

VIA HAND DELIVERY

93 Concord Street
Nashua, New Hampshire 03064
603.882.6507

May 25th, 2022

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

Dear Commissioners:

Please find enclosed our application to enclose our second-floor porch which is directly off our main bedroom at 93 Concord Street. The decision to make this alteration is based on a number of factors the most important of which is for the safety of our son who can not be trusted on the open deck. As a Sotos Syndrome kid, he lacks awareness for his own safety and has tried to jump from the deck on several occasions. Beyond the safety issue, we believe that the alteration we propose, enclosing the deck to be used as a sunroom/sitting room, is in keeping with the neighborhood and is an exact replica of the room below it.

Per your request, I have included the completed application, a few pictures of our home, and as built plans. We plan to replicate materials currently used on our home and will paint the enclosure to match our current color. As such, we did not provide any material samples.

In closing, we are available to answer any questions at your convenience prior to the June 27th meeting.

Thank you.

Amy & Frank Teas
Trustees of the Teas Family Revocable Trust



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

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

HISTORIC DISTRICT COMMISSION APPLICATION

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

Location 93 Concord Street, Nashua
 Zoning District RA Sheet 0047 Lot 00037 Property Acct# 25478
 Property Owner (print name) The Teas Family Revocable Trust
 Owner's Signature _____ Date _____
 Owner's Address 93 Concord Street, Nashua, New Hampshire 03064
 Telephone Number H: n/a C: 603.882.6507 E-mail theteasfamily@gmail.com
 Applicant (print name) G. Frank Teas, Trustee of The Teas Family Revocable Trust
 Applicant's Signature *G. Teas* Date May 25th, 2022
 Applicant's Address 93 Concord Street, Nashua, New Hampshire 03064
 Telephone Number H: n/a C: 603.882.6507 E-mail theteasfamily@gmail.com
 Proposed Work: _____

~~Please see attached letter detailing our plans.~~

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 checked="" type="checkbox"/>

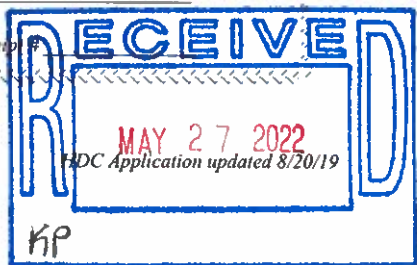
At the 6-13-2022 Historic District Commission (HDC) meeting, the above application was:

