

1. Historic District Commission Regular Meeting Agenda (PDF)

Documents:

[20220124 HDC AGENDA \(AD\).PDF](#)

2. 20220124 HDC Case Packet

Documents:

[20220124 69 CONCORD ST.PDF](#)



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

Planning & Zoning 589-3090  
Fax 589-3119  
WEB [www.nashuanh.gov](http://www.nashuanh.gov)

January 10, 2022

The following is to be published on ROP January 16, 2022, under the Seal of the City of Nashua, Public Notice Format 65 MP 51.

Notice is hereby given that a Public Hearing of the City of Nashua Historic District Commission will occur on Monday, January 24, 2022, at 6:30 P.M. in Room #208 at the Nashua City Hall located at 229 Main Street, Nashua, NH AND via Zoom at the link below. Members of the public can submit their comments via email ([planningdepartment@nashuanh.gov](mailto:planningdepartment@nashuanh.gov)) or by mail (please make sure to include your name/address and comments) by 5:00 p.m. on January 24, 2022 and read into the record at the appropriate time. Letters should be addressed to City of Nashua, Planning Department, P.O. Box 2019, Nashua, NH 03061. Plans can be viewed online starting January 20, 2022 at [www.nashuanh.gov](http://www.nashuanh.gov) in the Calendar or Agendas and Minutes.

To access Zoom Meeting:

<https://us02web.zoom.us/j/84459410181?pwd=UzQwK3kveFFuay9ZQkdpRz1qOCtFZz09>

Meeting ID: **844 5941 0181**

Passcode: **508098**

To join by phone: 1 (929) 436-2866

If you are not able to connect to Zoom, please contact the Planning Department at (603) 589-3056.

1. Gregg & Marnie Gordon (Owners) 69 Concord Street (Sheet 47 Lot 23) requesting to install an 8'x8' cement slab for installation of a hot tub in rear yard. RA Zone, Ward 3.

Other Business:

1. Review of Minutes for previous hearings/meetings.
2. Communications.
3. Discussion item:

"SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE."



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**HISTORIC DISTRICT COMMISSION APPLICATION**

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

Location 69 Concord St Nashua NH 03064  
 Zoning District \_\_\_\_\_ Sheet \_\_\_\_\_ Lot \_\_\_\_\_ Property Acct# \_\_\_\_\_  
 Property Owner (print name) Gregg + Marik Gordon  
 Owner's Signature [Signature] Date 1-4-22  
 Owner's Address 19 Concord St Nashua NH 03064  
 Telephone Number H: 603-402-8255 C: 603-402-8255 E-mail MLGordon1231@gmail  
 Applicant (print name) Marik Gordon  
 Applicant's Signature [Signature] Date 1-4-22  
 Applicant's Address same as above  
 Telephone Number H: same C: same E-mail same  
 Proposed Work: Cement slab added to backyard for hot tub installation

Construct  Repair  Add Signage  Demolish   
 Alter  Replace  Change Signage  Other

