

APPROVED  
HDC MEETING  
MAY 6, 2021

Members Present: Chair Rodney Rowland, Vice Chair Hughes, Kate Murray, Irene Bush, Elaine Nollet, Judy Groppa and Ruth Zikaras.

Absent: Tom Maher

Due to Covid 19, the meeting was held via Zoom.

Chair Rowland called the meeting of the New Castle Historic District Commission to order at 7:00 pm. Rowland stated there is one public hearing on the agenda and a work session and advised that the applications had been published, fees paid and abutters notified. The Chair, Vice Chair, Murray, Nollet and Bush would be voting. Chair Rowland asked everyone to mute their computers if not speaking.

1. Public Hearing for Thomas and Martha Bates, 36 Piscataqua Street, for replacing existing garage with a two story garage.

Guests: Tom Bates and Martha Bates

Chair Rowland shared his screen to show a picture of the house and the garage. Mr. Bates stated they are proposing to reconstruct the garage with the same materials, same look, and footprint. Their application has been approved by the New Castle ZBA. Square footage will be added to the second floor, which already has 200 SF. The roof will be raised four feet to get standing headroom, as an office will be built over the garage. Duplicating the sitelines of the house, the roof will be raised in front and two small louvering windows will be added which mirror those on the house. The cupola will remain. The windows will be simple six light, casement windows, just like the house.

The Chair showed a picture of the garage as it looks today, confirming with the applicant that it will have four more feet in height and windows. Rowland showed the height of the proposed garage, along with the dormer in the back. The two windows on the first floor will change to one window and a door; there will be a second window on the second floor, which will match the house.

Next elevation viewed was the property's west and north sides showing a dormer added to the garage which will match the dormer on the house. The dormer will have six light windows which will tilt out and two on the first floor will be added. The visibility of the back of the garage is limited to Steamboat Lane.

Mr. Bates pointed out that the application contains a view of the existing garage and a view of the garage reproduced with colonial style doors. Option A and option B were presented for garage doors and the applicant indicated he prefers

option B. The Chair stated the arched door with a fake key is sort of carriage house like.

Rowland asked if Board members had any questions or opinions. Kate Murray asked whether the square footage of the garage was increasing or whether it was the same footprint going up. Bates stated it is the same footprint and it will increase in height by four feet only as they don't want it too tall and just need some headroom for the office, adding that the dormer on the garage will also be new. Murray stated she prefers the arched door on the garage but only because she doesn't know much about option B.

Judy Groppa asked how much space there is between the existing bump out with window on the side of the house and the actual beginning of the garage, stating that is the only thing that looks a little tight. Groppa stated she loved option B for the garage door adding that this design is very colonial revival. However, she wondered how much space there is between the window bumpout and the garage. Bates stated there's about 6" between the edge of the bow window and the garage. The window regularly gets covered with leaves that come off the garage roof so raising the roof will actually give it some protection. He added that the main house is not being changed.

Jeff Hughes stated he likes the addition and also likes option B for the garage doors and appreciated that the applicant had a lot of concern for the historical character of the house. Ruth Zikaras asked what material the garage doors will be made of. Bates stated they are struggling with that as they received one bid and he thought they were going to be made of gold. The intention is that the doors be made of wood as they are not fans of fiberglass, but they do have a budget. Bates stated they hadn't really pursued it pending this meeting. Chair Rowland asked if they were true overhead doors and yes they are. Rowland stated he also prefers option B as it blends with the history of the house and makes it look less like a garage. Rowland stated he also likes the design which is fairly minimal.

Rowland asked if there was anyone in the public to speak to, for or against the application. There being no one, the Chair closed the public hearing at 7:16 pm. He then advised that the board needed to choose an option so the Building Inspector knows what the plan is and that option B seems to be the general consensus.

Jeff Hughes motioned to approve the application as submitted with option B for the garage doors. Murray seconded. Irene Bush asked if the board wanted to specify the garage doors are to be made of wood. The Chair asked Bates if he thought he would be able to get wood. Bates advised the intention is wood or wood composite and the main thing is what it is going to look like and how well it will hold paint. The front of the garage gets full sun all year long, sometimes over 100 degrees on the face of the house, so therefore it sees lots of wear.

