

1. Historic District Commission Regular Meeting Agenda (PDF)

Documents:

[201801217 HDC AGENDA \(AD\).PDF](#)

2. 20181217 HDC Packets

Documents:

[20181217 46 CONCORD ST.PDF](#)



City of Nashua
Planning Department
229 Main Street
Nashua, New Hampshire 03061-2019

Planning & Zoning 589-3090
Fax 589-3119
WEB www.nashuanh.gov

December 3, 2018

The following is to be published on ROP December 8, 2018, 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, December 17, 2018, at 6:30 P.M. at Nashua City Hall, 2nd Floor, Room 208, 229 Main Street, Nashua.

1. Labitt-Schwartz Family Revocable Trust of 2007 (Owner) 46 Concord Street (Sheet 66 Lot 72) requesting the following: to install an exterior door, a 48" x 42" landing with shed roof, and three steps to allow for access to back yard from interior of house, and in doing so, removing false window on first floor, and relocate false window on second floor to create top-bottom symmetry of home - all work on northern elevation behind ell of house. RB Zone, Ward 3.

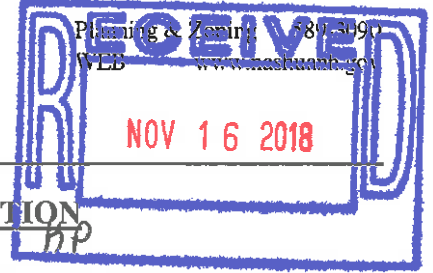
Other Business:

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
Planning Department
 229 Main Street
 Nashua, New Hampshire 03061-2019



HISTORIC DISTRICT COMMISSION APPLICATION

PLEASE NOTE: INCOMPLETE OR ILLEGIBLE APPLICATIONS WILL BE RETURNED TO APPLICANT.

Location 46 Concord St.

Zoning District AB Sheet 0066 Lot 00072 Property Acct# 26,404

Property Owner (print name) Labitt-Schwartz Family Revocable Trust of 2007

Owner's Signature Bruce David Labitt & Trustee David J. Schwartz as owner as owner + trustee Date 11/16/18

Owner's Address 46 Concord St.

Telephone Number H: 603.880-1402 C: 603.233.4787 E-mail bruce.Labitt@myfairpoint.net

Applicant (print name) SAME AS OWNERS

Applicant's Signature _____ Date 11/16/18

Applicant's Address _____

Telephone Number H: _____ C: _____ E-mail _____

Proposed Work: see attached

- | | | | |
|---|----------------------------------|---|-----------------------------------|
| 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 12/17/18 Historic District Commission (HDC) meeting, the above application was:

Approved Disapproved Tabled Postponed

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

Chairman/designee _____ Date _____

OFFICE USE ONLY Date Received 11/16/18 Date of hearing 12/17/18 Application checked for completeness: CF

PLR# 2018-00203 Board Action _____

\$ 30 application fee \$ 30 signage fee Date Paid _____ Receipt # _____

Application for Historic District Commission of the City of Nashua New Hampshire

Location: 46 Concord Street, Nashua NH 03064-1958

Zoning District: Sheet: 0066 Lot: 00072 Property Acct#: 26,404

Property Owner: Labitt-Schwartz Family Revocable Trust of 2007

Trustees: Bruce D. Labitt

Elinor J. Schwartz

Owners Signature:

Date:

Owners Signature:

Date:

Owners Address: Both live on location

Telephone Numbers:

Bruce: 603-880-1422 (H) 603-233-4787 (C)

Ellie: 603-880-1422 (H) 603-943-3488 (C)

Applicants: Same as owners

Applicants Signature: Same as owners

Date:

Applicants Signature: Same as owners

Date:

Applicants Address: Same as location

Applicants Phone Numbers: Same as "Telephone Numbers"

Proposed Work:

We are planning to install an exterior door, landing, and three steps to give us access to our back yard from the kitchen. The landing is modest in size and has been carefully designed to respect the scale of the existing house. All materials and details, including those for the corner/fascia shall match the existing house as closely as possible. This new construction will not be visible from street level. The door will be an out-swinging steel door, painted to match the trim of the house.

