

**APPROVED**  
**New Castle Historic District Commission**  
**January 8, 2015**

**Work Session Re: Tom & Patience Chamberlin, 49 Riverview Rd., Map 16, Lot 15**  
**Work Session Re: Thomas Brown, 164 Portsmouth Avenue, Map 15, Lot 8**  
**Continued Work Session Re: Phillip Llewellyn 38 Main St., Map 18, Lot 64-1**

**BOARD MEMBERS PRESENT:** Patty Cohen; Jeff Hughes; Kate Murray; Elaine Nollet;  
Peter Reed; Rodney Rowland

**BOARD MEMBER ABSENT:** Irene Bush

Chairman Rodney Rowland called the meeting to order at 7:00 p.m. and announced the change in the original agenda sent to the Board. The third work session was originally for John & Elizabeth Levis, 81 Piscataqua St., Map 18, Lot 12. They have withdrawn their application and will not be here this evening. In their place the Board will hear Phillip Llewellyn, 38 Main St., Map 18, Lot 64-1 in a continued work session.

**Work Session Re: Tom & Patience Chamberlin, 49 Riverview Rd., Map 16, Lot 15:**

**GUESTS:** Patience Chamberlin, applicant; Paul Bonacci & Lucinda Schlaffer, Architects, representing the applicant.

The Chair announced this was a work session for Tom & Patience Chamberlin, 49 Riverview Rd., Map 16, Lot 15.

Lucinda Schlaffer gave an overview of the proposed project, (Attachment A) and pointed out the present home at 49 Riverview Rd. was built around 1945. Their proposal consists of two parts.

The first part of the proposal is the applicants are requesting approval to demolish the existing ranch-style home to its foundations along with the decks and the out-buildings. The second part of the proposal is the homeowners would propose to re-build on the same foundation a new single level home in the cape-style. They are also seeking approval of a new garage to be constructed within allowable setbacks on the south lawn area.

Part I –

They do not feel the present home is in keeping with the historic character of New Castle and propose to replace the ranch with a single level cape style home. Schlaffer gave an overview of their proposal, (Attachment A) and pointed out that the decks will be removed and replaced with vegetation that is native to the area.

## Part II – Proposal for new construction

The homeowners propose to construct a new single story cape style home compatible with other homes along Riverview Road. A new detached garage and north side patio are also proposed.

Chairman Rowland discussed the demolition of the current home in the historic district and asked for the Board's comments.

Hughes said the present home seems to be a 1940's ranch and does not appear to have any historical significance. He does not have any problems nor does he have any reservations about raising the home.

Murray feels there is nothing particularly of interest in the house and it seems that if it is easier for the applicant to do re-construction on a demolition, she agrees with it.

Cohen agrees.

Nollet also agrees.

The Chair has no reservations about the demolition and feels that making it conforming is very good.

Schlaffer discussed the elevations for the proposed home and pointed to the Concept Sketch in the Board's packet showing the proposed new home; the Concept Site Plan; the House Concept Elevations; and the Garage Concept Elevations; (Attachment B.)

She explained Part II in detail, (Page 2, Attachment A) and noted that as one comes down to the end of the road there are two very large maple trees that are existing and they plan on keeping the trees. The proposed house is angled to face southeast and they are proposing a symmetrical space that would have a new front door with a surround of smaller paned sidelights and windows on both sides of the door. The proposed shingle style home will be allowed to weather to a soft gray, the trims and windows would be painted white, and the roof shingles would be a medium gray.

There are two gabled ends exposed. One gable is taller and they are proposing to add a small accessible loft in this area with smaller square windows to allow light into the loft. Secondary doors from the garage and into the mud room would be simpler doors with wood vertical boards. The windows are shown as 2/2 paned.

On the easterly side of the house they are proposing several higher windows as that would be the kitchen area on the inside.

As one turns toward the rear on the river view side of the house, they propose some taller windows. The front would have three primary windows and the front façade would have simulated divided lights windows. In the back the windows would be taller because of the view. They want to keep the house very simple and they prefer to have a brick chimney. On the rear side of the house they may add some skylights to the roof to get some light into that loft area.

Schlaffer discussed the addition they are proposing on the south west roof of the house. On the immediate southwestern side of the barn, they are proposing to have flat solar voltaic panels that are black. In accordance with the New Castle Ordinance, these panels will lay flat to the pitch of the roof and will not be seen from any public way.

The house elevation is consistent around all four sides of the home and the two-car garage has a vertical upper operable door above the two garage doors to allow access to storage. A propane tank is proposed and it will be buried; a generator is proposed that will be located behind the garage in the screened lean-to facing southwest.

Currently, there are a large amount of decks that are nonconforming and they propose to remove the decks; the proposed materials for the home and garage are shingled roofs and shingled walls. Windows are placed symmetrically within the elevations and the height of the house is 26 ft. tall.

Chairman Rowland asked for the Board's comments.

