

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
September 15, 2011

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

Absent: Bill Hentkowski

Also present: Jeff Bergstrom, City Inspector

Ms. Monigle called the meeting to order at 4:55 p.m. Roll call followed.

OLD APPLICATIONS

P. Gambacorta, 401-405 Williams Street

Returning with revised plans/specifications.

Discussion: Plans/specifications were reviewed and discussed. Topics discussed were basement door, small windows on back elevation, roof pitch, narrow front stairs, windows on side of building, rear steps, 5 ft. stoop, shape of glass in first floor windows is not the same as the first floor front (should be 6 over 9 on first floor). *(Discussion followed.)*

Action: A motion was made by Mr. Heckrotte to vote on the application as submitted with the following requirements: all details of the litany must be followed, require roof pitch be at least an 8/12 pitch, not 4/12, require front windows on first and second floor be the same size, if first floor windows are larger they must be 6 over 9, the front steps must be 5-6 ft. wide, not 3 ft. wide, rear steps should have a 3 ft. landing as required by code. Require applicant to return to HAC with revised front steps and front railing designs. Cellar windows should be 6 light sash to match the second floor or the upper sash on the first floor. Applicant needs to provide HAC with cut sheets for windows and doors (can be done in between meetings). Mr. McDowell seconded the motion.

Disposition: The motion was approved.

State of Delaware, 211 Delaware Street

Railing detail for handicap ramp.

Discussion: The drawing of the old hand rail and a sketch of the proposed railing was provided to the Commission.

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

Disposition: The motion was approved.

NEW APPLICATIONS

Steve Zorner, 46 East 4th Street

Replace air conditioner condenser per plan submitted.

Action: Mr. McDowell made a motion to accept the application. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

R. Ward, 34 West 5th Street

Replace 2nd floor gable wall with in-kind vinyl siding on rear of building per specs attached.

Action: Mr. McDowell made a motion to accept the application. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

Historical Society of Delaware, 42 The Strand

Replace existing signage on The Strand and 2nd Street gates.

Action: Mr. McDowell made a motion to accept as presented. Mr. Heckrotte seconded the motion.

Disposition: The motion was approved.

New Castle Library, 424 Delaware Street

Remove 3 sections of concrete at handicap ramp in rear of building and re-pour concrete to create a level landing to correct original.

Action: Mr. McDowell made a motion accept as presented. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

EMERGENCY REPAIRS:

L. Sotomayor, 54 West 4th Street

Replace shingled roof with weathered wood blend dimensional asphalt shingles.

Action: Mr. McDowell made a motion to accept as presented. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

Ward, 34 West 5th Street

Replace shingled roof with weathered wood blend dimensional asphalt shingles.

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

Disposition: The motion was approved.

R. Aiello, 50 East 4th Street

Replace flat roof in back with EPDM roofing.

Action: Mr. McDowell made a motion to accept as presented. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

T. Graham, 126 Harmony Street

Replace wood window covers on basement windows on 2nd Street side.

Action: A motion was made by Mr. McDowell to approve the application. Ms. Fiske seconded.

Disposition: The motion was approved.

L. Foster, 104 East 3rd Street

Repair/replace cedar siding (if replaced, with stucco). Repair/replace front door.

Discussion: The application notes a "previously approved brick façade (stucco)" that was not approved by HAC. Mr. Bergstrom said cedar siding was approved earlier. The applicant is under a deadline to repair portions of the exterior and Mr. Bergstrom will make sure she is aware the brick façade was not approved.

L. Foster, 104 East 3rd Street (Contd.)

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the following provisos: the original siding may be replaced or repaired in-kind, the original 4-panel front door should be maintained, change in letter slot is fine, applicant should maintain the shutters in place. There is no approval for stucco and no approval for brick façade. The siding is to be prepared for painting. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

Note: Mr. Heckrotte would like to look at previous approvals on this property to make sure HAC is being consistent.

Old Business -- Mr. McDowell requested Mr. Bergstrom to look at the work being done at 46 E. 4th Street. The applicant was approved in July 2011 for 2 over 2 windows and presently he has 6 over 6. He has put in vertical 2X6 framing over the 6 over 6 windows and has sawed the frames out of the building so the siding is cut clear of the windows.

Approval of Minutes – Two minor corrections were noted. A motion was made and seconded to approve the August meeting minutes as corrected. The motion was approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner
Stenographer

