

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
September 23, 2010

Present: Sally Monigle, Chairperson
Doug Heckrotte
Tom McDowell
Bill Hentkowski

Absent: David Bird

City Personnel: Jeff Bergstrom, Inspection Department

Mrs. Monigle called the meeting to order at 5:05 p.m. Roll call followed.

OLD APPLICATIONS

J. Day, 100 W. Third Street

Returning with revised drawings.

Discussion: The contractor, Dan Burris, presented on behalf of the applicant. At the August HAC meeting the applicant was requested to present modified drawings reflecting changes to several items. Those items were reviewed with some minor adjustments still needing to be made. (*Discussion.*) Mr. Heckrotte noted that any approval HAC gives will be based on elevation or how the building looks on the drawings. He requested that expansion joints be shown on the drawing and where they will be placed (ex.-behind downspouts) and show downspouts as well. Other items discussed included details on dormers, chimney, windows, shingle color, brick pattern, and garage door. None of the items discussed effects the applicant obtaining a permit to begin construction.

Action: Mr. McDowell made a motion to accept the plans as submitted with the proviso that the litany be incorporated. Mr. Heckrotte amended the motion to include that HAC wants to see the updated details discussed tonight.

Mr. Hentkowski seconded the motion as amended.

Disposition: The motion was approved by unanimous vote.

R. Dill, 112 West Third Street

Replace cedar shingle roof with 'Enviroshake' cedar shingles.

Discussion: The applicant is following up on his May 2010 application. Mrs. Monigle and Mr. Hentkowski looked at a home in West Chester that used these shingles. Mr. Hentkowski did not care for the color of the shingles noting they appeared a lighter gray color compared to the edges and bottom edge which was a darker shade. Mr. Dill said the shingles will weather. Samples of the product were provided to HAC in May and HAC members will look at them before the next meeting. Mr. Dill reiterated that a qualified roofer must install this type of roof. Mr. Heckrotte expressed concern with setting precedence. Mr. McDowell offered that because of our proximity to the river we need to think about new composite materials that would be appropriate here.

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

Disposition: Mrs. Monigle and Mr. McDowell voted in favor of the application. Mr. Hentkowski voted against the application citing his concern with the color and Mr. Hentkowski offered no vote at this time but will register his vote after looking at the roof with the material noted in West Chester.

NEW APPLICATIONS

C. Brennan, 100 The Strand

Remove siding on house to insulate and install new siding. Repair front porch.

Discussion: Mr. Brennan provided details on the work planned to the Commission.

(Discussion followed about various methods to use.) Concerning the porch, the applicant plans on installing a deck with the sub-decking constructed with pressure-treated wood. The deck will be stained to protect the natural characteristics of the wood (mahogany). Discussion about the size of the wood to be used followed.

(Photos of the porch were shown to Commission members.) The existing rails will be removed, repaired and rebuilt. *(Additional discussion.)* The siding and insulation portion of the application was then addressed. They plan on siding/insulating the Harmony Street side first. The siding is a cedar siding. Mr. Bergstrom suggested the applicant consider using decay-resistant building materials.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed meaning wood. *(HAC will allow the applicant to paint the decking material, use granite blocks under the posts and fix the steps. Mr. Hentkowski questioned how the applicant will trim out. Brief discussion about sheathing then followed. Additional discussion about the siding ensued.)* Mr. McDowell seconded the motion.

Disposition: The motion was approved by a vote of 3-1 with Mr. Hentkowski casting the dissenting vote.

J. Whisman, 411 Delaware Street

Replace fence with Dutch cut solid wood (cedar) 5' tall fence.

Discussion: Mr. Whisman amended his application from a 5' fence to a 4' fence.

Cedar will be used for the fence and it will be a 30 degree cut.

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

Disposition: The motion was approved by unanimous vote.

B. Allshouse, 1 Packet Alley

Remove and replace roof.

Discussion: The applicant explained the work to be done. *(Discussion about the roof, expansion joints, and addition of insulation.)* If the applicant decides to insulate, he was requested to inform HAC. *(Discussion.)* Color of the roof was then discussed.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the applicant provide HAC with the construction manual and catalog cut and, if insulation will be added, show HAC how it will be hidden. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved by unanimous vote.

Center Square Association, 202-204 Delaware Street

Build 2 story decks on 2nd & 3rd floor, 1 single level deck on 2nd floor, replace 3 windows with 8 lite door for deck access. Replace in-kind 2 store entry doors, repair or replace plate glass store front windows & install operating shutters on 2nd & 3rd floor front windows.

Discussion: (Decks) Mr. Lovett appeared before HAC. He is seeking approval on the mass of the structure. Mr. Heckrotte reviewed details that will be needed. He has no issues with installing decks but is concerned with the deck and railing posts not being related. Mr. Lovett wants to do structural work on the walls before doing the roof.

Action: Mr. Heckrotte made a motion to vote on the application as submitted for the deck portion in concept and the applicant will return with properly drawn out details. Mr. McDowell seconded the motion.

Disposition: The motion was approved by unanimous vote.

