

NASHUA HISTORIC DISTRICT COMMISSION

Monday, December 8, 2025, 6:00 p.m., City Hall, Room 208

HDC Members:

Ald. Derek Thibeault
Robert Vorbach
Chris Barrett
Lisa Law
Paige Hultman
Michelle Earnest

Also present:

Carter Falk, Deputy Planning Manager/Zoning

MINUTES:

October 27, 2025:

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

SECONDED by Ald. Thibeault.

MOTION CARRIED UNANIMOUSLY 6-0 BY VERBAL ROLL CALL OF THE MEMBERS.

OLD BUSINESS:

None.

NEW BUSINESS:

1. **MG Holdings, LLC (Owner) 79 Concord Street (Sheet 64 Lot 30) requesting approval to install a new garage door and front windows. RA Zone, Ward 3.**

Voting on this case:

Ald. Derek Thibeault
Robert Vorbach
Chris Barrett
Lisa Law
Paige Hultman
Michelle Earnest

Mike Gallo, 79 Concord Street, Nashua, NH. Mr. Gallo said that he recently purchased this property and then realized it was in the Historic District. He said the intent is to replace the

windows, it said front windows in the advertisement, but it's all the windows. He said he would replace the front door as well. He said he has pictures of what is there right now. He said most of the house has original windows, the aluminum windows were replaced at some point.

He said he has some specs on the proposed windows, and are attached. He said a picture of the garage door is on the tax card. He asked if the Commission wants to maintain the grids that are there.

Mr. Vorbach said that architecturally, he doesn't think he needs to do a shaker garage door, it's somewhat out of character with what the house is. He asked when the house was built.

Mrs. Law said 1956.

Mr. Vorbach said it would be better with a regular raised panel door, it would be maintaining the mid-century character, and the windows do that with the side garage windows, with horizontal muntin's with each light or sash, that is consistent, and it should maintain the architectural character of the house.

Mrs. Law asked if he is replacing the front door.

Mr. Gallo said no.

Mr. Gallo asked if the grids can be in the glass.

Mr. Vorbach said yes, the pattern is consistent with what is there, it's been used in the district before. He said he should maintain the character of the 1950's house.

Mr. Falk said that the previous garage door was white, and asked if the Commissioners would like that color to be maintained.

Mr. Barrett asked if the front door would be white..

Mr. Gallo said it would be black.

Mrs. Earnest asked if the white garage door would look funny, since the windows are already painted black.

Mr. Gallo said that the example is like a gray wood grain look.

Mr. Vorbach said that the trim is black, which he has shared that he disagrees with, said that a gray door would work, it wouldn't be a stark difference, so if he balanced the gray garage with a gray front door, would be going in the right direction.

Mrs. Law asked what color the windows would be.

Mr. Gallo said white, but you won't see much of them because the trim is black. He asked if the grids on the garage door as shown ok.

Mr. Vorbach said if he goes with the door similar to what was there, glass all the way across.

Mrs. Law said that the previous door had six little windows.

Mr. Gallo asked what he could do if he can't find the exact door, and asked if no grids.

Mrs. Law said something similar.

Mr. Falk asked if it is a standard sized door, and if the tracks are still there.

Mr. Gallo said it is a standard size, and the tracks are not there. He said that he has a door supplier, see what they can find, it just doesn't need to be shaker.

Mr. Gallo said that he understands, just a raised panel, with glass.

Mr. Vorbach said yes, similar to what was there, that belongs more than the shaker style.

Mrs. Law said that removing the landscaping makes it look so much better.

Mr. Gallo agreed, a lot of it was overgrown.

Mr. Vorbach said in doing so, it brought the elevation to the street back to life, and it looks a lot better, so now, it's to keep the character of what's there, mid-century modern, with a subtle color pattern.

Mrs. Law asked if he can just pick out some doors, and run it by Mr. Vorbach.

Mr. Gallo said he can email the specs to Mr. Vorbach.

Mr. Vorbach said that he can share it with the Commission members.

Mr. Falk asked about the windows, and the trim around the windows.

