

**APPROVED  
AUGUST 4, 2022  
HDC MEETING**

Members Present: Chair Rodney Rowland, Jane Finn, Kate Murray, Judy Groppa and Julia Thomas

Absent: Vice Chair Irene Bush and 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 6:58 pm. Rowland stated there were 3 hearings and the applications had been published, fees paid and abutters notified; he also asked that anyone who wished to speak should sign in. All commission members present will be voting.

1. Public Hearing for Rita McFee-Fusco, 33 Piscataqua Street, map 18, lot 42 for new roof using architectural shingles.

Guest: Rita McFee-Fusco

Ms. Fusco had samples of the architectural shingles called weathered wood, which she wishes to install on her new roof. It best represents what is on the roof and what is in the neighborhood.

Weathered wood is architectural shingles simulating wood.

As there were no questions from commission members, the Chair opened the hearing to the public but there being no questions or comments, the public hearing was closed.

M/S/P Kate Murray moved to approve the application as presented; Jane Finn seconded. All in favor including the Chair.

2. Public Hearing Carol Malloy, 24 River Road, Map 16, Lot 19 for new retaining wall.

Guest: Carol Malloy

Carol Malloy's package had pictures of the existing wall which is falling apart and has animals in the openings. It was built from stones that were dug out of the foundation when the addition was built 30+ years ago. Malloy presented pictures of stone, called NH stone, which has two sizes, 1-3" and 4-6". She presented pictures of the wall which is to the right of the garage, about 22' long and goes downhill as you go toward the house. Mrs. Nickell of 34 Riverview Rd wrote a letter in support. Malloy's rear abutter can see the wall if she is walking through the woods.

Malloy is using the same contractor as the Stidwell wall on Portsmouth Ave, which is kiddy corner across the street. The contractor will use the two sizes of stone to blend and to add some variety.

The Chair asked if there were any questions from commission members and opened the hearing to the public. There were no questions.

M/S/P Jane Finn motioned to accept the proposal for a stone wall; Murray seconded. All in favor including the Chair.

3. Public Hearing for Enron Jokipii, 24 Salamander Lane, Map 18, Lot 32 for full house restoration to include new windows, doors, siding, roof etc.

Guests: Sam Taylor, general contractor; Abutters, Roger and Susan Epstein

Taylor stated that the goal is to restore the charm which the house once had while keeping the exterior the same. They will renovate the exterior and fix a lot of internal damage, rot and insect infestation. The plan is to strip the outside, fix the sheathing and the rot, replace the windows with simulated divided light windows with mullions attached. The roof needs to be replaced as it has sheathing damage. When the house is finished, it will look similar to as it is now but improved and new materials to last into the next century. There is a T111 tunnel which adjoins the garage and the main house, which they would like to replace with clapboards or cedar shakes. The Chair asked whether Taylor had a picture of the tunnel which he did not.

The Chair stated there were different options presented in the package and asked if Taylor had a preference. Taylor stated the owner has not made a final decision, but they primarily wanted to use cedar, and Azek for the trim and they would like to go with a lighter color than the current red as it fades, and will use materials not susceptible to heat and sun. The Azek trim would be in a light color. The Chair advised that if Taylor wanted a certificate of approval, the commission would need to know what the plans for the house, including materials, would be. Taylor advised the main thing is cedar shakes on gable ends and clapboards on the front and back of the house which will break up the addition on the right hand side, with the low slope roof, as it doesn't match the original profile. Taylor believes adding shakes to the gable ends will break it up, and using clapboard siding, which is common in this area, will look nice. Judy Groppa asked Taylor to confirm where the shakes would be placed and he stated on the left and right sides of the structure; the front would maintain clapboards. Nothing is getting altered as far as the configuration of the house, including the tunnel which is behind the main house. Taylor was hoping to fix the roof pitch of the addition but it doesn't seem to be an issue with the owners.

