

City of Concord, New Hampshire
Architectural Design Review Committee
January 2, 2019 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on January 2, 2019 in the 2nd floor conference room at 41 Green Street.

Present at the meeting were Co-Chairs Jay Doherty and Elizabeth Durfee-Hengen, Members Ron King, Claude Gentilhomme, Doug Shilo, Margaret Tomas, Jennifer Czysz. Heather Shank, Beth Fenstermacher, and Sam Durfee of the City Planning Division were present as well.

Sign Applications

- 1. State Pleasant Street, LLC, requests ADR approval to install two new wall signs, one at 15 Pleasant Street, and one at 26 Pleasant Street in the Central Business Performance (CBP) District.**

Scott Aubertin of First Sign represented the applications.

26 Pleasant Street

Mr. Shilo observed that the sign, “Fowler Building” is split over what appears to be two buildings. Discussion ensued as to whether the words for the sign should be centered on their respected façades, or if that would cause a scaling issue. Ms. Hengen asked if there is a historic inventory form readily available for the building to confirm that both buildings are indeed the Fowler Building. Mr. Doherty noted that the sign placement is a good use of the band across the buildings and Ms. Tomas stated that the use of plastic lettering seemed odd as opposed to more traditional metal lettering.

Mr. Auberton stated that architectural relief between the buildings is shallow (4”) and the design treats the buildings as one, thus centering the sign across the whole façade seemed prudent.

Mr. Gentilhomme made a motion to approve the sign as designed provided that the individual words be centered in their respective façades, subject to the confirmation by staff that the buildings are both to be considered the Fowler Building and if this is not the case, the sign should be centered on the appropriate building and the applicant should come back to ADR to review the new design. Mr. King seconded. The motion passed unanimously.

15 Pleasant Street

Mr. Shilo stated that the sign seems to have been designed independently of the site as it appears too compact for the relatively wide sign band on the façade. Mr. Auberton replied that the design is the company’s brand and while a longer version was suggested, the company did not want to alter their brand logo.

Ms. Hengen made a motion to approve the sign as submitted. Mr. King seconded. The motion passed unanimously.

- 2. April Dunn & Associates Real Estate, on behalf of Remis Block, LLC, requests ADR approval to install a new wall sign at 154 N. Main Street in the Central Business Performance (CBP) District.**

April Dunn represented the application and stated that the picture provided in the application differs from what she and the landowner have since discussed. She explained that the proposed location for the sign is over the windows of her space which are to the left of the doorway.

Mr. Doherty asked for more information on the sign’s materials and Ms. Dunn stated that the sign will be aluminum with raised letters with a color scheme similar to that of the Barley House. Mr.

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Shilo observed that the sign will be the only visual break with the granite lintel and Ms. Tomas shared that the lintel is intended for signage. Mr. Gentilhomme agreed stating that the lintel seems to be missing something given its stark appearance.

Mr. Gentilhomme motioned to approve as designed, with the sign centered over the windows to the north (left) of the entrance. Ms. Hengen seconded. The motion passed unanimously.

Site Plan & Subdivision Applications

Neurointernational Healthcare, LLC, requests ADR approval as part of a Major Site Plan application for a conversion to a residential social service center with more than 5 rooms in the Residential Open Space (RO) District.

Karyn Forbes of Shaheen & Gordon PA represented the application.

Ms. Fenstermacher explained that as a major site plan, the project must come before ADR though there are no significant alterations to the site other than the possible installation of a fence around the building and yard.

Ms. Hengen asked if the fence was necessary. Ms. Shank responded that it would be provided for the benefit of the neighbors and that though it is shown on the plan, it could be constructed at any point in the future and a permit would not be needed. Mr. King suggested that shrubs would most likely suffice for screening if that is the primary concern.

Mr. King motioned to approve as designed with the suggestion that the applicant does not construct the fence and provided shrubs instead. Ms. Czysz seconded. The motion passed unanimously.

Concept Review

Ron King, on behalf of Ciborowski Jacob S. Family Trust, requests conceptual review of a new storage structure at 90 Low Ave in the Central Business Performance (CBP) District.

Mr. King and Ethan King represented the application.

Mr. King stated that the storage area has been constructed; however, finish work has been stopped as review by ADR is required for a building permit within the CBP District.

Mr. Gentilhomme expressed concerns over the appearance of the T1-11 siding used on the structure as it is quite stark as compared to the darker brick of the surrounding buildings and stated that if the structure is to be permanent, it should have a more permanent look to it, including trim and a darker finish on the siding.

Ms. Hengen suggested a board and baton siding to better fit the character of the area.

Mr. King will come back to the Committee next month to present revised drawings.

Adjournment

As there was no further business to come before the Committee, the meeting adjourned at 9:37 AM.