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2 APPROVED  
3 NEW CASTLE HISTORIC DISTRICT COMMISSION  
4 SEPTEMBER 1, 2016 at 7 PM

5 Board Members Present: Rodney Rowland, Chair, Jeff Hughes, Vice Chair, Tom Maher, Kate  
6 Murray, Irene Bush, Elaine Nollet and Peter Reed.

7 Not Present: Judy Groppa  
8

9 Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm and noted that he,  
10 Jeff Hughes, Tom Maher, Kate Murray and Elaine Nollet will be voting this evening. Asked that  
11 anyone who wants to speak must sign in. The Chair stated that the application was published, all  
12 abutters were notified and all fees have been paid.  
13

14 1. Continuance of Public Hearing for Jesse Ambrose, 3 Oliver Street, Map 16, Lot 22

15 Mike Sutton of Gray Construction appeared for the applicants. Applicants propose installing  
16 two black matching chimney caps, one for the chimney for the oil burner and another for the  
17 chimney for the fireplace. Chair Rowland stated he had asked the Select Board if he could  
18 approve this as Chair because it is for safety more than anything else, but he was told he doesn't  
19 have the authority. Irene Bush asked if these were replacement in kind and was told yes for one  
20 of the caps, but the one on the right does not exist, so it is new.  
21

22 Chair Rowland asked if anyone from public wanted to speak to, for or against? Closed the  
23 public hearing at 7:02 p.m Jeff Hughes motioned to approved the application as submitted,,  
24 Tom Maher seconded. All board members were in favor.  
25

26 2. Public Hearing for Steve Roberson , 42 Main Street, Map 18, Lot 59  
27

28 The Chair stated that the application was published, all abutters were notified and all fees have  
29 been paid. Stephen Roberson, applicant appeared along with Leon Fradette, his father-in-law,  
30 who has been doing the interior construction as well as some exterior construction. Samantha  
31 Roberson also appeared.  
32

33 The changes proposed by the applicants are mostly windows. They are looking to install two  
34 new windows in the kitchen to replace one window on the back of the extension facing Walbach  
35 Street. (See page 2). They would like to take out the existing single window and replace it with  
36 two identical windows to increase light into the kitchen. There is a decorative panel on the  
37 current window; the new window will be the same size as the current window not including the  
38 panel and they will install a duplicate second window. The red box on page 3 shows where the  
39 two windows will be. They will be 2 over 1 sash, as shown in the pictures on page 3. They plan  
40 on duplicating the existing windows.  
41

42 The next window change is on page 3 on the bottom right, bow window C. The existing window  
43 will be replaced by a 48" wide bay window which is the smallest they can make a bay window  
44 and the window they have chosen is historically correct. The new bay window will have two  
45 smaller windows on the side and a stationary window in the middle. As you are walking up  
46 Walbach St, you can see the window if you are looking through the shrubs, but not directly.

1  
2 Chair Rowland asked how far out the bay window extended and if it is curved? Applicant stated  
3 that although the plan says “bow window” it is actually a bay window and that there is a shelf  
4 that is less than a foot deep. It is 48” wide, there is no arch, and the side windows are actually on  
5 the diagonal from the center window and the side windows can be cranked open. Maher wanted  
6 to confirm that outside must be more than 12” because with the window cranked open, it would  
7 be larger than 12” deep.

8  
9 Next window change is on page 3, bottom left picture which is for the existing bathroom.  
10 Applicants are keeping all existing spaces as is. This is the only full bath in the house and they  
11 are concerned about privacy so they would like to create an awning window ½ the size of the  
12 existing window. They were going to place the toilet in front of the window but have now  
13 changed the floor plan and the toilet will be elsewhere in the bathroom, not under the window.  
14 Therefore they would like to replace the bathroom window with a window that will match the  
15 two new windows in the kitchen L. All windows will be aluminum clad windows. Irene Bush  
16 asked if the bathroom window was over the kitchen in the back. Applicants stated it sits right  
17 above the roof of the extension in the back where the kitchen is. Chair Rowland confirmed with  
18 the applicant that window A will be the replacement window for the bathroom, identical to the  
19 kitchen replacement.

20  
21 The siding on the house is aluminum and is not being replaced. When the new window  
22 installation is done, applicants will have to be able to match the siding all back in. Applicants  
23 are keeping the existing siding for the time being, other than to possibly have to take some siding  
24 off to reframe around windows and then put it back on.

25  
26 The next change is for the railing which will be mahogany with a pressure treated frame.  
27 Pressure treated wood will be used for the finished riser configuration, and the spindles will be  
28 mahogany. Chair Rowland confirmed that it is depicted as 4x4 posts with 1 x 1 spindles. He  
29 then asked about the door itself. On page 1 top right shows the current door. Applicant would  
30 like to replace it with a full view door with glass from top to the bottom. Roberson stated that  
31 these plans were submitted prior to their learning of a Bed and Breakfast possibly going in next  
32 door on Walbach Street. Given that there will be additional traffic, applicants felt they need to  
33 address privacy and submitted an addendum to take the existing stair structure and pivot the  
34 stairs 90° to the right. From the street level looking into the house, the railing will cover ½ - ¾  
35 of the glass and afford some privacy. It will be the same stair structure with mahogany, they just  
36 want to shift the footprint 90° to the right.

