

NASHUA HISTORIC DISTRICT COMMISSION

Monday, October 24, 2016 6:30 p.m. – Room 208, City Hall

Members:

Robert Sampson, Chair
Ald. David Schoneman
Robert Vorbach
Mariellen MacKay
Edward Weber
Chris Barrett
Steve Edington

Also present:

Carter Falk, Deputy Planning Manager/Zoning

MINUTES:

September 24, 2016:

No action.

NEW BUSINESS:

Filip Thurston, 4 Abbott Street, Nashua, NH

- 1. 4 Abbott Street, LLC (Owner) Filip Thurston (Applicant) 4 Abbott Street (Sheet 67 Lot 46) requesting approval to construct a new single-family house. RB Zone, Ward 3.**

Mr. Thurston said that there was a previous house on the lot, and said that this morning, he was given copies of the elevation drawing details and minutes of previous meetings. He said that his intent in building this house is to build something that will fit with what the theme of the neighborhood, but on a little smaller scale.

Mr. Thurston said that he's seen a lot of similarities, it's going to be a simpler, smaller house. He said that he has submitted elevation drawings of each side, and the plot plan. He said that the house will be located further back on the lot than the previous house. He referred the Commission to the drawing of the front porch. He said that there will be round columns, short walls instead of railings, and the steps being partially underneath the roof. He showed what is proposed for the front door, he said he also has a photo of an alternate door choice if the Commission doesn't like the chosen door. He said that there is a photo of what is proposed for the rear door. He said it's not as historical looking, but it's away from the street and it does provide for light and it'll go out to the open deck. He said that the drawing also has an alternate door.

Mr. Thurston showed a picture of the proposed window, it's the same type of window put on the house behind this one. He said that it has grills on the outside of the glass, it's an all-vinyl window, it has a wide trim molding around it. He said that in looking at pictures of the old house, it had wide trim, but it had a different top. He said it would also be the same window that would be used in the peak in the front.

Mr. Thurston said the corner trim is the same that they used on the house in the back, it has the "J" channel on the back, so that the siding will be behind it. He said that the windows also have the same J channels in them. He said that they'll be using vinyl siding with a four inch exposure. He said that the original house had a 4½ inch reveal, that's as close as they can get. He said that the rear deck is proposed to be a pressure treated deck, and it can be painted once the wood seasons a little bit. He said for the roof detail, they'll use crown molding and the returns, and it's similar to the old house, but on a smaller scale, as the building is smaller. He said that the last picture in the package is the proposed lighting fixtures, the one on the porch, and the one on the wall in the rear. He said that there will not be any shutters. He said that they will be using architectural shingles.

Mr. Barrett asked why there will not be any shutters.

Mr. Thurston said it's not a cost factor, he said that a lot of the shutters on a low maintenance house are vinyl, and he didn't think it was that appealing, he said that a lot of the trims that they're using will look old, and in order to look old, they'd need to put on wood shutters. He said that some of the windows are big enough, and didn't want them to look bigger by adding shutters.

Mr. Sampson said that the Greeley House that was there before didn't have shutters, or at least not when the picture was taken.

Ald. Schoneman asked if there is a picture of the peak detail.

Mr. Thurston said it's not the peak, it is the roof trim, which is that picture shown in the packet. He said that they'll use crown molding, and the return is very similar to what is on the previous pictures.

Ald. Schoneman asked about the history, and asked if there was an application for this before.

Mr. Sampson said that back in 1991 there was a request to convert what was then a two-family house into office space, and that was denied on the grounds that it wasn't compatible with the neighborhood, and possibly parking issues.

Mr. Thurston said that there was an application after the fire to build a ranch-style house, and the Commission didn't like that, and of course it never got built.

Ald. Schoneman said it looks like the house was burnt to the ground.

Mr. Thurston said yes, and there's a lot of bamboo there right now, but no house.

Mr. Thurston said that they want to make it a single-family home, which was what it was until 1955, then, it was converted to a two-family.

Mr. Vorbach said that the direction to change it into smaller housing stock is a valid one, so in that sense, the proposal is a good one. He said that the smaller home footprint is valid and needed. He said that the details always concern him, and it seems as if they're being addressed. He said it's important for quality designs and quality details, and quality construction, and quality of product.

Mr. Sampson said that this is almost right across the street from the Historical Society, and the application has circulated to their Board of Directors, and they had no comments, so as abutters, they are happy with the proposal.

SPEAKING IN FAVOR:

Christopher Zepp, Merrimack, NH. Mr. Zepp said he is all for it.

Mr. McCormack, Nashua NH. Mr. McCormack said he has no objections.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

Ald. Schoneman asked if there is going to be a shared driveway with the house in the back.

Mr. Thurston said it will not, there's a driveway that goes on the adjoining property, not on this lot, that serves the house in the back. He said that for the proposed house, there will be a driveway in the front, so it'll have its own access and its own driveway. He said it will not have a garage.

Mr. Falk said that the setbacks are 10 feet in the front, 7 feet on the sides, and 20 feet in the rear. He asked about the deck in the back, whether it's open or roofed.

Mr. Thurston said it will be open.

Mr. Falk said that it looks as if all the setbacks will be met.

Mrs. MacKay said she'd make a motion to approve but said that since they don't have a color, if the Commission could stipulate that they can't make it purple or orange or nothing outlandish.

Mr. Sampson said that the Commission could request that, but there is no authority for color.

Mr. Thurston said that one option is the pale ivory/yellow color. He said that it will be conservative and appropriate.

Mr. Barrett said that between the property between the big house and this house, is there any plantings proposed.

Mr. Thurston said that nothing has been considered yet, the lot has a lot of bamboo on it. He said that they may plant a tree in the front yard, and maybe something along the sides.

Mr. Falk said that landscaping doesn't require a building permit.

MOTION by Mrs. MacKay to approve the request, in accordance with the plans that were presented to the Commission this evening, on October 24, 2016.

SECONDED by Mr. Barrett.

MOTION CARRIED UNANIMOUSLY.

Ald. Schoneman said that the Commission didn't address the issue of the doors.

Mr. Falk said that the plans indicated his first choice and an alternate choice.

Ald. Schoneman said that for the front, he said he likes the oval glass. He said that for the porch, the square looks fine.

Commission members agreed, they like the oval in the front and the rectangle in the back.

AMENDED MOTION by Mrs. MacKay said that the Commission wants the alternate window on the door, the oval, on the front, and the proposed door on the back.

SECONDED by Mr. Barrett.

AMENDED MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS:

Expansion of Historic District:

Mr. Falk identified the property owners that owned property at the general corner of Swart Terrace and Berkeley Street, as the Commission asked who these owners were at the previous meeting. He showed the Commission members the revised map showing that these property owners are included on the map.

Mr. Sampson distributed a draft of the letter to be sent out to the property owners.

Mrs. MacKay said that it should be noted that the homeowners have an opinion on this, and they can say if they want to be in it or not.

Mrs. MacKay said that Mr. Falk's email address should be on the letter, and to add the other member's names.

Mr. Falk said that he has the document that Mr. Sampson forwarded to him; he said he can put it on the City's letterhead, and will bring it to the next meeting for further review before it's sent out.

ADJOURNMENT:

The meeting was adjourned at 7:35 p.m.

CF/cf