

City of Concord, New Hampshire  
Architectural Design Review Committee  
February 13, 2018 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on February 13, 2018 in the 2<sup>nd</sup> floor conference room at 41 Green Street.

Present at the meeting were Co-Chairs Jay Doherty and Elizabeth Durfee-Hengen, Members Ron King, Margaret Tomas, Doug Shilo, and Jennifer Czysz. Heather Shank, and Lisa Fellows-Weaver of the City Planning Division were also present.

***Sign Applications:***

- 1. Amish Homestead, on behalf of Harry Shapiro & Son, requesting ADR approval to install a new externally illuminated wall sign at 80 S. Main Street in the Urban Commercial (CU) District. MBL: 28/2/3**

Tim Leelain represented the application. Mr. Leelain explained that the Amish Homestead is moving to a new location. The proposed sign is 44 linear feet and will be located above the door with semi raised lettering. There is a logo proposed for the window above the entryway. The sign will be externally illuminated though the applicant is not sure how. He stated that he was thinking of using a band of light from the bottom. Mr. Walker noted that any light fixtures should be full cutoff to avoid upglow.

Motion: Mr. King motioned to approve the sign as submitted.

Second: Ms. Hengen

Vote: 6-0 in favor, motion passed unanimously.

- 2. The Works Bakery Café, on behalf of Ciborowski Associates, requesting ADR approval to replace an existing externally illuminated wall sign at 42 N. Main Street in the Central Business Performance (CBP) District. MBL: 45/7/2**

Richard French represented the application. Mr. French explained that the business is updating their logo and the sign reflects that new logo. The materials for the sign are salvaged wood and primary metals. The sign is three dimensional; the metal of the lower portion of the sign is curved and protrudes from the building. The sign will be externally illuminated from the existing gooseneck fixtures.

Ms. Hengen stated that she feels that the graphics are fine; however, the proportions do not work with the building design. She suggested the sign be aligned horizontally to fit within the granite band. Ms. Shank suggested that the sign could be broken up with the text in the middle and the images on either side. Mr. French noted that this would exceed the area permitted. He stated that the proposal represents the new logo they are using and he would prefer to keep the branding consistent; he would be reluctant to make any logo changes. He added that there is nothing blocking the window and they are trying to maximize the square footage. Mr. Walker noted that the neighboring sign does block views.

Discussion ensued regarding design alternatives. Suggestions were made to shift the sign down so that it lies within the granite band, with the text fitting within the area of the windows. Ms. Hengen suggested that the entire sign be shifted down so that it fits within the area over the windows. She did not feel that it was appropriate for the sign to cover both the area of the granite band and the windows. Mr. King was

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in agreement. Switching to a projecting sign was also discussed as well as shifting the entire sign to the left where it could be shifted up and not conflict with the windows.

Mr. King commented that Main Street buildings are historic buildings and the businesses must work within the limitations of the buildings. He recommended that another proposal be submitted.

Motion: Ms. Hengen motioned that the applicant return to ADR with a new proposal showing the sign fitting within the architectural features of the building, either within the granite band or within the area of the windows, or that a projecting sign be used instead.

Second: Mr. King

Vote: 6-0 in favor, motion passed unanimously.

**3. Dan O'Brien Kia, on behalf of 158 Manchester Street, requesting ADR approval to install a new wall sign and a new internally illuminated sign consisting of channel letters, at 158 Manchester Street in the Highway Commercial (CH) District. MBL: 110K/1/5**

Bob Perry of Sousa Signs represented this application. He explained that the proposed signs include a name change and the addition of "Express" to the service area. He noted that there is no change proposed at this time to the existing freestanding sign.

Motion: Mr. King recommended approval as submitted.

Second: Ms. Czysz

Vote: 6-0 in favor, motion passed unanimously.

**4. C Gloss Nail Bar, on behalf of DSM MB I, LLC, requesting ADR approval to relocate an internally illuminated wall sign, at 96 Fort Eddy Road in the Gateway Performance (GWP) District. MBL: 59Z/16**

The applicant represented this application. A new rendering of a reduced graphic was provided to comply with Code requirements; no other changes were proposed.

Motion: Mr. King recommended approval as submitted, with the smaller graphic.

Second: Mr. Doherty

Vote: 6-0 in favor, motion passed unanimously.

