

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
May 15, 2014

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

Also Present: Jeff Bergstrom, Building Inspector

\*Joined meeting at 5:15 p.m.

\*\*joined meeting at 5:45 p.m.

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

City Council President Linda Ratchford introduced Leila Hamroun, who is joining HAC as its certified architect. Ms. Ratchford spoke to commissioners about the City making an application to the State Preservation Office to become a certified local government. Benefits include technical and financial support, and resources. She talked about membership in the National Alliance of Preservation Commissions. The City would fund membership. Commissioners welcomed both applications.

### **OLD APPLICATION**

#### **James McKinnon, 313 Delaware Street**

Returning to discuss the demolition of garage and rebuild new garage.

Discussion: (*Sketches presented*) Applicants presented a review of their application to date. Their position is unchanged. They want to demolish the carriage house and rebuild a structure more amenable to their property. They would be willing to preserve the wall that abuts the Cooch property, but their structural engineer has reservations about cabling it in to new construction. Ms. Hamroun's opinion is that this is a request for selective disassembly of the existing structure and replacing that structure with something better suited for their needs based on Secretary of the Interior standards. She thinks the structure participates with the rhythm of the area and concedes the structure has suffered from neglect and has issues. There are potential options to be able to save parts of the structure or elements of it. She could potentially entertain the selective disassembly of the structure and salvage the brick and framework if plans are presented to rebuild with something that is agreeable to all parties. HAC needs to know what the applicant wants to put in its place. There is some leeway for adaptive use that would still need to follow certain strict parameters (what can be seen from the street, what is being disassembled and reassembled). She would not discard the profile of the carriage house and thinks solutions for materials to be used could follow the hierarchy in the main house. The applicants are concerned with the costs involved with Ms. Hamroun's comments and HAC's position to date. Compromise solutions could be researched.

Ms. Hamroun said having a more developed and simple design exhibiting the applicants' intent would help facilitate productive discussions.

Richard Cooch, 16 East Third Street, is a neighbor. He stated the structure is one of the few brick outbuildings in New Castle. It dates prior to 1878. The disassembly and rebuild of

the current structure would have an impact on his property. He opposes the disassembly to the ground proposed by the applicants or in part. He would be supportive of a way to preserve the wall facing his back yard as well as the wall facing East Third Street. He would not oppose allowing the two-car garage the applicants are seeking if preservation is pursued.

Tom McDowell, 54 East Fourth Street, offered his solution for restoring the structure at minimal cost, saving at least 60% of the original structure, and expanding it into a two-car garage.

Some residents spoke in support of working with the applicants to enhance the property while others were in opposition of the applicants' plans.

Dorsey Fiske, 26 East Third Street, reminded that the HAC guidelines must be followed so the historic area of the City of New Castle will remain in the federal national register of historic places. There are grant and tax credit advantages to being on the register. HAC is not to consider finances.

Discussion has revealed a number of possibilities, some will be cost prohibitive. More professional work and knowing what the applicant plans to do is needed before making an informed decision.

Mr. McKinnon welcomes advice and suggestions on who to speak with to get more information to provide for continued discussion. Mrs. McKinnon indicated her displeasure in pursuing the application.

**Action: The application was continued.**

HAC was urged to reach out to the applicants again in an effort to get drawings showing what they want to do in order to make informed decisions.

### **NEW APPLICATIONS**

#### **J. Lloyd, 6 The Strand**

Repair/replace rear shed style roof, stucco around base of structure, repair broken 3<sup>rd</sup> floor windows, R/R rotted wood around several windows and doors.

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

**Mr. Hentkowski seconded.**

**Disposition: Motion approved.**

#### **R. Coates, 242 E. 2<sup>nd</sup> Street**

Blacktop driveway per specs attached.

Discussion: (*Photos shown*) Mr. Hentkowski suggested brick pavers; applicant cited cost. The subject property does not have a sidewalk, but adjacent homeowners do have sidewalks.

