

City of Concord, New Hampshire
Architectural Design Review Committee

April 8, 2003

The Design Review Committee held its regular meeting on April 8, 2003, in the Second Floor Conference Room at City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Claude Gentilhomme (who arrived at 9:10 AM), Elizabeth Hengen, Ron King, Susanne Meyer, and Hamilton Rice. Messrs. Henninger and Pollock, and Ms. Seifried and Ms. Osgood from the Planning Division were also present.

The Design Review Committee met in order to review the proposed design of certain sites, buildings, building alterations and signs that are on the Planning Board's regular agenda for April 16, 2003, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review. Comments on and criticisms of the items were made.

The following proposals were evaluated.

Agenda Items

Consideration of proposed placement and design of signs:

- **Domino's** at 202 North Main Street (2 signs)

Paul Tuttle for The Sign Gallery and Rik Yeames from Domino's, were present with colored drawings of the proposed sign.

It was noted that the freestanding sign would be 15 feet high to the top of the sign.

The Design Review Committee found the proposed placement and design of the signs to be appropriate for the location, and recommended approval as submitted.

- **EMS** at 68 Ft. Eddy Road

Don Reed was present from Barlo Signs on behalf of the applicant and explained they were just changing their logo in the same sign panel.

The Design Review Committee found the proposed placement and design of the sign to be appropriate for the location, and recommended approval as submitted.

- **Franklin Pierce College** at 5 Chenell Drive

Mr. Henninger indicated the Code Administrator had not yet ruled about whether Zoning Board of Adjustment action would be needed for signage on a multi-tenant building.

Glenn Schadlick was present from NeOpCo Signs on behalf of the applicant and explained this would be a non-illuminated sign for a second floor tenant. There was no freestanding sign proposed at this time.

The Design Review Committee found the proposed placement and design of the sign to be appropriate for the location, and recommended approval as submitted provided this was the only sign planned for the building. If there will be signs for each of the other tenants in this building, the owner should prepare a signage plan for the entire building.

Note: the Code Administrator has since ruled that this sign is not permissible under the Zoning Ordinance.

- **The Gallery Hair Salon** at 3 North Main Street

Glenn Schadlick was present from NeOpCo Signs on behalf of the applicant and explained they proposed to replace an existing panel with the name of the new business.

Members felt the telephone number took away from the elegance of the sign.

The Design Review Committee found the proposed placement and design of the sign to be appropriate for the location, and recommended approval as submitted with the recommendation that the telephone number be in a type size about half the size now proposed or eliminated altogether. Mr. Schadlick concurred with the recommended change on behalf of the applicant.

- **Golf Country** at 48 Ft. Eddy Road

Glenn Schadlick was present from NeOpCo Signs on behalf of the applicant and presented a new design. He explained they proposed to keep the spacing of the original design but use a slightly different design with different colors.

The Design Review Committee found the proposed placement and design of the sign to be appropriate for the location, and recommended approval as revised with the same spacing as the original submittal.

- **Hinckley, Allen & Snyder LLP** at 43 North Main Street (2 signs)

Mr. Henninger advised the Committee that the Zoning Board of Adjustment had denied the request for a variance so there was no need for review of these signs at this time.

- **Infinite Health Chiropractic & Wellness** at 125 Fisherville Road

Dr. Sam Ayan was present as applicant and informed the Committee that the posts on the existing sign were presently green but he would like to paint them black..

The Design Review Committee found the proposed placement and design of the sign to be appropriate for the location, and recommended approval as submitted with the posts painted black.

- **OK Nails** at 133 Loudon Road

The Design Review Committee found the proposed placement and design of the sign to be appropriate for the location, and recommended approval as submitted provided the sign is the same height as the other signs on the building.

- **Sal's Pizza** at 80 Storrs Street

Paul Zaffini was present as applicant and noted that they had changed the design of the sign since the Design Review Committee meeting last month.

Committee members felt the sign on the side elevation should be centered between the posts. Members also felt the sign on the rear elevation should be placed underneath the vents in the wall on the west end of this facade.

The Design Review Committee found the proposed placement and design of the sign as revised to be appropriate for the location, and recommended approval as submitted provided the location of the signs were moved as discussed.

Site and building plans related to an application by **Maurice Needham Jr. d/b/a Mall Realty** at **291 Fisherville Road**.

Mr. Pollock introduced this proposal to fill in the former bank drive-through area in the existing strip mall. He reported the site plan was not changed much. He advised that the parking lot and driveway location needed to be brought into conformity with the Zoning Regulations.