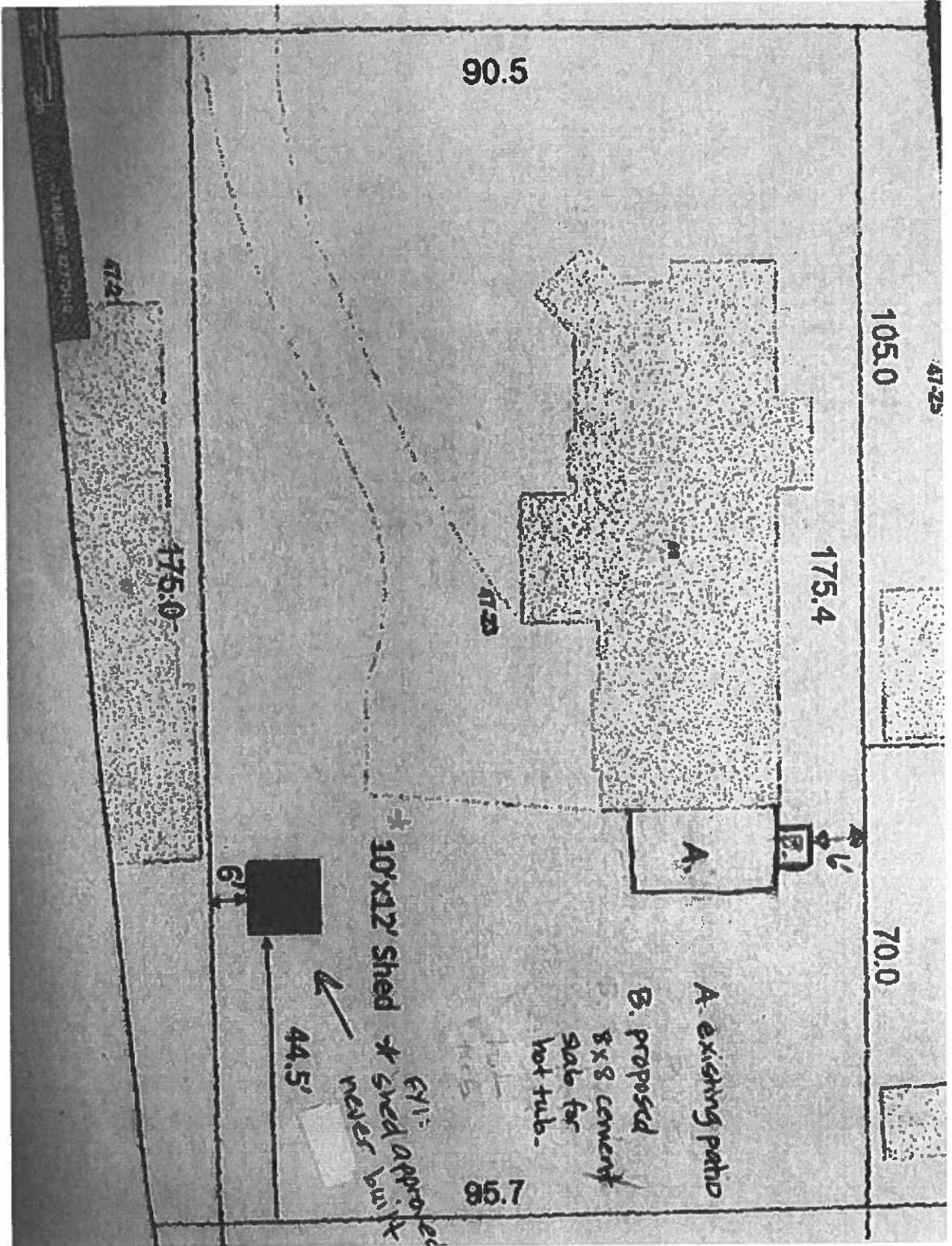
At the 1-24-22 Historic District Commission (HDC) meeting, the above application was:

Approved  Disapproved  Tabled  Postponed

The HDC found the proposed: Does / Does Not meet 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  
 Ad \_\_\_\_\_ Board Action \_\_\_\_\_  
 \$ \_\_\_\_\_ application fee  \$ \_\_\_\_\_ signage fee  Debt Paid \_\_\_\_\_ Receipt # \_\_\_\_\_





# City of Nashua Building and Land Use Application

Department of Building Safety  
229 Main Street, PO Box 2019  
Nashua, New Hampshire 03061-2019  
Tel: 603.589.3080 • Fax: 603.589.3119

### OFFICE USE ONLY:

Date Received \_\_\_\_\_ Received By \_\_\_\_\_  
Project Number \_\_\_\_\_ Property Acct # \_\_\_\_\_  
Zoning District \_\_\_\_\_ Sheet/Lot \_\_\_\_\_

### PLEASE PRINT

Project Address 49 Concord St Unit # \_\_\_\_\_ Store/Business Name \_\_\_\_\_

Name of Property Owner Gregg + Marnie Gordon  
Tel # 603-402-8255 Cell # 603-402-8255 Email address MLGordon1221@gmail

Applicant Gregg and Marnie Gordon  
Street 49 Concord St City/State/Zip Nashua NH 03064  
Tel # 603-402-8255 Cell # 603-402-8255 Email address MLGordon1221@gmail

Contractor TBD  
Street \_\_\_\_\_ City/State/Zip \_\_\_\_\_  
Tel # \_\_\_\_\_ Cell # \_\_\_\_\_ Email address \_\_\_\_\_

General Description of work and use: Include dimensions of the building, rooms, shed, pool, deck, etc. and the number of bedrooms and bathrooms.

