

NASHUA HISTORIC DISTRICT COMMISSION

Monday, 26 June 2006, 6:30 p.m. - Room 208, City Hall

Members:

Roberta Woitkowski, Chair
Michael Findley
Bill Hooley
Frank Mellen
Bill Slivinski
Bob Sampson
Alderman Greg Williams
Alderman Dan Richardson

Also present:

Carter Falk, Planning Department
Christine Fonda Rankie, NH Division of Historical Resources
*52 Main Street – Sheet 43, Lot 103 – CB/MU Zone – The Residences at Jackson Falls, LLC
(owner) - Requesting to changes from the approved plan relating to window and door trim
and to the brick columns on the decks
William (Angus) Bruce of Drakes Appleton Corporation, new owner/builder*

Minutes

With Mr. Mellen making the motion and Mr. Findley seconding, the minutes of 17 April 2006 were unanimously approved. Mr. Slivinski abstained, as he was not present at that meeting.

Section 16-35 Purpose and Finds and Certificate of Approval

Mr. Pierce was unavailable to attend this meeting regarding his letter dated 27 March 2006 with enclosures.

With Mr. Findley making the motion and Mr. Slivinski seconding, the discussion is tabled until the next available meeting when there is a case before the HDC.

52 Main Street – Jackson Falls

The applicant is requesting a change from the approved plan relating to the window and door trim to better enhance the building to match the neighborhood. Although plans were not submitted, Mr. Bruce passed around the brick color sample he would like to use. He said it is the initial brick color that the architect, David White, had presented. This narrow brick will be attached to a metal frame. Mr. Bruce didn't want to use a sand finish such as on the Hunt Building as it hard to remove spray painting.

Other changes he wants:

Roof: He showed a sample of the anodized aluminum copper-colored roof for the tower and the roof of the entrance. The metal and color are guaranteed for 50 years. He said a copper roof would need to be repaired in 20-30 years and since he will be selling the building to a condo association, he wanted something that would last longer. The material also comes in an aged copper patina.

Columns: The columns on the decks are square columns and take up a lot of room on the deck. They wish to change the brick to decorative cream fiberglass tapered 10" columns which are fluted at the bottom with a base at the top and bottom. Mr. Bruce said he could install a couple of the columns and notify Mr. Falk that the HDC could come and look at them.

Bands: Mr. Bruce also wants to change the wood trim in the two bands that go around the building near the roof. The new trim would be a concrete maintenance-free trim with a limestone appearance. Visually it would look like the previously approved wood trim.

Windows: He showed a small sample of the granite sill that he would be installing on the windows. The windows would have a cream/alabaster trim. For the windows on the bottom floor that have the appearance of being closed off, he would still recess the windows but use brick instead of stucco.

The members have no problem with the brick and the bands around the building. They would like a site visit. Mr. Bruce will have both colors for the copper. A column will be installed for them to look at.

With Mr. Hooley making the motion and seconded by Mr. Slivinski, the members unanimously approved the change of the bottom floor with the bricked-in window versus the stucco windows. The members also have no problem with the color of the bricks or the bands at the top of the building. The members will have a site walk (with a tentative date of 10 July at 6:30 p.m.) to look at the columns, the copper and the window trim.

Certified Local Government

Ms. Fonda Rankie spoke about the National Historic Preservation Program and the Certified Local Government (CLG) grants so the commissioners would have basic knowledge of them and who they could contact.

The meeting adjourned at 8:30 p.m.