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 \_\_\_\_\_ Date of hearing \_\_\_\_\_ Application checked for completeness: CF  
 PLR# A22-0122 Board Action \_\_\_\_\_  
 \$ \_\_\_\_\_ application fee  \$ \_\_\_\_\_ signage fee  Date Paid \_\_\_\_\_ Receipt # \_\_\_\_\_  
 ~~~~~





#1 Photo showing Western side of the home



#3 Photo Southeastern angle of the home



93 Concord Street



#2 Photo showing Southern side of the home

Subject deck

Drawn By: SM
Date: 3/22/2019
Ver 1: 3/22/2019
Rev 2: 2/20/2021
Rev 3: 4/23/2022
Rev 4:
Rev 5:
Rev 6:

Historic
Commission
Submittals

good design doesn't cost money... it saves money

BUILDERS www.buildersplanservice.com
PLAN LLC
office 978-395-4834
mobile 978-815-7800
37 Pleasant Rd.
Pleasant, NH 03865

SERVICE

Proposed addition to
the Teas Residence
93 Concord St.
Nashua, NH 03064

A1



EXISTING

2 FRONT ELEVATION
scale 1/4 inch = one foot

PROPOSED

1 FRONT ELEVATION
scale 1/4 inch = one foot

Drawn By: SM
Date: 5/22/2019
Ver 1: 5/22/2019
Rev 2: 2/20/2021
Rev 3: 4/23/2022
Rev 4:
Rev 5:
Rev 6:

Historic
Commission
Submittals

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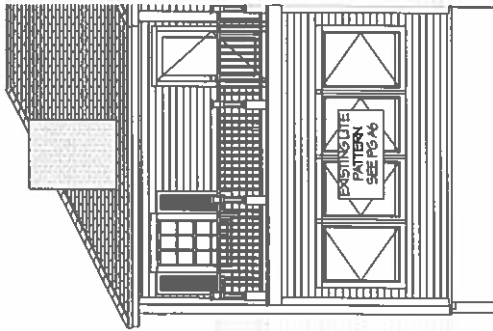
PLANNERS
PLAN LLC
office 978-815-7200
mobile 978-815-4834
www.buildersplannerservice.com

SERVICE
37 Pleasant Rd
Hastings, NH 03065

the Teas Residence

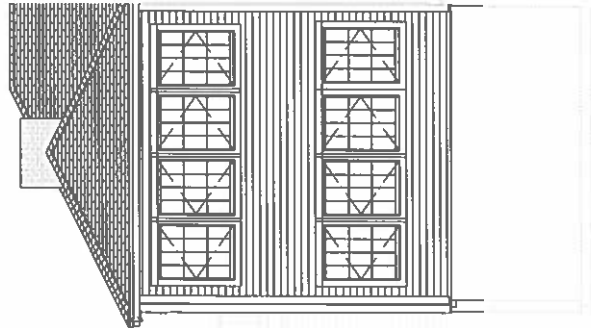
Proposed addition to
93 Concord St.
Nashua, NH 03064

A2



EXISTING

2 RIGHT ELEVATION
scale 3/16 inch = one foot




PROPOSED

1 RIGHT ELEVATION
scale 3/16 inch = one foot

Drawn By: SHH
Dates:
Ver 1: 5/22/2019
Rev 2: 2/20/2021
Rev 3: 4/23/2022
Rev 4:
Rev 5:
Rev 6:

Historic
Commission
