

**MINUTES
SEPTEMBER 7, 2023
HDC MEETING**

Members Present: Chair Etoile Holzaepfel, Vice Chair David Myers, Kate Murray, Jane Finn, and Ruth Zikaras,

Absent: Guy Stearns, Alternate

The meeting was held in the Macomber Room. Chair Etoile Holzaepfel, called the meeting of the New Castle Historic District Commission to order at 7:01 pm. The Chair advised that anyone who wants to speak, should sign in, speak clearly, and to please address the Board. Chair Holzaepfel stated the hearing this evening is a continuation from last month.

1. Continued Public Hearing for Applicant, Sam Taylor, for Owner Eron Jokipii, 24 Salamander Lane, Map 18 Lot 32, for exterior changes under 9.3.5 to add a dormer instead of approved gables, and adding farmer's porch, per Zoning Ordinance 9.3.5.1.

Guests: Sam Taylor, Applicant and Curt Springer

Chair Etoile Holzaepfel advised that the Applicant's submission shows the dormer from the end, the sloped roof and also an architectural elevation with 2 traditional gable dormers with a lower dormer in between, as well as a porch across the front of the house. The Chair asked Taylor to share any comments.

Sam Taylor advised that nothing has changed since the last meeting, however the Commission had asked him to provide elevations to the project, which he has done but he would be happy to answer questions.

Kate Murray asked if there had been a question about the posts on the porch, whether there would be intermediary posts or half posts to enable a view from the porch. Taylor's program would not allow him to draw the half posts however, it is noted at the bottom of the drawing which posts are half Newel posts.

Chair Holzaepfel stated the width of the porch is 8' and asked how does that compare with the stone entry that was on the front of the house. Taylor advised the stone entry was 6' out, so the porch is a couple feet further out and they chose the 8' depth because it offers more use for the porch.

The Chair opened the hearing to the public at 7:06 pm.

As Curt Springer was the only one present in the public, the Chair offered to show him the drawings. Springer stated that as to the character of the district, he thought it fit in well, advising that you see more of the property from the water

1 than you can see from the road. Chair Holzaepfel advised that it depends on
2 which road and that the property can be seen from Piscataqua Street and from
3 across the cove.
4

5 The Chair closed the public hearing and asked the Commission if they had any
6 questions or comments.
7

8 Kate Murray stated she is pretty comfortable with the porch but the dormer
9 doesn't seem to go with the house, particularly with regard to the shed dormer on
10 the back. Murray stated she believed another shed dormer on the front of the
11 house would be more appropriate as she has not seen a Nantucket dormer in New
12 Castle and would prefer to see a shed dormer to match the back of the house.
13

14 David Myers stated that he believes the farmer's porch is fine and believes the 8'
15 depth is also a good change. Myers agreed with Murray's comments on the
16 Nantucket dormer and asked Taylor if there was any reason he could not put in a
17 shed dormer. Taylor stated he thought the Nantucket dormer would be less
18 obtrusive and looked better, but had no objection to having a raised dormer in
19 front as their main goal is to get more space. David Myers stated he hasn't seen a
20 Nantucket dormer anywhere in New Castle and believes a shed dormer would be
21 more appropriate. Taylor said there is one on the side of Hart's Cove but his main
22 objective is to get the project completed and any dormer done tastefully and
23 allows a lateral raise to the front of the house is fine. Jane Finn asked if Taylor
24 was looking for less volume. Taylor advised that yes, as he has seen buildings top
25 heavy with dormers and he wanted to avoid that and pointed out as an example a
26 blue house on the cove which has 4 gable dormers. Taylor advised he didn't want
27 this to be top heavy and could do a lower profile shed dormer. Kate Murray
28 pointed out that it's not a fancy house and the shed dormer is simpler.
29

30 Ruth Zikaras asked if the shed dormer would be the same dimensions as the
31 Nantucket dormer and Taylor advised that yes, it would still be cut into the roof
32 and replicate the back dormer pretty closely. The back dormer comes in a few feet
33 where the front one comes in 5'. The original approval was for 3 small gable
34 dormers but they don't offer access for head height and the shower under the
35 bathroom roof. Zikaras stated she was trying to understand if the shed dormer
36 will be a mirror of what is on the back of the house. Taylor stated a shed dormer
37 usually comes out a little wider and has 24" of roof on either side. The roof
38 needs to be rebuilt; the front dormer will be a profile of the back so it is balanced
39 and will be wider than what is depicted. Ruth Zikaras also wanted to confirm that
40 there will not be a sloped roof. Taylor stated he picked the sloped roof to fit the
41 Nantucket dormer but believes a more simplistic approach pays homage to the
42 existing porches that were on there.
43

44 The Chair stated that all the historic pictures Taylor presented had a straight roof
45 with the porch and she believes a shed dormer and a more simplistic roof would
46 suit the building. Holzaepfel stated this house is a simple structure and reflects

1 the history of this island when it was settled early with fishermen. The Chair
2 stated there is not a sloped roof anywhere in the seacoast. Taylor commented that
3 if the Commission loved the sloped roof, he would build the sloped roof but given
4 the simplicity of the house, he does not want to stick out and be noticed. The goal
5 is to look as if it's always been there and to become part of the landscape.

