

NASHUA HISTORIC DISTRICT COMMISSION

Monday, June 27, 2026, 6:00 p.m., City Hall, Room 208

HDC Members:

Robert Vorbach
Chris Barrett
Lisa Law
Paige Hultman
Michelle Earnest
Larry Hirsch

Also present:

Carter Falk, Deputy Planning Manager

MINUTES:

May 18, 2026:

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

SECONDED by Mr. Barrett.

MOTION CARRIED UNANIMOUSLY BY VERBAL ROLL CALL OF THE MEMBERS.

OLD BUSINESS:

None.

NEW BUSINESS:

1. **Crimson Properties, LLC (Owner) 66 Concord Street (Sheet 66 Lot 27) requesting the following: remove and rebuild existing portico and stairs; demolish carriage house and construct new carriage house; remove all cedar siding and corner boards and replace with new cedar shakes, trim, pillars, corner boards, including replacing any rotted sheathing; installing copper roof in selected areas; rebuild bow window area on south elevation; and, remove and replace selected windows with new vinyl windows. RB Zone, Ward 3.**

Voting on this case:

Robert Vorbach
Chris Barrett
Michelle Earnest
Lisa Law

Paige Hultman
Larry Hirsch

Randy Turmel, Nashua, NH. Mr. Turmel said that he is here with his Attorney, Brad Westgate. He said that at the last meeting, he was to come back with a colored rendering showing exactly what is proposed. He said that he gave a lot of thought from the last meeting, and wanted to come back with a proposal that is fair to everyone, including himself.

Mr. Turmel said that for the demolition of the carriage house, he had a structural engineer inspect it, and it's rotted and unsafe, and not worth putting money in. He said to satisfy everyone's needs, he'd demo it in its entirety, rebuild it, so as you're facing 66 Concord Street, directly in back of the house, would be the new location, meeting all setbacks. He said he's planning on building it four feet deeper, so that a truck could park in it, and it will be the exact replica of what exists, it would be four feet deeper, and it would match.

Mr. Turmel said that for the portico, the goal is to make it four feet wider, as no one can pull in and open car doors, it's not functional, but it worked for a horse carriage. He said he will try to save the roof, as it has a lot of good character in it and details, with arched wood, beadboard up top. He said he'd be looking to add two wings, on the left and right side, which will allow it to be four feet wider, and still structurally hold the existing roof. He said that his goal for every column on the house is to take them off, bring them to a third party, have them replace any rotted wood, fill in, sand and paint, and if they're too far gone, they will be replaced with wood.

Mr. Turmel showed a diagram of the front of the house, the south end, and needs to rebuild the top portion of the bow, it's settling, and does not believe it's structurally sound, it's held up with little pipes, about two inches, and that is what is holding it up, so the plan is to temporarily block it, put in four feet of concrete in the ground, with wood posts, and it will be rebuilt in the same manner and same details.

Mr. Turmel said that for materials, the house has shingles on it, and the goal is to match the shingles, they are an ICO product called Dynasty Series, and he'll keep the shingles on the house, they're fine. He said that all the shingles on the house and carriage house will match. He said that for the siding, it will be cedar off, cedar on. He said the product is called Maibec, it's a high-quality product, and varies in width, it's a shake. He passed around a color sample palette and it is already pre-stained twice, and it's stained on all four sides. He said that the corners, right now, are woven. He said that he doesn't want to do that, and will use a product that is 5/4 x 4 inch, it will be cedar on the corner, it's tighter, and will match 100% the color of the siding, and it will blend in nicely. He showed a picture of the house from a long time ago of the red trim.

Mr. Turmel said that the windows on the house are not original. He said that they are not all wood, either, and it has vinyl windows. He said that what he wants is the Harvey Tribute window, it is a premium Harvey product, and it emulates the wood profile of a wood window, and it will match the grid pattern. He said he can have the exact trim made, it will be replicated 100%, and will be the same color as the window, so all the window profiles will match. He said that the color he wants to use is Jamaican Pepper, it is a dark tone siding, it is like a charcoal gray color. He said on the gable ends, the goal is to accent the gables and the portico with another color, called Nutmeg. He showed sample colors to the Commissioners, and the colors will tie in with the copper roofing.

Mr. Turmel said that there will be a few areas where there will be a copper roof, and indicated the little eyebrows where it would go, and the siding will blend in very well. He said that he works a

lot with Ron Trudeau at Nashua Wallpaper, and the colors chosen are historically correct from the California Paint Collection.

Mr. Turmel said that for the shingles, they will be a Sentinel Slate, and showed a picture of it. He said it will all match.