Submittals

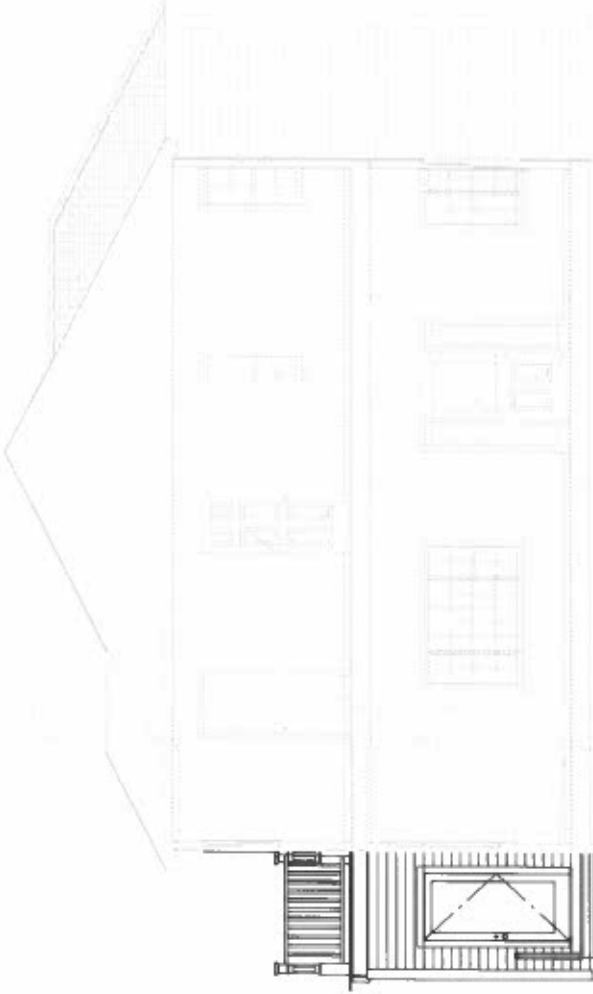
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Builder's
PLAN LLC
office 978-395-4834
mobile 978-815-7320
37 Flatow Rd
Mastow, NH 03665
www.buildersplanservice.com

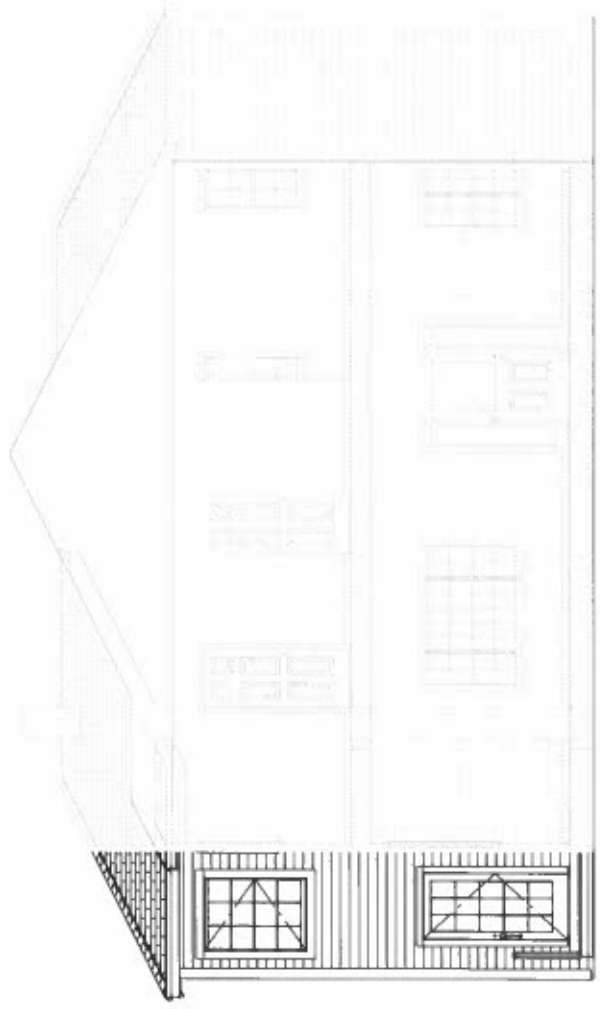
Proposed addition to
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93 Concord St
Nashua, NH 03064

A3



EXISTING

1 REAR ELEVATION
scale 1/4 inch = one foot



PROPOSED

2 REAR ELEVATION
scale 1/4 inch = one foot

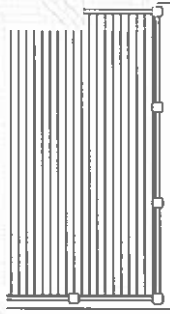
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BUILDERS
PLAN LLC
SERVICE
37 Flastow Rd
Flastow, NH 03065
office 978-915-7420
mobile 978-395-4834
www.buildersplanservice.com

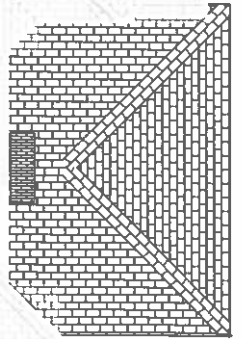
the Teas Residence
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93 Concord St.
Nashua, NH 03064

A4



EXISTING

2 ROOF PLAN
scale 3/16 inch = one foot



PROPOSED

1 ROOF PLAN
scale 3/16 inch = one foot

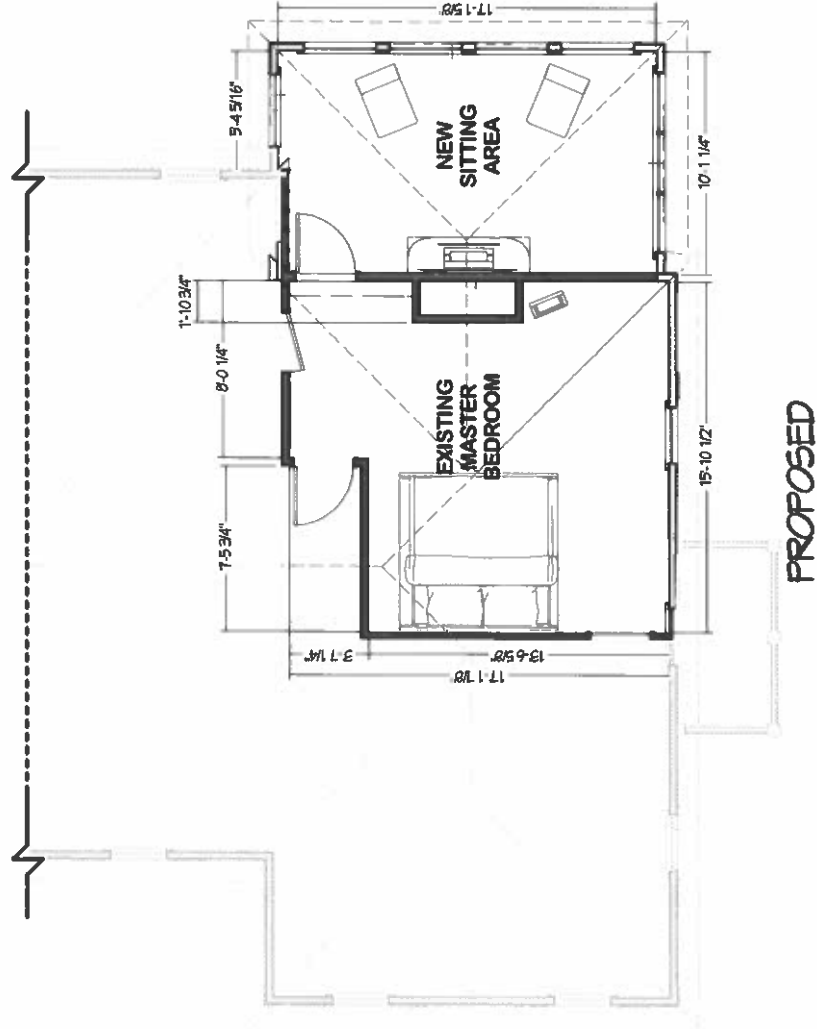
Drawn By: SM
 Dates:
 Ver 1: 5/22/2019
 Rev 2: 2/20/2021
 Rev 3: 4/23/2022
 Rev 4:
 Rev 5:
 Rev 6:

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 BUILDERS PLAN LLC
 37 Mastow Rd
 Mastow, NH 03865
 office 978-995-4434
 mobile 978-915-3430
 www.buildersplan.com

Proposed addition to
the Teas Residence
 93 Concord St
 Nashua, NH 03064

A5



1 SECOND FLOOR PLAN
 scale 1/4 inch = one foot

Drawn By: SM
 Dates:
 Ver 1: 3/22/2019
 Rev 2: 2/20/2021
 Rev 3: 4/23/2022
 Rev 4:
 Rev 5:
 Rev 6:

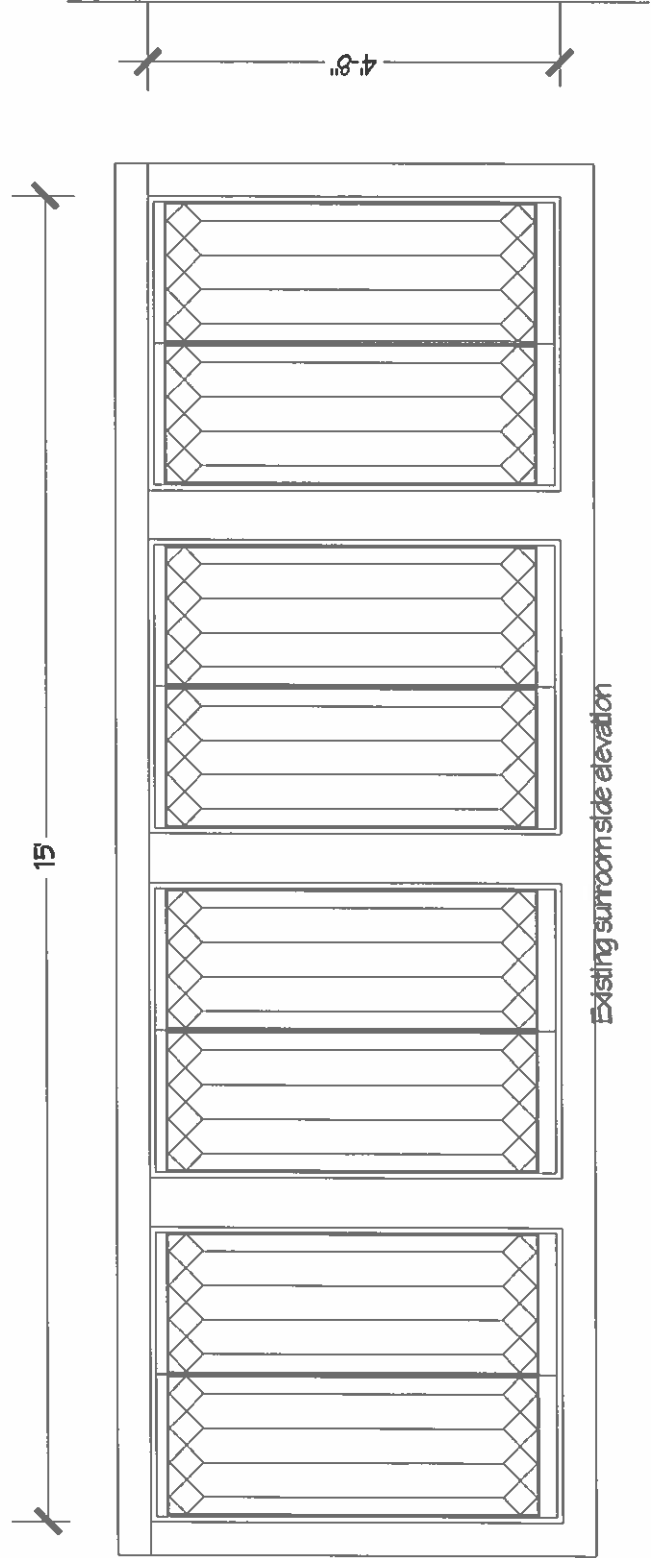
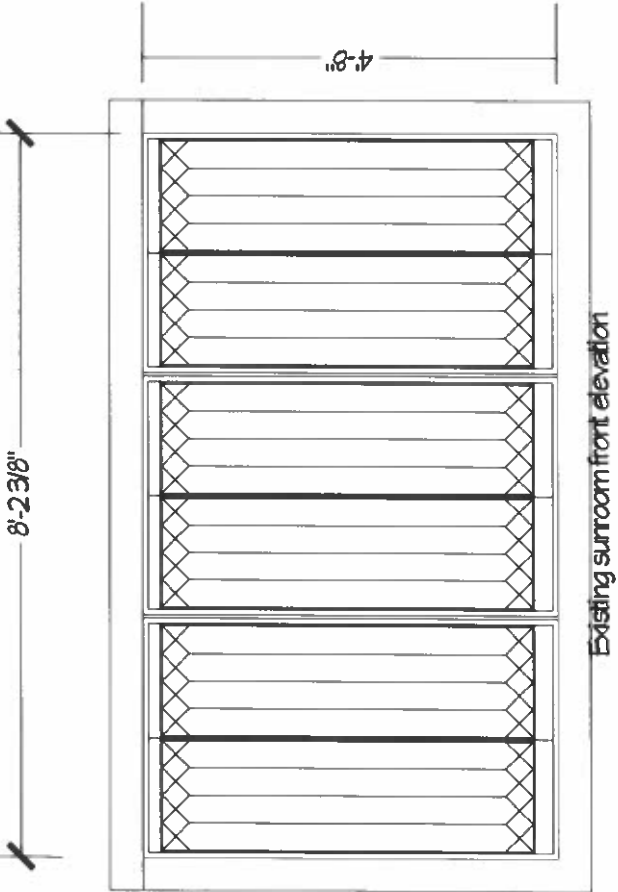
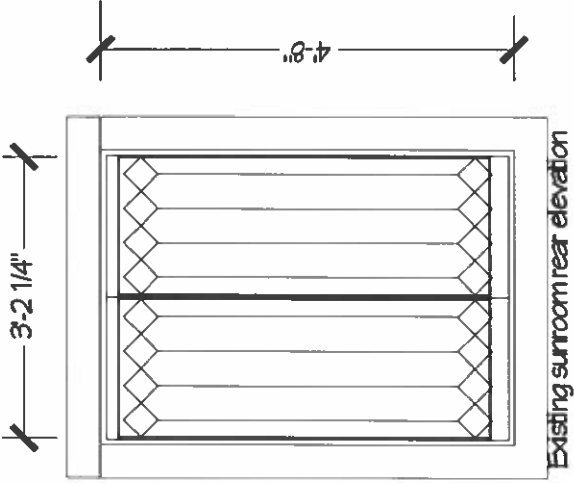
**Historic
 Commission
 Submittals**