Mrs. Law said that she likes the white, but that's just her personal taste.

Mr. Vorbach said that he is familiar with Silverline, the double-hungs have the two horizontal muntin's, the casements have two each side, two horizontal muntin's on each side. He asked if the casements are by the front door.

Mr. Gallo said he believes they will be casement, but would have to double-check.

Mr. Vorbach said that the жалousies never did much for him.

Mr. Gallo said that the double-hungs are more in character.

Mr. Vorbach said there's the side door where that aluminum window is, and then you have the window to the right of the front door, facing the house, and believes those are casements.

Mr. Gallo said they are definitely casements.

Mr. Vorbach said that along the front there are casements, so he would maintain that, so where that aluminum window is, don't put double-hungs, just keep it consistent, they're all casements across the front elevation.

Mr. Falk said that the casements would be in the front of the house.

Mr. Vorbach said correct.

Mr. Falk said that the double-hungs would be on the side of the garage.

Mrs. Law asked about a little window left to the door, and asked if it opens.

Mr. Gallo said that window is in a bathroom, and would like to eliminate it.

Mr. Falk said by doing that, it would have to be advertised, and come to the Commission.

Mr. Gallo said that window in in the shower.

Mr. Vorbach said that per code, each habitable room, including bathrooms, have to have natural light and ventilation if they're on the exterior.

Mr. Gallo said he'd just replace it.

Mr. Vorbach said to put a casement window there, same size, it keeps the front elevation consistent.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

MOTION by Mr. Vorbach to approve the application, based upon the Commissions discussion regarding the garage door and windows, to maintain the character of the house, the period character of the house.

SECONDED by Mr. Barrett

MOTION APPROVED UNANIMOUSLY 6-0.

OTHER BUSINESS:

Mr. Falk said that according to the HDC By-Laws, election of Officers takes place in October, and now there is almost a full contingent of Commissioners here, except for Maggie. He said that it can wait until everyone is here, or go forward with the Officers now.

Mr. Falk said that the positions are for Chair and Vice Chair.

NOMINATION by Mr. Barrett for Mr. Vorbach for Chair.

Mr. Vorbach said that he is fine with that.

NOMINATION CARRIED UNANIMOUSLY, with Mr. Vorbach for Chair.

Mr. Barrett said that the Vice Chair takes control when the Chair is absent.

NOMINATION by Mr. Barrett for Mrs. Law for Vice Chair.

Mrs. Law said that she'd have to miss a couple meetings soon.

Mrs. Law said that she can do it.

NOMINATION CARRIED UNANIMOUSLY, with Mrs. Law as Vice Chair.

Mr. Falk said that Planning staff is always available to help out.

Mr. Vorbach brought up the subject of how new homeowners in the district know that they're buying a house in the Historic District. He said a lot of work is being done without coming before the Commission.

Mr. Falk said that the Building Department is pretty good about noticing construction work, and they're out driving around all the time, and they know where all the permits are, so if they see something, they can investigate if they are not familiar with a submitted permit. He said that if plans are submitted, the Building Department will forward the information to Planning staff and we can get them to the Commission.

Ms. Hultman asked about 4½-6 Canal Street, the yellow house, the person doing the siding is no longer on the job, so there's a new contractor, and he suggested doing the shakes, vinyl shakes with no seams, and wondered if that would have to come to the Commission. She said he would do wood, but the vinyl shake would be more expensive, but it would be more long-term, and maintenance free. She said that the top floor is wood shakes, and the bottom is a combination of materials, and the contractor wondered if it would be worth coming to the Commission.

Mr. Vorbach said that it's a prominent structure, and the aesthetic does matter, and said that the Commission would like to see it.

Mrs. Law said that cedar shakes last decades.

Mr. Vorbach said that there is a product called Rhino Shield, which is a very durable exterior finished product, and it holds up a lot longer, so there are options. He said that premium vinyl is not cheap anymore. He said that the clapboard shake combinations can look really good.

MOTION TO ADJOURN by Mr. Vorbach at 6:50 p.m.

CF/cf