

1. Historic District Commission Regular Meeting Agenda (PDF)

Documents:

[20161212 HDC AGENDA.PDF](#)

2. 20161212 HDC Meeting Packet

Documents:

[20161212 7 AMHERST 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](http://www.gonashua.com)

November 28, 2016

The following is to be published on ROP December 2, 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 December 12, 2016, at 6:30 P.M. at Nashua City Hall, 2<sup>nd</sup> Floor, Room 208, 229 Main Street, Nashua.

1. 7-9 Amherst Street LLC (Owner) Filip Thurston (Applicant) 7 Amherst Street (Sheet 67 Lot 47) requesting approval to completely renovate and remodel the existing house, and to remove portions of the building. RB Zone, Ward 3.

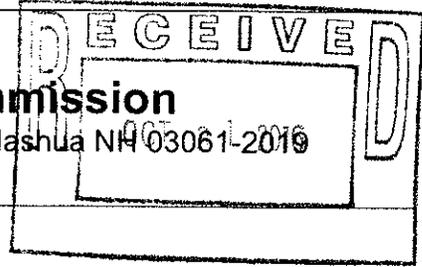
### Other Business:

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

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



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



**APPLICATION**

LOCATION 7 AMHERST STREET, NASHUA NH  
 Zoning District RB Sheet 67 Lot 47 Property Acct 15294

PROPERTY OWNER (print name) Historic 7-9 AMHERST STREET, LLC

OWNER'S SIGNATURE [Signature] DATE 10-31-16

OWNER'S ADDRESS 7-9 AMHERST ST, LLC  
40 TEMPLE STREET, NASHUA, NH 03060

TELEPHONE NUMBER 603-234-3870 E-MAIL MARKNASH4777@GMAIL.COM

APPLICANT (print name) FILIP H. THURSTON

APPLICANT'S SIGNATURE [Signature] DATE 10-31-16

APPLICANT'S ADDRESS 20 North Holt Hill Rd. ANTRIM, NH 03440

TELEPHONE NUMBER 603-629-0065 E-MAIL FH Thurston@Juno.com

PROPOSED WORK SEE ATTACHED DESCRIPTION

Photos & Plans to be provided

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

At the 12-12-16 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:

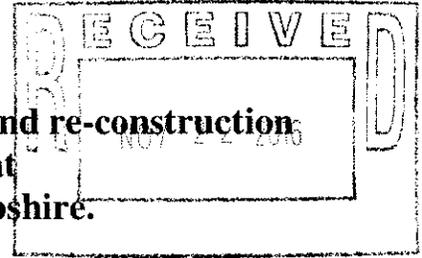
\_\_\_\_\_  
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Chairman or designee \_\_\_\_\_ Date \_\_\_\_\_

\$30 application fee  > CK # 5293  
 \$15 signage fee

PLR2016-00245

**Description of the proposed renovation, removal and re-construction  
of the historic structure located at  
7 Amherst Street, Nashua, New Hampshire.**



**Presented to the  
Nashua Historic District Committee  
by Filip Thurston to the on December 12, 2016**

The front of this Late Federal/Greek Revival house, facing Amherst Street, is 42' wide by 32' deep. It's a 2½ story structure with 8.5/12 pitched roof. Much of the original detail is intact: wood clapboard front, fine trim details and painted brick ends. It has some original windows with some more modern sashes.

We propose that the exterior of this part of the structure is to be restored as original except; the windows will be vinyl with exterior grills made to closely resemble the original windows. The roof will be architectural fiberglass/asphalt shingles. If feasible, the brick ends will be returned to the original, unpainted, red brick. Roof trim will be as original. Painted wood clapboards and the portico will be restored to closely resemble the original.

There is an open porch on West side of the structure measuring 25' by 6' with a door into the house, but no access to the yard. This structure was added to the original structure. It is in very poor condition.

We propose to remove this porch and restore the original brick wall.

On the East side of the structure facing Abbott Street, there is a 10' by 10' 3-story tower with an interior stairwell.

We propose to remove this portion of the structure entirely. In this part of the structure there is an exterior door with sidelights. We propose to relocate this door and sidelights to the West side of the completed building.

In the rear North portion of the building there is a 36' by 46' 2 story addition with a nearly flat roof and open porch on the second floor.

We propose to remove this structure entirely. We propose to build in it's place, a 26' by 36', 1½ story addition. This will include a two-stall garage and a covered entry door. (the door is to be relocated from the tower on the East side of the building). There will be two small dormers on the upper level. The exterior will have wood clapboards with the same reveal as the front of the house. This new structure will have the same roof pitch and trim details and windows as the front

of the house. The windows will be the same type as described above. The garage doors will be on the West side of the addition, not visible from Abbott Street. The garage doors will be metal raised panel painted black.

