

APPROVED
HDC MEETING
MAY 2, 2019

Members Present: Chair Rodney Rowland, Vice Chair Jeff Hughes, Kate Murray, Judy Groppa, Irene Bush, and Peter Reed.

Absent: Tom Maher, Elaine Nollet

Chair Rowland called the meeting of the New Castle HDC to order at 7:00 pm

The Chair asked that anyone wishing to speak, must please sign in, adding that one of the public hearings had been postponed until the June Meeting, so there was one public hearing this evening and one work session. All applications had been published, fees paid and abutters notified. Rowland, Hughes, Murray, Reed and Bush will be voting.

1. Hearing for Randy and Ellen Bryan, 34 Wentworth Road, Map 18, Lot 64 for new fence.

Postponed until next month.

2. Public Hearing for Mark and Sally Fodero, 69 Piscataqua Street, Map 18 Lot 11-1 for new garage doors and a fence.

Guests: Mark Fodero and Sally Fodero

The applicant is replacing existing garage doors in kind except they are adding windows. It is a one bay garage and the style is in keeping with the house. It will be a raised panel door with six lights, a drawing of the door is in their application. It is from the same company and will be the same installation as the current door which is just like the new one except for the windows. The property is across the street from Portsmouth Yacht Club.

The applicant is also looking to install a privacy fence. Mr. Fodero stated it is a simple panel to be placed between their house and the Schwab's house where there is an ugly propane tank and they would like to put a 6' single panel to hide the tank.

Chair Rowland asked if it will be just a 4' x 6' panel and it was confirmed that it is a white panel, PVC product. There are 4" x 4" posts with caps on each end with PVC slats that slide in between the posts.

Chair Rowland asked if there were other questions. Peter Reed asked how it would be placed on the property and Mr. Fodero showed him where the panel would be placed.

Chair Rowland opened the meeting to the public but there were no questions.

M/S/P Vice Chair Hughes moved to approve the application as presented to replace the garage door with two 3 pane windows and installation of a privacy fence panel. Bush seconded. All in favor including the Chair.

Mrs. Fodero addressed the Board as she had completed the application for this and thought it was unreasonable as she had to pay for a building permit and \$300 for the HDC application. She found it unreasonable time wise and financially just to add three panes of glass to the garage door. She asked if, as a town, there was some way to address this better as it seems extreme.

Chair Rowland advised that the HDC board members had recently discussed that the Portsmouth HDC has administrative approval over simple projects. However, zoning is clear that any changes to a house, garage, etc. have to come before the HDC.

The Chair was a little surprised by the need for a building permit. Mrs. Fodero stated she did not understand the process and was aware the board had talked about the possibility of administrative approvals for small items and added that change happens when someone says this needs to change which is why she was speaking up.

The Chair advised that any time you change the design or use, it must come before the HDC for approval. Mr. Fodero asked if a guest runs into the garage or a storm takes the door down, do I need a building permit and HDC approval and the Chair advised not if you are replacing with in kind.

3. Work session for Tom and Kathy Shippee, 152 Portsmouth Ave., Map 16 Lot 9,

Guest: Richard Mecke, President of Historic Old Homes, Inc. and Tom Shippee

Mr. Mecke stated that the Board has the plans and application before them and asked what questions they may have. Chair Rowland wanted to know where the house is going on the lot as he wanted to know how much of or what part of the house would be seen from the main road.

This is the former Tarbell property which has been divided into two lots. This house is going on the lot near the water. It will be about 100' from the water. There is a new street coming in from Portsmouth Ave and it is 225' from Portsmouth Ave coming in so the house will be about 245' from Portsmouth Ave.

The Chair stated that it's not going to be as visible as the Tarbell house because the land goes down toward the river. The concept is that this house is going to be taken apart and rebuilt here and asked what elements are coming with the house and what will be added?

Mr. Mecke stated that some original windows are being saved and they are duplicating others. They have wavy glass so they will be historically appropriate. They also have the original front door, the bulls eye transom over the door, and have salvaged some trim. There is one weatherhead that could possibly be used but the others will probably be replaced.