Mr. Turmel said that for the carriage house, the doors chosen are Clopay doors, a high quality door, it has a reserve wood limited edition, and replicated the pattern that is there. He said that the existing door is 8'x8', but to make this a functional garage carriage house, the proposal is to make them 9' wide, and 8' high. He said that they'd have eight lights on each door, which also exists on each door.

Mr. Turmel said that he plans on subdividing the lot into two lots, and the carriage house will meet setbacks, off the Hall Avenue driveway. He said it may be used for an ADU in the future. He said that the proposed new house would be set back, and it will match very close to the front elevation, the style is unknown at this time.

Mr. Falk said that the proposed subdivision is not in the purview of the Historic District Commission, and is not part of this submittal.

Mr. Turmel said that he believes that the house will be compatible with the existing neighborhood, and respects the Historic District.

Mr. Vorbach said that he appreciates the respect for the existing details. He said that this house is a gem, and architecture matters. He said that the proposal has come a long way. He said that he believes that vinyl windows are not a part of restoration or preservation, but doesn't believe we can say no to them. He said that the proposed windows are a quality window. He said that he appreciates the copper elements, and the colors work. He said that the only thing that doesn't work for him are the vinyl window, but won't say that they can't use them.

Mr. Turmel said that for the windows, we want sustainability, efficiency, and wood windows are nice, but they have a maintenance problem down the road, and doesn't want to hand that to someone.

Mr. Vorbach said that Pella makes windows that are not all wood, but are specifically made for historic restoration/preservation, they're available. He said that he understands the cost as well.

Mr. Barrett asked if the existing casement of the windows will be taken out, or will the same width be used.

Mr. Turmel said that the vast majority of all the windows that exist will be able to match 100%. He said that some of the windows will have to be reframed, as the original openings would be framed, and would use a false jack stud on each side to hold the lead weight for the rope that is on the pulley to allow the window to operate, so if they pull out the windows, the new ones will be as close as possible to that opening. He said that two windows will have to be reduced, but only a couple inches, but won't be a big impact. He said that he isn't replacing every single window, they will be new construction.

Mrs. Law thanked Mr. Turmel for the thoroughness of the presentation, and the input he received from the Commissioners, it shows, and is glad the house will be brought back to what it should be.

Ms. Earnest said that she appreciated keeping the portico, and likes the creative solution to make it a little bit wider, as it adds such a nice historic charm, and appreciates the re-creation of the carriage house.

Mr. Vorbach asked about the colors of the windows.

Mr. Turmel said it's like a cream color.

Mr. Vorbach said that the mixture of colors works really well, and that's important.

SPEAKING IN FAVOR:

Marnie Gordon, 69 Concord Street, Nashua, NH. Mrs. Gordon said that the roof was replaced about ten years ago, give or take, and asked if it will be replaced.

Mr. Turmel said no, only because it looks like it's good repair.

Mrs. Gordon asked if the proposed colors will work with the roof line, and asked if they will work. She asked that any accent colors help tie it in.

Mr. Turmel said that they do, and showed the samples. He said that the shingle is a multi-color shingle, and it's supposed to mimic slate.

Mrs. Gordon said that she agrees with the windows, on vinyl, and there is a reality with them, and there are so many other reno's on Concord Street, and 85 Concord is all vinyl windows, so we can't say yes to some and no to others. She said that there are some very unique windows in the house, and wanted to know which windows are planned to rebuild. She said in the back, that porch area, all the mullions are black, and asked if they'd be changed.

Mr. Turmel said they'd be rebuilt. He pointed out the picture window, and said it is not operable, so it'll have picture windows that size, with that grid pattern.

Mrs. Gordon asked if they will be replaced with new construction.

Mr. Turmel said there won't be replacement windows, but they're all being replaced with new construction windows to match the grid pattern. He said that he can't do the windows and the storm windows, and can't do both, so is replacing the window, not the storms.

Mrs. Gordon asked about the big bay window on the front, and asked what the plan is for that window.

Mr. Turmel said it will be scraped, sealed, painted.

Mrs. Gordon asked about the plans for the inside of the house, if it would have four apartments.

Mr. Turmel said he's never committed to four apartments, and is unsure if a multi-family was a consideration, today, the thought is a single-family home with an ADU.

Mr. Falk said that the inside of the house, or future use with a subdivision, is not the purview of the Historic District Commission.

Ms. Hultman asked about the window screen color, some are dark, and it could change the whole look of the house.

Mr. Turmel said he was not aware of different colors, and will have to look into it.

Mr. Vorbach said that the removal of any exterior storms is a positive.

Don Smith-Weiss, 38 Cushing Avenue, Nashua, NH. Mr. Smith-Weiss said that the house will be beautiful, and it deserves to be.

Mr. Falk said that staff received three letters in support, from:

Luann Lemay, 65 Concord Street, Nashua, NH.

