

NASHUA HISTORIC DISTRICT COMMISSION

Monday, January 25, 2021, 6:30 p.m.

NOTE: Due to Governor's Executive Order, City Land Use Boards are authorized to meet via Zoom meetings, until it is deemed safe to meet in City Hall. Chairman Sampson read an introductory statement stating that the Historic District Commission is meeting via Zoom, and indicated how the public is able to access the meeting.

Members:

Robert Sampson, Chair
Mariellen MacKay, Vice Chair
Ed Weber
Chris Barrett
Robert Vorbach
Bill Slivinski (left at 7:03 pm)
Ald. Patricia Klee
Ald. Skip Cleaver (left at 7:00 pm)

Also present:

Carter Falk, Deputy Planning Manager/Zoning
Kate Poirier, Zoning Coordinator

Mr. Falk called the Roll Call, the attending members indicated their presence by verbal confirmation, and everyone stated that they are alone.

MINUTES:

August 24, 2020

MOTION by Mrs. MacKay to approve the minutes as presented, waive the reading, and place the minutes in the file.

SECONDED by Mr. Barrett.

MOTION CARRIED UNANIMOUSLY BY VERBAL ROLL CALL OF THE MEMBERS (Ald. Klee abstained).

OLD BUSINESS:

None.

NEW BUSINESS:

None.

- 1. 74 Concord Street, LLC, Robert Clegg, Jr., Manager (Owner) Tumpney Hurd Clegg, LLC, George Hurd, Member (Applicant) 74 Concord Street (Sheet 65 Lot 97) requesting approval to construct a four bay, 18'x40' carport generally located at end of driveway off Stark Street. RA Zone, Ward 3.**

Voting on this case:

Robert Sampson, Chair
Mariellen MacKay, Vice Chair
Ed Weber
Chris Barrett
Robert Vorbach
Ald. Patricia Klee

Attorney Colin Jean, 64 McKean Street, Nashua, NH. Atty. Jean said he is representing the owner and the applicant. He said that Robert Clegg, Jr. is with him, who is the Manager/Member of both the owner and applicant.

Atty. Jean said that they are requesting to construct an 18'x40' open-ended carport. He said that the package gives a good idea of what they seek to do, which is to provide some shelter from the weather for the vehicles on the property. He said that the carport meets all zoning setbacks and the height is just over 15 feet, is well under the 20 foot maximum height within 10 feet of a property line.

Atty. Jean said that the materials proposed to be used are consistent with the existing structure. He said that the outer portions that would not be paneled will be with like materials as the home itself is clad with. He said that the roofing material will be consistent with the existing roofing material on the property, and the structure will be made of wood. He said that the existing driveway will continue to be used from the property, the only addition will be a further paved area so the vehicles can get in and out of the carport area.

Atty. Jean said that the photos submitted will show that the property has been well-kept, well-maintained, and it is the intention of the property owner to be consistent with all manners possible with the existing property.

Mr. Slivinski asked if only automobiles will be parked in the carport, and nothing else.

Atty. Jean said that is his understanding, and the underground attached garage to the existing building will be used for the storage of any landscaping and other such items.

Atty. Jean said that besides autos, perhaps a pickup truck may be there too, but no commercial vehicles or storage.

Mr. Slivinski said that when you think of a Historic District, a carport doesn't jive too much, and realizes that Nashua's Historic District was started late in the game, and asked if the applicant may be willing to put some landscaping to block the view from Concord Street, so you wouldn't see the carport, or it would be broken up.

Atty. Jean said that one of the reasons why the carport was considered as the most viable option is that it doesn't present any sort of impediment to viewing the property itself. He said that by having an open-sided carport made more sense. He said he'd check on additional landscaping.

Mr. Sampson said one of the photos shows some trees or shrubbery that may obscure the view from Concord Street.

Mr. Robert Clegg, owner. Mr. Clegg said that there is landscaping there now, and would have no problem with adding some. He said that the property is loaded with rose bushes and many other ornamental shrubs and would have no problem putting in a line so that it wouldn't be seen, to the best of their ability so that it wouldn't be noticed from Concord Street.

Mr. Slivinski said that would be most appreciated.

Mr. Barrett asked if it would be lighted 24-hours a day.

Mr. Clegg said no.

Mr. Weber asked what the posts will consist of. He said the posts don't show any bracing.

Mr. Clegg said they would be wood. He said it will be built to Code, and said he's been in the building business for 51 years and has never lost one yet, he said it will stay there forever.

