

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
May 14, 2015

Present: Sally Monigle, Chairperson
David Bird
Leila Hamroun
Mike Quaranta

Absent: Bill Hentkowski

Also Present: Debbie Turner, Stenographer

The meeting was convened at 6:40 p.m. Roll call followed.

OLD BUSINESS

Jessop's Tavern (J. Day), 114 Delaware Street

Returning with clear explanation of how they are mitigating the water issues from the roof top.

Discussion: No drawings provided. Mr. Bergstrom will be asked to follow up to confirm no further action has taken place.

Action: Application continued until more information is received.

Disposition: Motion approved 3-0.

NEW APPLICATIONS

Mayor and Council, The Strand at Delaware Street

Drainage modification plan. (No Application) **PRELIMINARY REVIEW**

Discussion: Donna Sheppard of Foresite Associates gave a review of work being planned that includes an ADA accessibility/feasibility study for Battery Park. The area is park-owned and is not a 'through' street. Grading is needed to improve drainage. They plan to start grading improvements at the end of the granite curb and anything from the curb to Delaware Street will be reset for ADA accessibility. Cobble will be lifted and the sidewalk reset as existing using the same pattern and brought up to ADA standards. Two minor changes: discussion to install bollards preventing parking at The Strand and along the streets; there are clay bricks and gutters allowing water from downspouts that has created dips that may need widening to meet ADA standards. The drainage gate is being redesigned to help with drainage. Some HAC members expressed concern with restricting parking at The Strand and think more discussion is needed. The Parking Sub-committee is presenting to the Planning Commission on 5/18/15 and this subject can be discussed at that time. Ms. Hamroun suggested historically-correct bollards be used if the area is going to be closed to parking.

The cobble needs to be lifted in order to get the curb heights correct. Ms. Sheppard said there is a divot in the cobble creating additional erosion in some places of the street. No more asphalt will be used.

Action: HAC is considering this as a preliminary review and based on that review its advisory position is that the approach being considered for the sidewalks and

Mayor and Council, The Strand at Delaware Street (Contd.)

Action (Contd.): pavement and cobblestones is appropriate for the area, and should there be discussion about closing parking then historically-correct bollards will be used.

L. Deemer, 130 Delaware Street

Install ceiling under 2nd story side porch, per HAC material approval.

Discussion: David Undorf, contractor, presented on behalf of the applicant. Pictures were shown of the balcony and framing of the ceiling. The second story floor is tongue and groove. Water from an upstairs bathroom is collecting on the upper ceiling causing damage. The underside of the second story is wood and is protected. Mr. Undorf claims he can't get a quality wood product. One option is to cover the upper floor using a product from Deck Mate. *(A thin plywood would be placed over the tongue and groove flooring and the joints get sealed with an adhesive.)* Ms. Hamroun asked if consideration was given to removing decking boards on the second floor then putting in a full sheet of decking and a water-resistant membrane and then putting the decking back on. *(More discussion.)* She is comfortable with what is being done on the upper side because it cannot be seen.

Underneath she prefers Mr. Undorf explore other options. *(Ms. Hamroun offered to provide Mr. Undorf with information about wood resources.)*

Action: Mr. Quaranta made a motion to approve the application as submitted permitting the alternative materials on the upper deck as described by the contractor and requiring use of wood materials on the underside of the same deck. Ms. Hamroun seconded the motion and said it would be helpful if photos could be provided before HAC meetings.

Disposition: Motion was approved by a vote of three in favor and one abstaining (Bird). Mr. Bird wants to leave the application open to alternative materials.

State of Delaware, 50 Market Street

Perimeter wall of garden, reconstruction of a portion of an existing brick garden wall.

Discussion: Lynn Riley, State Division of Historical and Cultural Affairs, described work to be performed. They are proposing to use salvaged brick and reconstruct the brick wall along 3rd Street using salvaged brick from the current wall. They are replacing caps with new pre-cast concrete to match the existing. They will match the mortar color. Panels are being prepared for review. They are using the existing garden door and frame (repairs are needed at bottom of door) and a wood lintel on top. Brick pattern will follow others on 3rd Street. Plans specify lime mix but may allow a little Portland in the mix. This allows better bonding with re-used brick.

