

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
October 17, 2013

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

Absent: Dorsey Fiske

Also Present: Jeff Bergstrom, Building Inspector*

*left meeting at 6:19 p.m.

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

Mr. Bird has been appointed to HAC beginning November 2013. He is representing the Planning Commission and his term begins in November. Ms. Monigle expressed appreciation on behalf of the members of the HAC to Ms. Fiske for her dedicated service and welcomed Mr. Bird.

NEW APPLICATIONS

A. Boland, 122 Delaware Street

Install 27' of fence and square off deck per sketch attached.

Discussion: The drawings submitted are not acceptable. Discussion included the groundwater problem behind the building, deck size, and trash.

Action: Mr. Heckrotte made a motion to approve in concept the idea of increasing the size of the deck on the restaurant, but the applicant must provide drawings to scale, handling of trash, condensers, materials, handling of grease, grading elevation (both sides and back), railing, deck, and side yard neighbor. Mr. McDowell seconded.

Disposition: Motion approved.

W. Barthel, 80 W. 5th Street

Replace rotten wood on side of porch with new wood.

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

Disposition: Motion approved.

D. Shane, 47 W. 3rd Street

Demo rear kitchen, add new kitchen, living room and porch on 1st floor; 2nd floor add new master bedroom and deck.

Discussion: Mr. Zito, designer, presented. The current kitchen has a shed roof on it. Above the kitchen and living room with a crawl space beneath and an open porch. A master bedroom will be above the kitchen and living room. They plan an open porch with an open deck above. The shed addition will be demolished. There was discussion about the 'step up' shown on the site plan. The decks are at floor length (same elevation as floors) and Mr.

New Applications (Contd.)

Zito plans to devise a roofing system for run-off. Materials for the deck will be treated lumber. Mr. Heckrotte suggested using diagonal braces under the joices on the second floor under the deck, rather than vertical on the porch.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the litany be followed, recommend opaque stain, wood siding to be painted. Mr. Hentkowski seconded the motion.

Disposition: Motion approved.

M. Moskovis, 10 E. 4th Street

To replace about 40 bad bricks on Amstel House side of building. Bricks and mortar to match existing.

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

Disposition: Motion approved.

B. Allshouse, 1 Packet Alley

Build a berm 3' high across back of property.

Discussion: Ellen Cleveland, 21 The Strand, accompanied the applicant. The berm will run behind Ms. Cleveland's property. The berm will be parallel to the shoreline. The wall has been installed after approval in September 2013. The berm will be 18 feet wide, 3 feet high. He uses a large sump pump for water that does flood the area.

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

Disposition: Motion carried.

Spotswood, Inc. (Garniewski) 423 Delaware Street

Install shutters and hardware on five windows.

Discussion: Samples of panel shutters and louvers were provided. Pictures were provided but no information on hardware to be used.

Action: Mr. Heckrotte made a motion to approve the application with the requirement they use WL1251 louvered shutters, but with operational louvers, and that they return to HAC with a better description of hardware they propose using. Mr. McDowell seconded.

Disposition: Motion was approved.

J. Geisel, 22 W. 3rd Street

Remove old fireplace and replace with new Regency. HAC: new cap on top of chimney.

Action: Mr. Heckrotte made a motion to approve the application with the proviso that the cap be painted black. Mr. Hentkowski seconded.

Disposition: Motion approved.

M. Gorak, 14 W. 5th Street

Install 4' X 14' rear addition. Repair from Hurricane Sandy. Install Glen Gary 52DD brick sidewalk at side and rear of property.

New Applications (Contd.)

Discussion: Ms. Elizabeth McDonald represented the applicant. She described work that has already been done. The house is unoccupied. The back door that has been installed on the addition needs to be wood.

Action: Mr. Heckrotte made a motion to approve the application as submitted with the proviso the litany be followed. Mr. McDowell seconded.

Disposition: Motion approved.

R. Vukevich, 33 The Strand

Install wall at back of property.

(Addressed in September 2013 meeting; joint application with B. Allshouse. HAC approved as submitted.)

EMERGENCY APPLICATIONS

M&T Bank, 210 Delaware Street

Window repairs on first floor

Discussion: Photos provided to HAC. Replacing sashes with wood, true-divided light windows. Other items to be addressed at the same time are the front stoop window has some soft areas, wooden downspout cover is breaking, and squirrel intrusions near the eaves. Mr. Heckrotte recommended replacing the wooden downspout cover with cedar.

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

Disposition: Motion approved.

A. Liggio, 160 E. 3rd Street

Remove and replace roof; roof leaking.

Discussion: Improper shingles were used. Approval was given due to emergency status; litany not provided.

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

Disposition: Motion was denied by unanimous vote. Mr. Heckrotte cited the required shingle, architectural-grade, weathered wood shingles, were not used. Messrs. Hentkowski and McDowell and Ms. Monigle cited the same rationale.

P. Free, 19 W. 4th Street

Re-flash chimney, install new eve pipe to front gutter r/r pole gutter and front porch roof per specs attached. Roof leaking.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement that white flashing around the chimney be painted red. Mr. McDowell seconded.

Disposition: Motion carried.

G. Wirt, 53 The Strand

Tear off existing flat roof and replace; roof leaking.

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

Disposition: Motion carried.

Delaware City Station, 414 Delaware Street

Tear off and replace middle and back flat roofs; roof leaking.

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

Disposition: Motion approved.

Immanuel Church, 100 Harmony Street

Remove rotted wood trim around clock face on side of tower facing the Academy and replace with custom made trim identical to that which is removed.

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

Disposition: Motion approved.

L. Deemer, 130 Delaware street

Repair of metal/shingle roof over side balconies. Roof leaking and compounding structural issues.

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

Disposition: Motion approved.

B. White, 14 The Strand

Replace rotting window sill on 1st floor rear in kind.

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

Disposition: Motion approved.

M. Martino, 158 E. 3rd Street

Dormer—replace boards that are rotted and adding flashing

Discussion: Mr. McDowell questioned the new fence in the back that is not wood according to HAC specifications and the smooth side is facing inward, away from the neighbor. HAC will revisit to look at the fence.

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

Disposition: Motion approved.

C. King, 106 The Strand

Remove existing half round gutters and round downspouts on lower rear of home and replace with white 5" half round gutters and 4" round downspouts.

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

Disposition: Motion approved.

Historic Area Commission Minutes
September 12, 2013

NEW BUSINESS

A house on W. 3rd Street has a door with four vertical panels on it. Mr. Bergstrom will be consulted.

OLD BUSINESS

Approval of Minutes – A motion was made and seconded to approve the minutes of the 9/12/13 meeting. Motion approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 6:50 p.m.

Debbie Turner
Stenographer