

NASHUA HISTORIC DISTRICT COMMISSION

Monday, May 18, 2026, 6:00 p.m., City Hall, Room 208

HDC Members:

Ald. Trish Klee
Robert Vorbach
Chris Barrett
Lisa Law
Paige Hultman
Michelle Earnest

Also present:

Scott McPhie, Planner I

MINUTES:

April 27, 2026:

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

SECONDED by Mr. Vorbach.

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

Mr. McPhie introduced himself and his prior background with the Historic District Commission.

OLD BUSINESS:

None.

NEW BUSINESS:

1. **Crimson Properties, LLC (Owner) 66 Concord Street (Sheet 66 Lot 27) requesting approval to demolish detached carriage house; demolition of entire portico on rear of house, including roof and stairs; for exterior stairs on Hall Avenue side – remove and replace columns, rotted wood in frame and stairs and add new concrete footings to secure new frame and stairs; remove/replace all existing wood shakes and re-side building; remove/replace most windows; and install copper roof over front entry facing Concord Street & side entry facing Hall Avenue, and over two windows on South-West corner of house. RB Zone, Ward 3.**

Voting on this case:

Ald. Trish Klee
Robert Vorbach
Chris Barrett
Michelle Earnest

Randy Turmel, Nashua, NH. Mr. Turmel said that he recently purchased the property from the Joyal family in January, and knowing the property needs a lot of work. He said that the house has had a tremendous amount of deferred maintenance for a very long time. He said that this evening, the request is all related to the exterior of the property. He said that they had twenty dumpsters to clean up the place, and are trying to make a good concerted effort to let everyone know that it's his intent to make the place look good, and wants to preserve the heritage.

Mr. Turmel said that for the demolition, he had a home inspector look at it, and he agreed that the demolition of the carriage house, the portico, are not in good shape. He said that more importantly, had a structural engineer take a look at it. He said he appreciates the neighbors letters who are not necessarily in favor, but appreciates that people have a voice and are putting it forward in writing and the Commission can contemplate a direction. He said that for the carriage house, as the structural engineer indicated, is in poor condition, its rotted, undersized lumber, but built it with a 7 foot foundation, there is a wooden floor with a full basement under it, it's a 7 foot basement with a dirt floor. He said that the carriage house is unsafe, the structural engineer states that it's also unsafe, and simply not worth putting money into it, and is also functionally obsolete, inside wall to inside wall, front to back, it's about 17'-10", which could only fit in a small car.

Mr. Turmel said that the structural engineer looked at the portico, and is in worse shape, it is totally rotted, and there are very clear pictures showing it. Water from above was not captured property, and the structure is rotted, and not built with a sound foundation, it was built on rocks. He said that the walls are leaning, and it is bowing. He said that the sheathing underneath the cedar siding has actually fallen off, and what is left there is rotted, so it is not structurally sound, and is unsafe, and is functionally obsolete. He said that from rock to rock, as if you'd drive in there, it may have worked well for a carriage, but is just under 7'-10". He said even if he did pull in, he would be unable to open the doors.

Mr. Turmel said that the house has cedar shake siding. He said he wants to preserve that look, but the cedar shakes are rotted, they are terrible, and it's cracking, twisting, and wants to put Hardie siding on, and showed the Commissioners a sample to pass around. He said it is a superior product, about 5/16's thick, and made of a fibrous concrete mix, it will never shrink or twist, and is solid. He said that he saw a lot of rotted wood under the siding, especially around corners and valleys, and water was going all over the place. He said it's his estimation that there is rotted wood under many certain areas, and wants to tackle one side of the house at a time, strip the siding, evaluate the rotted wood, and replace the rotted wood, pull windows out, and put in Harvey windows in, but not their contractor version, it's called their Tribute line, and the importance of this is that it mimics a wood window the way the profiles are, but can do the same exact grid pattern on the windows, so if it's a 12/1, one just like that can be made, or whatever the grid is. He said that there are about 41 windows in the house, and all but one or two need to be pulled out. He said that there is one over the dining room that he doesn't want to touch, it's special with some etched glass and lead, and wants to leave it.

