

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

July 10, 2007

The Design Review Committee held its regular monthly meeting on Tuesday, July 10, 2007, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Claude Gentilhomme, Ron King, Fred Richards, and Hamilton Rice. Messrs. Woodward and Henninger, and Ms. Hebert 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 July 18, 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:

- **Bartlett Design Home Studio** at 30 South Main Street (2 signs)

Kelly Curley was present on behalf of the applicant to answer questions about a new affixed sign and a replacement panel in an existing sign.

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

- **New Hampshire for Edwards** at 12 North Main Street

Harold Judd was present on behalf of the applicant and reported that the proposed sign is much smaller than the sign it is replacing.

Mr. Gentilhomme suggested that the existing back panel be painted to match the building. Mr. Judd concurred with the suggestion.

The Design Review Committee found the proposed design and placement of the sign to be appropriate for the location and use, and recommended approval as submitted with the recommendation that the existing background panel be painted to match the building.

- **Tattoo** at 19 Warren Street

Doug Mendoza was present as applicant and explained that he intended to use the same design on each side of the entrance.

Committee members suggested that the storefront should be painted and Mr. Mendoza explained that it was his intention to repaint and that he had received permission from the property owner to do so. The Committee suggested that whatever color he uses should complement the sign color.

The Design Review Committee found the proposed design and placement of the signs to be appropriate for the location and use, and recommended approval as submitted subject to matching the color of the applicant's storefront to the rest of the building when he repaints.

At the request of Mr. Henninger, Mr. Mendoza indicated he would resubmit the proposed colors in time for review at the Planning Board meeting on July 18th.

Site and building plans related to an application by **B & D Houston Enterprises LLC at 15 Integra Drive.**

Doug Proctor from Warrenstreet Architects and Attorney Richards Uchida were present on behalf of the applicants.

Mr. Henninger reported that the Planning Board had tabled action at its last meeting in order to give the applicants the opportunity to revisit the site layout to address massing of the dome as well as the color of the building.

Mr. Uchida presented a revised site plan showing the training building in front of the dome. He explained that with that layout they will need a Conditional Use Permit from the Planning Board for intrusion into the buffer of the bluff.

Mr. Gentilhomme explained that he was comfortable with the original site plan with the dome in the front. He felt this building needed to be put in perspective. Messrs. Richards and King agreed.

Mr. King felt larger caliper trees in front of the dome would help mask the large dome, and Mr. Gentilhomme suggested understory plantings in between. They also suggested that evergreen trees would provide screening year round. It was agreed that there should be a mix of evergreen and deciduous trees.

In response to the Planning Board's concern about the color of the dome, Mr. Uchida discussed the proposed white color of the building. He indicated this structure does come in a variety of colors, including navy and dark red or green. He also noted that the lighter shades of gray or cream look tired after a time. He further explained that the white is more energy-efficient.

The Design Review Committee recommended that the original design be approved in white but that large deciduous and evergreen trees 4" in diameter or greater at the time of planting be provided at the front of the building as well as understory plantings.

Site and building plans related to an application by **McDonald's USA LLC at 117 Loudon Road.**

Ms. Hebert introduced this revised plan and noted that the Design Review Committee had recommended approval of the building elevations presented at an earlier meeting.

However, the Planning Board had expressed concern about pedestrian circulation on the site. She explained that the site plan had been modified to shift the building and drive-up windows toward the rear of the property. This will provide clear pedestrian access to the building. They have also added landscaping to the site.

Christopher Nadeau from Nobis Engineering and Attorney Raymond D'Amante were present on behalf of the applicant.

The Design Review Committee recommended approval of the site plan as revised.

Ms. Hebert then discussed the proposed signage package. She indicated that this has not been reviewed by Code Administration for zoning compliance.

In answer to a question, she reported that the existing freestanding sign will remain.

The Design Review Committee found the proposed affixed signage to be appropriate for the location and use, and recommended approval subject to compliance with the Zoning Ordinance.

