

1. Historic District Commission Regular Meeting Agenda (PDF)

Documents:

[20160822 HDC AGENDA.PDF](#)

2. 20160822 HDC Meeting Packet

Documents:

[20160822 4 CANAL ST.PDF](#)

[20160822 41 ORANGE ST.PDF](#)



City of Nashua

Community Development Division

City Hall, 229 Main Street, PO Box 2019
Nashua, New Hampshire 03061-2019

Community Development	589-3095
Planning and Zoning	589-3090
Building Safety	589-3080
Code Enforcement	589-3100
Urban Programs	589-3085
Economic Development	589-3070
Conservation Commission	589-3105
FAX	589-3119
www.gonashua.com	

August 4, 2016

The following is to be published on ROP August 12, 2016, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

Notice is hereby given that a Public Hearing of the City of Nashua Historic District Commission will be held on Monday, August 22, 2016, at 6:30 P.M. at Nashua City Hall, 2nd Floor, Room 208, 229 Main Street, Nashua.

1. T.J. Lats Latvis & Hattaya Dowbenko (Owners) 41 Orange Street (Sheet 44 Lot 2) requesting approval to remove an existing window on the northwestern (left side) elevation adjacent to garage doors, and replace with an exterior door. RC Zone, Ward 3.
2. Todd Tousley (Owner) Penuche's Ale House (Applicant) 4 Canal Street (Sheet 43 Lot 38) requesting approval to remove existing brown arched-top exit door and replace with a window; also, to revise deck approved at 4-25-16 HDC meeting. D-1/MU Zone, Ward 3.

Other Business:

1. Review of Minutes for previous hearings/meetings.
2. Communications.

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."

PLR2016-00166



City of Nashua
Historic District Commission
 City Hall, 229 Main Street, PO Box 2019, Nashua NH 03061-2019
 (603) 589-3090

APPLICATION

LOCATION 4 Canal St.
 Zoning District D-1/M4 Sheet 43 Lot 38 Property Accl 25,900

PROPERTY OWNER (print name) Todd Towley

OWNER'S SIGNATURE Jodd Jonsley DATE 7/27/16

OWNER'S ADDRESS 708 Roxbury Rd. Keene, NH 03431

TELEPHONE NUMBER (603) 209-3188 E-MAIL ttow@msn.com

APPLICANT (print name) Penuche's Ale House

APPLICANT'S SIGNATURE Jodd Jonsley DATE 7/27/16

APPLICANT'S ADDRESS 4 Canal St.

TELEPHONE NUMBER same E-MAIL same

PROPOSED WORK Remove existing door, replace with window & abutt deck to building

- | | | | |
|---|----------------------------------|---|-----------------------------------|
| Construct <input checked="" type="checkbox"/> | Repair <input type="checkbox"/> | Add Signage <input type="checkbox"/> | Demolish <input type="checkbox"/> |
| Alter <input checked="" type="checkbox"/> | Replace <input type="checkbox"/> | Change Signage <input type="checkbox"/> | Other <input type="checkbox"/> |

At the 8-22-16 Historic District Commission (HDC) meeting, the above application was:

Approved Disapproved Tabled Postponed

The HDC found the proposed: Does / Does not meet the requirements of the regulations for the District. The following stipulations shall apply:

Chairman or designee _____ Date _____

\$30 application fee
 \$15 signage fee

Falk, Carter

From: Todd Tousley <ttous@msn.com>
Sent: Friday, August 05, 2016 10:02 AM
To: Falk, Carter
Subject: RE: Penuche's Ale House

Yes you have it correct!! That will allow me to build the deck right up flush with the building without having to step down to the old door. The new, glass one to the left is already at the level of the deck...

Todd

From: FalkC@nashuanh.gov
To: ttous@msn.com
Subject: RE: Penuche's Ale House
Date: Fri, 5 Aug 2016 13:34:22 +0000

Hi Todd,

So – the door with the arched top, the dark brown door with the mailbox thing on it, that would be the one removed, and replaced with a window? That’s what I’m thinking...

And, how about this for the Advertisement – am I ok with this? Accurate?

“Todd Tousley (Owner) Penuche’s Ale House (Applicant) 4 Canal St (Sheet 43 Lot 38) requesting approval to remove existing brown arched-top exit door and replace with a window, also, to revise deck approved at 4-25-16 HCD meeting. D-1/MU Zone, Ward 3”

Thanks Todd...

Carter

Carter W. Falk, AICP, Deputy Planning Manager/Zoning
Community Development Dept.
229 Main Street
P.O. Box 2019
Nashua, NH, 03061-2019

603 589-3116 ph
603 589-3119 fax
falkc@nashuanh.gov

From: Todd Tousley [<mailto:ttous@msn.com>]
Sent: Tuesday, July 26, 2016 5:50 PM
To: Falk, Carter
Subject: Penuche's Ale House

Hi Carter,

How are you? I received my building permit for the deck expansion a few weeks ago and the guy I hired to do the work cancelled on me. So when I found a new carpenter, he and I brainstormed to figure out the best way

to start the project. We came up with a brilliant idea. The **existing** deck lines up perfectly with the new glass door we installed last year when we did the inside expansion. The plans I submitted to you and the building dept called for the **new** deck to step **down** to our existing, old original main entrance door. But we realized that that would be a redundant thing to do and a waste of space. So we came up with the idea of eliminating our old door. This would bring the new deck right up to the building (without stepping down) and we would then use the new glass door we put in last year as our main egress. I would want to put a black aluminum window in where the old door was to match the one that was approved during last year's expansion right next to it. I have talked with the fire dept and they said it was doable but to reach out to Mark at the building dept. He in turn thought that we should talk with you first to make sure we don't have to go in front of the HDC again. Everything would remain as I submitted earlier except we would just eliminate one door and replace it with a window just like the one approved by the HDC previously. What do you think? I can't move ahead with the project until I get your input either way. Thanks Carter!

