

City of Concord, New Hampshire
Architectural Design Review Committee

April 12, 2005

The Design Review Committee held its regular meeting on Tuesday, April 12, 2005, in the Second Floor Conference Room at City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Claude Gentilhomme, Susanne Smith Meyer, and Hamilton Rice. Messrs. Woodward, Henninger, and Pollock, and Ms. Osgood from the Planning Division were also present, as was Craig Walker from Code Administration.

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 20, 2005, 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:

- **Gamil's Cafe** at 25 Hall Street

Gamil Azmy was present as applicant and presented photographs of the proposed location of the sign. Members noted this was the former Bear Right building.

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

Revised site and building plans and signage designs related to an application by
Peter D. Holden at 19 Triangle Park Drive.

Brad Hill was present as the prospective occupant, as was Peter Holden, current owner, and a representative of Jutras Signs.

Mr. Holden explained that no changes were proposed to the exterior of the existing wood clapboard 10,000 square foot building which will be occupied by a bicycle sales facility. He reported the original landscape plan was not installed at the time the building was constructed because almost immediately after construction he was approached by retailers who wanted to buy the property and demolish this building.

He reported they proposed to add a freestanding sign in the front of the lot as well as signage on the roof of the building. The freestanding sign will have a ribbed block

pedestal with landscaping at the base. He reported the freestanding sign included a panel with four lines of changeable message. The building signage will be individual letters affixed to the roof but they will not protrude above the roof line.

He reported there will be no display windows across the front of the building, which sets far back from the street, so they feel the need to have the changeable message sign to promote their products and events.

Committee members suggested that the freestanding sign be moved back so that more landscaping can be visible in front of the sign. Ms. Meyer suggested that the oaks they proposed along the edge of the property be relocated along the street edge, placing one just west of the driveway, one or two in front of the detention pond, and another somewhere in between.

The Design Review Committee recommended approval of the landscape plan with the condition that there be four additional trees judiciously spaced along the frontage to preserve the view.

The Design Review Committee recommended approval of the freestanding sign subject to reduction of the variable message panel to three lines of lettering, and landscaping at the base. The applicant agreed to the change in the variable message panel.

The Design Review Committee recommended approval of the affixed sign as submitted.

Site and building plans related to an application by **Gerald Q. Nash, on behalf of US Cellular, at 49 Donovan Street.**

Mr. Pollock explained this proposal to construct a 130-foot monopine style telecommunications tower off I-93 south.

Mr. Gentilhomme thought this looked worse than a uni-pole.

Ken Kozyra explained this will be almost identical to the monopine his company constructed off Loudon Road last year. This will be as invisible as possible to the residential area around it, which makes it most visible to the Interstate and the commercial area. He reported they had done a balloon test on March 18th and presented photographs taken at that time from a variety of vantage points, including both sides of the highway as well as the residential areas to the north and west.

Members had questions about where else this could be located and Mr. Kozyra answered with information about all the properties they had explored.

Members felt that in this case the view from the highway was actually more important than the residential areas because most of the year there would be foliage on the buffering trees.

Mr. Cowan asked where the need was for cellular service. Mr. Kozyra responded that it was in the southern part of the city and the town of Bow. They need coverage as well as capacity in that area.

Mr. Henninger reminded the Committee that it is not the Committee's purpose to decide whether the need is there for the tower.

Mr. Kozyra indicated this is a line of sight technology and they need to be above the tallest structure around.

The Design Review Committee did not feel this was inconspicuous and indistinguishable from the background as required in the Zoning Ordinance. Members felt this would be very visible, especially from I-93. The Committee indicated that this was one of the primary gateways to Concord and the appearance of this proposed tower would significantly impact the aesthetics of this approach.

Committee members felt that if this is to be located at this location, it should not be a "bottle brush" design.

Site and building plans related to an application by **St. Paul's School** at **325 Pleasant Street**.

Mr. Pollock introduced this proposal for the renovation of the existing Warren Dormitory. This building is not visible from anywhere off campus but is visible from Dunbarton Road.

Theodore Kupper, from Provan & Lorber, Dennis Mires, architect, and Paul LaChance from St. Paul's School, were present to answer questions from the Committee.

Mr. Mires explained this proposal to add two faculty housing units with a garage underneath, as well as interior renovations, to the existing building. The renovations within the building will eliminate the existing faculty housing units, creating the need for the new units. He explained they will use the same design details for the new addition as seen on the existing building. The addition will be brick with gambrel slate roof. There will be a white clapboard feature to separate the existing building from the new addition. Windows will match the existing building.

