

NASHUA HISTORIC DISTRICT COMMISSION

Monday, September 27, 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:

Mariellen MacKay, Chair
Robert Vorbach, Vice Chair
Bob Sampson
Bill Slivinski (via Zoom, on a pre-planned business trip out of State)

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:

July 26, 2021

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

SECONDED by Mr. Vorbach.

MOTION CARRIED UNANIMOUSLY BY VERBAL ROLL CALL OF THE MEMBERS.

OLD BUSINESS:

None.

NEW BUSINESS:

- 1. Daniel R. & Hannah M. Bernard (Owners) 51 Concord Street (Sheet 47 Lot 10) requesting approval to rebuilt a north chimney from the roof line up, and to rebuild a south chimney and replace the clay pots. RB Zone, Ward 3.**

Voting on this case:

Mariellen MacKay, Chair

Robert Vorbach, Vice Chair
Bob Sampson
Bill Slivinski

Daniel Bernard, 51 Concord Street, Nashua, NH. Mr. Bernard said that they moved into the house recently, and there is a lot of work to be done, and one of the priorities is to fix the chimney that leans. He said it is the original chimney, and there are other chimneys along the street that are old and in this same condition. He said that they are going to rebuild it and salvage the bricks that they can from it, and try to match the mortar color, it's a red color. He said that they have a limited time window to do this, contractors do this starting in April, and they stop in September since it's too cold for the mortar, so most likely this will be done next year.

Mr. Bernard said that the south chimney seems less urgent, there is a crack running up it and the clay pots are cracked, the first option would be to repair them if possible, if not, they'd have to re-fabricate new ones, it may be something slightly different, but they'd be historically accurate.

Mr. Bernard said that there has been work done on that chimney in the past, they used white mortar, it sticks out. He said that the big challenge is that this work will need scaffolding, and the roof is slate. He said that they'd like to do all of this work at the same time.

Mr. Vorbach said that he's done this type of work before. He said it all depends on the Mason doing the work, and their knowledge of restoration, with brick and mortar color. He said that mortar color can be matched, there are resources that enable that. He said that the pots can be repaired, or they can be replicated in similar durable material from molds. He said that the work shouldn't be rushed, and pick a Mason that knows restoration.

Mr. Bernard said that they bought the house because of the architecture, and they are committed to it.

Mr. Sampson said he's not sure if the chimney pots are original, but they've been there ever since he can remember.

Mr. Vorbach said that there are materials that make masonry repair easier, with epoxies, and such. He said it's a matter of process and materials and knowing what you're looking at.

Mr. Bernard said that they really want to use existing bricks, and if not, use similar bricks.

Mr. Vorbach said that a good Mason can do salvage, he said on Back Bay, they did restore projects, and some of the older bricks are brittle. He said he doesn't believe the bricks on Concord Street are the brittle ones.

Mr. Bernard said that a lot of the bricks do have hairline cracks in them, but it won't be determined until they get up there.

Mr. Slivinski said it's nice to see an owner taking responsibility of the District, and recognizing the responsibility when they purchased the house, and going through the efforts to do this work to keep the architectural property going, as this is one of the finest homes in town.

Mrs. MacKay asked if there is a way to craft the motion in a way so that this approval doesn't go away in a year, should he have to wait, so he doesn't have to come back again.

Mr. Falk said that he would not need to come back, there isn't the time limit on HDC approvals like other land use boards.

Mr. Bernard said that most likely, the window for getting this done is within one year.

Mr. Falk said that he does not anticipate any Code changes for this type of work, if he does it next year it should be fine.

Mr. Bernard said that he'll probably be back in the future, as there are other items in the house that need repair.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

MOTION by Mr. Sampson to approve the request as submitted.

SECONDED by Mr. Vorbach.

MOTION FOR APPROVAL CARRIED UNANIMOUSLY VIA VERBAL ROLL CALL OF THE VOTING MEMBERS.

The applicant for Bridges (Case #2 not present at this time either in person or on zoom. Mr. Falk suggested tabling the case to the next meeting. He said that staff believed that they were ready to attend, the owner and their engineering firm were notified of the meeting.

MOTION by Mrs. MacKay to Table the case for Bridges at 28 Concord Street to the regularly scheduled October 2021 meeting.

SECONDED by Mr. Sampson.

Mr. Slivinski said he's ok to table this, but this should be treated as if it's a pre-application, it's going into the prettiest part of their lot on Concord Street, it's another shed that is very visible from Concord Street. He suggested that the members take a good look at the lot and the visibility from Concord Street. He said he is ok to table it.

