

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
March 14, 2019

Present: Laura Fontana, Chairperson  
David Baldini  
Marty Wright  
Jean Norvell  
Mark Chaump

Absent: Marty Wright  
Leila Hamroun, Architectural Consultant

Also Present: Jeff Bergstrom, City Building Inspector

Ms. Fontana opened the meeting at 6:30 p.m. Ms. Fontana introduced Mr. Mark Chaump as a new Commissioner of HAC. Roll call followed and a quorum to conduct business was declared.

Mr. Baldini arrived at the meeting at 6:31 p.m. and Ms. Fontana noted that a quorum to vote on the Minutes of the February 14, 2019, meeting was present. Mr. Chaump will abstain from voting on the Minutes since he was not present at the February 14, 2019, meeting.

**Approval of Minutes**

Mr. Chaump noted a correction to the February 14, 2019, Minutes:

- Change “Hardy Board” to “Hardie Board” in all instances.

**A Motion to approve the Minutes of the February 14, 2019, meeting as amended was made, seconded and approved.**

**NEW APPLICATIONS**

**26 West 4<sup>th</sup> Street – Gerald Smith**

Ms. Fontana noted that the Application for 26 West 4<sup>th</sup> Street became a Tier 1 Application. Mr. Bergstrom and Ms. Hamroun discussed the Application and agreed it was an appropriate request, and it was approved.

**201 Delaware Street – Trustees of New Castle Common**

Mr. Matthew Roberson, President of R & B Restoration Carpentry, Inc., came forward as representative for the Applicant. Mr. Roberson explained the proposed repairs and restoration to the Cupola, including (1) in kind repairs to wood elements of the Cupola, matching existing, (2) replace wood shingle roof with new 7/8” x 18” taper sawn Spanish cedar shingles, and (3) replace exterior woodwork to match existing. Mr. Roberson submitted photos of the Cupola and explained the drawings submitted with the Application, noting that the original glass and sashes would be retained for the window restoration. He noted that the initial inspection indicated there is superficial deterioration

to a number of elements that were previously replaced. Mr. Roberson stated that if they replace a molding profile that is not historically accurate, the replacement moldings will match the original molding profiles from the 1934 HABS drawings of the building. He also noted that some of the hand rails have deteriorated elements and repairs will include strengthening the joints and replacing parts as necessary to ensure the hand rails are safe. There do not appear to be any structural issues with the Cupola. The dome and weathervane will remain as they are. Mr. Roberson noted there is no evidence that there are any issues with the dome; however, if any issues are discovered after closer inspection, those issues will be resolved.

The job will take approximately 3 months from the time scaffolding goes up to the end of the project. Mr. Roberson noted that scaffolding will be erected around the entire building, and explained how the work will progress.

Mr. Roberson added that there is a plan to do some repointing work; however that work will be done under separate contract and is not within the scope of the work being done by R & B Restoration.

Ms. Norvell asked about issues with traffic, and Mr. Roberson stated he had been in contact with the City to discuss where scaffolding will be lying on the ground and protection for the brick work.

Mr. Chaump asked Mr. Bergstrom if the Trustees would need to come back to HAC for any other aspects of the project, and Mr. Bergstrom noted the only aspect that needed to come back to HAC is the repointing work, which is being done by a separate contractor and is not in the scope of the current Application. Mr. Roberson verified that repointing was not within the scope of the R & B Renovation contract.

Mr. Roberson noted that there have been informal discussions about restoring and reinstating the first floor shutters; however that would be a future project. Ms. Fontana stated that would have to be presented in a separate Application. She suggested that if the shutters are to be restored, an Application be submitted in a timely manner in order to maintain the project's timeline. Mr. Roberson noted any work on the shutters would be done at the end of the project and would not affect the timeline of the work proposed in the Application before the Commission.

**A Motion to approve the Application of the Trustees of the New Castle Common for 201 Delaware Street for:**

- **In kind repairs to wood elements of Cupola – matching existing;**
- **Replace wood shingle roof with new 7/8" x 18" taper sawn cedar shingles;**
- **Replace exterior woodwork to match existing; and**
- **If more than 50% of the moldings need to be replaced, they will be replaced with molding profiles matching the original 1934 design.**

Mr. Roberson submitted a drawing showing the 1934 molding profiles as an appendix to the Application.

**The Motion was seconded, and unanimously approved.**

**Consultation – 36 East 5<sup>th</sup> Street – Ken Oppenheimer**

Mr. Oppenheimer came forward to consult with the Commissioners regarding proposed repairs to 36 East 5<sup>th</sup> Street prior to submitting a formal Application. Mr. Oppenheimer distributed photos of his home and explained the history of renovations made to the residence, noting that after removing aluminum siding and fake brick siding, the original German wood siding was revealed. He explained that all replacement siding is wood and was cut to the same dimensions as the original wood. Ms. Fontana asked what kind of wood the original siding is, and Mr. Bergstrom stated the original wood siding is old growth pine. Mr. Oppenheimer explained that due to water intrusion, he wants to remove old siding on two sides of the three-story section, repair any damage and replace it with new wood, and asked for the Commission's input. During discussion, Mr. Bergstrom noted that the residence is a contributing building, but not a key building, and wood siding is a permitted material. He added that if Mr. Oppenheimer intended to replace the old siding with wood siding, the request would be Tier 1, and did not need HAC approval. Mr. Bergstrom suggested that all six sides of the wood siding are primed. Ms. Fontana stated the Commissioners appreciated Mr. Oppenheimer diligence in maintaining wood siding on a contributing property and confirmed that the work would be considered Tier 1, which could be approved by Mr. Bergstrom and Ms. Hamroun.

There being no further business to discuss, Ms. Fontana called for a Motion to adjourn.

**A Motion to adjourn the meeting at 6:55 p.m. was made, seconded and unanimously approved.**

Kathy Weirich  
Stenographer