Todd

★ REVISED PLANS ★

PLAN

EXISTING Deck

ENTRANCE

NEW deck

DECK ALL THE WAY TO BUILDING
ALL ONE LEVEL WITH EXISTING DECK

NEW window

existing window

REVISIONS
BAL BAL HOUSE

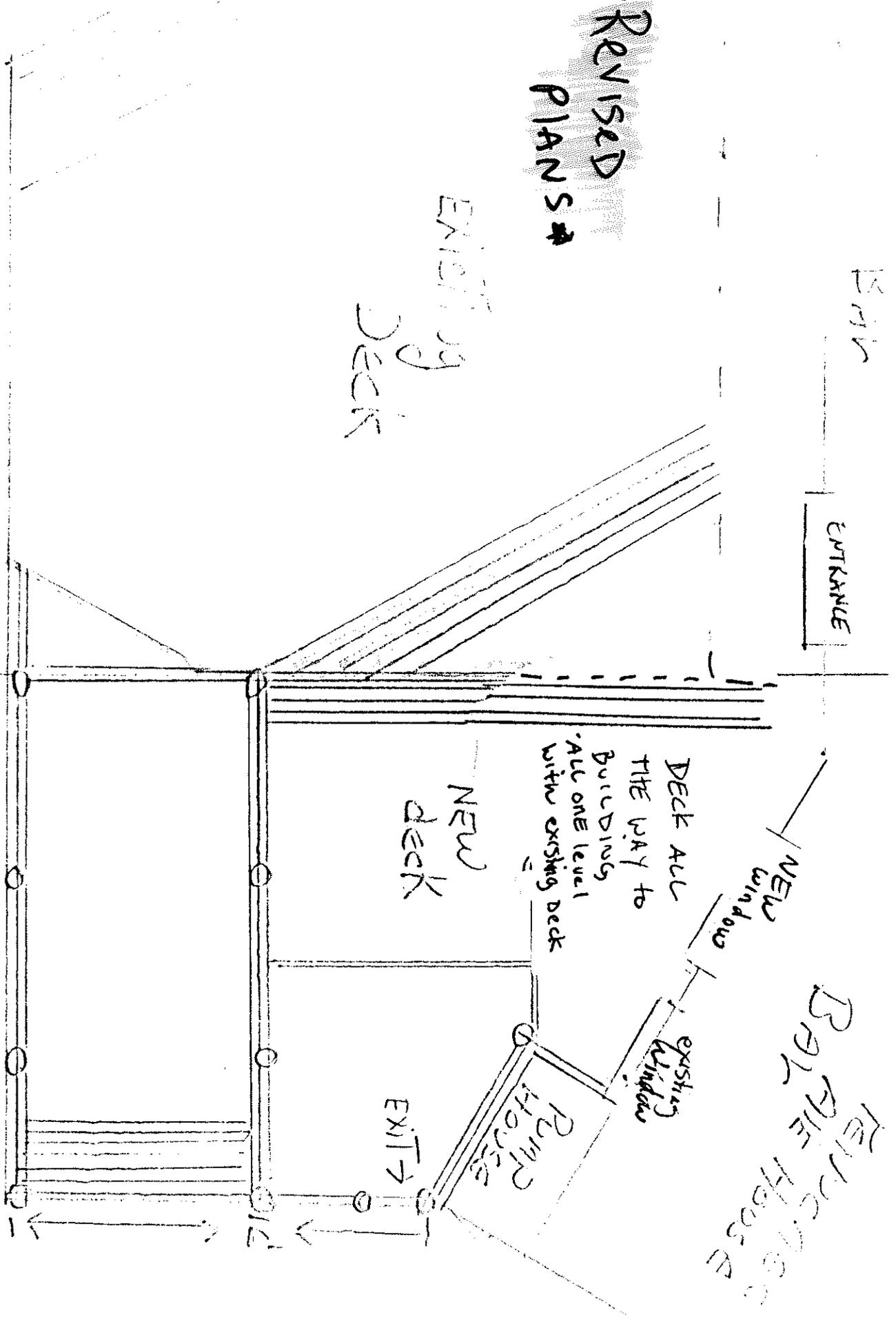
EXIT →

PUMP HOUSE

→ 20 ←

PANUCHE'S AIR HOUSE

CHINA ST



X10 Joist 2x8 hangers

8x8 Deck Blocks

4x4 Rail/Post

5/4x6 deck Boards
All Pressure Treated

Deck Blocks

FASTENING
BYPASSING
BOARD
ADDITIONAL
GRADE

TRIPLE 2x8

2x10

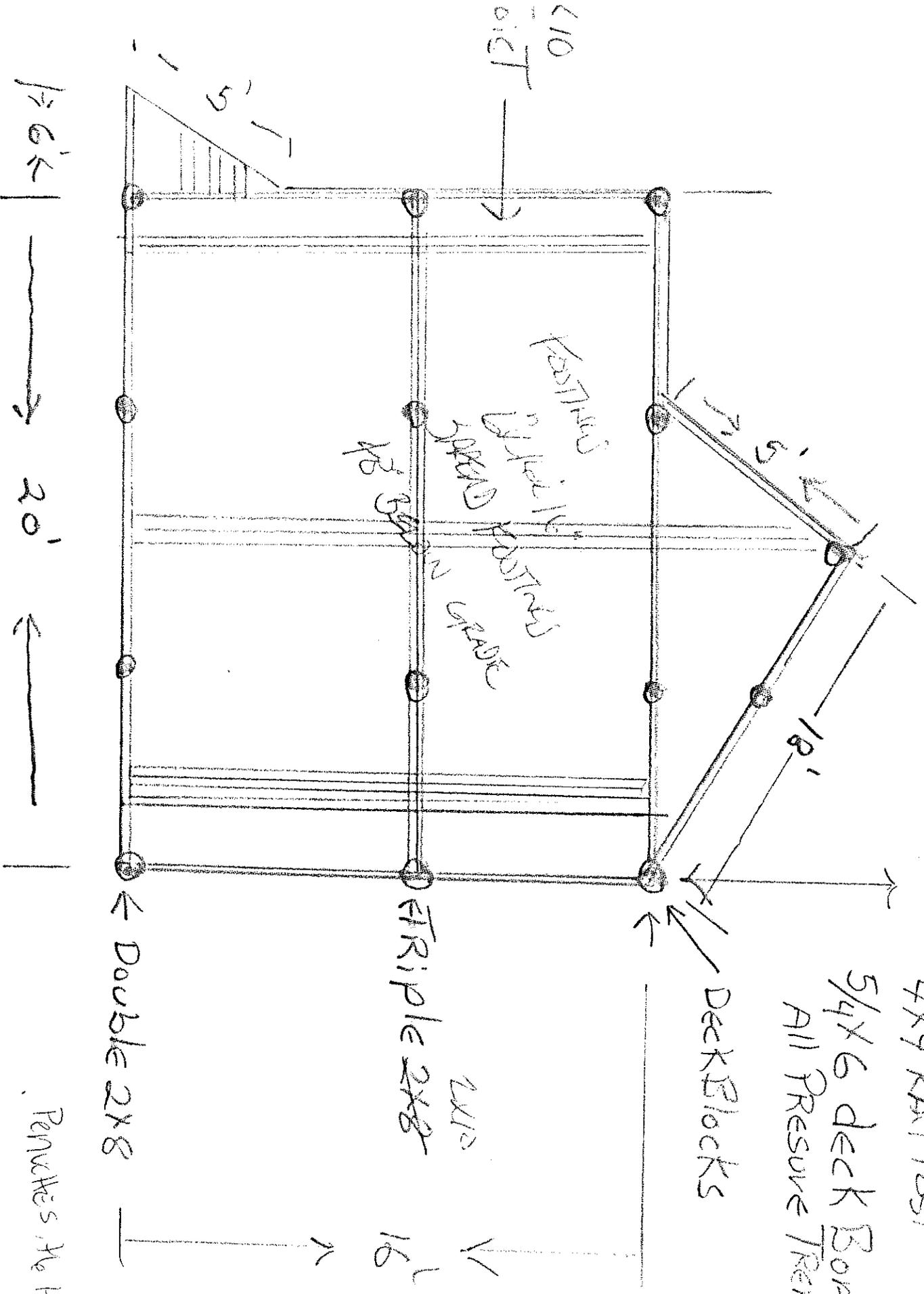
16'

Double 2x8

pick

20'

Penalties to House



REPAIRED
ENTRANCE

MAIN
ENTRANCE
Exit to
Orange St.

existing
concrete

NEW
ENTRANCE
TO
BAR

***REVISED
PLAN***

existing
Deck
3'x26'

new Deck

Window

Window

existing
BAR

4 CANAL ST.

5'x7'
WATER
CLOSET

EMERGENCY
EXIT

Plaster
FSC

47'

Gate
3'x6'
3'x6'

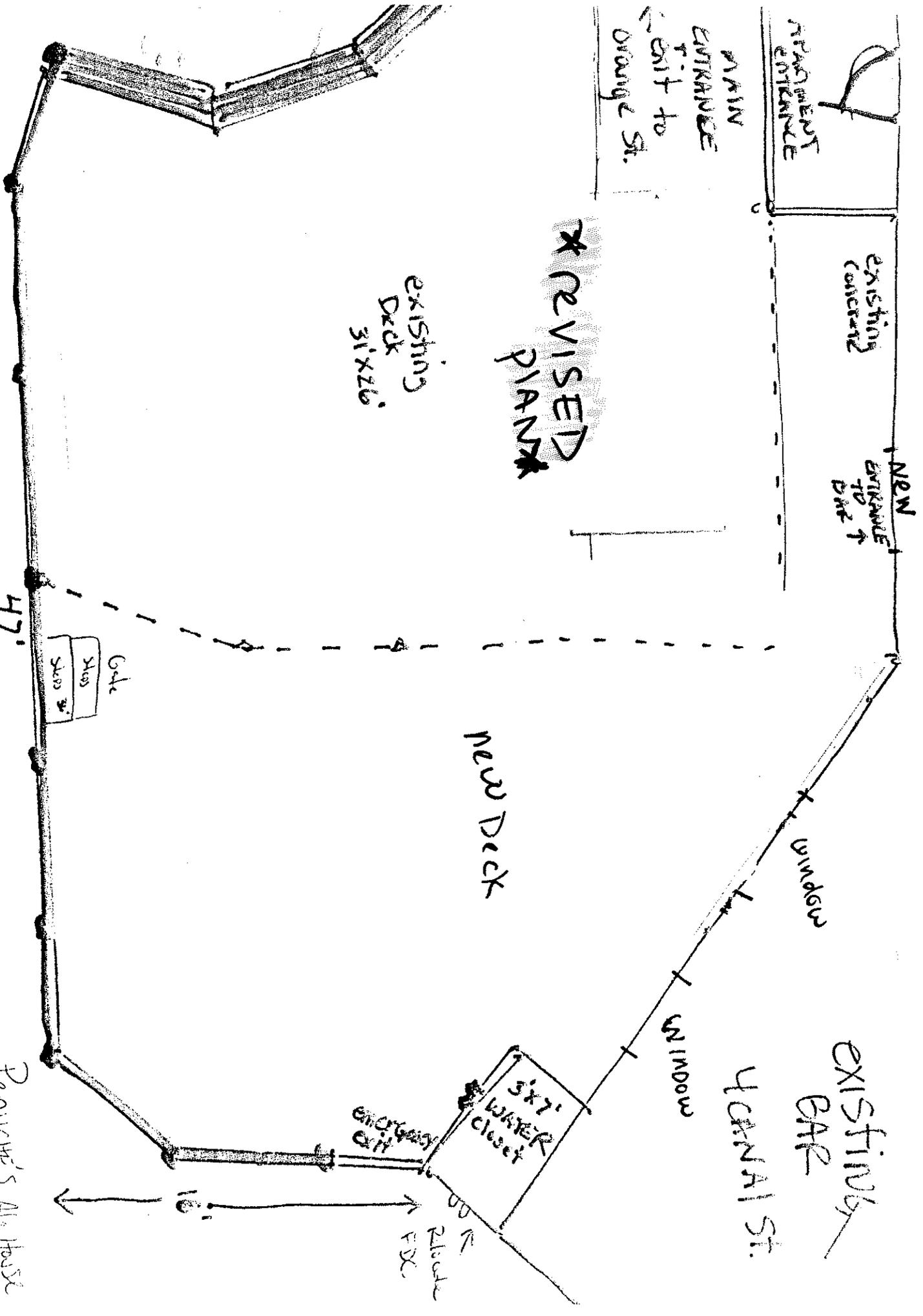
SIDEWALK

CANAL ST. ↓

Penuche's Althouse

Owner - TDD 209-3188

Architect - PHILIP 305-5305



APARTMENT
ENTRANCE

MAIN
ENTRANCE

← exit to
Orange St.

existing
concrete

ENTRANCE
TO BAR

Office compliances
Photo compliances - See notices

✓ WALK DOOR EXIT

Handwritten notes and diagrams within a rectangular box, including a small sketch of a door and the word "WALK" written vertically.

existing
Deck
3'x26'

NOTICE
These drawings must be kept at the job site
and made available to the Department of
Planning & Development in order to
obtain the inspection of the construction work.

Project Location



min
entrance
to BAR

EXISTING
BAR

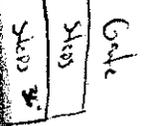
4 CANAL ST.

NEW
DECK



emergency
exit

relocate
FOX



47'

