

**City of Concord, New Hampshire  
Architectural Design Review Committee**

**February 13, 2007**

The Design Review Committee held its regular monthly meeting on Tuesday, February 13, 2007, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Jay Doherty, Claude Gentilhomme, Elizabeth Hengen (who arrived at 9:45 AM), Ron King, and Fred Richards (who arrived at 8:55 AM). Mr. Henninger, Ms. Hebert and Ms. Osgood from the Planning Division were also present, as well as 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 February 21, 2007, 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:

- **Bakery Cafe** at 46 North Main Street (3 signs)

Richard French was present on behalf of the applicant and explained that Bagel Works is re-branding all of their stores. This is an existing flush-mounted sign that will be replaced with a carved sign. They will have raised lettering where it now says "Bagel Works". The black background on the building will remain until the façade is renovated later this year. Mr. French also reported that they are changing the color of the awning but no signage is proposed for the awning.

There was a question as to whether this is too much signage for the use and Mr. Walker indicated that he and the Code Administrator were still reviewing the subject of compliance with the Zoning Ordinance.

The Design Review Committee found the design and placement of the proposed signage to be appropriate for the location and use and recommended approval as submitted subject to compliance with the Zoning Ordinance.

If the Code Administrator rules that this does not comply with the Zoning Ordinance, the Committee agreed that they could eliminate the words "Bakery Café" without returning to the Committee for further review but if they wanted to place lettering on the awning, they would have to return for review.

- **Beaver Meadow Elementary School** at 40 Sewalls Falls Road

Jim Oberg, from the Beaver Meadow School PTO, was present on behalf of the applicant. He explained they are using the existing six-inch letters that are on the sign now and placing them on the new sign box. The box will be blue vinyl with a changeable message panel.

Mr. Henninger noted that the proposed sign is 32 square feet and the zoning district allows only 20 square feet. Mr. Walker responded that the school district is not required to follow the regulations.

Mr. Oberg explained they are removing the existing sign and placing the new one in the same location. The new sign box is six inches longer but eight inches narrower than the existing sign.

(Mr. Richards arrived at 8:55 AM.)

Mr. Oberg explained that the sign will not be lighted as they do not want to run electricity up there because it is too costly.

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

- **Bradford Networks/Nanocomp** at 162 Pembroke Road

Mr. Henninger noted that the sign will need to be set back five feet from the right-of-way.

Richard Westergren from Poyant Signs was present on behalf of the applicant and explained that they plan to use the existing base for the internally illuminated sign.

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

- **Chico's** at 270 Loudon Road (2 signs)

There was no one present on behalf of the applicant.

Mr. Henninger explained that the Design Review Committee had already reviewed a large sign for Chico's as part of the façade changes reviewed a few months ago. Those renovations are under construction at this time. This is additional signage.

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

- **Hodges Development Corporation (Tenant Panels)** at 197 Loudon Road

There was no one present on behalf of the applicant.

Members noted that this was an application for replacement panels in an existing sign.

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

- **Mattress Discounters** at 163 Loudon Road (2 signs)

Don Reed from Barlo Signs was present on behalf of the applicant and explained that the existing awning is 68 feet long and they are putting new lettering on the existing awning. He reported they also propose to revise the panel in the existing freestanding sign.

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

- **Village House Real Estate & Paxton Communication LLC** at 58 North State Street

Scott Crathern from Village House Real Estate was present as applicant.

Members noted that the word "Communications" shown in yellow is not visible as shown and recommended that Paxton Communications consider using a different color.

The Design Review Committee found the design and placement of the proposed signage to be appropriate for the location and use and recommended approval as submitted, with the suggestion that the use of a color other than yellow would make the message more visible.

Site and building plans related to an application by **Capital Regional Development Council** on behalf of **BC Concord Investments LLC** at **12 Chenell Drive**.

(Mr. Doherty recused himself and left the table.)

Mr. Henninger introduced this proposal to construct a single 9440 square foot building with parking in the front and with outside storage to the rear.

Erin Reardon from Nobis Engineering, Kevin Kraft from The Turner Group, and Bertrand Lefebvre, from BC Concord Investments were present to answer questions.

Mr. Kraft explained that the building would have white vinyl trim, asphalt shingles, and two-tone tan vinyl clapboard and vinyl shingle siding.

Mr. Gentilhomme suggested adding some interest along the large front façade as well as an architectural feature such as a round louver in the gable end facing Chenell Drive. Mr. Gentilhomme noted that the lower windows could be replaced with louvers since they will not be functional.

The Design Review Committee recommended approval subject to adding windows in the large façade facing Chenell Drive as well as an architectural feature in the gable end facing Chenell Drive.