BUILDER'S www.builderplanservice.com
PLAN LLC office 978-395-4534 mobile 978-815-7820
SERVICE 37 Flatlow Rd. Flatlow, NH 03665
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 Nashua, NH 03064

A6

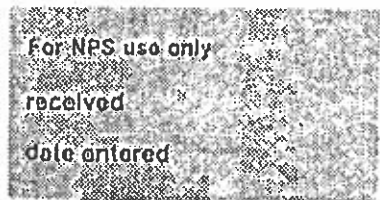
Single casements
 5/8" glazing
 6-3/16 jambs
 5/4" x 4" casing
 Black casing (1/8")



1 Sunroom Windows
 scale 1 inch = one foot

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet 49 Item number 7 Page 31

#151B Shaw Carriage House - 1890. A wood-frame structure of similar design to the main house, the carriage house is attached to the rear wall of the Shaw House.

#152 John Chandler House - ca. 1878-79. The Chandler House is a two-storey Italianate "villa" style house with a rock-faced granite foundation, square floor plan and hip roof. The facade is symmetrical about a Colonial Revival style entry porch (ca. 1920). Original details include bay windows, bracketed cornices and moulded window caps. 87
CONCORD

#153A George Rollins House - ca. 1890. The Rollins House is a Queen Anne style, two and one-half storey house with an asymmetrical floorplan and a slate-covered pitched roof with decorative cresting. Major features include a three-storey corner tower (southwest corner) and third-storey porch set behind an arched opening in the south gable. 91
CONCORD

#153B Rollins Carriage House - ca. 1890. Built behind the main house is an original two-storey carriage house with a copper-domed ventilator/cupola; details of the carriage house resemble those of the Rollins House.