Discussion: (Replace 3 windows with 8 lite door for deck access. Replace in-kind 2 store entry doors, repair or replace plate glass store front windows & install operating shutters on 2nd & 3rd floor front windows) Mr. Lovett is looking to replace in kind as much as possible and/or repair plate glass store front windows. He described the type of windows he would like to use for the store front windows using insulated glass. Mr. Heckrotte suggested Mr. Lovett get a professional design done and price so he knows costs involved. HAC members were in agreement in concept to replace the glass for insulation purposes but want to see what the applicant is going to do before acting on this.

Operating shutters – Mr. Lovett does not care to paint the bricks which are not appropriate. He believes the shutters will cover some of the brick and will draw attention to the windows. (*Discussion.*) Louvers were then discussed. Mr. Heckrotte stated the applicant needs to think about the store front and doors, doors leading onto the decks and provide HAC with details, and shutters on the second floor windows.

Action: Mr. Heckrotte made a motion to vote on the application as submitted, store front, 2nd & 3rd floor shutters on front of building and the doors necessary to access the decks); approval in concept to consider what the applicant wants to do with the windows on the store front (applicant will get further details to HAC). For the shutters the applicant must provide catalog cuts and both floors will be louvered and hung correctly in accordance with the litany. For the deck doors the applicant must provide catalog cuts for the doors and follow the litany for door details. Mr. McDowell seconded the motion.

Disposition: The motion was approved by unanimous vote.

The applicant was encouraged to get information to HAC as it is received.

K. Wipf, 221 Harmony Street

Build wood shed per plans attached and install wood fence.

Discussion: (Shed) Picture provided. Mr. Heckrotte expressed a number of concerns. He would prefer a shed from the approved list and that it be simpler with no gable and no arched door. The shed is in the rear of a deep yard. It is wrong historically. She has talked to neighbors and no one has an objection.

Action: Mr. McDowell made a motion to accept the shed as presented. Mrs. Monigle seconded the motion.

Disposition: The resulting vote was 2 (Monigle, McDowell) to accept the shed and 2 (Heckrotte, Hentkowski) to deny the shed.

Mr. Heckrotte suggested the applicant reconsider the design and scale back some of the details on the shed. She will consider changing the design and will present her changes to HAC in between meetings.

Discussion: (Fence) Mrs. Monigle feels the fence draws too much attention to itself rather than being a functional, attractive fence. Ms. Wipf is not replacing the fence in front of the home since she wants to eventually break the curb and install a driveway. In addition, she has a dog and would like to get the fence installed soon. Discussion about the fence posts and the swoops followed. A simple flat-top fence would be fine.

Action: Mr. Heckrotte made a motion to accept the application as submitted with the proviso that the posts be concealed. Mr. McDowell seconded the motion. Mr. Heckrotte amended his motion to include swoops without posts or square tops. Mr. McDowell seconded the motion. The applicant will inform HAC what she has decided.

Disposition: The motion was approved by a vote of 3-1 (Hentkowski).

S. Raymond, 113 W. 4th Street

Air conditioner condenser placement approval.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso and expectation that the new unit go where the old unit was located.

Disposition: The motion was approved by unanimous vote.

C. King, 106 The Strand

Replace porch floor and repair railings in kind.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the strong recommendation that they rebuild the stairs and make it safe and make the stair railing match the porch railing. Mr. McDowell seconded the motion.

Disposition: The motion was approved by unanimous vote.

A. Campbell, 42 E. 5th Street

Remove aluminum storm door and replace with wood door.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed which means a single large light of glass. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved by unanimous vote.

Immanuel Episcopal Church, 100 Harmony Street

Repair exterior stucco.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that a local HAC member look at the color and the finish with the hope they match. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved by unanimous vote.

EMERGENCY REPAIRS

M. McGraw, 118-20 Harmony Street

Repair small section (3 sq.) on back cedar roof. Leaking.

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

Disposition: The motion was approved by unanimous vote.

J. Loman, 139 E. Third Street

Front step re-pointing and repair loose bricks. Tripping hazard.

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

Disposition: The motion was approved by unanimous vote.

Approval of Minutes – Mr. Heckrotte made a motion to approve the August meeting minutes. The motion was seconded and approved by unanimous vote.

Mr. Heckrotte noted three follow-up items from the August meeting. All three are still open and need to be addressed.

Consultation

30 West Fourth Street – The homeowner wanted to observe the HAC process in anticipation of future work on her home. Her home is Greek Revival dating around 1850. She discussed aspects of her home with HAC members and received suggestions and advice.

New Business

Mr. Bergstrom left the meeting at 6:15 p.m. Prior to departing he informed Commission members that the railing is done at 137 E. 2nd Street. Mrs. Monigle said the railing is not satisfactory. Mr. Heckrotte concurred. According to Mr. Bergstrom, the post against the dormer did not move. This is satisfactory per the building code.

Preservation Delaware is relocating their offices to the New Castle Courthouse. A celebration event will take place at the Old New Castle Courthouse on Saturday, 9/25/20, and HAC members are welcome to attend.

Adjournment -- There being no further business to address, a motion to adjourn the meeting was made and seconded. The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner, Stenographer