

APPROVED
HDC MEETING
NOVEMBER 1, 2018

Board Members Present: Chair Rodney Rowland, Vice Chair Jeff Hughes, Tom Maher, Elaine Nollet, Kate Murray and Judy Groppa.

Not Present: Peter Reed and Irene Bush.

Chair Rowland called the meeting of the New Castle HDC to order at 7:04 pm and advised that there was only one public hearing. Rowland also advised that anyone wishing to speak, must please sign in. The Chair, Vice Chair, Tom Maher, Elaine Nollet and Kate Murray will be voting.

1. Public Hearing for Julia Thomas, 15-17 Atkinson Street, Map 18, Lot 10 for a new addition to the rear elevation. (This is a follow up to a work session from the September meeting.)

Guests: Jennifer Ramsay of Somma Studios and Julia Thomas.

Ms. Ramsay of Somma Studios presented the applicant's package which was a little more bolstered from the package presented at the September meeting. The package contains the window and door schedule and the products being used. The package also contained existing photos and a site plan which references an old garage that was in the back right hand corner of the lot but has been removed, a proposed site plan which includes a garage and mud room connector, and existing and proposed site elevations. The front of the home has no changes. The proposed garage is at an angle creating a small courtyard. The home had refurbishment work done a year or so ago and they will match the materials used on that addition which were Anderson 400 series windows and Azek trim consistent throughout. The trim details on the new addition will match the recent addition on the rear portion of the home, as the original cape in the front has eave details they will not be replicating on the new addition. Sheet 5 shows the side view of the driveway and garage, as well as the existing cape in the front with the heavy eave line and the L addition that was added some time ago, which has the trim they will match. There is a small deck to the mudroom and the garage is at an angle. The windows on the garage are being re-purposed from the sunroom which is being removed, and the space above the garage will be for storage.

Left side view is a driveway which will stay the way it is but they are putting in a new driveway on the garage side. There you see the mudroom connector which has patio doors in the shared yard space and you also see the other side of the garage which has a dormer to get to the storage above.

The lowest pitched shed, which is over the sunroom, is going to be eliminated and is shown with dashes on the plan.

The last sheet and attachments contain a schedule of the new window and door products, including the garage door, the railing system for the mudroom porch, the eave detail,

specification sheets of the 400 series Anderson windows, and the exterior siding product and information on the Azek trim, both of which have been used previously.

Jeff Hughes asked if the detail in the front of the house at the roofline was going to be kept? Jennifer Ramsey advised that everything in the front will remain. The back of the house will have the simpler detail, matching the recent addition in the back. Hughes also asked if they were converting the house to a one family, but no, it will remain as a two family.

Chair Rowland confirmed that the existing garage was removed between 2006-2010 (as it's outline is shown on the plans). Kate Murray asked where the awning windows are? They are on the second floor of the garage and shown on Sheet 6, bottom left of Applicant's plans.

Jeff Hughes stated that the garage will not be seen from the street.

Chair Rowland asked the board if they had any questions and there being none, he opened the meeting to the public for questions. There being none, the public hearing was closed at 7:11 p.m.

Jeff Hughes moved to approve the project as presented; Elaine Nollet seconded the motion. All approved including the Chair.

2. Minutes of October 4, 2018

Hughes moved to approve the minutes of October 4, 2018 as amended; Kate Murray seconded. All approved

3. New Business

Elaine Nollet's new neighbor, Sue Chase, who owns the historic cape that faces the water on the corner of Oliver Street and Cape Street, saw plans for the Barry house, the one with the big yard at the waterfront at the end of Oliver Street. She wrote a letter advising that the boundaries are off and the board's approval needs to be reviewed. Tom Maher said he would bring it up with Pam in the Clerk's office and the building inspector, as this is not in the purview of the Historic District Commission.

Jeff Hughes motioned to adjourn; Tom Maher seconded. All approved.

Adjourned at 7:21 pm

Respectfully submitted,
Diane L. Cooley, Recording Secretary