SIDEWALK

CANAL ST. ↓

Owner - TDD 209-3188
mama ops PAIGE 305-5305

Penner's Ale House

BAR

EXIT

Renucoche's Ale House
BAR

existing window

STAIRS

PUMP HOUSE
EXIT →

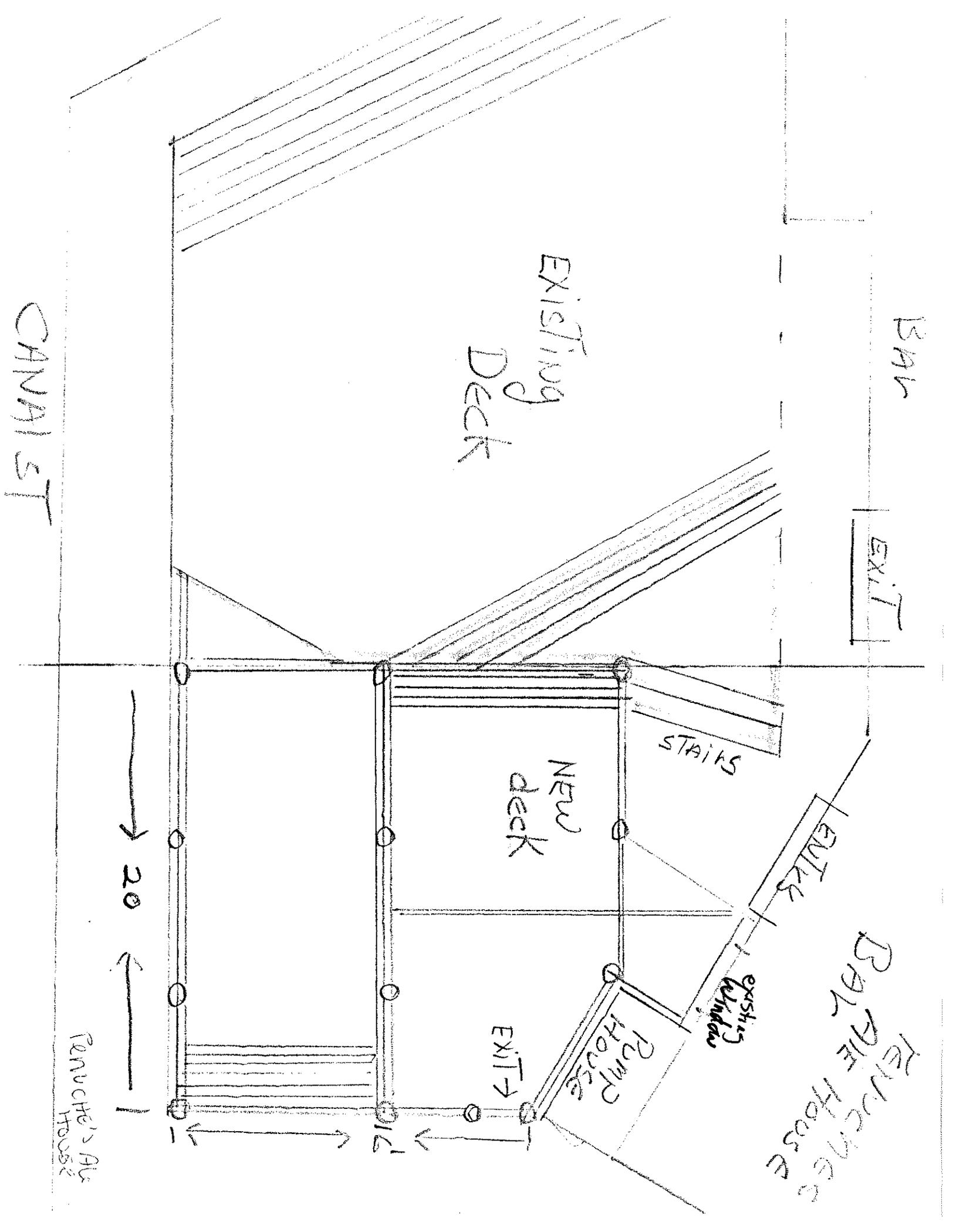
NEW deck

EXISTING Deck

→ 20 ←

Renucoche's Ale House

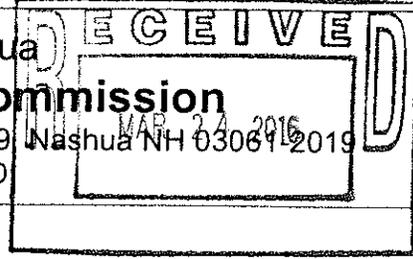
CANNAL ST



PREVIOUSLY APPROVED APPLICATION



City of Nashua
Historic District Commission
City Hall, 229 Main Street, PO Box 2019 Nashua NH 03061-2019
(603) 589-3090



APPLICATION (4 Canal St) ML

LOCATION

Zoning District D-1/nu Sheet 43 Lot 38 Property Acct 25,900

PROPERTY OWNER (print name) Todd Towsley

OWNER'S SIGNATURE Todd Towsley DATE 3/19/16

OWNER'S ADDRESS 199 Baker St. Keene, NH

TELEPHONE NUMBER 209-3188 E-MAIL ttous@msn.com

APPLICANT (print name) same

APPLICANT'S SIGNATURE _____ DATE _____

APPLICANT'S ADDRESS _____

TELEPHONE NUMBER _____ E-MAIL _____

PROPOSED WORK expand size of existing deck 19'x25' (approx)

- Construct
- Alter
- Repair
- Replace
- Add Signage
- Change Signage
- Demolish
- Other

At the 4-25-16 Historic District Commission (HDC) meeting, the above application was:

Approved Disapproved Tabled Postponed

The HDC found the proposed: Does / Does not meet the requirements of the regulations for the District. The following stipulations shall apply:

[Signature] for HDC
Chairman or designee

4-26-16
Date

\$30 application fee
\$15 signage fee

NASHUA HISTORIC DISTRICT COMMISSION

Monday, April 25, 2016 6:30 p.m. – Room 208, City Hall

Members:

Robert Sampson
Ald. David Schoneman
Robert Vorbach
Edward Weber
Chris Barrett
Steve Edington

Also present:

Carrie Schena, Manager, Urban Programs Department
Carter Falk, AICP, Deputy Planning Manager, Planning Department

Note: Audio file did not work for the meeting.

MINUTES:

February 22, 2016:

MOTION by Mr. Sampson to approve the minutes as presented, waive the reading, and place the minutes in the permanent file.

SECONDED by Mr. Barrett.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

1. **Todd Tousley (Owner) 4 Canal Street (Sheet 43 Lot 38) requesting approval to construct a 19'x25' deck expansion. D-1/MU Zone.**

Mr. Tousley stated that he received approval for the existing deck from the Commission back in 2014. He said that the deck will be 19'x25', and will be located adjacent to the other one. He said it will be approximately two feet tall, perhaps slightly less. He said that access will come from the entryway from Canal Street.

Mr. Tousley said that depending on how things go with the Building Department for the accessway into the building, the deck may be slightly re-arranged so that the main access is from the area near the apartments by Orange Street, and it would change the deck plans slightly.

The Commission said that they didn't mind it if there is a slight change to the deck, as long as it meets the Building Code.

MOTION by Mr. Barrett to approve the request, with the accessway going to the front door acceptable from either entrance.

SECONDED by Mr. Weber.

MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEM #1:

Carrie Schena, Manager, Urban Programs Department, City of Nashua

Mrs. Schena said that at the February 22, 2016 HDC meeting, this case was discussed, with the intent on removing the structure at 42 Chestnut Street and constructing a new two-family building. She said that although the property is not located in the District, under the terms of the City's agreement with the State Historic Preservation Office, this plan needed input from the City's Historic District Commission.

Mrs. Schena said that the Commission had a favorable recommendation, and asked that the plan come back before them at the 50% design stage, and that has been submitted to the Commission. She said it will be a two-family structure, with the units stacked.

Eric Moore, Harbor Homes.

Mr. Moore described the look of the structure, and said it would have vinyl siding.

Mr. Vorbach stated that there is some very nice textured vinyl siding, and recommended that they go with that.

Ald. Schoneman asked if the windows would slide open horizontally, and said that a double hung vertically opening window may look better.

Mr. Moore said that they would be glad to look into both of these recommendations.

Mr. Sampson said that the Historic District Commission has reviewed the materials presented at our meeting on April 25, 2016, and is satisfied with the 50% design drawings. He suggested that the applicant move forward with the double-hung windows and the textured vinyl siding.

DISCUSSION ITEM #2:

Potential expansion of Historic District Area:

Mr. Falk showed the new map that was prepared by the GIS Department.

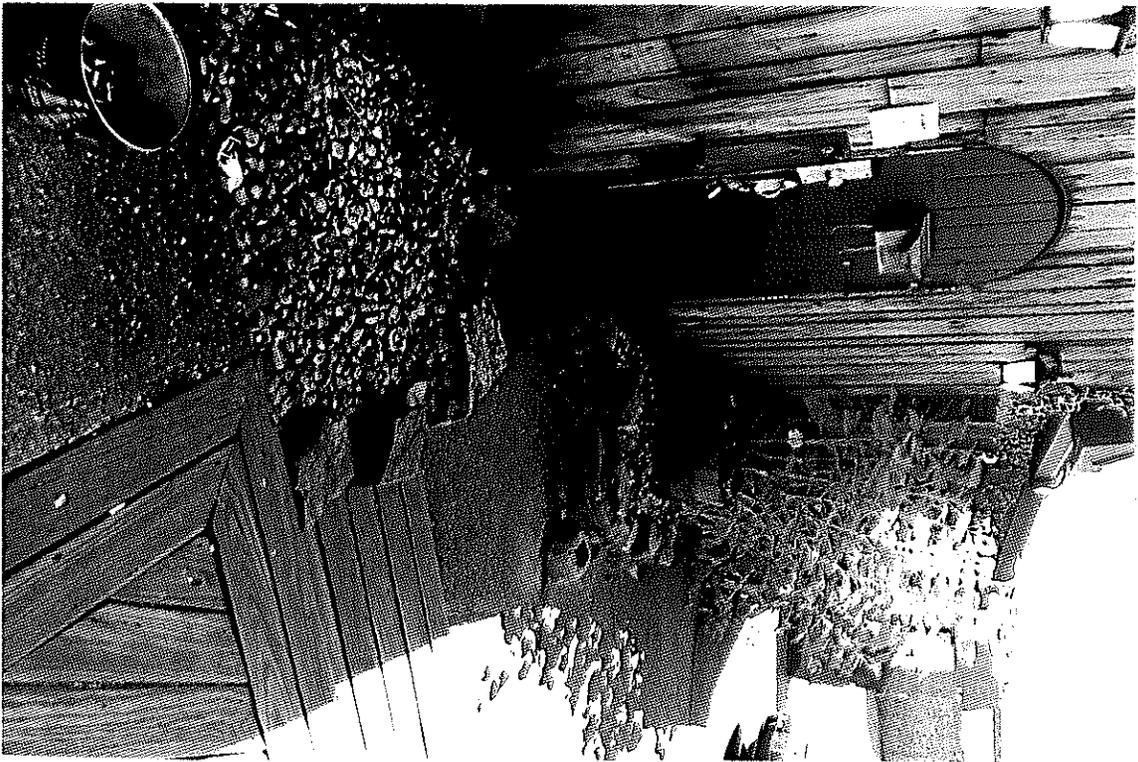
Ald. Schoneman suggested it should state "possible" instead of "proposed", because the word proposed sounds like it's going to be approved, when this is still in the discussion phase.

