

# NASHUA HISTORIC DISTRICT COMMISSION

Monday, June 27, 2016 6:30 p.m. – Room 208, City Hall

## *Members:*

Robert Sampson  
Ald. David Schoneman  
Robert Vorbach  
Mariellen MacKay  
Edward Weber

## *Also present:*

Carter Falk, AICP, Deputy Planning Manager, Planning Department

## **MINUTES:**

April 25, 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. Weber.

**MOTION CARRIED UNANIMOUSLY.**

## **NEW BUSINESS:**

### **Richard Manganello**

- 1. 53-59 Main Street, LLC (Owner) Richard Manganello (Applicant) 53-59 Main Street (Sheet 78 Lot 36) requesting approval to convert a rear window into an exterior emergency exit door with a platform, steps and railing to rear parking lot. D-1/MU Zone, Ward 3.**

Mr. Manganello said that his son is the owner of the Riverside Barbeque, and is now the sole tenant of the building, and is in the process of expanding where the tattoo parlor was located. He said that as a result of that, and increasing the counter service to the entire building, and converts the use into an area of assembly, which increases the requirement for a rear egress. He said that the building has been a little deficient, since the only back door on that level is through a loading dock in the kitchen, so it's kind of grandfathered in.

Mr. Manganello said it's really a one-story building with a full basement, and there's a walkout in the back.

Mr. Manganello said he submitted the floor plan because it shows the details of the code-compliant stairway that the architect designed.

Mrs. MacKay asked if there is enough headroom, or is it next to the side of the building.

Mr. Manganello said it is next to it, the existing stairs that come up beside the loading dock are on the other side of the ramp, so there is no headroom issue. He said that would be their intention at some point to expand that whole back to be a dining deck in the back, something consistent with the Riverwalk and the ambiance of that, but for now, the plan is just for the stairs and the platform.

Mr. Weber asked if it will just be an egress, or an entrance also, also, asked what type of material would the door be made of.

Mr. Manganello said that the door will be a metal door with a small window at the top. He said it will have a transom at the top, it'll be a steel fixture with a quality door, pretty similar to the existing door downstairs. He said it will have a push-bar with egress.

Ald. Schoneman asked what the materials will be.

Mr. Manganello said that there will be pressure-treated wood.

Mr. Weber asked if the Fire Marshall commented on it being fire-treated.

Mr. Manganello said that the Fire Marshall approved the inside of the building, but they can't pull the building permit until review and approval of the Historic District Commission, so that will formally put it in front of the Fire Marshal, and it will have to be compliant with code.

Mr. Falk said that they already have a building permit to do work inside, which isn't a concern of the Commission.

**MOTION** by Mrs. MacKay to approve the request, as presented.

**SECONDED** by Mr. Vorbach.

**MOTION CARRIED UNANIMOUSLY.**

Mr. Falk asked about the placement of the wall sign, and mentioned that even if it is to be moved to a central location on the façade of the building, it would have to come before the Commission for review and approval.

**DISCUSSION ITEM #1:**

**Potential expansion of Historic District Area - Recap:**

Ald. Schoneman said that for whatever reason, people were getting up in arms, thinking that we're going to do something to them, and said that we made it clear, that isn't what we do. He said that he stated that the Commission is a bunch of volunteers, neighbors, just like you, not City employees, but volunteers serving on a Board trying to protect neighborhoods.

Ald. Schoneman said that most of the comments were coming from the folks on Swart Terrace. He said that some of the people from Swart Terrace were in favor, but there were some very vocal folks there who don't want it. He said he wasn't aware of their Homeowners Association

that owns the oval, and since that time, there have been a few emails, some quite long, of communications between various parties, mostly from Swart Terrace.

Ald. Schoneman said that there were some people from Berkeley Street, his recollection was that they weren't too pleased with it too, but clearly the most adamant resistance was from Swart Terrace.

Mr. Sampson said that 90% of the comments were Swart Terrace comments, which focused heavily on the oval and the light stands.

Mrs. MacKay said that their message was loud and clear, and the response was no.

Mr. Falk said he thought they were saying why fix it if it isn't broken, he said he felt that the overall sentiment was that they didn't want it. He said that all of us spoke up and told them that it's not a bad thing at all, it's a good thing, and we're trying to help the neighborhood and street, and it's to avoid additions on homes that are not suitable.

Ald. Schoneman said he didn't think so either. He said that Mrs. Dutzy had one of the best comments, she said that it's not the day-to-day stuff, it exists to deal with the event every 15 years or so when someone comes in and wants to do something that would be a monstrosity.

