

APPROVED
HDC MEETING
MARCH 7, 2019

Board Members Present: Vice Chair Jeff Hughes, Tom Maher, Elaine Nollet, Judy Groppa, Irene Bush, and Peter Reed.

Absent: Chair Rodney Rowland and Kate Murray

Vice Chair Hughes called the meeting of the New Castle HDC to order at 7:01 pm and asked that anyone wishing to speak, must please sign in.

1. Work Session for Randy and Ellen Bryan, 34 Wentworth Road, Map 18, Lot 64 for new garage and other changes.

Guests: Ellen Bryan and Robert Harbeson from Market Square Architects
Monica Kieser, Spokesperson for the Masons (abutters)

Rob Harbeson had a summary of changes made since the last few work sessions for board members. Mr. Harbeson is not the architect on this project but has experience with local historic districts. Ellen Bryan's family has been in New Castle since the 1890s and has been at this property since 1950. The Bryans would like to make the house livable so they may continue to occupy this property. Because of the family history here, they are emotionally invested in the house. At the last work session, the Bryans received a lot of clear direction and found they may be too emotionally invested so found it beneficial to consult an architect with experience in historic districts to help with third party oversight and to better facilitate dialogue.

Mr. Harbeson focused on the elevations and site plans provided in the package to the board. The biggest takeaway from the last work session was that the Wentworth road elevation, the east elevation, is of paramount importance and holds historic value. Consequently, the garage has been moved to the back of the property where it is less visible and has less impact on the east elevation. There has been a window added to the east elevation to increase light to the interior but this is the only adjustment on the east elevation.

As you turn the corner, they are seeking to add a porch on the side yard. The historical summary prepared by the preservationist hired by the Bryans established that there was a porch on the South side of the house so adding this open sun porch will bring the history back to the house. The porch will have a hip roof and will be seven feet deep; it will be very traditional with spindle columns keeping with the aesthetic of the house.

On the south elevation, there are presently 2 taller and 2 shorter windows, and they are proposing to reduce the height of the windows by 6" for better function inside the house but they will still match the aesthetic of the house. The primary addition is the garage which has a carriage house door and an entry door and gambrel above. The gambrel overlaps the width of

the door and is the narrowest of the gambrels on the house, but the proportions are aesthetically pleasing and more appropriate because it is a utilitarian portion of the house.

The west elevation has a traditional New England style dormer, as they are trying to match the existing dormers on the house. The North elevation has a one story shed on the back of the garage.

The three dimensional renderings give the level of depth of different forms. With regard to the proposed retaining wall and fence on the property, the Bryans are no longer requesting a retaining wall. They are proposing putting up only a fence and have reduced the height to 5' along the boundary. They have not yet selected a style for the fence but that will be in the application package. They do anticipate it will be a traditional, painted fence. Also, there has been a change to the driveway. It follows the existing footpath and then turns toward the back of the property and carriage house which will take it behind the primary street and behind the knoll.

Harbeson asked if board members had any questions. Judy Groppa stated she does not understand from the plan, exactly where the fence will be. It is the darkened line on the plan and will not require any fill. There will be no retaining wall and no fill, just a painted wooden fence.

Harbeson stated the same is true for the lighting. It will be traditional lighting but the Bryans have not yet chosen the lights. The windows will match the existing windows on the house. Presently the first and second floor windows are different.

Judy Groppa asked if this is the actual design of the garage door. Mrs. Bryan stated it's a carriage door but the one in the plan is a schematic. The door has three sections but the curve conceals the corners of the upper section.

Irene Bush asked if one of the sheds is being removed. The Bryans continue discussions on whether the sheds will remain or whether one will be removed. Currently, they plan to leave both sheds in their existing place because of the need for space but are considering removing one of them. The shed to the left will stay but there is ongoing conversation of the one next to the addition, because of its proximity, as to whether or not it will be moved or removed. There is also a shed on the addition which is actually a bay and will provide storage space. All sheds are within setbacks.