Mr. Turmel said that they'd remove the shakes, remove the rotted wood, install windows, and some of the windows are extremely big, when they were installed, their rough openings for the windows are much wider than what is used today, because back then when they framed the rough opening, they kept four inches on each side of the window for the ballast weights. He said that he

wants to take the existing windows and not put in new windows that are installed to the rough openings, but as close as possible to the current sashes. He said that he cut off a piece from that window, from the trim, and brought it to a milling place, and can actually produce the exact piece of trim, so this will be on, around the windows, so this will preserve what was there as close as possible. He said that he does not like the colors, and hopes for some flexibility with that. He said that he's not sure of the proposed colors yet, but will get some consultation from someone more familiar with some Victorian-era homes.

Mr. Turmel said that the corners of the house, right now they're all cedar shakes, and they come in the front and side, and there are no corner boards on the house, and would like to propose installing a product from Versatech, it's a PVC product that can be painted. He said that it has a routed back side, it's one piece that fits right on the corner, and it comes in four, five and six inch widths, and would probably stay with a narrow one, as for the massing and size of the house, the narrow corners would present themselves better. He said the back side of the PVC is routed, so you can take the siding and slide it right in. He said that this will make a much tighter corner, versus having a Hardie product that you'd weave in.

Nate Hicks, Manager, Lansing, Nashua, NH. Mr. Hicks said that the windows would replicate a wood window, and can replicate the SDL grids, it's a 5/8'ths grid, but there are some cottage windows, some different other windows, and all the grid lines can be replicated using the SDL grid pattern.

Mr. Turmel said that he put pictures in the package numbering each window, and had the house already put on a CAD design, and all the windows are numbered, and did that so that the Commissioners can see all the existing windows, all the existing doors, all the trim, and there are some windows there that are unbelievably wide, the maximum that they can do is 54 inches, and that would require framing down a little bit on each side. He said that there are a lot of picture windows.

Mr. Hicks said that most of the bump outs, they are oversized, and can take those oversized double-hungs and put a picture window in there, and make it look like a double-hung.

Mr. Turmel said that he believes there will be at least one area of concern, there is a bump out on the south side of the house, it's showing that its been structurally compromised. He said that the bottom of it is cantilevered, and is held up by pipes in each corner, and they put a basement window right under it. He said that one window here is actually not perpendicular, it's tilted back. He said that they took off the interior trim on it, and the inside of the window has shifted, as plaster is not forgiving. He said that there may be some structural compromise here, and his goal is to rebuild it and put it back to what it is now, but structurally sound. He said that he expects some structural deficiencies especially on this second floor window.

Mrs. Law asked if the intent is to turn this into an apartment building.

Mr. Turmel said that his goal is to go in for a three-lot subdivision to create three conforming single-family lots. He said that the City is working on a new Land Use Code that will permit having a multi-family there. He said he'd love to make it a multi-family, and it lays out extremely well for a three-family, possibly four.

Mrs. Law said that in looking at the front of the house, there would be a second lot to the left.

Mr. Turmel said yes, and the other would front on Hall Ave.

Mr. Turmel said that the house fronting Concord Street would be the same distance back as the existing houses are.

Mrs. Law asked where the parking would be for the multi-family, if a house would be going on Concord Street, to the left of the existing house, and a house to the back.

Mr. Turmel said there are a couple options, one, behind the house. He said he's not sure yet. He said he'd have three one-bedroom units, it is a huge need. He said that this is all proposed.

Ald, Klee said up until recently, it was 1.5 parking spaces per unit, now, the State said it is now 1 space per unit, and it may go to no parking required.

Mr. Turmel said that the plan is only a proposal, nothing has been submitted to the City yet. He said right now, the carriage house is just a glorified shed, and there was a lot of stuff in it, but if you look underneath, you'd see the condition of it.

Mr. Vorbach said the basement would have to be filled in, put in a slab, and restore the carriage house. He said that the issue for him is if anything were to be designed and built on this property, it would have to be awfully good, it would have to belong next to that house. He said that the issue of turning this into a multi-unit, it would have to be code conformance, you open up a can of worms in these older homes when you subdivide them into multiple units, and it's been done very poorly all throughout the north end. He said he's not understanding that angle.