Samples or photos of the windows, roof shingles, garage doors, lighting, etc. will be provided at the meeting on December 12, 2016

The current structure has approximately 6,200 square feet of finished space, 525 square feet of open porches, and 360 square feet of storage.

After completing the proposed changes the structure will have between 2,900-3,300 square feet of living space and 576 square feet of garage space.



7 Amherst Street, Nashua, NH

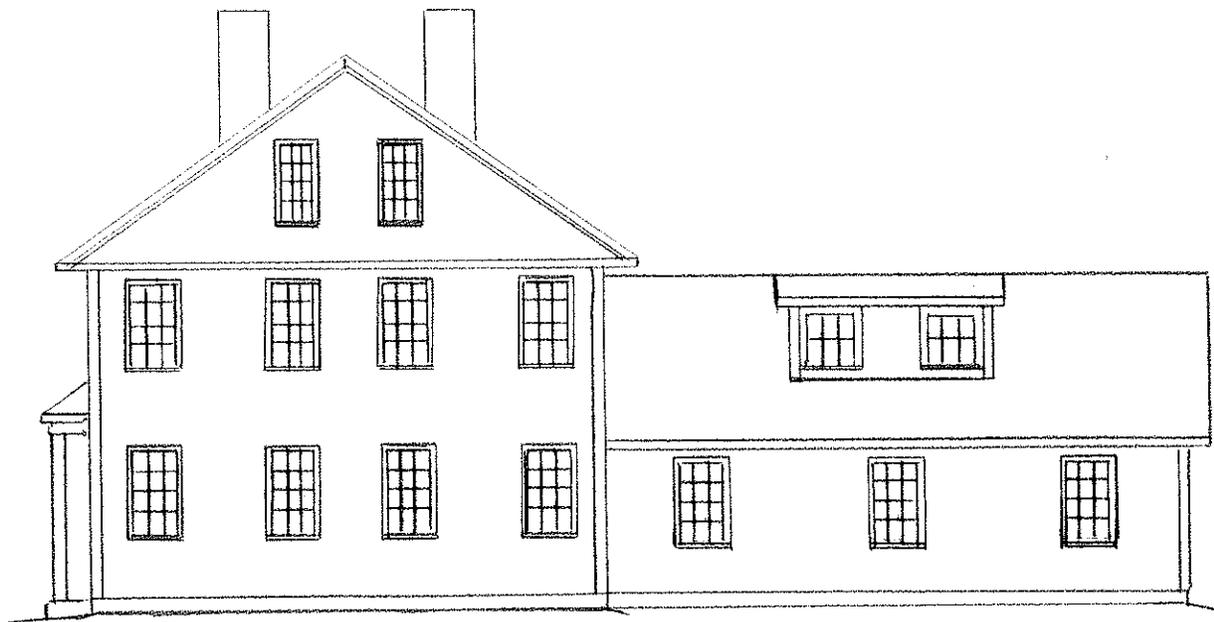
Front (South) Elevation - Current

The Front (South side) will be restored without changes



7 Amherst Street, Nashua, NH

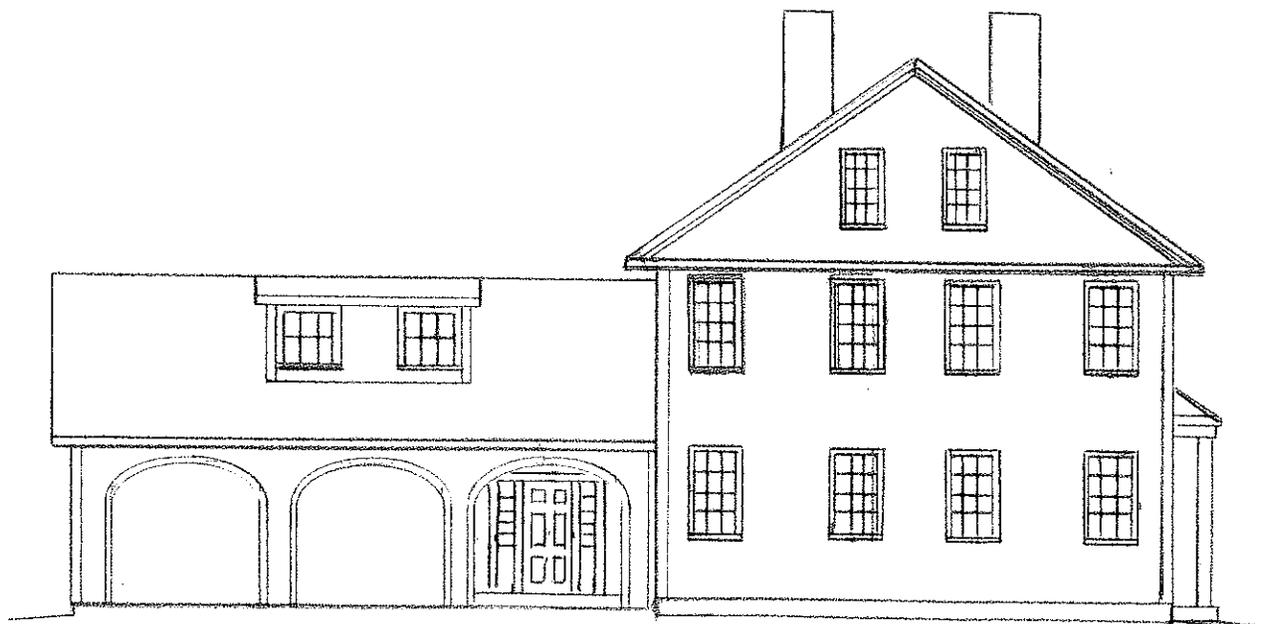
East Elevation - Current & Proposed

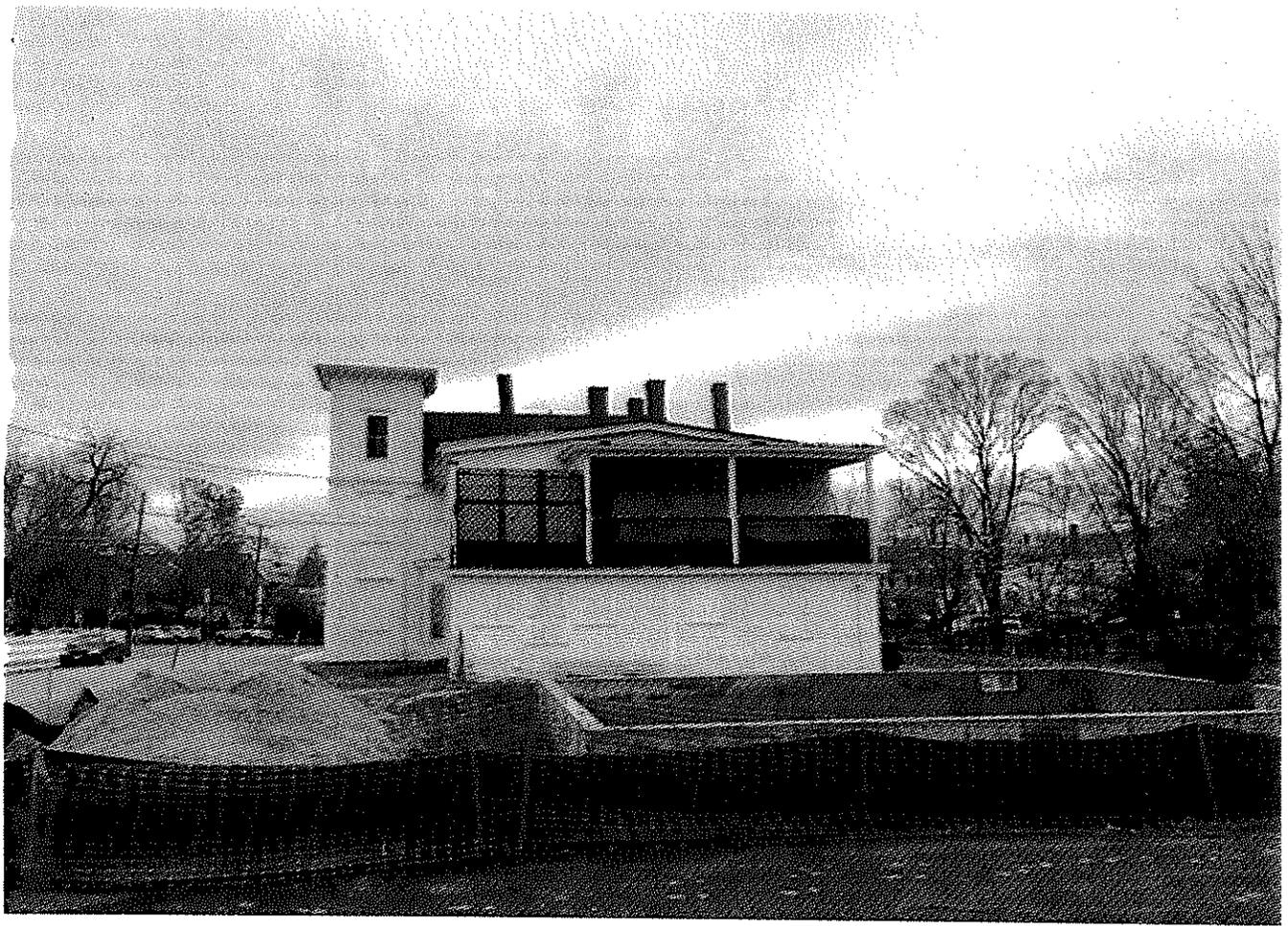




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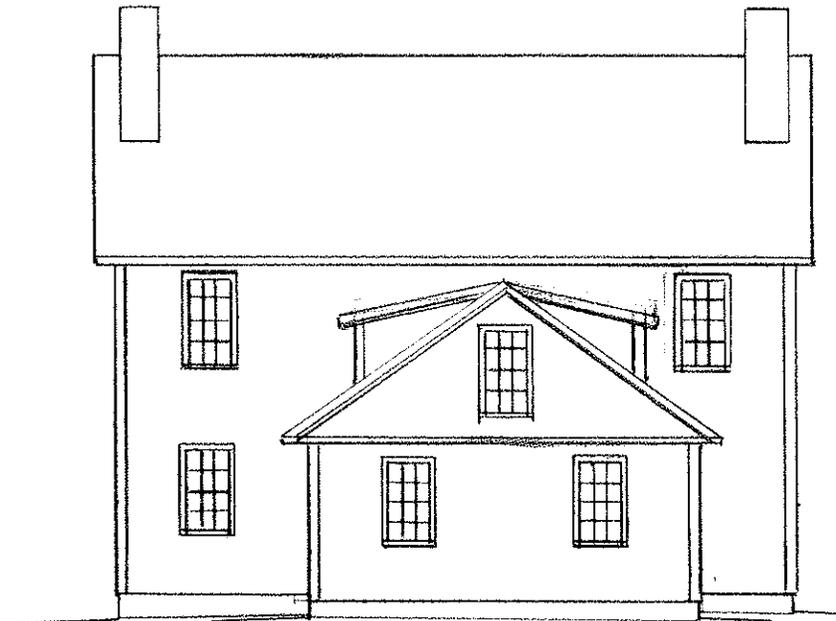
West Elevation - Current & Proposed