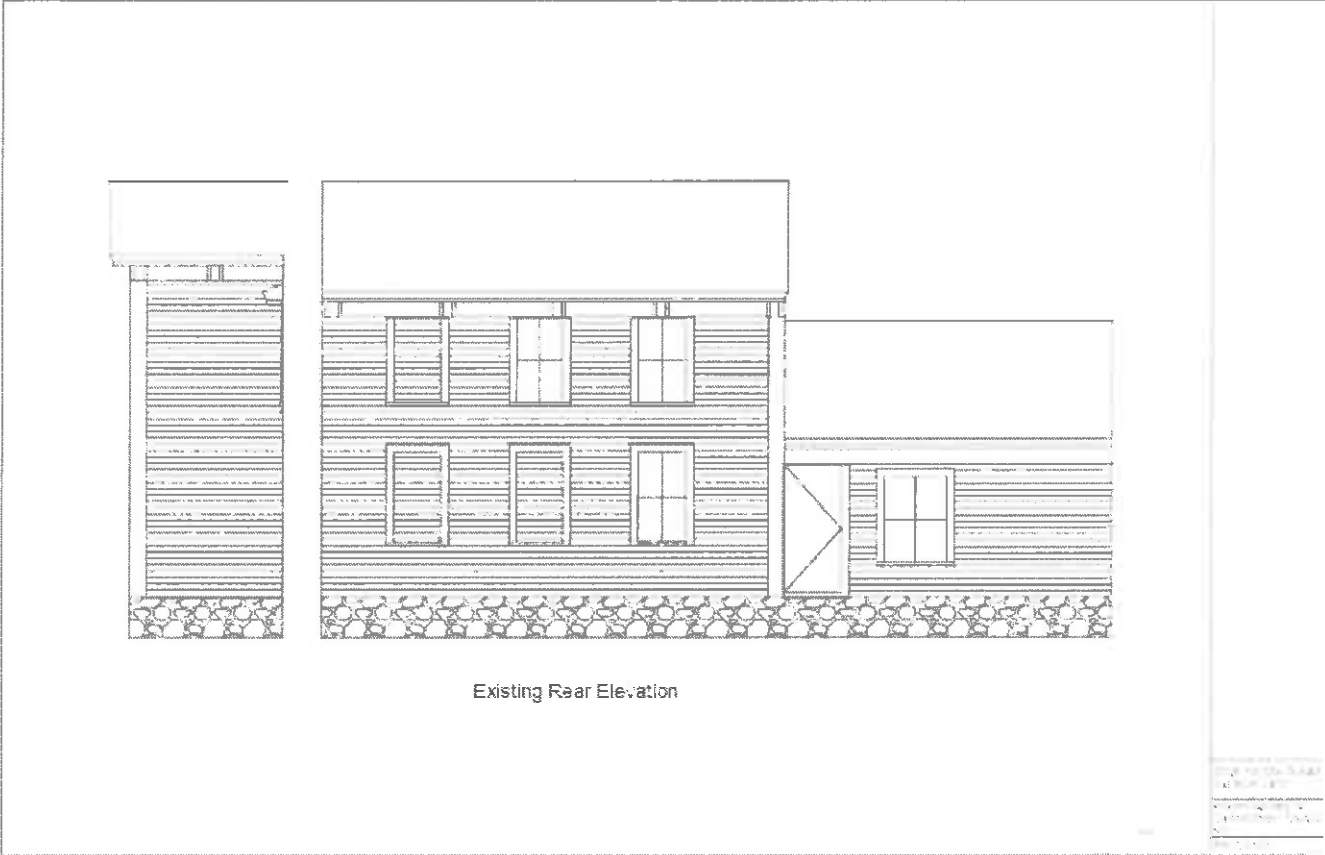
The 48" x 42" landing with approximately 3 stairs shall start one step below the door. The frame will be made of pressure treated lumber rated for round contact. The decking will be Trex, square edged, Island Mist.

The risers, edge of the deck and stringer, as well as the 4x4 post supporting the roof structure, will be "wrapped" in white PVC.

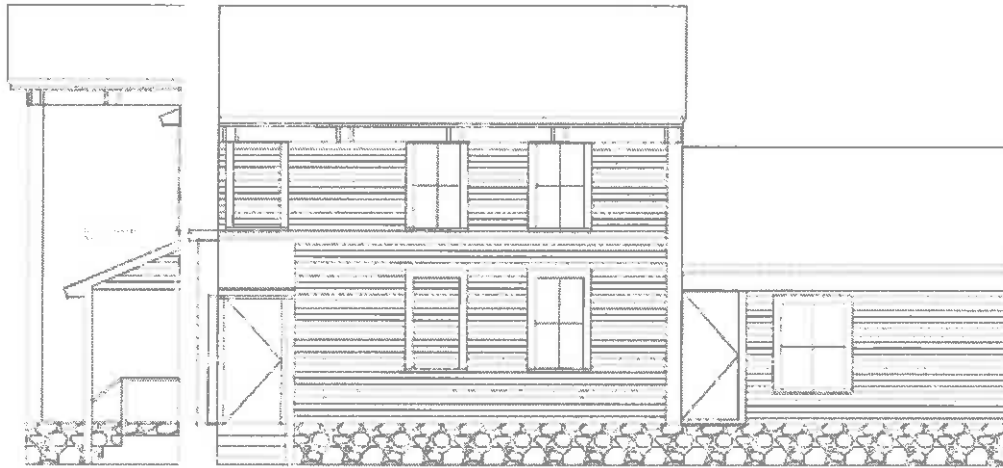
The frame of the landing shall be constructed of ground contact rated pressure treated lumber. The footings of the frame will be concrete in sona tubes installed to the proper depth.

The railings for the landing and stairs will be white PVC/composite material. The hand rail will be metal with a white PVC sleeve. The roof structure will cover the landing and stairs. The underside will be white PVC bead board material. The roofing material will be asphalt shingles to match the existing as closely as possible. The roof will be flashed to the house in accordance with the manufacturer's requirements. Any siding disturbed will be replaced by like Hardy board cement siding of the same color.

The location of the door is fixed by interior requirements. The proposed door location does not line up with the existing covered window above it. We propose to move the existing covered window over so that it is over the proposed door location, thus maintaining the top-bottom symmetry of the home. Drawings of this are supplied with this application.



Original view



Proposed Rear Elevation

Proposed view showing proposed exterior door location (to the left) and the relocated "false" window.

There are no changes to signage.

The alteration is as shown. The door is not visible from the street since it is blocked by the el.

The new addition is

1. the shed roof over the new landing
2. new landing
3. exterior door,
4. relocated "false" window.