The Chair asked that the motion include that the doors be made of wood or wood composite. Hughes amended the motion to approve the application as submitted with option B for the garage doors, and that the doors be made of wood or wood composite.

Roll call: Jeff Hughes voted Aye; Elaine Nollet voted Aye; Irene Bush voted Aye; Kate Murray voted Aye; The Chair voted Aye.

2. Work session for David and Amy Kovick, 26 Main Street, removal and rebuilding two additions, new windows and a rear patio/deck.

Guests: Allison Tanguay, architect, and David and Amy Kovick.

Dave & Amy Kovick shared the story of their house and how they came to be homeowners in New Castle. Mr. Kovick thanked the Board for taking the time to discuss the issues of their project. 26 Main Street is the middle house of five houses on Main Street after Henry's and the inn. The Kovicks have been living there for four years; they first rented the house for 8 months and then were able to buy it. Kovick stated that had they not lived there, they may not have bought the house. The house has a funky interior layout and the Kovicks did not have the economic resources to do this project until now. They are not looking to expand the square footage of the house but would like to make better use of the space. They would like to weatherize a few rooms and have an actual kitchen instead of a galley kitchen and renovate a bathroom, so most of the work will be on the interior, but there is a side addition which Allison Tanguay will go over with the Board. Kovick stated they love the historic quality of the home and intend to keep that.

Allison Tanguay showed a view of the house stating it's been easy work on this project as she lives across the street. The house is a darling little cape which currently sits on a nonconforming, curiously shaped lot. Variances were obtained last month to expand the lot coverage. Most of the request for the variance was for the patio and deck in the back yard. There is a single story addition on the right of the house which was added subsequent to the original house (which is being called the "saddlebag addition"). On the left is a bumpout which is a mudroom, also post construction addition. Both of these additions need to come down as neither has a proper foundation nor insulation.

A variance was needed from the ZBA as the setback on the right of the house is just 10" from the property line, so a variance was needed to rebuild that addition. There is quite a bit of vegetation that provides privacy on the right of the house and the neighbors want to maintain that privacy, so it has been agreed to rebuild the vegetation.

Murray asked whether the vegetation on Llewellyn's property line could be moved away from the house for drainage. Tanguay stated that vegetation that

close to the foundation is a liability but currently there's no foundation so that's not an issue. It's suspected they will run into ledge when they begin to build. Mr. Kovick spoke to the Llewellyns about putting taller and thinner vegetation for privacy.

Tanguay showed a plan of the existing footprint indicating the detached garage will remain. The proposal is to consolidate the saddlebag addition so it sits further back from the property line and maintains the current 10" setback. At some point after the mudroom addition and saddlebag addition were added, the prior owner had a need to be on one level and the first floor has several windows filled in with insulation and a handicap bathroom was also added into the center of the house.

With regard to the second floor, although not relevant to the HDC application, the Kovicks would redesign the bathroom and provide storage in the master bedroom but there will be no exterior modifications to the second floor

The mudroom needs a proper foundation, however the mudroom will not align precisely with the house, but the size and shape will be reconfigured. The saddlebag addition will be a study and guest space and will be set back some. There will be limited windows on the right side as the Llewellyns would like privacy; in order to get more light, the Kovicks would like to install a skylight over the guest space. The laundry/storage space wants as much wall space as possible and the bathroom will have a window looking out over the backyard.

Sketches of the house from the driveway looking at the house and from the back yard were shared. The large window will be changed to French doors to the deck in the back yard. There currently are 2 over 2 windows many of which are blocked. The 2 over 2 windows will remain but the window configuration will change which will be presented to the Board next month. Chair Rowland asked why they chose to have 2 over 2 windows instead of matching the house with 6 over 6. Tanguay stated there are currently 2 over 2 windows on the addition and the full scope of the project over the next two years is to replace all the windows and they will match the 2 over 2 on the additions as casement windows are required on the second floor as egress windows to comply with code.

