

**APPROVED  
DECEMBER 2, 2021  
HDC MEETING**

Members      Chair Rodney Rowland, Vice Chair Irene Bush, Kate Murray,  
Present:      Elaine Nollet, Judy Groppa and Julie Thomas.

Absent:      Tom Maher, Ruth Zikaras

The meeting was held in the Macomber Room. Chair Rowland called the meeting of the New Castle Historic District Commission to order at 7:01 pm. Rowland stated the applications had been published, fees paid and abutters notified. The Chair, Vice Chair, Murray, Nollet and Groppa will be voting.

1.      Public Hearing for Delores Clarke, 144 Main St., to replace front door.

Guest: John M. Clarke

Elaine Nollet moved to approve the door as presented in the application. Irene Bush seconded. All in favor including the Chair.

2.      Public Hearing for Barrett Revocable Trust, 40 Riverview Road, Map 16, Lot 17 for demolition and replacement of garage and two, single story additions.

Guest: Anne Whitney, Architect, Joan Nickell and Carol Malloy

Whitney stated they appeared before the commission in April for a work session at which time it was proposed to have a two-story addition on the right side but there was resistance from the commission. The plans have been revised and Whitney began with page 1 of the plans. The dash lines show the existing garage breezeway on the right side which will be removed as well as the bay addition on the rear which will be removed. The one story room on the left supported by posts will also be taken off. The applicant proposes combining the breezeway and garage for a hip roof addition that will extend back. The garage will be replaced with a new garage which will come forward a bit and extend back 40 feet. They are doing a hip roof to provide coverage for the entry door and garage door.

The center of the house has narrow concrete steps and a door over which will be added a peaked roof on the front entry. On the left side of the house will be a 12 foot addition which wraps around the back of the house. The Riverview side will see two hip roofs.

Page 3 of 5 shows the existing garage, which will be pulled forward and then will jog back 15" to stay within the property line. The new garage is within 3 feet of the property line so there will be no windows and the siding must have a one hour fire rating, so they are proposing Hardi plank board and batten, with a hip roof and the jog in the line is

another hip roof. They are trying to minimize the height with the hip roof. The horizontal double dash lines are existing structure(s) that will be removed. The current structure goes over the property line; the new garage will not go over the property line. At the end of the garage, they are proposing a solid cedar fence 6' in height.

Page 4 of 5 shows the rear elevation; the bump out with the bay window will be removed. The garage and shed will be removed and on the right, you see the enclosed porch on posts which will be removed. On the top, the dash line shows the outline of the existing garage and how it expands away from the property line. They are getting rid of the bay window and putting double doors with a landing down to the yard. They will have to shorten the windows on the 2<sup>nd</sup> floor to get the roof in line with the addition on the right. The windows will be casement windows.

There is an existing access from the basement, but it will be out from the face of the building; there will be a double and a triple window on the right living space on the main floor.

Page 5 is the existing house with the one story porch on the left that is on posts, which will become a hip roof addition that wraps around the back. You can also see the steps down to grade and the end of the new garage. The existing house currently has vinyl siding and they would like to continue that on the additions. When a renovation was done some time ago, they put traditional window sills and trim around the windows. Usually when there is vinyl siding, there is a J channel but the trim was rounded out so the trim became the J channel. When you look at the existing windows, you don't see the J channel which results in seeing more of a traditional sill; that detail will be repeated on the additions. Usually, the trim is thicker and wood or clapboard sits tight to it, but with this siding, it slides into the J channel. They will do a traditional window trim around the windows but the back of the trim will be cut out so the siding can slide in.

Groppa asked if the vertical siding is a Hardi plank and Whitney advised that because the garage must have a 1 hour fire rating, it cannot have vinyl siding. The vertical siding will be painted the same color as the vinyl siding. Any structure within 3' of a property line must be fire rated so that a fire in the building must take one hour minimum, to get to the outside. The garage will have 5/8" drywall fire rated on the inside, another sheathing with a fire rating, and then the Hardi-plank, so the fire rating will be closer to 2 hours.