Nollet loves the simplicity of the house.

Murray feels the home is lovely and asked for clarification regarding the south elevation of the house. In the front of the south elevation of the house, on the right, there is a door that looks different than the other door and questioned the difference.

Schlaffer replied it is a secondary mudroom door. The front door is a more formal door and they wanted a more simplified door for the mudroom.

Paul Bonacci, Architect, said this helps to create asymmetry working with the footprint they have and focuses you on more of a classic cape entry. He pointed out that the door to the mudroom, to the house and the garage would be similar and have a vertical style.

Reed questioned the length of the garage.

Bonacci replied 42 feet.

Schlaffer noted that two thirds of the garage is parking for two cars and one third would be the woodworking shop.

Cohen appreciates the applicant keeping the existing trees as it shows great sensitivity.

Murray questioned solar voltaic and wondered what it would look like. The plan stipulates it is not to be seen by the roadway. She asked if there is any concerns from neighbors?

Cohen replied it would only become a concern if it would be seen from a public way. Schlaffer distributed a photograph of solar voltaic, (Attachment C.)

Chairman Rowland asked for clarification on the piece of land abutting the garage and wondered if this was a lane?

Schlaffer replied no, that was the setback.

The Chair has a conflict with the early batten doors. The plans show the doors to be 2/2. In the photographs the applicant provided for the Board to review, it shows doors to be 6/6. He asked if the applicant would consider 6/6.

Hughes asked how they came up with 2/2.

Schlaffer replied it looked more simple and it is more energy efficient.

The Chair said his concern was because they have chosen an early style wood door.

Schlaffer replied they will change the door.

Reed asked for clarification on the basement.

Schlaffer replied there is an existing basement that is not walkable as it is only about 5 feet tall.

Reed commented on the house and asked where would the ground level be.

Schlaffer replied they are already close to grade and their goal is to remain that way.

Cohen said their proposal was one of the best she has seen in a long time. The applicants are very sensitive to the needs of the district, to the surrounding environment and to the goal of trying to blend in with the character of the historic district.

Chairman Rowland asked when they come in for a public hearing they should bring samples of the materials they plan to use and samples of window styles.

Cohen assumes Tarbell Lane is a private way and would like clarification whether Tarbell Lane is a private way. She asked if people can drive down that lane?

Schlaffer replied Tarbell Lane is a private way and will double check with the surveyor.

Chairman Rowland said the Building Inspector needs to approve the plans before the applicant needs to come before the HDC for a public hearing. He closed the work session for Tom & Patience Chamberlin.

**Work Session Re: Thomas C. Brown, 164 Portsmouth Avenue, Map 15, Lot 8:**

**GUESTS:** Thomas Brown, applicant; Bob Cook, Adapt Design

Chairman Rowland announced this was a work session for Thomas C. Brown, 164 Portsmouth Avenue, Map 15, Lot 8.

Bob Cook said they are seeking to make some minor additions and would like the Board's input on their proposal. They are seeking to add a master bedroom suite addition located off the north side of the existing garage. Additionally, they would like to construct two canopies, one over the walk-out basement and the second over the mud room entrance, front elevation, near the garage. He gave a history of the existing house and commented on the photographs, (Attachment D.)

Cook discussed Sheet A2.1 – the Existing South Exterior Elevation - They would like to have a new front door to match the existing style, (Attachment E.) Also, they would like to add a canopy over the front door to get better cover from inclement weather.

The slightly pitched canopy is greek revival looking over the front and it comes out about 8 ft. deep and 10 ft. wide. The columns would be 4 x 4 posts and asked the Board what they would prefer for columns that would fit this mixed use 20<sup>th</sup> century house.

The Chair said the alternative material columns are accurate and he is quite flexible.

Cook asked the Board if any member had comments on the greek revival entrance.

Murray feels it seems out of proportion.

Chairman Rowland said that architecturally, he feels the entrance does not fit this house.

Cohen said that on capes a shed roof is more typical. Looking around at the characteristics of the district and looking at other capes, she wonders if the applicant could eliminate the greek revival columns with more of a dormer overhang?

Murray has no concerns with the top but she has concerns regarding the width of the canopy as it seems out of proportion to the other windows.

Discussion followed on the columns.

The Chair said that 8 ft. deep is a lot of depth and he is worried that it is going to overwhelm the front facade of the house.

Cook said if the columns give the Board concerns, he referred to Sheet A2.9, on the right side and on Sheet A3.2 - there is a one foot overhang on some brackets. It is quieter, it is more in keeping with the district. Would the Board be comfortable with the one foot overhang with brackets? He said the reason they went with the columns was because it was the front door and this is the place that they want to stand out and welcome visitors to the house.

Thomas Brown, applicant said they could do a porch but they would need to go before the ZBA regarding maximum building area.

Chairman Rowland feels the front porch is too much.

Cohen said, in her opinion, the greek revival on a cape is a mismatch.

