

APPROVAL
New Castle Historic District Commission
January 3, 2013

Work Session Re: Wayne & Paulette Semprini, 35 River Rd., Map 17, Lot 18

Work Session Re: Rebecca & Rej Audet, 31 Oliver St., Map 16, Lot 25

BOARD MEMBERS PRESENT: Irene Bush; Patty Cohen; Peter Follansbee; Elaine Nollet

BOARD MEMBERS ABSENT: Marjorie Smith; Rodney Rowland

Due to Chairman Smith's absence, Acting Chair Follansbee called the meeting to order at 7:00 p.m.

Work Session Re: Wayne & Paulette Semprini, 35 River Rd., Map 17, Lot 18:

GUESTS: Wayne & Paulette Semprini, applicants

Acting Chair Follansbee announced this was a work session for Wayne & Paulette Semprini, 35 River Rd., Map 17, Lot 18.

Wayne Semprini distributed photographs describing their present home and the proposed addition to their home, (Attachment A.) He addressed his proposal regarding the proposed renovations ,(Attachment B.)

Semprini said they are here this evening to request approval of a revised plan for their home. He provided the Board with plans of the proposed front, left side, right side and rear elevations, (Attachment C.) He pointed out that the middle part of the house is what will be involved and they are not adding anything to the footprint, but are gaining a small porch off the second floor, by working with an existing overhang. Other than adding a roof over the front door, nothing on the first floor will be changed.

Acting Chair Follansbee asked how far were they planning on raising the ridge.

Semprini did not know these figures, at this time. He said that presently, everything is on one plan.

Acting Chair Follansbee said it appears it could be approximately 7 ft. higher and asked for the Boards comments.

Nollet said she liked their plans and feels it would look better.

Cohen had concerns on how it would fit historically.

Bush finds the plans look too busy.

Acting Chair Follansbee said his biggest issue is the proposed deck on the second floor and pointed out that this Board has been discouraging decks for the past several years.

Semprini would argue that if they take the deck out, it would take a great deal out of looking historical.

Nollet said the new plan looks better than the existing house plan and the Board could call that deck a porch.

Semprini thought the HDC would like their new plan. How does he convert their old plan into the new plan? What changes does it need?

Follansbee said, in his opinion, the deck on the second floor is out!

Semprini felt the deck provides a lot of relief.

Follansbee noted that the old plan provided a lot of symmetry and the new plan loses that symmetry. There is a lot more going on with the new plan.

Semprini asked the Board for their comments on the two dormers. He also would like to connect the French doors into lots of windows and pointed out there was a time when the HDC had purview from the water.

Cohen replied the HDC purview is from what can be seen visible from any street or road. This is quoted in Section 9.3.5 in the zoning ordinance. She asked for clarification on the year the Semprini house was built.

Semprini replied it was built in 1974.

Semprini asked for the HDC's feedback and suggestions for a three-story colonial.

Follansbee feels the applicant has too many styles for one house. The Board would like to see one style, ideally.

Cohen agreed and said the applicant should choose one style on the dormers. The Board particularly likes the shed dormers, as they look very classic.

Semprini said they would like to have more light in the house and asked if the Board likes the farmer's porch.

Cohen replied the farmers porch is not in the historic district.

Acting Chair Follansbee suggested the Board would like to see the applicant reducing the window sizes.

Cohen said the HDC would like to see a more uniform choice in the dormer styles;

Paulette Semprini asked if they change the dormers, could they have the deck.

Cohen said the Board would have to see how it would look. She emphasized the HDC has been discouraging decks for several years.

Paulette Semprini said the best thing about New Castle is that no two houses are alike.

Semprini said they will return next month with another plan to see what the HDC would like.

Acting Chair Follansbee closed the work session for Wayne and Paulette Semprini.

Work Session for Rebecca and Rej Audet re: 31 Oliver St., Map 16, Lot 25:

GUESTS: Rebecca & Rej Audet, applicants; Amy Dutton, Juniper River Home Design;
Robert Gray, Gray Construction

Acting Chair Follansbee announced this was a work session for Rebecca & Rej Audet, 31 Oliver St., Map 16, Lot 25.