Mr. Weber said it may look nice to have round pillars like what the house has, but if not, it's not a big deal.

Mr. Clegg said that he takes great pride in his property, and the intention is to keep it beautiful.

Ald. Cleaver said that he feels that a carport of any size is inconsistent with the Historic District, fundamentally.

Mr. Slivinski said that he thought the applicant was considering building a garage as a second alternative instead of a carport, it would be closed in, and would look more in tune with the neighborhood.

Mr. Clegg said that they wouldn't put a garage in, but they could close the sides. He said that the problem with closing it all off is the removal of snow becomes difficult. He said that they could put sides on it.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

Lisa Law, 78 Concord Street, Nashua, NH. Mrs. Law said that the owner has done a lot to improve the property, and they've done a great job with landscaping and maintaining the house and keeping it up. She said that her only question is if they will put on sides so that you cannot see into the carport from Concord Street and the other abutter, if a back was put on it that would be great. She said that they'd be willing to work with them on landscaping. She said that they're not in opposition to it, but their preference would be that it be closed.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

Mr. Sampson asked for a Motion to approve the request.

MOTION by Mrs. MacKay.

SECONDED by Mr. Weber.

Mr. Barrett said that he is concerned that some people brought up that a carport is not appropriate in that area, a garage would be better. He said that if the carport had sides and a back, making it look like a garage, but not actually being a garage would be a lot better than seeing a carport from the sides from Concord Street, even though it would be well-landscaped.

Mr. Vorbach said that architecturally, there are ways of making a carport disappear if you will, trellising with vines or landscaping. He said that the architectural elements are important to him, the round columns were brought up and they would be more consistent with the architecture of the house. He said that only four posts and a roof is a simple structure, it doesn't have to get complicated to architecturally belong. He said that doing a gable end towards Concord Street perhaps is an idea, making it more architectural from Concord Street. He said that there are ways of doing it. He said he doesn't necessarily object to a carport in and of itself, but a little more thought has to be put into the design.

Ald. Klee agreed, the Commission needs to ask for a little more architectural, the columns would be good. She said that when a carport comes off of a home, it would work better, but if some architectural effects, such as landscaping and lattice would be a much better solution.

Mr. Sampson said that he's hearing that some architectural detailing, perhaps in the form of round columns, and some landscaping to further obscure the building from Concord Street are things that we would like to see.

Mrs. MacKay said that there is a Motion on the floor, and asked if it can be amended to include more architectural and landscaping aesthetics.

Mr. Weber asked if this should be tabled, so that the Commission can actually see the changes, and to have the applicant bring the new architectural to the Commission members at another time so we can actually see what is happening.

Mr. Sampson said that the motion should be amended to require those things.

Mr. Weber said that he would recommend to the maker of the motion that the Commission table this and have them come back.

Ald. Klee said that she would recommend tabling it too.

Mrs. MacKay said that she's pulling her original Motion, and wants to make sure that it is ok with the applicants.

Atty. Jean said that the owner has been more than willing to work with neighbors and the Commission to have something architecturally acceptable and more consistent with neighboring properties and the property itself. He said that they could go forward with architectural of the

carport be consistent with the existing property to include rounded columns and enclosures of the sides as well as shrubs and plantings that as best as possible provide shelter from the neighboring properties.

Mr. Clegg said that he'd have no problem enclosing it on three sides and making it architecturally acceptable.

MOTION by Ald. Klee to Table this request.

SECONDED by Mr. Barrett.

Ald. Cleaver left (6:58 pm) to attend another meeting.

Mr. Falk said that this request would go to the February HDC meeting, which is the 23rd.

Mr. Falk said that the tabling is with the provision that the applicant would provide elevation drawings and a list of materials relative to the three sides, as well as what landscaping would be provided and facing what specific elevation, such as towards Concord Street or Stark Street.

Ald. Klee agreed.

Roll Call Vote:

Mr. Sampson – no.

Ald. Klee – yes.

Mr. Vorbach – yes.

Mrs. MacKay – no.

Mr. Barrett – yes.

Mr. Weber – yes.

Mr. Falk said that there is a majority of members voting to Table the case to the February 23, 2021 meeting. He said it will be the first case.

Mr. Slivinski left (7:03 pm) the meeting.

