions) French door rather than 15 light in keeping with the mostly Victorian house. New addition rear windows are similar in size to the old building but on the addition facing Fourth Street the two (2) new windows are wider than other windows in the house. Mr. Heckrotte requested those two (2) windows being the same size as the others. Mr. Havertine said they are larger because of the egress code. (*Discussion followed.*) Mr. Heckrotte suggested making both second floor rear windows wider and the front windows on the street more narrow. This would satisfy code requirements.

The old foundation is brick that will be pointed. The new addition foundation will be block. (*Grading was discussed.*) The cellar entry way in the front is in good condition. The steps out of the French doors will be new and wood is preferred. The code may require a 3 foot landing.

The alley side siding is beveled. Ms. Monigle suggested having a small window to exhibit the original siding. Vertical siding does not appear on the other two sides of the structure. *(Discussion about siding followed.)*

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the following proviso: that the litany be followed, leave original trim and cornerboards or replicate in kind when they are changed out, leave original wood siding on wherever possible and patch to match, replicate the missing window and door head trims, go for 4 over 4 doors as drawn, change out location of wider egress size windows, raise pitch of rear addition so it matches the main addition even though it is off center, go to 8 light doors instead of 15 light doors, rear porch is to be wood, HAC prefers hand rails to be wood but will accept metal and request a catalog cut of what will be used, Victorian shutters louvers should be operable, follow litany for roof shingles, on new addition the gable end should be shown flush rather than extending 8 inches, gutters can be seamless aluminum. HAC's verbal approval counts over what is written. Mr. Bird seconded the motion.**

**Disposition: Approved by unanimous vote.**

#### **J. Selvaggi, 110 East 4<sup>th</sup> Street**

Returning with additional plans to demolish structure.

Discussion: Mr. Selvaggi distributed drawings to HAC members. The front part of the house has a basement that extends approximately 30 feet that will likely need reinforcing using brick. He would like to use brick on the front of the building and the side (south) elevation. The back part of the house has a crawl space but the foundation is not below the cross line so it needs to be removed completely. There is no chimney in the main house; it is located in the rear portion. *(The applicant fielded questions from HAC members about the drawing.)* Windows on the front would have old glass but windows on the side and rear of the structure the applicant would like to use high-efficiency glass that has simulated divided light that would not be removable. The two (2) attic windows would be hand made. The brick the applicant would like to use on the front of the house is similar to what is on the court house.

*(Discussion about brick followed.)* Mr. Heckrotte asked fellow HAC members how they feel about a complete reproduction of a 1780's house in the City. Ms. Monigle said the owner should have some discretion. She would rather err on the side of too much accuracy. Mr. Hentkowski asked if all the window trim, 8 over 8's and the arched header are exactly the same as what Mr. Selvaggi has. He responded that the arch over the basement window is not because the window is smaller.

Mr. Heckrotte expressed his dislike of the modern porch in the back of the structure. *(Discussion about size [length] of new structure followed.)* The new structure is the same width as the former structure. Mr. Heckrotte would like to see more complete drawings showing all four (4) elevations. There is no alley allowing access to the back yard. There are no windows on the north wall. *(Additional discussion about windows on the design took place.)* Mr. Heckrotte recommended making the drawing

better showing houses on either side and presenting again to Mr. (Jeff) Bergstrom. He is concerned that there is a problem with the Code. Ms. Monigle asked the applicant to make sure all egress and distance from other properties of certain windows meets Mr. Bergstrom's satisfaction. The applicant asked several more questions about windows. Ms. Monigle noted that the applicant would need to make sure he has Mr. Bergstrom's approval about grandfathered items as well. She added that HAC understands the Code but are not Code officers and, therefore, HAC does not speak to Code.

**Action: Mr. Heckrotte made a motion to approve in concept and the issues for HAC are the length of the building, how it effects the neighbors, and upon submission of the plan for the replacement structure the Commission's intent will be to approve. Mr. Hentkowski seconded the motion.**

**Disposition: Approved by unanimous vote.**

#### **DE Historical Society, 42 The Strand**

Returning with new sign designs.

Discussion: Ms. Monigle reported that members have looked at the pointing samples (Mr. Bird was not present). HAC is deferring on signage questions until further information and submissions are received. The Department of Interior study does not have any impact on this project.

