

City of Concord, New Hampshire
Architectural Design Review Committee
November 1, 2022 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on November 1, 2022 in City Council Chambers, in the Municipal Complex, at 37 Green Street.

Attendees: Co-Chair Jay Doherty, Co-Chair Elizabeth Durfee Hengen, Members Margaret Tomas, Claude Gentilhomme

Absent: Timothy Thompson, Ron King, and Zarron Simonis

Staff: Heather Shank, City Planner
Beth Fenstermacher, Assistant City Planner
Alicen Twardosky, Administrative Specialist
Bob Nadeau, Code Inspector

Call to Order

1. The meeting was called to order by Ms. Shank at 8:35 a.m.

Approval of Minutes

Co-Chair Hengen moved to approve the minutes of October 4, 2022, as submitted. Mrs. Tomas seconded the motion. The motion passed unanimously.

Sign Applications

1. Josh Messinger, on behalf of NH Bankers Association, requests ADR approval for installation of a 9 sf non-illuminated wall sign at 2 Eagle Square in the Central Business Performance (CBP) District.

Josh Messinger represented the application.

Looking at 2 Eagle Square. NH Bankers moving in. Stud mounted letters on the building, bronze. Margaret confirms it is their logo, offset on the bottom. No lighting.

Co-Chair Doherty made a motion, seconded by Ms. Tomas, to recommend approval of the sign, as submitted.

The motion passed unanimously.

2. Glen Schadlick, on behalf of Simply Birkenstock, requests ADR approval for installation of an 11 sf externally illuminated blade sign at 29 N. Main Street in the Central Business Performance (CBP) District.

Glen Schadlick represented the application.

This location is the former Concord Camera store. They are keeping the same colors; it is a double sided stick out sign. The lettering is gold leaf. Mr. Schadlick presented two lighting options, one mounted on the sign bracket and facing down directly onto the sign, and another mounted on the brick. Mr. Gentilhomme noted that the bracket setting is less intrusive and more direct illumination than the wall mounted option. Brackets allow for smaller fixtures and don't detract from the sign. The brackets will be placed high enough that they don't intrude on the sign readability.

Co-Chair Doherty prefers the bracket version of lighting though there are no objections by anyone to any of the options.

Co-Chair Doherty made a motion, seconded by Mr. Gentilhomme with the understanding that while the bracket mounted option is preferred, the Committee is fine with either option as long as the color matches the bracket.

The motion passed unanimously.

City of Concord, New Hampshire
Architectural Design Review Committee
November 1, 2022 Minutes

3. Josh Messinger, on behalf of Alta Equipment Company, requests ADR approval for installation of a 93.6 sf wall sign consisting of internally illuminated channel letters at 114 Hall Street in the Industrial (IN) District.

Josh Messinger represented the application.

The customer would like to switch from a sign cabinet to channel letters. The logo changed and this is more in sync with what they are trying to do at other locations. The sign is going in the same location where the cabinet was. Ms. Tomas asked if the wall behind the sign was in good condition since it would now be seen. The old sign had only been up for five years, so hopefully it will be fine. They will figure out if it needs painting once removed.

Mr. Gentilhomme made a motion, seconded by Co-Chair Doherty to recommend approval of the sign as submitted.

The motion passed unanimously.

Major Site Plans

6. Wilcox & Barton Inc., on behalf of Morrill Mill Pond LLC, requesting ADR approval as part of a Major Site Plan approval for structures of approximately 2200 sf and 2300 sf for the purpose of a restaurant with drive through and retail space, and Conditional Use Permit approval for the disturbance of wetland buffers at 10 Whitney Road in the Industrial (IN) District.

David & Laurie Rauseo from Morrill Mill Pond LLC & Sarah Shaeffer from BRH Architects represented the application.

They are proposing a restaurant with drive through and pharmacy on the site that is located across Whitney Road from the Merchants Way project. They received two variances to put in a restaurant and a retail building. They are proposing a single driveway off of Whitney Road.

Mrs. Rauseo presented samples of the materials being used, with the except for the EIFS material (off-white) proposed on the pharmacy.

Both facilities are walk-in accessible, not just drive-through. There is a fence around the restaurant patio. Ms. Shaeffer showed images of existing buildings from other locations to show what the final buildings will look like. Co-Chair Hengen asked if they were deviating from the pictures provided during the meeting and the representors said not much.

Co-Chair Doherty sought clarification on the joints between materials. He asked them to take special care in this process so that the transition is seamless to avoid drainage issues.

Co-Chair Hengen sought clarification on why the plantings are so tight to the road. Cindy Theriault (Wilcox & Barton) displayed a site plan that had been updated. Maples and oaks will be planted along the road, one tree per thousand rather than 1 per two thousand required by the regulations. There will be fences around the dumpsters, a single lane for a drive-thru with a bypass lane around it, and one ordering lane at the restaurant.

Mrs. Tomas made a motion, seconded by Mr. Gentilhomme, to recommend approval of the design as submitted

No discussion. The motion passed unanimously.

7. Wilcox & Barton Inc., on behalf of Arts Alley, LLC, C/O Foxfire Property Management Inc, requesting ADR approval as part of a Major Site Plan application for construction of a two-story mixed-use building consisting of a first-floor restaurant and second floor office and/or event space at 20-20.5 South Main Street in the Central Business Performance (CBP) District.

City of Concord, New Hampshire
Architectural Design Review Committee
November 1, 2022 Minutes

Steve Duprey (Foxfire), Adam Morrill and Jim Loft (Procor), represented the application.

