

NASHUA HISTORIC DISTRICT COMMISSION

Monday, March 9, 2026, 6:00 p.m., City Hall, Planning Conf. Room

HDC Members:

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

Also present:

Larry Hirsch, Planning Board representative (not officially sworn in yet)
Carter Falk, Deputy Planning Manager/Zoning

MINUTES:

December 8, 2025:

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 4-0 BY VERBAL ROLL CALL OF THE MEMBERS. (Ald. Klee abstained)

OLD BUSINESS:

None.

NEW BUSINESS:

1. **The Tousley Family Rev. Tr (Owner) 8 Canal Street – formerly 4 ½ - 6 Canal Street (Sheet 43 Lot 39) requesting approval to replace existing exterior siding in kind with Everlast composite clapboard siding, matching existing exposure, profile and trim dimensions. D-1/MU Zone, Ward 3.**

Voting on this case:

Ald. Trish Klee
Robert Vorbach
Chris Barrett
Michelle Earnest

Todd Tousley, 8 Canal Street, Nashua, NH. Mr. Tousley said that he's been before the Commission many times in the past. He said that he bought this building, which is next to his

business on Canal Street, it was sitting there empty and bought it. He said that he is almost done with the entire building, the interior is done, and was going to patch the siding, as half of the siding is already there, it's existing wood, and was going to patch it, and started to do it and it looked bad. He said that now his option is to rip it all down, and do wood again. He said that he did his home in the proposed siding material, and it looks just like wood, the seams butt up against each other, and when it's done, it looks better than wood, and does not look like vinyl, it's thick and pieces together very well.

Mr. Tousley said that it comes in 8-foot sections, and it's clipped on, and holds solid. He said that the reason he wants to do this is because it will always look pristine, and it will always look good, so it will always look great. He said that in Portsmouth, they used this product on the Frank Jones building, they allowed this product there, and it looks great.

Ald. Klee said that other vinyl siding wobbles, but it also separates with temperature changes, and asked if this product would have gaps coming straight down.

Mr. Tousley said no, because when you get the small piece coming around, the holes on the top are screwed in, and then they butt up, so it snaps in, and it can't move. The seam would never have a gap there, it can't move, and this product is very expensive, as they're going towards a higher end market. He said that he opted for this because it's downtown exposure, it's a prominent location, like the entrance going into town, and wants to do the good product and it will look great for everyone. He said that the only maintenance would be power-washing it. He said that Portsmouth seemed to like it.

Ald. Klee asked what color it would be.

Mr. Tousley said any color, and likes the yellow because it's been there for thirty years. He said to do this properly, all the existing siding needs to come off, do the vapor barrier, and do it all again. He said that the darker colors look great, too.

Mr. Falk asked what the color trim is around the windows.

Mr. Tousley said it is white.

Mr. Vorbach said that the house has been yellow for so long.

Ald. Klee said that this location has a lot of traffic and a lot of soot, and asked about whether he'd have to power-wash it more often.

Mr. Tousley said that the darker color would hide that a little better, and there is a lot of traffic there.

Mr. Vorbach said that the product is a good product, its durable, and is glad it is not Certain-Teed Vinyl. He said that as far as the envelope is concerned, its durable, it will last, and the most important thing about a building is the envelope, what you use to protect what is inside the building, and that is a good looking, durable product. He said that for color, the church across the street went with a gray accent, but possibly a gray color would work in context. He said that a good option would be to consider a gray. He said that the slate gray, or the harbor blue has a colonial feel to it.

Mr. Tousley said that he'd be happy with a darker color.

Mr. Falk asked if all the colors are available for the amount of building area to be covered.

Mr. Tousley said that he believes so, but will verify.

Mr. Barrett asked if it will have the 4½ inch reveal.

Mr. Tousley said yes, it will all be that size, it won't be a mix with the 4½ inch and 6 inch.

Mr. Vorbach said it is better that way, it's popular to vary materials now, but it doesn't mean you have a great building. He said that the darker color, in context, would work fine. He said it's nice to see the building come back to life.

Mr. Tousley said it looks like he'll stick to a colonial color like the blue or the gray.

Mr. Vorbach said yes, the Harbor Blue fits in context.

Ms. Earnest said it's a good sized building, and asked what he's planning on doing with it.

