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APPROVED
HDC MEETING
OCTOBER 4, 2018

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

Not Present: Peter Reed, Judy Groppa and Irene Bush.

Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm and advised that there are three public hearings. There is also a late filed work session for which abutters were notified but they did not get ZBA approval. Rowland also advised that anyone wishing to speak, must please sign in and to speak only to the commission. All board members present will be voting.

1. Public Hearing for John and Caroline Barrie, 57 Oliver Street, to remove sunroom and add two story addition to rear elevation.

Guests: Shannon Alther from TMS Architects with homeowners, John and Caroline Barrie. Vice Chair Hughes recused himself as he is a direct abutter.

Mr. Alther stated that the Barries want to add an addition on the back of their house which will be on the north side. There was an addition done here approximately 10-12 years ago. This will be a slightly bigger addition to accommodate what the Barries want to do inside the house, and will be slightly visible from the road.

Alther presented the plan showing the addition in the back. They will move the door back and rearrange some windows. They also want to remove a fireplace from the first floor to create more usable space, but will replace the chimney with the same architectural look from the roofline up. There are two chimneys and they will replace the one taken out and replicate it.

The architect showed the west elevation with the existing bay section where the homeowners want to modify the windows. The addition has a low pitch roof to nestle it into the back. They will be putting a basement under the new addition, there will be wood cedar siding, the trim molding will be replicated and they will use Marvin windows with screens. The first floor will be a screened in porch and mudroom.

Chair Rowland asked about materials for the faux chimney. It will be a veneer, like a thin brick, and once painted, you won't be able to tell the difference from real brick which is what Rowland wanted to confirm, that it will look like brick. The chimneys will be painted white.

Chair Rowland opened the hearing to the public and asked if there were any questions or comments. Jeff Hughes is an abutter and the neighbor closest to the addition. He has no objection to the project.

The Chair closed the public hearing at 7:12 pm.

1 Elaine Nollet stated that she really likes the plan for the addition. Kate Murray moved to accept
2 the application as proposed, Elaine Nollet seconded. Chair Rowland would like the final details
3 as to how the chimney is going to be finished and if they are not using brick veneer, he would
4 like to see the product.

5
6 Jeff Hughes abstained. All approved including the Chair.

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8 2. Public Hearing for Darcie Bays and Greg Giuntini, 42 Main Street, Map 18, Lot 59 for new
9 siding, doors, gutters, etc.

10
11 Guests: Applicant, Greg Guintini.

12
13 Mr. Guintini stated that the siding will be cascading traditional cedar clapboard and presented a
14 sample in the gray color it will be painted. There will no longer be any shutters. The front door
15 will be a Thermatrue door, custom painted at the factory in Sherwin Williams “crabby apple”
16 and the side door will be identical but will have glass on the top half. The trim for the doors will
17 be very simple and the lanterns on the front will be antique bronze; Mr. Guintini presented a
18 picture of a lantern identical to lanterns seen on other houses in town. There will be two lanterns
19 on the front and one on the side of the house. The trim will be white PVC and the windows were
20 ordered with black sash and white trim. Guintini showed the board a picture of the finished
21 design. He did not have a sample of the gutters but they will be standard gutters in black. Chair
22 Rowland asked if he was committed to the black gutters as gutters are not historic and the black
23 brings attention to something not historic; white seems to recede but the black pops out. Guintini
24 agreed to use white gutters. Kate Murray would like to see a rendering with the white gutters.
25 Chair Rowland said the planned improvements are so much better than what is there.

26
27 The Chair opened the hearing to the public at 7:20 pm. A neighbor asked about the picture
28 Guintini had presented and whether he was removing the chimneys. No, the chimneys will
29 remain and added that they are planning traditional sills under the windows.

30
31 The Chair closed the public hearing at 7:21 pm.

32
33 Vice Chair Hughes stated he likes the attention to historic character and is excited about the
34 project and the board concurred. Hughes moved to accept the application as submitted except
35 for changing the gutters from black to white. Tom Maher seconded. All approved including the
36 Chair.

37
38 3. Public Hearing for Alyson and Brandon Tanguay, 15 Main Street, Map 1, Lot 6-3 to replace
39 casement window and add roof cover over front door.

40
41 Guest: Alyson Tanguay, applicant.

