

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
April 14, 2016

Present: Sally Monigle, Chairperson
Lynn Briggs
Bill Hentkowski
Jean Norvell
Mike Quaranta
Leila Hamroun, Consulting Member

Also Present: Jeff Bergstrom, Building Inspector

The meeting was convened at 6:45 p.m. Roll call followed.

OLD APPLICATIONS

D. Shane & B. Shelton, 47 W. 3rd Street

Porch addition and spa. New info and smaller footprint presented.

Discussion: William J. Rhodunda, attorney, is representing applicants Ms. Shane and Mr. Shelton. The applicants have reduced the size of the addition several times. The reduction being presented tonight is 28% less than the 2015 approval. Aside from the size issue, all criteria related to historic materials is in compliance. If the addition is permitted there will be 30 ft. remaining in the back yard. His clients have worked in good faith with the HAC architect.

Ms. Hamroun met with Ms. Shane on 4/11/16 and looked at the property. Flags marked 20 ft., 25 ft. and the original 30 ft. from the street per a previous suggestion (*Ms. Hamroun shared pictures with graphics.*) Ms. Hamroun's key issues with the project involve depth and height. She prefers a 20 ft. depth; the applicants have reduced to 25 ft. Ms. Shane reduced the footprint to a depth of 25 ft., produced sketches showing different options with architectural ramifications, included a 4 ft. width to accommodate changes between the exterior and interior finished floors bringing the porch up to the levels so it meets FEMA requirements, applicant purchased a therapy spa after the previous HAC approval, the width of the porch was to accommodate the spa and its cover, if further reduction in footprint (4 ft.) is requested, because of the stepping up/stepping down it would not leave much space other than the therapy spa, and at some point the applicant may redo the kitchen including the ceiling to match the porch.

Ms. Hamroun further stated the proposed footprint remains significant, particularly in view of the height of the roof line. Some design features are impacted by the installation of the therapy spa. It is not HAC's purview to address interior layouts, just mass and scale, proportion and impact. HAC also looks at streetscape and the view from the public right of way.

Ms. Hamroun continued that the mass and scale likely would not be approved based on current guidelines, but was previously approved by HAC. However, the fact that the depth was reduced, it is a porch-only construction, and it is one story, it is an improvement from the original application.

Ms. Hamroun stressed that this will be a stand-alone decision if it is approved. These proportions should not be seen for future applications as a precedent for depth and height. Lastly, Ms. Hamroun stated that future home improvements should not be predicated on enclosing the porch or building on top of it. Because the application was previously approved she thinks this is a constructive compromise.

Lengthy discussion followed.

Marianne Caven, 49 W. 3rd Street, lives adjacent to the applicants. Her home is attached to the applicants' home. Ms. Caven is vehemently opposed to the addition. She said that previous approvals were based on misinformation. Further, she said the applicants had not shared their plans with Ms. Caven or her husband and they were unaware the applicants were bringing their plan to HAC until March 2015.

Peggy Vance, 43 West 3rd Street, said the addition will be an eyesore. HAC denied their application for an addition and were told they could go a certain distance back on their property. This addition is beyond what the Vance's were told. It is on Battery Park and she disagrees with its construction.

Previous approvals were granted under a different group of Commissioners. Mr. Rhodunda reminded there is a strong record of prior public approvals in place.

Daniel Losco, City Solicitor, noted the record indicates that this was approved at a larger scale on two (2) different applications. The meetings were publicly noticed and there are appeal rights that were not exercised after those approvals. Tonight, HAC is faced with a new and different application that should be evaluated. A decision should be based on what is presented tonight. If the decision is not satisfactory to the applicants or any other opposing party they have appeal rights to the Board of Adjustment. If a party is unhappy with the Board of Adjustment's decision they can appear before the Superior Court.

Mr. Losco further explained that under the former City Code previous HAC approvals (2013 and 2015) do not expire. The new Code has a sun-setting provision.

A discussion between HAC members followed regarding what would be an appropriate footprint.

In closing Mr. Rhodunda reiterated his clients are trying to build something that is 28% smaller than what was previously approved. *(A letter dated 10/2/15 from Geo-Technology Associates to Ms. Shane concerning subsurface exploration was presented and Mr. Rhodunda requested it be made part of the record.)*

Action: With respect to 47 W. 3rd Street, Mr. Quaranta made a motion to permit the maximum allowable square footage to comport with scale, proportion and size which would permit a porch to extend no more than 2 ft. beyond the side elevation of the rear "L" and up to a maximum of 20 ft. in depth. Ms. Norvell seconded the motion. Disposition: The motion was approved by unanimous vote.

EMERGENCY REPAIRS OR DEMO

Parker/Craven, 49 W. 3rd Street

Emergency demo: tear down rear kitchen addition. Roof leaking-interior damage from water intrusion.

Action: Application withdrawn.

S. Stallard, 4 The Strand

Emergency soffit repair.

Ms. Hamroun recommends repairing in kind.

Action: Mr. Quaranta made a motion to approve the application as submitted noting that the materials be in kind. Mr. Hentkowski seconded the motion.

Disposition: Approved.

NEW APPLICATIONS

Trustees of the New Castle Common, 5-7 E. 2nd Street

Fence to surround Bicentennial Park on three sides.

Discussion: Dorsey Fiske presented. The contractor is ready to install the fence. Rough sawn Cypress wood will be used. Most of the fencing will be replaced; the fence in the front is remaining for now. It was suggested that the permit show 'saw tooth' and not 'dog ear.'

Ms. Hamroun recommended approval.

Action: Mr. Quaranta made a motion to approve the saw tooth fence, 30 degree, as submitted. Mr. Hentkowski seconded the motion.

Disposition: Motion approved.