Mr. Tousley said it has seven apartments. He said it originally four, and the person who previously owned it before it was foreclosed put in an illegal unit in the basement, so there were five, but the City had it down for four. He said that when he bought it, the City gave permission to replace it with four, but with only four, it is such a big job, it would not be worth it, so they devised a way to attach the garage, and basically add three more apartments, but went through the proper land use Boards. He said that they're all done inside, all that is left to do is the envelope and some fixtures. He said that there are seven parking spaces as well.

Ald. Klee said that per the new law, one space is required per unit.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

Ald. Klee said that it looks very nice, and it's nice to see this being done.

Mr. Vorbach said that he appreciated looking at the package.

Mr. Barrett asked if the house will have shutters.

Mr. Tousley said no. He said that with the dark color, the trim will be white everywhere else.

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

SECONDED by Ald. Klee.

MOTION CARRIED UNANIMOUSLY 4-0.

- 2. Wayne & Marilyn Spence (Owners) 87 Concord Street (Sheet 47 Lot 33) requesting approval to remove storm windows and deteriorating original windows and replace with energy efficient windows. RA Zone, Ward 3.**

CASE HAS BEEN WITHDRAWN WITHOUT PREJUDICE BY OWNER.

- 3. Federal Hill Properties, (Owner) Amos White (Applicant) “L” Manchester Street (Sheet 67 Lot 26) requesting architectural approval to construct a new single-family home on a vacant lot. RB Zone, Ward 3.**

Voting on this case:

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

Amos White, Nashua, NH. Mr. White said it would be a four bedroom home, with an attached garage, with Certain Teed vinyl siding proposed, and has used that siding for thirty years, over one thousand homes in Nashua, and they use a solid corner board with a built-in, with an intricate “J”, so there is no J-channel on the windows or on the corner boards. He said all products expand and contract, and the nailing slots on the top are designed for expansion and contraction, its very typical, and even wood will expand and contract with temperature differences.

Ald. Klee said that her house has Certain Teed, it’s about eighteen years old, and it has faded.

Mr. White said that any product will fade with sunlight, it’s a natural process.

Ald. Klee asked if there are architectural standards when a new house is built.

Mr. Vorbach said that he wishes there were, but there are none. He said it will have to be in character with the neighborhood, but nothing written.

Ald. Klee asked if the garage can be a side loaded garage.

Mr. White said that there isn’t enough room for that.

Ald. Klee asked if the front door more off to the side.

Mr. White referred the Commission to the pictures he submitted.

Mr. Barrett asked if the house meets the dimensional criteria.

Mr. Falk said it does. He said that they submitted spec sheets for the windows, doors, the shingles.

Ald. Klee said that since this is a new house, the Commissioners need to ensure that it stays within the flavor of the neighborhood.

Mr. Vorbach said it should be contextual, new construction in the District should be contextual, the materials, the design itself, and in looking at the drawings, appreciates the fact that the garage is not the most prominent element. He said he's not a fan of vinyl siding, but wants the detailing being crisp, historic, with good finishes. He said in looking at the right side elevation, it's all wall, the rear elevation has fenestration, the left side elevation is also all wall, and is not a fan, being an Architect, is not a fan of all wall, all siding on any given home.

Mr. White said that depending on the lot, that can vary from lot to lot, in this case, it's very tight to the property line, and there won't be a window looking into anybody else's house, as it is 15 feet to the next property, and 20 feet from the next actual building, and nothing to really look at or to see, and from the street, you won't pick up the fact that there's nothing of architectural interest on the side of the building.

Mr. Vorbach said he wouldn't say no because there are no windows, but would put in high windows, windows above, not for a view, but would bring in natural light, where houses are in close proximity to other buildings.

Mr. White said in looking at the floor plan, it doesn't lend itself well, as there is a closet, these are smaller floor plans.

Mr. Vorbach asked if the windows would be 6 over 1.

Mr. White said that is what is proposed.

Mr. Vorbach said he likes that better than just plain glass.

Mr. White said that is to the front, and it's only because he'd rather look through plain glass out the back over grills, in the back they are 1 over 1's. He said it's a cute house, and they have built this one a lot on smaller lots.

Ms. Hultman asked how wide would the window trim be.