Judy Groppa asked if the windows are true divided light. Yes they are and they are pegged and will be made of cedar; they also have hand made zinc plated nails. The company is very particular in all the details.

Just the main house is being moved; the wings are being duplicated. All the brick from the chimney and the oak lentils have been saved. The roof surface will be wooden shingles, class B rated. The foundation will be stone veneer; they have all the original stones. In 1731 there were no granite foundations, it is random stone.

Peter Reed asked if the entire house went back to 1732. Mr. Mecke advised that the center house goes back to 1732 but the wings emulate the 1760 period. Every detail will be exact, everything is nailed.

The Chair asked if they were coming for a permit to demolish the garage. Yes they are and they will incorporate demolition into the hearing on the house. There will be a two car attached garage and a two car detached garaged both of which are shown on the set of elevations provided. The Chair asked about the garage doors and was advised they swing out with electric openers.

Chair Rowland advised that for the public hearing the Board will need to know specifically what is new and what is old so the Chair can detail to the building inspector what to look for.

Mr. Mecke stated they are using water stock new brick on the roof but they are exact duplicates. They have original bricks but they are very porous. The new windows are hand made and hand planed. The Chair asked if the doors will be hand crafted as well and Mr. Mecke asked if he would like to see the details as the Clerk had told him just to bring the elevations. The Chair advised that for a work session, elevations are fine, but for the hearing the Board will need details on windows, doors, trim, chimney, etc.

Judy Groppa was not clear on the attached garage and whether the detached garage is at a right angle so Mr. Mecke showed her where on the plan the garages are being placed as well as which part of the garage will be seen from the road and which will be seen from the house stating that basically just the 12 over 8 windows will be seen from the road.

Chair Rowland stated that he would love to have the house moved up to the road so everyone can see it because it's going to be beautiful.

Reed asked how many old windows have old glass. Mr. Mecke stated they have 4 or 5 original windows going in and the others will be exactly the same, adding that they can bring them in to next month's meeting.

4. Approval of Minutes of April 4, 2019

M/S/P Jeff Hughes moved to approve the minutes of April 4, 2019 as amended; Kate Murray seconded. All approved including the Chair

New Business:

Chair Rowland stated that the July meeting is on the 4th and asked the Board when they would want to meet. It was asked if the meeting could be skipped for the month of July but if folks have applications, it's a hardship. The Chair is unavailable the next Thursday, July 11th and if the meeting is held July 3rd, there are other town meetings. If there are no applications submitted, he will try to push the meeting to August. If we have a quorum, we will hold the July meeting on the 11th.

Also the town meeting is being held this month. The Chair will speak to Pam Cullen as to which Board members terms are up as this must be addressed in June. The Chair asked Board members to think about whether they want to stay for another year and whether they want to be an officer. The term is for 2 years.

Kate Murray asked if there was any word on the CLG. The Chair advised that the National Park Service has not found money that would fund our grant and they are also re-writing the historic register nomination process. They cannot award any grants because they haven't any funding. In the meantime, it is being put to a vote at town meeting in hopes that we get the money.

Peter Reed commented, in reference to the Shippees moving a 1732 house from Massachusetts to New Castle, that for 30 years he and his wife, Phyllis lived in a house built in 1776. When you're out at the front yard and look at the house, you think it is square and true, until you get inside and everything is off ¼" or ½" and you have to trim and adjust when making renovations or fixing anything. He cannot imagine someone coming up with a truck of 5,000 pieces of wood and trying to put it back together and hope it is square.

Judy Groppa was the Director of the Historical Society in CT and took down a barn and moved it on to their property. A professional barn crew took it apart and numbered every single piece of wood; it is really the post and beams that are being saved. It sounds like they have saved the frames and some of the windows from this house as well as trim.

M/S/P Jeff Hughes Moved to adjourn; Murray seconded. All approved.

Meeting adjourned at 7:40 pm

Respectfully submitted,

Diane L. Cooley, Recording Secretary