**Action: Mr. Heckrotte made a motion to approve the mortar samples that were demonstrated to HAC today with the proviso that HAC hears about the whys and where fores for chips of shell in the mortar and requested another sample of the mortar because of the way light affects it. The latter is for the front and not the back. HAC may look at the mortar samples and signage between meetings. Mr. Bird seconded the motion.**

**Disposition: Voting in favor of the motion were Messrs. Hentkowski and Heckrotte, Ms. Hegvik and Ms. Monigle. Mr. Bird abstained. The motion was adopted.**

NOTE: Ms. Monigle reported that the George Read II House is being studied to determine the potential for designation as a National Historic Landmark which is above our historic district. (Materials were distributed to HAC members.) She commended the DE Historical Society for the careful restoration that is currently taking place.

#### **Presbyterian Church, 25 East 2<sup>nd</sup> Street**

Additional plaster repairs to above entry door.

Discussion: Messrs. Mayhew and (Bruce) Gordon presented details on repairs resulting from water damage. Gary Rullo will perform the work. (*Discussion about repair work followed.*)

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

**Disposition: Approved by unanimous vote.**

## **NEW APPLICATIONS:**

### **V. Coxe, 17 E. 2<sup>nd</sup> Street**

Improvements: Build lattice screening around patio and install free-standing walkway.

Discussion: Ms. Coxe described their project in detail. The wooden lattice screen would be 6 foot tall and is movable. They plan on using concrete pavers for a walkway. Mr. Heckrotte said that typically HAC does not like concrete and have denied concrete pavers in the past. He asked the applicants to purchase a paver or two and bring back to HAC for review. The applicant expressed concern about the walkway's safety to avoid tripping hazards. (*Discussion followed about paver materials and patterns.*) Mr. Heckrotte added that the applicant can make a pattern in brick that would give them the design they wish. Brick is the preferred material. (*The applicants were provided a copy of the litany.*)

**Action: Mr. Heckrotte made a motion to approve the application as submitted with the proviso that paver material be brick with suggestion that they may look at other brick materials and patterns than the 4 X 8. Mr. Hentkowski seconded the motion.**

**Disposition: Approved by unanimous vote.**

### **W. Taylor, 44 W. 5<sup>th</sup> Street**

Improvements: Build a 12 X 30' screened in porch off back of house.

Discussion: HAC members reviewed the drawing submitted. The applicant was questioned about project details.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany is followed. Mr. Bird seconded the motion.**

**Disposition: Approved by unanimous vote.**

Note: The applicant inquired about the status of the Certificate of Occupancy for the addition to this building that was built last year. (*Lengthy discussion and history of the request for approval of addition for a Certificate of Occupancy followed.*)

**Action: Mr. Hentkowski made a motion to approve the addition built last year at 44 W. 5<sup>th</sup> Street for a Certificate of Occupancy. Mr. Bird seconded the motion.**

**Disposition: Approved by unanimous vote.**

### **Center Square Association, 202-204 Delaware Street**

Improvements: Renovate fire damaged building.

Discussion: Updated drawings were distributed for review. Lengthy discussion followed between representatives of Center Square Association and HAC members. Issues discussed included stairwells, new apartment units, renovation of existing apartment units, commercial space, balconies, closets, windows, size of addition to existing structure, parking, and roof line. Neighbors have been informed of the scope of the project. The owners stated the building has evolved over time to include a number of changes. They have an investment in the building and are unsure if this

project will be economically feasible. Much depends on what costs are incurred during the project. There are also a number of Code issues to satisfy. (*Lengthy discussion about the plans followed.*) Mr. Heckrotte is not happy with the size of the renovated building or the design work. Mr. Bird feels it would be beneficial to do a site visit and values Mr. Heckrotte's opinion regarding architecture on this project. Mr. Heckrotte suggested perhaps having a separate building in the back yard to house the new apartment units. Ms. Monigle concurred that a site visit is in order with the owners. A date and time will be coordinated after this meeting.

