

NASHUA HISTORIC DISTRICT COMMISSION

Monday, June 22, 2020, 6:30 p.m.

NOTE: Due to Governor's Executive Order, City Land Use Boards are authorized to meet via WebEx 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 WebEx, and indicated how the public is able to access the meeting.

Members:

Robert Sampson, Chair
Mariellen MacKay, Vice Chair
Robert Vorbach
Chris Barrett

Also present:

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

Commission members and staff indicated their presence by verbal roll call.

MINUTES:

May 18, 2020

MOTION by Mrs. MacKay 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.

OLD BUSINESS:

None.

NEW BUSINESS:

Randy King, 70 Proctor Road, Wilton, NH
Kris Pennella, 61 Concord Street, Nashua, NH
Chris Sokol, 61 Concord Street, Nashua, NH.

[note: Mr. King's testimony was hard to hear]

1. Kristina Pennella & Christopher Sokol (Owners) Randy E. King Sr. (Applicant) 61 Concord Street (Sheet 47 Lot 17) requesting approval to demolish existing nonconforming detached 20'x20' garage and construct an attached 24'x40' addition with two-car garage. RA Zone, Ward 3.

Mr. King said that the garage would have entry on the Courtland Street side, and the pictures will show how it will match the existing house. He said that the proposed garage and addition will match quite well. He pointed out the existing garage that would be demolished.

Mr. King said that the plot plan shows the garage and how it will be consistent with the house. He pointed out the roof on the small bumpout, it is a metal roof, which was put on in the 1990's. He said it will have a metal shingle and will match the slate.

He said that there are catalog sheets that describe the windows, doors, siding. He said it shows everything that is proposed, and it will maintain the integrity of the house.

Mr. Sampson asked if the batten style siding on the existing bumpout would be modified to horizontal clapboards.

Mr. King said that it will, it will match the vinyl on the house now.

Mr. Barrett asked about the windows, the ones with the four panes, the nice lights on top, and what will be on the street side, and the rear, if they will have the same type of windows.

Mr. King said yes, the drawing shows an existing window, and the line on the bottom is where the building ends and the new building starts, so the double-hung is one of the new windows. He said as you look at the house, some of the windows have casing and some of them don't.

Mr. King said that the soffit would have a 16 inch soffit around the front of the garage and on the whole area, other than the left of the garage, and, in looking at one of the pictures you'll see why it can't be extended out. He said that they are trying to maintain the integrity of the house historically.

Mr. Vorbach said that it meshes well with what is there, and with all the great architecture on Concord Street, he said that he wishes there was a lot less vinyl on these houses. He said that it meshes well with the existing link from the house itself. He said he'd like to see a bit more character with regards to the rest of the windows, versus them being clear glass.

SPEAKING IN FAVOR:

Kristina Hubley, 22 Berkeley Street, Nashua. Ms. Hubley asked to see the slide showing where the garage is now and where it will be.

Mrs. Pennella shared the slides she has.

Mr. Falk said that the addition meets all required setbacks, building height, open space, and all dimensional criteria, and there are no variances required for anything dimensionally.

Mr. Falk said that the front doors of the garage would be facing south towards Courtland Street, as it is now.

Ms. Hubley asked how far does it move towards Berkeley compared to where the garage is now.

Mr. King said not at all.

Mr. Falk said that all setbacks are met, there is a 10 foot side yard setback, it will not go in it, there are no variances required, the buffer is met.

Ms. Poirier said that the addition will actually make the lot more conforming, as it will be closer, and connected to the house.

Mr. King said that the garage would be four feet wider, the existing garage is 20'x20', the new garage is 24'x40', but it will be connected to the house. He said it is not all garage space, there will be a portion that will be living space.

Ms. Hubley said that she would also like to see less vinyl siding.

Loretta Hubley, 22 Berkeley Street, Nashua, NH. Mrs. Hubley asked about the siding, whether it will be taken off.

Mr. Sampson said that he understands that all the siding will be horizontal clapboard-style siding, the current bumpout which looks like it has board and batten siding will not be finished in that way. He said it will be compatible with the rest of the siding on the house.

Ms. Hubley said she doesn't see how the addition hurts in any way the historic significance, and the owners should be allowed to do what they propose to make it the best home for themselves as possible. She said that she is for the proposal, and thinks that they should be allowed to make the home adequate for their lifestyle as they wish.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR COMMENTS:

No one.

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

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY BY VERBAL ROLL CALL.

Mr. Falk said that staff, as well as the Commissioners appreciate receiving a through and detailed package for review.

MEMBERS COMMENTS:

Mr. Sampson said that the applicant's house was the Kessler House, the same people that have the Kessler Farm off of Amherst Street.

OTHER BUSINESS:

None.

MOTION TO ADJOURN by Mr. Vorbach.

SECONDED by Mrs. MacKay.

MOTION CARRIED UNANIMOUSLY VIA VERBAL ROLL CALL AT 7:03 P.M.

CF/cf