42 Chair Rowland advised this is a follow up on a work session from last month and that the
43 application was publicized, all fees had been paid and all abutters had been notified.

44
45 Alyson Tanguay stated she sensed there was support for the proposed window at last month’s
46 meeting and they have not made any change to the design. She wanted to address the front of the
47 house as they have had water damage over the door. When the house was purchased 2 years ago

1 the homeowners replaced the door in kind, but they need to build a covering over the front door.
2 She proposed a 28-30” projection over the door, extending from one sidelight to the other
3 sidelight, so it will cover the entire front door. There is a granite tread that is only 24” so she
4 proposed a curved corbel to support the door overhang. Her first choice is to find something
5 historic from a salvage shop, similar to what the Bakers have on their side entrance. The
6 window over the door and the transom would all stay.

7
8 Chair Rowland confirmed that the applicant is asking for the window replacement the board
9 went over at the prior month’s meeting, which would be a three light window unit, and also a
10 roof over the front door.

11
12 One of Ms. Tanguay’s neighbors wrote a letter in support and Ms. Tanguay also spoke with all
13 abutters and they were agreeable to the changes.

14
15 Vice Chair Hughes advised the applicant of a salvage place in Kennebunk (Old House Parts)
16 with a larger inventory than the place in Hampton she was considering.

17
18 Chair Rowland opened the hearing to the public at 7:30 pm but no one had any comments.

19
20 Jeff Hughes motioned to approve the application to replace the window and front door covering
21 as presented by the applicant; Kate Murray seconded. All were in favor including the Chair.

22
23 4. Work Session for Randolph & Ellen Bryan, 34 Wentworth Rd.

24
25 Guests: Randolph and Ellen Bryan.

26
27 Mr. Bryan stated they went before the ZBA for a garage and had letters of support, however, at
28 the last minute, two of the supporters voiced their opposition to the project so the matter was
29 tabled until the next meeting. He will approach those neighbors to discuss what they will
30 approve.

31
32 Chair Rowland stated the board doesn’t want to go too far until the Bryans have ZBA approval.
33 Bryan said their neighbor was objecting to a two story garage structure within 6 feet of the
34 property line and he doesn’t blame them, but the Bryans thought they had the neighbor’s
35 approval.

36
37 Tom Maher stated that in essence you are putting the garage in front of the house and asked
38 where will the house face afterwards, asking if it would face toward Main Street? The Bryans
39 advised that the front door has not been used in 30 years and the offset door will be used as the
40 front door. Their goal is to take the house which was built in the 1870s and make it a year round
41 house, which it presently is not. They will be using the house as their primary, year round
42 residence and need to bring it up to date.

43
44 The design is in flux, changing frequently. Mr. Bryan changed the design of the garage so the
45 second story only covers the first bay, not the second bay. They designed a hip roof for the
46 porch and he will see if the same roof can be put on the garage and inquire of the neighbors how
47 they feel about the redesign.

1
2 The Bryans realize that the two story section is outside of the setback, but they would like to
3 retain it because they need the space as there are currently 4 bedrooms and only one closet in the
4 entire house. There is no attic space and in order to make the house livable, they would like to
5 turn a steep staircase into a code compliant staircase, however that will eat into the current
6 storage room. This is why they want a larger home and they want to keep the gambrel look as
7 they like the symmetry from the street and driveway. They like the balance of two hip roofs over
8 two side structures.

9
10 Chair Rowland asked if the board had any general comments. Jeff Hughes asked how much
11 square footage they planned on adding to the house? The house is now 2187 SF and measures
12 20' x 18'; the additional massing would add 24' x 15' or if they can get a two bay garage the
13 addition will be 24' x 23' wide. If they can only get a single garage, they would like to bump out
14 the back of the house as they have two cars and want to keep them safe while they are away and
15 would also like more storage space in the garage. Chair Rowland advised he would like to walk
16 the site to get the lay of the land as he is concerned about the massing. Mr. Bryan stated there
17 are currently flags out where the garage is going to go and the setback.

18
19 Mr. Bryan also said there are a number of windows to repair and they will retain the same 1 over
20 1, double hung and do their best to keep them the same size. Chair Rowland said it's a simple
21 home in a simple area of the district; the proposed door covering is pretty ornate and the garage
22 becomes a feature because you have placed it on the front of the house. The garage doors in
23 particular would have to be simplified. The Bryans agreed to tone down the doors.

