

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
June 20, 2013

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

Also Present: Jeff Bergstrom, Building Inspector
**Mr. Bergstrom left meeting at 6:20 p.m.*

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

OLD BUSINESS

M. McKinnon – 311 Delaware Street
Discussion on stable/shed condition.

Discussion: Bjorn Haglid, licensed structural engineer, State of Delaware gave his assessment of the structure. The structure is a stand-alone building. He reported that the interior of the building shows signs of movement/shaking from high winds, the ground, or both over time. Original mortar is lime based (pliable) but Portland-based mortar (cement) has been used. The use of incorrect materials during maintenance has caused the brick to break apart. Wood frames for doorways and windows have been eaten by insects; roof needs to be replaced. More than 60% of the building needs extensive work.

Mr. Haglid said the building has no foundation and may be sitting on fieldstone. It is his belief the brick is the only salvageable part of the structure.

Mr. McDowell said the building was built in the 1800s and is an historical building. Mr. Hentkowski stated the building has been there since 1878.

Mrs. McKinnon is seeking permission to remove the building and replace it with something more attractive. Ms. Monigle raised the possibility of renovating. The applicants do not believe the building will stand up to renovation.

Mr. Richard Cooch, 16 East 3rd Street, is a neighbor. He is interested in working on a compromise that is satisfactory to the McKinnon's, his family, and HAC. The building dates to at least 1885. He concurs there are structural problems. He would like HAC to require the McKinnon's to keep intact the wall that abuts to his property bolstering it from the inside as needed; depth of building from 4th Street is approx. 30' deep which is enough to accommodate a car and possibly two cars; requests the wall facing east toward 3rd Street along with a small window near the top be preserved, but if the roof line needs to be altered so the building can accommodate two cars that old matching brick be added to the top of the existing wall. If this can be done he has no opposition to extending the building towards the house to accommodate two cars in a design similar to a sketch submitted by the McKinnon's at the November 2012 HAC meeting.

Mr. Haglid asked if Mr. Cooch has done any maintenance to his side of the wall. He replied that he has not done any work to the wall; it is not his property to maintain.

There was discussion about the rear wall separating from the side wall. The applicant considers the building to be dangerous. (*Applicants left hearing at 6:27 p.m.*)

Action: Mr. Heckrotte made a motion to deny any demolition of the building, particularly of the exterior walls, except for the re-entrant corner; and that HAC would approve restoring the building, and filling in the re-entrant corner making it a more useful shape. Motion was seconded.

Disposition: Motion was approved by a vote of 4 in favor and 1 against (Hentkowski). Mr. Hentkowski is willing to widen the building; it is unfortunate we have been put in this position because the house needs a lot of work and he is not sure someone else will take it on.

Action: A motion was made by Ms. Monigle that HAC would consider allowing repointing and restoring the Cooch side wall and portion of wall away from 4th Street, but would allow replacement of 4th Street wall and the wall facing house, roof shape to be maintained, scale drawings and details would be required, building would be suitable for two vehicles. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved by a vote of 3 in favor and 2 against (Heckrotte, McDowell).

NEW APPLICATIONS

S. Velitsakis, 224-226 E. 2nd Street

Minor subdivision and set back lines for proposed two new residential units.

Discussion: Carmen Casper, engineer with Howard L. Robertson, Inc. presented. The applicant seeks to adjust the middle line of the previous subdivision (approved in 2006) and setbacks. They plan to construct a semi-detached unit on two lots and need an adjustment to the property line 3.33 feet to the southwest to give adequate side yards on each side. There is 3 feet between the buildings. If a driveway on Chestnut Street is accessible the building in the back will be used as a garage. If not accessible it will be used as a shed. A rear yard setback is needed. Width of house was discussed.

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

Disposition: Motion carried.

J. Givens, 24 E. 5th Street

Adding 5'X16' to the 2nd floor to lengthen an existing 9'X12'6" rear bedroom.

Discussion: Joe Givens (homeowner) and Ray Baxter (contractor) presented. Concern was noted pertaining to the structural integrity of the building. Vinyl siding is planned for the addition; aluminum will remain on the rest of the building. It was suggested they build up over the existing walls below with no cantilever in either direction. Windows – twin vinyl units are planned because of cost. Windows faces away from the historic district.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that the new exterior walls line up with walls below and that HAC approves the vinyl exterior siding and vinyl windows (facing away from historic district), and existing cantilevers be removed. Mr. McDowell seconded the motion.

