

**City of Concord, New Hampshire
Architectural Design Review Committee
December 6, 2022 Minutes**

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on December 6, 2022 in City Council Chambers, in the Municipal Complex, at 37 Green Street.

Attendees: Co-Chair Jay Doherty, Members Margaret Tomas, Claude Gentilhomme, Timothy Thompson, and Ron King

Absent: Co-Chair Elizabeth Durfee Hengen and Member Zarron Simonis

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

Call to Order

1. The meeting was called to order by Co-Chair Doherty at 8:34 a.m.

Approval of Minutes

2. Mr. Thompson moved to approve the minutes of November 1, 2022 with a recommendation from Co-Chair Doherty to edit the paragraph within item #7, Foxfire Property, clarifying his comment that the fake wood *on the top floor* isn't very fun and more vibrant color is needed. Mr. King seconded the motion. Without further discussion, the motion passed unanimously.

Sign Applications

3. Sign-A-Rama Concord, on behalf of Viren Bhagat, requests ADR approval for installation of a 48 sf internally illuminated wall sign at 3 Broadway in the Neighborhood Commercial (CN) District.

Mr. Viren Bhagat (Capital Beverages) represented the application.

The sign is already up. Currently it is covered with a temporary banner. Two separate star designs were presented posing the only difference between options A and B. The Committee is in favor of plan A.

Ms. Shank sought clarification on the other signs in the window. They are sales-type and change throughout the year. They are permitted without approval.

Mr. Thompson made a motion, seconded by Ms. Tomas, to recommend approval of sign A, as submitted. No discussion. The motion passed unanimously.

4. SAR Concord, on behalf of Ralph Berry, requests ADR approval for replacement of a 9 sf non-illuminated freestanding sign and an 8 sf non-illuminated wall sign at 35 S. Main Street in the Central Business Performance (CBP) District.

No one represented the application.

Ms. Tomas notes that the sign will be difficult to read.

Mr. Gentilhomme made a motion, seconded by Mr. Thompson, to recommend approval of the sign, as submitted. There was no further discussion. The motion passed unanimously.

5. Craig Tesler, on behalf of Metro Mattress Corp., requests ADR approval for installation of a 40 sf internally illuminated wall sign at 306 Loudon Road in the Gateway Performance (GWP) District.

Mr. Brandon Currier (Barlow Signs) represented the application.

Mr. Thompson made a motion, seconded by Ms. Tomas, to recommend approval of the sign with the prerequisite that the red on the building and the red on the sign should match as best as possible.

There was no further discussion. The motion passed unanimously.

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6. Barlo Signs, on behalf of Metro Mattress Corp., requests ADR approval for replacement of a 31.09 sf internally illuminated panel in a freestanding sign at 310 Loudon Road in the Gateway Performance (GWP) District.

Mr. Brandon Currier (Barlow Signs) represented the application.

The Committee recommended that the color on the sign match whatever ends up on the building.

Mr. Thompson made a motion, seconded by Mr. Gentilhomme, to recommend approval of the sign as submitted.

No discussion. The motion passed unanimously.

7. Darcie Roy, on behalf of Daniel Kersey, requests ADR approval for replacement of two 29.5 sf wall signs consisting of internally illuminated channel letters at 297 Loudon Road in the Gateway Performance (GWP) District.

Mr. Robert Kuszpa (on behalf of Darcie Roy) represented the application.

The Committee clarified that there is nothing being done to the building except painting. Behind the sign is simply being painted black.

Mr. Thompson made a motion, seconded by Mr. King, to recommend approval of the sign as submitted.

The motion passed unanimously.

Building Permits in Performance Districts

8. Darcie Roy, on behalf of Daniel Kersey, requests ADR approval for replacement of awnings at 297 Loudon Road in the Gateway Performance (GWP) District. (2022-79)

Mr. Robert Kuszpa (on behalf of Darcie Roy) represented the application.

Mr. Gentilhomme made a motion, seconded by Mr. Thompson, to recommend approval of the application as presented. No further discussion. All in favor. Motion passed unanimously.

9. Tom Wilson, on behalf of Remi Hinxhia, requests ADR approval for construction of a balcony at 58 Pleasant Street in the Civic Performance (CVP) District. (2022-81)

Mr. Tom Wilson (Wilson & Wilson Architecture) represented the application.

Mr. Wilson proposed that the balcony will come from the third floor, currently an attic. This space is being converted into a bedroom. The door fits the roof slope. They are cutting back the roof to be flush with the existing façade. As it stands, the attic space protrudes three feet. This can be seen best from the south elevation. From the balcony, the residence that used to be a barber shop and the church can be seen.

