

NASHUA HISTORIC DISTRICT COMMISSION

Monday, September 28, 2026, 6:00 p.m., City Hall, Room 208

HDC Members:

Robert Vorbach
Lisa Law
Paige Hultman
Alderwoman Patricia Klee
Marnie Gordon

Also present:

Scott McPhie, Planner 1

MINUTES:

August 24, 2026:

MOTION by Mr. Vorbach to approve the minutes as written

SECONDED by Alderman Klee

MOTION CARRIED UNANIMOUSLY BY VERBAL ROLL CALL OF THE MEMBERS.

Mr. McPhie distributed the memorandum provided to them by Sam Durfee, Planning Director and dated August 3, 2026, saying this memorandum should be used to review each of the cases presented tonight.

OLD BUSINESS:

1. **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. [FOR THE REVIEW AND APPROVAL OF COLORS ONLY]**

Voting on this case:

Robert Vorbach
Lisa Law
Paige Hultman
Alderwoman Patricia Klee
Marnie Gordon

Mr. Vorbach read the case above and requested the applicant come forward and present it to the Commission.

Mr. Peretz expressed concern why the previous applicant was allowed to use vinyl windows on his Manchester Street property but he was required to use original wooden windows for his Concord Street property. Mr. Vorbach expressed that the Commission does have an obligation to better delineate acceptable materials and a future discussion should be placed on the agenda to sort that out. He then requested Mr. McPhie add that to a future agenda.

A discussion ensued concerning the color of a white windows as not representing the current color palettes in place at the 72 Concord street property. Alderman Klee said there are no controls over color in the HDC, then asked Mr. McPhie to correct her if she was wrong. Mr. McPhie said the criteria provided tonight is what should be relied on to answer that question. Alderman Klee said there is no mention of any restrictions on color.

Alderman Klee said the Commission is looking for applicants to strive to preserve properties in the district in the best way possible, and vinyl windows are not the best choice in a historically accurate setting. She also added that the homes on Manchester Street are more working-class homes and are very different than the grand homes on Concord Street.

Mr. Peretz cited a home that had vinyl windows on Concord Street. Ms. Law added that home may have had those windows before there was an HDC. Alderman Klee added, or they simply did not come before us, and we appreciate that you did and are willing to work with us.

Ms. Law cited a section of the approval criteria that indicated “the general compatibility of exterior design and arrangement, texture and materials proposed to be used in relation to the existing building or structure allows the HDC to request a certain type of window or material. A possible Fire escape was discussed on the Stark Street side which if the third floor were to be used as living space would need to be in place to meet city codes.

Mr. Vorbach expressed the paint scheme of beige trim, grayish-blue clapboard, and the current reddish-colored door you presented tonight are totally acceptable to him. The printer pictures show a very dark blue color to be used on the house, not the current more appropriate color as provided by the samples. Samples are always the best way to determine color. All present agreed with that statement. Mr. Peretz said the printer does not represent the actual color but the sample does.

Speaking in Favor:

No One

Speaking Against:

No One

END OF THE PUBLIC HEARING: BEGINNING OF THE PUBLIC MEETING

Mr. Vorbach made a motion to approve the color palette as presented. The motion was seconded by Alderman Klee.

The motion passed 5-0-0.

NEW BUSINESS:

- 1. Medeiros Properties LLC (Owner) Samuel Bacon & Carol Pelz (Applicants) 18 Manchester Street (Sheet 67 Lot 89) requesting approval to replace existing windows with vinyl Harvey replacement windows, with no changes to the window openings. RC Zone, Ward 3.**

Voting on this case:

Robert Vorbach
Lisa Law
Paige Hultman
Alderman Patricia Klee
Marnie Gordon

Mr. Vorbach read the case above and requested the applicant come forward and present it to the Commission.

Mr. Bacon introduced himself and said he was here tonight to request the removal of the old windows at his home due to age and the presence of lead paint and replace them with a Vinyl substitute windows. All current windows would be replaced within the same openings present in the home today. The only deviation from the current grid pattern will be to replace one eight-over-two muntin window with a six-over-two version.

Alderman Klee explained the process to the applicant and said she, as your Ward Alderman, has received compliments from your neighbors on how nice of a job you have done to clean up the home.

Ms. Hultman asked if the windows in place are original and what type of siding is on the house. Mr. Bacon said the windows are likely original, as they are made up of the rope and pulley design.

Ms. Law indicated you could consult with a local lumber company like Currier Lumber in Milford, as she did to create replacement interior woodwork in your home.

Mr. Vorbach expressed the more historically authentic window choice would be what is called a “simulated divided light” that is placed on the outside of the glass, whereas your proposal is mullion windows with the muntins in the glass that do not look authentic.

Mr. Bacon said he had looked into restoring the windows in kind, but the cost factor was too high. He will consult with his builder on what types of windows are available at a fair price point then choosing between either interior or exterior mounted mullions which will be dependent on cost..

Ms. Hultman asked if the applicant could come back with the proposed window samples. Mr. Bacon was concerned about the cost and the time crunch involved to do that before the winter. Mr. Vorbach appreciated all the efforts the applicant has made, and said we can’t deny vinyl

windows but can request the applicant look into the exterior muntin design versus the interior glass muntin and send that chosen type to Mr. McPhie for review and comment.

Speaking in Favor:

No One

Speaking Against:

No One

END OF THE PUBLIC HEARING: BEGINNING OF THE PUBLIC MEETING

Mr. Vorbach made a motion to approve the application with the condition that the applicant provide staff with the window design and cost for the interior muntins and the cost for the window with the exterior muntins for review and comment, letting staff know what the final choice will be. Alderman Klee seconded the motion.

The motion passed 5-0-0.

Mr. Vorbach thanked the applicant and said to feel free to call him concerning the application of the screening materials.

The communication section of the meeting ensued, and another request was made to clarify the approval criteria. Alderman Klee volunteered to work on the aldermanic side to bring those clarifications forward. Mr. McPhie took the time to address any general questions related to Historic District Commissions in general. The Concord, Manchester and Portsmouth HDC regulations were suggested as a possible comparison point to start with.

ADJOURN

MOTION by Mr. Vorbach made a motion to adjourn at 7:10 PM

MOTION CARRIED Unanimously