Mr. Turmel said that he has someone working on the Code review, and agrees, and understands, but needs to get a full review on it, and understands the impact.

Mr. Vorbach said that May is preservation month in historic New England, and this is a shingle-style home, and it's a gem. He said that he sees this as not about preservation, but about transformation, and does not appreciate the neglect that this property has gone through, it's a shame. He said that he appreciates the detail that was shown in the submittal, but said that this house needs to be restored, not transformed. He said that he's familiar with all the proposed products, but it is irrevocable change, and understands the cost factor, but this can be brought back to life, and there is a cost to it, but this is a gem, and to think about vinyl windows going into this, and composite columns, and composite corner boards, its just altering the character of the house significantly, architecturally. He said that this is a gem, a shingle-style home, and understands the issues, but the right people need to be brought in, and find a way to not demolish or alter the architectural character, but to restore it.

Mr. Turmel said that his goal is to preserve it, and the Hardie product is a superior product than what is on there. He said to take off cedar, put cedar back on, does not think anyone going by, it would have the same reveal, no one will know after it's done, no one will know it's Hardie instead of cedar, no one will know.

Mr. Vorbach said that there is a significant difference between the windows that are there, and said that 70 Concord Street was just worked on, and they restored the existing windows, so it's doable, and there are people who do it, who can restore them and put them back. He said that the character of the windows that are there versus the character of a premium vinyl window is not the same.

Mr. Turmel asked how other houses in the district put in vinyl windows.

Mr. Vorbach said he has a real problem with vinyl anything, siding or doors. He said in Lexington, you cannot even bring it up. He said that this house is a gem, and by saying that transforming materials will keep it that way, doesn't muster up. He said that losing the porta cochere, understood, there are structural issues, and is sad that it went through this much neglect.

Ald. Klee said that the key here is to keep the preservation of the outside, and the Commission can't really have a say of what will happen in the inside. She said that there is a lot of work that has to be done in this house, and has walked through it. She said that she'd like to see the cedar shakes put up there. She said that she doesn't have much of a problem with the vinyl windows if they're framed properly, maybe from a practical standpoint of someone who lives in a home with them, but to clean them makes them easier, especially with a house this big. She asked about the framing of a window, and just sees a vinyl window, and sees the same window she has in her house, and how would this look if someone is driving by, or even looking up close, and this house is close to the street, and people can tell if it's a shingle, even with the five inch reveal, and asked how that would look on this house.

Mr. Hicks said that there are nailing flanges, and then around that, is where you would trim out and do whatever detail you're looking for the moldings.

Mr. Turmel said that they could do color on the window.

Ald. Klee asked about the window colors, and it's the whole color, from the sections inside, and is just seeing this stark white, and it will look like white vinyl, and asked how the Commission can work with this and make it look like wood.

Mr. Turmel said that he feels like it is extremely close, because Nate can produce the window to match the grid pattern, and can obtain some flat stock, and has a resource for this piece. He said he's open to different colors, and maybe that would help take the pain of vinyl away, it's just a superior window.

Ms. Earnest asked if they are snap-on dividers.

Mr. Turmel said that they are apply grids, they are non-removable.

Ms. Hultman said that this house has always had a mood to it, it's the dark, moody, mysterious house, and agrees about the white color.

Mr. Hicks said that they can do a red, and they have a burgundy color.

Ms. Hultman asked about the trim around the windows.

Ald. Klee said that window #3 has the columns.

Mr. Turmel said it may depend on how easy they come off, and would like to keep them, clean them, and repaint. He said some of the windows have dentil molding, and some of the dentils are already broken. He said that PJ Currier can work with him, and can reuse a lot of the product.

Ms. Earnest said that the house was nominated to go on the National Historic Register, and asked if it was put on.

Mr. Vorbach said he didn't think it was.

Mrs. Law asked if this is turned into a three-family, would they be changing any of the upstairs doors.

Mr. Turmel said the front door is actually in good condition, and can keep it. He said for the other ones, he'd either restore them or replace with PJ Currier.