The balcony is estimated to be six feet deep, half being undercover and half exposed. Mr. Gentilhomme cautions to maintain the architectural detail. The purpose for using the smaller railing system versus the railing style that currently occupy the ground floor porch is to maximize viewing of the area. Ms. Tomas recommended painting them to match the trim color on the current railing. Mr. Wilson agrees that would be nice (dark green).

Mr. Thompson made a motion, seconded by Mr. Gentilhomme, to accept the application with the understanding that the color scheme should match the existing trim of the building. No further discussion. All in favor. Motion passed unanimously.

10. Greenberg Farrow, on behalf of Milano Real Estate, requests ADR approval in conjunction with a Minor Site Plan application for construction of a 7,800-sf building for a new restaurant and associated site work at 317 Loudon Road in the Gateway Performance (GWP) District. (2022-75)

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Ms. Jillian Konarski (Greenberg Farrow) represented the application.

- a. This application is to demo the current structure (presently known as Newicks Restaurant) and build a Texas Roadhouse. It will occupy roughly 7,831 square feet. The building that currently stands is about the same size. The purpose for the rebuild and renovation is to bring the space up to code. The handicap parking spaces are not compliant and require regrading.

Ms. Konarski clarified that the sample board presented reflects a cedar siding but in actuality is fiber cement siding that looks exactly like cedar but better for safety / fire and doesn't fade like traditional cedar siding. The frontal façade will abut Loudon Road. Doors are going in almost the exact same spots. There will be a separate door for people that order to-go, with the option to go inside and pick up your order or utilize a sliding window. The building itself is standard style, signature architecture, and the colors work.

Ms. Shank stated that the site plan is being reviewed by staff. Ms. Shank clarified that though the size does not qualify as a Major Site Plan and normally would not come to ADR, it is in a Performance District and requires a building permit. The Committee agreed that the plan renderings presented today with sign details can be recommended for approval without returning, though the sign application still needs to be submitted. The flags that will be on top of the building require illumination. There are LED and accent lights outlining parts of the building as well as the flags. Ms. Tomas is concerned about the lighting pointing up to the top of the building, not pertaining to the flag, and how bright the building will be. Ms. Konarski indicated that all roof lighting was for the flag. Committee members felt that the lighting proposed appeared to be lighting the roof for aesthetic effect. The Committee asked Ms. Shank to reach out to Mr. Simonis to determine what lighting was actually required for the flag. .. Ms. Shank noted that staff will follow up with this as part of the site plan review.

Mr. Gentilhomme motioned, seconded by Mr. Thompson, to approve the application as submitted for the building design.

- b. The sign vendor made the signs smaller to meet code requirements. Mr. King noted that light maintenance on the sign will be critical. The Committee recommended that the white background to the pylon sign have a blackout behind it.

Mr. Thompson motioned, seconded by Mr. King, to approve the design conditional to further review of the building lighting by staff, an opaque sign background, and a caveat in motion that the signage meet requirements. No further discussion. All in favor. Motion passed unanimously.

Major Site Plans

11. Wilcox & Barton, LLC, on behalf of the Boys & Girls Club, requests ADR approval as part of a Major Site Plan application for construction of a new structure to be used as a community center, and Conditional Use Permit (CUP) approval to allow for access drives to be less than 125 feet from the intersection of a local road at 76 Community Drive in the Neighborhood Residential (RN) District. (2022-71)

Ms. Romy Maurer (Terrain Planning & Design), Mr. John Turner (Team Engineering), Mr. Chris Edmund (Boys & Girls Club) and Ms. Erin Lambert (Wilcox & Barton) represented the application.

The applicants addressed modifications to the plan. These modifications included but are not limited to removing the shed from the front; handicap spaces have been shifted to allow entrance to front door; trees placed along Dalton Street, a small retaining wall to adjust the grade with plants to screen headlight glare; High Street back will be fenced with a vegetative buffer and heavy screen. In relation to the site, they have extended the sidewalk further onsite to make a pedestrian connection. There is now full pedestrian access from both sides of the building. Ms. Lambert addressed the concern of the dumpster location. She stated that dumpsters have a large set back from residential boundaries leaving it limited to the front of the

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building. A variance would have been needed to place it beside the transformer. There will a six to eight-foot-high stockade fence. It has been left in the location previously presented.

Concern was raised that it seemed the whole playground is closed in and the children can't see out and people can't see them playing. High fencing limits air flow. Mr. Edmond stated that, like the pin pads for buildings, this is intentional for the safety and security of the children. A variance was required for the six-foot-high fence in a residential area. Ms. Lambert noted that there is an elevation change between High St. and the playground requiring the fence be as high as it is. Ms. Shank proposed the option of lowering the fence height for a portion adjacent to the residential property versus the street sides may appease both concerns, allowing children to see out and encouraging airflow. The vegetative buffer will help provide privacy.

