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APPROVED  
HDC MEETING  
DECEMBER 6, 2018

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

Not Present: Judy Groppa.

Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm and asked that anyone wishing to speak, must please sign in. The Chair, Vice Chair, Tom Maher, Elaine Nollet and Kate Murray will be voting.

1. Continuation for Darcie Bays, 42 Main Street, Map 18, Lot 59 for enlarging entry steps.

Guest: Greg Guintini

Mr. Guintini asked the board members to introduce themselves as he has seen everyone in town but didn't know everyone by name. His contractor advised that the rear entry will have to come off and asked if Mr. Guintini wanted to expand the landing and stairs to the edge of the house which would change the current length from 62" to 108"; the depth would remain the same at 91". The steps and landing will be pressure treated cedar, with white wood front panels and it will coordinate with the other renovations on the house.

Peter Reed asked if he would want to put a protective railing by the door for safety? Chair Rowland stated it appears that there is a couple feet from the door to the edge of the landing and Mr. Guintini confirmed this, so a railing is not necessary. Chair Rowland confirmed with the homeowner that the stairs, as well as the deck, are both going to be wider.

There were no public comments.

Elaine Nollet moved to accept the proposal for wider stairs and a deck to be built to the edge of the house; Jeff Hughes seconded. All were in favor including the Chair.

2. Public Hearing for Randall Lynch, 116 Main Street, Map 17, Lot 59 for new shutters, removal of one window, replace entry light fixture and possible change to existing chimney.

Guest: Randall Lynch

Mr. Lynch purchased this property at the end of October; he provided handouts and pictures of the property to the board, stating that he is doing extensive renovations to the interior of the home. There are also a few things that he would like to change on the exterior of the house beginning with the front storm door which he would like to remove and not replace, but the wooden door will remain. The house had shutters on all 4 sides but many of them are now missing and Mr. Lynch would like to add functioning wood slat shutters to twelve windows on the front and both sides of the house; he provided a photocopy of shutters very similar to those he would use. The shutters will be 13" wide and he will utilize the original hangers on the

1 windows. The third item is the front light fixture which he would like to replace with something  
2 similar to the one currently there and he provided a photo of a proposed new one. He is also  
3 converting the bumpout on the back of the house to a ¾ bath and laundry and would like to  
4 remove the window that is visible from the street and not replace it. There is a brick patio out  
5 back and he would also like to replace the door with a single French patio door, but this is not  
6 seen from the street.  
7

8 The house has two chimneys but neither serves any function; the house currently has oil heat but  
9 Mr. Lynch is converting to gas. The chimney on the left is not an inconvenience but the chimney  
10 on the right goes through the kitchen and a small bedroom and it takes up much space and makes  
11 the bedroom almost unusable. He has looked into the possibility of a faux chimney to match the  
12 one on the left but has been unable to find any masons available or skilled enough to do this so  
13 would like to remove the chimney on the right and leave the chimney on the left as is. He  
14 considered removing the chimney on the right from the 1<sup>st</sup> and 2<sup>nd</sup> floor and then support it from  
15 the attic up but he had a structural engineer look at it and it would be an extensive re-build of an  
16 exterior wall and an interior wall. Chair Rowland asked him if he was willing to try and find a  
17 mason if Rowland provided him with contact information for other masons? The Chair provided  
18 Lynch with the name of a gentleman by the name of Bukovich in Maine who had done a faux  
19 chimney and other work at Strawberry Banke Museum.  
20

21 Lynch stated all the masons he contacted were either swamped or he got the sense they were not  
22 as experienced with faux brick, which is not a brick façade, but actual ½ bricks mounted on  
23 supply board, so there is also a weight issue. Lynch said the kitchen is only 8' 8" wide so an  
24 additional 10 inches will make quite a difference, however he was concerned about keeping the  
25 one chimney. There are a number of houses in town, including the Tarbell carriage house, which  
26 have one chimney off centered so it's not that atypical.  
27

