

City of Concord, New Hampshire
Architectural Design Review Committee

December 13, 2005

The Design Review Committee held its regular monthly meeting on Tuesday, December 13, 2005, in the Second Floor Conference Room at City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Claude Gentilhomme, Elizabeth Hengen, Ron King, and Hamilton Rice. Messrs. Henninger, Woodward, and Pollock, Ms. Seifried, and Ms. Osgood from the Planning Division were also present, as was Mr. 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 December 21, 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:

- **D'Angelo Grilled Sandwiches** at 121 South Main Street (3 signs)

The Design Review Committee found the proposed signage appropriate for the location and use and recommended approval of all three signs as submitted.

- **Granite State Natural Foods** at 164 North State Street

Members felt this proposed sign was an improvement over the existing sign.

The Design Review Committee found the proposed sign to be appropriate for the location and use, and recommended approval as submitted with the suggestion that the awnings be carried into the center half round awning for better rain and snow cover. A representative of Granite State Natural Foods was present and agreed to the suggestion.

- **Grappone Automotive Group** at 143 Manchester Street

Mr. Rice noted that the proposed sign is already up.

The Design Review Committee found the proposed face replacement appropriate for the location and use and recommended approval of the replacement as submitted.

- **Louis Karno & Company** at 31 Warren Street

A representative of Louis Karno & Company was present and explained that all the panels in the existing freestanding sign will be replaced.

The Design Review Committee found the proposed panel replacements appropriate for the location and use and recommended approval of the replacements as submitted.

- **Concord Birth and Wellness Center** at 8D McGuire Street

Mr. Henninger explained that notices had not been sent on this item but it was ready for Committee review.

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

Site and building plans related to an application by the **HT Properties Inc.** at **232 & 234 Loudon Road.**

Mr. Woodward explained that the Committee had reviewed plans for AAMCO and for a proposed Valvoline a number of times. The applicants had now submitted full elevations for the proposed Valvoline building as well as revised elevations for the existing AAMCO building. He explained they plan to remove a portion of the existing building and construct a second building on the site.

There was a discussion about traffic circulation and queuing for the two businesses on the site.

The Design Review Committee recommended that the applicant continue to consider options for the site, including re-orienting the new building. The Committee did find the appearance of the proposed new building to be appropriate for the location and use.

Site and building plans related to an application by **Merrimack Valley School District** on **Allen Street in Penacook.**

Mr. Henninger reported this had been reviewed last month and recommendations made regarding the front façade for the high school.

Fred Reagan was present on behalf of the applicant.

Mr. Gentilhomme felt this was a big improvement but he felt the cupola did not fit the rest of the building. Mr. Reagan responded that the cupola was an important feature to the school board. He also reported the intention was to provide lighting within the cupola.

Mr. Gentilhomme also felt that the columns were out of scale for the building and that they should be "beefier" and now that they are brick they will fade into the background of the building.

Mr. Reagan then described changes to the boiler building. Plan to use earth tones with rough edge pine siding. Architectural shingles with light brown split face block and natural color trim.

The Design Review Committee recommended approval of the building elevations for the high school and the middle school as revised. They further recommended approval of the boiler building and expressed no preference as to rough edge or cementitious material siding.

Mr. Henninger asked for revised colored elevations in time for the Planning Board meeting on December 21, 2005.

Site and building plans related to an application by **Ty Andy and Tran Loan TP**
at **247 Loudon Road.**

Ms. Seifried explained that the Commission had reviewed plans last month for this proposal to demolish existing buildings and construct a car wash on the site. Revised site plan and elevations have now been submitted along with proposed signage.

The Design Review Committee found that the freestanding sign seemed over scale for the site and would dwarf the proposed building. The style did not appear to be in keeping with the style of the building.

Revised building plans related to an application by **R. J. Moreau Communities**
LLC at **The Vineyards on Bog Road.**

Mr. Henninger explained that the Design Review Committee had reviewed and made recommendations and the Planning Board had approved modifications to the two- and four-unit buildings for this development but had tabled action on the end elevations in order to allow the applicant time to address comments regarding the end elevations.

John Lariviere was present on behalf of R. J. Moreau Communities and presented photographs of the buildings as constructed.

Mr. Gentilhomme mentioned that casings around the windows should be more substantial.

Mr. Lariviere explained that there is substantial landscaping planned for the development that will improve the appearance of the ends of the buildings.