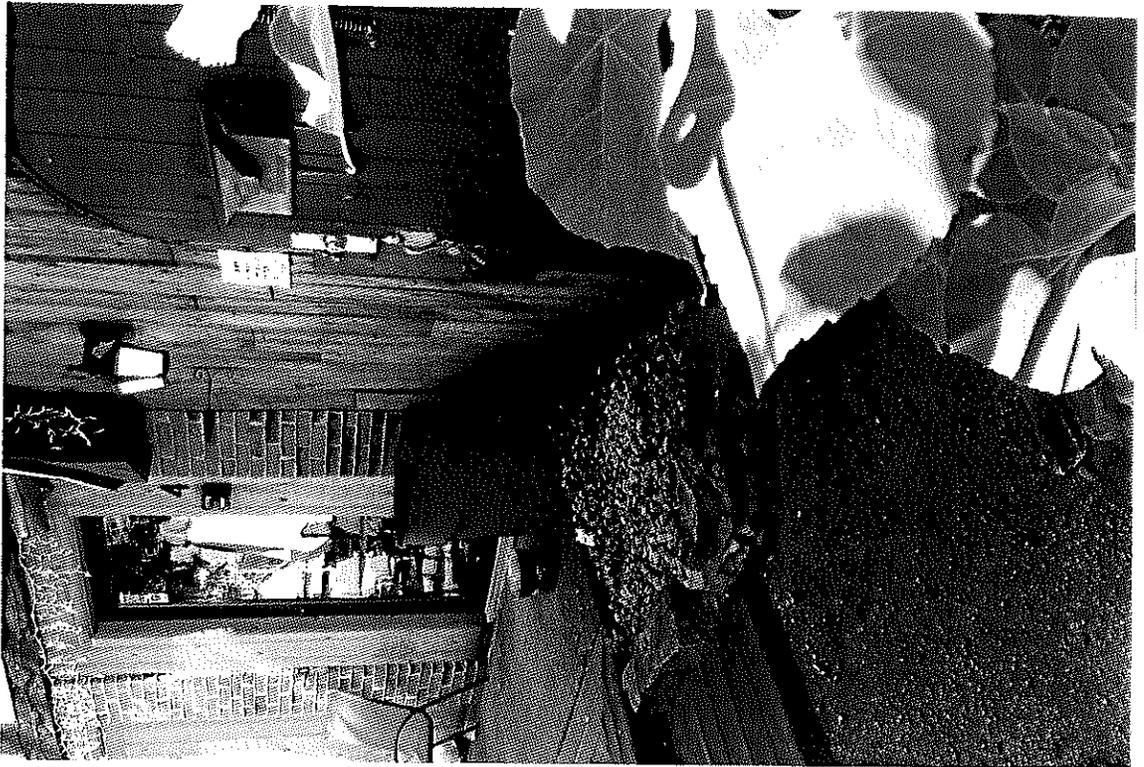
Ald. Schoneman said that he's talked to a few people who live in the area, and the initial reactions were mixed.

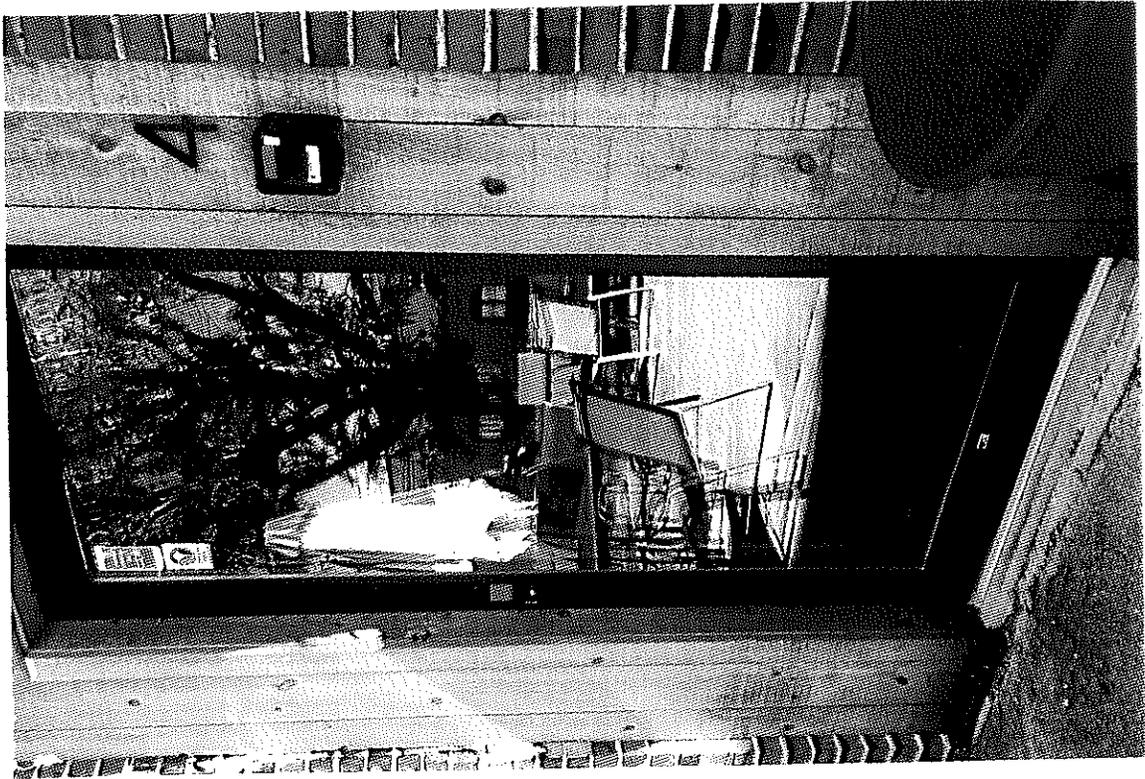
Mr. Falk said that he's spoken with Cail Bellavance, and she seemed to be positive about the inclusion of additional properties in the District.

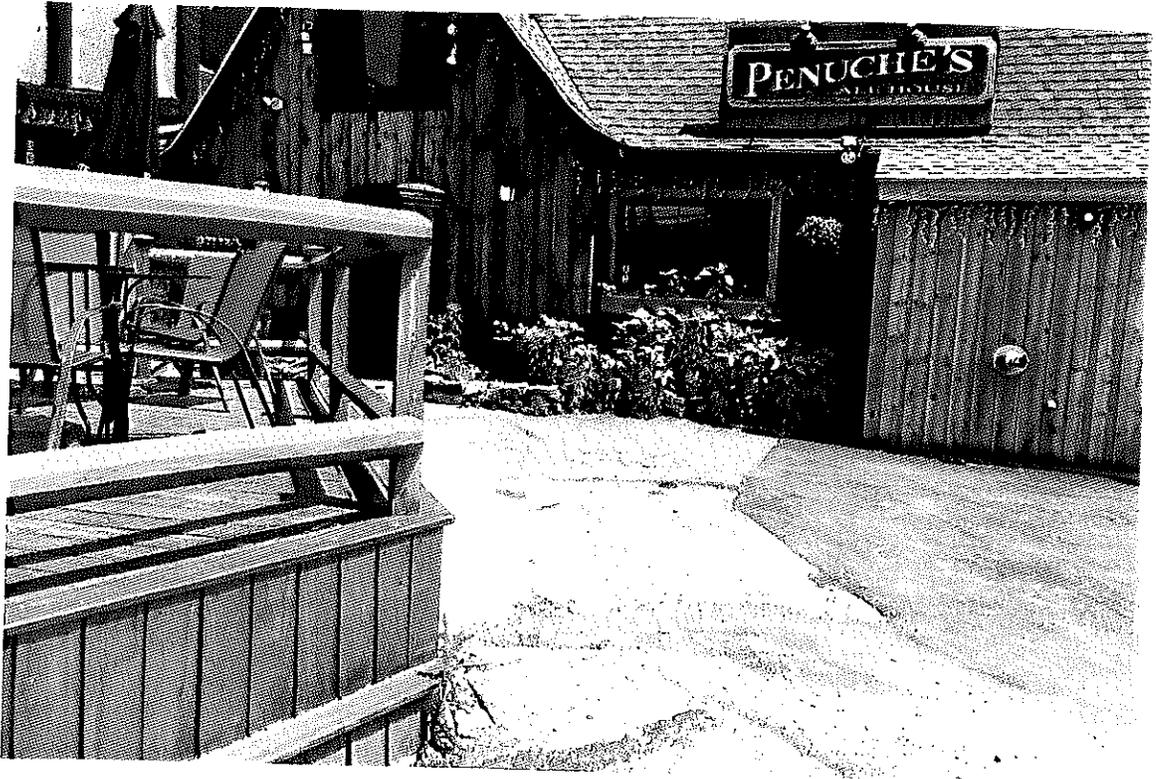
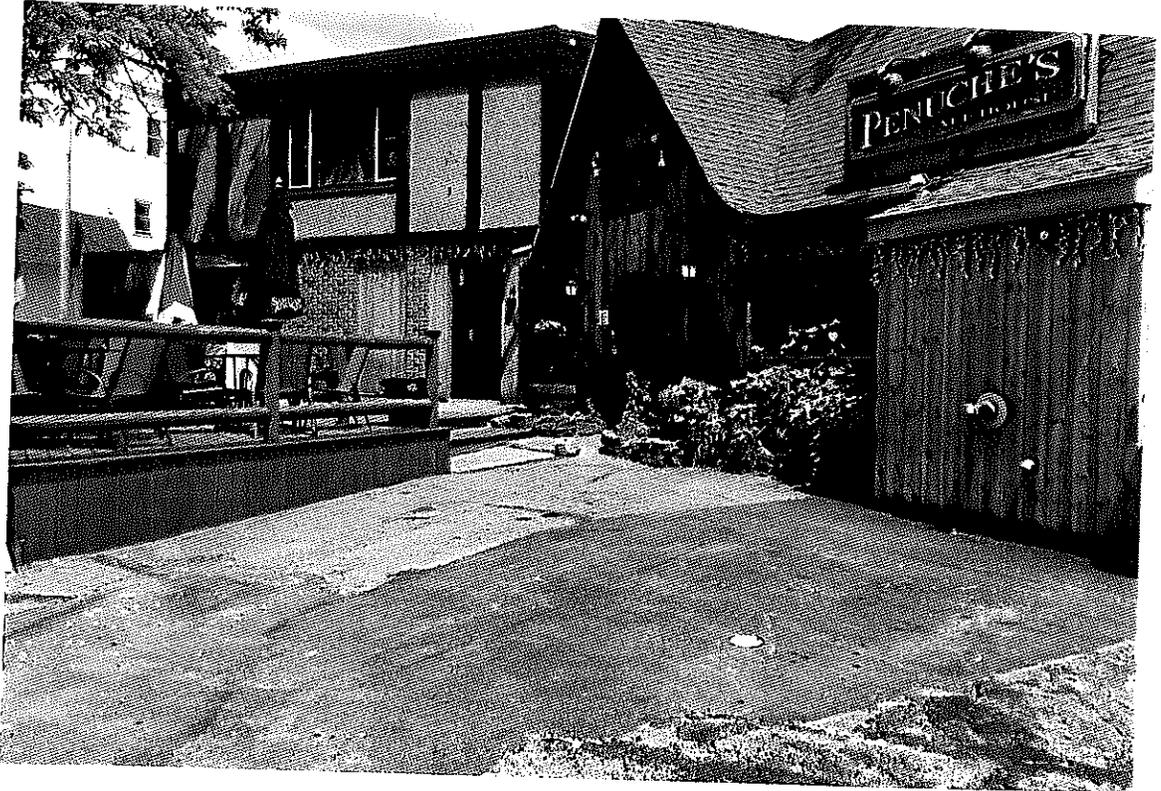
















City of Nashua Historic District Commission

City Hall, 229 Main Street, PO Box 2019, Nashua NH 03061-2019
(603) 589-3090

APPLICATION

LOCATION 41 ORANGE ST., NASHUA, NH 03064
Zoning District RC Sheet _____ Lot _____ Property Acct # 32670

PROPERTY OWNER (print name) T.J. LATS LATVIS

OWNER'S SIGNATURE [Signature] DATE 7/17/16

OWNER'S ADDRESS 2552-A Gough St., San Francisco, CA 94123

TELEPHONE NUMBER 415-377-3575 E-MAIL lats1919@gmail.com

APPLICANT (print name) SAME AS ABOVE

APPLICANT'S SIGNATURE _____ DATE _____

APPLICANT'S ADDRESS _____

TELEPHONE NUMBER _____ E-MAIL _____

PROPOSED WORK INSTALL EXTERIOR DOOR TO REPLACE SWITCH-OUT EXISTING WINDOW.