The pictures that are available on the historical society website change quite a bit over the years. The earliest pictures are early 1900s but this house is much older than that. The oldest windows in the house are late 1800s and are 6 over 6 divided light, and the new windows will also be 6 over 6. The picture windows flanked by casement windows will be divided light, as well as the lower sashes and double hungs, will also be divided light. Taylor referred to the window schedule on page A-1, where they would like to keep the view, pointing out that the picture window and all windows, will be divided. There are 3 casement flanked windows which will maintain the same function and will be divided light. The choice of color will be white trim and white windows and the clapboard will be light gray.

Chair Rowland confirmed that there would be all new siding, with clapboards on the front and back, cedar shakes on the gable sides, all new windows with divided light using the same openings as existing windows. The front door opening stays the same. Taylor said the six panel door was put in 100 years ago and the plan is to keep the 6 panel door and have flanking sidelights. Although Taylor stated he prefers the 4 panel door with lights at top and Nantucket sidelites and will propose the 4 panel to the owner. If they need to make a change to the 6 panel door, he confirmed the Commission would approve. Rowland stated there are so many options presented and asked Taylor to email him the final choices.

Kate Murray stated that because there are so many options, it is very confusing and asked if Taylor could provide a rendering of what the house would look like with the proposed changes. Murray advised Taylor he should anticipate coming across surprises during construction, adding that the commission has been burned in the past with walls that come down and changes made that were not approved. Murray stated she does not want to go down the path where another house comes down unexpectedly. Taylor doesn't believe the house will come down and the owner wants to keep it as is, adding that his own schedule doesn't permit him to do a demolition. Taylor stated the house is ugly and things were done which have cheapened it and they will invest time and effort to make it better. The inside needs sheet rock because it is perpetually wet; there is lots of asbestos inside so they will be gutting the inside walls to make it safe. Renovations completed in the 1970's and the hollow birch doors will be remedied.

In response to Murray's concerns, Chair Rowland stated the Commission's order could approve removing all the siding but stated there is no approval for sheathing removal, stud removal, joist removal, etc. to be sure to preserve those things. Taylor stated he does need to replace sheathings though the Chair asked Taylor if he envisioned removing everything and having nothing but 2 x 4s. Taylor responded no, much of the work will be inside as so much has rotted or is hazardous, such as asbestos, and needs to be replaced. He advised that the roof needs to be done soon but the windows won't show up this summer as they are anywhere from 17 to 52 weeks out, so by the time materials come in, it will be

winter. The may start but will not finish the outside until next year. Upon inquiry, Taylor advised the roof will be rubber and architectural shingles.

The Chair asked Taylor to come back next month and to prepare a rendering of the house with a list of materials. Taylor and the owner should decide on the materials for siding, doors, windows, etc. and list them. Murray added that the commission doesn't pick from options and advised Taylor to present their choices for the commission to vote on.

Rowland asked if the chimney is being rebuilt and was advised it is being rebuilt from the roof up. The chimney has been re-flued with a stainless steel flue, the house has an oil burning furnace and there is a fireplace no one should use.

The Chair asked about the railings at the front door and was advised they are painted black iron. At this point the railings will be kept and the applicant may come back for landscaping at a later time. Taylor advised that at one point, the home had a front porch.

The Chair asked about gutters and Taylor showed samples of fiberglass reproductions which essentially work and look like fir gutters but will not rot. Taylor advised of a house as you go from Newcastle into Portsmouth that just installed them and you cannot tell they are not wood. There will be gutters everywhere on the house.

Taylor will also have the lighting selected by next month. Julia Thomas asked the Chair if there was any options in Taylor's package that the Commission doesn't want as she would not want him to come back with something that may be rejected by the Commission.

Taylor stated the siding will be all cedar shake, with light bleaching oil and weathered stain which gives an aged look with more protection. Behind the siding and trim will be rainscreen.