Mr. Turmel said it lays out spectacular for a three-unit. He said he can have a nice one-bedroom on the first floor, and if you go up the staircase to the second floor, that in itself would be a nice third unit, or, part of the second floor can be another one-bedroom, and is working with an architect for some concept plans, and the third floor, there is a very large room that was actually used, it has a fireplace in it, but have to figure out how to get there logically.

Mr. Barrett said one thing that has to be considered is the character of the neighborhood, and it's tough to consider two additional lots, one behind and one next to this house. He asked if there are any diagrams of where the house would be looking from Concord Street and Hall Avenue, and that would be awful.

Mr. Turmel said that he studied the entire Historic District, and every single lot on Concord Street, 2,000 feet to the north, and 2,000 feet to the south, and the houses on Hall Avenue, the directly abutting ones, those lots are almost identical in size to the ones proposed, as well as other ones nearby.

Mrs. Law asked if from 1983 on, that this is the reason for the Historic District being there.

Ald. Klee said that the State is making a lot of changes, and ADU's are now allowed, and you can build one, they no longer require Zoning Board approval, and abutters aren't notified.

Mr. McPhie said that the Commission is still here to review what buildings look like. He read the advertisement of what Crimson Properties has applied for.

Ms. Earnest said that her heart is breaking when hearing about all these changes to this house, because it has been there for so long, it is beautiful, and is a pivotal part of the north end, and to make these kind of changes to it that are so permanent, it's heartbreaking, and the City will lose something if this is allowed to change like this. She said she understands that the portico and the garage are in really bad shape, if they can't be restored, maybe they can be duplicated, put them back up exactly like they were, as then, the character of the property doesn't change, it stays the same, and the subdivision plan, in looking at it from Concord Street, will look totally different, and crowding it in, and losing the beauty and sanctity of that property, is a big mistake.

Mr. Turmel said that if he converts it to a multi-family, it would be his intentions to keep it, but doesn't want to be an average investor, or builder.

Mr. Vorbach said that simply put, the aesthetic of this house is the cedar, the dark weathered cedar, which is a natural thing, and then, the doors, windows, panels, the paneled parts, are painted, and that is a logical aesthetic for a house like this. He said he doesn't mind the dark, weathered cedar, and perhaps can see a different color with the windows and the panels and the bump outs, rust or something, but to go down a completely different road aesthetically, understanding modern materials, but this is a historic home, and is leaning towards find a way, to bring back, but to introduce all these new composite materials on this house, and can't buy into that, it's a one-of-a-kind house in the Historic District, and there have been too many little things done in the district

that have ignored it. He said that this house, architecturally, is one-of-a-kind, and doesn't see it with all kinds of new composites being the same house at all, it's just not the same house, it's transformed into a hybrid, with contemporary materials on a historic house, not the same ever again. He said the porta cochere is part of the house, part of it architecturally, the side porches are part of it, and to begin to change those things changes the whole aesthetic of the house.

Mrs. Law said that the two houses directly across the street use all the original shakes. She said she's not aware of any houses on Concord Street that have the composite shakes, and said that her house has original cedar shakes.

Mr. McPhie said that the Commission shall take into account Land Use Code Section 190-22 (A) (2) (a-f) when deciding upon any application, and read this section into the record.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

Gregg Gordon, 69 Concord Street, Nashua, NH. Mr. Gordon said that they've lived there about 20 years, and understands the balance as an investor and residential developer. He said in 1997, he came before the HDC with a plan, and the Commission was strict, and said that the whole perspective of the house as you walk along the sidewalk would change, and asked us to bring our roofline down so it's the same perspective as people walk by. He said that they had to re-do plans, dig a foundation, and get their roof line down, and also, have an old carriage house, it was unusable, and asked us to modernize it, but make it look exactly like it was with the shingle style, wooden windows, and had to rebuild the windows, and they're the original windows. He said he had strict guidance from the Commission, and in this proposal, with vinyl windows, and when it's all brought together, it's just degrading the property with the modern materials. He said that sometimes the numbers just don't work with doing work in the Historic District.

