

City of Concord, New Hampshire
Architectural Design Review Committee
June 4, 2019 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on June 4, 2019 in Council Chambers at 37 Green Street.

Attendees: Co-Chairs Liz Hengen and Jay Doherty, Members Claude Gentilhomme, Ron King, Doug Shilo, and Margaret Tomas.

Absent:

Staff: Sam Durfee, Senior Planner
Lisa Fellows-Weaver, Administrative Specialist
Craig Walker, Zoning Administrator

Call to Order

The meeting was called to order by Chair Hengen at 8:37 a.m.

Approval of Minutes

Mr. Doherty moved to approve the minutes of April 30, 2019, as written. Mr. Shilo seconded the motion. The motion passed unanimously; 6/0.

Sign Applications

1. Concord Peer Support, on behalf of Harold Ekstrom, requests ADR approval to install a new sign on existing posts at 55 School Street in the Civic Performance (CVP) District.

Glen Shadlick of NEOPCO Signs and Patricia Fancy represented the application for Concord Peer Support.

Ms. Fancy stated that this is a replacement sign. The business is in the same location. The other sign fell down. Mr. Shadlick stated that the sign is the same square footage. New posts are proposed.

A discussion was held regarding the proposed height of the sign. Mr. Shadlick explained that the height is sufficient to allow for snow and to allow for an additional sign for the possibility of an additional tenant.

Additional discussion was held regarding the additional lettering for website and phone number. Ms. Hengen stated that typically the Commission would discourage the additional information as today websites and phone numbers are unnecessary; however, she feels that this business warrants the information. Mr. Gentilhomme stated that the design carefully places the website and phone number lower on the sign so that it is not obscuring any other information. He added that he agrees that the sign appears to be high. Mr. Shadlick noted that there are existing signs on the street that are the same height.

Landscaping was also discussed. Mr. Gentilhomme suggested adding landscaping to fill the void under the sign.

Mr. Gentilhomme made a motion to recommend approval of the design, as submitted, and add taller landscaping under the sign. Mr. Doherty seconded. The motion passed unanimously; 6/0.

2. Cobblestone, on behalf of Foxfire Property Management, requests ADR approval to install a new projecting sign at 81 N. Main Street in the Central Business Performance (CBP) District.

The applicant was not present.

Mr. Walker explained that a variance was obtained for the width of the sign as well as the projection of sign. He stated that the sign is lower than what it should be; the area of the sign is compliant. He stated that there have been many attempts to reach out to the applicant. He

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suggested that the Committee table the application and he will address further through the Code Department Office.

Mr. Doherty made a motion to table this application. Mr. King seconded. The motion passed unanimously; 6/0.

3. TD Bank, on behalf of Nash Family Investment Property and Five N Associates, requests ADR approval to install two replacement wall signs and replace the existing monument sign at 143 N. Main Street in the Urban Commercial (CU) District.

Jennifer Keiser represented the application.

Ms. Keiser stated that the proposal is to reface two existing wall signs and the existing monument sign. The signs will be lit with LED lamps.

Mr. King made a motion to recommend approval of the designs, as submitted. Mr. Gentilhomme seconded. The motion passed unanimously; 6/0.

4. Planet Fitness Realco, LLC requests ADR approval to install a new freestanding sign and a new wall sign at 89 Fort Eddy Road in the Gateway Performance (GWP) District.

Lisa Noyes and Rob McIntyre represented the application.

Ms. Noyes provided an overview of the project explaining that the front of the property is being demoed. They hope to be completed by the beginning of August and complete the redesign of the building by mid-September. She stated that the existing pylon will be replaced with a new pylon. Letters are proposed to be individual letters; base and halo lit. The plaza will be renamed to Planet Fitness.

Mr. Gentilhomme made a motion to recommend approval of the design, as submitted, and incorporate landscaping, such as low evergreen plantings, under the pylon. Mr. King seconded. The motion passed unanimously; 6/0.

5. Target, on behalf of Dayton Hudson Corp, requests ADR approval to install 3 internally illuminated replacement wall signs and 2 panels in existing pylon signs at 80 D'Amante Drive in the Gateway Performance (GWP) District.

The applicant was not present.

Ms. Hengen stated that the proposal appears to be a corporate rebranding and makes the logo more vibrant.

Mr. King made a motion to recommend approval of the designs, as submitted. Mr. Gentilhomme seconded. The motion passed unanimously; 6/0.