Whitney was asked what is board and batten and the Chair asked if it was anywhere in the district. Whitney advised it is on a house on Main Street but the Chair stated that house is not in the district. Whitney advised that Hardi-plank also makes a shingle and that would be more mono chromatic and also maintain the required fire rating. Groppa asked if the plan was to wrap the entire garage, including the front. Whitney advised that the front of the garage is mostly trim as there is a 32" entry door and the garage door, so not much room for siding on the front of the garage. Whitney advised that the board and batten can be made with a rough or smooth finish and she expected to use the smooth board and batten but the shingles may be simpler.

Groppa asked how long is the side of the garage and was advised it is 40', so you will see a long expanse without any windows. The side of the garage can be seen at an angle from the street, there is a short section between the garage and abutter's house that you will see. It will be a long blank wall with either the board and batten or shingles. Murray asked if the peak of the garage was lower but was advised that it's a little bit higher.

Murray asked about massing stating that when looking at the left side of the house, it looks like it's close to the line but remembered from the work session that there's another parcel that is unbuildable. The extra property reduces the perception of massing. Whitney stated they are only going another 3' out from the current room and the pitch of the roof is slightly higher.

Whitney advised that the existing house has vinyl windows, with simulated divided lights (hereinafter "SDL's") and they would like to continue these windows on the additions including the casements on the back side. The 32" door by the garage is a Therma Tru insulated fiberglass door with SDLs and the garage door is an artisan steel door.

The Chair advised that he wanted to get through questions but also wanted to discuss the board and batten and vinyl siding. Whitney stated the back will use an Aztec Nantucket style railing system and deck.

The Chair asked the commission if they had any questions. Irene Bush asked if the applicant could use Hardi plank shingles instead of vinyl siding. Whitney stated yes that could be done. Rowland advised the commission is charged with keeping traditional materials in the historic district and even though the house currently has vinyl siding, they don't need to add to the vinyl look. Board and batten is not found in the historic district and the Chair asked them to compromise and do the Hardi shingles. Whitney stated they can do traditional windows and door casings and sills. Groppa stated she would want shingles on both sides and across the back to which Whitney agreed. The only place that would still have vinyl is where they are patching in on two gables; any new additions would be shingles.

Elaine Nollet complimented Whitney's design of the house.

Joan Nickell asked how close to the back lot line the new garage will be and whether it was going to take up most of the backyard. Whitney advised the garage is coming forward, advising that there's plenty of room behind the garage and showed Nickell the plan with the lot lines.

Carol Malloy stated that at the last meeting, a member of the commission was reflecting about the character of the neighborhood being non-presumptuous capes and asked why the additions could not be put on the back of the house. Malloy feels the additions will detract from the neighborhood which is all small capes and would like to keep the integrity of the neighborhood. Malloy stated she has no personal issues with the owners but wonders how it will impact the neighborhood once something like this is allowed.

Whitney stated that basically when looking at the front of the house, they are matching what is existing on the right, adding that she did take away from the work session that moving things to the rear would be best. The only real change to the front of the house, other than the roof over the front entry, is an extra 3' width on the left. Most of the addition is in the back of the house. The 12' addition on the left is because the owners want a reasonably sized room, which is currently less than 9'. Whitney stated she heard the comments from the commission at the HDC work session to move things around back and much of that has been accomplished. The Chair stated that the existing house vs. the proposed, although a little bigger, still has the same proportions. The main massing on the original house is there and intact.

Groppa asked about the windows as she was not happy with plastic windows and asked if the applicant could transition to a more appropriate window in the back. However, the commission only is concerned with what is seen from the street and the windows in the back also will not be seen from the water. The Chair advised he is only concerned with the front view and the left and right elevation, as little of the back addition will be seen. Whitney advised they are matching the existing windows and sill trim stating that she is not a fan of vinyl windows either, but for vinyl windows, these are nicely put together. The SDL is on the inside and the outside. There is only 1 new window in the front, and the 2<sup>nd</sup> floor windows are existing. Given what the existing house has from a renovation done 10-15 years ago, the Chair stated he is not worried about the configuration because it seems appropriate on the front. The Chair asked for any other comments. Groppa stated the door is fine. Elaine Nollet commented that when you look at designs, they always seem bigger because the plan is flat.