- | | | | |
|---|----------------------------------|---|-----------------------------------|
| Construct <input type="checkbox"/> | Repair <input type="checkbox"/> | Add Signage <input type="checkbox"/> | Demolish <input type="checkbox"/> |
| Alter <input checked="" type="checkbox"/> | Replace <input type="checkbox"/> | Change Signage <input type="checkbox"/> | Other <input type="checkbox"/> |

At the 8-22-16 Historic District Commission (HDC) meeting, the above application was:

Approved Disapproved Tabled Postponed

The HDC found the proposed: Does / Does not meet the requirements of the regulations for the District. The following stipulations shall apply:

Chairman or designee _____ Date _____

\$30 application fee
\$15 signage fee

Historic District Commission Application Procedures and Information

PLEASE NOTE: Attendance at the HDC public hearing by either yourself or your representative is mandatory.

Nashua's Historic District was established in 1983 to preserve a unique part of Nashua's heritage. The HDC is committed to help preserve the historic character of your property. As a property owner in Nashua's Historic District, there are certain specific regulations that apply to your building. Changes to the exterior that require a building permit must also be reviewed by the Historic District Commission (HDC).

The Commission normally meets on the 4th Monday of each month at 6:30 p.m. in Room 208 at City Hall. Please note the deadline dates for application submittals.

All proposed changes for alterations, additions, and new construction must conform to the Secretary of the Interior's Standards of Rehabilitation. When applying to the HDC, prepare an explanation of the proposed changes to the property and submit said application to the HDC office located in the Community Development Division on the 2nd floor of City Hall.

Please note in particular in your application package:

- Changes to signage
- Major alterations
- New additions
- Changes to windows and doors
- Structural changes to roof
- Siding materials
- Repair or alteration to decorative details
- Types of materials being used

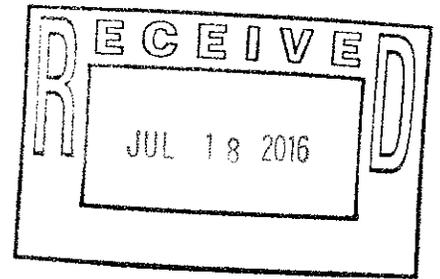
Including the following with your application:

- ✓ Existing photographs of the building (all sides)
- ✓ Photographs of the building in context
 - Older photographs of the building, if available
 - Clear and accurate drawings, to scale and with accurate measurements (pencil, graph paper and tracing paper may be used) *NA*
 - Samples of new materials to be used *NA*

Approval is not required for ordinary maintenance and repair, siding or painting as long as it does not alter or destroy any of the architectural features of the building; roofing or re-roofing, providing the roof plane remains the same; or storm windows and doors as long as the existing architectural elements are left intact.

For further questions, please call the Zoning Official at 589-3090.

July 17, 2016



TO THE HDC:

RE: 41 Orange St., Nashua, NH 03064, RC Zoning, Property Acct. #: 32670

To Whom It May Concern:

Thank you for your valuable time in reviewing the enclosed permit application.

The application enclosed is for the installation of a door to replace/switch-out an already existing aluminum-framed window.

The reason for the request is so to enter the building, without having to enter through the tenants' leased garage/space.

Please note: while the property is located in the Historic District, it appears the original historic window was replaced in 1982 by then owner, Kevin Sullivan.

- Dimensions of the existing aluminum-framed window of subject: 42" x 69".
- Dimensions of the solid-oak door, proposed to be installed: 36" x 80", with a thickness of 1 3/4".

Also enclosed are photos of:

- the existing aluminum-framed window of subject, closest to the garage door on the right.
- the proposed solid-oak door
- hardware of choice for the door; deadbolt and nob
- subject property, all sides

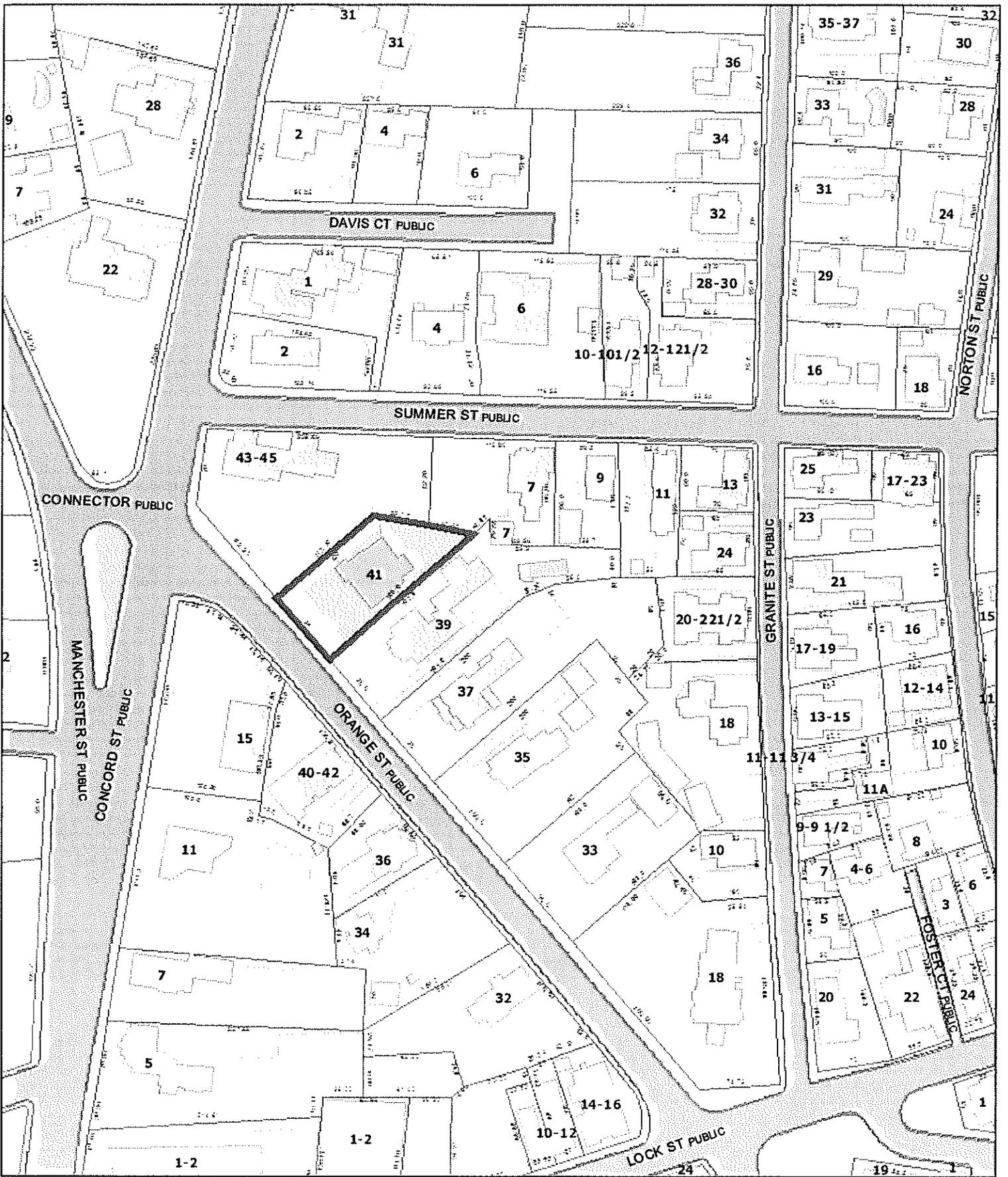
Thank you again for your consideration.

Best personal regards,

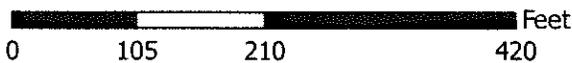
A handwritten signature in black ink, appearing to read "T.J. Latvis". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

T.J. 'Lats' Latvis
415-377-3575
Lats1919@gmail.com

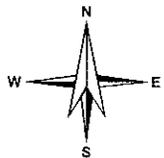
ENCLOSED: Check # 3212, in the amount of \$30.00, with completed application, *plus \$15 cash paid for signage.*