6. Bank of NH requests an amendment to a previous approval for the Concord Theatre to install an internally illuminated ATM sign of no more than four (4) sf on the façade of the building at 16-18 S. Main Street in the Central Business Performance (CBP) District.

The Bank of NH representative explained that the bank is placing a branch inside the theatre box office. The branch will be open during the theater hours. The new sign proposed is for the ATM and will be lit only to draw attention to the ATM for the purpose of people walking along the sidewalk.

Mr. Gentilhomme made a motion to recommend approval of the design, as submitted. Ms. Tomas seconded. The motion passed unanimously; 6/0.

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Building Permits in Performance Districts

7. Remi Hinxia requests ADR approval to renovate the storefront at 142 North Main Street (formerly Bead It) in the Central Business Performance (CBP) District.

Remi Hinxia and Sheldon Pennoyer of Sheldon Pennoyer Architects represented the application.

Mr. Pennoyer provided an overview of the project. He explained that the proposal is for storefront replacements at the North Block Building, a 5-story masonry brick building from the 1860's. The building is currently mixed-use with commercial space at the street level and 3-stories of residential apartments. Mr. Hinxia is proposing to remove the existing brick veneer layer from the 1960's and expose the original façade of the building with its arches and cast-iron columns.

Due to current commercial space leases, Mr. Hinxia would like to remove the brick veneer at 144 and 146 North Main Street over the summer. In the future, Mr. Hinxia will be looking into replacing the remaining brick veneer at 142. 138 and 140 will remain the same as changes to the façades were recently made, which removed the cast iron columns. At an unspecified time, Mr. Hinxia would like to complete the façade replacements by replacing the storefronts at 134 and 136.

The proposed storefront system will have a bronze color finish, existing cast iron columns will be black, and the lower section of the openings will be panels of painted PVC to match Remi's Block, next door.

A discussion was held regarding the transom. Ms. Hengen commented that the proposal would disturb the rhythm of the entrance. It was suggested to create a similar entrance to that of the 50 Homes and place the transom back, back from the columns. Ms. Hengen expressed appreciation toward the architect and applicant for their thoughtful treatment of the storefront in that the proposed design uncovers and restores existing historic materials; and the proposal is in compliance with the Architectural Design Guidelines.

Mr. Gentilhomme made a motion to recommend approval of the design, as submitted, with the recommendation that the door transom at the door openings be pushed back to that similar to 50 Homes entrance. Ms. Tomas seconded. The motion passed unanimously; 6/0.

8. Bangor Savings Bank requests ADR approval to renovate the building façade at 78-82 N. Main Street in the Central Business Performance (CBP) District.

A representative from Bangor Bank along with Jonathan Halle of Warrenstreet Architects provided an overview of the prior approval from September 2018 for façade changes to the storefronts and windows. He stated that the next step was to obtain approval from The State of NH Historic Preservation; however, there were some concerns with the proposed third floor windows. He presented a new proposal for renovations to occur only to the first floor at this time. This will include scraping and reglazing, and the replacement of the double hung windows. He added that this will revitalize this building.

Discussion ensued relative to amount of continuous glass. Mr. Gentilhomme stated that he would like to see something added that would line up the first floor opening with the overall openings on the second floor, which will maintain the vertical linear look and would break up the glass canopy into three sections. Mr. Shilo added that the glass canopy looks like there is future stainless steel signage. He stated that the canopy comes down and does not appear that it would be efficient. He asked if there is a structural concern for support from the façade above and suggested that the tenant signage be located elsewhere. The Bangor Bank representative stated that they will look into that and noted that they are trying to meet the requirements to have the canopy over the doors and are trying to avoid making significant changes.

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Ms. Hengen stated that this proposal meets the spirit of the design guidelines. She asked about the first store window band. Mr. Halle stated that this could be matched to the second floor windows width wise. Mr. Shilo commented that is more important than lining up the vertical elements. Ms. Hengen commented that the storefront levels are often unrelated to what is above. Mr. Gentilhomme commented that he thinks that the glass canopy could be its own element and there could be a continuous element. He added that he likes the glass canopy; it is a nice statement.

Signage was addressed. An internally lit hanging sign was proposed along with a blade sign. It was noted that there will be an additional sign for a future tenant. Additional discussion was held regarding the sign over the canopy, a projecting sign. It was noted that the signage is similar to that of Concord Commons. Mr. Walker stated that variances were granted for the height of the sign. Sign details will be provided.