The mudroom and front & back of one story addition will be shingled with cedar shake shingles that naturally gray. The mudroom is the every day access point for the family and is currently not insulated. It is currently clad in vinyl siding and if the long edge could be clapboards, it would be more economic. There is no need for a guardrail on the small patio and the existing bulkhead will remain. A skylight for the study/guest room on the saddlebag addition would be ideal for extra light as they are committed to keep windows toward the front of the house on the Llewellyn's side and to replant the vegetation. Roofing will be asphalt shingle as they don't want to put a rubber roof back on.

Tanguay had an example of Matthews Brothers 2 over 2 vinyl window with simulated divided light and natural wood interior which has high energy profile. It is a casement window with a thick median. The architect opened the conversation to see what questions the Board had and what additional information is needed to be prepared next month for a hearing. The Chair confirmed there is an existing chimney and was informed it shall remain. Mr. Kovick is hoping to make it functional, as his dream is to have a working fireplace.

The Chair asked the Board if they had any questions or comments. Judy Groppa stated that looking at the front of the house, the plan is wonderful because it moves the addition on the right a little further back. The main feature of an 1800 house are the two pilasters on either end and it will be very attractive to see those again, especially with pilasters at the front door as well. Groppa also stated the massing change on the right is terrific but thought that instead of having a skylight, more windows should be added, at least one real window as it appeared unbalanced. The proposed vegetation will add privacy. Groppa also stated that it being Main Street and such a historic house, that 6 over 6 windows would be more appropriate, maintaining that farmhouse windows are not right for Main Street and an 1800's house. Groppa reiterated that she loved the massing and believes the front will look great.

The Chair agreed wholeheartedly with Groppa's comments, adding that a skylight would be in a very visible location from the street and should be avoided. Rowland appreciated that the applicant is honoring the main house and pushing the addition back, however, to honor that style, it's really a colonial style and changing the windows on the body of the house would be stylistically incorrect and not go with the house. Rowland feels 6 over 6 windows would be more appropriate.

Tanguay asked about a casement window with more lights in it as the 2<sup>nd</sup> floor windows will need to be code. Tanguay stated the egress windows cannot be out back because the master bedroom doesn't have a dormer, so either the front window or a side window, both of which are visible from the street. The Chair advised to look for a window that looks more period with a thicker mullion bar in the middle and agreed for the need of an egress window. Irene Bush stated she had the same problem of the need for egress windows on the second floor, and that they do make casement windows that are six light.

Ruth Zikaras stated that the front of the house has a brick foundation and asked if the addition will be concrete. Tanguay stated there is a lot that is landscaped and they are sensitive to keeping the exposure of concrete as minimal as possible.

The Chair advised they should have a full list of the proposed materials, whether wood shake vs. clapboard and their choice will depend on whether they want the

additions to stand out or blend in. The saddlebag addition has lot of exposure to Llewellyn's driveway but either material is prevalent in the historic district.

Tanguay asked Rowland if the Board is open to composite or cement board clapboard as long as it looks like wood as the price of wood has gone up 170%. Rowland stated that the Board had allowed a number of composites but it must have graining. He pointed out that there is a new material on Atkinson Street being used and there is some latitude with materials.

Tanguay asked about PVC for window trim and Hughes advised the Board has allowed Azek on trim. Jeff Hughes stated he has Azek trim and hardy board siding and Tanguay said it is a combo being considered. The windows on the saddlebag addition will be right on the property line. There is a code restriction for windows within a setback so they may not get approved for windows toward the back of the addition and Tanguay was concerned that the HDC might approve something that cannot be permitted by the Building Inspector. Dave Kovick stated he was grateful his neighbors were on this zoom meeting as they are trying to accommodate everyone's interests but they do need more light and without a skylight, the addition will be cave-like. Kovick is hoping there is a way to design with neighbor's interest in mind. The Chair stated vegetation will hide the blank wall but vegetation will not hide a skylight and a skylight is not historic and will be very visible on Main Street. With windows at the front end and in the bathroom, hopefully light will flow through.

