

**HISTORIC AREA COMMISSION**  
**New Castle Town Hall**  
**2<sup>nd</sup> and Delaware Streets**  
**June 19, 2014**

Present: Sally Monigle, Chairperson  
Leila Hamroun  
Bill Hentkowski  
Mike Quaranta\*

Absent: David Bird

Also Present: Jeff Bergstrom, Building Inspector

\*Joined meeting at 5:20 p.m.

Ms. Monigle called the meeting to order at 5:07 p.m. Roll call was taken.

**OLD APPLICATION**

**E. Lovlie, 206 Delaware Street**

Returning for re-consideration of previous vote (4/17/14).

Discussion: Applicant and contractor, Scott Reuschleaur, presented. They requested reconsideration of the composite material requested for the sign. They again cited concerns with moisture held by the red brick due to moisture build up in the wood sign, thus causing continual replacement of the sign. Mr. Quaranta asked the contractor to explain the difference between a wood sign and composite sign with regards to moisture and the impact on the brick façade. Mr. Reuschleaur said moisture will evaporate, but a wood sign acts like a sponge causing the red brick to vent out creating build up of bacteria due to the brick's inability to dry out. Bricks deteriorate faster under these circumstances. Composite signs will give a long-term, fresh look while giving the same appearance. The composite sign will be hand painted, the same as a wood sign. Ms. Hamroun said wood and brick masonry have interacted for a long time and signage usually incorporates gaps allowing room for moisture to evaporate. She supports keeping materials consistent on the façade.

Resident Jean Norvell read a statement about signage the State and New Castle County will be installing in Battery Park and the Court House plus other locations in and around the historic district made from custom high-pressure laminate (CHPL), which is a synthetic component. She contends current regulations are inconsistent regarding the usage of wood. She also noted HAC's support for Sunbrella (April 2014), which is another synthetic product and resembles canvas.

Mr. Reuschleaur said there is no law upholding the guidelines followed by HAC. Mr. Bergstrom informed he cannot issue a building permit for any project without approval of HAC, i.e., historic review certificate, and without the certificate the applicant would be violating the law.

Mr. Quaranta acknowledged some inconsistencies in application of the HAC guidelines. Lack of enforcement needs to be addressed. The whole historic area has a number of inconsistencies and he is troubled with not treating applicants with the same set of standards. A comprehensive look at HAC's guidelines and its process, including enforcement issues, is needed. Mr. Quaranta will support the application because he does

not believe it is fair to hold people to different sets of standards. Ms. Monigle is supportive because the sign will be above eye level and the signage material cannot be observed. While acknowledging the inconsistencies, Ms. Hamroun supports maintaining the historic fabric of the community. Mr. Hentkowski read from the (HAC) guidelines: the use of incompatible materials in the historic area is strongly discouraged. Ms. Monigle's opinion is because the sign is not part of the structure (it is an attachment) she is supportive of a composite material.

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

**Disposition: Mr. Quaranta and Ms. Monigle voted in favor of the motion; Ms. Hamroun and Mr. Hentkowski voted against the motion.**

**(HAC will explore another public meeting involving Mr. Bird to render a decision.)**

### **K. Wipf, 221 Harmony Street**

Returning for re-consideration of previous vote (4/17/14).

Discussion: Better pictures of a similar gate she is requesting approval for were distributed. The gate is installed and Ms. Wipf said she has received numerous compliments.

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

**Disposition: The motion was approved by a vote of 3 in favor and 1 against (Hamroun).**

### **NEW APPLICATIONS**

#### **D. Lamoreaux, 29 W. 4<sup>th</sup> Street**

Installing storm windows

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

**Disposition: Motion approved. (4-0)**

#### **J. Givens, 24 E. 4<sup>th</sup> Street**

Outside condenser placement approval

Discussion: Property is on the edge of the historic district and the unit is not visible from the street.

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

**Disposition: Motion approved.**

#### **S. Boyd, 2 Plum Alley**

Replace fascia boards approx. 250' with new wood boards.

Discussion: *(Photo shown.)* Applicant presented. Replacement materials are not wood.

The high moisture conditions in the area causes rotting resulting in replacement work every 3-5 years. Repairs were needed before he purchased the home and were done with the same materials without HAC approval unknowingly. Once Mr. Boyd learned approval was needed, all work was stopped. Ms. Hamroun said the problem is the stress the material is under because of poor detailing of the roof protection system. Mr. Boyd argued that many of the historic homes in the City are not being kept up because of constant

repairs. He wants to use a lifetime product on his home that will protect the integrity of the home rather than replacing with wood. He added the product would add aesthetic appeal for the City. The house was built in 2002. Ms. Hamroun's view does not change with the home being new construction in a historic area. There is certain criteria that needs to be followed with new construction. She believes we should remain consistent with whatever materials were approved for this home when it was built. Ms. Hamroun noted there is evidence the design of the house was designed to integrate it with the area. Mr. Hentkowski reiterated the (HAC) guidelines that state repairs and new construction should follow the applicable guidelines outlined.

