

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
March 9, 2017

Present: Laura Fontana, Chairperson  
David Baldini  
Lynn Briggs  
Marty Wright

Absent: Jean Norvell

Also Present: Leila Hamroun, Architectural Consultant  
Jeff Bergstrom, Building Inspector

The meeting was convened at 6:30 p.m. Roll call followed. A quorum was declared.

**Approval of Minutes** – A motion was made and seconded to approve the minutes of the 2/9/17 meeting as distributed. The motion was approved.

Note: Four new applications were shown on the 3/9/17 agenda; however, Ms. Hamroun explained that three of those applications were addressed with the building code official as an administrative review (Tier I) and did not need to be reviewed by the HAC.

**NEW APPLICATION**

**165 East 2<sup>nd</sup> Street, ONC Investments, LLC**

Construct new duplex per plans attached.

Discussion: Property owner George Velitskakis plans to build a new duplex at the location. He would like to get setbacks for the structure approved and is seeking a recommendation of approval to the Board of Adjustment of the proposed setbacks and a variance for on the lot size which is slightly smaller than required, and recommendation of approval to City Council for the encroachment of the front steps on the sidewalk so the façade can line up with other residences on the street.

Ms. Hamroun said the encroachment request is standard and the overall square footage of the side setbacks are acceptable and similar to what has been done in the historic district. She recommends the rear setback be aligned to match what is on either side. Ms. Hamroun said that based on the review and a site visit, the side setbacks are fine and the encroachment on the street and the alignment on the street. She suggested later plans show the back aligns in connection with the buildings on either side. She added the applicant can go to the Board of Adjustment for the variance with the front and side setbacks, but the HAC would review the building plans to ensure the rear is aligned with adjacent buildings. Once preliminary drawings are prepared, the HAC can give feedback on the concept and massing before detailed construction drawings are prepared. This will enable the applicant to be more effective with his resources in preparing the design.

**Mr. Wright made a motion to forward the application to City Council with the HAC's recommendation that the encroachment of the front steps be granted. Mr. Baldini seconded the motion. The motion was approved.**

**Mr. Baldini made a motion that the application go to the Board of Adjustment with the HAC's recommendation to approve a minor area variance on the square footage of the lot to permit the construction of a two-family dwelling. Mr. Wright seconded the motion. The motion was approved.**

Mr. Bergstrom said the applicant is looking to construct an “up and down” duplex.

### **OLD BUSINESS**

#### **145 East 2<sup>nd</sup> Street, K. Baker**

A motion was made at the 2/9/17 meeting to table the applicant's appeal of an administrative review decision not to permit the use of a vinyl-based product known as AZEK until more consulting between the homeowner and Ms. Hamroun. Ms. Hamroun met with the applicant and their contractor on 3/7/17 and discussed which portion of the building trim should be wood, based on what is visible from the public right-of-way. She recommended the front block trim (taller, cross gables) be wood; an alternate trim material can be used on the rear block (less visible and with simple trim). This approach would meet the guidelines and allow a prompt administrative (Tier 10) review. They asked Ms. Hamroun for suggestions of other non-vinyl products aside from AZEK products. She informed them that the HAC cannot recommend specific manufacturers, but she could send them specifications and information on other engineered wood. They asked if they could use a higher grade wood like cedar for the wood trim; Ms. Hamroun encouraged it. They will resubmit the application and if it is according to what was discussed it could be a Tier I review.

**Mr. Wright made a motion to reject the application for 145 East 2<sup>nd</sup> Street as submitted due to the fact that the architect had a meeting with the homeowner and provided guidance around the proper materials and treatments such that they will be able to go forth with a revised application and a Tier I review. Mr. Baldini seconded the motion. Motion was approved.**

### **CONSULTATION**

Carlos Viola showed Commissioners a sample of existing shutters on the second floor of his residence. He tries to stay in touch with what is appropriate in the historic district and prefers wood rather than a alternate product. However, the wood he has in place is not durable and wonders what other hard wood might weather better. Ms. Hamroun suggested he speak with the manufacture to streamline a simpler, more flush profile that might prevent some of the water to pool and cause issues. Mr. Viola uses mahogany on shutters on another residence. Ms. Hamroun supports the use of mahogany. Mr. Wright also suggested Spanish cedar. Ms. Hamroun said the application would be addressed as a Tier I. She offered to visit the site if the applicant wishes.

**Old Business** – Training Session – Ms. Hamroun will conduct a training session for Commissioners on 3/13/17 at the New Castle City Police Department Community Service Room. The session will run from 6 p.m. to 8 p.m.

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

Debbie Turner  
Stenographer