8x8 cement slab in backyard for hot tub.

Square foot area of construction or renovation ~ 100 sq ft  
\$ 5K Approximate Cost of construction including plumbing, electrical, mechanical, and fire suppression  
Current Use: grassy area of yard  
Proposed Use:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Single family/Townhouse | <input type="checkbox"/> Two family                                   | <input type="checkbox"/> Manufactured housing |
| <input type="checkbox"/> 3+ Family (# of units _____)       | <input type="checkbox"/> Restaurant/Night Club                        | <input type="checkbox"/> Industrial/Warehouse |
| <input type="checkbox"/> Lodging/Boarding/Assisted Living   | <input type="checkbox"/> Store/Retail                                 | <input type="checkbox"/> Hospital/Medical     |
| <input type="checkbox"/> Office/Bank/Professional           | <input type="checkbox"/> School/Daycare                               |   |
| <input type="checkbox"/> Shed/Carage                        | <input type="checkbox"/> Tent/Event                                   |   |
| <input type="checkbox"/> Deck                               | <input checked="" type="checkbox"/> Other <u>hot tub in backyard.</u> |   |

Fire Protection Systems: Does this building have  Sprinkler system  Fire alarm

Site services:  Public water  On-site well  City sewer  Septic State Permit # \_\_\_\_\_

Continued on the next page

**Lead Hazard:**

Was the building built prior to 1978?  Yes  No

Does the area of construction contain materials painted prior to 1978?  Yes  No

If you answered yes to either of the prior two questions, lead safe work practices must be followed. Additional information may be obtained at Nashua Building Safety Department or by visiting [www.epa.gov/lead](http://www.epa.gov/lead)

**Additional aspects of the project:**

	Yes	No
Electrical	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Piping	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mechanical (HVAC)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Oil or Gas Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
Fire Suppression/Detection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increase in Sewer Usage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Sewer Connection	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sign(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

For each yes box above a separate permit may be required.

If your project involves any of the following contact the Environmental Health Department at 603-589-4530.

Asbestos  
 Food Service  
 Sale of pre-packaged food

} Not applicable

**Special site conditions:**

Is the property located within a Special Flood Hazard Zone?  Yes  No

If the structure is located within that flood hazard zone, an Elevation Certificate must be completed prior to the issuance of a building permit. Office use: Panel # \_\_\_\_\_ Zone \_\_\_\_\_

Is the proposed construction or landscaping located within 125 feet of a wetland area?  Yes  No

If yes, denote wetland location on the plot plan.

Is the development within an area covered under the NH Comprehensive Shoreland Protection Act (RSA 483-B)  Yes  No

Does the property contain hazardous waste  Yes  No

**A PLOT PLAN DRAWN TO SCALE OR SITE PLAN IS REQUIRED FOR ALL APPLICATIONS EXCEPT INTERIOR RENOVATIONS.**

The plan shall denote property boundaries, location of all existing buildings, structures, paved areas, wetlands, and proposed buildings, structures, and paving.

I hereby certify that I am the owner of record or I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of the City of Nashua in the State of New Hampshire. I hereby attest all statements made on this application and any attached documents are true to the best of my knowledge.

Omission of any required information may delay permit issuance or constitute reason for denial.

Applicants are advised that the making of a false statement on this form is a criminal offense.

