

NASHUA HISTORIC DISTRICT COMMISSION

Monday, July 26, 2021, 6:30 p.m.

NOTE: City Hall is now open to the public after the Governors Order has expired. Therefore, the Historic District Commission is meeting in Room 208 at City Hall. The public as well as applicants may still access the meeting via Zoom.

HDC Members:

Robert Vorbach, Vice Chair
Bob Sampson
Ald. Patricia Klee
Bill Slivinski

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.

MINUTES:

June 28, 2021

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

SECONDED by Mr. Slivinski.

MOTION CARRIED UNANIMOUSLY BY VERBAL ROLL CALL OF THE MEMBERS.

OLD BUSINESS:

None.

NEW BUSINESS:

- 1. Philip Pinkerton & Amanda Rodriguez (Owners) 45 Concord Street (Sheet 47 Lot 8) requesting approval to replace all existing predominantly 2/2 sash storm windows with white vinyl replacement storm windows with a 3/1 double-hung grille pattern and to replace the front right hand door with a window with the same dimensions to match the existing first floor window. RB Zone. Ward 3.**

Voting on this case:

Robert Vorbach
Bob Sampson
Ald. Patricia Klee
Bill Slivinski

Philip Pinkerton, 45 Concord Street, Nashua, NH. Mr. Pinkerton said that the house has changed quite a bit over the years, through different owners. He said that it was a two-family house at one point, and at some time ago, there was a fire in the house, and then some repairs and renovations at the time after the fire, and then it turned back into a single-family. He said that over the years, there are all different types of windows in the house, it lacks consistency from room to room, and this request is to visually consolidate the appearance of the house and getting standard storm windows throughout the house, with new quality, efficiency and consistency.

Mr. Falk said that the package provided by the owner indicates all the cut sheets of the windows specifications.

Mr. Slivinski asked if all the windows are going to be replaced.

Mr. Pinkerton said that they will all be replaced.

Mr. Sampson asked if the windows would be compatible with what was in the house originally.

Mr. Pinkerton said he's not sure, as there are such a mix of different windows in the house.

Ald. Klee asked about a decorative window, and asked what will happen with it, or will they all go to the new replacement windows.

Mr. Pinkerton said that the one window with the leaded glass will not stay. He said that the stained window is just a decoration, it's not an actual stained window.

Mr. Slivinski asked if all the windows in the house are vinyl.

Mr. Pinkerton said it's mixed, mainly wood sash on the first floor and some of the windows on the second and third floor in the back are vinyl.

Mr. Vorbach asked what the grille type will be, if it's SDL.

Mr. Pinkerton said they are.

Mr. Vorbach said he appreciates that over the grills between the glass, which has to place in the Historic district. He said that he's not a fan of vinyl, but they're dealing with what they've been dealt with. He said that the aesthetics of the windows is positive, and if they use the SDL it will look more authentic.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

All Commission members expressed support for the application.

MOTION by Ald. Klee to approve the application as presented.

SECONDED by Mr. Slivinski.

MOTION FOR APPROVAL CARRIED UNANIMOUSLY.

- 1. Belans, Inc. c/o L. Sweeney (Owner) 89 Donuts, LLC (Applicant) 42 Main Street (Sheet 43 Lot 94) requesting the following: 1) to replace existing ground sign, maintaining existing pole, with new 10 foot tall, 20 sq.ft internally illuminated ground sign, 2) to reface roof sign facing Canal Street with an internally illuminated sign, same size, 3) to remove and replace wall sign facing Main Street with a new internally illuminated 2'x4' wall sign, 4) to add one additional internally illuminated wall sign facing Main Street, 5) to remove brick section of building wall facing Main Street and replace with wood, and 6) to install a wrought-iron fence along railroad tracks similar to abutting property. D-1/MU Zone, Ward 3.**

Voting on this case:

Robert Vorbach, Vice Chair
Bob Sampson
Ald. Patricia Klee
Bill Slivinski

Attorney Morgan Hollis, Gottesman 7 Hollis, 39 East Pearl Street, Nashua, NH. Atty. Hollis said that the property is at 42 Main Street, the site of the existing Dunkin Donuts. He said that it was the site of the train station, it was the car house. He said that in 1999, a new building was proposed and PMR Architects presented the plan to the Commission, which is essentially the building which is shown in the pictures today.

Atty. Hollis said that at that time, signage was finalized and proposed in 2001, and it changed, the window frame color was presented as green, and Dunkin Corporate changed it to white, and the Commission had to review that color change. He said that signs were presented in the orange and pink text on a white background. He said that a variance was obtained in 2001 for the pole sign, which is 14'-2" to the top of the steam coming out of the coffee cup.

Atty. Hollis said that Dunkin Donuts has changed its logo name from Dunkin Donuts to Dunkin, and have the word spelled out as DD. He said that they are requiring that all franchises update and upgrade their facilities with the signage and design package that corporate wants, so it's an entire sign modification throughout. He said that many of them in the area have already changed to Dunkin and DD. He said that also, the signs in Nashua on the buildings are all internally illuminated, these signs have external illumination, and in the picture shown, it shows internal illumination.

Atty. Hollis pointed out the gooseneck lamps for the wall and roof signs, and they were put in in 2001, and times have changed, and he doesn't believe that there is a historic significance to them and they just don't seem to be relevant today. He said that this site is a rather busy intersection with cars travelling in all directions, and people need to see where the entrance is, and the internal illumination gives off better color.

