

HISTORIC DISTRICT MEETING MINUTES
NOVEMBER 5, 2015 – 7pm

Present: Irene Bush, Lorn Buxton, Elaine Nollet, Jeff Hughes
Called to order at 6:58 pm.

WORK SESSION:

69 Piscataqua Street, Map 18, Lot 11

Mark and Sally Fodero present. Irene Bush advised them to consult Pam Cullen on who to advise for abutters as only 2 neighbors were notified; Irene advised neighbors across the street and behind them had to be notified for public hearings.

Petitioners were asked “What are your plans?” Paul Meenen, architect, helping w/design of house said they want to turn it into craftsman style home. Presently you cannot tell where front door is; will have new door, full dormer on east elevation and half dormer on west elevation. Front façade is broken up – plan to extend front area out and have outdoor seating/patio.

Mr. Fodero – it’s a 1950’s cape style, vinyl sided in pristine condition. Nothing wrong w/house but would like to bring own style to house. Craftsman style is not 17th or 18th century but will have period windows and blend nicely. It lacks character and a front door. Goal is to make it appealing, but cannot turn into something from 17th or 18th century w/out raising it. Want to maintain spirit of neighborhood and quality expected.

Statement from Rodney Rowland read. (copy made part of these minutes)

Elaine Nollet asked about the columns on north elevation which Rowland had commented on.

Maneen – do you think 2’ high square w/smaller square column so takes tapering out?

Nollet stated she thinks it’s a big improvement and loves style.

Mrs. Fodero –the base of columns will be natural stone and carry the stone around base of house.

Hughes asked about the plans as it looks like natural stone and then brick?? Fodero stated they intend to have natural stone, not brick. Foundation is currently painted cinder block and they want a natural stone base. They have investigated products called veneer but is a stone front only 2” thick, including corner cuts. Intend to carry natural stone up column. Fodero stated he has seen gently slanted pillars even in colonial homes.

Hughes asked if the columns would be circular or square? Meenen stated will be square and will also be some texture to the columns. Meenen noted the panels on the front door which will also be on the columns to add dimension.

Nollet asked what the railing over garage was for. Fodero indicated it will be a sitting area and noted the west elevation shows shingle siding around knee wall. Base of columns at garage will also be natural stone.

Bush asked Hughes what his opinion of the porch was and Hughes thought it looks fine in keeping w/houses nearby.

Bush advised petitioners to bring samples of siding, roofing, windows, chimney when they come back for public hearing. Fodero stated they are not doing anything to the roof and chimney, although not in specs.

Fodero asked the committee to review the material sheet and let us know if any questions.

Lorn Buxton asked about the front door and how deep is the landing? Fodero answered that it is 3 ½ feet. There will be 2' high knee wall for the front porch sides, 1 ½ feet wide like a bench. Plans currently show brick but will be natural stone.

Mr Fodero stated that in his studies of arts & crafts architecture, columns have a square base and then column begins some level of tapering.

Bush stated she believes Rowland would like to match some of what is in the neighborhood and that the Foderos can discuss it at the public hearing. She then asked the petitioner if they had questions about the rest of the process?

Mrs. Fodero asked if they would have a public hearing on December 3rd? Bush answered Yes, if you get your papers in. Hughes advised them to include the chimney on their plans also. Bush asked if petitioners should have before & after plans? Hughes stated that w/current pictures it should be fine.

Buxton advised it might be helpful if drawings had the dimensions. Hughes asked if they were adding on? If so, should have a plot plan that shows addition w/dimensions Fodero responded they were on original building permit; thought the committee would get them.

Fodero stated the building permit was denied until goes to HDC. Asked if they have to submit another building permit?

Buxton advised that once the HDC approves the plans, the building inspector will be notified. Building inspector is the door keeper and identifies various boards you need to consult.

Mr. Fodero – we have some great ideas to make the house better and nice. What they want to get from tonight is whether there is anything that is a show stopper. Season coming up that workers may have some time as season slows and be able to obtain them.

Buxton stated that the history is relative but in your case working w/1950's house.

Bush stated that craftsman style will work w/houses around you.

Mr Fodero stated that their architect will have drawings in exact proportion.

Buxton asked if petitioners are undecided on window cladding?

Mrs. Fodero advised they are looking at Marvin integrity windows; have wooden interior w/fiberglass exterior or Anderson architectural series line. Both are beautiful windows. Will probably depend on quotes.

Hughes advised they will have to specify which one they are going with for public hearing.

Mrs. Fodero asked if the committee has suggestions? Lot to think about in New Castle b/c of weather. While door looks gorgeous in wood, they have some concerns about wood. Can buy in just about any material. Do you have anything on that?

Hughes and Bush answered that the committee doesn't specify. Generally they've been wood.

Mrs. Fodero again stated she has concern about wood and would lean toward the experience of builder & architect. Composite door would look beautiful forever.

Nollett advised petitioners to speak w/Rowland.

Bush stated that she has a wooden door and is right on the water and have had for 12 years but they also have a storm door.

Tim Driscoll of 4 Cranfield St stated he had a wooden door and it only lasted 8 years. Just replaced it.

Bush advised that what the committee has approved are doors that look appropriate and advised the Foderos to bring a sample.

Hughes stated that he put wooden doors on his house & garage and polyurethaned them. Hughes advised Foderos that they also have the porch covering the front door. Hughes house is at 47 Oliver Street if you want to see the doors.

Mr. Fodero – too often alternative materials look alternative but there are those that look excellent. He has done some research on alternative products from Colonial Williamsburg .

Hughes said that he went w/Modern Integrity windows and is very happy.

Mrs. Fodero stated that the Marvin windows are gorgeous but have wood interior and exterior and want some alternative on exterior. Wood rots and looks worse than an alternative product.

Bush gave petitioner's Rowland's phone number (work number). Work session ended and Fodero's left session.

Buxton said he saw the building permit application and they did have more specs.

M/S/P to adjourn at 7:35 pm

Respectfully submitted,
Diane L. Cooley