

City of Concord, New Hampshire
Architectural Design Review Committee
May 2nd, 2023 Minutes - DRAFT

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on May 2, 2023 in City Council Chambers, in the Municipal Complex, at 37 Green Street.

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

Absent: Co-Chair Elizabeth Durfee Hengen

Staff: Alec Bass, Senior Planner
Beth Fenstermacher, Assistant City Planner
Alicen Twardosky, Administrative Specialist
Tracey Hutton, Zoning Administrator

Call to Order

1. Co-Chair Doherty called the meeting to order at 8:31 a.m.

Approval of Minutes

2. A motion was made by Mr. Thompson, seconded by Mr. King, to approve the minutes from the April 4th, 2023 meeting. All in favor. The motion passed unanimously.

Co-Chair Doherty abstained from the vote.

Sign Applications

3. Rebuilding California On & Off Electric, on behalf of Capital Hotel Company I, LLC, requests ADR approval for replacement of a 47.18 sf internally illuminated building sign and replacement of a 12 sf internally illuminated monument sign at 70 Constitution Ave in the Opportunity Corridor Performance (OCP) District.

No one represented the application.

For this hearing, the Committee is only looking at the building and monument signs. Some signs are being replaced and some are being removed. The Applicants will be seeking variances down the line. According to the plans being viewed, permits are currently only being sought for building sign #1 and monument sign #4. The project is being done in phases. The plan depicts a remodeling phase but no details.

Mr. Thompson made a motion, seconded by Mr. Gentilhomme, to table this application until someone is here to represent it and discuss what the remodeling will involve. All in favor. Motion passed unanimously.

Site Plan & Subdivision Applications

4. St. Paul's School Major Site Plan application for construction of a new 10,000 sf 2-story building and related site improvements for the purpose of an Admission Center at 16 Dunbarton Road in the Institutional (IS) District. (2023-98)

Casey Russo (CSL Consulting), Morgan Dunson (Nobis Group), Heather Liebman (CBT Architects), and Catherine Offenberg (Arcadis IBI Group) represented the application.

The Applicants are proposing a new two-story structure that will home a welcome center, office spaces, and gathering venue. Construction is anticipated to begin at the end of the summer. The site currently has a two-story brick building that will be demolished. There will be patios on the north and south, with walking paths connecting to Jerome Ridge. Ms. Russo stressed the desire to maintain the current atmosphere of the campus. Ms. Offenberg stated the primary goal in the landscape design was

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to provide a welcoming experience to prospective students and families. The designers were mindful of the character as you approach from Dunbarton Road. They are trying to meet the grading conditions of the parking lot to the north. There will be a “thread the needle” style flow, with an entrance from the north and exit from the south. There will be a woodland setting along the western edge. The design includes native grasses and perennials, informal drifts of native shrubs, and a rain garden. The hardscape is in keeping with the character of the campus with granite and stone walls. Parts of the house will be salvaged for creating the new building, such as the sills. The two mature trees along Jerome Ridge will be kept. This building will overlook the sports fields. The retaining wall that was in the original plan has been removed for cost savings. Ms. Liebman presented materials to display color scheme and façade of the exterior. These include brick, thermally treated wood, zinc (roofing), and membrane (roofing for flat surfaces). The perimeter walls will be mostly glass. There will a triple glaze system for energy preservation. The design shows a wood trellis, a granite walkway, and solar panels on the southeast rooftop that will provide roughly 30% of their annual energy. Ms. Liebman stated there will be downspouts to collect water runoff and clearance and snow guards being considered to prevent snow buildup. Proportionally this building height will meet the site lines of the other buildings. The house that exists at the site now sits a floor below. The new structure will sit like a three-story building but will only be a two story. Ms. Hutton addressed the existing the fence, noting that the Demolition Review Committee requested that the designers make an effort to keep it.

Mr. Gentilhomme made a motion, seconded by Mr. Thompson, to recommend approval of the application’s building design and the landscape as presented. All in favor. Motion passed unanimously.

5. Arts Alley, LLC, requests an Amendment to a Previously Approved Major Site Plan, to reduce the proposed building to a four-story building for use as a restaurant on the first floor, residential units on the second and third floors, and an event space on the fourth floor, at 22 South Main Street in the Central Business Performance (CBP) District. (2022-47)

Staff presented the original design that was approved in 2015/2018.

Adam Morrill and Jim Loft (Procon) represented the application.