Rick Cardinal & Jackie Powell, 67 Concord Street, Nashua, NH.

Gordon & Karen Burnett, 3 Hall Avenue, Nashua, NH.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

Mr. Barrett said he thinks it looks great.

Mrs. Earnest said that she's real pleased with the aesthetic that has been brought forward.

Mr. Vorbach said that he appreciates the respect for the existing details, and the thought put into the palette. He said that the house is a gem, and it needs to be brought back to life in the right way. He said that architecturally, it is, and appreciates not losing the portico, and the rebuilding of the carriage house, it's come a long way.

Mr. Barrett said it will be a showpiece for the applicant, and for the City, and appreciated it going from three lots to two.

Ms. Hultman said that she appreciates the visual renderings.

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

SECONDED by Mr. Barrett.

MOTION TO APPROVE CARRIED UNANIMOUSLY.

Attorney Westgate said that this is Carter's last Historic District Commission meeting, and tomorrow night is his last Zoning Board meeting. He said he's had the pleasure of working with him the past 28 years, and he's been forthright, objective, analytical and primo in all respects, and appreciate him for all these years.

- 2. First Church of Nashua, c/o Don Smith-Weiss (Owner) Marc Blanchard, MVP Home Improvements (Applicant) 1 Concord Street (Sheet 43 Lot 11) requesting approval to replace existing windows within office and music school addition with like-for-like Harvey replacement windows, with no changes to the window openings or the historic church structure. RC Zone, Ward 3.**

Voting on this case:

Robert Vorbach
Chris Barrett
Michelle Earnest
Lisa Law
Paige Hultman
Larry Hirsch

Don Smith-Weiss, representing First Church, 1 Concord Street, Nashua, NH, and Marc Blanchard, MVP Home Improvements. Mr. Smith-Weiss said that this will be “like-for-like”, the windows in there now are aluminum, and are fogging, and the paint has faded. He said that the proposed windows would be bronze color on the outside, and white on the inside, the difference will be barely noticeable except that they won’t be foggy anymore. He said that they’ll be Harvey Classic Windows.

Mr. Blanchard said that the windows would be black on the outside to match the door openings, and they did two test windows, and a couple people came out and looked at them. He said that most of the windows are vinyl, some are aluminum, but mostly vinyl, and will do them all in black vinyl, white interior, and full screens. He said that the windows would be sunbeam plus, double-glazed, double Low E, so they’re really good windows. He said that the windows there now were not insulated properly, so they’ll be re-insulated to make them tighter.

Mr. Smith-Weiss said that Mr. Falk and Mr. Vorbach agreed that the color was nice for the new test windows.

SPEAKING IN FAVOR:

Mrs. Gordon said that she is in favor.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

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

SECONDED by Mrs. Law.

MOTION TO APPROVE CARRIED UNANIMOUSLY.

- 3. Gal Peretz, The Courtland, LLC (Owner) 72 Concord Street (Sheet 65 Lot 91) requesting the following: replacing all windows with new vinyl windows**

with simulated divided lites, remove and replace siding with wood clapboard siding, repair/restore third floor porch, replace all vinyl diamond-pattern lattice with square-pattern lattice, repair/replace porch roof and porch ceiling, and install a new porch roof finished with architectural asphalt shingles or standing seam metal roof. RB Zone, Ward 3.

Voting on this case:

Robert Vorbach
Chris Barrett
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Lisa Law
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Larry Hirsch

Gal Peretz, 72 Concord Street, Nashua, NH. Mr. Peretz said that the property was abused for a long time, it's a two-family, and it will stay as a two-family, and convert it to condos, one on the first floor, and one on the second floor. He said that they also redid 70 Concord Street, and didn't do anything to the exterior except the lattice and painted. He said that they want to do vinyl windows, it cost more, and there are 44 windows that will need to be replaced, some are broken. He said he will keep the same look of the windows, they won't change the trim, they will do replacement windows, they'll just repaint and repair as necessary.

Mr. Peretz said that for the lattice, they have vinyl lattice and match what they did at 70 Concord, with the square pattern. He said that part of the porch roof has a flat roof, and have holes and it's leaking, the plan is to remove them, put on new plywood and fix it, and go with a metal roof to make it look more historical, so it will have an ice and water shield barrier. He said that he got Taylor to get a price for a wood replacement, and it was half of the budget. He said that if he has to do wood replacement, he won't be able to do what he needs to the house, and it won't be affordable, and the new windows will have it be the same kind of look, and will be beneficial to the occupants for energy cost.

Mr. Barrett asked about the dimensions of the windows, it will be taking out the old, putting in new.