* #154 Paul Otis House - 1852. The Otis House is an Italianate style, two-storey house with a rock-faced granite foundation, end-wall chimneys and low hip roof. The facade is symmetrical about an added entry porch. Original details include paired cornice brackets and moulded window caps. Asbestos siding has been added in the 20th century. 93
CONCORD

#155A Archie Pollard House - 1919-20. The Pollard House is an Arts & Crafts style, two and one-half storey house with a symmetrical floorplan and hip roof with open eaves. The facade is symmetrical about a Tuscan entry porch that is flanked by oriel windows. The north and south (side) elevations each possess sun porches supported by Tuscan columns. 84
CONCORD

#155B Pollard Garage - ca. 1919-1920. Behind the Pollard House is an original garage decorated with Tuscan columns and other features that match those of the house.

#156A Edwin A. Colburn House - ca. 1890. The Colburn house is a Queen Anne style, two and one-half storey brick building trimmed with rock-faced granite. The house has an asymmetrical floorplan and is enclosed by a slate-covered hip roof with pedimented dormers. On the south elevation is an entry porch and porte-cochere set on square posts with moulded capitals. 86
CONCORD

ARCHITECTURAL DESCRIPTION

1. STYLE: Italianate BUILDING TYPE: Residence
2. STORIES: 2 FORM: Rectangular
3. FOUNDATION: granite & brick
4. STRUCTURE: wood frame
5. WALLS: Covering asbestos shingles
Ornamentation _____
6. ROOF: Type hip Covering asphalt shingles
Dormers/Cupolas 0 Details _____
7. CHIMNEYS: # 3 Location one in ell offset left & rt. Materials brick, painted
Description corbelled cap
8. EAVES TREATMENT: Lateral boxed cornice, double brackets
Gable End same
9. WINDOWS: Placement symmetrical Shape rectangular Sash 2/2
