

HISTORIC AREA COMMISSION
1 Municipal Drive
October 12, 2023

Present: Tera Hayward-Olivas, Chairperson
Lisa Doak
Cynthia Batty

Absent: Kevin Wade

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 postpone approval of the May 9th, June 8th, July 13th, and September 14th minutes pending discussion with the City Solicitor until the November meeting was made, seconded and unanimously carried.

During discussion, it was noted that due to attrition and resignations a quorum of members who attended those meetings will never be present, and the City Solicitor will be consulted to determine how those minutes can be accepted.

New Business

143 East 2nd Street – Carol Walter

An application was submitted to build a new 2-story porch on the back of the house. Ms. Walter explained that the bay window added after original construction is sagging off the house. Ms. Walter proposes removing the bay window and the existing porch and replacing them with a 2-story screened porch with wood trim, asphalt shingles matching the main house, and French doors which will also be wood.

In response to a question from Ms. Batty, Ms. Walter stated that the location of the proposed porch cannot be seen from the public right-of-way. Ms. Doak concurred.

A motion to approve the design and materials as presented in the application for 143 East 2nd Street was made, seconded and unanimously carried.

27 The Strand – Brian DiSabatino

An application was submitted to remove the existing deck and reframe a 2-story porch/deck with spiral staircase on the rear of the house and replace the front door and shutters on the front of the house. The applicant was not present.

Mr. Bergstrom noted that the shutters and front door will be replaced with mahogany. Ms. Hayward-Olivas expressed her concern that the homeowner does not appear to be considering refurbishing them.

Mr. Bergstrom stated that the application is incomplete and that Ms. Hamroun submitted a letter expressing her hope that the Commission would be able to approve the concept of the rear porch and the steps and their location, and provide her with the ability to approve the details that are missing as Tier 1. He clarified that Ms. Hamroun has already approved the shutters and door on the front as Tier 1.

Mr. Bergstrom stated that the application does not give enough detail on the rear deck and the railing details and materials are not spec'd up.

Ms. Hayward-Olivas reiterated her concern that the original components of the building are being replaced and that stated that she would like to hear from the homeowner why they are not being refurbished instead.

During discussion Ms. Hayward-Olivas opined that the Commissioners could approve aspects of the application and request additional data (elevation section drawings, drawings showing the adjacent properties, etc.) Mr. Bergstrom noted that the application calls for Timber Tech decking, which may or may not be appropriate; and vinyl latticework is being proposed.

Mr. Bergstrom clarified that Ms. Hamroun did not include in her letter that the Commission could approve the application in principle and then have the rest of the details approved as Tier 1; but that she conveyed that to him verbally.

During further discussion a number of proposed materials were deemed to be inappropriate. In response to a question from Ms. Hayward-Olivas, Mr. Bergstrom stated that the rear of the house is visible from the Wharf. Ms. Hayward-Olivas opined that the Commission needs more information. The other Commissioners concurred that more clarity is needed it was agreed that the application should come back to HAC for review.

A motion was made to approve:

- **The concept and design of the 2-story porch/deck with a spiral staircase connecting the two levels and the use of Timber Tech decking pending the receipt and HAC review of elevation and section drawings showing the two levels.**

And to deny:

- **The vinyl latticework, the PVC board.**

In addition, the applicant will provide to HAC for review and consideration:

- **Drawings showing the proposed porch/deck in relation to adjacent properties to determine the impact it will have on those properties;**
- **The composition of the vertical posts;**
- **Cut sheets from the manufacturer for the materials of the railings and the staircase;**
and
- **An explanation of why the shutters, the louvered door, and the hardware in the front are being replaced instead of being refurbished as per HAC Guidelines.**

The motion was seconded and unanimously carried.

Public Comment

Brian Mattaway – 628 6th Street

Mr. Mattaway thanked the members of the Commission for their time and dedication to the historical preservation and character of New Castle.

Mr. Mattaway asked why some applications are not reviewed by the Commission. Ms. Hayward-Olivas explained that applications that are not discussed at the HAC meeting are reviewed and by the City Architect, Leila Hamroun, and the City Building Official, Jeff Bergstrom and approved as Tier 1. Tier 2 applications are all reviewed and considered by HAC.

Delmar Dale – 20 The Strand

Mr. Dale asked for an explanation of the fence at Bull Hill Park and how the construction will be done. Mr. Bergstrom explained that the original request to install yellow steel bollards was rejected and the applicant was requested to resubmit the application with more historic bollards. Mr. Bergstrom added that it was hoped the bollards will mimic those in front of Town Hall. Ms. Doak noted that it is sometimes difficult to keep the historic integrity of the park while adequately protecting the area.

There being no further business to discuss, Ms. Hayward-Olivas called for a motion to adjourn.

A motion to adjourn was made, seconded and unanimously carried, and the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Kathleen R. Weirich
City Stenographer