Mr. Morrill stated that this plan depicts a true mixed use as opposed to the prior plan, making the middle two floors as residential units. The developer realized that using a smaller footprint made having five stories hard to do. This revised plan shows the same exterior materials. There will be a mock-up on site with materials as part of the process. This new plan maintained a first-floor restaurant, two floors residential totaling 16 one-bedroom living units with studio layout, fourth floor as an event space with the refurbished diner, and a rooftop space that would act as an event area and mechanical space. There has been a change in construction type from steel to wood framing, and they have eliminated the balcony. The east side has operable garage doors. The residential entry will be via the alley (Arts Alley). There is still a plaza on the westside with a container-type temporary kitchen as a future option. The plaza has been reduced in square footage by 15’. The service corridor side faces Concord Coop with service entrances and a utility door. The new footprint has the building sitting five feet farther from the Coop. The view from the windows on the Coop side were intentionally placed to partly overlook the rooftop of the Coop rather than completely at a wall. There is an addition of material with commercial vinyl window assembly for the living units. The assembly includes one operable panel and one fixed panel.

Co-Chair Doherty is concerned about size and placement of the windows and proportions / balance of façade and windows like there was in the last plan set. Additionally, the Committee is concerned about the residential ventilation. Mr. Morrill stated that the developers are considering VRF, operable windows with an 8x8 louver, and / or a mini-split system. Mr. Gentilhomme would like to see more

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canopy cohesion and the pattern of the cementitious joints line with the tops and bottoms of the windows and the metal panels a bit smaller to avoid the large block appearance. He felt the uniformity and vertical feel was lost in reducing the height of the building and suggested stacking all the windows to give some of that back. Mr. King felt the cornice distracts from the feeling of height as well. Mr. Gentilhomme suggested replacing the wood-look with extended windows. Ms. Tomas feels the wide bands are not needed at all now that the building is one floor shorter. Mr. Loft concurs the need to work the fourth floor a little better to blend them. This rendering depicts the top three floors with a brick façade causing the first floor to look out of place. Ms. Tomas would like to see bigger windows as opposed to the 6'5" x 6'6". Currently there are no windows in the bedrooms. Mr. King and Mr. Simonis felt the façade seemed busy.

Mr. Thompson made a motion, seconded by Mr. Gentilhomme, to recommend approval of the application with the stipulation that the final building design be brought back to the Architectural Design Review Committee prior to final approval. All in favor. Motion passed unanimously.

6. Major Site Plan application proposing to construct an 18-unit elderly multi-family residential development, and convert the existing 3-unit multi-family building into a clubhouse, at 61 Borough Road in the Medium Density Residential (RM) and Single Family Residential (RS) District (this application was previously approved in 2018 under different ownership). (2022-44)

Erik Jones (Econceered By Design, LLC) represented the application.

This Applicant is proposing the same layout that was previously approved (and since expired), which includes four, four-unit buildings, one two-unit structure, and the existing three-unit building which will be converted into a clubhouse. The developer would like to change the façade from shakes siding shown in the submitted materials to board and batten vinyl. Across the top of the garage door will be PVC trim. Mr. King feels the garage doors overwhelm the front façade. Mr. Gentilhomme would like to see some visual detail in the big gable on the front of each home. The Applicant did not have any side or rear elevations or views to show the Committee.

Mr. Jones indicated that the building design has changed from the 2018 approval, and raised a question about whether the building would be considered a 1-story or 2-story building due to the design. After conferring with Ms. Hutton, Ms. Fenstermacher confirmed that it is considered a 2-story, and a variance is required to accommodate the two-story dwelling units, requiring a 50' perimeter buffer, versus the one-story that required a 30' perimeter buffer, which is what is shown on the submitted site plan. The other option would be to resort back to the original approved plan for 1-story. Ms. Tomas asked if the Applicant considered having the road on the outside rather than running down the middle, allowing for a greenspace in the center of the property. The Applicant said it would increase the cost and the he doesn't feel the project could sustain the increase. Ms. Fenstermacher mentioned that this would require authorization from the Planning Board for the road to be in the perimeter buffer.

Mr. Gentilhomme questioned how they could make a motion to reapprove the previous submittal without precluding the opportunity for the Applicant to come back with a revised version. Mr. Thompson made the motion to recommend approval should the Applicant choose to move forward with the previously approved design, and if not, any revision to that approved design would need to come back before the Architectural Design Review Committee. After discussion, Mr. Thompson withdrew his original motion and made a motion to recommend Architectural Design Review approval of the site plan and architectural design provided that 1) approval is for the renderings and architectural design for the one story as previously approved, 2) That the Planning Board and Staff review the reason for the 24-foot paved width of the roadway, as opposed to the 16-foot one way sections in the roadway design in an effort to reduce pavement, and 3) That any significant changes to either the site design or architectural design require returning to Architectural Design Review

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Committee before final approval. Mr. King seconded. Co-Chair Doherty asked the Applicant to bring plans to include all buildings, perspectives and variations, colors, and facade materials. All in favor. Motion passed unanimously.

Adjournment

Mr. King made a motion, seconded by Mr. Thompson, to adjourn the meeting at 10:15 a.m. All in favor. Motion passed unanimously.

Respectfully submitted,
Alicen Twardosky
Administrative Specialist

The next meeting will be held on June 6th, 2023