Action: Mr. Bird made a motion to approve the application as submitted with the understanding that mortar samples will be provided to HAC. Mr. Quaranta seconded the motion.

Disposition: Motion was approved.

G. Niedermayer, 162 E. 2nd Street

Install 20' of fence with gate per specs attached.

Action: Mr. Bird made a motion to approve the application as submitted. Ms. Hamroun seconded.

Disposition: Motion approved.

L. Whitaker, 26 E. 4th Sreet

Replace asphalt driveway with concrete aggregate with brick edging.

Discussion: Bernie Dougherty presented on behalf of the applicants and described work to be done. The brick will be reset to be more flat and the pattern will be the same as the neighbors.

Action: Mr. Quaranta made a motion to approve the application as submitted. Mr. Bird seconded.

Disposition: Motion was approved.

M. Alfree, 203 Harmony Street

A/C condenser placement approval (same location)

Discussion: Placement of unit to be in the rear.

Action: Mr. Quaranta made a motion to approve the application as submitted. Mr. Bird seconded the motion.

Disposition: Motion approved.

R. Davis, 24 E. 3rd Street

Build 5'X8" garden shed per specs attached.

Discussion: Shed designs shown to HAC.

Action: Ms. Hamroun made a motion to approve the application as submitted. Mr. Bird seconded the motion.

Disposition: Motion was approved.

M. Quaranta, 306 Delaware Street

Install exterior sign 27"X23.26" double sided. Per specs attached.

Discussion: Michelle Quaranta presented. The sign will be made of a composite material. Ms. Hamroun said that HDU signs are not her preference; she prefers wood. Mrs. Quaranta cited maintenance costs as the reason for selecting a composite material. It is a double-sided sign and will hang from chains. The height of the sign is the same as other signs in the city. She noted other HDU signs in the city -- Blue Heron Gallery, Trader's Cover, Jessup's Tavern.

Action: Mr. Bird made a motion to approve the application as submitted. Mrs. Monigle seconded the motion.

Disposition: The motion was approved by a vote of three in favor and one abstaining (Quaranta).

S. Hatton, 168 E. Third Street

Replacing existing potting shed with new drawings attached.

Action: Mr. Quaranta made a motion to approve the application as submitted. Mr. Bird seconded.

Disposition: Motion approved.

Historic Residences, 144 E. 3rd Street

Supply and install four high velocity HVAC systems. Condenser placement approval.

Discussion: Applicant and contractor presented. Units are hidden behind the fence.

Refrigerant lines go to the second floor ceiling. Line hide will be used. Ms. Hamroun raised concern with how the side elevation will appear. They illustrated what they plan to do and

Historic Residences, 144 E. 3rd Street (Contd.)

said the line hide will be painted or coated to match the brick. The electric meter will be relocated. The applicant is amenable to moving the units as far back as possible and will give a final dimension prior to doing the work. Anything they can do to make the lines appear part of the structure is welcome. *(Applicant will email Ms. Hamroun when he sets the units so Mr. Bergstrom can look at them.)*

Action: Ms. Hamroun made a motion to approve the application as submitted contingent upon the applicant moving the units as far back along the wall per manufacturer's parameters, and applicant to conceal the line hides by having them match the adjacent fabric (brick or trim). Mr. Quaranta seconded the motion.

Disposition: Motion was approved.

M. Quaranta, 300 Delaware Street

Multiple roof replacements and lining for furnace flue.

Discussion: Applicant explained work being proposed. He will be completely replacing the roof (couple of flat roofs and areas to be re-shingled) and a couple of chimneys that need attention. A liner in one chimney (terra cotta) vents the furnace and is crumbling causing the furnace and hot water heater to shut down. Completely redoing the roof tops.

Mr. Quaranta questioned shingle products (ex.-slate-like shingles) available in the style and period of his home. Ms. Hamroun will do some research and provide information on products that may be more consistent with the history of the house. White aluminum trim is replacing wood trim around flat edges where the flat roofs are located.

