

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
March 12, 2020

Present: Mark Chaump  
Kevin Wade  
Justin Day

Absent: Laura Fontana, Chairperson  
Bill Walters

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

In Ms. Fontana's absence, Mr. Chaump convened the meeting at 6:34 p.m. Roll call followed and a quorum to conduct business was declared.

Mr. Chaump declared that as there were no New Applications or Old Applications to review, the Commission would begin the Consultation of 2 The Strand.

**Consultation – 2 The Strand – Pam & Gary Henry**

The consultation is for the replacement of a current enclosed porch with a new enclosed porch with a flat roof and a second level deck. Ms. Pam Henry and Mr. Bob Thatcher, contractor for Mr. & Mrs. Henry, came forward and introduced themselves for the Record.

Ms. Hamroun noted that updated drawings, elevations and renderings were provided to HAC members. Mr. Chaump confirmed that Ms. Hamroun met with Mr. and Mrs. Henry to review the initial design and also clarified that the applicants were present for a consultation.

Ms. Henry explained that she and her husband purchased 2 The Strand and were in the process of renovating the property with the help of Mr. Thatcher. The proposed work is to remove and replace an existing enclosed side porch, extend it out an additional 6' to 12' 6", with a flat roof overhead and a second story porch that can be accessed from the master suite. All work will be done with appropriate approved materials. Ms. Henry noted that they consulted an architect from Nashville, Tennessee, and Ms. Hamroun also discussed the plans with the architect. Ms. Henry added that they want to re-stucco the side of the house due to interior courtyard moisture issues. Mr. Wade asked if that work would need to come back to HAC, and Ms. Hamroun explained that if the work is simply a repair of approved material, it would be a Tier 1 Administrative Review; however, that work is not part of the consultation. Ms. Hamroun added that the renderings show the house from all sides and stated that from her perspective the scale works, the change rhythm gives it more verticality, the materials all fit within the time period and are appropriate, and she recommended that the Commission approve the concept being presented in the drawings. Mr. Wade asked if the details in the drawings are acceptable and Ms. Hamroun noted that

for a consultation the architect provided sufficient detail and opined that Mr. Bergstrom would agree that if the Commission approves the concept and the Building Permit Application that is submitted meets the design criteria and materials noted in the concept, she recommends that the Commission approves it to be a Tier 1 review. Mr. Wade asked if there were any changes to the Plan would the application need to come back for HAC review. Ms. Hamroun stated that there would not be any changes and the only additional drawings required for the Building Permit submission are the necessary structural engineered drawings. She added that she and Mr. Bergstrom would verify that the engineered drawings presented correspond exactly to the design as it was approved by the Historic Area Commission.

There being no further questions from the Commission, Mr. Chaump called for a Motion.

**A Motion was made to approve the concept as presented and move to Tier 1 Administrative Review once the Application is submitted, conditioned that the Application is in line with the approved concept. The Motion was seconded and unanimously approved.**

Mr. Chaump briefly explained the process of submitting the Application and having it approved as a Tier 1 Administrative Review.

There being no further business to discuss, Mr. Chaump called for a Motion to adjourn.

**A Motion was made to adjourn the meeting at 6:46 pm. The Motion was seconded and unanimously approved.**

Kathy Weirich  
Stenographer