J. Lloyd, 6 The Strand

Repair/re-lay brick sidewalk in front of house.

Ms. Hamroun recommends approval.

Action: Ms. Briggs made a motion to approve the application as submitted. Ms. Norvell seconded.

Disposition: Motion approved.

Parker/Caven, 49 W. 3rd Street

Non-emergency demo: new construction of two-story addition to replace single-story addition.

Action: Application withdrawn.

M. Quaranta, 304 Delaware Street

Placement of sign.

Discussion: Applicant (Michelle Quaranta) is using the same kind of sign as the first sign. It will be in front of the front door. The first sign is between the two windows on another side.

Ms. Hamroun recommends approval.

Action: Mr. Hentkowski motioned to approve the application as submitted. Ms. Norvell seconded the motion.

Disposition: Motion approved by a vote of 4 in favor; Mr. Quaranta recused himself.

J. Weaver, 123 Delaware Street

1. Install new HVAC unit on existing cement pad in back yard.

Ms. Hamroun recommends approval.

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

Disposition: Motion approved.

2. Install 23' X 12' roof top over pressure treated deck, replace all windows, replace gutters & downspouts, add skylight, replace sliding door, add front door light & repair front door trim.

Discussion: The roof top deck will be off the back of the house on top of the second floor with access from the third floor. All new windows (7 in front; 1 in the back) and doors will be wood. Currently they have a vinyl sliding door. If it is replaced the new door should be made of wood. There was discussion about the structural integrity of the deck. The applicants were advised to check with a structural engineer to confirm occupant load calculations. A recommendation was made to reduce the size of the deck to 12' X 14'. The skylight addition will be on the back of the house. A sketch of different options of light fixtures was circulated to HAC. HAC was fine with all of the light fixture options.

Ms. Hamroun recommended approval with conditions: confirm that all new windows and door will be wood, lights should match the current break down and the skylight be installed in the existing opening, and the deck be reduced so it does not protrude as much (about half). Lastly, she suggested the applicants check with a structural engineer to ensure the integrity of the deck.

Action: Mr. Quaranta made a motion to approve the application as submitted with the following conditions: windows and doors are made of wood, foot print of the deck be smaller, property owner should consult with structural engineer to verify the load capacity of the deck, the skylight be placed in the existing opening, the light fixture match be placed on the side of the door, and window trim remain the same as what currently exists. Ms. Novell seconded.

Disposition: Motion approved.

J. Meek, 30 The Strand

Replace existing straight front step railing with ornate railing.

Ms. Hamroun recommends approval.

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

Disposition: Motion approved.

J. Davis, 19 E. 2nd Street

Replace roofing on house, 2nd level (tin), gazebo and shed.

Ms. Hamroun recommended approval.

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

Disposition: Motion approved.

L. Deemer, 130 Delaware Street (Terry House)

Present alternative ceiling material for side porch for approval.

Discussion: Contractor David Undorf presented two alternatives for the ceiling. First is a beaded vinyl that would be perpendicular to the floor. The other is a lattice material on the underside that was used at the David Finney building. It is pressure treated wood. The lattice would be staggered and will be painted.

Ms. Hamroun said that vinyl is not an appropriate alternative product in that particular area. Wood is the most appropriate. The lattice is an acceptable approach. It is a discreet and small area. It is a reasonable, cost effective alternative given the location. She does not support vinyl products. Mr. Undorf prefers using the lattice.

Ms. Hamroun recommends wood lattice work and that it be painted.

Action: Mr. Quaranta made a motion to approve the application as submitted with the provision that the material be the lattice wood representation and that it be painted white. Mr. Hentkowski seconded.

Disposition: Motion approved.

S. Hannell, 409 Harmony Street

Re-frame & re-screen side porch, add wood siding to match existing siding.

Discussion: Previously approved; product no longer available. The applicant wants to get rid of some of the framing on the wall (22 ft. long wall) . Lowering horizontal down to 36 inches. It is structurally sound.

Ms. Hamroun recommends approval.

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

Disposition: Motion approved.

P. Hannum, 18 E. 4th Street

Construct 14' X 14' shed in rear alcove.

Discussion: Contractor David Undorf asked about using a vinyl screen type method that is easier to repair, if needed. (*Sample shown.*) Ms. Hamroun had no objection given the area's lack of visibility.

Ms. Hamroun recommends approval citing the area is discreet.

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

Disposition: Motion was approved.

M. Hafer, 124 Delaware Street

Construct fence around restaurant trash cans.

Discussion: Proposing shadow box design. Dimensions are 6 ft. high X 28 ft. long. Ms. Hamroun asked if the height needs to be 6 ft. The applicant is willing to reduce to 5 ft. Mr. Hentkowski said that shadow box is not something that HAC has approved previously. Preference is straight top or saw tooth. The applicant will use whatever the neighbor has used.

Ms. Hamroun recommends a 5 ft. fence.

Action: Mr. Quaranta made a motion to approve the application with the conditions the fence is 5 ft. high saw tooth, 30 degree.

Disposition: Motion approved.

CONSULTATION

United Methodist Church – Trustee Curt Kimmel said the church is considering an electronic LED sign for the church. The existing sign is old and falling apart (*photo of church w/existing sign shown to HAC*). Special events and City events could be advertised. They are sensitive to neighbors and would turn the sign off in the evening. Mr. Kimmel was informed that HAC does not care for LED lighting. Ms. Hamroun will work with Mr. Kimmel to find a suitable alternative.

Approval of Minutes – Corrections noted. **A motion was made and seconded to approve the minutes of the 3/10/16 meeting as corrected. Motion approved.**

Adjournment -- There being no further business to address, the meeting was adjourned at 9:30 p.m.

Debbie Turner
Stenographer