Action: Mr. Bird made a motion to approve the application as submitted. Ms. Hamroun seconded.

Disposition: Motion approved by a vote of three in favor and one abstaining (Quaranta).

K. Sturgis, 182 E. 4th Street

Install A/C & evaporator coil. Condenser placement approval.

Discussion: The location of the unit is unclear.

Action: APPLICATION CONTINUED

W. Balascio, 170 E. 4th Street

Build a 18'X12' screened-in porch on back of house.

Discussion: No drawings provided.

Action: APPLICATION CONTINUED

K. Larotonda, 52 W. 3rd Street

Replace wooden fence, install wooden screen door on front entrance and repair cedar shake shingles on side roof and front window with new shingles.

Discussion: Fence selected exists at a neighbor's property (French Gothic, 4' ht.).

Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Hamroun seconded.

Disposition: Motion approved.

B. Peden, 42 W. 3rd Street

Remove existing flat roof and install GAF Liberty flat roofing system.

Discussion: No photos provided. Location is rear porch.

Action: Ms. Hamroun made a motion to approve the application as submitted. Mr. Bird seconded.

Disposition: Motion approved.

R. Morrow, 154 E. 4th Street

Remove flat roofing on middle flat roof on rear of house. Install white granulated flat roofing system.

Discussion: Work has been done.

Action: Mr. Bird made a motion to approve the application. Ms. Hamroun seconded.

Disposition: Motion approved.

W. Hentkowski, 128 E. 2nd Street

Replace all rotted wood in kind. Front fence, front steps, window and door sills and trim, siding, front vertical corner boards.

Action: Mr. Bird made a motion to approve the application as submitted. Mr. Quaranta seconded.

Disposition: Motion approved.

EMERGENCY REPAIRS

L. Dillon, 18 W. 4th Street

Repair rear flat roof. LEAKING

Action: Mr. Bird made a motion to approve the application as submitted. Mr. Quaranta seconded the motion.

Disposition: Motion approved

R. Stemerman, 176 E. 3rd Street

Remove and replace existing roof in kind.

Discussion: Unclear which roof or portion of roof is being removed/replaced. HAC questioned whether repairs have been considered.

Action: NO ACTION TAKEN. HAC requests photos and more information or evidence identifying this work as an emergency.

R. Hayford, 58 The Strand

Repair front brick steps. Damaged due to winter.

Action: Mr. Bird made a motion to approve the application as submitted. Mr. Quaranta seconded.

Disposition: Motion approved.

G. Niedermeyer, 160 E. 2nd Street

Repair existing brick sidewalk using same brick in running bond pattern.

Discussion: HAC questioned the emergency nature of this work.

G. Niedermeyer, 160 E. 2nd Street (Contd.)

Action: Mr. Quaranta made a motion to approve the application on the condition that the running bond matches the existing pattern. (Discussion followed.) Mr. Quaranta withdrew his motion. NO ACTION TAKEN. HAC is requesting more information before rendering a decision.

New Business

Mr. Bird commented on vinyl screening in the interior window of the Allstate office (formerly Blue Hen Art Gallery). HAC currently has no jurisdiction over interiors of structures. Ms. Hamroun said if it impacts the exterior that may provide leverage to extend jurisdiction to include the interior. Professionally speaking, anything attached to the glazing can be intrusive to streetscape and it makes sense to have some form of oversight. Mr. Quaranta suggested the possibility of a group or neighbors expressing their displeasure with the interior screening to the business owner. Mrs. Monigle said the window material is part of the exterior building and HAC could possibly assume jurisdiction if something is attached to part of the building that is visible, even if it is on the interior. (Discussion followed.) Ms. Hamroun will inform Council President Ratchford and City Administrator Barthel that HAC discussed restricting anything being affixed to the glazing to minimize the impact on the streetscape and ask that the subject be considered when reviewing the draft guidelines submitted by the Historic Area Review Committee to City Council.

Approval of Minutes – A motion was made and seconded to approve the minutes of 4/9/15. Motion approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 8:45 p.m.