Amy Dutton, representing the applicants, gave a narrative that describes the applicant's request. She pointed out that the applicants wish to renovate the existing New Englander to bring it back to its original state and update the home for efficient living in 2013. A 1200 square foot addition will be placed on the back of the home and will include an expanded kitchen, mudroom, laundry and family room on the first floor with access to the new basement. A new back staircase will lead to a second floor master bedroom, bath, and 4th bedroom that will connect to the house from the renovated second floor.

The existing one-car garage will be removed and replaced with a new two-car garage. The house and garage do comply to all setbacks and height restrictions.

Dutton said it is their goal to meet with the HDC in a work session to review the plans as they are created in order to respect the guidelines from the Historic District as they move forward with the project. They want to make sure the structure is appealing in materials, rooflines, and designed with balance between the historic part of the home and the addition.

Dutton is here with the applicants, Rebecca & Rej Audet; and Robert Gray, Gray Construction, to hear the comments from the HDC regarding their plans.

Dutton provided a schematic design to the Board of the front and back elevation and asked for the Board's comments, (Attachment D.)

Cohen said this roofline was very hard to understand.

Dutton said they need to get to grade. She asked if they can raise the grade.

Acting Chair Follansbee commented on the shed dormer on the front elevation and indicated it looked out of place. He pointed out that the horizontal dimension is out of place and out of scale.

Dutton replied they are trying to improve what is there.

Acting Chair Follansbee suggests a gable dormer would look better for the house.

Cohen agreed the dormer is too big, it is too wide for the house and it is out of proportion.

Gray asked the Board how they would feel about a black metal roof on the dormer portion of the addition.

Cohen replied it is only recently that the HDC is more favorable to composite materials.

Nollet wondered how it would look.

Cohen referred to Page Z-67 in the Zoning Ordinance regarding Existing Structures – and commented on the following: *Criteria – Existing Structures – b. “The compatibility of the exterior design, architectural components, texture and materials proposed to be used in relationship to existing structures and their setting.”*

Cohen said the goal of the HDC is to create a compatibility of the existing structure, work with what exists, and what you’re intending to do.

Dutton asked the Board if they accept vinyl-clad windows.

Acting Chair Follansbee said the HDC does accept Marvin and Anderson vinyl-clad windows.

Dutton asked if the HDC had purview over color.

Cohen replied no.

Dutton asked for clarification regarding shutters.

Cohen replied the HDC does not have a say about shutters, however, the Board has specifics on downspouts and they like the downspouts to be covered.

Dutton asked if the HDC had a say on the exterior, i.e., painting, etc. Also, if one can see a grill in the back yard, does the HDC have a say about the grill?

Cohen replied the HDC has no problem with grills in this part of town. The HDC does not have a purview on painting, etc.

Cohen said the Board would need a full set of plans 2 ½ weeks ahead of the public hearing.

Gray asked the Board if they should come back for another work session or should they plan for a public hearing upon their return.

Cohen said it would be better to wait to have their public hearing until they have all their plans completed. She suggested another work session would be advisable to see how the Board would comment on their plans.

Dutton asked if they would need to come before the Board to remove their garage.

Cohen replied they would need a demolition permit for the garage and an HDC approval to remove it.

Dutton assumes the Board will need a set of complete plans.

Cohen agreed and emphasized the Board would need the plans 2 ½ weeks before they return for their meeting.

Acting Chair Follansbee closed the work session for Rebecca and Rej Audet.

Other Business:

Paulette Semprini asked to speak to Acting Chair Follansbee regarding the height of their proposed addition to their home. She said they have a 6 ft. increase, and with the addition, the height of their entire house would measure 27 ft. She asked if the Board could give her some pointers.

Acting Chair Follansbee hesitates to give an applicant any direction because that is not the HDC's job.

Semprini understands. She asked about the deck.

Acting Chair Follansbee said they would have a hard time to get a deck approved.

Review of HDC Minutes of December 6, 2013:

Bush moved for the HDC to approve the minutes of December 6, 2013, as is. Cohen seconded the motion. Approved.

Adjournment:

Nollet moved to adjourn the meeting. Cohen seconded the motion. Meeting adjourned at 9PM.

Respectfully Submitted,
Anita Colby
Recording Secretary

Attachment A: Photographs of the Existing and Proposed Home

Attachment B: Narrative of the Semprini Proposal

Attachment C: Plans of the Semprini Elevations.

Attachment D: Schematic Designs of the Elevations and Plans of the Audet Proposal