**Action: Mr. Quaranta made a motion to approve the application with an amendment that the product should be wood. Mr. Hentkowski seconded.**

**Disposition: Motion approved. (4-0)**

**J. Davidson, 62 W. 4<sup>th</sup> Street**

Outside condenser placement approval

Discussion: Condenser to be located on the back roof.

**Action: Mr. Quaranta made a motion to approve the application as submitted with the recommendation that the unit be located on the back roof top and not visible from the street. Mr. Hentkowski seconded.**

**Disposition: Motion approved. (4-0)**

**J. Wilson, 48 E. 4<sup>th</sup> Street**

Renovation of exterior per plans attached.

Application is incomplete. No discussion or action taken.

**A. Shue, 17 W. 4<sup>th</sup> Street**

Move and repair/replace wood fence, 6'X40'. Replace 2 windows on back of house with wood windows.

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

**Disposition: Motion approved. (3-0)**

**M. Howell, 413 Harmony Street**

Remove existing roof shingles. Inspect and repair any damage as necessary.

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

**Disposition: Motion approved. (4-0)**

**S. Swift, 16 W. 4<sup>th</sup> Street**

**Renovations of interior and exterior per attached plans.**

Discussion: The applicants and architect presented. They are seeking approval of a conceptual design for extensive work to be done on this property; specifically, a third floor addition with roof deck on the rear and change an opening on the first floor (exterior) off the kitchen. They plan on using wood products. Guidance was requested on the process moving forward, which Ms. Hamroun provided.

**S. Swift, 16 W. 4<sup>th</sup> Street (Contd.)**

**Action: Ms. Hamroun made a motion to approve the massing concept and preliminary materials noted verbally today. Mr. Quaranta seconded.**

**Disposition: Motion approved. (4-0)**

**A. Gambacorta, 401 & 405 Williams Street**

Installing aluminum storm doors on front of house, painted to match trim of house.

Discussion: Applicants presented. Mr. Hentkowski read from the (HAC) guidelines regarding screens and storm doors: installation of aluminum or vinyl clad doors are strongly discouraged. Materials used for doors should be in harmony with materials of existing doors and the area. Applicants contend they should be permitted to use aluminum because of the inconsistencies with other properties in the City and that the door would not detract from the surroundings. Ms. Hamroun supports the guidelines. Discussion turned to where a wooden door can be ordered/purchased.

**Action: Mr. Quaranta made a motion to approve the application as submitted with the amendment it be a wood frame screen door. Mr. Hentkowski seconded.**

**Disposition: Motion approved. (4-0)**

**EMERGENCY REPAIRS****J. Day, 114/116 Delaware Street (Jessop's Tavern)**

Remove and replace roof. LEAKING

Discussion: Roof will be replaced with weathered wood blend, dimensional shingles. According to Mr. Hentkowski wood shingles are on the building now. Mr. Bergstrom testified that the rafters are fine, but some sheeting will need to be replaced. As a rule, Ms. Hamroun would like to have more information (photos, contractor info) as part of applications to assist when rendering a decision.

**Action: Ms. Hamroun made a motion to approve the application based on the conditions in the back.**

**Disposition: Motion approved. (3-0)**

**R. Rudd, 114 E. 4<sup>th</sup> Street**

Replacing membrane roofing on flat party of roof on back of house and shed addition.

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

**Disposition: Motion approved. (3-0)**

**S. Morris, 110 W. 3<sup>rd</sup> Street**

Removing and replace approx. 2 sq. of shingles and replacing shingles with weathered wood blend shingles.

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

**Disposition: Motion approved. (3-0)**

**N. Jodlbauer, 46 E. 3<sup>rd</sup> Street**

Replace rear lower section of house roof with standing seam metal roof, color to match existing roof.

**N. Jodlbauer, 46 E. 3<sup>rd</sup> Street (Contd.)**

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

**Disposition: Motion approved. (3-0)**

**OLD BUSINESS**

**Approval of Minutes – A motion was made and seconded to approve the minutes of the 5/15/14 meeting as submitted. Motion approved.**

**Adjournment** -- There being no further business to address, the meeting was adjourned at 6:40 p.m.

Debbie Turner  
Stenographer