

HISTORIC AREA COMMISSION

New Castle Town Hall
2nd and Delaware Streets
November 18, 2010

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

Absent: Sally Monigle, Chairperson

City Personnel: Jeff Bergstrom, Inspection Department*
*Mr. Bergstrom left the meeting at 6:20 p.m.

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

OLD APPLICATIONS

D. Lovett, 202-204 Delaware Street

Further details on store front and rear decks.

Discussion: Railings: New drawings were submitted showing new details for the railings for the deck that matches the railing on the second and third floors. The railings will be made of wood.

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.

Store Front: Mr. Lovett suggested dividing the plate glass window into thirds. The overhang is secondary. The brick sills and doors are existing as shown. When the application was first presented there was discussion about once it was determined what was to be done with the windows then they could match the doors with the windows. The swing of the door was discussed. The applicant would like to reverse the swing making it more practical. Mr. Bergstrom said the building has been sprinkler fitted, fully alarmed, and the occupancy will be posted on each half of the first floor for less than 50 people so he believes the doors could swing inward. Additional discussion about options for the doors and this portion of the application followed.

Action: Mr. Heckrotte made a motion to vote on the application which in this case is for the window replacement portion of the façade work, and that it is approved in concept only and that HAC will receive drawings in the near future. Ms. Fiske seconded the motion.

Disposition: The motion was approved by unanimous vote.

State of DE, 211 Delaware Street

Return for further discussion on proposed handicap ramp.

Discussion: Daniel Wrightson of Bernardon Haber Holloway Architects presented to

HAC. Updated drawings were reviewed by HAC. The project has been made smaller which was an option the applicant was asked to consider. Discussion about the handrail (painted steel) followed.

Action: Mr. McDowell made a motion to accept the drawings presented this evening. Mr. Heckrotte seconded the motion.

Disposition: The motion was approved by a vote of 3 in favor and 1 abstaining (Ms. Fiske). The motion carried.

V. Wollaston, 119 & 121 E. 4th Street

Return for further discussion on renovations of windows and doors.

Action: Neither the applicant nor a representative for the applicant was in attendance. The application was continued.

E. Cleveland, 118 Delaware Street

Returning for further discussion on rear addition. Air conditioner condenser placement approval.

Discussion: Michael Looney, architect, provided drawings for HAC's review. The deck has been removed and it has been shortened per discussion at last month's meeting. There is an existing window (crawl space access) they would like to wall up. Mr. Looney described and fielded questions about the roof, French door, dimensions, windows, cupola, doors, roofing, shutters, and gutters. He was questioned about the necessity of the cupola. There are two (2) condensers involved with the application. One unit services the first floor and another unit that is to be located on the third floor that will service the upper floors. Discussion followed.

Action: A motion was made by Mr. Heckrotte to vote on the application as submitted with the proviso that HAC will see drawings again illustrating the large board corrected, a catalog cut of the cupola, paneled shutters and the litany is followed. Mr. McDowell seconded the motion.

Disposition: The motion was approved by unanimous vote.

NEW APPLICATIONS

J& B Realty, 125 Delaware St. (1 East 2nd St.)

Replace 3 existing windows with 6 pane wood windows. Replace 3 existing exterior wood doors at rear of building.

Discussion: John Cochran, owner, appeared before HAC. Mr. Heckrotte noted that work has been done on two (2) of the three (3) windows and there is additional work that is not on the application that has also been done (glass block window in basement facing Delaware Street). Mr. McDowell recommended that a historically wood shutter be used which will cover the glass block window. Concerning the windows, Mr. Heckrotte said HAC does not approve snap-in muntins, which has been used without approval. Discussion followed about putting new sashes in with true divided light or with glued-on muntins; however, HAC is trying to get away from glued-on muntins. *(Further discussion followed about the windows.)*

Action: Mr. Hentkowski made a motion to vote to have the owner replace the sash (6 over 6) or install manufacture-provided glued-on wood muntins, the window sill should be extended out to the edge of the trim as the original was done, to replace the brick moulding with a flat trim to match what exists on the 2nd floor, and install a wood cover on the basement window on the Delaware Street side. Mr. Heckrotte seconded the motion.