Applicant's Signature

*Marnie Gordon*

Print Name

MARNIE GORDON

Date

1-4-21

ARCHITECTURAL DESCRIPTION

1. STYLE: Queen Anne BUILDING TYPE: Residence
2. STORIES: 2½ FORM: "L" plan
3. FOUNDATION: cut granite
4. STRUCTURE: balloon frame
5. WALLS: Covering clapboards  
Ornamentation \_\_\_\_\_
6. ROOF: Type hip Covering slate  
Dormers/Cupolas \_\_\_\_\_ Details \_\_\_\_\_
7. CHIMNEYS: # 1 Location middle Materials brick  
Description projecting brick cap
8. EAVES TREATMENT: Lateral projecting eaves & corner brackets  
Gable end \_\_\_\_\_
9. WINDOW : Placement symmetrical Shape flat Sash 2/2 1/1  
Surrounds \_\_\_\_\_
10. ENTRIES: MAIN: Location front Door paneled - glass at top  
¾ sidelights  
Surround: Flanked (leaded) Topped \_\_\_\_\_  
Framed architrave trim  
OTHERS: # \_\_\_\_\_ Location \_\_\_\_\_ Surrounds \_\_\_\_\_
11. PORCHES/HOODS: # 1 Style/Roof Type open porch / shed  
Location(s) left front Supports pilasters w/capital and base  
Other features foundation screen lattice ballusters granite steps
12. BAY WINDOWS/TOWERS: # 1 Location right front Stories 1 Shape 3-sided  
Description metal roof
13. ELLS/WINGS: # 1 <sup>letter</sup> on map A Stories: A 1½ B \_\_\_\_\_ C \_\_\_\_\_ Bays: A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_  
Description(s) Kitchen ell
14. STOREFRONTS: Configuration \_\_\_\_\_ - \_\_\_\_\_ Windows \_\_\_\_\_  
Doors \_\_\_\_\_ Materials/ \_\_\_\_\_  
Details \_\_\_\_\_  
Signage \_\_\_\_\_



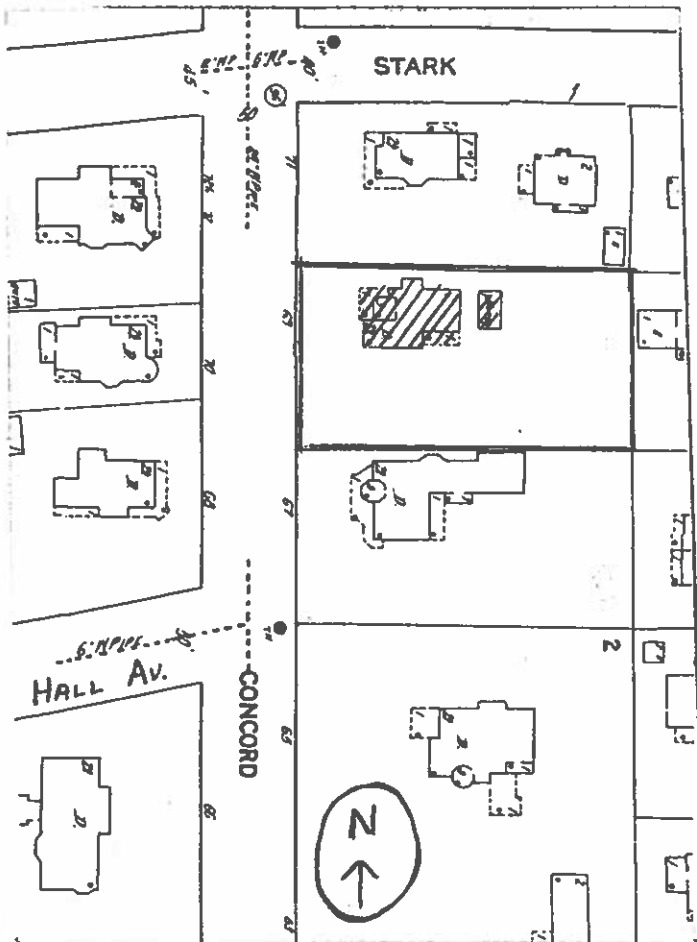


NASHUA HISTORIC DISTRICT COMMISSION - CULTURAL RESOURCE SURVEY  
 City of Nashua, Hillsboro County, New Hampshire -- 1982