Mr. Peretz said that they are doing new construction, so the trim will remain. He said that the windows will not shrink much, the glass will be the same. He said the small porch on top of the tower is falling apart, and plan to build it as it is, they will try to make it the same.

Mrs. Law asked if the building Code must be followed up there, because it does not look like it's to Code, judging by how big the squares are.

Mr. Peretz said that perhaps they can put lattice, and it's not like someone would stand there and drink coffee, it's at the tower and you'd have to go through a hobbit door to go inside.

Mr. Vorbach said that they'd have to respect the existing details, it's historic, and something would have to be done to ensure that a child can't go through the baluster.

Mr. Peretz said that maybe they'd have to put some wood between them, it will not have a vinyl decking.

Mrs. Law said that Mr. Peretz should contact Ron at Nashua Wallpaper for colors. He said that he's had AI pictures of the house for historic colors.

Mr. Vorbach said that the color will be critical.

Mr. Vorbach asked what the window color would be.

Mr. Peretz said it would depend on the color of the house, it won't be white, but probably creamy or some light color.

Mr. Vorbach said his concern is a white vinyl window in a historic home.

Mr. Barrett asked if the chimneys will be maintained.

Mr. Peretz said he will, they are used for the HVAC, and oil, and the house will be converted to a whole new heating system, but they are solid. He said that they removed all the plaster in the house to the studs, and will put in new insulation and remove all the knob and tube.

Mrs. Law asked if the screening will be replaced, and what the finish will be there.

Mr. Peretz said the screening is all falling apart, they may just go without it and keep it open.

Mr. Vorbach said that there are a lot of details to respect and bring back, the exterior window casing is definitely unique, there are a lot of architectural elements with this house, and to remove the diagonal lattice, yes.

Mr. Peretz said that for the porch, they are using the same kind of wood, the tongue and groove, and it can be stained. He said that the front door is in good shape, and not planning on replacing right now.

Ms. Earnest asked if the siding will remain the same.

Mr. Peretz said that that he will replace what is broken, and fix a lot of the wood, and all the stained glass stays, and won't touch it.

Mr. Peretz said it is a slate roof, it's leaking in a couple places, so it will be patched.

Mr. Vorbach said that the roof appears to be in decent shape.

Mr. Peretz said that they have some issues with some of the valleys.

Mr. Vorbach said that there are some really good examples of paint schemes.

Mrs. Law said that there are a lot of architectural details that can be highlighted with the right accent colors, even the dentil moldings, and can do something fun with the porch, it'll stand out more.

SPEAKING IN FAVOR:

Mrs. Gordon said that it is exciting living across the street from these houses all being renovated. She said there is a ton of architectural detail, there are some korbels on the third floor, the widows

walk, it's not meant to structurally hold anyone. She said that she likes the idea of the metal roof, it works, even though it may not be historically accurate. She said that the only comments for the Commission is that for 66 Concord, he came back with his colors, the window colors, and as neighbors, right now, 70 Concord is still for sale, there is an opportunity to make sure of the window colors, paint colors, before it goes to the next step of painting everything else to ensure the success of the selling of the home. She said that the price point for 70 Concord Street is high, and there was opportunity to paint it so it would pop a little more, and with that, there could be more foot traffic. She suggested that before the next steps, just like what Mr. Turmel did, that could be part of the process here, for the colors. She said it's still unclear of the windows being white or black, and for the color, and asked the Commission if this property is going to be held to the same standard for presenting the total package.

Mr. Peretz said he's willing to come back to the Commission with a final but wants to continue with repairs, and can wait to order the windows, and come back next month with a color scheme, but would like to repair the wood and the roof.

Mr. Vorbach said it's critical that the repairs are made.

Mrs. Law said the issues are the window color, materials for the flat roofs.

Mr. Vorbach said that the critical thing architecturally is the need for the repairs, and that shouldn't be held up.

Mr. Falk said he can come back next month with the colors of the windows and house.

Mr. Peretz said it will not be white windows, it will depend on the color of the house.

Mr. Vorbach said that the Commissions feedback on colors here is valid, and the building envelope needs to be buttoned up.

Mr. Peretz said he can fix the roof and put up the ice and shield and wait to see about the colors later.

Mr. Vorbach said metal roof accents are historic, they are contextual, and can add some nice detail to the look of the house.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

MOTION by Mr. Vorbach to allow exterior repairs that are critical to the envelope of the house, with the understanding that they will come back in August and present an architectural color palette that the Commission can discuss and approve, or not.

SECONDED by Mr. Barrett.

MOTION FOR APPROVAL WITH THE CONDITION TO COME BACK IN AUGUST APPROVED UNANIMOUSLY.

Mr. Falk said he will email the applicant the schedule.

ADJOURNED AT 7:25