Surrounds moulded with caps
10. ENTRIES: MAIN: Location west facade Door panelled
Surround: Flanked _____ Topped _____
Framed modern frame with pediment south, southeast
OTHERS: # 4 Location east, north Surrounds _____
north - ramp
11. PORCHES/HOODS: # 3 Style/Roof Type a. entry porch (west) b. south c. rear
Location(s) _____ Supports concealed
Other features windows and ornamental railings
12. BAY WINDOWS/TOWERS: # 0 Location _____ Stories _____ Shape _____
Description _____
13. ELLS/WINGS: # 2 letter on map _____ Stories: A _____ B _____ C _____ Bays: A _____ B _____ C _____
Description(s) two storey rear ells - uncertain whether original or added
14. STOREFRONTS: Configuration _____ Windows _____
Doors _____ Materials/ _____
Details _____
Signage _____

Building Name/Address: Paul Otis House

93 Concord Street

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

CONTINUATION SHEET

15. RELATED STRUCTURES: # 0 Type _____
Description _____
16. LANDSCAPE FEATURES: Built Low granite wall along sidewalk
Natural grass, trees, heavily wooded in back
17. CONTEXT: at northern edge of Victorian suburban district
18. ARCHITECTURAL IMPORTANCE/INTEGRITY: preserves element of Italianate design
19. SITE INTEGRITY: good
20. HISTORIC ASSOCIATIONS: Owned by Otis family

MAP DATA

The Paul Otis House preserves elements of its original Italianate design. The building consists of a main house with a center entry and end-wall chimneys. The main house is enclosed by a hip roof that is trimmed with paired brackets. The plan, scale and details of the main house resemble those of the Clark Boutwell House (10 Abbott Street) which was also built in the early 1850's. Attached to the east elevation of the main house are two extensive ells, part of which was probably constructed in the twentieth century.

