

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
April 17, 2014

Present: Sally Monigle, Chairperson
Doug Heckrotte
Bill Hentkowski
Mike Quaranta

Member Absent: David Bird

Also Present: Jeff Bergstrom, Building Inspector

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

OLD APPLICATION

Nora Lee's Restaurant, 122 Delaware Street

Possible redesign of roof and sign on front of building.

Discussion: Applicants (tenants) presented. They cannot afford to remove the crescent hood and start over. A new custom door would be needed because of past water damage. Estimated cost would be in excess of \$500. The crescent hood cannot be altered or covered to make it acceptable. In the past an awning was used from the building to the street. The water issue has also caused a mold issue. The trees in front of the building lend to the water problems due to leaf build up in gutters. Mr. Heckrotte noted double bay windows, like this building, on several buildings in the City. Alternative corrective measures could be to connect between two tin roofs of the bays, have a rectangular door hood, brackets and a flat roof, and an awning. He believes that what is currently in place is 'out of keeping' with the building and neighboring buildings. Rotted wood can be cut out and install a new piece in its place. Canvas awning could be an alternative and is acceptable. Mr. Heckrotte suggested putting an acceptable cover over the door and then replace the door. Mr. Quaranta urged the applicants to get a proposal prepared for the door in a short time period and submit for approval. The applicants indicated they understand what they are being asked to do. The applicants will discuss the problems and remediation options with the building owner.

Action: The application was continued.

NEW APPLICATIONS

K. Sturgis, 182 E. 4th Street

Replace rotted wood siding on northeast side of garage in kind and rotted wood on front of garage.

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

Disposition: Motion approved.

M. Healy, 170 E. 4th Street

Replace buckled plywood under left dormer. Reinstall matching shingles. Replace two damaged shingles on left side.

Discussion: Immediate action was needed. Application was approved prior to meeting.

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

Disposition: Motion approved.

V. Windle, 201 Harmony Street

Remove and replace old roof and replace downspouts with 4" smooth round downspouts.

Discussion: Work has been done.

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

Disposition: Motion approved.

State of Delaware, 211 Delaware Street

Remove and replace terra cotta shingles on main block and e. wing in kind. Replace metal flashings w/copper flashings. Repair main block balustrade consisting of replacement of rotted newels and bottom rails. All repairs per specs attached.

Discussion: Kevin Rychlicki of Bernardon Haber Holloway Architects detailed the scope of work being proposed. The flat roof on the main building is in good condition and will remain.

Action: Mr. Quarante made a motion to approve the application as submitted. Mr. Heckrotte seconded the motion.

Disposition: Motion approved.

St. Peter's Church, 35 E. 5th Street

Build Columbarium at end of existing walkway per drawings attached.

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

Disposition: Motion approved.

S. Monigle, 129 Harmony Street

Remove and replace existing roof per specs attached.

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

Disposition: Mrs. Monigle abstained from the vote. Motion approved.

C. Alabrudzinski, 111 E. 2nd Street

Erect fence on one side of back yard per specs attached.

Discussion: Fence will be made of red cedar.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that top cut be 30° and not 45°. Motion was seconded. Disposition: Motion approved.

S. Cotter, 211 Harmony Street

Exterior restoration to include replacing all rotten clap boards and corner boards. Repair rear door threshold and left front cornice.

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

Disposition: Motion approved.

P. Whary, 125 E. 3rd Street

Flat roof replacement and small section of shingled roof replacement.

Discussion: Using matching weathered wood blend shingles.

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

Disposition: Motion approved.

S. Michel, 34 W. 4th Street

Grade sidewalk and re-lay original bricks in a herringbone pattern.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the requirement the applicant use a diagonal herringbone pattern. Motion was seconded.

Disposition: Motion approved.

E. Lovlie, 206 Delaware Street

Install one wall sign on front of building. 7' wide X 2'8" wide.

