

**APPROVED
OCTOBER 7, 2021
HDC MEETING**

Members Vice Chair Irene Bush, Tom Maher, Elaine Nollet,
Present: Judy Groppa and Ruth Zikaras.

Absent: Chair Rodney Rowland and Kate Murray

The meeting was held in the Recreation Room. Vice Chair Irene Bush called the meeting of the New Castle Historic District Commission to order at 6:57 pm. Bush stated the first hearing on the agenda was cancelled and subsequently only one hearing remained. The Vice Chair advised that the application had been published, fees paid and abutters notified. All board members present will be voting.

1. Public Hearing for Delores Clarke, 144 Main St., to replace front door.
CANCELLED
2. Public Hearing for David and Stacie Flinner, 155 Main Street, Map 12, Lot 17-8
for new siding, new roof, new windows, window trim and doors.

Guests: David Flinner and Stacie Flinner

Stacie Flinner stated that a huge part of the appeal of New Castle is the historic district and she and her husband are very glad to be living in the historic district. They had just closed on their house which was built in 1790, two days before this meeting. The family that lived at 155 Main Street before really loved the house, but as they got older, it was hard to maintain and the Flinnors are hoping to preserve as much of the house as possible. The house needs a little love as it has holes in the side, so to protect the house and their investment, one of the things they need to do is apply new siding.

Mrs. Flinner had two proposals regarding siding and the applicants were looking to the HDC for guidance as they want the house to be historically appropriate. Mrs. Flinner's Plan A is their "wish list" and they also have Plan B, but will do whatever the commission sees as an appropriate fit. The elevation drawings show the house as it is currently is with clapboard all around the house and the Flinnors are open to maintaining clapboard on the 1790 house, but love white cedar and would prefer to do the whole house in cedar shingles. They had a couple different options to discuss with the commission. The Flinnors have looked at lots of photos in the historical museum and the house has been clapboard for a long time.

Mrs. Flinner used Dave McGuckin's house as an example of what she likes adding that she would like to make their house a little brighter. She would prefer cedar shakes and cedar roofing, however, if the commission thinks clapboard was more appropriate, the applicants would acquiesce. Mrs. Flinner wanted wood

1 trim and wood window casings but the experts advise to use something more
2 durable and they have been told many times that it is impossible to distinguish
3 between Azec and wood. The Azec would protect the home for longer; their goal
4 is to restore the windows and broken panes and repair the home. They are
5 keeping the 12 over 12 windows.
6

7 Mrs. Flinner also reviewed the picture of the front door and side door. The front
8 door would be extremely traditional with a knocker and the side door will have
9 glass panes to let light in because there are no windows in the mud room. The
10 side door will mimic the overall aesthetic of the front door.
11

12 Flinner also had pictures of new light fixtures as they were looking at fixtures in
13 town and paying attention to those that have been used.
14

15 The Flinnors like yellow Alaskan cedar roofing which weathers to a medium gray.
16 Flinner would like shingles for the side to be lighter and the roof shingles to age
17 slightly darker. Roof shingles are required to be fire retardant and Maher advised
18 the applicant to check with the building inspector because some have chosen
19 materials that do not comply with the fire retardant standards. Flinner advised she
20 has already done so and has found a supplier that has the Alaskan cedar shingles.
21 She stated that some of the beautiful historic homes have cedar roofs, but the
22 applicant would also be amenable to asphalt shingles.
23

24 The Vice Chair opened the meeting to commission members and asked if they
25 had questions. Maher stated that the Chair had reached out and given the period
26 and history of the house, his preference is to do clapboards wherever visible from
27 the road. His comments were he would accept cedar shakes on the back of the
28 house. Based on the applicant's assessment of Dave's McGuckin's house, cedar
29 shingles would be very visible from the road. Mrs. Flinner advised that Rowland
30 had already shared his preference with the applicant but stated he would like the
31 board to discuss it. Maher said he leans toward Rowland's opinion as the house is
32 one of the more historic places downtown. That being said, the house needs a lot
33 of love.
34