Cook asked if she would prefer an overhang with brackets. Cohen replied yes.

Cook said they may leave it as it is.

Cook asked the Board if they have a preference regarding Azek trim versus staining with wood. He pointed out that all of the trim is rotting out and all of the trim has to be replaced.

The Chair replied the Board has allowed Azek trim before.

Cook asked if they could make the new base trim a bit thicker to match existing. The Chair has no problem.

Cook asked if the Board approved the new Carriage House Style garage doors.

Chairman Rowland does not like the window styles of the current garage doors.

Cohen felt the proposed doors were a great improvement.

Cook discussed Sheet A2.4 – Existing East Exterior – They are making the cupola bigger and with more glass. On the garage side they are looking to putting two windows in instead of the one existing window.

The Chair has no concerns with the cupola.

Cook discussed Sheet A3.0 and Sheet A3.2 – Existing West Exterior Elevation - and asked for the Board's input on the small canopy. Does the Board approve of the little canopy above the walk out basement?

The Chair has no problem with the covered entrance.

Reed asked for clarification on the covered entrance and how far did it come out.

Cook replied approximately one foot from the overhang back to the wall.

Cook said the window styles are 6/6 of various widths. They are trying to do it in a more traditional, more vertical with less width and pointed out that the only other change is the back of the house and they would like to add a slider. This is in the back and it is tucked in behind this addition.

Murray said this cannot be seen from the road.

Cook referred to Sheet A2.5 – Existing East Exterior Elevation – New Picket Fence. This is a traditional looking fence and it is going to be on the back of the house, along the front of the house because the owner has a dog. This can be seen on the basement side of the house. The height of the fence will be a standard 3’6” white cedar fence.

Chairman Rowland closed the work session for Thomas Brown.

**Continued Work Session Re: Phillip Llewellyn, 38 Main St., Map 18, Lot 64-1:**

**GUEST:** Phillip Llewellyn, applicant

Chairman Rowland announced this was a continued work session for Phillip Llewellyn, 38 Main St., Map 18, Lot 64-1.

Phillip Llewellyn said he hoped to have a short discussion with the HDC regarding changes his architect suggested to the plans discussed at the December meeting. The following are the three changes:

1. *Change from a center chimney and move the chimney to the north end of the house*
2. *Change connector between house & garage so it has two floors and a full shed roof w/2<sup>nd</sup> story windows*
3. *Replace the two garage roof skylights with a dormer w/two windows*

Llewellyn said the changes came from his subsequent discussion with his architect.

1. His architect suggested moving the chimney to one of the ends of the house. The house has a small footprint and a center chimney was going to be challenging. Llewellyn referenced Sheet #1 – shown to the Board on 12/4/14 and Sheet #1 dated 1-8-15., (Attachment G.)
2. Trying to get a staircase in the connector to get to the second floor over the garage was challenging in that space. The architect strongly suggested that they have a second floor in that connector so that they can use the main staircase to access the second floor over the garage. This would mean a shed roof in the back – lift the roof up so they can walk through there, (Sheet #2, dated 12/4/14 and Sheet #2, dated 1-8-15, Attachment G.)

3. The last change was the skylights that were on the roof over the garage doors. The architect suggested they replace the skylights with a dormer of some type with two windows, Sheet #3, dated 12/4/14 and Sheet #3, dated 1-8-15, Attachment G.)

Llewellyn asked for the Board's input and commented on the trees on his property and said that a couple of trees were already uprooted and one of the trees has to go. One of the trees will get pruned and the very large tree was going to stay.

Chairman Rowland suggested the Board do a site walk on Llewellyn's property before the public hearing.

Cohen questioned the height of the house. Llewellyn replied approximately 30 feet.

Llewellyn asked the Board what type of garage doors would they suggest?

The Chair suggested the garage doors should blend with the rest of the surrounding architecture.

Cohen said simpler is better.

Chairman Rowland closed the continued work session for Phillip Llewellyn.

#### **Review of HDC Minutes of 12-4-14:**

**Hughes moved for the Board to approve the minutes as amended. Murray seconded the motion. Approved.**

#### **Other Business:**

##### Roof Heights

Chairman Rowland discussed roof heights and noted there seemed to be some positive thoughts about the idea of creating a district within the district.

Cohen suggested contacting Cliff Sinnott to work with the Board.

#### **Adjournment:**

Murray moved to adjourn the meeting. Cohen seconded the motion. Meeting adjourned at 8:45 p.m.

Respectfully Submitted,

Anita Colby  
Recording Secretary



- Attachment A: Project Description re Chamberlin
- Attachment B: Concept Sketch re Chamberlin
- Attachment C: Picture of Solar Voltaic
- Attachment D: Photographs of Brown Home
- Attachment E: New Front Door to Existing South Elevation
- Attachment F: Plan A.24 – Revised Cupola
- Attachment G: Revised Changes to Llewellyn Proposal