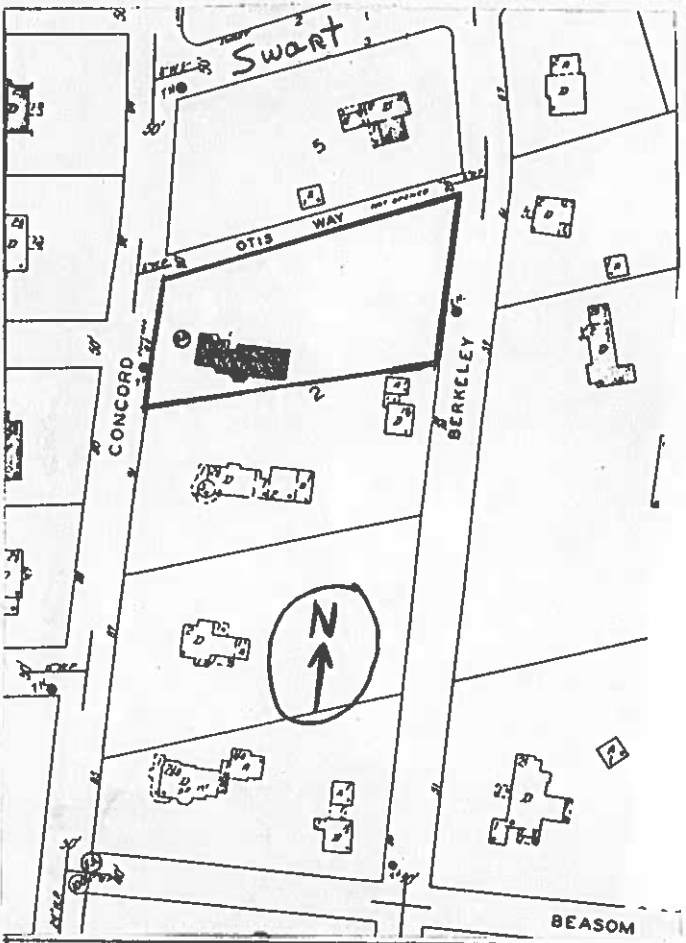
The house's first owner was Paul Otis, a house painter, who moved from Leominster, Massachusetts to Nashua in 1852. Otis served two terms as one of Nashua's selectmen and also as a member of the Board of Assessors. Following Otis's death, this property passed into the possession of his daughter, Ella Otis, and his son, Benjamin Otis who was a dealer in sash, blind, and other building materials. Benjamin Otis achieved local prominence as a businessman, serving as a director of the Nashua Trust Co. In the early twentieth century, the Paul Otis House was sold to Benjamin Otis's daughter, and son-in-law, Emma and Henry Hayden, who lived here from 1918 until the late 1920's.

References: City atlases & directories
Parker. History of Nashua (1897) pp. 172, 196, 517

UTM:	/Z	/E	/N
USGS QUAD:			
FUNCTIONAL TYPE:	Residence		
PRESENT USE:	Residence		
ARCHITECT/BUILDER:	unknown		
CONDITION:	Ex ___ Good ___ Fair <u>x</u> Poor ___ Ruins ___		
INTEGRITY:	Original Site <u>x</u> Moved ___		Date ___
Major Alterations & Date:			
Siding & porches (20th century)			
LEVEL/SIGNIFICANCE:	Nat'l ___ State ___ Local ___		

ADDRESS:	93 Concord Street
OWNER:	
ADDRESS:	
ASSESSOR'S #	sheet 47 lot 37
COMPUTER #	35478
COMMON NAME:	---
HISTORIC NAME:	Paul Otis House
STYLE:	Italianate
DATE: (Circa)	1852
SOURCE:	City atlases & directories

BOUNDARY & ACREAGE DESCRIPTION:



COMMENTS:

DESCRIPTION OF VIEW:

Negative File #: 11-28
 Photographer: R. Swanson
 Negative on file with:

SURVEYOR: _____ DATE: _____