

## HISTORIC AREA COMMISSION

New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
March 17, 2011

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

City Personnel: Jeff Bergstrom, City Building Inspector

Mrs. Monigle called the meeting to order at 5:10 p.m. Roll call followed.

### OLD APPLICATIONS

#### **F. Marini, 101 W. 3<sup>rd</sup> Street**

Review of final details and approval.

Discussion: No new paperwork was received. HAC did have a number of comments about the structure at its 1/20/11 meeting. Mr. Bergstrom confirmed that the City Solicitor is addressing issues raised by Mr. Marin at the January meeting.

It was noted that before tonight's meeting members of HAC passed by this property and report the following: the sills on the first floor basement are not concrete sills and should match the other sills, the chimney cap has an odd soldier course around it, and the front door does not line up with the windows above (off about 2"). Mr. Heckrott said that someone needs to look at the drawings and the building and see if the windows look right. (*Discussion followed.*)

### NEW APPLICATIONS

#### **H. Patchak, 28 E. 4<sup>th</sup> Street**

Replace cobblestone walkway with brick pavers in rear garden. Replace in kind front step tops and landing top and front door threshold.

Discussion: Mr. Patchak is planning on using pressure treated or mahogany wood with a polyurethane to coat the wood. Mr. Heckrotte said HAC will not approve varnish finish; it would need to be painted or use an opaque stain. The applicant plans on using brick pavers on the walkway in the back.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the brick pavers will be in accordance with the litany which is Glen Gary 52DD, and whatever wood is chosen for the front steps will be painted or opaque stained in accordance with the litany.**

**Disposition: The motion was approved by unanimous vote.**

#### **T. Johnson, 300 Harmony Street**

Demo 1<sup>st</sup> story (addition) on rear & side and install door. On 3<sup>rd</sup> Street side remove siding & band board to replace rotten hoist and sill plate on 1<sup>st</sup> floor.

Discussion: Mr. Johnson provided more details on his project. He does not know when the addition was built. He is using the addition as a kitchen and he wants to install a door to the new kitchen. On the 3<sup>rd</sup> Street side, Mr. Johnson plans to remove siding between the two (2) windows where the rot is located. He is unsure what he will do with the siding where the addition is removed. Mr. Heckrotte suggested he might keep the siding. He has not yet selected the door to be used but will return to

HAC with his selection for review. (*Mr. Johnson was informed he can provide the door information in between meetings.*)

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the applicant will return with more information about the door he selects. Mr Hentkowski seconded the motion.**

**Disposition: The motion was approved.**

#### **K. Hall, 46 E. 5<sup>th</sup> Street**

Replace front door.

Discussion: This is the door that has already been replaced. Ms. Monigle found they have installed an incorrect door. The owner was not present when the contractor did the work. The owner has now made an application for permit. Ms. Monigle believes the door is an exterior door.

**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.**

### **EMERGENCY REPAIRS**

#### **T. Maddux, 117 Harmony Street**

Complete replacement of gutters and downspouts.

Discussion: Ms. Monigle said HAC wants to make sure the downspouts are round. Mr. Heckrotte added that the gutters need to be half-round in accordance with the litany. They don't need to be copper but copper is acceptable. It can be white aluminum or metal painted out to match the house trim. Ms. Monigle said it is her belief the homeowners plan on the latter. Mr. Hentkowski added they need to be smooth, not corrugated. Ms. Monigle informed the size needs to be larger to handle the rainwater run-off. After discussion it was determined the downspouts can be 4" diameter maximum and the gutter can be 6". Mr. Hentkowski suggested they size the downspout and gutter since the roof appears to be small and the 3" should be sufficient. They currently have 3".

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed meaning smooth, round downspouts and half-round gutters. Mr. Hentkowski seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

#### **J. Givens, 117 E. 2<sup>nd</sup> Street**

Build 18'X27' garage per plans submitted.