Joel Silverwatch, from Silverwatch Architects, was present on behalf of the applicant and explained the proposal to reverse the existing gable and make it match the gables on the rest of the building. He reported they proposed to continue the existing character of the building with the exception that the new gable will have wood shingles instead of glass panels.

(Mr. Rice arrived at 9:10 AM.)

There was a discussion about the treatment of the new gable and its relationship to the other gables. The Committee was of the opinion that the new gable was not compatible architecturally with the new gable in shape and material.

The Committee recommended that they provide pedestrian walkways around the new area to link with the existing walkways, and include some landscaping at the northerly corner. The Committee further recommended that they redesign the gable end to mimic the glass elements associated with the existing gable ends as well as provide for signage. Members also suggested providing alternatives for signage for one tenant for the whole new section as well as for two tenants in that new section. The Committee also asked for details regarding lighting and details for the sides of the proposed addition. Mr. Silverwatch indicated he would provide revised plans.

The Design Review Committee recommended tabling action to allow the applicant the opportunity to provide revised plans based on the Committee's comments.

Site and building plans related to an application by **John J. Redden Revocable Trust at 8 McGuire Street.**

Mr. Henninger introduced this proposal to rehabilitate an existing metal industrial building for use as a performing arts center.

Attorney Richard Uchida was present on behalf of the applicant and reported there were no changes proposed to the exterior of the building with the exception of handicapped access. He reported they had been granted variances from the Zoning Board of Adjustment to allow the gravel parking and no landscaping.

Ms. Meyer suggested that the travel pattern be clearly defined to avoid conflict with the truck traffic for the other use in the building and to provide lighting in the parking area. She also suggested thinking about traffic circulation to make it easy for parents to drop off or pick up students.

The Design Review Committee noted that there was little, if anything, for them to comment on in regard to aesthetics.

Site and building plans related to an application by **Rumford Realty Corporation at 10 Centre Street.**

Ms. Seifried introduced this proposal for a 5,000 square foot three-story addition to an existing office building.

Peter Bolton, from Christopher Williams Architects, and Philip Wyss, from New England Landscaping, were present on behalf of the applicant.

Mr. Bolton reported they had received variances from the Zoning Board of Adjustment for parking. They will be continuing the elements of the existing building. The brick and mortar will match the existing.

There was a lengthy discussion regarding the proposed handicapped access. Committee members felt better accommodations should be made for handicapped accessibility.

Ms. Hengen felt this was a lot of addition and a lot of height to add to this building in this location. She felt the palladium window called too much attention to itself in this situation. It was not appropriate for the rear addition as shown. It did not correspond well with the original building. She felt they should play down the elements of the addition and let the addition be subservient to the original historic structure.

The Committee recommended that the proportions of the entry be reduced on the south elevations to give it a more delicate and less monumental appearance. They recommended that they remove the palladium windows and reduce the columns on both entrances. The Committee also recommended replacing the proposed crab apple in the front with a large shade tree and adding foundation plantings in front of the new addition.

The Design Review Committee recommended approval with the above recommended modifications and subject to returning to the Committee with a new design for the south façade of the addition.

Site and building plans related to an application by **139 Loudon Road Associates LLC at 139 Loudon Road.**

Ms. Seifried introduced this proposal for a two-story addition to an existing office building and reconfiguration of the parking.

Patricia Sherman, architect from Sherman Greiner Halle, was present on behalf of the applicant and reported they planned to continue the same roof line, same windows, and same colors. She reported they planned to transplant and re-use some of the existing landscaping. They planned to eliminate the islands in the parking lot to make snowplowing easier. City staff indicated that interior parking lot islands might be required.

Ms. Meyer recommended that some ornamental trees in the parking lot should be replaced with shade trees to provide shade in the parking lot.

The Design Review Committee recommended approval as submitted, with the substitution of shade trees for at least half of the ornamentals in and around the parking lot.

(Mr. Gentilhomme left the meeting at 10:30 AM.)

Site and building plans related to a Conditional Use Permit by **US Cellular Wireless Communications LLC on behalf of Hodges Properties, Inc. at 241 Loudon Road.**

Mr. Pollock explained Planning staff had walked the site with representatives of the applicant and the property owner and had flagged an area where trees would be saved. He explained the applicant proposed a 40' x 40' compound with trees flagged to be saved within a 50 foot buffer area around three sides and 20 feet on the east side.

Eric Carson was present on behalf of the applicant and explained that the requirement for a buffer attached to the earlier approval for this telecommunications tower was not agreeable to the property owner so they had to change the location.