Site and building plans related to an application by **Veterinary Properties LLC** off **Fort Eddy Road**.

Mike Cheever, architect from Stenbak Design, was present on behalf of the applicant and explained that the building design is essentially the same as the Committee saw last month. However, they have substituted louvers for the windows in the cupolas. And there is some concern that they might not be able to use the stone work they originally proposed to use on the two gable ends. They propose, as an alternative, to keep a three-foot stone band along the front and then use dryvit on the two gable ends originally proposed to be stone. He reported they had decided on an off-white shingle siding for the rest of the building.

Mr. Gentilhomme noted that there is no definition in the gable ends and suggested an architectural feature in the gables. He also suggested carrying that the siding be extended into the two gables instead of using dryvit if they cannot do the stone work. Messrs. King and Richards preferred the solid dryvit as proposed.

The Design Review Committee found the proposed materials and colors acceptable and suggested that either dryvit or a continuation of the siding would be acceptable as a substitution for the stone work if that becomes necessary.

Mr. Cheever also presented a concept for signage for input from the Committee. He reported he would like to propose internally illuminated letters and he was told it is allowable under the Zoning Ordinance.

Mr. Henninger suggested making the sign a little taller so that it can be visible when there are snow banks.

Site and building plans related to an application by **Robert Mariano** at **146 Manchester Street**.

Ms. Hebert introduced this proposal to add about 8000 square feet to their existing building. She reported that a 5000 square foot addition to the building was reviewed and approved by the Planning Board in 2004. The current application is a very similar design but an additional 3000 square foot addition to the front of the building is proposed as well as added landscaping. She reported site lighting does not meet current standards and staff has asked for a lighting plan to be submitted and for the lighting to be brought into compliance with the Zoning Ordinance. She explained they are consolidating two existing entrances from Manchester Street into a single entrance.

Jonathan Halley, from Warrenstreet Architects, and Frank Lemay, from Milestone Engineering, were present on behalf of the applicants.

Mr. Gentilhomme suggested that they call more attention to the entrance to the showroom. It was suggested that an "Entrance" sign be added over the entrance.

The Design Review Committee recommended approval of the building elevations, site plan and planting plan provided there is adequate space and proper soils provided for the plant materials to thrive, and recommended approval of the proposed signage provided an application is submitted consistent with the Zoning Ordinance.

Site and building plans related to an application by **Scott Construction Company at Henniker Street and Antrim Avenue.**

(Ms. Hengen arrived at 9:45 AM.)

Ms. Hebert introduced this proposal for construction of a 24,514 square foot two-story building with provision for a 13,800 square foot addition in a second phase.

Martin Wilson, engineer, Bob Bergeron from Land and Sea Dynamometer, and Rainer Koch, from Koch Architects, were present to answer questions from the Committee.

Mr. Koch explained the predominant material will be split face block and only the rear of the building will have a corrugated metal panel, along with a metal roof. The rear façade would later be replaced with an addition that would continue the materials on the rest of the building.

Mr. Gentilhomme felt this was a straightforward approach to an industrial building.

Mr. King recommended that a no-cut line be established on the property where the second phase will be constructed in order to screen the rear facade. The applicant concurred.

The Design Review Committee recommended approval as submitted with the sign downsized to conform with the Zoning Ordinance and with the stipulation that the existing vegetation be preserved in the footprint of the Phase 2 building as screening.

Site and building plans related to an application by **Sovran Acquisitions LP at 11 Integra Drive.**

There was no one present on behalf of the applicant.

Mr. Henninger introduced this proposal to construct a 39,900 square foot metal building for self-storage. He explained that the existing abutting buildings on the site are white with green trim but the new building is proposed to be tan with yellow trim and doors with a slight peak to the roof.

Members felt the proposed color scheme was not compatible with the existing buildings and recommended that it all be consistent.

The Design Review Committee recommended approval subject to the color of the new building being consistent with the existing storage buildings.

Site and building plans related to an application by **Concord School District at 170 Warren Street.**

Carl Winchester, from Banwell Architects, explained the proposal to construct a 2700 square foot addition to Concord High School. He reported they propose to replace the existing canopy, the addition being essentially the footprint of the canopy. He reported they propose to match materials of the building as closely as possible to the existing building.

Mr. Doherty suggested the two-story addition carry some of the detail of the existing building. After discussion it was agreed that a pilaster like those on the rest of the façade terminate the two-story portion of the addition.

Mr. Richards noted that the existing sign was not very appealing and suggested that it be upgraded to make it look less like a service entrance and more like a useable main entrance. He felt this was not currently an inviting entrance.