Joan Nickell was concerned as all the drainage will occur on her land from the garage. The Chair stated this is not a HDC issue, it's a Planning Board issue. Whitney stated they are in the process of designing the drainage system with Ambit Engineering and will have roof drainage on that edge, adding that Planning Board approval is not needed.

The Chair asked if there were any other comments from the public or the commission. The public hearing was closed at 7:38 pm.

Elaine Nollet moved to approve the project as presented with siding to be Hardi shingles on all new surfaces. Irene Bush seconded. All in favor including the Chair.

3. Approve minutes from November 4, 2021

Murray moved to approve the minutes of November 4, 2021 as amended; Irene Bush seconded. All approved including the Chair.

4. Any New Business (master plan content, area survey)

The Chair spoke about the Town's Master Plan, advising the committee is setting chapters, or big themes, and asked members to advise as to what content they may want under the Chapter that will involve preservation of the historic district. Rowland stated

the Master Plan is 10-11 pages and is on the town website, adding they were praised for “synchness” but Rockingham County Planning cuts out much of the plan, therefore the town should keep the original one with all the detail, as there will be an edited version from Rockingham County Planning. The detailed plan should be kept for the town to use.

Murray would like a broader discussion about expanding the historic district as it will have impact when people drive onto the island. The Chair stated that the Master Plan is the guiding document and he will advise the committee that the HDC feels strongly about expanding the historic district and the HDC would be charged in furthering that along. He asked the commission members to send him their ideas. The historic district was created a very long time ago; the population has changed and a lot of wealth has moved onto the island so the support for the historic district may no longer be here. A survey will be sent to residents asking for feedback on the Master Plan process, so we may know the percentage of residents who want to expand the historic district. The Master Plan is an instrument for change, not the change itself. It is the guide.

One thing we should consider is a statement that the town hall and old fire station is owned by the town and is historic. Elaine Nollet said the old fire station really should be restored as the Historical Museum uses it and there will be archeologists visiting. Nollet added that the new fire chief is a historian and is wonderful. Jenny Schwartz and Patty Frawley are going to work on the grounds and clean up by the museum but they need Select Board approval.

If it's in the Master plan, funding agencies will look at that as a plus when applying for grants. They will ask if the project is included in the Master Plan.

Groppa believes incorporating the survey that has been done of the historic district would be helpful. It would be important to mention the survey as it shows we've put money into developing a plan for the town. The Chair stated the survey has already been mentioned to be included in the Master Plan as well as the sea level rise plan will also be in there to show it's an important part of the island.

Chappy Thayer's house is coming up for review, a/k/a the Harrington house or round stone house at the end of Wild Rose Lane, the last house on the left. The plans are for a 14,000 SF glass house and the Planning Board cannot stop it which is why the historic district needs to be expanded, but unfortunately for this house it's too late.

Nollet stated that Main Street, from one end to the other should be in the historic district. Murray worries about what may happen when those houses turn over to new owners as they may be renovated beyond recognition as a historic home, or worse, completely demolished. Newcastle Avenue from Oliver Street to the school is not in the historic district.

The Chair advised that the first phase of the survey of the historic district is officially complete. A document and thumb drive with all images has been provided; the houses

are identified by number. Rowland will see that it is added to the town's HDC page. Hopefully in 2022, the commission can apply for a grant for Phase 2 which is a deeper look at the historic district.

Groppa stated the architect, Anne Whitney, listened to what was said at the work session. The houses on that street are wide ranging and they are not all small capes, they are lovely houses but all different. The Chair stated that the commission's job is to manage the change. Nollet thought what Whitney is proposing was quite an improvement.

Irene Bush motioned to adjourn; Kate Murray second. All approved.

Meeting convened at 7:55 pm

Respectfully submitted,  
Diane L. Cooley, Recording Secretary