

HISTORIC AREA COMMISSION
1 Municipal Drive
February 9, 2023

Present: Tera Hayward-Olivas, Chairperson
Matthew Lovlie
Justin Day

Absent: Kevin Wade
Lisa Doak

Also Present: Leila Hamroun, Architectural Consultant

Ms. Hayward-Olivas convened the meeting at 6:30 p.m. Roll call followed and a quorum to conduct business was declared.

Approval of the Minutes

A motion to approve the December 8, 2022, Minutes as presented was made, seconded and unanimously carried.

New Business

Richard R. Cooch – 16 East 3rd Street

An application was submitted to allow the Society of Colonial Wars in the State of Delaware to erect a new monument dedicated to Ft. Casimir on vacant land at Ferry Cut Off that is owned by the Trustees of the New Castle Common, and to move the 1905 Delaware Colonial Dames monument from its present location at 2nd and Chestnut Streets to sit on top of the new monument.

Mr. Thomas Clayton, representing the Trustees, stated that the Trustees are amenable to moving the monument to Trustee property. Ms. Hamroun stated that it is a self-standing monument that can be relocated.

A motion to approve the Delaware Society of Colonial Wars monument to be moved to the Ferry Cut Off lot location to sit on top of the new monument was made, seconded and unanimously carried.

Delmar Dale – 120 the Strand

An application was submitted for the installation of a pre-fabricated 6' x 12' garden shed on an 8' x 14' stone pad in the rear yard of the property.

Mr. Dale described the project and the location that is proposed for the garden shed. Ms. Hamroun confirmed that the shed will be all wood. Mr. Dale added that he intends to paint the shed to match the color of the house. In response to a question from Ms. Hamroun, Mr. Dale noted his preference is to locate the shed back-to-back with the neighbors shed approximately 2-3 feet from the fence. Ms. Hamroun recommended the shed be placed 3' from the fence.

A motion to approve a garden shed with wood siding, with a 3' setback from the fence for 120 The Strand was made, seconded and unanimously carried.

Consultation

37-39 West 3rd Street – Francis DeAscanis, Jr./DeAscanis Homes, Inc.

Ms. Hamroun explained the consultation process, noting that if HAC approves the concept plan being presented a recommendation can be made stating that if the drawings presented for the building permit match the concept plan, the application can be considered administratively as Tier 1. If there are any changes to the plan, then the application would return to HAC for review.

Mr. DeAscanis noted the changes made to the original plan:

- The third floor was removed and the house was made deeper.
- The depth of the second story was reduced in the rear from 50' to 40'.
- The peak height of the house was reduced from 28' to 25' 4".

Ms. Hamroun confirmed that the sides of the house that are visible from the public right-of-way, the windows, and the porch are all wood. She added that the issues with the height, heavy massing and scale have all been addressed and are acceptable; and all materials are acceptable.

Ms. Hamroun explained the HAC role in the consultation and recommended language for a recommendation. She also explained the next steps in the process.

Mr. Lovlie thanked Mr. DeAscanis for the accommodations, and stated that based on the information presented he feels the plan is appropriate to move forward as a Tier 1 recommendation as long as the architectural drawings match the concept plan in terms of design, shape, scale, dimensions and materials. If anything changes, the application would come back to HAC for review.

Ms. Hayward-Olivas read written comments into the record:

Susan and Joseph Campbell, 47 West 4th Street – letter dated September 5, 2022, stating concerns with the height of the original plans and compatibility with other houses in the area.

Guido Camponelli – email dated September 16, 2022, stating concerns with the roofline and the nonconformance to similar houses adjacent to the lots, and noting that previous buyers abandoned plans to build a house on the lots because their plans were not approved by HAC.

Ms. Hamroun made a point of clarification for the record that the statement that the plans submitted by the previous owner were not approved by HAC is incorrect. She stated that the previous owners revised their original design, there was substantial consultation, and the revised plans were approved by HAC. She added that when they were confronted with additional issues with specifications and being in the flood plain, they decided not to proceed with the project.

Leah Reynolds and Maryann Riley, 29 West 4th Street – email dated September 18, 2022, stating concerns with the height and roofline of the original plans, and noting that previous buyers abandoned plans to build a house on the lots because their plans were not approved by HAC.

*Historic Area Commission Minutes
February 9, 2023*

It was noted that all written communications were sent in September 2022, prior to the current concept plan submitted by Mr. DeAscanis, and the height and mass of the proposed building has been addressed in the current concept plan.

Ms. Hamroun suggested that Mr. DeAscanis discuss adding windows on the upper level on the side of the house seen from the public right-of-way with his architect.

A motion was made to approve the concept plan for scale, ridge height at 25' 4", and materials. As long as the permit drawings match the concept plan in terms of design, shape, dimension, and materials, it can be approved as Tier 1. If there are any changes, the application will have to come back to HAC.

Mr. DeAscanis noted that the previous owners plan was approved at a height of 26' asked if there is any flexibility in the Commissions requirement that his plans be restricted to a height of 25' 4". Ms. Hamroun concurred that the previous plans were approved at 26'; however, she recommended that the Commission stay with a height of 25' 4" as proposed in the motion. Mr. DeAscanis stated that he is still working with the engineer as to how high above the flood plain the first floor needs to be. Ms. Hamroun reiterated that she would prefer to approve the concept as presented, and if there is a change then the application would be revisited by HAC.

The motion on the floor was seconded and unanimously carried.

Ms. Hamroun expressed her appreciation to Mr. DeAscanis for the modifications that were made to the concept plan.

A motion to adjourn was made, seconded and unanimously carried, and the meeting adjourned at 7:12 p.m.

Respectfully submitted,

*Kathleen R. Weirich
City Stenographer*