Mr. Doherty noted that a lighter color band was carried around the building on both facades but was missing from the addition. The Committee recommended that this banding be addressed.

The Design Review Committee felt this was an appropriate design but the school district should reconsider the appearance of the entrance to make it more inviting for students.

After further discussion, the members found the application to be generally acceptable but asked to be able to review the revised plans before approval.

Site and building plans related to an application by **LA Brochu Inc.** on **West Portsmouth Street.**

There was no one present on behalf of the applicant.

Mr. Henninger introduced this proposal to construct an agricultural pole barn. He explained this will be a metal-sided tan storage building with green roof.

The Design Review Committee recommended approval as submitted.

Building plans related to renovations by **Child and Family Services** at **103 North State Street.**

There was no one present on behalf of the applicant.

Mr. Henninger introduced this proposal for renovations to an existing building.

In answer to a question by the Committee, Mr. Walker explained that they propose to remove the existing siding and replace it with clapboard siding and to replace some of the existing windows.

Members spent time trying to understand some of the details of the proposal and asked for further information and clarification of the intent before making a recommendation.

Building plans related to renovations by **Mark Silverstein** at **18 Hall Street.**

Mr. Henninger introduced this proposal for exterior renovations to the existing Kentucky Fried Chicken restaurant building.

Chris Asaff from Boss Construction was present to answer questions from the Committee, as were Mark Silverstein and Kevin Brown. Mr. Asaff explained they propose a tan building with two red stripes bordering white EFIS detail.

The Design Review Committee recommended approval as submitted for both the building elevations and the signage with the reminder that they will need to submit a full sign application package.

### Pre-Application Consultation

- Site and building plans related to an anticipated application by the **City of Concord** on behalf of **Chinburg Builders** at **23-35 East Street and 13-15 Crescent Street** in Penacook.

Matthew Walsh, the City's Community Development Project Manager, and Steve Schuster, from Chinburg Builders, were present with preliminary designs for the renovation of the former tannery building.

Mr. Walsh explained they were planning to submit a formal application next month for the Planning Board. He reported that there are three buildings remaining on this site on which they propose 50 condominium units in the large building and office uses in the small front building, with a community building near the river.

Mr. King liked the layout of the site. He appreciated that the parking was not a straight parking field parallel to the building. There was some interest to the parking plan.

Mr. Schuster explained that they will start by wet sandblasting the existing cut-stone mill building and then replace any stone that needs to be replaced. He indicated they plan to replace the windows with 12 over 12 windows with mullions between the panes. He reported they will maintain the flat roof with white trim and white windows. The doors will be dark green.

Ms. Hengen noted that the building had only three main elements, the granite walls, the tower and the windows. The treatment of the windows will be very important.

Ms. Hengen spoke about the proposed mutton grid and explained the advantages of the mutton grid in providing shadows. She suggested considering giving up the 12 over 12 windows in favor of keeping the mutton grid. Mr. Richards noted that twelve over twelve with external mullions is the preferred alternative.

Mr. Gentilhomme mentioned the possibility that screens will be placed on the windows and with the screens the effect of the mullions will be lost. He suggested putting in a wider mullion between the panes of glass.

The Committee asked the applicant to explore the cost differences between the external and internal mullions windows and the feasibility of increasing the size of the mullion.

Mr. Schuster then discussed the small brick front building. He explained they plan to repoint the brick and replace the present vinyl with a beige colored vinyl. They will also replace the existing windows with energy efficient windows.

Ms. Hengen suggested checking the historic data. She felt the original windows were likely 2 over 2 and if so she would recommend using the same pattern.

The Committee felt the main entrance to this building needed to gain more importance and needed a canopy over the entrance. The Committee suggested that the canopy

extend over the adjacent window and lights be added in the main entrance door. It was agreed that the rest of the doors would be solid two over two, small above large.

Mr. Schuster explained that the third building will be used as a community building. The Committee felt the columns and the gable above the entrance need to be heavier. They also needed more attention to the entrance on the left entrance.

Ms. Hengen suggested that since some of these windows had a lovely view of the river, larger windows might be appropriate instead of the multi-pane windows shown. She suggested a much more contemporary, simpler architecture for the community building. The architecture of this building does not have to echo the 19<sup>th</sup> century architecture of the large building. The Committee concurred. The Committee suggested that they eliminate the stone look and bring the siding all the way to the ground.

There was no further business to come before the Committee and the meeting adjourned at 11:45 AM.

Respectfully submitted,

Stephen L. Henninger  
Assistant City Planner

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