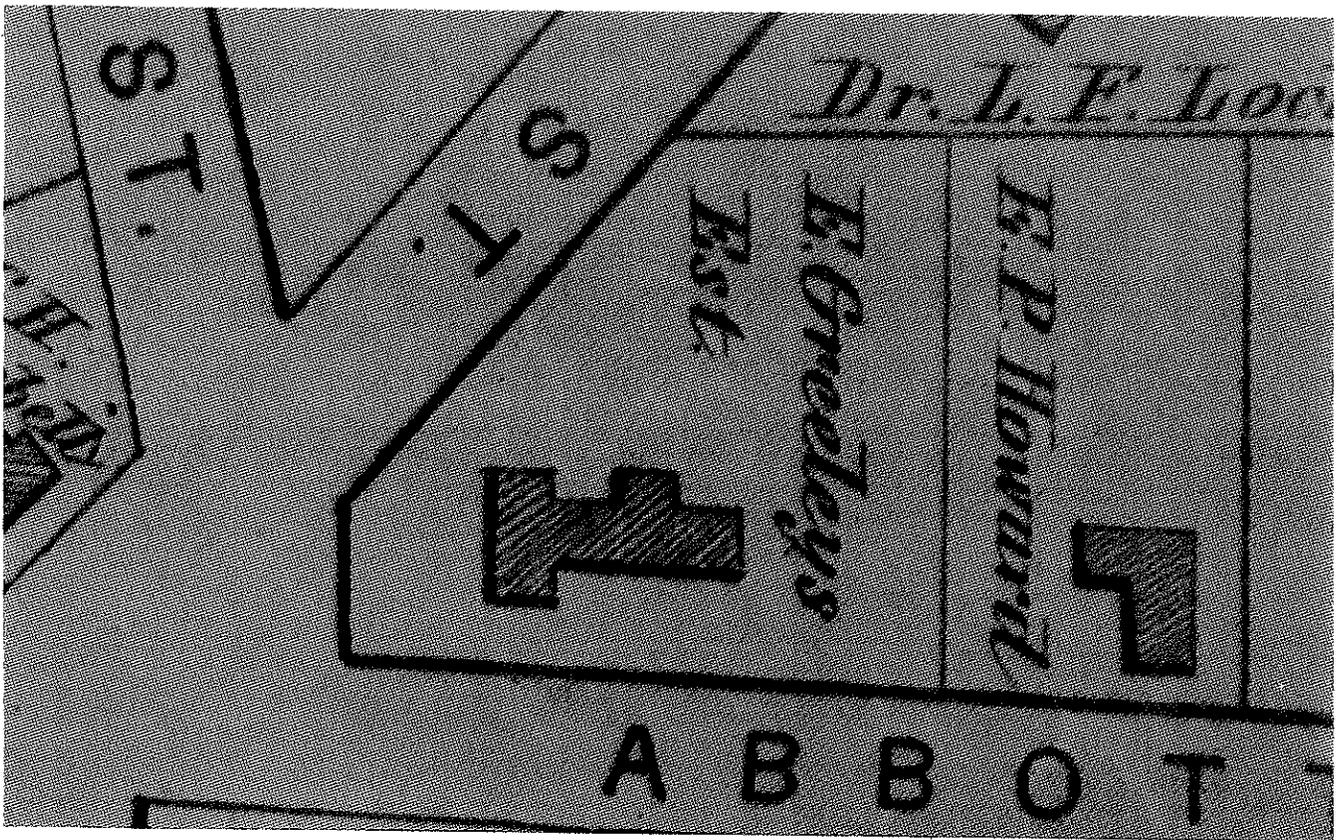




7 Amherst Street, Nashua, NH

North Elevation - Current & Proposed



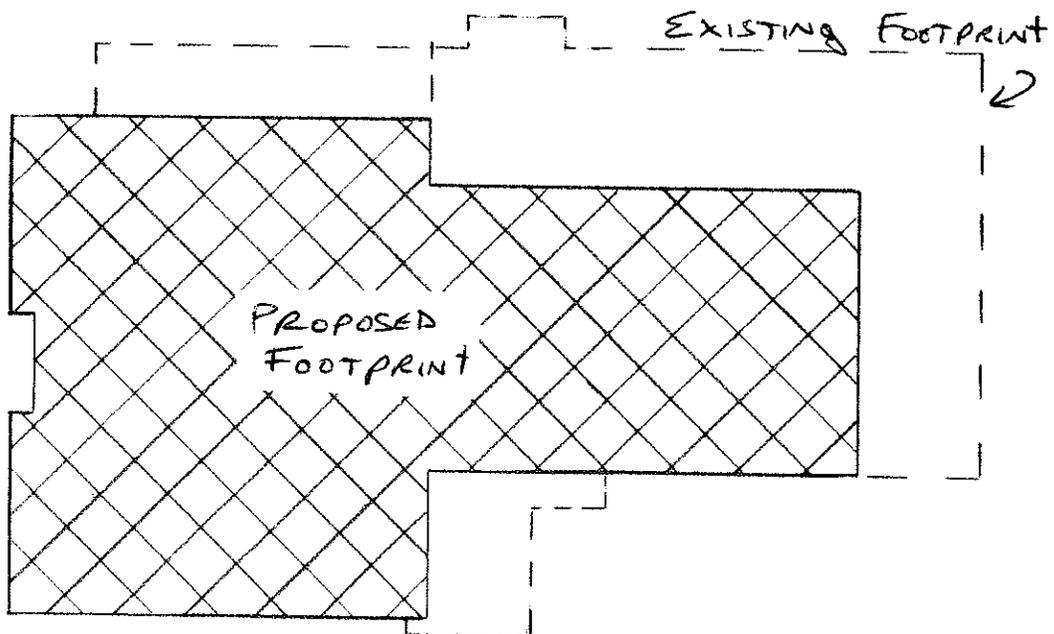


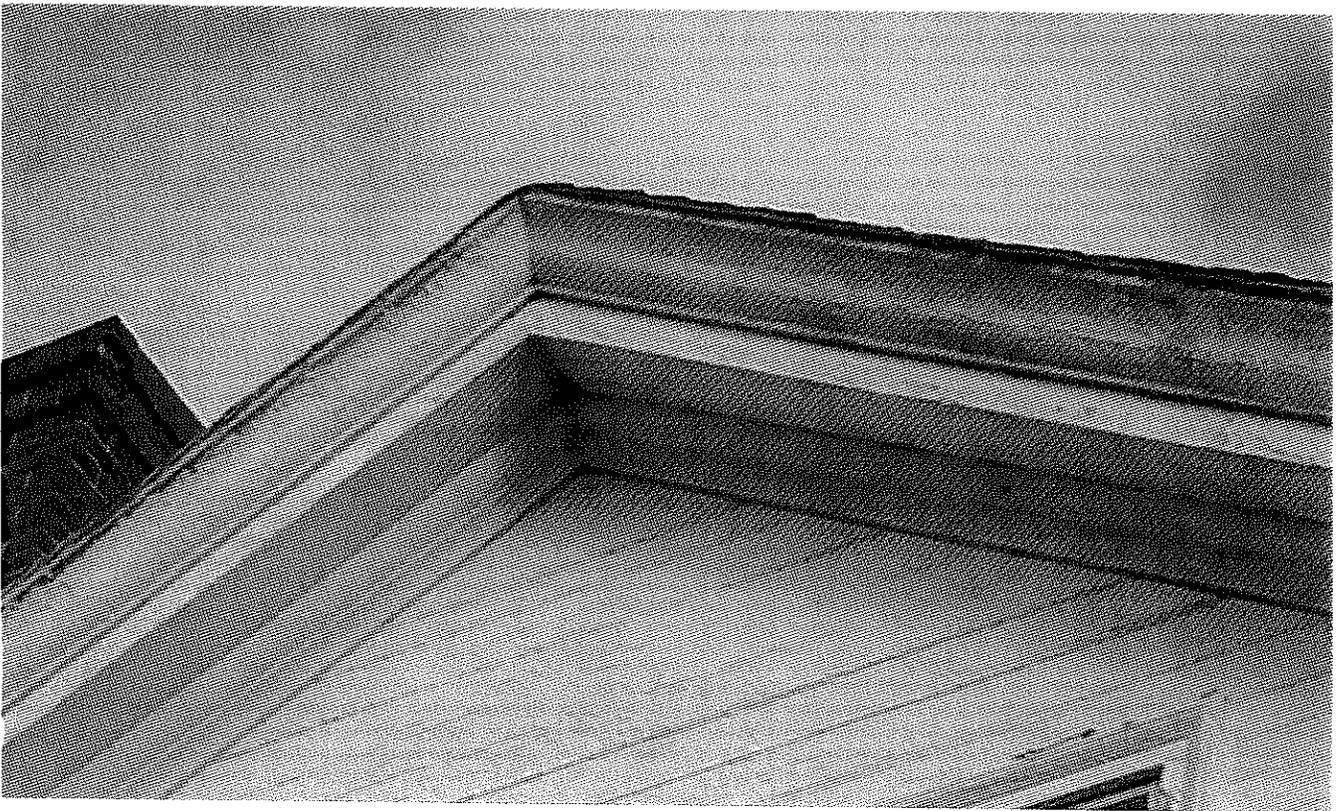
7 Amherst Street, Nashua, NH

Footprint – Historical, Current & Proposed

The picture above is from an 1871 Map of Nashua showing the outline of the building on the subject property with the rear portion of the building much narrower than it is currently.

Below, the area with cross-hatching is the proposed footprint. The dotted line shows where the current structure is larger than the proposed footprint.