The Design Review Committee found the renovations to be appropriate for the location and use, and recommended approval as submitted.

Site and building plans related to an application by **General Growth Properties** at **270 Loudon Road**.

Mr. Henninger introduced this proposal for a new retail entrance to the existing Steeplegate Mall.

Brent Warner was present from FRCH Architects and presented photographs showing existing conditions. He also presented samples of the wood and copper details and

reported they planned canvas awnings. There will be a concrete sidewalk with new landscaping along the front of this store.

Mr. Henninger mentioned there were two nice large trees near the proposed storefront that should be preserved.

Joe Eaton, general manager of the mall, was present to answer questions from the Board. He reported there would be no access to this store from the interior corridor of the mall. The only access will be from the outside. Mr. Eaton agreed to preserve the two large trees in the island between the building and sidewalk. He indicated they would re-landscape the island in a similar fashion to the Talbot's frontage.

The Design Review Committee found the renovations, including signage, to be appropriate for the location and use, and recommended approval as submitted.

Mr. Henninger asked for a landscape plan for the Planning Board meeting and Mr. Eaton indicated that would be submitted.

Proposed designs for **historic plaque program** sponsored by Heritage Commission.

Jill Seifried was present on behalf of the Heritage Commission and explained they had undertaken a heritage sign program to encourage the appreciation and enhance the historic character of the built environment. She explained they had decided to offer the choice among painted MDO with vinyl letters, cast aluminum plaque with brown pebble finish and brushed bronze letters and border, or cast bronze plaque with brown pebble finish and brushed bronze letters and border. These signs will be available for any building or historic site within the city limits regardless of age.

Ms. Meyer felt the "Concord Heritage Commission" should be less prominent on the sign.

Ms. Seifried explained that property owners would apply to the Heritage Commission who will review the historic information submitted by the applicant. She mentioned a last minute suggestion by the Heritage Commission that there be an option to designate the neighborhood name on the sign as well. Committee members felt that neighborhood designation would not fit on the sign.

Mr. Rice suggested that the colors should be uniform among the three choices offered.

It was noted that all the options would be less than four square feet in size so permits will not be needed, except for the possibility of some custom signs.

Mr. Gentilhomme suggested that signs for commercial uses should be consistent with those of residential uses. This should not be used by businesses as an advertising element.

Members suggested that the Heritage Commission really think about the downtown area as far as these signs are concerned since this will be a lot like a walking tour of downtown. The sign program may need to be approached differently for the downtown area.

Preliminary Review

- Site and building plans related to an application by **Concord Hospital at 250 Pleasant Street.**

(Mr. Cowan recused himself from discussion on this item.)

Mr. Henninger introduced this proposal for a 95,000 square foot expansion of the hospital to provide a larger emergency room, additional operating rooms, and a new intensive care unit, a new visitor drop off area, and a new emergency room drop off and waiting area.

Raymond Gerbi, vice president of Concord Hospital, introduced David Meek and Angela Watson, architects from Shepley Bulfinch Richardson & Abbott, and Mike Sardina, landscape architect from Brown Sardina, Inc.

Ms. Watson explained that in two locations where there are level changes, they will be proposing green roofs.

The basic material will be brick with a reveal pattern for interest and broken with a glass curtain wall as needed. There will be a metal panel stairwell. They will use the same metallic paint as on the cancer center. Generally, the intention is to mimic the existing building features as much as possible.

Mr. Gerbi noted that there would be no rooftop mechanical equipment. All mechanical equipment will be located inside the building or in penthouse enclosures.

Mr. Sardina then explained the proposed landscaping.

The Design Review Committee found the proposed site and building plans to be appropriate for the location and use, and recommended approval as submitted.

- Site and building plans related to an application by **New Hampshire Department of Transportation at 224 Sheep Davis Road.**

Mr. Henninger presented this proposal by the NH Department of Transportation to construct an approximately 52,195 square foot building with a 3,265 square foot garage for an Emergency Operations Center and Traffic Management Center.

The Committee noted that no landscape plan had been submitted and one is needed.

Members also noted that this was basic construction that would not be visible from Route 106.

There was no further business to come before the Committee and the meeting adjourned at 10:40 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

o