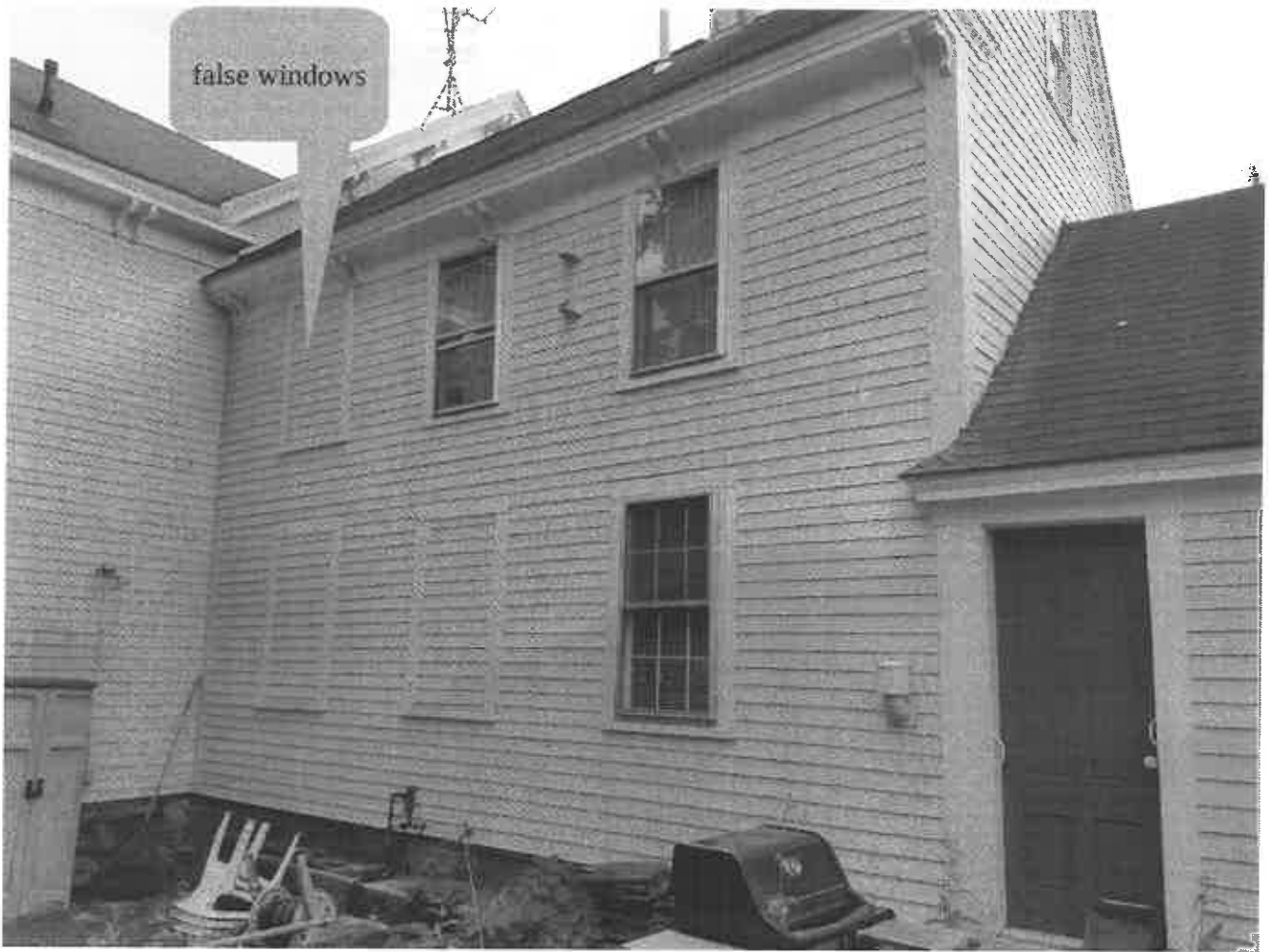
No structural changes to the existing main roof line

Siding materials are to be Hardy board wood textured cement board siding - the same as the existing siding.

No alteration to decorative details

Materials as noted earlier in document

Existing photographs of the building



Inside corner where proposed door will go.



Existing garage back view



View of el showing it is hard to see the proposed door location from the street. Not shown in this view is a 6 ft high fence along Concord Street and along abutter line.



