

# NASHUA HISTORIC DISTRICT COMMISSION

Monday, 17 July 2006, 12:00 p.m. - Room 208, City Hall

## *Members:*

Roberta Woitkowski, Chair  
Michael Findley  
Frank Mellen  
Bob Sampson  
Bill Slivinski

## *Also present:*

Carter Falk, Planning Department

*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, owner/builder*

*Wayne Wendell, Drakes Appleton Corporation*

## **52 Main Street – Jackson Falls**

The site walk was done last week to look at the property. This meeting is to discuss the changes as presented.

*Brick:* The brick on the flat surface of the building will be actual brick in a sheeting form, aka as thin brick ( $\frac{3}{4}$ " thick). It will now be used for the entire building; originally the top floor only had the  $\frac{1}{2}$  brick because of weight. The mortar will match the façades of the buildings in the immediate area. Ms. Woitkowski said that at the first meeting they were presented the proposed plan they were told the building would look similar to the Clocktower Place building. She felt the mill buildings have a flat façade and have the detail in the brick. She felt the Jackson Falls building is different visually and wasn't looking like a mill-looking building. Mr. Bruce said they are taking a mill building and giving it more of a home look – living versus working there. He felt it keeps in tune with the buildings around them. He referenced the Sterns Building which also has some balconies on the rear of the building. Mr. Sampson's concerns were that there has been a sequence of changes to this building and wonders if what they have now is what they will end up with. Mr. Bruce said they would not see him come back after these changes.

*Windows/sill:* The window areas that are recessed on the first floor will be brick instead of stucco. Mr. Bruce has requested a granite look for the remaining windowsills and trim. Mr. Sampson has problems with the side treatments of the windows as the majority of the similar buildings don't have the side treatment. Mr. Bruce said it was being used since he is using  $\frac{1}{2}$  brick and it gives the windows more depth. By adding the treatment next to brick, it gives the illusion of full brick. After discussion, he said he could make it a black strip, to blend in with the black windows. Further discussion about the design ensued.

*Columns:* Mr. Bruce said he has changed the brick square columns to the fiberglass maintenance-free columns. They will drop the cap top down. The columns will be placed on all of the decks.

*Bands:* The wood fypon trim will be changed to the epis limestone look as approved at the last meeting.

*Copper:* It was also suggested that the roof have a slate or black roof. The members decided to keep with the copper look.

Ms. Woitkowski said in terms of posterity, they have brought in samples and had a site visit, but do not have any written documentation about what the building will be for the files. Mr. Bruce said he could give them something in writing to qualify everything. He'll show partial drawings. Mr. Falk said they will need written detailed description for all of the changes, as well as an elevation drawing showing where all of the changes are.

*With Mr. Sampson making the motion and seconded by Mr. Findley, the members unanimously approved the changes, providing the HDC will receive documentation confirming all of the changes in two weeks:*

*Columns: The fiberglass columns they saw on the site are acceptable provided they are painted to be compatible with the other trim colors of the building and provided their tops don't disappear into the overhang of the balconies.*

*Windows: The top and the sill are acceptable as shown in the drawings. The side treatments will be narrower and black and approximately 1½" wide. The line of the granite sill will be within the same horizontal with the coursing of the brick. The windows on the first floor will not be as shown in the original drawings, but will be bricked in.*

*Roof tower and entrance roof: Those areas are to be copper.*

*Brick: Contrary to the original presentation, there will be no full brick, but will have ¾" brick overall.*

*Bands: The trim at the top of the building will be in epis instead of fypon trim*

*The documentation of these changes will consist of a written description and notations to the original drawings. The notations will be indications of the areas of the changes and the drawing showing the typical change in that area.*

The meeting adjourned at 1:40 p.m.