The Design Review Committee recommended approval as submitted provided the tree buffer as described was retained and there was a large scale plot plan on file with the City and the property owner showing the no-cut area and the trees to be preserved.

Site and building plans related to a Conditional Use Permit by **Omnipoint Holdings Inc. at 209 Fisherville Road.**

Mr. Pollock introduced this proposal for a co-location of telecommunications equipment on an existing tower.

The Design Review Committee found the proposed design and placement to be appropriate for the location, and recommended approval as submitted.

Site and building plans related to a Conditional Use Permit by **Omnipoint Holdings Inc.** at **58 Locke Road.**

Mr. Pollock introduced this proposal for a co-location of telecommunications equipment on an existing tower.

The Design Review Committee found the proposed design and placement to be appropriate for the location, and recommended approval as submitted.

Site plans related to a concept plan by **Groundwork Concord** for **Terrill Park.**

Mr. Pollock introduced this proposal to remove existing pavement, stockpile the material for future use, and install a six foot wide trail along Old Turnpike Road.

Committee members felt the six foot width was too much for the trail and that four feet would be more appropriate and less likely to encourage motorized recreational vehicles.

The Committee felt that the proposed back-in parking area be deleted.

Members felt the design for the concept was too preliminary for final review. However, members felt restroom facilities should be provided on site, many of the uses such as bocce ball courts and shuffle board courts should only be provided at secure locations, much larger buffers should be provided around the play area and the road, the parking and access aisles scale to too small an area, the wetland buffers need to be shown on the plan with no new construction in the buffers, and that boat storage cannot occur in the Manchester Street right-of-way.

Members also felt that Groundwork Concord should be in attendance when their plans are reviewed.

Pre-Application Consultation

- Site and building plans for renovations to the **Capitol Center for the Arts** at **44 South Main Street.**

M T Mennino was present as applicant and explained that after their discussion with the Committee last month, they redesigned the marquee to a design they really like much better.

Eric Palson, architect from Sheer McCrystal Palson, was also present and explained they had lowered the roof line for the marquee. He explained the perimeter lights on the marquee would be non-moving and the faces will have changeable lettering. He explained the roof would be a non-transparent glass material.

Committee members felt this was a very successful design revision and recommended approval as submitted.

Mr. Henninger asked for plans showing the revisions as recommended, and Mr. Palson indicated they would provide updated plans.

Site and building plans related to an application by Neill Sons LLC at Loudon Road & Eagle Avenue.

Mr. Henninger introduced this proposal to demolish five residential units and construct an automobile parts store. He reported they proposed to discontinue Eagle Avenue and use a portion of that property for landscaping.

Jim Giarusso from Bohler Engineering was present on behalf of the applicants and explained they proposed an on-site storm water detention system.

The Committee suggested they consider a different shape building that would allow it to meet setbacks and still be placed forward on the lot with parking to the rear.

There was a lengthy discussion about getting parking out of the front yard and reversing the building and the parking field.

(Mr. King left at 11:25 AM.)

Mr. Giarusso explained they proposed a light gray split face block building with a darker gray band on the top and a red band for sign lettering. The side panels would be a darker gray than the block. He explained the band will be brought along the entire top to screen the mechanicals.

Committee members suggested eliminating two parking spaces at the corner of the building, moving the handicapped parking spaces to the opposite end of the front of the building and using the corner area for improved landscaping.

Ms. Meyer recommended that the proposed crab trees along the front should be replaced with three shade trees, and suggested that there be a 3'-4' high continuous hedge along the front of the property.

Committee members were troubled by the amount of red on the front elevation. They preferred to see red lettering on a gray band.

The Design Review Committee asked that the applicant return with revised elevations with colors addressing their comments.

The Committee then briefly discussed the freestanding sign and recommended a more substantial base in a natural color matching the building. The applicant agreed.

Site and building plans related to an application by The Cleo N. Spain Family Trust at 210 North State Street.

Mr. Henninger introduced this proposal for a 4500 square foot addition to the existing building at 210 North State Street. He explained that the applicant needed a special exception from the Zoning Board of Adjustment.

Nancy Roy, from J. H. Spain, was present on behalf of the applicant and explained the main entrance is at the rear of the building where most of the parking is currently located. She explained the siding and roofing will match the existing building. It was agreed that one parking space would need to be removed to provide for access to the main entrance.

Mr. Cowan suggested that there be some form of coverage over the doors used by most visitors, that curb stops be added to prevent cars from striking the building, and snow guard be provided on the south roof to protect vehicles parked below.

Ms. Roy agreed the bay window on the first floor rear would have to be removed because it would protrude into the parking spaces.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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