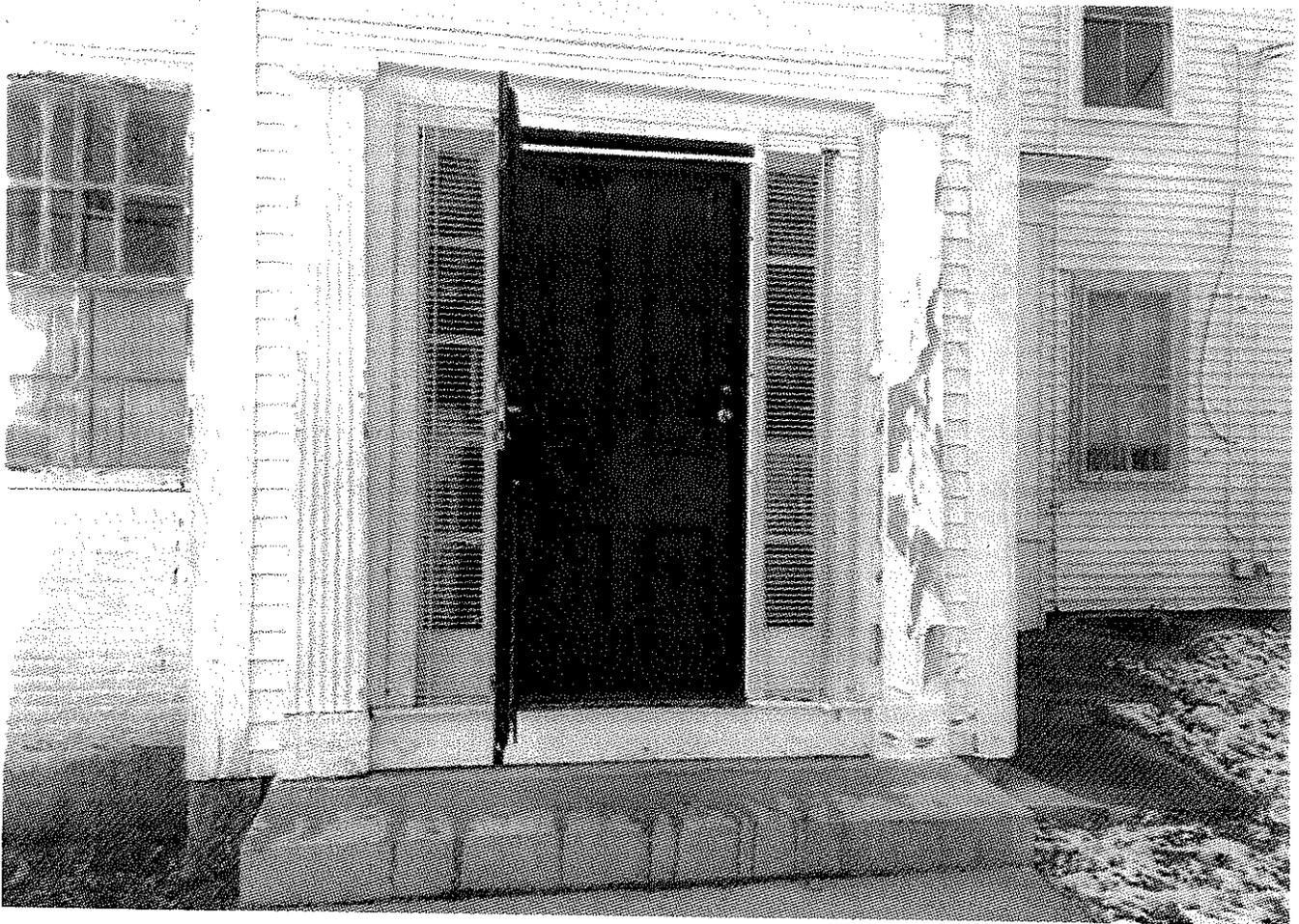


7 Amherst Street, Nashua, NH

Roof Trim

The Roof Trim Details on the entire completed structure will closely resemble what is currently on the front (32' x 42') portion of the structure