Disposition: The motion was approved by unanimous vote.

R. Nowak, 219 E. 2nd Street

Replace 13 windows with Pella wood, double hung full glass windows.

Discussion: Mr. Nowak was present. He informed he has single pane windows that he wants to replace. Spec. sheets for Pella Style 850 windows have been submitted. Double hung, double pane windows. Mr. McDowell questioned why the applicant wants to replace with 1 over 1 rather than 2 over 2 which would bring the home back to its original state. The homeowner prefers not to have muntins. (*Discussion about the current windows followed.*) The front windows are original to the house and HAC would prefer they remain on the house. The entire window will be replaced.

Action: A motion was made by Mr. Heckrotte to approve 7 new Pella 2 over 2, preferably true divided light, insulated glass windows to be completely replaced. Five (5) windows on the front and the attic will remain storm windows and flat moulding like the front windows on windows in the rear and sides. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved by unanimous vote.

M. Lovlie, 206 Delaware Street

Replace rear steps.

Discussion: The contractor described the work to be performed. Mr. Hentkowski showed him another home in the area to familiarize him with what is permitted. The rear steps cannot be seen from the main street or alley. He admitted to installing a new door without HAC's permission because he was not aware of HAC. (*More discussion about the work to be done took place. Topics included landing, door size, and patio.*) There are two occupancies in the building. Mr. Bergstrom noted the fire protection engineer used for the job is satisfied with the work to be done. The building is safer now than previously. The stair reconstruction is necessary to bring it up to Code. There has been discussion about adding a small coffee shop in the building. He is satisfied with the egress of the new door. The landing was discussed in detail. Materials to be used include wood and pressure treated lumber.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the strong recommendation that the landing be 6 ft. wide so it encompasses the whole width of the door, that all work or lattice should be wood, painted or stained, and that railing details are as discussed previously with Mr. Hentkowski. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved by unanimous vote.

Almost History, 125 Delaware Street (1 E. 2nd Street)

Sign approval. One wall and one hanging sign; per picture attached.

Discussion: A picture of the wood sign was shown to HAC. The applicant only discussed the hanging sign with HAC.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the understanding HAC is approving one (1) sign on one (1) wrought-iron bracket, both of which HAC has seen. They are not approving two (2) signs.

Mr. Hentkowski seconded the motion.

Disposition: The motion was approved by unanimous vote.

S. Keyser, 215 E. 2nd Street

Replace 6 windows and slider unit at rear of house.

Discussion: The contractor presented to the HAC. Marvin windows are proposed (2 over 2, all wood, true divided). The old windows will be totally removed. Slider details were reviewed.

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.

EMERGENCY REPAIRS

R. Day, 114 Delaware Street

Tear off flat roof and replace.

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.

D. Mozer, 219 Chestnut Street

Overlay TPO to existing flat roof.

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 laminated architect-style shingles, asphalt shingles and in weathered wood blend.

Mr. Hentkowski seconded the motion.

Disposition: The motion was approved by unanimous vote.

R. Dickson, 131 E. 3rd Street

Replace the entire roof. LEAKING

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.

K. Nardone, 151 W. 3rd Street

Remove and replace chimney.

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

It should be noted that this is not an older home.

Disposition: The motion was approved by unanimous vote.

K. Cribb, 101 the Strand

Take down existing small chimney at rear of house and rebuild in kind. LEAKING.

Discussion: It was reported that Ms. Monigle has approved this work to be done during 'half time' (between meetings).

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.

NEW BUSINESS

Terry Graham, Executive Director, Preservation Delaware informed HAC that she would like to start a historic inventory of items taken from historic homes. She asked that when people come before HAC with requests for replacement of historic fabric items such as windows that they be advised of Preservation Delaware. They would like to start a historic salvage program. Preservation Delaware wants to serve as a historic resource and they will maintain contact with HAC. Her request was met with a positive response by all HAC members present.

Adjournment -- There being no further business to address, a motion to adjourn the meeting was made and seconded. The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner, Stenographer