Mr. Weber heard that they were indicating that they can do it ourselves, and we don't want the City involved. He said that a lot of this is educating people before it goes farther. He suggested putting something down in print and send it to educate the people in the proposed area that would cover what it really is, and give them examples of positive things.

Mr. Sampson said that we did send a mailing to everyone living in the existing district area about five years ago.

Mr. Falk said that he passed out a handout at the meeting we just had, indicating what this would entail. He said that he invited about 8-10 residents who have come before the Commission in the recent past, so that they can relate their success stories, and only one couple showed up from Orange Street.

Mrs. MacKay said it seemed like they had an agenda, and they weren't letting go. She felt as if they weren't even listening, they were adamant, pushing back.

Ald. Schoneman said that he'd like to find some prominent supporters. He said that this came to him from Mayor Donchess, before he was Mayor, who said that folks came to him expressing that they'd like some of these areas are protected. He said he'd like to start with that, to talk to Mayor Donchess about it, get his thoughts, and frankly, if people don't want it, it shouldn't be forced upon them, there's no point in that.

Mr. Weber asked if it would be feasible to have a flyer with the information on it, and they can email us back to find positive people, and if they're interested, they can please give us a call back.

Mr. Sampson said that the first problem is that this Commission has no money.

Mr. Weber said that there are grants for this.

Mr. Sampson said we'd need to get a grant, or get some sort of special appropriations from the City.

Mr. Weber said that there are grants available that will help, if you want to expand yourself.

Mr. Sampson said that another thought, the Stevens House, formerly owned by the Foemmels, he asked who the owner is now.

Ald. Schoneman said that his understanding is that it's someone who's an absentee owner from Eastern Europe.

Mr. Sampson said that is certainly the largest house in the district, and the house next door, the brick house, is owned by the Bellevance family, and suspected strongly that they would be willing to be supportive, and those would be two places that he'd love to see in the District, and we may be able to get some interest from them. He said that perhaps we could get an article in the newspaper about this, or perhaps this is not a good idea.

Ald. Schoneman said he thinks it's a good idea, and maybe we just take Swart Terrace out of it, and perhaps the article mentions that it's clear that the folks on Swart Terrace weren't very pleased with it. He said that getting publicity out is good, or perhaps a letter to the Editor, or the Bellevances could write a letter, people in support. He said that letters are a great way for people to express themselves, through the Telegraph and Union Leader. He said that he feels that there's a knee-jerk reaction, saying "what are they going to do to us now" and for some reason, that stage got set, and who knows how that perception came out. He said that a new stage has to be set.

Mr. Weber said that another thought is on the government TV, the Nashua TV, there is a photo show. He said it could just run, with the really prominent houses of how they look, just have a continuous slide show and have something written, and why it's good.

Ald. Schoneman said that he has a show on there.

Mrs. MacKay said that it should stay positive, she said that it shouldn't say that Swart Terrace didn't want to be in this, it should accentuate the positive, and eliminate the negative.

Mr. Vorbach said at the corner of Kinsley Street and Main Street, two houses were stripped of their character, and that's the kind of thing that we don't want to see happen.

Mr. Sampson said that we ought to get some people in the existing district. He said that sometime this summer he'd be willing to draft some kind of an article for review.

Mr. Weber said he could take some photos of some homes, he could work off a list of homes to have photos taken. He said he could put it into a slide show.

Mr. Sampson said he'd be willing to try to write up something that the Commission could review.

Mr. Weber said he could edit it and put in text on the photos.

Mr. Sampson asked if history is a selling point in these old homes.

Members of the Commission all agreed that it is, and everyone wants to know.

Mr. Weber asked if someone changes their design, if they'd have to come back to the Commission.

Mr. Falk said that if it is a true dimensional change, it should come back, unless the Commission stipulates otherwise where some flexibility is given, such as the Penuche's deck, where the Commission said that the entryway could be either one or two ways depending on what the Fire Marshall said.

Mr. Weber asked if someone builds something and it's different from the plans the Commission approved, if the Building Inspector sees it and it's totally different, do we have the right to go there and state that it's different and not what's approved.

Mr. Falk said that he's not a Building Inspector, and doesn't personally inspect properties in that manner, hopefully the Inspector would catch something before they get their Certificate of Occupancy.

Mr. Weber asked if we can stipulate that if there's any change in the design or look, can we automatically make them come back to the Commission.

Mr. Falk said that if any inspector sees it and it's different, it could come back. He said we would have to compare what was approved and what was built and decide if they should come back.

Mr. Weber said that in their Planning Board training, Attorney Buckley stated that if you want something to be correct like you approved, it must be stipulated in the motion, then, you're protected.

**MISCELLANEOUS:**

**ADJOURNMENT:**

The meeting was adjourned at 7:15 p.m.

CF/cf