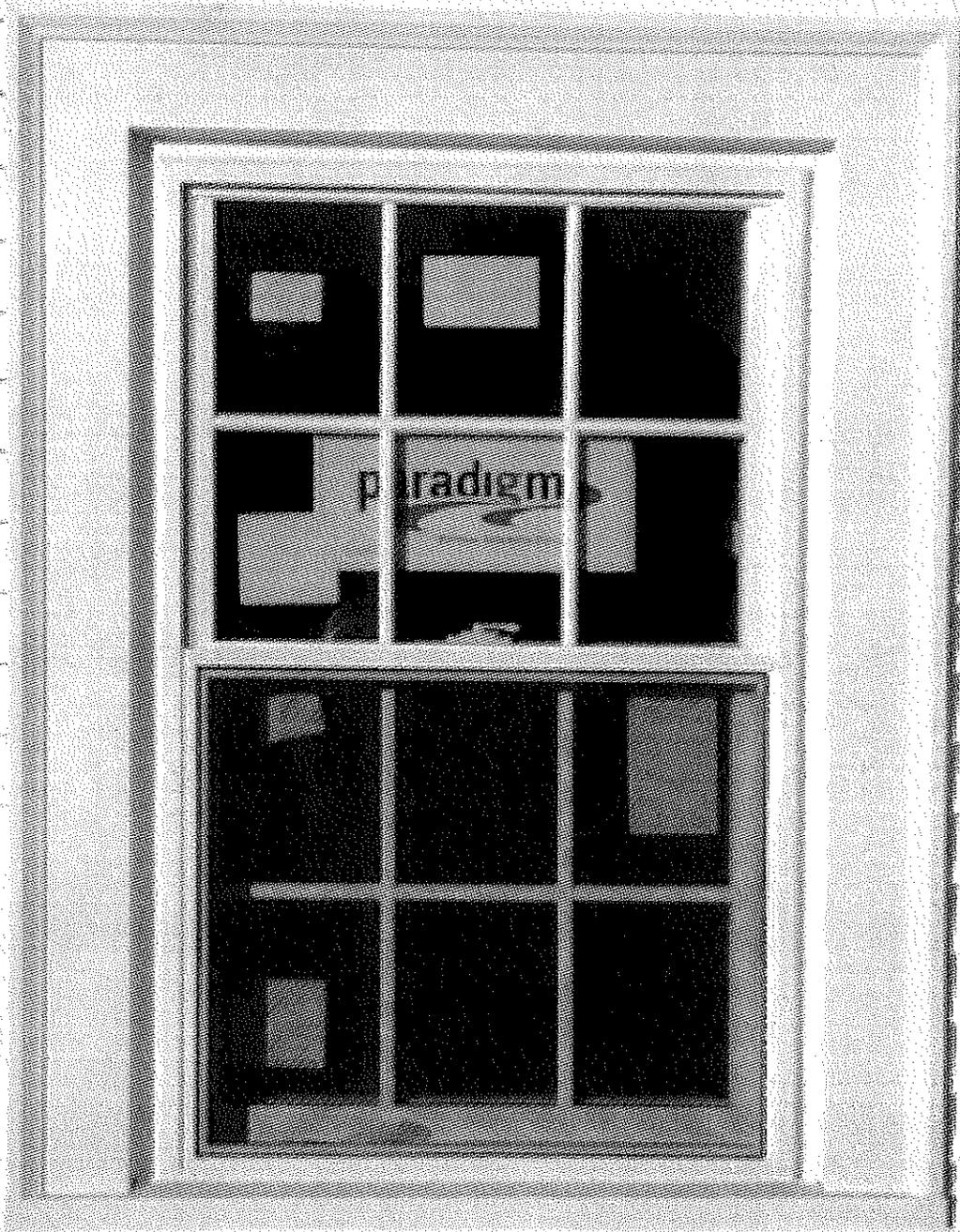




7 Amherst Street, Nashua, NH

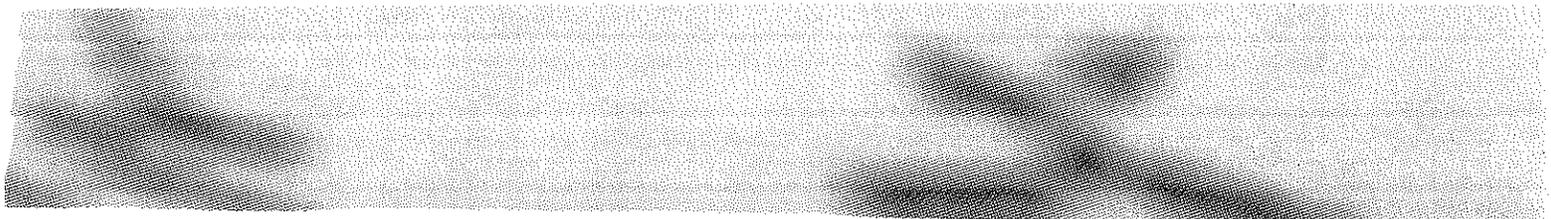
Existing Side Door

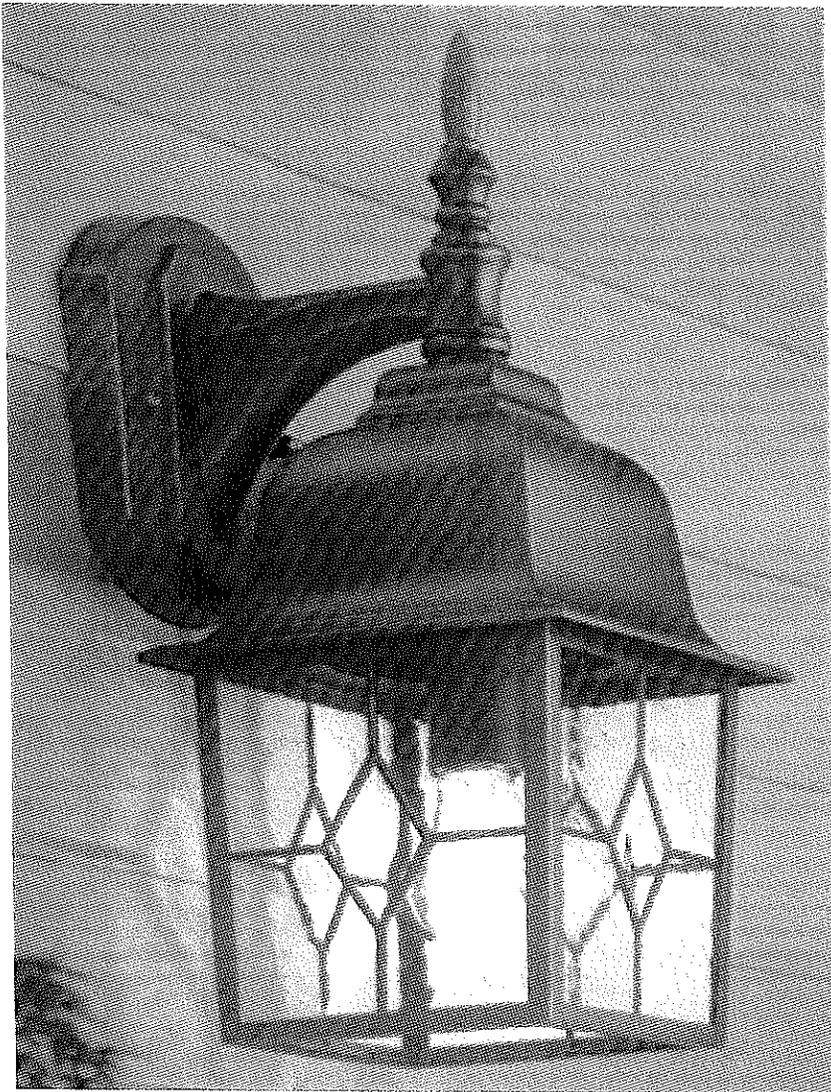
This Exterior Door is currently located on the East side of the building. This door & sidelights will be relocated to the new portion on the West side of the building.



7 Amherst Street, Nashua, NH

Proposed Windows





7 Amherst Street, Nashua, NH

Proposed Exterior Lighting