Members suggested covering the electric meters. That will camouflage the meters and also add detail to those elevations.

The Design Review Committee recommended approval of the end elevations with alterations to cover the electric panels which will match the existing materials and will provide an appropriate side elevation.

Site and building plans related to an application by **St. Paul's School** for an addition to the **boathouse at 300 Dunbarton Road.**

Ms. Seifried introduced this proposal to construct 7732 square feet of additions to the existing boathouse along with additional walkways to the building. She explained the proposal was to construct an addition to connect the two existing boathouses.

Ted Kupper from Provan & Lorber, Jeff Peterson from Peterson Architects, and Paul LaChance from St. Paul's School were present for the applicant.

Mr. LaChance mentioned that the existing chain link fence will be removed.

Mr. Peterson explained the proposed elevations and explained there will be an open pass-through to allow rowing shells to access the docks from the gravel path through the boathouse. The second level over the pass-through area will be used as a multi-purpose room.

Mr. LaChance explained this is primarily a Spring and early summer use. The only heated area will be the middle section over the pass-through and the existing boat maintenance shop.

The Design Review Committee recommended approval as submitted.

Site and building plans related to an application by **Cingular Wireless LLC at 19 Industrial Park Drive.**

Mr. Pollock explained this proposal to replace the antenna within the existing monopole. There will be no visible change to this structure. He explained the purpose of the replacement is to upgrade the equipment.

The Design Review Committee recommended approval as submitted.

Site and building plans related to an application by **Sprint Spectrum LP** on behalf of **2 Pillsbury Street LLC at 2 Pillsbury Street.**

Mr. Pollock explained this proposal to replace existing antennas with the same number of new antennas. He explained the purpose of the replacement is to upgrade the equipment.

The Design Review Committee recommended approval subject to the freestanding element being painted a charcoal gray and the antenna on the tower painted to match the tower.

Site and building plans related to an application by **Sprint Spectrum LP at 58 Locke Road.**

Mr. Pollock explained this proposal to replace existing antennas with the same number of new antennas that will be about six inches longer than the existing equipment. He explained the purpose of the replacement is to upgrade the equipment.

The Design Review Committee recommended approval subject to the antenna being painted to match the tower.

Site and building plans related to an application by Sprint Spectrum LP at Little Pond Road.

Mr. Pollock explained this proposal to replace existing antennas on an existing lattice style tower with the same number of new antennas that will be about six inches longer than the existing equipment. He explained the purpose of the replacement is to upgrade the equipment.

The Design Review Committee recommended approval subject to the antenna being painted to match the tower.

Site and building plans related to an application by Sprint Spectrum LP at 217 Fisherville Road.

Mr. Pollock explained this proposal to replace existing antennas with the same number of new antennas that will be about six inches longer than the existing equipment. He explained the purpose of the replacement is to upgrade the equipment.

The Design Review Committee recommended approval subject to the antenna being painted to match the tower.

Revisions to building plans related to an application by Capital Commons LLC and the City of Concord at 11 South Main Street and 75 Storrs Street.

Matthew Walsh from the City's Community Development Department, Michael Simchik from Capital Commons, Matt LaBontee from ProCon, and Larry Young, architect, were present for the applicant.

Mr. Henninger explained this proposal for revisions to the approved elevations for both the office building and the parking garage. These revisions include changes to the color of glass for the curtain wall as well as windows and the addition of a generator on the roof of the new office building which will be light gray, the same as the penthouse.

Mr. Young explained that the first floor glass will be clear glass and above the first level the blue-green originally approved will now be gray glass.

The Design Review Committee recommended approval as submitted with the understanding that the emergency generator will be gray to match the mechanical parapet.

Discussion Only

- Building plans related to **2 Pillsbury Street.**

Christopher Carley, architect, was present on behalf of a prospective tenant for the sixth floor of the former Blue Cross Blue Shield building. He explained that the tenant will

need a couple of satellite dishes on the roof. The dishes will be about 3½ meters in diameter and placed at an angle. He explained his request to get an opinion from the Committee as to whether there would be a significant issue relative to the satellite dishes on the roof. He presented sketches showing the satellite dishes on the roof from each direction.

Mr. Cowan asked if the dishes could be placed toward the center of the roof and painted to make them less visible.

The Committee indicated that if the dishes were pushed back on the building and painted a neutral color, it appeared that they would not have a visual effect.

There was no further business to come before the Committee and the meeting adjourned at 10:30 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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