Mr. King asked about the granite height. Mr. Halle replied that the granite façade is 12'6" high.

Mr. Doherty made a motion to recommend approval of the design, as submitted, with the following recommendations:

- The left band of windows on the storefront will be equal in width to the right band of windows;
- The glass canopy will be divided into two sections to correspond with the three-story portion of the building and the two-story portion;
- Signage shown on the sign band will be replaced by a hanging sign;
- Future tenant signage will be a blade sign;
- Approve sign locations, as submitted;
- Sign content details to be provided.

Mr. Shilo seconded. The motion passed unanimously; 6/0.

Ms. Hengen stated that this proposal is far more compliant with the historic character of the streetscape and the Architectural Design Guidelines. She thanked the applicant for their continued effort.

Major Site Plan Applications

9. Jon Chorlian, on behalf of the Roman Catholic Bishop of Manchester, requests ADR approval for the construction of eight attached dwelling units and the conversion of two existing buildings for an additional four units at 135 N. Main Street in the Residential Neighborhood (RN) District.

Jon Chorlian represented his application.

Mr. Chorlian stated that he appeared before the Committee last July for a pocket neighborhood at 135 North State Street; this is a similar proposal. He stated that the church and parish hall, from the 1890's, have been demolished. He presented a PowerPoint of the proposal. The property is on the register of historic places and was used as the rectory. The proposal is 1.258 acres and will be used for a dense cluster of eight cottages/homes around a central green space (campus) with shared features lawns, gardens, etc. He will be subdividing the mansion and carriage house off of this parcel. The parking is all behind the cottages. Each cottage has a garage. The cottages will each have an entrance onto the courtyard. The cottages will be 1800 square feet and will be for people ages 55 plus. Two designs were shown for the cottages; ridge and gable.

Mr. Shilo expressed concern with the fact that it appeared that there is extensive fencing around the property and stated that he would like to see the project have a sense of community. Mr. Chorlian stated that there is an existing stone wall. He will be adding a rod iron fence about 42" high. There is an existing stockade fence, which he would like to remain as it will be hiding the

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parking area from 125 N. State Street. He explained other fence segments to be located behind each cottage for privacy screening from the driveways and would prefer to have a stockade fence; an opaque style similar to the design of the Sacred Heart Church project with PVC caps, and staggered, at approximately 5½ inches wide. He added that this style helps with longevity and it creates a finished look from both the interior and exterior. Mr. Shilo asked if there would be a gated entrance. Mr. Chorlian replied no.

Ms. Hengen stated that she agrees there is a concern with the fencing as the area should be made to feel like a part of the City and feel like a community. She added that a fence along the street frontage does not give that community feel. In addition, there is a low granite wall existing. She would like to see the area not closed off and adding fencing may make it feel and appear to be uninviting. Ms. Hengen suggested that any fence be about chest high and be an open design, with landscaping. Mr. Chorlian stated that he agrees; however, the stone wall does not extend. He added that the fencing would be between 36 inches and 42 inches high.

Mr. Gentilhomme left at 9:50 a.m.

Mr. Chorlian explained that the cottages will be painted differently using three or four main colors. The front elevations will have white PVC trim. He did not have any color samples to present at this time. With regard to lighting, recessed lights will be in the porch ceilings and a single light will be above each garage and back door. There will be site lighting added. Landscaping will be minimal. Pavers will be used for all walkways.

Mr. Shilo stated that he appreciates the use of the pavers. He added that he would like to see samples of materials, fence colors, and paver samples at a subsequent meeting.

Mr. Shilo made a motion to recommend approval of the design, as submitted, and requested that the applicant return to the Committee with samples of all building and architectural materials proposed including fencing, pavers, and siding, and proposed colors. Mr. Doherty seconded. The motion passed unanimously; 5/0.

10. CATCH Neighborhood Housing, on behalf of Penacook Community Center and the City of Concord, requests Major Site Plan approval for construction of six (6) new residential buildings accommodating 42 1, 2, and 3 bedroom units at 95-97 Village Street in the General Commercial (CG) District.

Chris Nadeau of Nobis Engineering represented the application along with Kyle Barker of Warrenstreet Architects.

Mr. Barker provided an overview of the project. He stated that the parcel is 3½ acres. There have been many challenges with the site with the setbacks and buffers and the different criteria for the commercial district as well as the multi-family. The proposal is to construct 42 units of workforce housing within six individual buildings. The presented plan meets all zoning requirements and they believe that this proposal is the best solution.