35 Judy Groppa asked Stacie Flinner to clarify whether she wanted cedar shingles
36 that weathered or preferred painting them white as she was trying to understand
37 what would weather and what would be painted. Flinner explained that cedar
38 shakes would be natural and weathered and if we have clapboards they would be
39 painted white. Flinner stated that Option A would be to shingle the entire house,
40 the trim and windows would be white, and the door an Essex green. Option B
41 would be clapboards painted white. Flinner suggested using a mix of materials
42 based on the different periods the house was built and to demarcate the different
43 eras, stating she is totally happy to keep the 1790s house in white clapboard but
44 would like cedar shakes on the addition. All street visible facades for the 1790
45 house would be in clapboard and then side the back and the addition, built in
46 2004, in shakes.

1
2 Judy Groppa agreed with the two different materials adding that she wouldn't
3 mind if the sides of the 1790s house were also shingled but would prefer the front
4 to be clapboard, adding that she believes the beading on the clapboard makes a
5 real difference as it casts a shadow and creates depth. Groppa also thinks there is
6 a good balance if just the front is clapboard and the rest is shingled. In Nantucket
7 you're only allowed clapboard on the front with shingles on the sides. The
8 history is that clapboard is fancier and practical New Englanders believe you only
9 need fancy in the front. We're not on Nantucket and people are used to seeing
10 three sides of clapboard on a house but Groppa stated she would be happy with
11 clapboards just on the front. Elaine Nollet agreed that the sides should have
12 shingles if shingles are on the addition, also adding that she loves Dave
13 McGuckin's house. It's a historical look.
14

15 Groppa had looked at the front door and the colored bullseyes are just not right
16 adding that she liked the door selected by Flinner. Nollet also likes the lights
17 selected adding that the applicant is doing a lot of work. Flinner stated she
18 doesn't know any details of the door. The parents weren't managing the estate
19 and the daughter didn't have many details. An artist moved in and it is believed
20 he painted the door.
21

22 Groppa said the planks on the door are narrow for it to be really old, adding that
23 you find this kind of door but you don't ever find these kind of windows. Flinner
24 added the door is charming but if the wind is blowing it comes right through and
25 they currently are unable to open the door. Elaine Nollet asked for more details
26 on the doors. Mrs. Flinner stated the current door on the porch is all glass panes
27 and she prefers symmetry and balance for the front door. Light is needed for the
28 side door but they also need privacy because the master bedroom is on the
29 extension. Ruth Zikaras stated it's great that they're not making many changes.
30

31 Maher asked if all windows would remain in the same place, that there were no
32 new placements. Flinner advised that yes, except potentially on the back of the
33 house but the building inspector stated the HDC doesn't bother with the back of
34 the house. Flinner stated when you sit in bed, the windows are offset and they are
35 hoping to balance them. There will be the same number of windows; they are just
36 moving one over a bit and it is not visible from the street or any abutter.
37

38 One of the sketches shows Option B, and Flinner stated she would be thrilled to
39 put shingles on the sides of the 1790 house and beaded clapboard on the front.
40 Irene Bush agreed with Nollet & Groppa about the clapboard on the front and
41 shingles everywhere else, as did Zikaras. Maher said it's not the Chair's
42 preference but that is why the commission votes.
43

44 Mrs. Flinner asked for opinions on the front door. The Vice Chair asked if they
45 were getting away from the lights. Flinner stated there would still be a transom
46 above but they would be a clear version and they won't change the number of

panes at the top. The drawings are black and white so cannot see the color being swapped out.

The Vice Chair asked for comments on the doors. Groppa thought it would make it symmetrical. Flinner said she doesn't know if the door is special or historic, but it doesn't open. She asked if the door is taken off whether there is a forum where people can have access to pieces and Bush stated doors have been donated to Strawberry Banke Museum and that Rowland would be the right person to ask. Maher said it looks like the door is really old, it would have to be custom made. Groppa stated she looked at the vertical panels and they are not wide. The Applicants stated they did not discuss the front door with the Chair. Maher said that the door is so front and center, that if Rowland had comments he would have raised them so the Chair is probably not focused on the door.