Disposition: Motion carried.

Presbyterian Church, 25 E. 2nd Street

Install 28' of "steeple" top picket fence between existing brick wall per specs attached.

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

Mr. Hentkowski seconded.

Disposition: Motion carried.

A. Panayotti, 118 E. 3rd Street

Remove and replace roof with weathered wood blend shingles.

Discussion: Work has been done.

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

Ms. Fiske seconded.

Disposition: Motion carried.

G. North, 116 E. 3rd Street

Remove and replace roof with weathered wood blend shingles.

Discussion: Work has been done.

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

Heckrotte seconded.

Disposition: Motion carried.

E. Cross, 65 W. 5th Street

Replace rotten wood on exterior of house.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the rotted wood be replaced in kind. Mr. Hentkowski seconded the motion.

Disposition: The motion was approved.

State of Delaware, 30 Market Street

Replace "The Arsenal" sign per specs attached.

Discussion: Suzanne Savery, Delaware Deputy Director for Historical and Cultural Affairs, and Cindy Snyder, Site Manager, New Castle Court House Museum presented. Design of sign including dimensions were circulated to HAC. Sign will be placed on the existing sign post. Paint and vinyl lettering done by machine. Sign material will be plastic. HAC informed that plastic with vinyl lettering is not acceptable.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement the sign be painted wood with painted letters. Mr. Hentkowski seconded.

Disposition: The motion was approved.

S. Suskie, 119 E. 3rd Street

Replace flat roof on rear first floor and rotten siding and trim with new wood to match.

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

Ms. Fiske seconded the motion.

Disposition: The motion was approved.

T. Reed, 71 W. 5th Street

Repair/replace column and steps on front porch.

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

Ms. Fiske seconded.

Disposition: The motion was approved.

Center Square Association, 204A & B Delaware Street

Replace existing plate glass store front windows with more colonial style per plans attached.

Discussion: Doug Lovett described work to be performed. Mr. Heckrotte encouraged the applicant to make the building handicap accessible by making minor adjustments per code. Applicant is not required to make the building handicap accessible.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the recommendation that the building owner look at the location of the two store front doors to see whether handicap code can be met and do it if they can.

Mr. McDowell seconded the motion.

Disposition: Motion was approved.

A. Gambacorta, 405 Williams Street

Place a 6X6 wood shed in back corner of yard.

Discussion: The applicant is to look at the approved sheds that HAC recommends and return to HAC with their selection.

Action: Mr. McDowell made a motion to vote on the application as submitted with the requirement the applicant choose one of the HAC-approved sheds and return to HAC with their selection. Ms. Fiske seconded the motion.

Disposition: Motion was approved.

EMERGENCY APPLICATIONS

T. McDowell, 54 E. 4th Street

Replace wood siding where it needs to be replaced in kind.

Discussion: Work has been done using cedar.

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

Ms. Fiske seconded the motion.

Action: The motion was approved by a vote of 4 in favor, 1 abstaining (McDowell).

M. McKinnon – 311 Delaware Street

Remove and repair column on porch, remove screens and replace 2 beams on porch.

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

Mr. McDowell seconded the motion.

Disposition: The motion was approved.

J. Moore, 179 E. 4th Street

Repair wood on fence.

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

Ms. Fiske seconded the motion.

Disposition: Motion was approved.

Historic Area Commission Minutes
June 20, 2013

Approval of Minutes – Corrections were made to the 4/18/13 revised minutes and one change was made to the 5/16/13 minutes. **A motion was made and seconded to approve the revised minutes of the 4/18/13 meeting as amended. Motion approved. A motion was made and seconded to approve the 5/16/13 meeting as amended. Motion carried. Motion approved.**

Old Business

Dr. Joanne Viola of the Parking Subcommittee distributed diagrams of signage and guidelines from other municipalities and asked the group to review for comment at the next HAC meeting.

Adjournment -- There being no further business to address, the meeting was adjourned at 7:15 p.m.

Debbie Turner
Stenographer