Judy Groppa asked about the foundation stating it looks like a combination of stone with brick on top. Taylor advised the house was jacked up and moved at some point; someone raised and put brick supports under the structure in the center. The foundation was originally rubble stone, then concrete and mortar stone, and then it was raised with brick. Elevation changes are not proposed at this time although repairs are needed on the seawall.

Groppa asked if they will repair the foundation and Taylor advised that it has been pointed and although there are a few areas which need maintenance, there are more pressing issues structurally. Taylor stated that water flows consistently because the house is on bedrock. The foundation is 3-4' in the front to only one foot in the back and it's all ledge; water just runs beneath the house. It's a primitive house and was never meant for year round use.

Chair Rowland heard it was built in the 1670's and Taylor stated there is a placard which says 1669, and hopefully during any demo, they may find more indications of its history. There are two doors upstairs that look like the oldest things in the house as they are not from past restorations. There is also a beam in the basement which may be original and they will try to expose more of what is left. Taylor can still get some lumber milled, such as sheathing boards, so when replacing things, every effort will be made to replace in kind.

Abutters Roger and Susan Epstein have been living next door for 28 years and stated they have seen virtually no maintenance done to the house in all that time. The Epsteins have watched it deteriorate over the years and their house has all the same issues, such as exposure, rot, and water in the basement. Both houses were put on town sewer and town water 15-20 years ago but that was the only time any work was done to the house. Roger Epstein stated the old water supply used to come from Steamboat Lane, under the Epstein house to 24 Salamander Lane. The Epsteins have had to continually fix siding, trim, etc. over the years due to rot and have done everything in wood, but gradually it rots out again. Mr. Epstein said it seems ludicrous to go with wood if there is a reasonable alternative as the location gets beat with northeasters.

Taylor mentioned a product made from poly ash called Borell from a company out of Massachusetts. Rowland stated that Strawberry Banke Museum approved it for use on a house on Atkinson St. Taylor stated he remains leery of man-made products at times and would prefer to put cedar shakes, and when installing with a rain screen, he knows it will last a long time.

Kate Murray mentioned that although there is no change to the footprint, she wondered if the application warranted a site visit. Judy Groppa asked Taylor to bring pictures of the tunnel to next month's meeting to which he responded he will bring pictures of all sides.

The Chair advised he will put the matter on the HDC agenda for next month and asked Taylor to submit materials and plans before the meeting.

4. Approve minutes from June 2, 2022

M/S/P

Kate Murray moved to approve the minutes for June 2, 2022 as amended; Julie Thomas seconded. All approved including the Chair.

5. Any New Business

Chair Rowland stated the Master planning process is moving along and after this next meeting in August, the Chair will have material for the Commission members to review. The survey overwhelmingly supports the historic district, and supports expanding it. However, there is a process, and the Commission

cannot just submit a street or area to the historic district to keep certain historic homes intact, as “spot zoning” is not allowed. The HDC may not be able to control what is built but homeowners would have to go through the Planning Dept. People who created the HDC are no longer here and they may not have had the support for historic districts. Seaview and Ocean Avenue may be an area to include in the historic district. Groppa said all those houses are late 19<sup>th</sup> or early 20<sup>th</sup> century, over one hundred years old. Murray pointed out on 1B near the school where half the neighborhood is HDC and half is not. Some houses have no particular historic value but the HDC would like to have input because it is the main road through town. Potentially Oliver Street to the school could be added to the historic district. The Chair added the good news is that the Commission can put strong language into the Master plan which gives ammunition to the HDC’s purview.

Going back to the hearing on 24 Salamander Lane, although thankful it was not proposed, the Commission thought they would want to demolish the house because it is full of asbestos. Also, the hearing would have been hours long if the Commission was to help with options. It was best to continue the hearing until next month.

M/S/P

Kate Murray motioned to adjourn; Jane Finn seconded. All in favor including the Chair.

Meeting adjourned at 7:49 pm

Respectfully submitted,  
Diane L. Cooley, Secretary