The applicant is redeveloping this property and are still trying to find a way to relocate the green house, which was built in 1854. The contractor stated they will photograph and document the house if it cannot be relocated and needs to be demolished instead.

The Applicant handed out revised architectural plans for a 5-story building; the original application submission was for a 2-story building. The first floor will host a Friendly Toast restaurant (5,000 square feet). There will be office space on the second, third, and fourth floors, and event space on fifth floor.

Staff had not seen these plans prior to the meeting and had not reviewed them.

The plan proposes corrugated metal with brick supporting tiers. In addition, there will be a rear patio space with outdoor seating. There will also be outdoor seating for the ground floor restaurant on the Main Street side. There will be glass facade for the office spaces. Mr. Duprey shared his plan to locate a vintage diner train car inside the fifth floor, as a museum piece of sorts. It will not be advertised to avoid competition with the Friendly Toast.

Mr. Duprey is considering another event space out back, but for now, simply hard scaping. There was talk of putting a “ghost kitchen” out back to see how popular it is. Mr. Duprey stated that the intention was to create a fun building and activated outdoor space.

Ms. Tomas stated that the elevations lack warmth. Co-Chair Doherty said the brown façade on the fifth floor isn’t very fun, that more vibrant color is needed. The Committee suggested ways of highlighting the diner from the outside through changes in the façade, such as a curved corner.

All the suites have their own (elevator) entrance, completely opposite of each other.

Mr. Gentilhomme would like to see the top left corner angled out, not in.

Members of the Committee would like to see the top floor integrated better with the rest of the building.

The elevator will go to the roof where there will be a glass rail system used for outdoor events (not shown in current plans).

The beige color represents a wood like material on the plans. The Committee thinks this choice of material is odd and would like to see warmth vs. color. The Applicant stated using the wall of the Arts Alley side of the building for the added color, with a collage or something that draws people to the back.

Co-Chair Doherty asks them to please bring material samples next time; using the pictures in hand is hard comparatively to grasp the true color.

No motions were made, the Applicant will submit revised plans and return to a future meeting.

8. Wilcox & Barton, LLC, on behalf of the Girls & Boys Club, requesting ADR approval as part of a Major Site Plan approval for construction of a new structure to be used as a community center at 76 Community Drive in the Neighborhood Residential (RN) District.

Christopher Emond (BGCCNH), John Turner and Kelly Alessi (Team Engineering), and Romy Maurer (Terrain Planning & Design) represented the application.

It was noted that the current facility is hostile toward those with mobility issues, impacting the design process of the new facility. In taking over the property behind the current facility, neighbors encouraged simply starting over with the property. The design showed one-way traffic off of Community Drive and through High St. Plans showed a fenced area for the play area, and plants to soften the look. The plans revealed within the fence: A play structure, sensory garden, water features with a mud kitchen, a fenced off toddler space, and an outdoor classroom space. The designers are trying to use nature-based materials.

City of Concord, New Hampshire
Architectural Design Review Committee
November 1, 2022 Minutes

As this site was the original community center, a portion of this facility will be operated by the City as a library and community center.

Co-Chair Doherty doesn't feel the architecture is community oriented, he feels it is more strip mall-ish due to the flat plane of the façade, despite variations in material and building height. The applicant noted that they sought input from neighbors, who preferred that it look more like a town-house. Committee members emphasized that the building could be made to fit in with the neighborhood while appearing as a cohesive institutional structure.

Ms. Tomas proposed breaking down the straight-line façade, as well as possibly using different sized windows.

The plan is to have a flat roof with solar panels, with the goal of obtaining net zero status. In response to Committee comments about pitching the roof, the Applicant feels a pitched roof limits exposure, therefore limiting the panels' efficiency.

A concern was brought up regarding the building being set back from the street. Erin Lambert stated that with the building against the street, the doors end up facing the parking lot and the back of the building faces the neighborhood, which creates a lack of identity for the building.

Mr. Doherty noted that with the dumpster location near the entrance in the front, there was concern for aesthetics. Ms. Lambert explained that the regulations left little area for the dumpster. It was clarified that there are no neighbors looking at it where it currently sits.

Ms. Fenstermacher stated that the plans submitted show a transformer in the location where a detached shed is shown on the presentation materials. Ms. Lambert is asking Unitil to give them more options for placement. The detached shed allows for storage of wagons. Ms. Tomas voiced concern about it not being part of the building, given that this is a brand new building and there is opportunity to include it in the design.

The driveway design is intended to be visible from both directions and allows space for the dumpster, small van parking, and general parking.

Co-Chair Doherty asked that they incorporate the neighboring houses in these plans for accuracy, currently represented with trees in the plans.

Ms. Lambert stated that the reconstruction of Dolphin Street is in the 2023 budget.

Co-Chair Hengen sought clarity on whether the location of pedestrian crossings provided a natural route for pedestrians. Ms. Lambert provided a plan view demonstrating the location of crossings. There will be a sidewalk to Rolfe Park, using that parking lot to balance event parking and limit interruption in the neighborhood.

Ms. Shank summarized the Committee's comments that the flat façade doesn't fit, and that they should add depth and dimension if they are unable to pursue a more institutional looking building. Mr. Gentilhomme followed up with the suggestion to put taller windows in the tallest portion of the building.

Co-Chair Doherty recommended that the Applicant come back next month addressing the suggestions toward design reconsiderations of the facade.

Adjournment

Co-Chair Hengen made a motion to adjourn at 10:20 a.m., seconded by Co-Chair Doherty. The motion passed unanimously.

Respectfully submitted,
Alicen Twardosky
Administrative Specialist