Architecturally, a porch has been placed, cleaning up the side to the north that the neighbors see. Mr. Turner is concerned about making a radical change after clients, donors, committees, community, and neighbors have already approved and voiced their approval for the current design. Ms. Tomas feels it is the same design with the shed being moved, she characterized it as a box with windows.

The Committee discussed the removal of a wrap around porch. The applicant stated that the City asked for it to be removed based on removal of an entrance in that location and to minimize cost.

Mr. Thompson understands the function of the building but agrees that it isn't the most attractive. He asked the Committee to remember that it is the structure itself being considered, but agreed it is underwhelming.

Mr. Doherty motioned, seconded by Ms. Tomas to not approve the application for architectural reasons stating that though the function will serve the community members well, the building itself does not relate to the architecture that they see and want to see in the community. The motion passed with a vote of 4 to 1.

12. Wilcox & Barton Inc., on behalf of Arts Alley, LLC, C/O Foxfire Property management Inc, requests ADR approval as part of a Major Site Plan application for construction of a five-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. (2022-47)

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

The Applicants presented the revised landscape and photometric plans to cast more information on the lighting. It was confirmed that Friendly Toast will occupy the first floor, spec offices will occupy floors two through four, and the fifth floor will host an event space with a restored diner car and an occupied roof deck. Material samples and colors were presented. As part of the last submission package, integration of the upper level to the rest of the building was brought up. The architect worked to incorporate the exterior pilasters all the way from the base to the top level, tying the floors together. The upper material is Nichiha. The pilasters are blue faux patinaed copper. Material tone becomes a little bit lighter as it goes up the building. It is restated that there will be a canopy on the roof to protect from the weather. There is no mechanical design at this time; however, the intent is to screen the mechanical equipment on the roof. The plan is to take advantage of the stair tower.

Co-Chair Doherty is concerned about the style (era). For now, it feels like a stamp in time, however, as we look to the future we may be pinning ourselves to this stamp in time, limiting resale interest. Colors may be too "right-now." Mr. Gentilhomme agrees with Co-Chair Doherty.

Of the two choices, the second is preferred, with the brick as the pilasters and green going horizontally rather than vertically. The fifth floor remains the same color scheme as previously submitted, a change that was recommended by the Committee at last month's meeting. The Committee voiced that the green is used well and the building is far more cohesive with the current color and material scheme. The brick is statelier

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and visually gives strength and stability. The railings on the fifth floor and rooftop work well. The Committee asked that lighting be considered carefully. The roof deck is estimated to be the same height as the sixth floor of the current Concord Hotel. On the fifth floor, the corner that holds the red lettering does not match the others. The building team wants to preserve the fifth floor as its own entity. Mr. Gentilhomme recommended ways in doing this without compromising unity of the building, including subtlety integrating materials from the lower levels.

Chair Doherty asked what height the ceilings will be, and how this would impact the full length window design. The interior fit up will be done by office tenants. There is about three and a half feet of structure proposed currently; the floor height is 13.5 feet. The Committee does not want to see ceiling below the window line. The glass is currently clear as opposed to tinted; however, Mr. Loft indicated that they can ensure the glass panels at the ceiling are treated to be seamlessly integrated with the rest of the window, to obscure the interior ceiling structure.

The building is being designed with traditional elements, the top floor being the showcase of the building. Mr. Gentilhomme recommended removing the wood on the far left and making it a different material. He also asked them to err on a darker color for the corrugated metal, comparable to the window trim, rather than a lighter color. Members also suggested the Applicant consider using the garage door on the street level.

Mr. Gentilhomme motioned, seconded by Ms. Tomas, to approve the design application that has the blue copper patina used horizontally, the brick used vertically in the pilaster, and the corrugated gray used between windows, with wood treatment for the fifth floor as presented, with recognition that the design will evolve, and they recommend studying the fifth-floor details and consider eliminating the fiber cement on the back wall. The Applicant agreed to come before ADR to present the final plans prior to construction.

No comments. All in favor. Motion passed.

13. Wilcox & Barton, on behalf of the Friendly Kitchen, requests ADR approval as part of a Major Site Plan and Conditional Use Permit application for a building addition and modification of the number of parking spaces to be construction at 2 S. Commercial Street in the Opportunity Corridor Performance (OCP) District. (2022-79)

Ms. Erin Lambert (Wilcox & Barton) represented the application.

Mr. Gentilhomme made a motion, seconded by Ms. Tomas, to recommend approval of the application of the site plan addition to the Friendly Kitchen pending staff review to verify that it conforms to regulations.

No discussion. All in favor. The motion passed unanimously.

Adjournment

Mr. Thompson made a motion to adjourn at 10:40 a.m., seconded by Mr. Gentilhomme. All in favor. The motion passed unanimously.

Respectfully submitted,
Alicen Twardosky
Administrative Specialist