

**APPROVED  
SEPTEMBER 1, 2022  
HDC MEETING**

Members      Chair Rodney Rowland, Vice Chair Irene Bush, Kate Murray, Judy Groppa  
Present:      Ruth Zikaras and Jane Finn  
Absent:      Julia Thomas

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 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. The Chair, Vice Chair, Finn, Murray and Groppa will be voting.

1.      Continued 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

The Chair stated that this application was before the commission as a work session last month and Taylor was asked to choose materials and present them to the HDC. Sam Taylor stated the exterior would be cedar clapboards and shakes, with Azek trim and the chimney will be rebuilt just as it is now with new brick. A modification will be fiberglass reproduction gutters which will look the same and will much improve the long-term ability to weather the location.

The Chair reviewed the plans and inquired about the low slope roofs on the back dormer and back garage, which the plans indicated will be rubber. Taylor answered that on the right side of the garage, both roofs are rolled roofing applications, which they would like to be as durable as the rest of the roof, and indicated that rubber would be a good upgrade. The roofs are not visible because of the low pitch. The Chair asked if the roof would be red but was advised that it will be gray or charcoal; the house color will be white or stonington gray, which is light gray with blue undertones. Irene Bush asked what is happening with the shed. The shed sits between the garage walkway and the Bush's property line and will receive the same treatment as the house, with cedar shakes on the gable ends and the front and back will have clapboards. The garage door is not being replaced at this time; it will just be painted.

The Vice Chair asked about the steps and railing in the front and was advised that they are remaining. They are working on a landscape plan and may come back before the commission with that next year. There are no plans to change the steps, or the rails and bulkhead, which are metal. At the present time, just the main structure is being addressed.

Jane Finn asked about the back and side door and Taylor advised they will be 4 panel 4 light doors.

The Chair opened the hearing to the public but there was no one to speak and the public hearing was closed at 7:09 pm.

The Chair welcomed a motion and stated it should reference the proposed exterior changes as dated 8/17/2022.

M/S/P Irene Bush moved to approve the changes to 24 Salamander Lane as shown on the plans dated 8/17/22. Kate Murray asked for a stipulation that any changes must come back before the HDC as it is possible that materials may not be available. Jane Finn seconded. All in favor, including the Chair.

2. Public Hearing for Peter Holzaepfel, 107 Piscataqua Street, Map 17, Lot 34 for 3 replacement windows and new exterior shutters.

Guest: Chris O'Neill

O'Neill stated there are two windows with split glass that will be changed to clear view to match the rest of the house. The windows are part of an addition that connects the main house to the garage and will be 1 over 1. The other windows have always been on the house. Two of the windows face the back yard and one is on the driveway side. O'Neill advised they are also putting the shutters back on the house. The hardware for the shutters is still there but not functioning so they will replace the hardware which has a third piece, for warranty purposes and to prevent warp.

Judy Groppa asked if O'Neill had a sample of the shutter material. O'Neill stated it is the same company as used on the old Duncan house, where Piscataqua Street turns to Cranfield Street, which was rehabbed about six months ago.

Groppa asked if there was any thought about changing the doors on the front of the house. O'Neill stated it is a mahogany door so they may strip the paint and bring back the stain. Groppa stated she was speaking of the addition with divided lights and O'Neill stated, no, the door is not being changed any time in the immediate future.

Chair Rowland opened the hearing to the public at 7:16 p.m. but there was no one to speak.

M/S/P Kate Murray moved to approve replacement of the three windows and to replacing the shutters as presented, Irene Bush seconded; All in favor, including the Chair.

3. Public Hearing for Curtis and Elizabeth Springer, 98 Cranfield Street, Map 17, Lot 19 for 3 small additions, replacement windows and doors, new dormer and new roof.

Guest: Curtis Springer; Abutters Jean Tiffany and Mary Pat Gibson

Springer stated their parents bought the house 51 years ago and they are trying to keep the house the way it has always been, but they want first floor living. They are essentially making two units and Curt Springer will be moving into the garage.

The back yard, which faces the river, is very small. The Springers would like to add a dormer in between the two dormers that are currently on the river side of the house; Springer referred to the double window in the middle dormer on page A1 of the application. They will also move both the picture window and the current door on the back of the house over and replace them with something comparable to the current window and door. Bush and other commission members commented that it was difficult to compare as there was no picture of the existing house provided by the applicant.

The existing breezeway will be enlarged and the wall pushed back toward the river to create a mudroom, which will create a small addition into the back yard. Curt Springer's entrance to his living area is going to be on the back of the current garage, and they will put in French doors. Judy Groppa stated that she thinks the doors should match. Commission members also commented on the bay window on the back of the house, which is visible from River Road. Judy Groppa stated a rounded bay window is not traditional for a cape and suggested a large picture window with mullions, and if they want the window to go out, it should be a box bay window. It was also recommended the French doors on the back of the house have mullions.

Springer added that for the front of the house, they are proposing to push the wall forward between the breezeway and the front hall, to enlarge the dining area. The Springers would also like to build a 12' addition storage area for his kayak on one side of the garage, as they won't have storage in the garage anymore as it will be living space. Ruth Zikaras stated the addition on the garage doesn't really fit in with the rest of the house because the roofline changes. Groppa stated that could be an optical illusion because of the flat surface of the plan.