***Building Permits for Exterior Modifications***

**5. Warrenstreet Architects, on behalf of Merrimack County Task Force Against Domestic Violence (Crisis Center of NH), requesting ADR approval for exterior building modifications including a new ADA access, and modifications to the building façade at 4 Blake Street in the Civic Performance (CVP) District. MBL: 36/4/13**

Jonathan Halle of Warrenstreet Architects and Paula Wall of Building on Hope represented the application. Mr. Halle explained that Building on Hope is a non-profit organization that will renovate the entire building with local contractors and consultants as a pro bono project for the Crisis Center, a shelter

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for families and women. He explained that part of the proposal is to remove an area of the front porch to add an ADA accessible wheelchair lift, which requires a building permit. Other renovations being done include a new roof, siding, new windows, as well as renovations to the interior of the family shelter, though these did not require ADR review.

Motion: Mr. Doherty recommended approval as submitted.

Second: Ms. Czysz

Vote: 6-0 in favor, motion passed unanimously.

***Major Site Plans Requiring Design Review***

- 6. Nobis Engineering, on behalf of Capital Region Health Care Corporation, requesting ADR approval as part of a Major Site Plan approval to construct a new 4-story 146,300 sf Ambulatory Health Care Building, and associated site improvements at 250 Pleasant Street, in the Institutional (IS) District. MBL: 95/3/4**

Mr. Shilo and Mr. Doherty recused themselves from this discussion.

Chris Nadeau, of Nobis Engineering, along with Richard Peasly of Lavallee Brensinger Architects, represented this application. Mr. Nadeau reviewed the proposal explaining that the 4-story Ambulatory Health Care Building (ACB) will be 146,300 sf is located on the west side of the Memorial Building, and is built into the slope. This building will result in the demolition of three parking lots. The building will create synergy between the services by moving related practices closer to each other and allowing more space for future growth. The first floor will house the ambulatory surgery center, with an at grade entrance on the southwest side, and its own parking area. The second floor aligns with the existing lower level of the Memorial Building and is for medical practices, patient support, and staff support services. The third floor is the main entrance to the building, which will be at grade on the northeast side of the building and will align with the main floor of the Memorial Building. The top floor is for internal medicine with some shell space for future growth, as well as conference and patient education areas. He mentioned future plans to demolish the Yeaple Building, at which time the Family Center will be relocated to the Memorial Building.

Renderings were shown. Mr. Peasly explained the materials proposed for the new building; glass, metallic composite panels, and two colors of brick which match the Payson Center. Mr. Peasly stated that the base will be the darker brick. Discussion ensued regarding the treatment of the metallic panels on the western façade. Mr. Peasly noted that the intent is that the materials be light and easy to remove for future expansion He added that they are still exploring treatment options. Ms. Hengen recommended intermixing colors, or playing with the relief. Ms. Shank suggested eliminating the horizontal bands that separate each floor and adding vertical features with either colors or materials to emphasize the vertical aspect of the building, similar to how the other facades are designed. Members also mentioned that the lower level of the proposed building appears to be very dark. Mr. Peasly stated that the internal program of the building is unclear at this time, and that they may be able to provide more detail or make changes when the program becomes more clear over the next few months. He added that the renderings do make this level appear darker than it should be, and that they will revise the renderings for the next meeting to

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better reflect the light conditions. A member suggested a different treatment for that level just at the entrance.

Mr. Nadeau discussed the parking areas. He stated that the driveway will be shared with maintenance and loading vehicles for other buildings. Discussion ensued regarding the proposed landscaping. Ms. Fenstermacher stated that the applicant has met the regulations. Members recommended revising the landscaping to improve wayfinding on the southern portion of the site. The applicant will return to the Committee in March.

***Other Business***

Mr. Shilo and Mr. Doherty returned to the discussion.

A discussion was held regarding potential future development projects. Ms. Shank stated that the security building and corner of Storrs Street and Depot Street both have the potential of future development coming before the planning board; however, there are no submittals at this time. Discussion ensued regarding the façades of these buildings which led to the discussion of the design guidelines.

Ms. Shank stated that she presented the design the guidelines to City Counsel and positive feedback was received. She stated that Council was in support of holding a public hearing for feedback, and she will work with Legal to draft a proposal for Council after that.

Ms. Shank provided a brief overview of the Concord Next Zoning Update Kick Off meeting.

**Adjournment**

As there was no further business to come before the Committee, the meeting adjourned at 10:38 AM.

Respectfully submitted,  
Heather R. Shank, City Planner