

NASHUA HISTORIC DISTRICT COMMISSION

Monday, August 27, 2018, 6:30 p.m.
Community Development Conference Room, City Hall

Members:

Ald. Patricia Klee
Robert Sampson
Robert Vorbach
Mariellen MacKay
Edward Weber

Also present:

Carter Falk, Deputy Planning Manager/Zoning

MINUTES:

January 22, 2018

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

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY.

OLD BUSINESS:

None.

NEW BUSINESS:

Kenneth Macdonald, 59 Concord Street, Nashua, NH.

- 1. Few Props, Inc. (Owner) Kenneth Macdonald (Applicant) 59 Concord Street (Sheet 47 Lot 16) requesting the following: remove two 64"x32" first floor windows on north elevation and replace with wood siding; remove 80"x32" door and porch on east elevation and replace with wood siding; replace decking and rails in disrepair on west elevation facing Concord Street; and remove two 24"x30" windows on east elevation and replace with wood siding – all work in conjunction with renovating entire house. RB Zone, Ward 3.**

Mr. Macdonald said that he was unaware that the property was located in the Historic District. He said that about twenty years ago, someone converted the house into a three-family, and some very shoddy work was done. He said that they will be re-doing the entire house. He said that if it had aluminum siding, it will all be restored to natural wood.

Mr. Macdonald said that they blocked off some of the windows, and want to put the wood siding on them, cover them up, and keep the original height of the windows, the beautiful elongated 55'

or 60” windows, and want to keep the charm and mystique on the outside. He said that they have done a lot of nice upgrades in the interior, made a majestic kitchen. He said that his company has a lot of projects going on, and this one got put on the back burner for a little while.

Mr. Macdonald said that they have re-done the porch and railings. He said that the windows are boarded up temporarily, and then they got a Cease & Desist Order from the City, as they didn't realize it was in the Historic District. He said that they will be replaced with cedar siding. He said that they have brought the structure back to a single-family residence. He said it will be gorgeous.

Mr. Weber asked if they have done any restorations of Victorian style houses.

Mr. Macdonald said that he and one of his partners have done many in the past 15-20 years, and said that they know what they're doing, and it will be keeping gorgeous. He said that the house has 11½ foot high ceilings.

Mr. Weber asked if anything is planned for the roof, or any of the chimneys.

Mr. Macdonald said that they dropped the chimneys that were originally dropped, and everything that was there is staying there. He said that they are not touching the slate roof.

Mr. Vorbach said that bringing it back to a single-family house is a big deal, as if it were still three units, it would be in the commercial code, and everything would have to be upgraded.

Mr. Vorbach asked why the windows are removed.

Mr. Macdonald said that the house had a small galley kitchen on the first floor, where the porch was removed. He said that the kitchen was the size of the conference table, and for a 5,500 square foot house, there should be a big, open concept for the kitchen, so that's why the two windows were taken out, cabinets will go on the inside in their place. He said that upstairs, a bathroom was added, and that's where the other windows are. He said that all the other windows in the house are staying there, the same. He said that there is plenty of natural light in the kitchen. He said that the kitchen is a front-to-back kitchen, so from the back of the house to the front is kitchen/dining/living, so there is a ton of light.

Mr. Vorbach said for the windows, the comment he has is that they are in essence maintaining the style of what was there, but the grills between the glass are technically not historically relevant. He said he understands that it's a money issue typically. He said it would be nice to see SDL's simulated divided lights, or something that's a little more authentic and historic than grills between glass.

Mr. Macdonald agreed, and had he gone back 6 months, it would have been done, but the windows were already put in before the Historic District was involved. He said it would be about \$30,000 to change them all again. He said that they have maintained the majestic length of the windows, and they're the highest efficiency possible.

SPEAKING IN FAVOR:

Aaron Beimer, 45 Courtland Street, Nashua, NH. Mr. Beimer said that they have done an amazing job. He said he's lived there for a year and a half, and the people who were in there were evicted, and the prior people who lived there, it was a nightmare. He said that the new

owners have done a great job. He said that the kitchen flows, the windows that were removed make sense.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

Mrs. MacKay said it's nice to see some of the changes to the house.

Mr. Macdonald said that they have actually finished the third floor as well, and it'll be an incredible game room.

Mr. Vorbach said he would like to see a way where this situation doesn't come up again.

Mr. Macdonald said if there is someone watching the title change over, have them be put on notice when they buy the house. He said that this was the first one he bought where they didn't know they were in a historic district in over thirty years.

MOTION by Mrs. MacKay to approve the request as per the submitted and presented plans and photos.

SECONDED by Mr. Weber.

MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS:

ADJOURNMENT:

The meeting was adjourned at 7:00 p.m.

CF/cf