28 Chair Rowland asked if the chimneys were ever attached to fireplaces? Lynch stated the house  
29 was built in 1830 and all four bedrooms have cutouts for some sort of stove or cooking device.  
30 Kate Murray asked why would you put an 18" square chimney from basement to roof and not  
31 have fireplaces? She was advised the chimney could accommodate a pot belly stove for heat.  
32 Elaine Nollet said maybe one chimney would be better than two different chimneys as matching  
33 the original could be difficult.  
34

35 The homeowner will be adding two propane tanks and AC compressor out in the back of the  
36 house behind the bumpout and would like to put privacy fencing so it is not seen. The Chair  
37 asked if he would want to include that in his application. Mr. Lynch stated he would, adding that  
38 there are a lot of restrictions with how far propane tanks have to be from electrical, windows,  
39 etc., but he would minimize any view from the street.  
40

41 Chair Rowland asked the board if they had any questions. He then opened the hearing to the  
42 public but there were no comments or questions and the hearing was closed to public comment at  
43 7:22 pm.  
44

45 Vice Chair Hughes moved to approve the project including: install wood slat shutters on the  
46 front & two sides of the house, replace the front light fixture, remove the window on the side of

1 the mudroom, remove the right hand chimney, remove the storm door on the front, and enclose  
2 two new propane tanks with a fence. Elaine Nollet seconded; All were in favor including the  
3 Chair.

4  
5 3. Minutes of November 1, 2018

6  
7 Nollet moved to approve the minutes of November 1, 2018 as submitted; Kate Murray seconded.  
8 All approved.

9  
10 4. New Business

11  
12 Mr. Severance of 24 Elm Court

13  
14 Mr. Severance came to the board with questions on replacement windows. He is looking at  
15 Marvin custom windows with a flat casing rather than bull nose casing due to the cost difference,  
16 installing a bulkhead, and replacing roof shingles on the front of the house as there is significant  
17 algae growth on the front, or north, seaside exposure and on the back there is almost none. He  
18 would like to keep the 2 over 2 windows that are currently on the house as well as keeping 1/2”  
19 dividers.

20  
21 Chair Rowland asked whether the windows would be true divided light or simulated light.  
22 Severance would like simulated light because true divided light has a lesser R value. The Chair  
23 advised that the board had approved both but would like to see samples of what they are  
24 approving as they would not want snap in dividers. Marvin has a good product.

25  
26 Severance stated they are looking to add dormers to the third story. There is currently only one  
27 bathroom in the house. He spoke to the building inspector, Don Graves, who advised the current  
28 set of plans should not need a variance.

29  
30 They are moving the master bedroom to the 3<sup>rd</sup> floor and the two windows on either end would  
31 have to be code compliant for fire egress. Severance would like to go with double hung  
32 windows but he wanted the board’s opinion on casement vs. double hung. Chair Rowland stated  
33 that he could get egress windows to look like Marvin double hungs.

34  
35 Severance then presented a style of bulkhead he would like, which has a tongue and groove style  
36 finish to look like wood although it is aluminum. Jeff Hughes asked if it is visible from the  
37 street. Severance advised that technically the street ends before the house as he has a shared  
38 right of way with the neighbor, so it’s a private way. However, if you drive all the way onto  
39 their land, you would see it. It would be to the left of the stairwell on the front porch; the  
40 bumpout that is currently there is a coal shoot and served as basement access.

41  
42 Kate Murray asked if they are looking to raise the roof on both sides. Yes, they would like to  
43 add dormers on both sides. Murray then asked if the plans also had a second floor porch going  
44 across the front of the house. Yes they would like to add a porch to the second story. Murray  
45 and Rowland were quite concerned about the 2<sup>nd</sup> floor porch as there is no historic precedence

1 for it and it really changes the lines of the house; it is also one of the most visible points, being  
2 on the front and there will also be a need for a door up there.

3  
4 Chair Rowland stated that the dormers are pretty noticeable, although the board has approved  
5 them before. However, he asked if the homeowners would consider taking out a little glass and  
6 getting some division between the windows? Severance advised that the architect put it in as one  
7 window but they would be agreeable to dividing the windows into four separate windows.

