



Town of New Castle
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To: Historic Preservation Commission

From: Paul Smith

Re: HPC – Consider two alterations to the exterior of the Mattivi Building located at 298 W Main St – 1) Replace roll-up garage door with man-door; 2) Attach wall sign to front exterior;

Date: 8/19/2024

Purpose:

The Mattivi Building was originally built in 1937 operating as a car dealer and service station. Since then, the building has had several different owners and uses. The structure officially received historical designation by the Town in 2001. Throughout its history, the building's appearance has generally been unaltered.

The current owner of the Mattivi building is remodeling the interior space in order to accommodate a fitness facility. Additionally, the owner is considering altering two exterior elements. Those include:

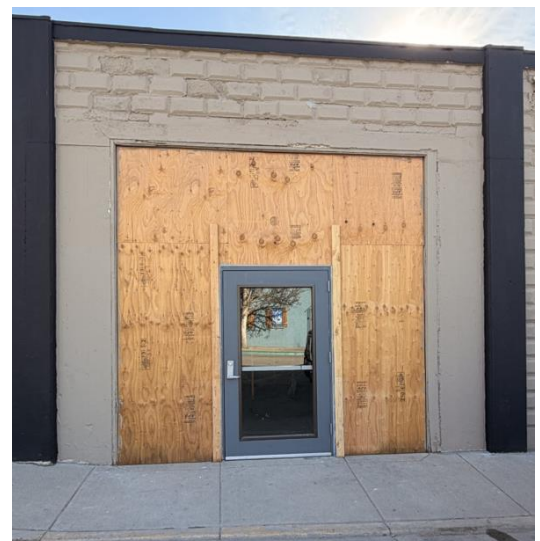
1) Replacement of the existing garage/roll-up door with an individual man-door.



Original Garage Door



Currently Approved Replacement Door



Proposed (Unfinished) Man-Door

2) Attachment of a wall sign to the front wall.



Historical Signage



Proposed Signage

Because the structure retains a historical designation, any proposed exterior change of the building must be reviewed by the Historical Preservation Commission pursuant to section 15.44.290 (1). Section 15.44.290 states:

Action on an application for a building permit, as additionally provided for in other codes of the town, including any permit for the demolition of a building shall be deferred by the building inspector...until the application is accompanied by a certificate of approval from the historic preservation commission for the proposed work when the proposed work involves any of the following:

- 1. Alteration or reconstruction of or addition to the exterior of any improvement which constitutes all or part of a historic site or landmark;*

HPC is charged with the task of "the protection and preservation of the Town's architectural, historic and cultural heritage, as embodied in designated historic sites, landmarks and districts." As an anchor structure in the middle of downtown New Castle, the preservation of the Mattivi Buildings historical appearance is indispensable to New Castle's identity. Staff asks HPC to carefully consider how the proposed changes demonstrate fidelity with past or whether other options may be more suitable for the location.

Thank you,

Paul Smith
Building Official
Town Planner