View of corner bracket ornamentation



View of el and 6 foot tall fence along Concord Street



View of garage door - cannot see proposed door or landing from this view



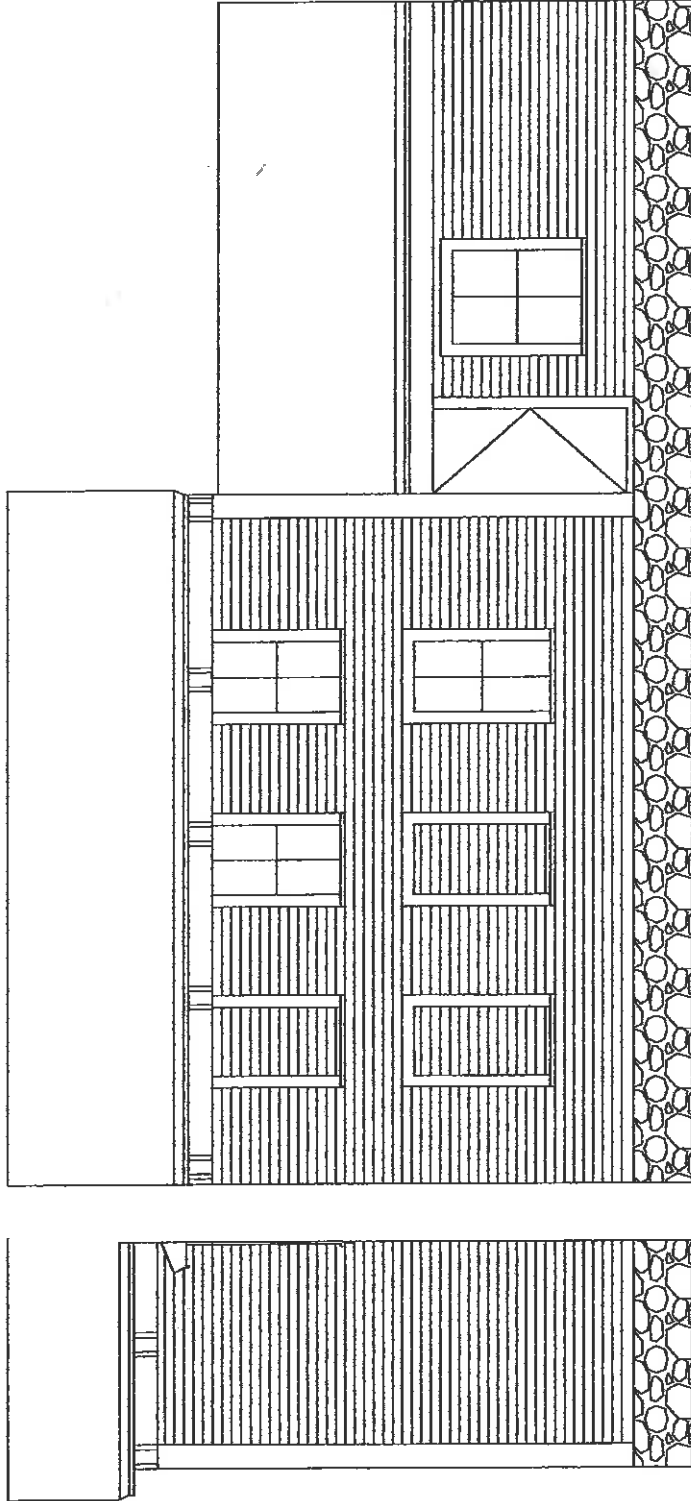
Side view of house along Rogers Street



Front view of house along Concord Street. Notice el blocks view of proposed shed roof and door. See fence to right becoming 6 feet high.

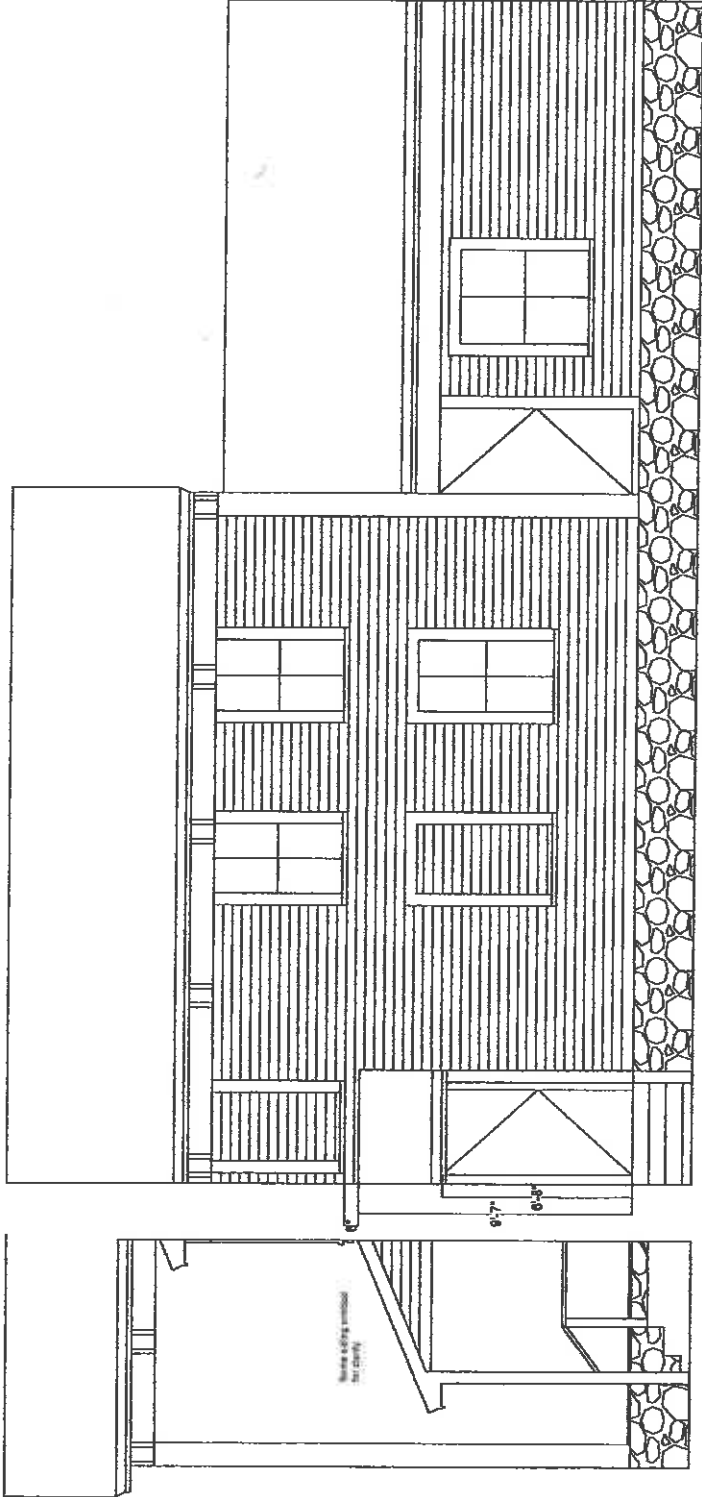


View of house from inside property near corner of the lot on Concord Street. Door would not be visible from here.