Rodney worried about the bumpout coming forward on the front of the house, as it makes a cape into something it is not. Commission members suggested the front addition be moved to the back of the house and push the dining room back. Springer said there is not a lot of room on the back side of the house. All the commission members thought there were too many changes to the front elevation. Ruth Zikaras also thought the windows seem pushed to the left rather than centered.

The Chair advised Mr. Springer that the commission needs more information including current photos of the house and suggested commission members do a site walk. There were serious concerns about the changes as they are not uniform. The Chair stated maybe it would look better if the entire garage was bumped out but was advised by Springer it would then be non-conforming for setbacks. The Chair added that on Google maps it shows a really nice front of the house, a typical New Englander. Springer stated he walks all over town and sees all kinds of things and he didn't think these changes were a big deal. Groppa stated that this is an 80-year-old house done to reflect the style of the village, a typical cape cod, adding that if you bump it out, you destroy the actual body of the house. Again, Groppa suggested to put the addition in the back and leave the cape cod look intact. Kate Murray said she would also like to see the old footprint with the new footprint from above so commission members can get a sense of the changes.

Curt Springer stated he would like commission members to come when his sister, Betsy Springer is in town. The Chair stated the matter would be tabled for tonight and Rowland would be in touch with the applicant to set up a site walk. The Chair requested the architect's contact info and was advised it is on the application.

Ruth Zikaras also advised the Chair that there is a skylight noted on plan A3 which is in the garage living area.

Jean Tiffany of 90 Cranfield Street, stated she has lived next door to the Springer residence for 22 years. Tiffany stated this is a dramatic exterior change and Curt Springer has said on several occasions there will be no visible change so she was surprised when she saw the plans. On a preservation principle, she believes the addition is out of scale to the house, contributes to a loss of street appeal, as well as a loss to her property value, and the addition affects the light to her property. Tiffany's house is on the corner of River Road and Cranfield Street. Mr. Springer stated there is reasonable hardship to obtain this design, but the property has always had a two-car garage and it's a self-created hardship as they wish to make the garage a living area. The Springers have decided to use the garage as living space and need an addition to store a kayak, but the storage could be smaller and could be moved to the back of the house, and they also have storage in the basement. Tiffany believes the criteria of Section 9.3.6 would be violated if these changes are allowed, adding that she has problems understanding the plans, as there is no drawing of how the storage area would affect her front porch. Tiffany doesn't believe changes to the Springer property should impact how she enjoys her home and presented photos and drawing of how the addition would look and would block her view. She also showed how the view from her bathroom and bedroom would look directly at the roof of the garage addition. Tiffany added that looking at google maps, the driveway is almost at the same point where she showed red tape on a photo, after measuring for the garage addition. She also

believes Springer will widen the driveway because his sister will need a place to park, opining that the whole thing is going to be cars and storage unit.

Tiffany had taken measurements of a 12' addition from the current garage showing how close it would be to her front door. The elevation plan provided by Springer of the storage addition doesn't show if there are any windows on the addition or if it's a solid wall, and that is the side she will be looking at. Tiffany stated the plans are a radical change and she will be looking at the top of the roof addition from her bedroom window. Springer's plans show no perspective of the addition on the garage in relation to her house and exactly how far the addition comes out.

The Chair asked how far down the driveway the addition will come out and Groppa stated it is now 24' and will be 36'.

Curt Springer stated that Tiffany's house is at an angle so when she is coming out her back door, she won't be looking at his small addition. In terms of being close, the plans will be in conformance with the zoning ordinance. As to the number of cars, Springer stated he has one car and his sister has one car so they will be a two-car household. He acknowledged that they may widen the driveway, but it's flat and there is plenty of room.

Mary Pat Gibson of 91 Cranfield Street, which is diagonally across from Springer, stated that Curt Springer showed Mr. and Mrs. Gibson plans several weeks ago. At such time, she conveyed her concern to Springer about the lines and detail of changing the garage to living space and adding an addition, which Springer had described as a shed. She asked the HDC to consider the architectural details and features of an old cape. The garage could be changed to living space and still feel like it's a cape, but Gibson stated she is not sure about the addition, or shed as Springer refers to it. Cranfield Street is in the historic district but it also runs to the center of our village. Gibson asked the commission to please seriously consider the best way to meet the Springers' needs but also to keep the house as a cape and not have too much structure weighted to the front of the house.

The Chair asked if anyone had any other questions. Rowland stated the commission will do a site visit and have the application on the agenda for next month.

4. Approve minutes of August 4, 2022

Irene Bush moved to approve the minutes of August 4, 2022 as amended; Kate Murray seconded; all approved, including the Chair.

5. New business:

The Chair stated that he was unable to go to the Master plan meeting but results from the town survey show that preservation of the historic district was the second most important item next to protecting the wetlands. The commission will need to flesh out specifics on what it envisions working on, whether considering areas to expand the district, or to do Phase 2 of the survey. Some of the questions from townspeople asked about density and whether the commission is concerned about accessory dwellings. The Chair asked commission members to begin to think about the district and things that concern its preservation. Rowland added that alternative energy is going to keep evolving and the commission has guidelines, however, some people suggested more guidelines may be needed. He advised members to send ideas to him as they think of things as there is a google doc circulating for the Master Plan and the Chair will add commission members' ideas and questions to the document.

Judy Groppa motioned to adjourn; Jane Finn seconded. All approved.

Meeting adjourned 8:00 pm

Respectfully submitted  
Diane L. Cooley, Recording Secretary