6
7 Murray stated that with the roof being new construction, the dormers can be
8 moved out. Murray's concern is if Taylor finds that he needs to go higher, he
9 may have to come back before the Commission. Taylor advised it will be a little
10 higher because the house had 2 x 6 framing and he must use 2 x 10's, so using
11 materials to code will bring it up another foot, but the house will remain within
12 the height requirement. The only raising will be to facilitate the framing materials
13 to meet basic building codes. The Chair affirmed that Taylor is required to
14 increase the structural integrity of the roof to meet building codes.

15
16 David Myers liked the idea of lining the shed dormer up with the windows below
17 which made sense to all members of the Board. Chair Holzaepfel agreed that 6' is
18 not wide enough for the porch but advised Taylor that he is going to need to go to
19 the Conservation Commission for 8' depth on the porch. Taylor said the house is
20 well insulated from the coast because it has a 10' sea wall and they will only be
21 disturbing the grass. From an environmental standpoint they are building closer,
22 but are maintaining water management that is already in place. The property is
23 highly manicured and elevated. The Chair advised that the issue is the ordinance
24 that restricts construction within 50' of tidal water. Taylor confirmed they have to
25 get approval from the town and the state. There is some evidence that the porch
26 was once further out.

27
28 David Myers believes the changes are a dramatic improvement and he would
29 want a 8' porch. The Chair advised that drawings are needed to submit to the
30 building inspector. Taylor said he could do drawings without the curve and
31 maybe figure out how to remove the full posts on the porch. The Chair was
32 trying to figure out how to approve this without another meeting. Murray asked if
33 the Board could do a motion with a contingency that Taylor submit drawings to
34 the Building Inspector of the details of the porch, shed dormer and roof. Ruth
35 Zikaras stated that will give the Building Inspector the obligation of reviewing the
36 plans and verifying the plans reflect the intent of the HDC. Taylor said he would
37 submit the elevations with changes to the dormer aligning with the windows
38 below and with a straight roof.

39
40 M/S/P

41 Ruth Zikaras motioned that the property located at 24 Salamander Lane, Map 18
42 Lot 32, be approved for a shed dormer on the front of the house in lieu of the
43 proposed Nantucket dormer; the dormer will be aligned with and not to exceed
44 the outside edges of the windows below. The Commission also approves a
45 straight pitched roof in lieu of the proposed sloped roof, and the addition of a
46 farmer's porch with the noted half Newel posts, per zoning ordinance 9.3.5.1.
The applicant shall submit revised plans to the Building Inspector, who will

determine that the revised plans reflect the intent and decision of the HDC regarding this property. The proposed activities are compatible with and have a positive impact on the character of the district including in keeping with the historical and architectural streetscapes of the district, specifically that it is in keeping with other historic homes within the district.

David Myers seconded. Chair Holzaepfel called for the motion to be voted on. All approved including the Chair.

Taylor stated that the house is on bedrock and floods every time it rains. Chair Holzaepfel thanked Taylor for walking the Commission through his thought process and believes the house will be very nice with a livable second floor.

Taylor brought up another matter to the Commission regarding a shed on the property which was raised up because it was rotted. The shed is not visible from street, and is shielded by the Bush's house, fence and trees; it's tucked very close to their property line. The shed is being raised one foot to facilitate proper clearance from the soil as it had been in the ground and was rotting. The size is the same except it is now 1' taller, as it sat on dilapidated bricks and they have now poured footings, and on top of the footing is 2 x 8 floor structure. Neighbors called the Building Inspector because Taylor was changing the structure but he is just framing to bring the structure to code. Kate Murray asked if he was replacing in kind and he is replacing in kind with required framing to bring to code. Chair Holzaepfel said it sounds like the change falls within reasonable repairs. The Commission believes this comes within replacing in kind so the applicant doesn't need to come before the HDC. Taylor asked if the Commission would convey this to the Building Inspector and the Chair said she would advise the Building Inspector that it is replacing and restoring in kind by putting stable footings and it is the Board's position that Taylor doesn't have to come before the HDC.

2. Approve minutes from August 3, 2023

M/S/P David Myers moved that the minutes of August 3, 2023, as amended, be accepted; Jane Finn seconded; All approved including the Chair.

3. New Business

M/S/P David Myers moved to adjourn the meeting; Jane Finn seconded. All approved.

Meeting adjourned 8:15 pm.

Respectfully submitted,
Diane L. Cooley, Recording Secretary