MOTION CARRIED UNANIMOUSLY PER VERBAL ROLL CALL OF THE VOTING MEMBERS TO TABLE THE CASE TO THE OCTOBER 2021 MEETING.

At this point, the applicant for Bridges showed up on zoom, they had technical issues accessing zoom, and wish to proceed.

MOTION by Mr. Sampson to remove the case from the Table.

SECONDED by Mr. Vorbach.

MOTION CARRIED UNANIMOUSLY PER VERBAL ROLL CALL OF THE MEMBERS TO TAKE THE CASE OFF THE TABLE.

- 2. Bridges Domestic & Sexual Violence Support Services, Inc. (Owner) Dawn Reams (Applicant) 28 Concord Street (Sheet 67 Lot 10) requesting approval to construct a 10'x18' shed. RB Zone, Ward 3.**

Voting on this case:

Mariellen MacKay, Chair
Robert Vorbach, Vice Chair
Bob Sampson
Bill Slivinski

Dawn Reams, Executive Director, Bridges, 28 Concord Street, Nashua, NH. Ms. Reams said that they'd like to install a shed for storage on the back side of the building, the two-story garage, the carriage house part of the building. She said it would be a 10'x18' shed, colonial, no windows, matching the siding and the roofing of the main building.

Mr. Slivinski said it looks like it's facing Concord Street.

Ms. Reams said it would be facing the garage, it wouldn't be facing Concord Street, it would be the sides facing Concord Street, and would be totally visible from Concord Street. She said that they've planted some bushes by Concord Street, and hopefully they'll grow and get bigger, and they'll plant more bushes.

Mr. Slivinski asked if they are non-profit.

Ms. Reams said yes.

Mr. Slivinski asked if the use is purely for storage.

Ms. Reams said correct.

Mr. Vorbach said that the shed is colonial to a degree, per the 3D model drawing of the shed. He said that the property has been redone with great detail, and the shed is lacking in detail. He said that if it had one window in the gable end facing Concord Street, architecturally it may help.

Ms. Reams said that the company has a model that has windows, they did debate that, and to have flower boxes underneath them. She said that her team was concerned about vandalism with a window.

Mr. Sampson asked about the shrubbery to partially obscure the shed.

Ms. Reams said that they did plant three bushes, they're small, but they've talked about installing some landscaping around the shed to make it more attractive.

Mrs. MacKay said that sheds in the Historic District have been a sensitive issue in the past. She asked if it would be agreeable if there is a motion for approval to put in a stipulation to install landscaping to obscure the visibility from Concord Street.

Ms. Reams said that they'd be fine with that, as it is the intent.

Mr. Slivinski said that he's not a fan of sheds in the Historic District, no matter what they do with landscaping. He said that where the shed would go is the prettiest part of the lot, they've done such a super job on the house, and asked if they've explored other places to store stuff.

Ms. Reams said that they have, in the building and out. She said that they were donated a beautiful patio furniture set, and there is no place to store that either, so it would go in the shed. She said it's mostly to store seasonal stuff on the property. She said that there really isn't another spot on the lot. She said that the garage is used for client storage, there is furniture in them for people to set up new homes. She said that no cars park in the garage.

Mr. Vorbach said that the materials match what they have, and that intent is good, and it's the same color. He said he would be more concerned if it were something that popped, and this use is quiet. He said it's somewhat tucked away from Concord Street, which is positive.

Mr. Falk said that the site plan shows a side yard of 10 feet and a rear yard of 25 feet. He said that for sheds, the setback is 6 feet to a side or rear yard, so there appears to be ample room to move the shed back somewhat.

Mr. Vorbach said if it's moved back, they'd achieve a little more success in not having it so visible from Concord Street.

Mr. Slivinski asked if it's possible to have the shed connected to the garage.

Ms. Reams said that they considered that, but there are air conditioning units and windows, and there isn't any space for it to connect.

Mrs. MacKay asked if there is enough space to push the shed back a little bit.

Ms. Reams said that there is a little room, but there is a big brush bush there that would have to be trimmed way back or removed, and they're trying not to remove any plants. She said that perhaps they could take out a little bit of it and leave a barrier. She said it's not a nicer plant, it's kind of weedy, but it's still a wall full of plants. She said that they could probably get another two feet at least.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

MOTION by Mr. Sampson to approve the application, with two stipulations. One would be to plant some shrubbery or landscaping detail around the shed, so as to partially obscure the end of the shed, and the other stipulation would be to push the shed back two feet to the west as shown on the Hayner Swanson plan.

SECONDED by Mr. Vorbach.

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

OTHER BUSINESS:

None.

MEMBERS COMMENTS:

None.

MOTION TO ADJOURN by Mrs. MacKay at 7:12 p.m.

CF/cf