Discussion: HAC reviewed the plans. Mr. Heckrotte said more descriptive drawings will need to be submitted. He noted the dog-ear corners on the garage door, garage door windows, they are calling for fyphon (no plastic trim), and the plans do not say what type of door is being used. The site plan suggests that the new detached garage may require that two (2) trees be removed (near the former Healey house). Mr. McDowell questioned whether the garage needs to be 17' from the property line and Mr. Bergstrom said 'no' since the site is in the historic district and further informed it has to be 5' away in every other district in the city. (*Setbacks were discussed.*) The detached garage can only consume 30% of the required rear and side yard setbacks in other districts and since HAC determines the side yard setbacks they determine the percentage of the rear yard they will allow to be used. (*Additional discussion.*) Mr. Bergstrom will discuss the setback issue in the historic

district with the City Solicitor for his opinion. (*Discussion about the trees and location of the proposed garage took place.*) It was noted the driveway goes out to the shared alley. The applicant claims to have rights to use that driveway and the drawing reflects this. Several items were noted on the drawing: there are six (6) window panes on a 3' garage door, no downspouts or gutters appear on the drawing, mention trim, not the brick mold, and color of the stucco. Concern was expressed about the slope from the private driveway into the garage.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that he meet the requirements of the litany and that he return to HAC with updated drawings showing no fyphon, half-round gutters and round downspouts (if used), showing site plan with elevation (slope from the private driveway into the garage) of garage to the driveway, showing roof shingles (weathered wood blend) according to the litany, stucco to go down to grade, catalog cuts for the garage door, the windows and the people door, trim around the windows and doors in accordance with the litany, do not want the dog-ear corners, submit catalog cut of the attic louver and it must be wood. HAC needs to see the updated drawings reflecting all of the noted corrections prior to construction. Mr. Heckrotte suggested Mr. Bergstrom monitor this project. Mr. Hentkowski seconded the motion.**

**Disposition: The motion was approved by unanimous vote.**

#### **B. Whisman, 411 Delaware Street**

Replace bricks along side of driveway and repoint misc. areas on side of house. Install wood door to porch upstairs.

Discussion: Mr. Heckrotte strongly suggested not putting sealant on the brick.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the following provisos: he will have to provide a catalog cut of the door to be used upstairs; he can repoint and replace brick as long as they match, however, he must not put sealant on the brick. Mr. Hentkowski seconded the motion.**

**Disposition: The motion was unanimously approved.**

#### **State of Delaware, Academy Bldg. 3<sup>rd</sup> & Harmony Sts.**

Restoration & replacement of existing brick paver sidewalk to correct tripping hazard.

Restoration and repairing of garden wall along Harmony Street (pointing & replacement of deteriorated brick).

Discussion: Ms. Monigle would like HAC to address the minor flooding condition that exists from street curbing from this piece of the brick sidewalk (not in application). It is a hazard. The sidewalk replacement may help this problem.

Mr. Heckrotte questioned where the garden wall is located for the State. Ms. Monigle said part of the wall is owned by the church and part is owned by the State. Mr. McDowell informed that a couple years back the church replaced part of the sidewalk and the State refused to replace their portion because of the budget. The problem has gotten worse.

**Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso of the strong suggestion that the grade be fixed. (*Discussion***

*about who is responsible for curbs and sidewalks followed.*) According to Mr. Bergstrom the City charter states that owners are responsible for curbs and sidewalks, meaning the State is responsible for fixing the curb and sidewalk on their property which will help keep water off the sidewalk. Mr. Hentkowski seconded the motion.  
**Disposition: The motion was approved by unanimous vote.**

### Minutes

January 2011 minutes -- Mr. McDowell noted addition of text on page 2.

**A motion was made by Mr. Heckrotte to approve the January minutes with the text addition noted by Mr. McDowell. The motion was seconded by Ms. Fiske. The January 2011 minutes were adopted.**

July 2010 minutes -- Mr. Heckrotte said HAC should follow up on work done at 118 E. 3<sup>rd</sup> Street.

**A motion was made by Mr. Heckrotte to approve the minutes of July 2010. The motion was seconded and the July 2010 minutes were adopted.**

### Old Business

Ms. Monigle stated the windows at 125 Delaware Street (November 2010 meeting) do not reflect the addition of a small wooden shed over the cellar window to hide the glass bricks and install glued-on wood muntins. This work has not been done.

Ms. Monigle and Mr. Hentkowski are concerned about the placement of an air conditioner condenser on the back roof of the house at 53 East 2<sup>nd</sup> Street. It is visible from Harmony Street. It was not reviewed by HAC. Ms. Monigle noted other interior work that has been done at this location.

Mr. Lovett has submitted some new drawings for 202-204 Delaware Street in an effort to keep HAC informed.

**Adjournment** -- There being no further business to address, a motion to adjourn the meeting was made and seconded. The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner  
Stenographer