Discussion: Applicant and contractor, Scott Reuschle, presented. Photos provided. The sign will be three dimensional and is made by a high density urethane, a product that closely resembles wood but is more durable than wood. It will remain consistent with the older style of the neighborhood. There was discussion about the size of the sign as stated in the City Code for the historic/commerce district (12 square feet). The sign will be affixed to the building (flat application) and will be secured through the grout. Submitted dimensions are larger. Mr. Heckrotte is concerned with the area the sign covers on the front of the building. He wondered if signage on the front door counts towards the 12 square foot regulation. The applicant said none of the signage on the door is permanent. Mr. Reuschle commented that signage regulations are unclear as they relate to what is and is not included when determining square footage. The applicant said foot traffic increased positively when the non-permanent signage was erected. Mr. Heckrotte wants more clarity on the amount of square footage of signage that is appropriate on the front of the building. Discussion followed about signage currently on the building other than the wall sign. The applicant is content with reducing the size of the sign and retaining all the information currently shown on it. *(Further discussion on the application was suspended until later in the meeting.)*

New pictures were presented showing the signage reduced to 11.916 square feet making it compliant. The application is amended to show the sign now measures 66" X 26". Mr. Reuschle asked for documentation that supports wood being used for signage. *(A copy of the litany was given to the contractor.)* The cost difference between wood and composite materials being proposed is about 2%. The applicant speculates she will need to replace a

wood sign every few years. This would also mean continual stress on the brick when removing and re-installing the signage.

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

Disposition: Mr. Heckrotte voted 'no' as long as the sign is in plastic; Mr. Quaranta voted in favor; Mr. Hentkowski voted 'no' citing Mr. Heckrotte's rationale; Mrs. Monigle voted 'no' citing the same rationale. Motion failed.

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

Disposition: Motion approved.

A resident asked for feedback from HAC on Dr. Jo Viola's proposed guidelines for business signage in the City. Mrs. Monigle confirmed no action has been taken to date. Mr. Heckrotte believes adequate guidelines for signage already exists. He added that HAC needs to be consistent with the guidelines of the Department of the Interior for preservation.

K. Wipf, 221 Harmony Street

Install wrought iron fence and gate from left side of house to fence.

Discussion: Photo of the fence and diagram of the gate were submitted. The Victorian-style gate is a fancy design to be attached to the fence and is planned for the front of the house. Mr. Heckrotte suggested putting a second fence with the fancy gate at the back corner of the house and use the Victorian antique-style gate and fence in the front. The applicant prefers not doing this.

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

Disposition: Mr. Heckrotte voted 'no' because the gate is not in keeping with the City of New Castle; Mr. Hentkowski voted 'no' citing the same rationale; Mrs. Monigle voted 'no' citing the same rationale; Mr. Quaranta voted 'no' citing the noted rationale that it is inconsistent with the City. Motion failed.

Mr. Hentkowski asked about approving the fence she currently has with a matching gate. The applicant is not interested in that option. She wants the fancy gate in the front. Mr. Quaranta asked if the gate fits with the Code. Mr. Heckrotte said the guidelines stress 'in keeping' and there is not much wrought iron in the City.

D. Robinson, 53 E. 2nd Street

Install combination screen/storm door at side entrance, install wood shutters on front door, minor repairs to basement entrance.

Discussion: Applicant described the work being proposed. Repairs to basement entrance are not visible from the street. He is asking for a wider railing for the screen/storm door.

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

Disposition: Motion approved.

S. Borton, 42 E. 4th Street

Install railing on outside of patio doors.

Discussion: Stainless steel cable to be used.

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

Disposition: Motion approved.

EMERGENCY APPLICATIONS

L. Emerick, 40 W. 4th Street

Emergency roof repair on flat roof and shingled roof.

Discussion: Applicant described work that is needed. No gutter work is planned, but if they are replaced they need to be in kind.

Action: Mr. Heckrotte made a motion to vote on the application as submitted with the proviso that the shingles are weathered wood blend in the architectural style of the rest of the neighborhood, the trim is wood, dormer cheeks are wood, extension of the trim on the flat roof is wood and the drip edge be painted the house trim color.

Mr. Quaranta seconded.

Disposition: Motion approved.

K. Stone, 102 Delaware Street

Repair rotted studs on right side of front door.

Discussion: Structural issues will be addressed soon.

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

Disposition: Motion approved.

OLD BUSINESS

Approval of Minutes – A motion was made and seconded to approve the minutes of the 2/27/14 meeting as submitted. Motion approved.

Adjournment -- There being no further business to address, the meeting was adjourned at 7:50 p.m.

Debbie Turner
Stenographer