Marnie Gordon, 69 Concord Street, Nashua, NH. Mrs. Gordon said that they did go through a lot of challenges when they went before the Commission. She said that this is a huge property, and appreciates the work going into this, but there is an opportunity to blend some old with some new. She said that she is not a fan of vinyl windows, but loves the Hardie siding, it looks great and will last forever. She said this is challenging, because not only is the house expensive, but it's hundreds of thousands of dollars needed to restore it to its former glory, there are not a lot of buyers. She said the Hardie siding prevents termites, and it's good material. She said when preserving something this old, it's always good intentions, but watched the house across the street be renovated, and doesn't think it looks that good, at 70 Concord St. She asked if they can share better visuals of what is proposed, and come back here with what it would look like.

Sandy Silva, Nashua, NH. She said it'll be nice to come together, it was pretty much eroding. She said it does feel like they can do a hybrid situation where they can preserve the best of the things that are the most unique, like some of the larger windows and trim, but also bring in more of the durable materials, because then maintenance becomes a problem, and that is why the house is in such disrepair, it's materials that take a lot of maintenance and money, and it would be helpful to see a rendering showing what it would look like.

Mrs. Gordon said that they had to show visuals of what it would look like for the Commission, fully rendered drawings, down to paint colors.

Mrs. Silva said that this house is beautiful, it's a gem, and part of its beauty is the way it's situated on that lot, and if a house is thrown to the right of it on Hall Avenue, it will be a detriment to the neighborhood, and if that carriage house is rebuilt into an apartment or a condo on top, that would be fantastic, there are places that have turned these into beautiful condos, there's a way to do it to preserve the look of the property and the lot, but a house next to it would reduce the beauty of this home.

Joe Wuorio, 5 Hall Avenue, Nashua, NH. Mr. Wuorio said that his main concern is that it becomes a lot of apartments, and it may not even have parking. He said the house won't have the feel it has now, if they remove trees and put in more pavement, and it would be a lot more cars parked there.

Gordon Burnett, 3 Hall Avenue, Nashua, NH. Mr. Burnett said they've been there for 34 years. He said from a historical standpoint when he looks across the street, sees a beautiful, scary house, and it's gorgeous. He said he'd like to see it somewhat stay the same, but yet modernized, you can't just patch it and make it work. He said that the portico is gorgeous, you can't replicate that any way, and the carriage house is beautiful, and if it can be a house and look like that, it would be great.

Karen Burnett, 3 Hall Avenue, Nashua, NH. Mrs. Barnett said if they can make that carriage house into a condo, it would keep the character of the property, and if it's subdivided, it would be totally different.

Mr. Burnett said he's going to be looking at this property all day long, every day, and wants it to look like it was, but improved. He said it's hard work. He said the property should still have the appeal it has now, from what ever perspective you look at it.

Mrs. Burnett asked exactly what the Commission would be voting on tonight.

Ald. Klee said the demolition of the portico and carriage house, window replacement, siding.

Mr. Vorbach said after public comment, the public hearing and meeting will close, and we'll see how the Commission sees this.

Max Joyal, former resident of 66 Concord Street, Nashua, NH. He said it's tough for one person to take care of this house, his brothers and sisters worked together here, and it was tough to do. He said for the carriage house, a pickup truck won't fit in there, but a 1964 Buick LeSabre was there for many years, a 1960 Oldsmobile 88 was there, it was snug, but fit. He said he likes the idea of the carriage house becoming a condo and being restored. He said that there aren't too many garages that have a full basement, it's pretty rare. He said he likes the idea of restoring and rebuilding, then, you don't change the character. He said that some of the trees are huge, they're historical, you don't see birch trees that big. He said that 5 Concord Street went through three owners before that house got done properly. He said the portico is bending, but it's foundation work. He said they can take a whole home, put it on stilts, raise it and put proper footings there, it will need some work, but it can be put back to the way it was, it's sagging and has some rot, and the way the water comes off the roof, and for some reason his dad never wanted to put gutters to channel the water away, and all those years, the water pounded the wood.