Mr. Shilo asked about the parking in the center of the project. Mr. Barker stated that parking is restricted and is at the minimum. There is no other option to fit the number of housing units and the parking requirements within the setbacks. He described other design options that were reviewed and this is the best option. He stated that they must stick with what is allowed. He added that funding and timing are big issues at this time.

Mr. Walker stated that the setbacks are actually buffer requirements. A part of a buffer requirement is the scale. This area allows for green spaces, snow storage, and a separation from the building.

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Mr. King asked about the option to apply for variances and how this site could have alternatives. Mr. Furtado replied that the site has been very difficult to use. A lot of time has gone into developing the project. They have all worked hard to meet the City requirements. He stated that they are not applying to the City for any changes; everything has been developed to meet with rules.

Mr. Shilo stated that the plan is a suburban plan in a place that could be more of that. Mr. Barker stated that the funding is very important; without that funding there is no project. He stated that they will be open to suggestions after the funding is received.

Discussion ensued regarding the buffers. Mr. Barker stated that the requirement for the one story building is a 30 foot buffer; the two-story requires a 50 foot buffer. He noted that the red pines were recently removed by the City. Other items noted for the site were the asphalt sidewalks, six inch granite curbing, 10 feet of green space in front of the building. There will be some plantings and some grass areas. Mr. Doherty asked about the trees in the islands. Mr. Barker stated that they had to add the trees in the islands to meet the requirements.

Mr. Barker reviewed the elevations. He stated that the buildings proposed will be simple to maintain. The one-story flats are stacked over each other and there are town houses on the end of each building. They have used smaller windows in the front of the buildings for privacy. All living spaces are in the rear of the buildings, which allows for more green space.

Mr. Shilo spoke to the building design and suggested breaking up the buildings as it may be more desirable. He also suggested using a lower roof in the center of the buildings. Mr. Furtado also mentioned that they could look into using different features to make the buildings look like they are separated. Other options suggested were to reduce the dormer sizes, increase the size of the windows, and to increase the roof pitch.

Affordability was discussed. It was explained that the units are 25% at market rate and 75% are at the affordable rate.

The Committee acknowledges the compounds of the site plan based on planning and zoning requirements, and understands that there are time and funding constraints.

Mr. Shilo made a motion to recommend approval of the design, as submitted, with the following recommendations:

- The applicant return to the Committee with samples of all building and architectural materials proposed, including color samples;
- Recommends further review of the window sizes, dormers, and the center portion of the larger buildings.

Mr. King seconded. The motion passed unanimously; 5/0.

Ms. Tomas left at 10:25 a.m.

11. 125 NSS LLC, request ADR approval for the construction of a one-story conference room, a three-story accessible office space, a 5-car carriage house, and associated site improvements.

Fred Potter of 125 NSS LLC, represented this application along with Ellen Aldricht.

Mr. Potter explained that they are returning to the Committee as requested. He stated that the conference room and tower have been put on hold at this time. They will be returning to the Committee as some future design elements have changed.

Ms. Aldricht explained the proposed building elevations. Color samples were provided for shutters, siding, and roofing materials. Ms. Aldricht stated that they would like to keep the similar

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styles and they would like to stay with the yellow for the building, with gray, and a white trim. Ms. Hengen suggested a softer lighter yellow and softer lighter gray on the new building; it is different but would flow with the new building. Ms. Aldricht agreed that there does need to be some softness created on the shutters. Ms. Hengen also suggested that a slightly different color scheme could be used to lower the appearance.

Samples of the roof were presented. Ms. Aldricht stated that the current building is slate. They are proposing a three dimensional composite roofing material for the new building.

Ms. Aldricht stated that there will be lighting effects; however, it will keep the dark sky look and avoid glare.

Mr. Potter stated that the rest of the building will now be smaller to meet drainage issues. He commented that the accessibility is major component of the project.

Mr. Doherty stated that the project looks good with the proposed changes.

Mr. Doherty made a motion to recommend approval of the design, as submitted, with the recommendation that the colors on the addition be a lighter tone than the existing colors. Mr. Shilo seconded the motion. The motion passed unanimously; 5/0.

Adjournment

Mr. Doherty made a motion to adjourn at 10:55 a.m. Mr. Shilo seconded. The motion passed unanimously; 5/0.