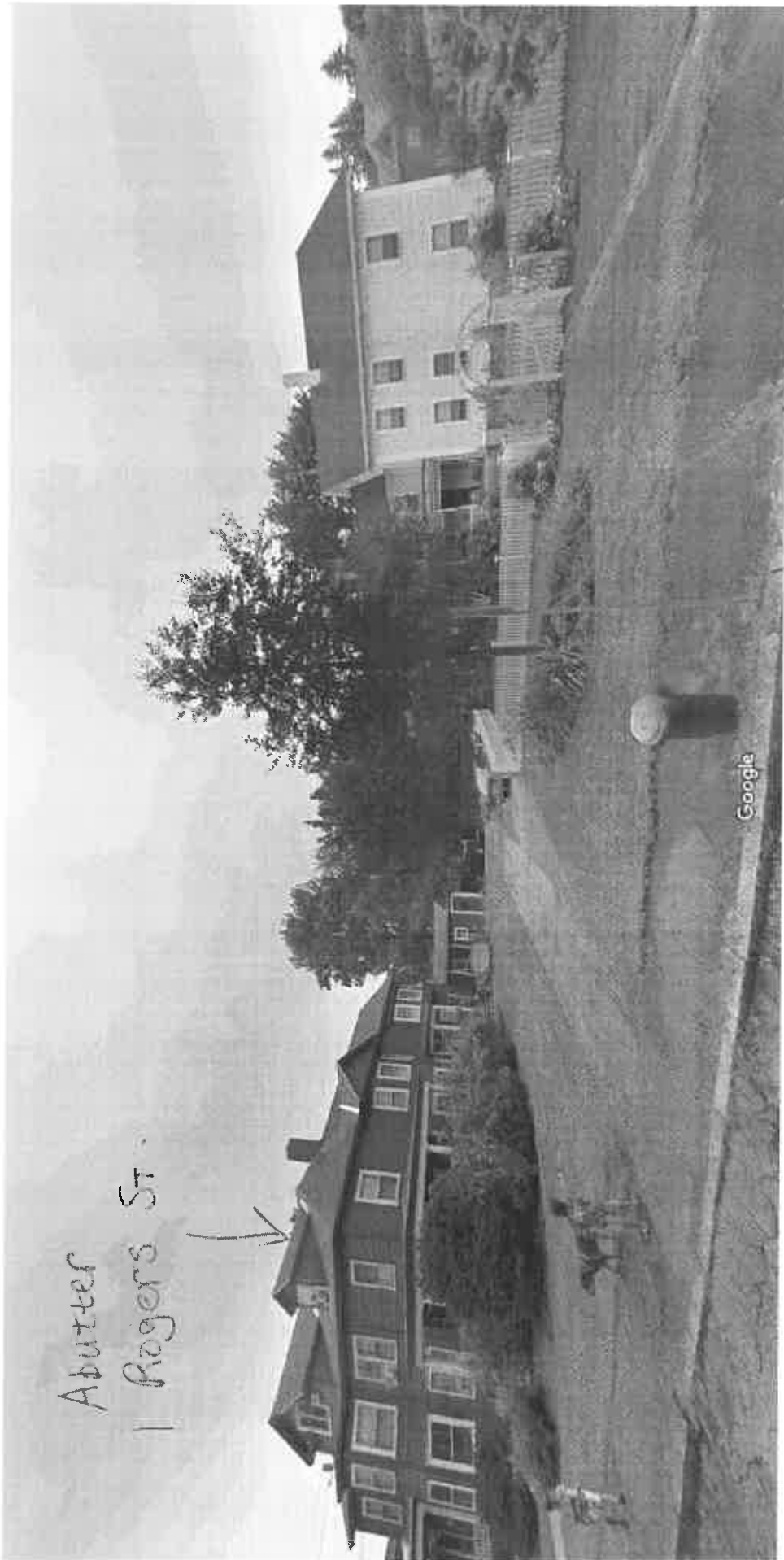
Existing Rear Elevation

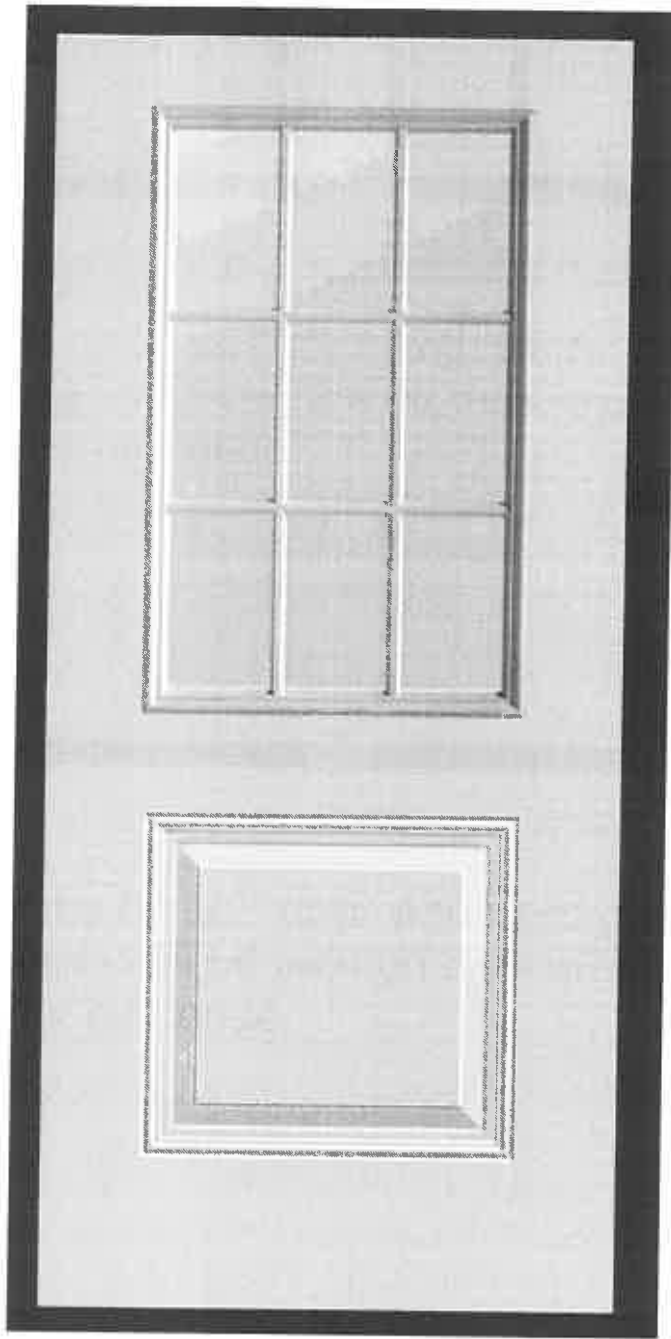
2173
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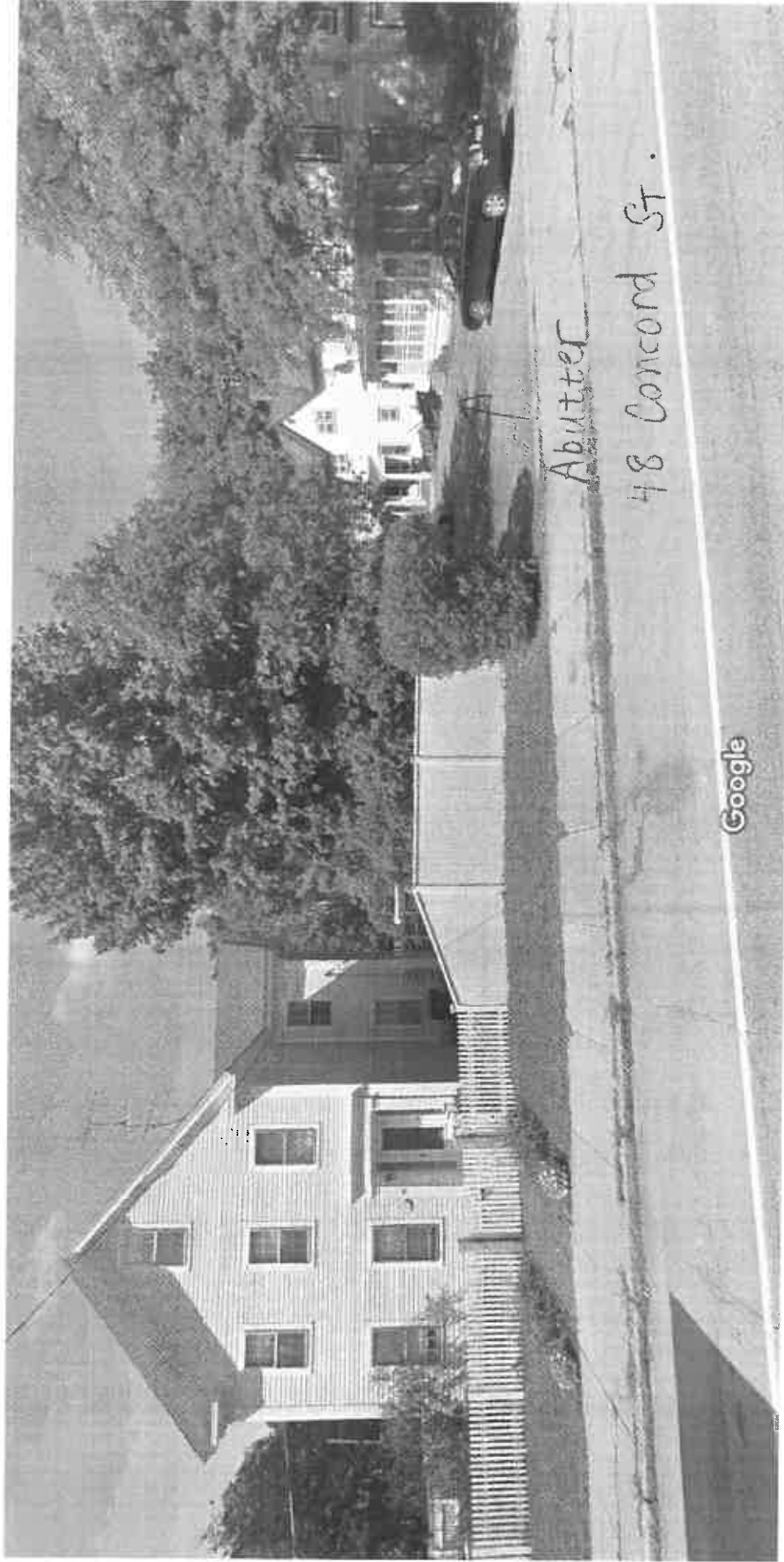
Proposed Rear Elevation

Abutter
1 Rogers St.





Steel 36" by 80 1/2" door with fixed grille glass panel. Will be painted dark green to match trim on house.

