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APPROVED  
HDC MEETING  
FEBRUARY 1, 2018

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

Not Present: Peter Reed, Irene Bush, Elaine Nollet

Chair Rowland called the meeting of the New Castle HDC to order at 7:02 pm and advised that there is one work session on the agenda, there are no public hearings. He also advised that anyone wishing to speak, must please sign in.

1. Work Session for Marilyn Walker, 32 Walbach Street, Map 18, Lot 57

Ken and Marilyn Walker, Wendy Welton, Architect

Guests: Andrew Moore

Wendy Welton stated that the project came before the board a few months ago for a discussion on the type and size of the house and the Walkers have decided to go with a straight colonial. She assumed the board members had all walked the site and saw that it has quite a bit of slope and goes downhill from the existing garage to the house. The Walkers have a need for a flat topography from the garage to the house and they will also have an elevator in the house. She said that although it is common to show the historic detail, their drawings are not yet at that stage as their main concern is to first hear from the board on the shape and volume of the house. The plans show the existing house in pink and the blue overlay is the proposed house. There will be quite a bit of shrubbery added and the landscaping will be integrated so the garage doors, which face the road, will not be so apparent, as they cannot put the garage doors on the end.

The Walkers have had the property surveyed and Welton went over the overall elevations. The Site plan displayed the heights of neighboring houses as well as the proposed height of the new home with a ridge peak of 51'5". One of the neighbor's house has a ridge peak of 64'9". The proposed height of the ridge peak on the Walker's house is lower than one neighbor and slightly higher than other neighbors. The house is located significantly in from the property lines and well within the setbacks.

Ms. Welton noted that there are three new colonials on the New Castle website and they will also be looking at other colonials for historic detail. Judy Groppa stated that she finds the placement of the chimney strange. Welton stated they cannot duplicate a historic colonial because of the way the house is laid out adding that the existing house has an interesting location for the chimney, which has a door and a window in it. The location of the chimney allows them to maintain water views which is one reason it is not centered and they don't feel this is so out of the ordinary. Chair Rowland stated he thinks it is very out of the ordinary and very visible, however he is more concerned with having the chimney exposed down to grade.

Welton said this is the type of feedback they want but also would like to get a read from the board of the massing of the house as a whole, as the Walkers have a Purchase and Sale Agreement contingent upon their being allowed to build a house that will meet their needs. The Walkers need a two story house and a cape cannot meet their needs. They need to do a colonial and this is a five window, center door, and stated that if the chimney needs to be moved, they would work that out. The applicant would also like to have one bay window to accommodate the view.