Mrs. Burnett said that even though they're not technically in the District, they've worked hard the past 34 years to restore some of the original integrity of their home, it's over one hundred years

old, and a lot of things were done that we as current owners feel that it should have been done, and have worked hard on it, and would like to see what is left of this part of the City to stay as it is.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

Mr. Vorbach said he heard very valid points, and the Commission is not here to consider the subdivision of the property, if it were to be done, with residential structures, it would be brought back before the Commission. He said we need designers, architects, and developers to bring their "A" game into the Historic District, not anything less. He said that the Commission has a sample of a window, and if cedar shakes are installed correctly and maintained, they will last a long time, they do not deteriorate unless there is a lack of maintenance, they weather naturally, they last, it's been proven in New England. He said that his thinking is the thought of a carriage house being a residential unit, there is validity in that. He said that the issue of zoning and the house becoming something else, multiple units, is a zoning issue, but how it works would have to be brought before the Commission.

Mr. Vorbach said that what is lacking is that the Commission has components, but not an overall vision of what it would look like, it's got Hardie plank and corner boards, and the Commission doesn't see a visual regarding what it would look like, this is the color scheme, and the package is not un-thorough, but the Commission is lacking the story, the visual story of what's being done, and what would it look like with Hardie plank on it, with corner boards and the Harvey windows, we don't know. He said that the Commission should have something to say about the colors, and what this will look like, it's a shingle-style, it's very unique, one-of-a-kind, and needs to be lovingly restored, and not modernized, and it won't look the same architecturally or aesthetically, if you remove components, the blueprint, and understands the structural issues, and knows it's a big house to maintain over time. He said the porta cochere can be rebuilt correctly, so that it's not rotting and sagging, that is restoration, that is preservation, not demolition. He said he has a problem with demolition, even understanding the circumstances. He said that he believes that the Commission needs to know more. He said the Commission has a window sample, a siding sample, and trim samples, and appreciates that they can replicate that wood work, that's valid, but we're not seeing the whole picture. He said if the porta cochere is removed, what replaces it, or is it just gone, the side steps, every architectural component of this house is important historically, and when he hears the word demolish this and that, it's valid. He said he could see the carriage house being a residential unit, and that's common in Nashua, and doesn't want to see dime-a-dozen homes, and where are the people who want to design something excellent, and this is excellent, and should be restored.

Mr. Turmel said he's more than happy to have a color rendering done, and can do it how he prefers to see it, it doesn't mean that the Commission will accept it. He said he didn't go there, but understands the point, and that the Commission needs to see the whole picture. He said he'll get some consultation on the colors, and the Commission can see that, and will work with the colors, but will have what he wants to see. He said for trees, the Birch trees are a life safety issue, one or two of them were totally rotted in the middle, and had to come down. He said they put a new house on Hall Avenue, and one tree is coming down. He said he'll do a great job, and wants it designed to blend in very well, and wants a great house on the same sized lot.

Mr. Vorbach said that the same issues remain, we need a clear picture of the vision, the direction, of what this will be.

Ald. Klee said she would really appreciate the rendering, and doesn't want to table this yet, the comments she wants to relate is related to Manchester Street, it is in the Historic District, the house

was built, it just had to keep with the neighborhood, and the Commission did struggle with that house. She said that we can't stipulate what color they have, but it's very important that it keeps with the neighborhood, and the color shown would make the house look so different. She said she understands that the house was in disrepair, and no reflection on anyone who lived there, and knows the effort in trying to keep it up, but trying to keep with similar color is because that's what our eyes have been used to, it's the character, and this always looked like a haunted house.

Mr. Turmel said that the house actually used to have white windows.

Ald. Klee asked what was the original look of the house, and if it had cedar shakes, and would be interested in some of the history.

Mr. Turmel said he will be happy to meet with anyone to work together, and lives nearby, and is vested in the community and his business, and has no interest in having an adversary relationship, and wants to work together.

Mr. Vorbach said that is expected, and understood, and doesn't want to drag this out for months, and knows that time is money, but the Commission needs to know with more clarity what that is. He said This Old House, they know how to frame things back, and they've brought back stuff that was in worse shape than this. He said this needs to be the "A" game, it needs to be restoration, preservation, not transformation.

Mr. Turmel said that the portico is in horrendous condition. He said he wouldn't be surprised to go there some day and see it collapsed, that is how rotted it is.