Jeff Hughes stated that a lot of the concerns at past meetings have been addressed and thanked the Bryans for being willing to take another approach. Tom Maher stated that it appears as though there is a driveway in the front of the house and Mrs. Bryan confirmed there is, in the event someone wanted to park by the front door because they cannot walk far. The driveway would come around the front of the house to the back addition. Maher asked if they will have to shore that up and was advised that will not be required. The front slopes up from the street and as you get to the back addition, you are behind that knoll and they are trying to keep as much of that away from the primary street front as possible.

Judy Groppa had a question on the three dimensional drawings as it is difficult to determine whether lines in the background are fence. Harbeson stated that is something that is coming up

in the three dimensional drafting model and they think it's a shadow line from the tree or is being picked up from the setback line. He explained that when you have three dimensions, the architect imports CAD drawings and sometimes extra lines relevant to civil engineering diagrams appear. The software is a great tool but once you start looking at landscape, they are not the best.

Irene Bush asked which window was being added on the east elevation as she did not have a picture of the existing. It is the double window on the left that is being added and will give more light and view to that room. Harbeson added that for the final package at the next hearing, both existing and proposed changes will be provided for the board to compare.

The Vice Chair stated the Bryans have come a long way and their plans enhance the character of the house and adds symmetry. He thanked them for their changes and advised they are headed in the right direction. Other board members agreed with Hughes' comments.

Mrs. Bryan asked what was needed to go forward and what do they need to present next. Hughes advised they will need to bring final plans, details of the materials such as windows, adding they should bring samples if possible. He asked if they were planning on using clapboard. Mrs Bryan stated they will have cedar shake, wood trim, and essentially the same colors, although they do want to change the color of the doors to black. The architect stated that they currently have Harvey windows on the 1st floor and Eagle windows on the 2nd floor. He added that typically he would not suggest Harvey for the first floor, but because they are already there, he's inclined to go in that direction so the character is the same on all elevations.

Hughes asked what would be the construction of the Harvey windows. The Eagle windows on the second floor are double hung; the Harvey are a vinyl clad product. Harbeson stated he's inclined to match what is there until some future date when someone is going to change them all out. Maher suggested they bring in the materials and the board can then provide clearer guidance. Let us feel them and touch them and see what they look like because when we did the tour, we were not as focused on windows. Harbeson doesn't feel Harvey windows make sense. Hughes stated the board has approved simulated divided light and vinyl clad in the past.

Tom Maher asked if there were any changes to chimneys. The chimneys will stay the same, one has been re-lined and the other may also be relined and they may water proof them. They have had someone look at the chimneys and if something were to happen to a chimney pot, it has not been determined they could find exactly the same thing, but presently the chimneys are fine and remaining.

Hughes asked if there was anyone from the public that had any questions. Monica Kieser spoke on behalf of the Mason family stating that this is an improvement. However, the Masons will want some detail as to what type of fence is being proposed. There is also an access problem to work out and she cannot tell from a marker line what that access is but they do need information and resolution. They also need to know what the rectangle is on the plan near the Mason boundary line stating that the plan needs to represent what is there. She stated that her clients don't love having a fence.

Harbeson stated that next month the detail on the fence will be forthcoming. Maher stated if something is outside the purview of the HDC, the board would defer to zoning or planning to weigh in if necessary, adding that there could potentially be questions the HDC cannot answer and we are not the final say on everything.

Jeff Hughes asked Mrs. Bryan and Mr. Harbeson if they plan to come back for approval. Yes, the board can expect to see them back again soon.

2. Approve minutes from January 3, 2019 and February 7, 2019

Maher motioned to approve the minutes of the January 3, 2019 meeting as amended; Elaine Nollet seconded. All approved

Elaine Nollet motioned to approve the February 7, 2019 minutes as amended; Irene Bush seconded. All approved

Tom Maher motioned to adjourn; Elaine Nollet seconded. All approved

Adjourned 7:34 pm

Respectfully submitted,
Diane L. Cooley, Recording Secretary