

HISTORIC AREA COMMISSION
New Castle Town Hall
2nd and Delaware Streets
September 8, 2016

Present: Sally Monigle, Chairperson
Bill Hentkowski
Jean Norvell
Mike Quaranta

Absent: Lynn Briggs

Also Present: Leila Hamroun, Consulting Member
Jeff Bergstrom, Building Inspector

(There was no August meeting.)

The meeting was convened at 6:40 p.m. Roll call followed.

OLD APPLICATION

M. Chaump, 155 E. 2nd

Addition/alteration per drawings submitted. Continued from June 2016.

Discussion: *(Revised plans distributed at meeting.)* The applicants summarized their plans. They are seeking to put an addition on the rear of the house (towards the river). Ms. Hamroun said the initial proposal outlined plans, ideas, square footage, materials and intent of the design. Materials and the use of wood were welcome. However, she reminded that the challenging issue with the project is the scale and size of the addition on the back. The design was fine to accommodate articulations to the roofline, but also an extension of the "L" to the rear. It can be seen from the street and the river, which is a public right of way. The architectural team was asked to revisit the plan to see how proportions could be adjusted, reduced or work with another roof articulation. For the third floor, a minimum of 7 ft., 6 in. height is needed to have enough clearance to make it an occupiable space. She met with the applicants onsite on 8/11/16 to look at the structure. Ms. Hamroun noted the massive volume of the third floor (master bedroom) to be about 21 ft. long. She suggested aligning the footprint with adjacent footprints and expressed concern that the entire back conceals the existing scale of the roof. The proposed footprint extends 3 ft. to 4 ft. beyond adjacent houses. It has remained the same making the addition appear 'boxy.' In order to have the third floor she suggests reducing the depth to minimize the impact. It is a significant area along the back of the house. Ms. Hamroun strongly recommends revisiting how much can be reduced to make the structure fit with the overall scale of the City.

Dave Dalby, architect for the applicants, reviewed the plans with commissioners. Square footage of the house is about 1,004 with attic space accounting for 272 sq. ft.

Mr. Quaranta recognizes the original structure is three stores; the rear of the house is two stories. From street elevation all of the adjacent houses look the same.

Mr. Dalby stated the house sitting on the far left corner is a full three stories on the rear. There are no setbacks and no significant break up. The applicants want to maintain the character from the street side to match other houses on the street. The applicants are seeking approval of the design so they can move forward with construction paperwork and applying for the proper permits. The applicant believe the plans fit within the guidelines.

Mr. Hentkowski asked what Mr. Dalby would suggest to make the house look smaller. Mr. Dalby said the house is small and the only way to achieve making it look smaller is to make it smaller. Mr. Hamroun suggested breaking up the roof line on the back of the house. Mr. Dalby claims the applicants would lose square footage in doing this.

The applicants have shared their plans with immediate neighbors and no opposition was expressed. They believe they have made a good faith effort to incorporate suggestions the HAC has made to reduce the mass and size. They would like to move forward with building plans. Two designs have been provided to the HAC.

Based on the presentation of revised plans, Mr. Quaranta said he could support either plan. However, he prefers the design characteristics of the original design (June 2016). The property is large and HAC could accept larger massing, but with an articulation that looks more attractive or they could reduce the size resulting in it looking “boxy.” He recognizes there are some large additions put on the back of other historic homes in the area.

Mr. Quaranta asked the applicants their thoughts if some of the square footage compromised on the first two floors were put back and the third floor was made a little smaller to change the roofline to make it more attractive and less “boxy”. Mr. Dalby said it would lose the character of the first design and will lose the square footage the applicants need in the house as illustrated in the second design.

Ms. Hamroun said the third floor square footage is “boxy” because no changes in square footage have been done. She does not recommend the building drawings based on the mass and size of the third floor. There are options to make it smaller by sacrificing square footage on the third floor. Volume and mass of additions/new construction fall under the purview of the HAC. From a technical standpoint, Ms. Hamroun would recommend the only solution to massing of the third story to be a reduction of square footage of the space on the third floor. The applicants are not receptive to this option.

Action: Mr. Quaranta made a motion that the HAC accept the revised concept plan submitted tonight by the property owners.

Disposition: The motion failed due to lack of a second to the motion.

Action: Mr. Quaranta made a motion that the concept submission for 155 E. Second Street dated 6/9/16 be approved. Ms. Norvell seconded the motion.

Disposition: Motion was approved by a vote of three in favor and one against (Hentkowski-it is still too big).

NEW APPLICATIONS

Mrs. Snyder’s Café, 414 Delaware Street

Front door signage and lighting, rear garden fence, patio garden plans and exterior lighting per plans submitted.

Discussion: The sign will be on the left front of the building and will be made of wood. Ms. Monigle suggested keeping the sign simple. Size of the sign was discussed. Recommended dimensions are 24 in. X 18 in. Applicant was asked to submit a revised drawing of the sign. A picture of the wrought iron brackets to be used was provided. The fence will be made of cedar at a height of 6 ft. Applicant was asked to ensure the fence is cut at a 33° angle. The good side of the fence generally faces the neighbor. Lighting is along the side alley and is

not visible from the street. *(Picture of lights and placement were shown.)* They are replacing the rear patio using bricks from the former patio.

Ms. Hamroun recommends approval of the application using a 24 in. X 18 in. sign as presented and that no gooseneck fixtures are used.

Action: Mr. Quaranta made a motion to approve the application as submitted with the exception of the following: recommended signage size is limited to 24 in. X 18 in. and includes the wrought iron brackets, but no light fixtures. Ms. Norvell seconded the motion.

Disposition: Motion was approved by a vote of three in favor and one recusal (Hentkowski-involved with construction).

60 W. 4th Street

Siding installation per quote attached, and skylight repair/aluminum roof coat.

Discussion: German-style Dutch lap siding to be used on the front. James Hardy plank to be used on the back. It is not visible from any direction. There is a 7 ft. fence around the back yard. They also plan on doing roof repairs and skylight repairs. There are no structural changes involved.

Ms. Hamroun recommends approval of the application.

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

Disposition: Motion approved.

NEW BUSINESS

Mr. Quaranta reported that his term on HAC will expire after the October meeting. Pending City Council action, David Baldini will be the Planning Commission's representative on HAC.

Approval of Minutes – Minutes of the 7/14/16 meeting will be addressed at the October 2016 meeting.

Adjournment -- There being no further business to address, the meeting was adjourned at 8:05 p.m.

Debbie Turner
Stenographer