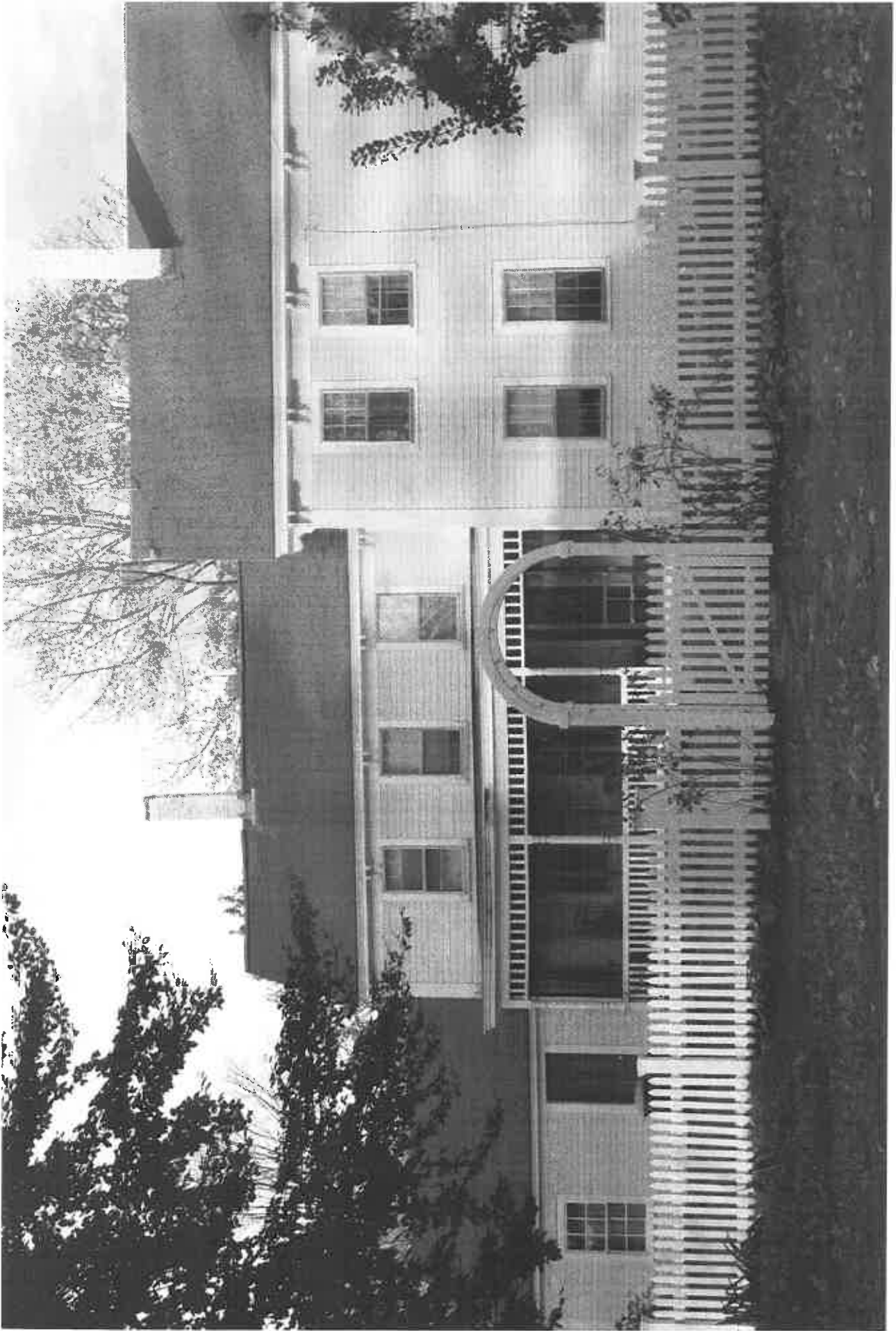


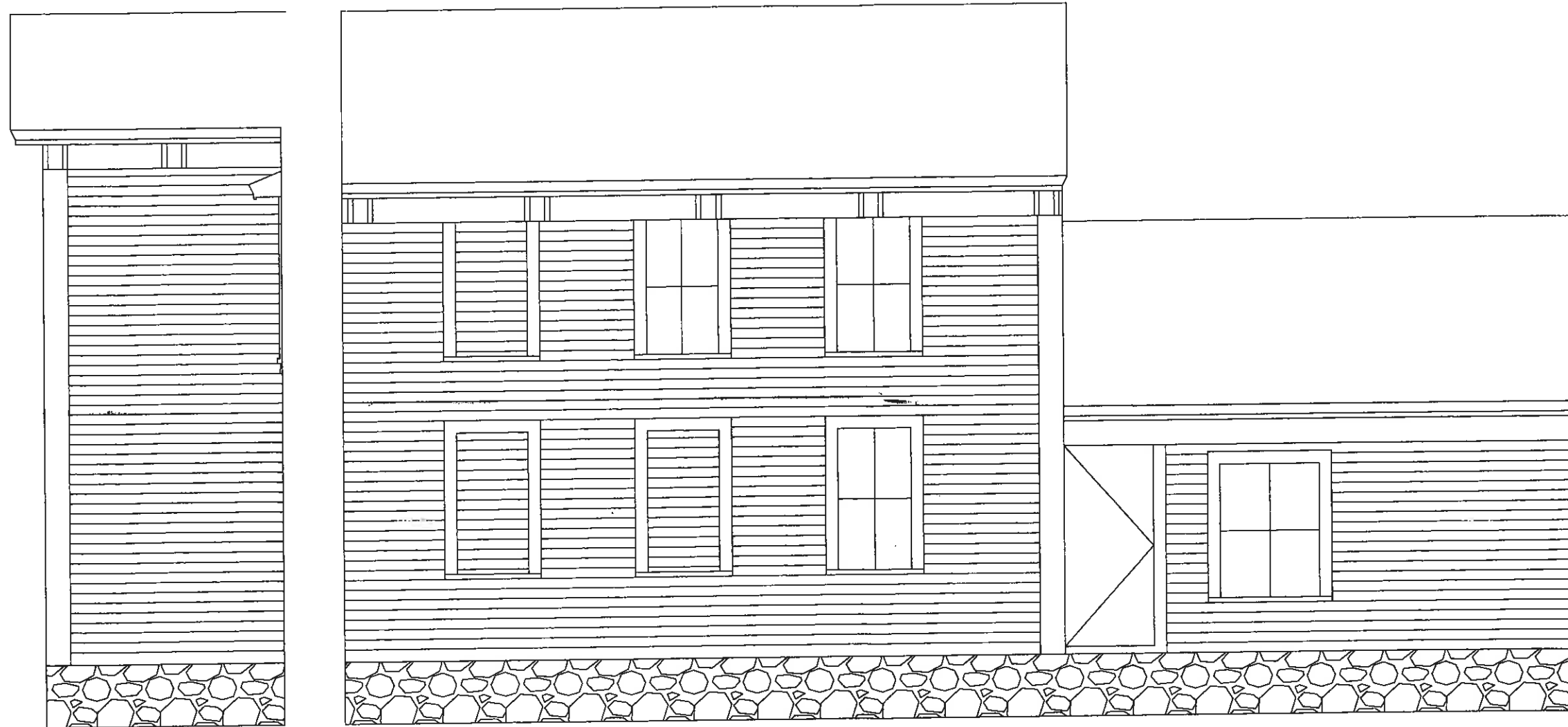
Nashua, New Hampshire



Street View - Sep 2011

Image capture: Sep 2011 © 2018 Google





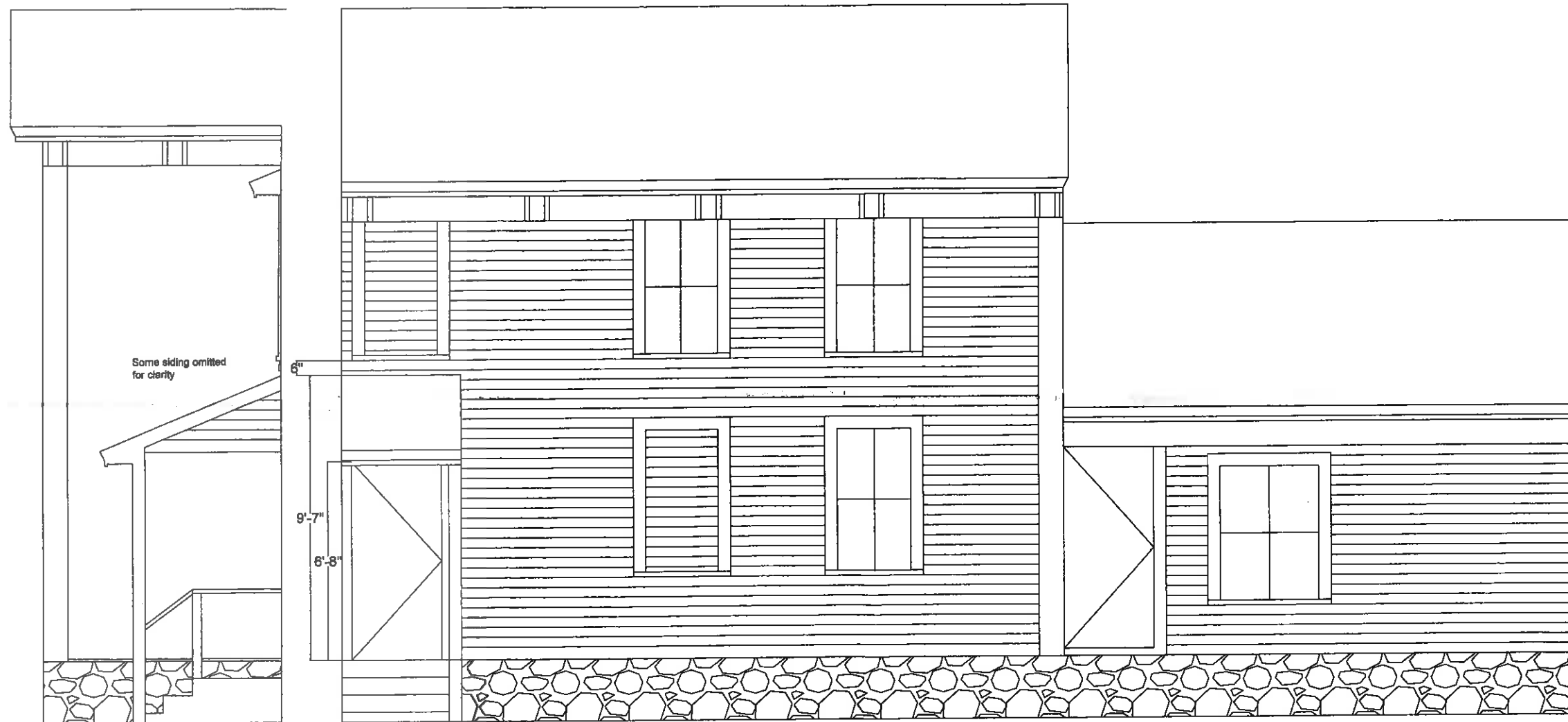
Existing Rear Elevation

Drawn For: Ellie Shwartz
and Bruce Labitt

Property Address: 46
Concord Street, Nashua,
NH

Rev: 9.28.18

$\frac{1}{2}''=1'$



Proposed Rear Elevation

Drawn For: Ellie Shwartz
and Bruce Labitt

Property Address: 46
Concord Street, Nashua,
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Rev: 9.28.18

$\frac{1}{2}''=1'$