37  
38 Chair Rowland stated the house was originally a colonial which morfed into an arts & crafts  
39 style. He asked if applicants took any consideration into putting grills in the door to make it look  
40 less modern? The current windows are 2 over 1. Applicants stated they did not know what is  
41 available but they are willing to put a grill in the door but the pattern will have to be determined.

42  
43 Applicants stated that the other issue is placement of the propane tank but Chair Rowland stated  
44 that is not under purview of the HDC and they would have to go to the building inspector for  
45 placement. It is not an HDC issue. Peter Reed asked how big the propane tank was because

1 there are different safety issues with different sizes. Applicants stated it will be 500 gal. or more  
2 and that they would speak with the fire chief and the building inspector.

3  
4 Applicants stated that they want to keep the character of the house intact, and do not want to  
5 change the aesthetic feel of the home.

6  
7 Kate Murray asked applicants if they could speak to their long term plans and what they  
8 envisioned for the house? What is the overall concept you are working towards? Applicants  
9 stated they didn't disturb the existing windows because they are in good shape with fine storm  
10 windows. But everything is tired and needed a fresh coat of paint. There is a new heating  
11 system and rehabbing the bathroom but they are not adding on any bathrooms, they are keeping  
12 the current 1 ½ baths. The smoke detectors will be upgraded. They are a young family looking  
13 forward to their children going to the local school.

14  
15 Jeff Hughes stated he thinks what applicants are doing is quite an improvement to the property.  
16 Applicants have learned some history about the house and are being careful not to disturb it.  
17 There's a mural inside they are trying to preserve and the 3<sup>rd</sup> floor has an unfinished attic and a  
18 painting on the wall painted by the only resident of New Castle who passed away in Vietnam.

19  
20 Chair Rowland asked if there was anyone in the public to speak to, for or against? No one  
21 appeared and the Chair closed the public hearing at 7:28 pm

22  
23 Jeff Hughes moved to approve the application with the following changes: the stairway  
24 consistent with the application except that it would be changed to a 90° degree angle approach.  
25 2. A full size window on the bathroom second floor, the replacement window to be Window A.  
26 and 3. That the applicant agrees to modify the proposed door in back with a grill pattern  
27 consistent with the windows. Tom Maher seconded.

28  
29 During the board discussion Kate Murray asked if the applicants had to come back to the board  
30 on the windows. The Chair stated it would be at his discretion so as not to hold up the project.  
31 All board members approved.

32  
33 Review of Minutes of August 4, 2016 meeting: Edits were made to the minutes. Elaine Nollet  
34 moved to approve the amended minutes; Kate Murray seconded. All board members approved.  
35 Jeff Hughes abstained as he was not present at the meeting.

36  
37 Old Business:

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39 Tom Maher stated that Chair Rowland would be going before the Planning Board at their next  
40 meeting to formally ask the Planning Board to change the nominating procedure so that going  
41 forward, the individual Chairs of the Planning Board and the HDC, would nominate members to  
42 their board. The Chairs are entrusted to make a good decision and to assemble a group on their  
43 respective board and the chair is the best person to nominate those people. This is actually the  
44 current process but the Chairs would like to clarify the process because it is not clear. The Select  
45 Board is not involved in picking members for the various boards, they just have the formality of  
46 approving those nominated. The public believes they are supposed to go to the Select Board if

1 they want to be on a land use board, but they should be going directly to the chair of the board  
2 they are interested in. The ultimate approval will remain with the Select Board as they are the  
3 elected body. Chair Rowland stated that the ordinance will now mention the land use board as  
4 having a role.

5  
6 Maher also stated that the Select Board is looking at further refinement of the historic districts  
7 and possibly designating two separate districts. There are different eras in the district and they  
8 are considering clarifying, but not expanding the district. It would go before the town for a vote  
9 next May. Kate Murray stated that Chair Darcy does not see how you can add an overlay to the  
10 two districts. Chair Rowland stated that Portsmouth has a District A, B and C. It was asked  
11 where do you draw the line? What distinguishes one district from another? Chair Rowland  
12 stated it would be the time of creation, an early settlement portion and a later settlement area.  
13 Maher stated that something built in 1623 is different than that built in 1920 and has vastly  
14 different design features. Chair Rowland stated tonight's application is an example, as the home  
15 was built as a colonial and it has morfed into an arts & crafts house. If the applicants wanted to  
16 go back to a colonial, that would have been OK.

17  
18 Kate stated the difficulty will be when the time period is closer and asked if they could just  
19 define eras, 1623 – 1750, or colonial, federal, Georgian and then get into arts and crafts. Elaine  
20 Nollet stated that even as you drive onto the island, the types of houses are all different.

21  
22 Chair Rowland stated he would sit down with Darcy, Chair of Planning, to discuss.

23  
24 New Business:

25 For the record, Chair Rowland wants to thank the New Castle Church and the post office for the  
26 beautiful new doors.

27  
28 Kate Murray motioned to adjourn, Hughes seconded. All in favor. Meeting adjourned at 7:47  
29 pm.

30  
31 Respectfully submitted,  
32 Diane L. Cooley  
33 Recording Secretary  
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