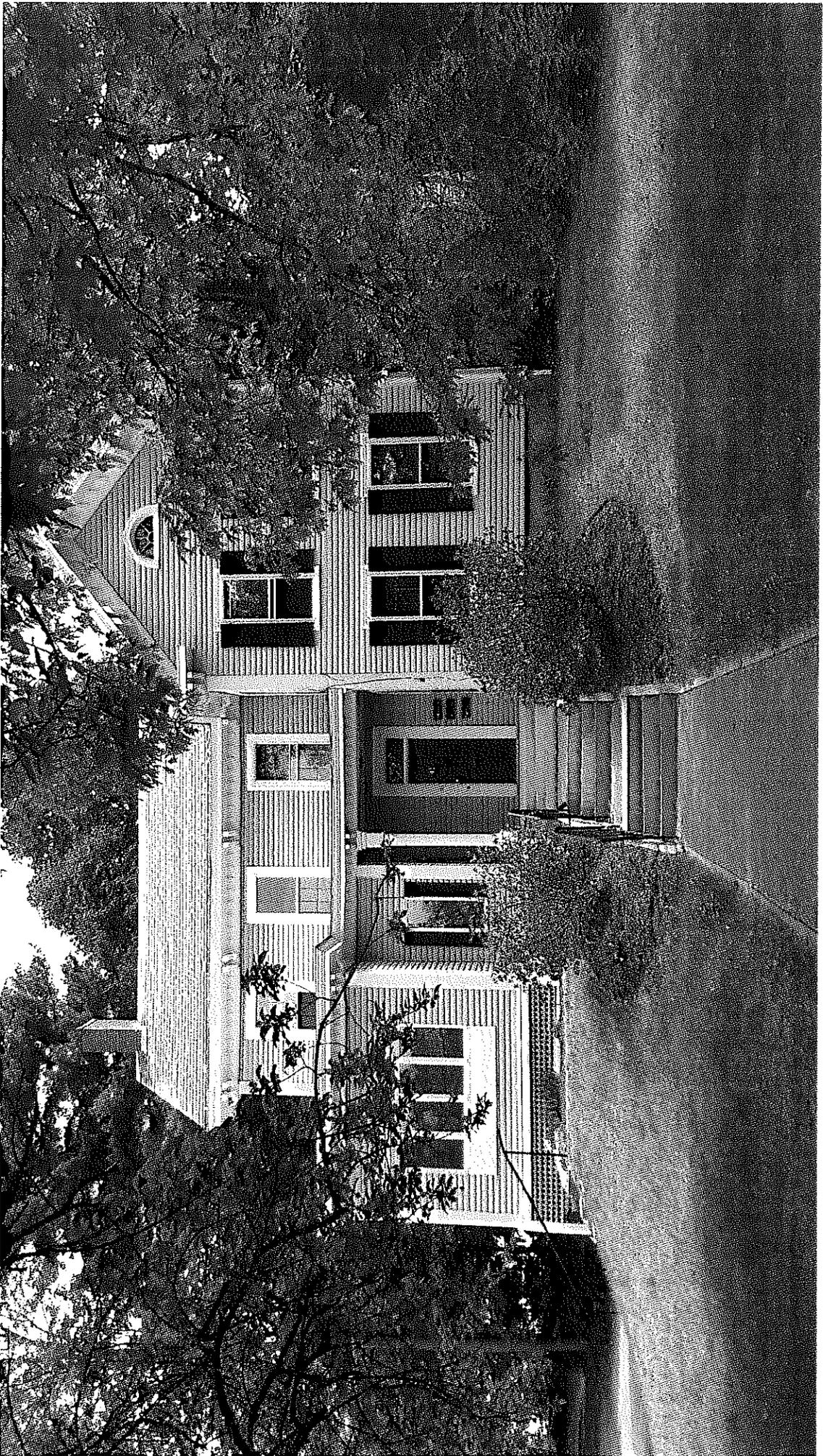


41 Orange Street

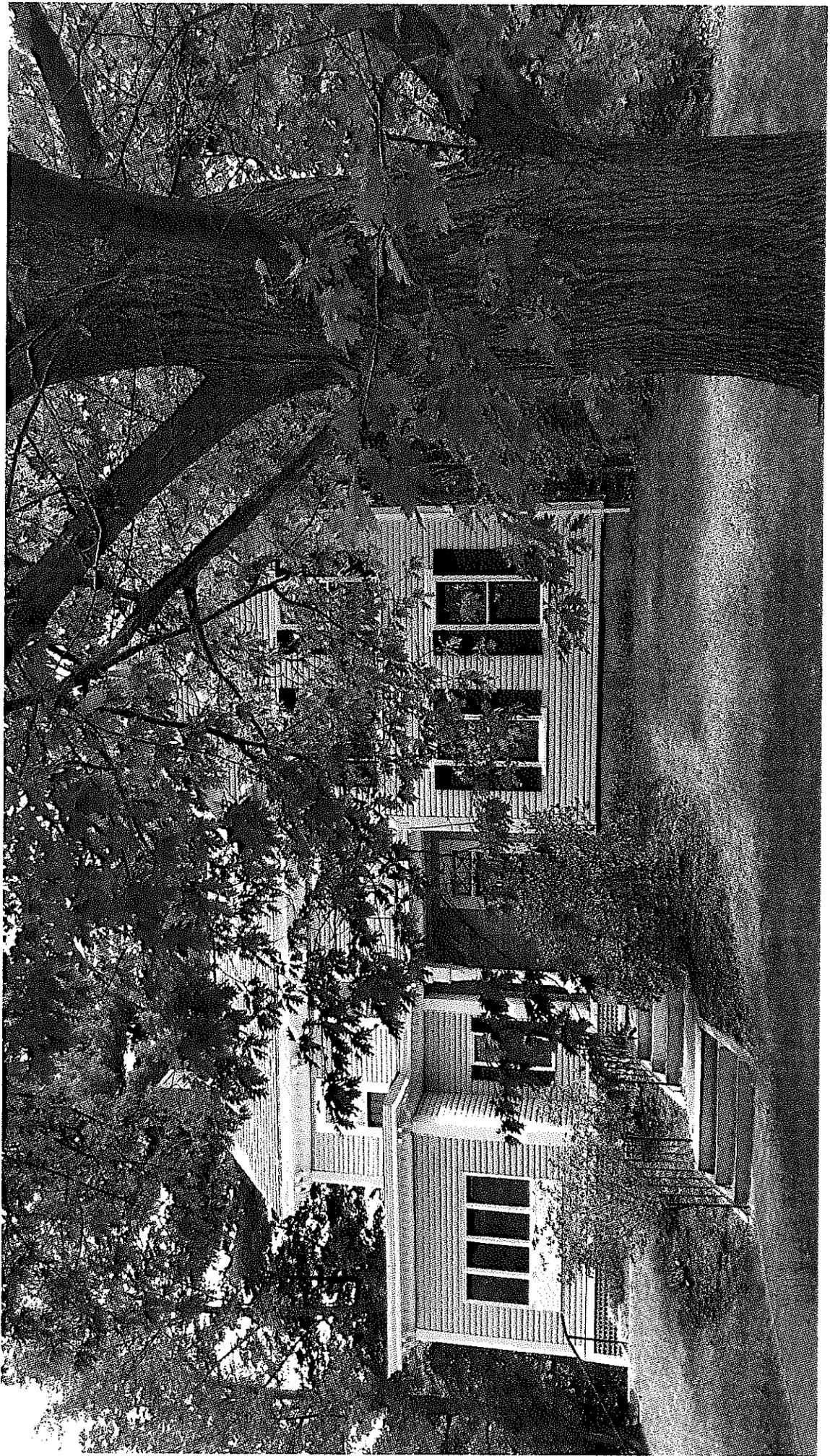


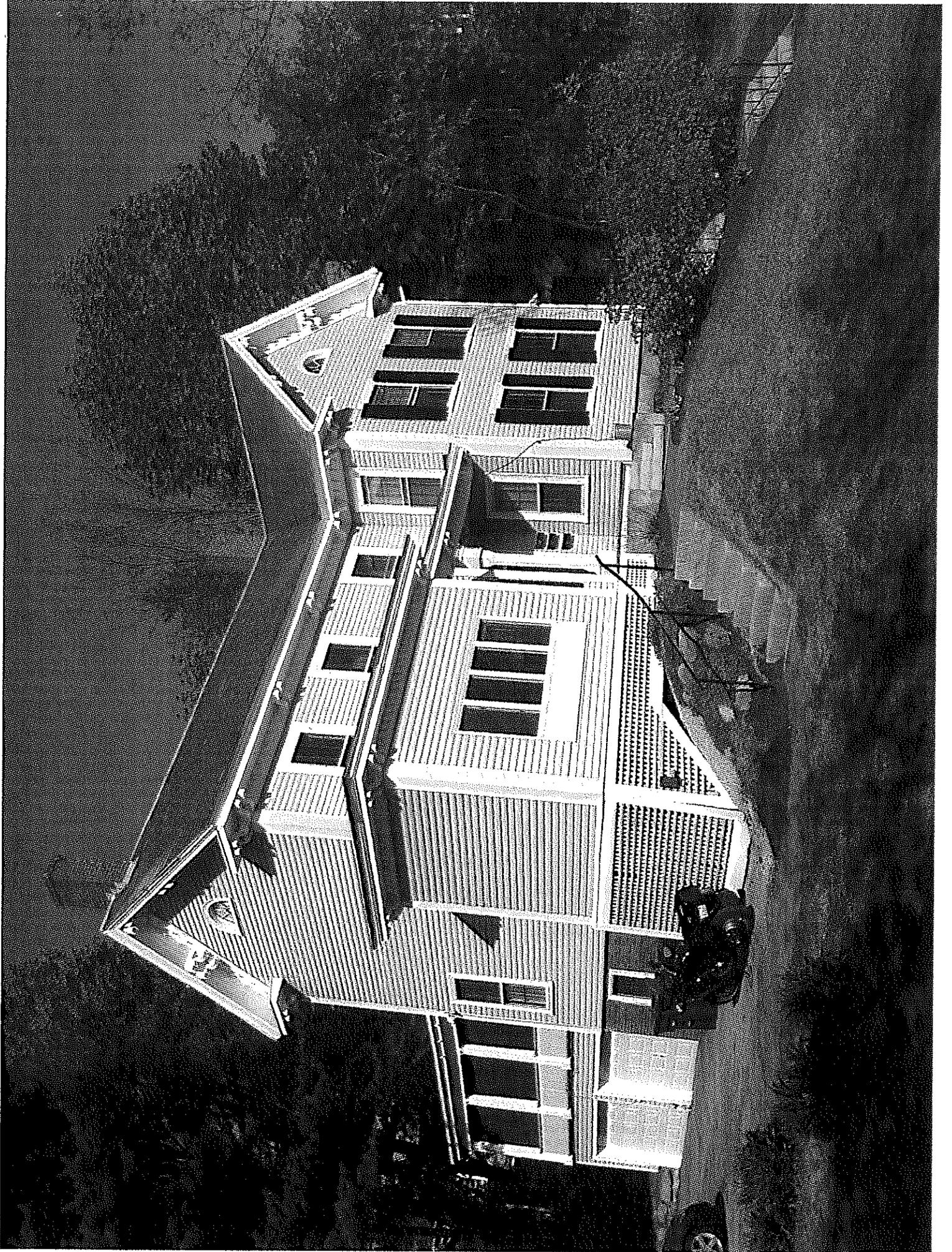
1 inch = 159 feet

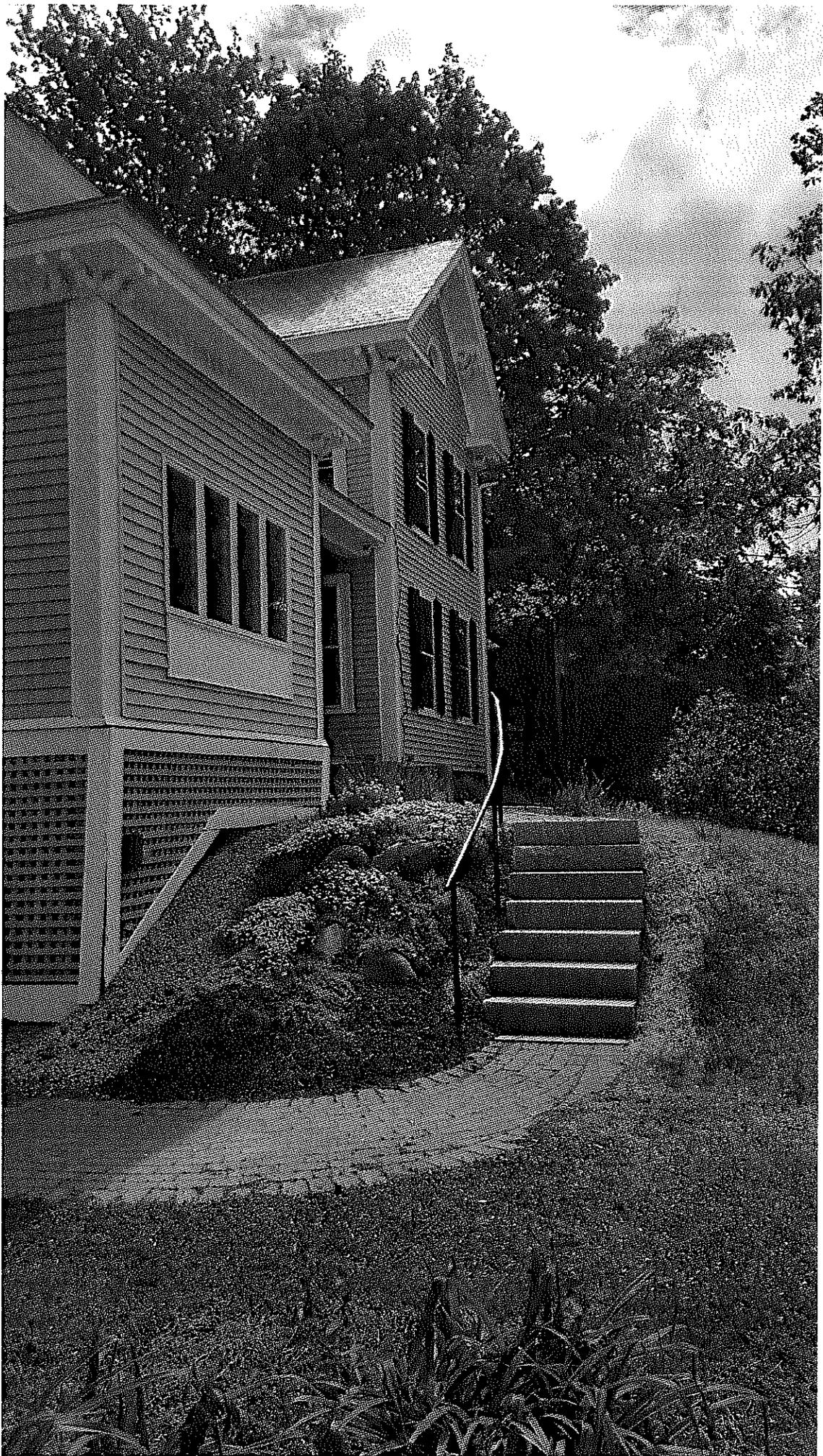


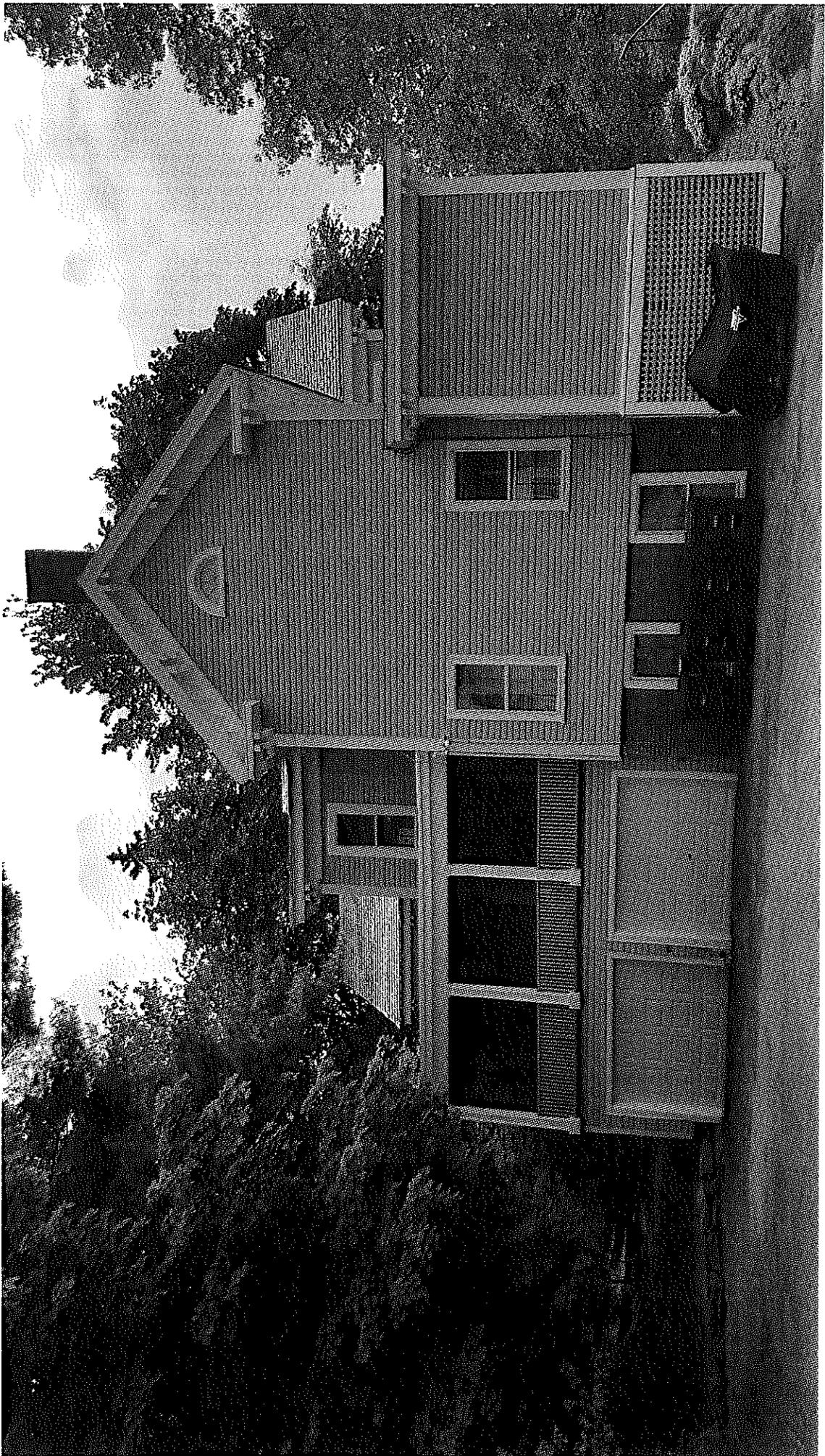












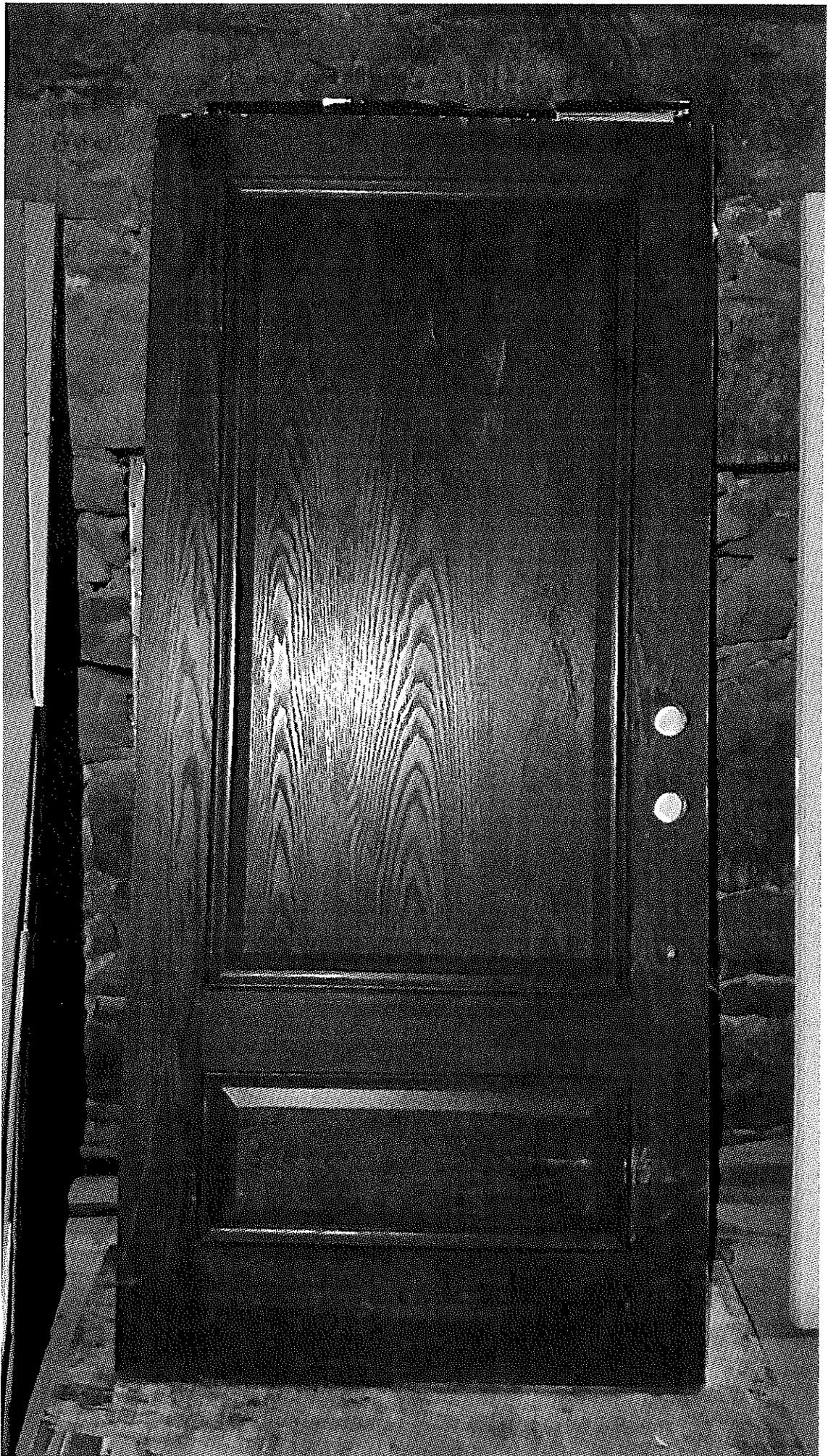










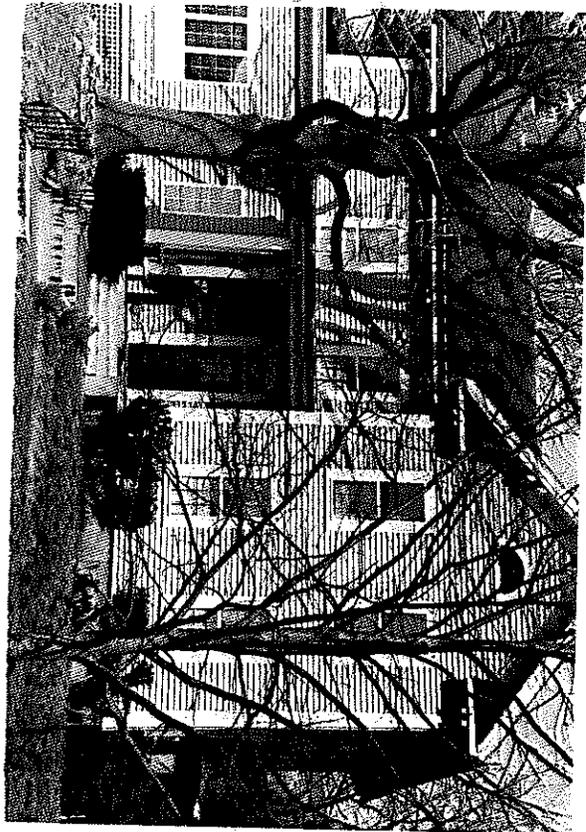
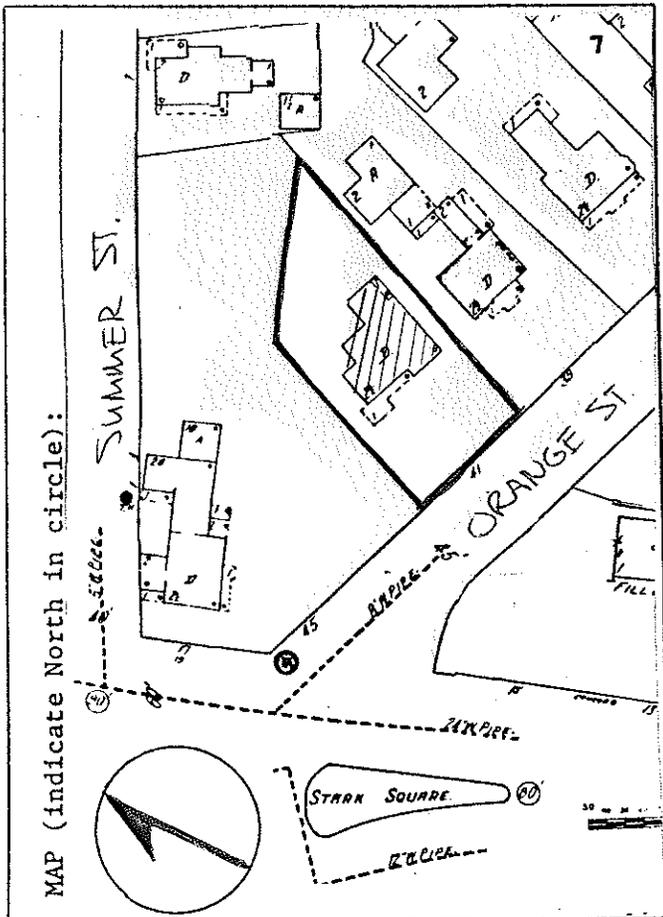


NASHUA HISTORIC DISTRICT COMMISSION - CULTURAL RESOURCE SURVEY
 City of Nashua, Hillsboro County, New Hampshire -- 1982

UTM: /Z /E /N
USGS QUAD:
FUNCTIONAL TYPE: Residence
PRESENT USE: Residence/Office
ARCHITECT/BUILDER: Unknown
CONDITION: Ex Good x Fair Poor Ruins
INTEGRITY: Original Site x Moved Date
Major Alterations & Date: 1970s - porch enclosed to create an office - sw corner
LEVEL/SIGNIFICANCE: Nat'l State Local

ADDRESS: 41 Orange Street
OWNER: Kevin & Sandra Sullivan
ADDRESS: 41 Orange Street, Nashua 03060
ASSESSOR'S # Sheet 44 Lot 2
COMPUTER # 32,670
COMMON NAME:
HISTORIC NAME: J. Thornton Greeley House
STYLE: Italianate
DATE: (Circa) ca. 1860-1870
SOURCE: City Atlases & visual analysis

BOUNDARY & ACREAGE DESCRIPTION:



COMMENTS:

DESCRIPTION OF VIEW: south elevation taken
 from a position facing northeast
 Negative File #: 3-15
 Photographer: H. Young
 Negative on file with:
 Planning Dept. City Hall

SURVEYOR: DATE:

ARCHITECTURAL DESCRIPTION

1. STYLE: Italianate BUILDING TYPE: Residence
2. STORIES: 2 FORM: "T" plan
3. FOUNDATION: Brick - west side; granite slabs - front
4. STRUCTURE: Wood frame
5. WALLS: Covering Clapboard
Ornamentation Corner boards
6. ROOF: Type Gabled Covering Slate, copper ridge
Dormers/Cupolas -- Details Left interior,
7. CHIMNEYS: # 2 Location right on ridge Materials Brick
Description Undecorated