**Action: This project will be continued until after the site visit.**

**J. Wurtzel, 54 W. 3<sup>rd</sup> Street**

Improvements: Add screen door to front entry. Change front window to 8 over 8 window.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed which is wood, this includes the screen door. Mr. Bird seconded the motion. (*The applicant received a copy of the litany.*)**

**Disposition: Approved by unanimous vote.**

**J. Flook, 129 E. 2<sup>nd</sup> Street**

Improvements: Replace kitchen window and 2 casement windows.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed which means wood will be used and fixed-in place muttoms. Mr. Bird seconded the motion.**

**Disposition: Approved by unanimous vote.**

**F. Ritter, 150 E. 4<sup>th</sup> Street**

Improvements: Remove and replace 17 X 15' concrete pad in back yard.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that concrete cannot be used; rather, that brick be used for paving which is in accordance with the litany. Mr. Hentkowski seconded the motion.**

**Disposition: Approved by a vote of 4-0. \***

**E. Green, 31 W. 5<sup>th</sup> Street**

Improvements: Replace existing fence.

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

**Disposition: Approved by a vote of 4-0. \***

**K. Wade, 137 E. 3<sup>rd</sup> Street**

Improvements: Replace front door and shutters on 2<sup>nd</sup> & 3<sup>rd</sup> floor.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that shutters will have the operating rods on both floors and**

that the meeting rails on the 2<sup>nd</sup> floor shutters will be below the meeting rails of the windows. Mr. Hentkowski seconded the motion.

**Disposition: Approved by a vote of 4-0. \***

**B. Blest, 130 E. 3<sup>rd</sup> Street**

Improvements: Brick area behind house on 4<sup>th</sup> Street side where garage was located and install a fence.

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

**Mr. Hentkowski seconded the motion.**

**Disposition: Approved by a vote of 4-0. \***

**Dunn, 13 The Strand**

Improvements: Replace 5 storm windows on front and 3 storm windows on right side.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed which in this case means that the meeting rails of the storm windows align with the prime windows and the color matches the color of the house trim.**

**Mr. Hentkowski seconded the motion.**

**Disposition: Approved by a vote of 4-0. \***

**C. Thomas, 151 E. 2<sup>nd</sup> Street**

**Action: Withdrawn from this meeting.**

**A. Boland, 122-124 Delaware Street**

Improvements: Build small deck on 2<sup>nd</sup> floor to allow access to paint and work on roof. Install 3 panel doors same as first floor on 2<sup>nd</sup> floor.

Discussion: Mr. Hentkowski said he has the cut sheets of the windows and he is not satisfied with the width of the mutton; it is very wide.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed which in this case is speaking to painted wood and painted wood railings on the deck or a pig stain on the deck.**

**Mr. Hentkowski seconded the motion.**

**Disposition: Approved by a vote of 4-0. \***

**Action: Mr. Heckrotte addressed the 4 windows on the side of the building; HAC previously approved the windows and now it must approve the catalog cuts. We are not satisfied with what the applicant has provided because the muttons are too wide. Mr. Heckrotte made a motion to continue this process (that was approved at the last meeting) that we will get the catalog cuts of acceptable windows. Mr. Hentkowski seconded the motion.**

**Disposition: Approved by a vote of 4-0. \***

**EMERGENCY REPAIRS:**

**R. Heath, 124 E. 2<sup>nd</sup> Street**

Repairs: Replace cedar siding in kind. Leaking.

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

**Disposition: Approved by unanimous vote.**

**C. Cashman, 112-A The Strand**

Repairs: Replace existing air conditioner system. Condenser in same location.

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

**Disposition: Approved by unanimous vote. \***

**T. Hopkins, 44 E. 5<sup>th</sup> Street**

Repairs: Fix roof leak and replace rotten wood on soffit on front of house.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted  
with the proviso that the soffits are put back together with the brackets.**

**Mr. Hentkowski seconded the motion.**

**Disposition: Approved by unanimous vote. \***

**J. Givens, 24 E. 5<sup>th</sup> Street**

Repairs: Replace front porch roof.

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

**Disposition: Approved by unanimous vote. \***

**C. Brennan, 133 E. 2<sup>nd</sup> Street**

Repairs: Re-pointing of bricks on chimney. Leaking.

**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**

Approval of Minutes

Mr. Heckrotte made a motion to approve the minutes of 7/16/09. Ms. Monigle seconded the motion. The minutes were adopted.

Historic Area Commission Minutes  
August 24, 2009  
Page 8

Adjournment

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Debbie Turner  
Stenographer

\* Mr. Bird was absent for this vote.