UTM: /Z /E /N
USGS QUAD:
FUNCTIONAL TYPE: Residential
PRESENT USE: Single Family Residence
ARCHITECT/BUILDER:
CONDITION: Ex <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruins
INTEGRITY: Original Site <input checked="" type="checkbox"/> Moved <input type="checkbox"/> Date _____
Major Alterations & Date: _____
LEVEL/SIGNIFICANCE: Nat'l <input type="checkbox"/> State <input type="checkbox"/> Local <input type="checkbox"/>

ADDRESS: 69 Concord Street
OWNER: John T. Jr. & Faith M. Flythe
ADDRESS: 69 Concord Street
ASSESSOR'S # sheet 47 lot 23
COMPUTER # 12,284
COMMON NAME: -
HISTORIC NAME: Milo Cutler House
STYLE: Queen Anne
DATE: (Circa) 1889
SOURCE: Atlases & Directories

BOUNDARY & ACREAGE DESCRIPTION:



COMMENTS:

Blank area for comments.

DESCRIPTION OF VIEW:

Negative File #: 7-27  
 Photographer: H. Osborn  
 Negative on file with:

SURVEYOR: Gertrude Thibault DATE: 6/23/82



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

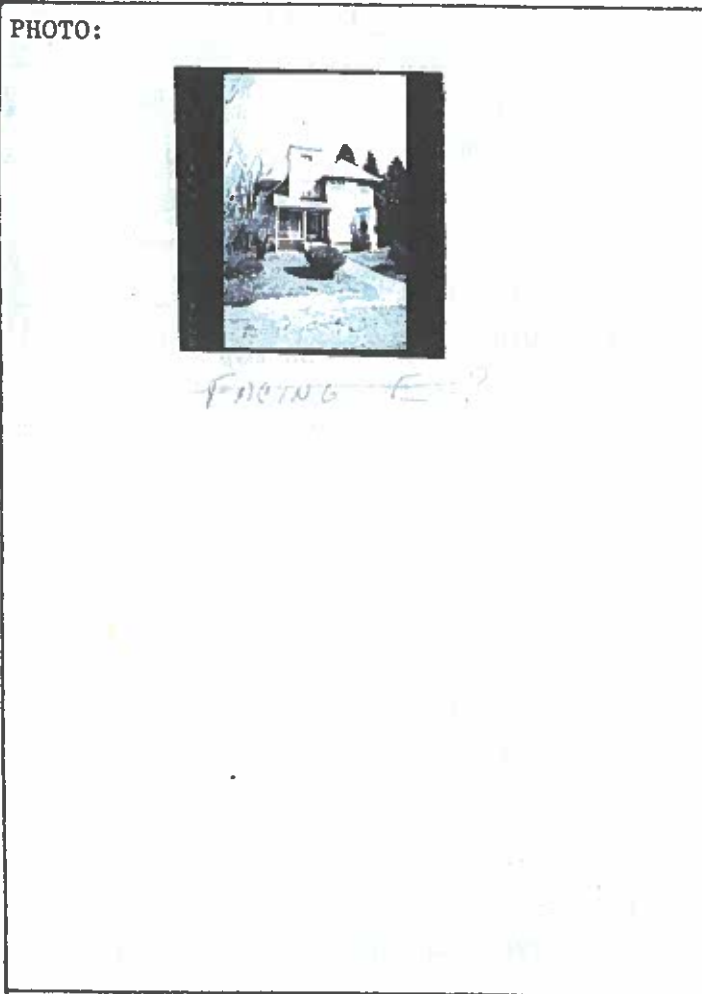
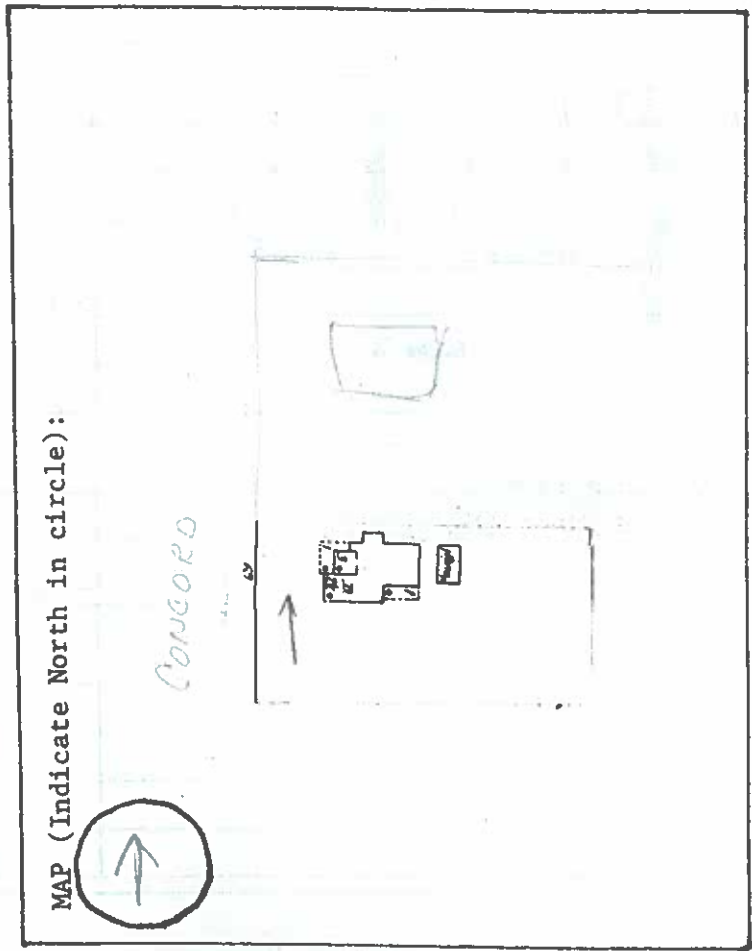
SURVEY #