24
25 Ellen Bryan asked how you get ambient light into the garage? The Chair stated he would like to
26 see square doors more symmetrical with the roof, adding that if they were going for the carriage
27 house look, those doors were typically solid. Mr. Bryan said they have a garage in Concord with
28 no windows and they wish they had them. Rowland advised that they should look on Pleasant
29 Street in Portsmouth and that he would like the doors to be more subdued.

30
31 Tom Maher rented the house many years ago, and thought it would be very good for the board to
32 walk the lot; his concern was the board's need to understand the site lines, adding that to have a
33 driveway that goes the way the Bryans plan, will affect how the house is seen and it will be
34 different than what is currently there. He added that there is a ton of ledge and the board needs
35 to be sure how it is viewed from the street.

36
37 Chair Rowland stated that he is sure there will be another work session and a site walk before
38 their hearing. Sandra Bissett, a member of the public, stated that the intention is to get a garage
39 and she likes the idea of tucking it in and advised the Bryans that if they don't block the
40 Fedders' light, maybe they would approve the change.

41
42 Ellen Bryan said they consulted with an environmental architect, looked at the light and where it
43 tracked, including how the light affected other properties. The Fedders morning and mid-
44 afternoon sunlight will not be impacted. It is a canopy of trees that impacts their yard.

45
46 Mr. Bryan said they would like to change some windows as they would like a little more light in
47 and get more of a view. He discussed several changes but they have not yet finalized a design.

1 Bryan then asked the board for comments but the Chair stated he cannot comment because he
2 needs to do a site walk and he also gets nervous about windows in 3's because there is nothing
3 historic about that. Tom Maher agreed.

4
5 A site walk was scheduled for October 18th at 4 pm. The Chair will invite other board members
6 not present this evening.

7
8 5. Approval of Minutes of September 6, 2018

9
10 Elaine Nollet moved to approve the September 6th minutes as amended; Jeff Hughes seconded.
11 All approved.

12
13 6. New Business

14
15 Elaine Nollet asked if a project has been picked out for Certified Local Government ("CLG").
16 Chair Rowland stated the board is required to submit an annual report to the State and that he has
17 begun to put the report together. The State wants to know how the HDC's year was, how many
18 meetings the board has had, if there are any new policies so Rowland will include the
19 photovoltaic regulations, and any problems or concerns the board is experiencing.

20
21 The CLG just announced their grant funding as they get federal funds every year and have to
22 award certain amounts. The Chair stated the first thing needed is a historic resource survey so
23 the board has an understanding of the age and condition of houses in the historic district. The
24 survey would go house to house and will describe each, such as this is a pristine example of a
25 1720 house, this 1720 house has had this and this added, etc. All the CLG is asking for now is a
26 letter of intent ("LOI") but Rowland suspects a survey will be the first thing they want the board
27 to complete. The LOI is due November 26 and the application is due January. Tom Maher
28 suggested that Rowland should speak with Ken MacDonald, who is the administrative person for
29 the town, and has done several applications for the town.

30
31 Elaine Nollet said that restoring the old fire station and making it into a museum annex would be
32 a good project. Rowland reiterated that the board needs to do the survey first and added that
33 homeowners can also apply for CLG money. Rowland also stated that Land and Community
34 Heritage Investment Program ("LCHIP") gives tons of money and there are several town halls
35 getting grants for a historic assembly room on their second floor. New Castle would like to put in
36 sprinklers and use the second floor of their town hall for meeting space.

37
38 Kate Murray asked where the town would get matching funds and Rowland stated that in kind
39 donations, such as time and labor can be a match. Most of the grants are between \$150,000 -
40 \$250,000 and eventually the town has to muster up some money.

41
42 Chair Rowland has emailed board members with a list of simple projects that might be approved
43 between the Chair and building inspector, such as enclosures around AC units. Another example
44 is that last month he received an inquiry from people about installing storm windows as they had
45 storms on the entire house except for a small L on the back of the house. The approvals would
46 be for simple stuff and he would email the board about the inquiries. He asked the board to take
47 a look at the email he sent about this issue and provide any comments or questions.

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Kate Murray motioned to adjourn the meeting; Elaine Nollet seconded. All approved.

Meeting adjourned at 8:20 pm

Respectfully submitted,
Diane L. Cooley, Recording Secretary