Maher also said that doors are not his forte but it seems to fit. Bush said the door looks like hers which is custom built. Since the applicant is keeping the transom and upgrading or repairing the door, the commission didn't have an issue with it. The Vice Chair advised the applicant that if they decide to not repair the windows, they would have to come back before the commission to discuss the materials they would be using. Flinner stated they currently are hiring someone to restore and paint them and down the road they will explore replacing them.

The Vice Chair opened the hearing to the public at 7:25 but no one from the public spoke and the public hearing was closed.

M/S/P Groppa motioned to approve the project with beaded clapboard on the front of the house with a new door, the sides of the 1790 house will be shingled as will the addition; the roof will be fire rated with Alaskan yellow cedar. Nollet seconded; all in favor except Maher who was opposed.

Groppa advised the applicant that they need a large lead time for the roof because of the lack of materials. Marvin windows are 6-9 months out.

The applicants are currently renting above Henry's Market and have quotes for the roofing and siding. They plan to change the kitchen next summer because it is very small.

3. Approve minutes from September 2, 2021

Maher motioned to approve the minutes of September 2, 2021 as amended. Nollet seconded; all approved.

4. Randy and Ellen Bryan, 34 Wentworth Road

Mr. and Mrs. Bryan appeared before the commission, although not on the agenda and unexpected, advising they had two brief objectives. Mr. Bryan stated they

1 have gotten through building the house and the garage and have been landscaping
2 all summer. The Bryans have tried to be as true to everything approved by the
3 commission adding that he hopes when members walk or drive by, they would
4 connect with the Bryans and comment. The grounds are still a mess but getting
5 better as they are 90% complete. They have applied for a permit extension
6 because it is running out, and they continue to repair the outbuilding near the
7 garage and driveway. The contractor is Mrs. Bryan's brother who is going to do
8 the shed. The Bryans appeared before the commission tonight as they have a
9 modification to request, stating they had submitted an application to be on the
10 agenda this month but the application was misplaced. The building inspector
11 notified the Chair that the application was misplaced and didn't make it on the
12 agenda. The Bryans need to figure out what to do as ordering materials takes
13 such a lead time, so they wanted to know that they're change is going to be
14 approved by the commission. Maher advised that the commission cannot provide
15 an interim approval. Maher apologized that their paperwork got dropped but
16 there are work sessions and there are hearings. The Bryans stated they are not
17 asking for approval but their dilemma is that they leave for the Bahamas next
18 week and will be gone all winter. In the meantime, Mrs. Bryan's brother will be
19 working on the house. Maher suggested that the brother represent the Bryans and
20 be their proxy at next month's hearing, adding that the commission has a process.
21 Maher also stated that the Chair is always good about informing the commission
22 of any unexpected mishaps and he didn't give the commission a heads up about
23 the dropped ball on their application. Mr. Bryan thought they could make a
24 courtesy call explaining the change they want to do. Mrs. Bryan said they have
25 raised and leveled the shed and have put on all new sills. The commission had
26 approved a double door and they want to change it to a single door which cannot
27 be seen from the road or an abutter.

28
29 Maher stated we're in a work session space right now and we need to follow
30 protocol and we cannot violate the process. Mrs. Bryan said they came to find
31 out how to address and Maher was advising what to do and that's what they came
32 for and thanked him. Maher was sincerely sorry their paperwork got dropped as it
33 was a lack of professionalism, adding that we don't want to correct one mistake
34 by making another. Maher suggested to the Bryans that before they leave town,
35 they elevate what they've presented to the top, and adjudicate it in a way that does
36 not slow them down but maintains the process. Maher advised the Bryans can
37 send a representative and he suggested they follow up with the Chair so he can
38 flag the paperwork at town hall and be sure they are scheduled for the next
39 hearing.

40
41 Maher motioned to adjourn; Zikaras seconded. Adjourned at 7:42 pm.

42
43 Respectfully submitted,
44 Diane L. Cooley, Recording Secretary