Mr. Kovick works at home and the boys need space to do homework, so they want to make sure it's a nice, bright spot. Tanguay asked if the fact that it is a hipped roof helps for the installation of a skylight and the Chair advised he would have to drive by and see the house. The house is visible as you head toward the town hall and with the roof exposure, a skylight will be obvious. The Chair asked that all Board members drive by and take a look before next month's hearing. Tanguay asked if they could consider constructing a parapet that conceals the skylight but that would not help with ice and snow on the roof.

Kate Murray asked if there is room for one more window along the wall where the study is going or is that really not possible. Tanguay stated the windows currently are before the bend in the wall and it would be difficult to fit more because of the limitations of the lot. It would be difficult to go back to the Llewellyns and ask about windows as it is going to be a sensitive construction process for them.

The Chair asked Tanguay to confirm the location of the skylight on the plan and it will be about half way back and align with the second story window. Any windows further back would have a direct line of sight to the Llewellyns' house. Irene Bush stated that if there is going to be vegetation to hide that part of the house, why would the Llewellyns care if there is a window. Currently the bushes are doing damage to the side of the applicant's house; the vegetation functions as

a solid wall. Bush reiterated that if they are putting up vegetation, it would hide the windows. Tanguay stated that the vegetation won't necessarily prevent someone from seeing into the neighbor's space and that many houses in town are on top of each other. Based upon the meetings and discussions with the Llewellyns, she was just relaying their concerns, adding that no one is thrilled about a construction project right on the property line and the Kovicks would like to maintain goodwill.

The Chair stated the Board has always been careful treating landscape as a screen because if the house sells the next owner could cut it all down. Rowland stated it is a great project and vastly improves the property and thanked the Kovicks and Tanguay.

The Chair asked if there was anyone in the public that wanted to speak. Andrew Moore spoke for himself and his wife, Barbara. They reside at 12 Walbach Street, abutters at the back of the house and they strongly support this project. Moore stated that 26 Main Street is one of the more prominent houses in the center of town, with great charm, but it has had unsympathetic and low quality additions. The Moores believe that Amy & David Kovick are trying to restore integrity, particularly to the street front. The Moores' house is around the back and they have a full view of the back of the Kovick house. This project will give the house a high class look and the Moores are looking forward to these improvements with enthusiasm and hopes the Board will approve them.

Randy Bryant, an abutter on the back corner, stated that he and his wife, Ellen were both pleasantly surprised, as this meeting was the first time they had reviewed plans and the details of the proposed project. Bryant believes strongly that the Kovicks are trying to improve the house's historic character and usability for themselves and the back yard improvements can make it better. Bryant stated the Kovicks have been patient trying to figure out what they want to do and the design is wonderful. The Bryants support it wholeheartedly.

Wally Mallet and Sandra Bissett live next door on the non-addition side. Mallet stated it is a great improvement to set the addition back and the mudroom addition, which they will have a view of, is also an improvement adding that they are supportive of the project.

Rowland stated the Board will remember these abutters' comments for the public hearing next month.

3. Approve Minutes of April 1, 2021

Jeff Hughes moved to approve the minutes of April 1, 2021 as amended; Kate Murray seconded.

Roll call: Jeff Hughes voted Aye; Judy Groppa voted Aye; Kate Murray voted Aye; Irene Bush voted Aye; Chair Rowland voted Aye.

4. New Business

The Building Inspector, Russ Bookholz, wanted the HDC to know that there is quite a bit of building code associated with solar panels. The Board always stressed the need for uniform appearance but there are limitations as to how uniform it can be. The panels have to be farther in on the roof rather than right to the edge. Sally Smyzer fire code says you have to have so many feet on the side and

Copy of roof access points and how it all works. Irnee – wonder if what Epsteins did is code compliant.

Kate said we had this discussion on another house; it must have had enough room.

The Chair stated that the gentleman with the boat house has agreed to adhere to the original approval and the panels will be coming off when the wood shakes are in. Judy Groppa stated she went by today and the panels are off but there is nothing yet on to replace the. Rowland reached out to the Select Board because apparently there is a history as the owner fired the architect because of his negotiations with the HDC.

Kate Murray moved to adjourn; Judy Groppa seconded. All agreed.

Meeting adjourned at 8:23 pm.

Respectfully submitted,  
Diane L. Cooley, Recording Secretary