8. EAVES TREATMENT: Lateral Wide boxed cornices - double brackets, dentils
Gable End Same with return
9. WINDOWS: Placement Asymmetrical Shape Rectangular Sash 6/6
Surrounds Moulded trim
10. ENTRIES: MAIN: Location Center Door 6 panel
Surround: Flanked -- Topped Transom - diamond shaped lights
Framed Molded trim
OTHERS: # 3 Location S, NW, E Surrounds Not visible
11. PORCHES/HOODS: # 2 Style/Roof Type Partially enclosed veranda with 2 entries
Location(s) NW screened porch with Supports Chamfered posts
2 car garage
Other features _____
12. BAY WINDOWS/TOWERS: # 0 Location _____ Stories _____ Shape _____
Description _____
13. ELLS/WINGS: # 0 letter on map Stories: A _____ B _____ C _____ Bays: A _____ B _____ C _____
Description(s) _____
14. STOREFRONTS: Configuration n.a. Windows _____
Materials/ _____
Doors _____ Details _____
Signage _____

Building Name/Address: _____

J. Thornton Greeley House

41 Orange Street

Nashua, NH

NASHUA HISTORIC DISTRICT COMMISSION - CULTURAL RESOURCE SURVEY
City of Nashua, Hillsboro County, New Hampshire -- 1982

CONTINUATION SHEET

15. RELATED STRUCTURES: # -- Type _____
Description _____
16. LANDSCAPE FEATURES: Built Terraced lawn with granite steps
Natural _____ Grasses lot _____
17. CONTEXT: Residential area of Greek Revival style and mid-Victorian houses
18. ARCHITECTURAL IMPORTANCE/INTEGRITY: _____ Good example of Italianate architecture
19. SITE INTEGRITY: _____ Good
20. HISTORIC ASSOCIATIONS: _____ Home of J. Thornton Greeley

MAP DATA

The J. Thornton Greeley House is a good example of the Italianate style "T" plan type of house that was popular from the late 1840s until the 1870s. Resembling the nearby Ramsdell House (30 Concord Street) in plan and detail, the Greeley House preserves its original plan, bracketed cornices, arched gable lights, moulded window trim and portions of its original porch.

