

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
January 19, 2012

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

Also Present: Debby Pullan, Inspection Department

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

OLD APPLICATIONS

J. Day, 100 W. 3rd Street

Approval of exterior details/ stucco, mortar & roof line.

Discussion: At the last meeting HAC voted to require this building to be built in accordance with the drawings that were approved in August 2011; the building should step down to give the appearance of three different parts. The builder acknowledged the building is not stepping down according to the blueprint. There was a discrepancy on the blueprint that they did not realize. *(He gave a detailed explanation.)* Ms. Monigle asked him what his solution would be for this problem. He said he could get 6-8 inches of elevation difference on the side by dropping the roof so it does not meet the main roof. *(He described how this could be done.)* Mr. Heckrotte stated that HAC discussed with the applicant many times how to make this building look smaller as it stepped down and expressed displeasure at not getting what HAC asked them to do. He is uncomfortable with allowing the public record to reflect what HAC asked for, did not get, and "let them get away with it." HAC has experienced similar issues with other properties in the City. He does not see any way HAC can approve leaving the building as it is when it is so egregiously wrong. *(Discussion and recommendations followed.)* An elevation with dormers was suggested. The builder will submit drawings to scale that are consistent with the sides, back and front showing dormers. Mr. Hentkowski said if shutters are installed they are to be appropriate to the size of the windows, not into the brick opening. The builder can submit drawings in between meetings and continue this portion of the application at the next meeting.

HAC is looking to lessen the expanse of the side view of the house. Brick is being used on the front section and stucco elsewhere. To break up the perception of its size, the possibly of using wood siding on the back was discussed. The house is wired for stucco now and work is scheduled to begin on Monday (1/23/12). Mr. Hentkowski said he thinks using wood on the rear section would help just as it did with the Marini house. Mr. Heckrotte agrees that using wood siding and adding dormers are options that can be discussed, but tearing down the building and constructing it the way it appears on the drawing, based on HAC's approval of the appearance of the house with the step-down appearance, can also be discussed. Mr. Hentkowski added the applicant could be at risk of not receiving a CO because of the roofline. The builder maintains the plan had an error on it. Mr. Hentkowski said the builder should have said something when the error was discovered. The builder did not discover the elevation error, they were notified about it. They did not notice the error until the roof was decked in, shingled and done, which is when they were notified.

J. Day, 100 W. 3rd Street (Contd.)

Ms. Monigle asked if the stucco work could be held up until plans are submitted and the builder was in agreement.

The mortar color was discussed. Mr. Hentkowski will meet with one of the builders to look at the same of bricks.

Action: Mr. McDowell made a motion to accept white cement and coarse yellow sand as submitted as the mortar color. Mr. Heckrotte seconded the motion.

Disposition: The motion was approved by a vote of 4 in favor and 1 recusal (Hentkowski, because he is affiliated with the house).

A. Gambacorta, 401 & 405 Williams Street

Approval for railing, fence, sidewalk & steps.

Discussion: A picture of the fence was shown to HAC. It is not pressure treated. The applicants were asked who will get the "good side" of the fence when it is installed. They were reminded the code in New Castle County requires the good side faces out towards the neighbors. The applicants did not object.

Action: Fence--Mr. Heckrotte made a motion to vote on the application as submitted and based on photos of the fence with the proviso that the good side face the neighbors. Mr. McDowell seconded the motion.

Disposition: The motion was approved.

Railing—A picture of the iron railing was shown to HAC. It will be installed tomorrow.

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

Disposition: The motion was approved.

The applicant inquired about the timeline for obtaining a certificate of occupancy. Once Mr. Bergstrom inspects the property to ensure everything is in order, then a certificate of occupancy can be issued.

Action: Mr. Heckrotte made a motion to issue the certificate of Historic area compliance for the property at 401 and 405 Williams Street. Ms. Fiske seconded the motion.

Disposition: The motion was approved.

NEW APPLICATIONS

H. Nickle, 124 Harmony Street

Remove and reset brick pavers in front and front wall misc. repairs.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the brick pattern be herringbone extended for the rest of the sidewalk. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

P. Wykpisz, 25 E. 5th Street **APPLICATION WITHDRAWN**

Remove and replace four windows in front of house in kind.

Center Square, 204D Delaware Street

Sign approval for Arens LLC per specs attached.

Discussion: Mr. David Arens, applicant, presented. He is seeking approval of two (2) signs for his business that is located at the end of the alley that Mr. (Doug) Lovett owns. One sign has an arrow on it that will be positioned at the end of the building. The signs have a black background with gold paint and are made of wood. Another business sign (skin care business) will hang below the "arrow" sign, which is two sided and hangs on a bracket. He is working with Mr. Lovett to determine the location of the single-sided sign identifying his office to be placed to the left of his office, taking into consideration the bottom of the second floor window above. Mr. Heckrotte is concerned with the look of the "arrow" sign with the skin care sign. The bracket for the "arrow" sign was discussed.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the applicant forward to HAC a picture or catalog cut of the bracket, suggesting he keep it simple, allowing the signs to be made, and location of corner signs to be further discussed at the next meeting. Ms. Fiske seconded the motion. *(Mr. Hentkowski would like to see both corner signs together and how they will be attached to the corner wall. HAC has no problem with the applicant going forward with getting the signs made.)* Mr. Arens clarified with HAC that he can go forward with a permit for the installation of the wall sign to the left of his office.

Disposition: The motion was approved.

Presbyterian Church, 25 E. 2nd Street

Masonry repairs to church and replace a few bricks and bad mortar.

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

Disposition: The motion was approved.

S. Hannell, 409 Harmony Street

Clarification of HAC approval on 8/19/2010 and also remove and replace four wood panels on garage door in kind.

Discussion: She is still replacing eight (8) windows. The application is changing from authentic divided light to the type with spacer bars. She is using Marvin windows, simulated divided light muntins. The four panels on the garage door are included.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with respect to the use of wood simulated divided lights and spacer bars on the (Marvin) windows and allow the replacement of panels on the garage door with wood. (Size of the muntins was discussed.) Mr. McDowell seconded the motion.

Disposition: The motion was approved.

EMERGENCY REPAIRS:

A. Smith, 209 Chestnut Street

Remove and replace roof with weathered wood blend shingles (leaking).

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

Disposition: The motion was approved.

Suskie, 119 E. 3rd Street

Remove and replace second floor flat roof at rear of property (leaking)..

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

Disposition: The motion was approved.

New Castle Historical Society (Amstel House), 2 E. 4th Street

Leaking roof from squirrels; repair shingles to match existing roof.

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

Disposition: The motion was approved.

Approval of Minutes – A motion was made and seconded to approve the minutes of the December 2011 meeting as distributed. The motion was approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Debbie Turner

Debbie Turner
Stenographer