**Action: Mr. Quaranta made a motion that the homeowner will replace the driveway with blacktop from the garage to a brick apron to match the width of the adjacent brick sidewalk. The area in front of the addition from the façade to the curb will be paved brick. Mr. Bird seconded.**

**Disposition: Motion approved.**

**DeAscanis Homes, Inc., 225 E. 2<sup>nd</sup> Street**

Demolish existing dwelling. Re-subdivide from one (1) 20' lot and one (1) 27' lot to 2 lots each 23/5" (move common property line 3'). Construct two (2) new semi-detached dwellings each 20' wide.

Discussion: House to be demolished and subdivided to two (2) lots. A resident raised the issue of parking issues in the area and additional vehicles will add to the problem once the dwellings are built. She asked the applicant if he would consider putting in parking in the rear with access from Chestnut Street. The applicant is agreeable to adding more parking. Mr. Quaranta suggested bringing this issue to the attention of the Parking Sub-Committee.

**Action: Mr. Quaranta made a motion to approve the plans as submitted conditioned upon the submission of architectural drawings for new construction and that the front yard setbacks are consistent with the plan submitted. Mr. Bird seconded the motion.**

**Disposition: Motion approved.**

**G. Schnieder, 50 W. 5<sup>th</sup> Street**

Replace back entry porch with wood deck. Replace chain link fence with wood picket fence. Repair/replace damaged sidewalk sections across front and down side on Tremont Street in kind.

Discussion: (*Drawings submitted*) The house is partially out of the historic district. The back entry porch will be a slightly larger foot print than what is shown. Horizontal rails will be on the inside of the property and not on the street side. The replacement fence will be wood. The applicant was asked to use exposed aggregate on the sidewalks to blend in. They plan on replacing only the areas of sidewalk in need of repair. Ms. Hamroun suggested they repair the parts of the sidewalk with tripping hazards.

**Action: Ms. Hamroun made a motion to approve replacement of the back steps, replace chain link fence with a wood picket fence, and that damaged sidewalks will be replaced with the agreement that an aggregate be used. Mr. Quaranta seconded.**

**Disposition: Motion approved.**

**W. Cramer, 9 E. 2<sup>nd</sup> Street**

Remove 48' of existing wood fence and replace with 5' high western red cedar fencing.

Discussion: (*Drawing submitted*) Posts on the drawing refer to concrete posts. The post itself must be wood and the base can be concrete.

**Action: Ms. Hamroun made a motion to approve the application as submitted with the condition the posts are wood and not as prescribed in the drawing. Mr. Bird seconded.**

**Disposition: Motion approved.**

**EMERGENCY REPAIRS****J. Day, 114/116 Delaware Street**

Make several repair/replacements to outside of Jessop's Restaurant to include replacing two rear windows, repair masonry, soffits and gutters on rear of property. Repair or replace missing siding on rear of property.

Discussion: (*Photos shown*) Rear windows--Applicant described work to be performed. Vinyl windows are being proposed and cannot be seen from the street. Applicant prefers

not covering the window space in favor of the natural light.

Repair masonry, soffits and gutters, repair/replace missing siding on rear of property-- Applicant described work to be performed. Soffit repairs to be with wood to match existing material. Re-install gutter and install new downspout, smooth and round, to make a functional system.

**Action: Mr. Bird made a motion to approve the application as submitted due to the location of the windows and that the windows be 6 over 6, repair soffits with wood, re-install gutter and install new downspout, smooth and round, to make a functional system, repair/replace missing siding on rear of property. Ms. Hamrout seconded. Disposition: Motion approved.**

**T. Johnson, 300 Harmony Street**

Remove and replace brick sidewalk (tree removal), level and fill in with Glen Gary DD53 brick pavers. Repair curb.

**Action: Mr. Bird 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 4/17/14 meeting as submitted. Motion approved (4 in favor, 1 abstaining [Hamrout])**

**Adjournment** -- There being no further business to address, the meeting was adjourned at 7:48 p.m.

Debbie Turner  
Stenographer