Atty. Hollis said that they want to replace the existing ground sign, the current one is way out of date and there is a new proposal with a horizontal rather than vertical sign. He said that it is 14'-2" in height, and would like to have it internally illuminated.

Greg Sagis, Dunkin Donuts. Mr. Sagis said that they black out the white part of the sign at night, it is not illuminated. He said there is a black film behind the white portion, so it only illuminates the orange letters. He said that when they close at night, the light in the sign goes off, it is on a timer.

Atty. Hollis said that the roof sign facing Canal Street would be replaced with an internally illuminated sign, the same size. He said that for the sign facing Main Street, in the same picture, the DD would be changed over. He said that to the right of the building the current façade of the building is brick, with a parking limitation sign on it, and what is proposed is to change some of that brick to a wood façade, and a new sign that says Dunkin with a figure of a runner, with text that says Nashua Runs on Dunkin.

Atty. Hollis said that the goosenecks will be taken down if the Commission approves the internal illumination as presented. He said that there is no illumination attached to the Nashua Runs on Dunkin portion. He said that they had originally applied for a color change of an area where there is tan on the windows on the building and the proposal is to change to white, but Mr. Falk said that a building permit is not required for that. He said that it is above the windows, it is tan and will be changed to white. He said that they are intending to install a wrought-iron fence along the railroad tracks similar to the abutting property. He said that there is some fencing back there, and the proposal is to match it, to somewhat restrict walking around that area, it should improve safety, litter control, and access to the site control, it will be on the Dunkin side of the railroad tracks.

Ald. Klee asked how far down it would go.

Mr. Saris said it would be on both sides of the building, on the Main Street portion area, and down towards the edge of the old Portland Pie lot, the entire length of the lot.

Mr. Slivinski asked about the portion of the brick wall that would be taken down facing Main Street, and asked if it is real brick or fake brick.

Mr. Saris said he believes its façade brick.

Ald. Klee asked if this is a request from Dunkin's corporate office, and if the wood façade is also.

Mr. Saris said it's a typical package that is put up, as very few Dunkin's are brick, it is something that the corporate office would like to see if possible, but it is not required.

Ald. Klee asked if the wood panel was not supported here, if they could do something like painting a square and putting the text on it, or if there is any alternative plan.

Mr. Saris said it would just stay brick.

Mr. Slivinski said that he thinks the brick looks better.

Mr. Grant Saris, Greg's father. Mr. Saris said that Dunkin corporate requires us to ask for it, and if the Commission says no, they say no.

Ald. Klee said it looks somewhat like a garage door, or a door, perhaps it can be tied back to a train station door. She asked if there is a frame on the top of it, or a lip.

Mr. Saris said he believes that there is a little lip.

Ald. Klee said if it looks like a garage door, maybe have it look like it is a garage door type of opening, it would give a different feel to it.

Mr. Slivinski said he's seen too many older Dunkin Donuts where they've used the plywood, and it starts to warp.

Mr. Vorbach said it would be fiber cement, which is non-wood, it mimics wood. He said it's a textural change, and doesn't have a problem with it, it's a panel with some graphic on it. He said it is the one Dunkin Donuts that strives to be contextual, and belonging in context, a lot of them do not. He said that the changes simplify the signage, and doesn't mind losing the clutter of the lights, as they are clutter, the goosenecks. He said that the signage is being renewed, and bringing it up to current standards, and does not mind the internal lighting, so the package overall enhances the aesthetics of the building. He said he has no problems with the fence, it is contextual as well. He said that all in all, it's an upgrade aesthetically.

Ald. Klee asked if the lighting is any brighter than it is currently with the goosenecks, in relation to whether they would affect the condos.

Mr. Saris said the only one that they could potentially see the corner of would be the stand-alone sign, as the other sign faces Canal Street and Main Street. He said that they're also getting rid of a sign on the back of the building facing Portland Pie, it's a dated, old sign about being towed, it's not a welcoming message. He said at 14'-2", he didn't think it's tall enough for them to see, and it won't be any brighter than what they have and the peak of the building blocks the sign.

Ald. Klee said that there is a trash barrel behind the building, and likes the idea of the fence going up, it's not seen as much.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

Mr. Slivinski asked about the wood panel.

Mr. Vorbach said that it is an accent panel, its done architecturally, it's fiber cement, it is durable and will not deteriorate over time, it's not cedar or T-111. He said that as a panel, crisply detailed, has no problem with it, and having a graphic on it, it will make it visible to Main Street.

Mr. Saris said it is wood tone in color.

Mr. Slivinski said that this Dunkin Donuts has been a great addition and great asset to the Railroad Square, they've been a good neighbor.

Mr. Saris said that this is the site of the first Dunkin in New Hampshire, from 1961. He said that from a historical perspective, they didn't want to lose it, and this summer, it will be the 60th anniversary this October, so it will be a big part of the remodel and reopening celebration. He said that they will also be doing the inside as well.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

MOTION by Mr. Slivinski to approve the application as presented.

SECONDED by Ald. Klee.

MOTION CARRIED UNANIMOUSLY PER VERBAL ROLL CALL OF THE MEMBERS, 4-0.

OTHER BUSINESS:

MEMBERS COMMENTS:

MOTION TO ADJOURN by Mr. Vorbach at 7:15 p.m.

CF/cf