- 2. Patrick Coughlin (Owner) Dan Rudy, Infinity Construction Services, LLC (Applicant) 11-13 Abbott Street (Sheet 67 Lot 50) requesting approval to rebuild a side-entry landing and roof (on southern elevation of 11 Abbott Street) and to rebuild a deck under an existing roof in the back of the house, also on 11 Abbott Street. RB Zone, Ward 3.**

Voting on this case:

Robert Sampson, Chair

Mariellen MacKay, Vice Chair

Ed Weber

Chris Barrett

Robert Vorbach

Ald. Patricia Klee

Dan Rudy, Infinity Construction Services, Mont Vernon, NH. Mr. Rudy said that Mr. Coughlin owns the property at 4 Manchester Street, and purchased this property at Abbott Street, it's essentially in his back yard. He said that they are re-roofing his carriage house out back, it's a slate roof. He said that the two deck areas had some shoddy construction there, nothing was original there. He said that they tore out the rotting materials and the miss-built spots. He said that the owner is very interested in keeping everything historically correct on both of these properties, and the roof over the side entry, what was torn off, it was only held on by the rafter nails. He said that they're going to put on a shed-style roof, so the water flows out of the driveway instead of the hip-style roof that was there previously.

Mr. Rudy said that for the back deck, when it was torn out, it was just on blocks, not supported or framed correctly. He said it will be a regular pressure treated deck, with real footings.

Mr. Weber said it's important that the proposed new construction is really solid.

Mr. Vorbach said he greatly appreciates that there will be attention to detail. He said that as long as the architecture is respected, and the work is done well, it's a nice duplex, it's historic.

SPEAKING IN FAVOR:

Marty Storer, 9A Abbott Street, Nashua, NH. Mr. Storer said that the driveway that abuts the repairs to be done is right next to his house, and he can see everything. He said he can attest that the work really needs to be done, and the previous owners had been trying to do things, but didn't quite finish. He said that he also sent an email in support to the Planning Department, and read it into the record.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

MOTION by Mr. Weber to approve the request as presented.

SECONDED by Ald. Klee.

MOTION CARRIED UNANIMOUSLY IN SUPPORT BY VERBAL ROLL CALL OF THE VOTING MEMBERS.

ELECTION OF OFFICERS FOR 2021:

Mr. Sampson said that he is Chair, and would like to step down.

Mrs. MacKay said that she has been Vice Chair, and would like to be Chair.

NOMINATION by Mr. Sampson to have Mrs. MacKay be appointed Chair.

SECONDED by Mr. Barrett.

MOTION CARRIED IN FAVOR, UNANIMOUSLY, PER VERBAL ROLL CALL OF ALL VOTING MEMBERS.

NOMINATION by Mrs. MacKay to have Mr. Robert Vorbach be appointed Vice Chair.

SECONDED by Mr. Weber.

MOTION CARRIED IN FAVOR, UNANIMOUSLY, PER VERBAL ROLL CALL OF ALL VOTING MEMBERS.

MEMBERS COMMENTS:

Mr. Weber said that the Planning Department is going through a Master Plan. He said that there is a way to give input, it's called Imagine Nashua, and it's a website where you can put in comments. He said that there is a great deal of historical buildings that are throughout the City that are not in the Historical District and it would be good if the HDC could envelop those properties that have historic value.

Mr. Sampson said that several years ago, we did try to expand the District in two ways, one was to move it eastward to include up to Chester Street, and also looked into getting individual buildings. He said that both actions required votes from the Board of Aldermen, there was a great deal of objection to it, and the Aldermen would not take up the matter. He said he'd support and urge the Aldermen to consider expanding the District, and also to include individual properties throughout the City, it's an excellent idea.

Mr. Weber said that Holman Stadium is a historical site, but the Commission doesn't have any jurisdiction on that, and it's a highly important site.

Mrs. MacKay said that Imagine Nashua had a meeting, and highly supports getting information out to them, she said she went to the meeting, and was highly impressed. She said that another one will be coming, and it would be great to get this information in the Master Plan. She said that the meeting was fascinating, and hopes more people get involved.

Mr. Falk said that it was a great meeting.

Ms. Poirier put a link in the chat box for Imagine Nashua.

Ald. Klee said that in the website, you have the capability to click on properties and put in comments. She said it is a phenomenal process, and you can watch the previous meetings.

Mr. Falk said that staff is really excited about the upcoming Master Plan, we are very excited about the firm that was chosen, they're great. He said that this document will help to shape the City for perhaps the next twenty years, so it's really important to get involved.

MOTION TO ADJOURN by Mr. Sampson.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY VIA VERBAL ROLL CALL OF THE MEMBERS AT 7:26 P.M.

CF/cf