Mr. White said four inches.

Mr. Barrett asked about the rear porch, and asked if it is a crank-out window.

Mr. White said it's a casement window over the kitchen sink.

Mr. Falk asked to confirm if it will have one big garage door, with lights above.

Mr. White said yes, it will fit smaller cars, not a big truck.

Ms. Earnest asked what color it would be.

Mr. White said herringbone is the color.

Mr. Barrett asked if there will be shingles on the top, it says optional shingles.

Mr. White said they weren't planning on shutters, and the shingles would be the same color.

Mr. Falk asked if the four pillars in the front would be PVC.

Mr. White said that they would be PVC, with no railing, it's less than thirty inches.

Mr. Falk asked if there will be gutters.

Mr. White said there will not be gutters.

Ald. Klee said it looks like the house is done in good taste.

Ms. Earnest said that he indicated two choices on the garage door, and asked if he has chosen which one.

Mr. White said that he wasn't sure if he'd had any resistance if they went with the darker color, it could be black or white. He said it's the same garage door style, the samples are black and white, both have the same hardware, it just doesn't stick out with the black door as well as the white door.

Mr. Vorbach said the garage door put on the adjacent property has black doors on it, and is not averse to the black.

Ms. Earnest said it would look nice with the siding.

Ms. Hultman asked if the garage door would be the only element that would be black.

Mr. White said the front door would match it nicely if it were black.

Ms. Hultman said if the garage door is the only thing that is black, it could become the focal point.

Mr. White said that if the Commission feels strongly about it, they can stipulate that its black.

Mr. Falk said a building permit is not required for the color of a door, or the color of the building.

Mr. White is happy with black for the front door.

SPEAKING IN FAVOR:

No one.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

Mr. Falk said that staff received a letter from Marlena Gilbert, 9 Mount Pleasant, Nashua, NH. He said that a lot of the comments don't really come under the purview of the Historic District. He said that the first topic she brought up is the preservation of historic character. He said it's a lot of record, they are permitted to build a house, per the HDC's recommendations.

Mr. Vorbach said it's not a garrison or a track house, a cape or contemporary.

Mr. Falk said the next point is that it's an insufficient buffer, fire safety concerns. He said that the house meets all the setbacks, and will have to get a building permit, meeting all building and safety codes, fire safety.

Mr. Falk said the third point is noise and privacy. He said that is not part of the HDC's purview.

Mr. Falk said the fourth point is precedent for future infill. He said that is also not necessarily an HDC concern, there is infill going on throughout the City, older neighborhoods, newer neighborhood, all over, and it's really not a consideration. He said one owner did own this with the lot next door, but she legally split them and sold this lot off.

Mr. Falk said that the last point is property values and neighborhood integrity. He said that most often times, brand new construction with brand new materials, new landscaping usually increases property values.

Ms. Hultman said that's not an HDC issue.

Mr. Falk said that staff appreciates the letter, and always appreciate letters from the public either for or against, that is what makes this process work.

Mr. Vorbach said that a lot of the letter is not under the purview of the HDC. He said it's new construction, and appreciates that the new house is in context, it's not a garrison or a cape that goes in the wrong direction, design-wise. He said in this case, the design works as presented, and is not in opposition. He said that he appreciates the completeness of the package.

END OF PUBLIC HEARING, BEGINNING OF PUBLIC MEETING:

Ald. Klee said that she drives up and down this street regularly, and doesn't see the new house being out of character, she said she's not a big fan of vinyl siding either, if it were an older house and they were redoing it, she said she'd fight the vinyl siding, but with this being a new house, still being within the context, likes the design of it, and wishes the garage would be in the back or on the side, but it can't be done.

Mr. White agreed, but the lot narrows down going towards the back.

Ald. Klee said that there are a lot of light colored houses in the area, so this stays with that.

MOTION by Ald. Klee to accept the design as is, with the comments discussed, with the black front door and black garage.

SECONDED by Mr. Barrett.

MOTION APPROVED UNANIMOUSLY 5-0.

OTHER BUSINESS:

Mr. Falk said that since this was a special meeting due to the storms, the regular HDC meeting will be in two weeks, on March 23rd.

MOTION TO ADJOURN by Mr. Barrett at 6:55 p.m.

CF/cf