ADDRESS: 69 Concord St  
 OWNER: ~~John T. Jr.~~ Faith G. Flythe  
 ADDRESS: 69 Concord St.  
 ASSESSOR'S # sheet 47 Lot 23  
 COMPUTER # 12,284  
 COMMON NAME:  
 HISTORIC NAME: ~~George Allen~~ Milo Culler House  
 STYLE: Queen Anne  
 DATE (Circa) 1889  
 SOURCE: Atlases + Directories

UTM: Z /E /N  
 USGS QUAD:  
 FUNCTIONAL TYPE: Residential  
 PRESENT USE: Single Residence  
 ARCHITECT/BUILDER:  
 CONDITION: Exc  Good  Fair  Poor  Ruins   
 INTEGRITY: Original Site  Moved   
 Date \_\_\_\_\_  
 Major Alterations & Date: \_\_\_\_\_  
 LEVEL/SIGNIFICANCE: Nat'l  State  Local

BOUNDARY AND ACREAGE DESCRIPTION:

ADDRESS: 69 CONCORD ST



COMMENTS:

Description of View:  
 Negative File Number: 7-27  
 Photographer: H. OSBORN  
 Negative on file with: Planning Dept. City Hall

SURVEYOR: *Gertrude Phibault* DATE: 6/23/82



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

## CONTINUATION SHEET

The George Alley House is a good, unaltered example of Queen Anne style architecture. The house remains in essentially unaltered condition, retaining its three-story tower, original entry porch, bay windows, decorative shingling and varied sash. Built on a suburban lot, the house is characteristic in scale and style of much of the residential development along Concord Street in the late nineteenth century.

The first owner of the house was Milo C. Cutler, an agent for the American Express Company. Cutler occupied the house from 1890 until 1901, after which the property was sold to George H. Alley, a Trustee of the Nashua Savings Bank who was listed in local directories as the superintendant of an un-named enterprise at 57 Palm Street. Alley occupied the house until his death in 1930; during Alley's ownership, the house was included as an illustration in the Semi-Centennial Celebration of Nashua (1903).

Biblio: Parker History of Nashua. p.514  
Semi-Centennial Celebration (1903) p.190 (illustration)



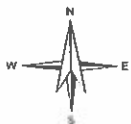








# 69 Concord St







STARK ST PUBLIC

EAST STARK ST PUBLIC

CONCORD ST PUBLIC

HALL AVE PUBLIC

69

67

68

70

72

# 69 Concord St