Mr. Vorbach said that the restoration pattern is there, it could be restored to not be the way it is, and knows that is work, but the investment in this house must consider these things, and there are grants for restoration, there is money out there for historic restoration. He said this is a very unique shingle-style home.

Mrs. Law said that this house is one of the most historically significant houses in the City, and it's extremely unique, it's one of those "wow" moments in the City, but it deserves to be slowed down a bit, and getting some outside bigger advice from the Historic Commission from the State. She said there are ways the color may be a cousin color to modernize it. She said we've heard a lot of good opinions, to bring all these issues, the portico, and weigh in on the significance of this architecturally, and would also argue that the carriage house is extremely architectural and important to this property, as is the park-like setting of this home.

Mr. Vorbach said that the carriage house, it's doable, it would be architecturally the same, but the function would change, it would be redesigned as a single-family residence, but the property doesn't lose that component, there's an existing structure that's historic aesthetically and it belongs to the property now, understanding that it needs work, but that one component and the house itself being restored, single-family, and when you take a house like this and want to divide it into multiple units, you need fire separation, and many other issues alter the structure, and you lose too much, and things get buried under vinyl. He said that the direction is simple, and the Commission heard a clear presentation tonight, but need to know going forward that they'll come back with a vision, which will facilitate the Commission saying yes or no.

Mr. Turmel said it may take a month to get it done.

Ald. Klee said that there was discussion of the carriage house and turning it into a residential unit. She mentioned discussion about the carriage house with three carriage doors on it, and how it's done.

Mr. Vorbach said that you infill the carriage doors, and you have an entrance.

Ald. Klee asked if the carriage house as it is, is structurally strong enough to take it an refurbish it, or will it have to be demolished and rebuilt, much like the portico, and wants that kind of information, whether it would have to be demo'd and re-created, and if that's the case, we just got rid of the Historical Commission. She said that some people want to see the cedar shakes, and also likes the fact that this house, because of economics, and overwhelming, has gone down the rabbit hole of not being able to be maintained, the materials being spoken about would be able to maintain it, and looking at Concord Street it would be hard to lose those, but also doesn't want to see something else go down into a demo type of thing and actually lose more. She said she wants nothing bad to happen to this house, and wants the historical portion of it, yes, but also doesn't want to be here in the future because someone didn't take care of it, and we should look into the future, color is extremely important.

Mr. Vorbach said that the key thing is that we work together, and understands the cementitious siding can look very good if installed correctly, it just boils down to the vision, and the Commission to see visually what is intended. He said he's so used to the dark cedar and the contrast, that to see something majorly different would be...he said that the cedar shakes, whether they're weathered or not, with white windows, that is New England vernacular architecture. He said that the importance of this house is that it is a treasure, and there's nothing like it.

Ms. Hultman said for the portico to be demolished, she'd need to see what it would look like after, and if there is some other architectural detail that can be added.

Mr. Vorbach said that if it loses these components, what will it look like, and how does it alter the historic character of this house. He said that 13 Manchester Street, they began their work before coming to the Commission, and sees what people do, and cares what people do. He said that this will be very important to chart the course in terms of vision.

Mrs. Law asked if they can show landscaping and where people park.

Mr. Turmel said he's happy to show something, but doesn't want to be held to it quite yet, because it's a little premature until what the final development plans are, and doesn't want to mis-represent anything.

Mr. McPhie said that the five full-time members will be voting.

MOTION by Ald. Klee to table this until Mr. Turmel can produce the appropriate documents.

Mr. Turmel said he'd know tomorrow.

Ald. Klee said she won't put a date on it, otherwise, we'd have to take it off and on the table.

Mr. Turmel asked if the Commission takes more than one applicant at a meeting.

Ald. Klee said that there have been more than one at numerous meetings.

Mr. Turnel said he'll apply as soon as he can, but it may be related to how fast the plans can be turned over.

Ald. Klee said that is why she didn't table it to a date certain.

SECONDED by Mr. Barrett.

MOTION CARRIED UNANIMOUSLY 5-0

MOTION TO ADJOURN by Ald. Klee at 8:10 p.m.

SECONDED by Mr. Vorbach.

MOTION CARRIED UNANIMOUSLY 5-0.

CF/cf