

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
August 25, 2011

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

Also present: Jeff Bergstrom, City Inspector

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

OLD APPLICATIONS

J. Givens – 117 E. 2nd Street

Returning with details of door and window on garage.

Action: A motion was made by Mr. Heckrotte to vote on the application as submitted with the understanding that Mr. Hentkowski will monitor the work in progress. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

N. Jodlbauer – 53 E. 4th Street

Renovate old barn per description attached.

Discussion: Mr. Heckrotte would like to use as much of the original siding as possible and use sheathing and fire resistant sheathing where it faces the party walls. He considers the building to be a fire trap. Mr. Bergstrom said the structure is not habitable.

Action: Mr. Heckrotte made a motion to vote on the applicable as submitted in which we understand the owner wants to make the building more weather-tight by repairing or replacing the siding. We require that all the antique hardware and antique size openings (doors, etc.) go back on the building the way they are today. We request that they put at least the street front back together using salvaged antique siding. We suggest that they sheath (plywood & building wrap) the building before putting the siding on it. Mr. McDowell suggested the pieces get cleaned and stained using transparent stain to protect the wood.

Ms. Fiske seconded the motion.

Disposition: The motion was approved.

P. Gambacorta – 401-405 Williams Street

Returning with completed plans.

Discussion: Plans were reviewed. No window schedule was provided. Elevation changes from street and house are difficult to see on the plans. It is important to address this because if the lowest floor is not at least 50% underground it will be a 3 story building where only a 2-1/2 story structure is permissible in the district. *(Further discussion on this matter followed.)* The basement has casement/egress windows which the applicant does not want. Egress windows are only required for finished basements. The applicant is not planning to finish the basement and add living space. It will be a stucco house. They are considering shutters. The applicant wants 6 over 6 windows and they should all be the same size. Mr. Heckrotte questioned the small windows over the toilet. *(Discussion about the bathroom window took place.)* Mr. McDowell disagreed with having the same size of window for the

bathrooms. Doors should be centered under bathroom windows. Mr. Heckrotte also questioned what building material will be used for the structure. There are brackets shown on the plan but the applicant did not specify them. The roof line is odd and he suggested "just making a roof." He also suggested putting in bathroom windows to match the other windows. Discussion about the depth of the walls took place. The architect has drawn the fire wall too thick. Also suggested was using 2 X 6 walls to get enough insulation in the exterior walls to pass code. Mr. Heckrotte provided some guidance to limit sound penetration in the building. Basement windows can be changed to shorter windows and the building will drop down about 2 ft. and there won't be as many steps. Other windows need to be egress size windows. The applicant was provided with another copy of the litany. Revised plans can be submitted to HAC in between meetings for their review and comment. Ms. Monigle stated this session will be considered a consultation only.

NEW APPLICATIONS

D. Lovett – 204B Delaware Street

Install sign on front of building per picture attached.

Repair/replace fence.

Discussion: Sign – the size of the sign is 24 in. X 30 in. which is within the code. It will be above the window on the front of the building towards the right hand side of the vestibule. He will use a wrought iron bracket (showed drawings of different brackets). The sign will be a wood, painted sign and he would like to light it also.

Action: Mr. Heckrotte made a motion to vote on the application as submitted (including bracket).

Ms. Fiske seconded the motion.

Disposition: The motion was approved.

Fence – He would like replace about 50 ft. of the fence at the rear of the property. It will be replaced in kind. Photos were provided.

Action: A motion was made by Mr. Heckrotte to vote on the application as submitted. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

M. Alfree – 203 Harmony Street

Installing 8'X6' high shadow box fence between 201 & 203 Harmony Street.

Discussion: The style of the fence was questioned. He is not matching other fencing in his yard. He has purchased rounded-top cypress wood. A style fence was chosen from the litany. (Further discussion about the style took place.)

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

Disposition: The motion was approved.

Delmarva Power – 0 East 4th Street

Install handrail on steps of gas regulator building.

Discussion: Existing steps are concrete. The handrail is for safety reasons. Mr. Bergstrom will provide instruction on the work to be done and the style of handrail (antique style to match neighborhood) to be used.

Action: Mr. Heckrotte made a motion to vote on the application as submitted and that Mr. Bergstrom will instruct them what style handrail to use. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

J. Whisman – 411 Delaware Street

1. Wrought iron railing on steps on front of house.
2. Install aluminum storm windows on front of house.
3. Remove and replace asphalt driveway.

Discussion:

Action: A motion was made by Mr. Heckrotte to vote on the application as submitted. seconded the motion.

Disposition: The motion was approved.

260 Bull Hill LLC – 260 E. 2nd Street

Major roof repairs and add dormer to rear of building

Discussion: The applicant wants to put a dormer on the back of the building.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the new dormer on the rear match the dormers on the front of the building. (The submitted sketch is not correct.) Ms. Fiske seconded.

Disposition: The motion was approved.

EMERGENCY REPAIRS:

E. Cleveland – 21 The Strand

Replace condensing unit in existing location.

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

Disposition: The motion was approved by a vote of 4 in favor and 1 abstaining (Hentkowski).

J. Todd – 53 W. 5th Street

Re-point damaged mortar on front of house.

Discussion: HAC is fine with the mortar color but the quality of the application is unacceptable. The consensus was to offer some guidance to the person performing the work. *(Discussion followed.)*

Action: A motion was made by Mr. Heckrotte with the requirement that the job be done neatly and in accordance with the assistance of Mr. Bergstrom. The present work is not satisfactory, another sample is required and we will further inspect the work. (Mr. Bergstrom will also offer the names for local brick pointing firms.)

Disposition: The motion was approved.

J. Baker – 145 E. 2nd Street

Grind and re-point cement joint on brick steps at front of house..

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

Disposition: The motion was approved.

Old Business – Mr. Hentkowski was asked if he had looked at the hinges of the shutters on the Marini house on the river side. There was one on the river side that was redone and Mr. Hentkowski is satisfied with the hinges.

Approval of Minutes – A motion was made and seconded to approve the July meeting minutes as prepared. The motion was approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner
Stenographer