The house was built as the home of Joseph Thornton Greeley, the son of Col. Joseph Greeley, who lived next door at 45 Orange Street. J. Thornton Greeley was known in local history primarily for his donation of the former Greeley Farm on Concord Street to the City of Nashua for use as a park in 1881. After Greeley's death in the 1880s or early 1890s, this house was occupied by his widow, Hannah, until the early twentieth century.

References: City Atlases & Directories
Parker History of Nashua (1897) pp. 527, 530
Nashua Experience (1978) p. 159

NASHUA HISTORIC DISTRICT COMMISSION - CULTURAL RESOURCE SURVEY
 City of Nashua, Hillsboro County, New Hampshire -- 1982

SURVEY #

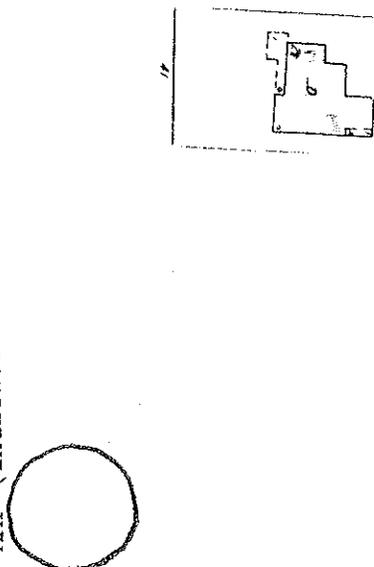
ADDRESS: 41 Orange St.
 OWNER: Kevin + Sandra Sullivan
 ADDRESS: 41 Orange St. Nashua 03060
 ASSESSOR'S # Sheet 44 Lot 2
 COMPUTER # 32,670
 COMMON NAME: _____
 HISTORIC NAME: J. Thornton Greeley House
 STYLE: Italianate #
 DATE (Circa) Ca 1860 - 1870
 SOURCE: City atlases + visual analysis

UTM: Z /E /N
 USGS QUAD:
 FUNCTIONAL TYPE: Residence
 PRESENT USE: Residence/office
 ARCHITECT/BUILDER: unknown
 CONDITION: Exc ___ Good Fair ___ Poor ___ Ruins ___
 INTEGRITY: Original Site Moved ___
 Date _____
 Major Alterations & Date:
 1970s - porch enclosed to create
 an office - SW corner
 LEVEL/SIGNIFICANCE: Nat'l ___ State ___ Local ___

BOUNDARY AND ACREAGE DESCRIPTION:

ADDRESS:

MAP (Indicate North in circle):



COMMENTS:

SURVEYOR:

DATE:

PHOTO:



Description of View: South elevation taken
 from a position facing northeast
 Negative File Number: 3-15
 Photographer: L Young Planning Dept.
 Negative on file with: City Hall