1 Jeff Hughes asked about the plan showing the elevation indicating there is a break in the retaining wall.  
2 Welton stated there is a break there now with a stairway, but it is not that obvious as on the drawings.  
3 There is also a terrain wall which will stay; the only site changes planned are a little curb cut and some  
4 grade work when the old garage comes out.  
5  
6 Hughes asked if they were planning any façade on the concrete basement foundation that is showing?  
7 Welton stated they were debating whether to face it with stucco or to put plantings such as year round  
8 evergreens around the foundation.  
9  
10 Tom Maher asked if the chimney were to be removed, what would the window alignment be? Since that  
11 is such a visible side of the house, he wanted to know what it would look like. Welton stated the chimney  
12 would not be removed. If the board objects to the current location, they would center it because the  
13 Walkers want a wood burning chimney. The chimney would be centered and the windows would move  
14 over. The deck only comes to about the center of that side of the house, it will not wrap around to the  
15 front.  
16  
17 Chair Rowland said the most important question is the massing of the house. This is a very high lot and it  
18 gets higher behind the house as you head inland. It is higher than the other four properties outlined in  
19 their plan and he is relieved the house doesn't tower over them. Welton stated the ceiling heights are 8'6"  
20 on the first floor and the roof sits on the wall with the more traditional relationship to the tops of the  
21 windows. They could take a foot out of the ceiling height which would give the house a more historic  
22 proportion but because they have to do egress windows on the second floor, they cannot just take the big  
23 5'7" windows and make them fit into historic proportions.  
24  
25 Chair Rowland stated that the structure itself is very nice and appropriate. He is just thinking about how  
26 it sits on the land but board members had no problem with this nor did they think it is overly built for the  
27 lot size. The Chair asked about the ridge height of the existing house and Welton stated the roof peak is  
28 39'3' on the current house so they have added 11 feet and it's now a two story house. Board members  
29 were comfortable with the drawings.  
30  
31 Welton asked if the Commission would recommend that the next step be to go to public hearing with  
32 some of the adjustments to the plans as discussed tonight. Chair Rowland stated there was a material list  
33 included with the work session plans and he asked if they had decided on material for trim, windows,  
34 doors, etc. Welton stated they would use Hardie cement board siding with the smooth side out adding  
35 that their plans and drawings for the public hearing will include materials for the trim and moldings. The  
36 chimney will be faux brick with a metal flue and a screen cap on it. The builder will bring samples of the  
37 shingles and brick cladding. They will use black metal for the railing on the front stairs and the deck will  
38 have a white, picket type railing. They have not yet decided on the type of garage doors but will probably  
39 go with a carriage house style. Kate Murray asked if there were samples on any houses in town of the  
40 siding. Jeff Hughes stated he has Hardie siding on his house.  
41  
42 Judy Groppa asked if they were planning to have gutters? Welton stated that with this shape of house you  
43 end up with lots of water so they will have gutters with downspouts at the corners that pipe out; she will  
44 bring a sample of the gutter to the public hearing also.  
45  
46 Chair Rowland asked if they were using Marvin true divided light windows? The Walkers are  
47 considering Marvin SDL for energy efficiency. Rowland said it depends on how the mullions are applied  
48 and that he would like to see a sample of the window adding that he does not want to see mullions that  
49 snap in. He said that in most name brand windows, the SDL is very similar to original windows.  
50 Rowland then asked if the doors will be wood? Marilyn Walker stated they plan on using a good quality  
51 Fiberglass for durability and insulation and will bring samples to the public hearing.

1  
2 Although color is not in the purview of the HDC the Walkers are considering painting the house white  
3 and Rowland advised that California paints has a historic color line which includes colonial white. It was  
4 stated the whites they make in Hardie siding are called true color and are very good.

5  
6 Chair Rowland opened the work session to the public. Andrew Moore of 12 Walbach Street, an  
7 immediate abutter who also shares the driveway with the property, previewed the plans and elevations.  
8 He and Mrs. Moore feel the house is sized well for the lot and is on the modest size and doesn't feel the  
9 Walkers are taking advantage of the space just to fill it out. He also feels the design is in accord with the  
10 neighborhood and although it is hard to judge the height at this stage, feels the Walkers have been  
11 sensitive to their neighbors. Mr. Moore wanted to go on the record as supporting the Walkers' plans.

12  
13 Mrs. Walker wanted to confirm that the commission had no issue with the bay window which none of the  
14 members did. She then asked the Chair what she would need for the public hearing. Chair Rowland  
15 advised they should bring a sample of all their proposed materials, especially because the Walkers don't  
16 plan to use traditional materials, the commission will want to see the quality, including the facing for the  
17 foundation; they should also have all the dimensions in their plans. Ms. Welton asked if they moved dirt  
18 so exposure of the concrete foundation is about 9" as opposed to bricking the foundation which is not in  
19 the Walkers' limited budget, would the commission approve this and the Chair confirmed that would  
20 work.

21  
22 2. Minutes:

23  
24 Jeff Hughes motioned to approve the December 2017 minutes as amended; Kate Murray seconded. All  
25 approved.

26  
27 3. Old Business

28  
29 Chair Rowland stated that he has not heard anything on the CLG application and will reach out to the NH  
30 Division of Historical Resources.

31  
32 Hughes motioned to adjourn; Murray seconded. All approved Adjourned at 7:39 pm.

33  
34 Respectfully submitted,  
35 Diane L. Cooley, Recording Secretary  
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