8  
9 Mr. Severance stated that the porch is the result of a compromise amongst neighbors and they  
10 have already taken off about 1000 SF of addition, adding that he has safety issues concerning the  
11 deck. He had pictures of houses in town with 2<sup>nd</sup> floor porches but Murray said the board had  
12 seen them all but that this porch is on the front of the house and changes the character of the  
13 house considerably. Severance said he would really hate to lose the porch.

14  
15 Rowland asked Mr. Severance if he had more questions and whether he would be back for a  
16 work session next month. The Chair advised that the board would like a window that looks  
17 traditional but the homeowner can make it as energy efficient as he would like.

18  
19 Severance asked about changing the house color to white and clarified this would be done by  
20 changing shingles. He appreciated the feedback from the board about the 2<sup>nd</sup> floor porch but  
21 there has already been a lot of compromise on the design. Ms. Murray advised the homeowner  
22 that while the board is concerned about the materials, design elements are also of great concern.  
23 Chair Rowland advised Mr. Severance to bring door and window schedules to the work session,  
24 and samples are recommended.

25  
26 Severance would like to maintain the spindle style on the porch but the material he would like to  
27 use has a higher titanium content so it is a brighter white and adheres paint better than other  
28 products.

29  
30 Other Matters:

31  
32 Chair Rowland had sent around a list of items for the board to consider for administrative  
33 approval by the Chair, as there is currently no language allowing any approvals without hearing.  
34 Rowland stated he continuously is asked about items he might approve without hearing and  
35 would like to close the issue out. Kate Murray stated New Castle is a small enough community  
36 and although people have to wait a month, she is worried about “architectural creep”.

37  
38 Tom Maher seconded Murray’s comments stating that the Chair won’t be here forever and was  
39 hesitant about creating something that could be abused. He feels better with the checks and  
40 balances of coming before the board for hearing. Rowland stated the Building inspector is  
41 sending homeowners to him advising them to ask the Chair if they need approval. So the answer  
42 is, if you are making a change, you must come before the board. Peter Reed added that we have  
43 to be responsible and be consistent. Jeff Hughes commented that administrative approval of  
44 certain items could expedite things but it could also put the chairman in a potentially  
45 uncomfortable political situation. Chair Rowland was satisfied that the matter had been  
46 discussed and the board did not approve it.

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Elaine Nollet has been to Portsmouth board meetings to see how they operate and before each meeting they introduce each board person and she thinks it would be a good idea that this be done at each meeting.

The Chair sent an email to the Division of Historical Resources advising that the town intends to apply for a grant for a survey. Amy Dixon wrote back and said we should apply for a grant to cover the entire project at once and that it would be helpful when developing the budget, to break it out in phases. The Chair reached out to three people, 1. Emerson Monroe of Kensington NH; 2. a woman from Search Inc.; and 3. Elizabeth Hengen. Rowland liked Lynn Monroe as she helped save the town hall back in the 70's and believes she would make a good partner on this project.

He will put in a letter of intent for \$20,000 - \$40,000; the survey will be of the entire island which would speak to when areas were developed, from oldest to newest, and architectural style. It will include each house, when it was built, styles, etc. So it covers more than just the historic district and may have the potential for expanding the historic district. The Division of Historical Resources will fund 100% with no match. Rowland will move forward on this application and advised Maher that he will need his signature as Chair of the Select Board and asked Maher to advise the three selectmen and be sure they are on board with the application. Maher stated he will stress to them that it will not cost the town any money. The application is due February 4, 2019.

Rowland advised there are significant projects going through other land use boards, including the Tarbell lot which is subdivided into two lots; the white house with black trim next door also wants to subdivide and put a house on the river, and the little boat house is coming back to see if that can be turned into living space.

Kate Murray motioned to adjourn; Tom Maher seconded. All approved.

Adjourned at 8:00 pm

Respectfully submitted,  
Diane L. Cooley, Recording Secretary