Site and building plans related to an application by **76 Old Turnpike Realty at 76 Old Turnpike Road.**

Mr. Woodward introduced this proposal for an addition to an existing building. He reported that the Committee had reviewed the plans last month and provided comments.

He reported that they propose to screen the storage yard with a chain link fence with vinyl slates. He indicated that in the past the Committee has shown a preference for a more substantial screening. Mr. Woodward provided a sample of Privacy Link opaque screened chain link fence that had been used successfully.

He reported that they have added more trees to the landscape plan.

David Udelsman, architect for the applicant, indicated they are proposing a green color for the storage building and a grey color for the screen fence around the storage area. He indicated that the patio fencing would be solid vinyl or wood to match the brick of the building.

The Design Review Committee recommended approval as revised.

Site and building plans related to an application by **81 Hall Street LLC at 81-91 Hall Street.**

Jim Spaulding was present from the H. L. Turner Group on behalf of the applicant.

Mr. Henninger explained that the Design Review Committee had reviewed the site and building plans for a Residence Inn last month and recommended approval. However, there are also revisions being proposed for an existing building that is part of this project and will be converted to office use. He described the proposed replacement of the existing dark colored metal paneling with tan panels with white windows.

The Design Review Committee recommended approval as submitted for modifications to the building at 81 Hall Street.

Site and building plans related to an application by **Robert Aranosian** on **Sheep Davis Road**.

Mr. Henninger introduced this proposal for construction of a new retail building that the Committee reviewed last month and the Committee had recommended changes to the landscape plan. He explained the revisions to the landscape plan submitted as a result of the comments made by the Design Review Committee. He reported the Design Review Committee last month recommended approval of the building elevations with minor modifications.

The Design Review Committee recommended approval of the site and landscape plan as revised.

Site and building plans related to an application by **Capital Regional Development Council** at **30 Henniker Street**.

Ms. Hebert introduced this proposal for a new light industrial/office building for which the Committee reviewed site and building plans last month. At that time members expressed some concerns about the easterly elevation inasmuch as it faced the abutting office park zoning district. She explained the original elevations did not meet the approval of Capital Regional Development Council and they have now submitted revised elevations.

Brian Pratt from True Engineering was present on behalf of the applicant. He explained there will be beige split face block on the bottom of the building with light stone metal panels above, dark bronze doors to the rear and dark bronze trim around the windows and doors. They have eliminated some windows at the recommendation of the Committee.

Mr. Pratt also presented a design for a directory sign to be placed against the building. Members suggested that some of the individual panels be eliminated and the "30 Henniker Street Plaza" panel be made a little larger.

Mr. Woodward suggested making the building name of individual letters attached on the building and then the individual panels in the directory sign.

Mr. Rice suggested a small identifying freestanding sign out by the street with panels next to each unit or a freestanding directory sign.

The Design Review Committee recommended approval of the site and building plans. Members agreed that the applicant should continue to consider his options for the site and directory signage and return for further review.

Site and building plans related to an application by **Capital Regional Development Council, on behalf of FW Webb**, at **46 Henniker Street**.

Ms. Hebert introduced this proposal for a new building seen last month by the Committee and explained the revisions that had been made as a result of those comments, including relocation of the public entrance, the wrapping of the building

frontage around the side facing Antrim Avenue, and the relocation of the entrance drive further away from the Antrim/Henniker Street intersection.

Jim Spaulding from the H.L. Turner Group was present on behalf of the applicant as was Andy Loverud from Design-Science.

Mr. Gentilhomme felt the proposed canopy at the showroom entrance was very small and suggested extending it across the windows. Mr. Loverud concurred with the extended canopy.

The Design Review Committee recommended approval as revised.

Site and building plans related to an application by NEWHAMCO at 142 Loudon Road.

Mr. Henninger introduced this proposal for the demolition of two existing buildings and the construction of a new retail building. He reported the Committee had reviewed the site and building plans last month and provided comments.

Attorney Raymond D'Amante, Dean Holt from Mark Investments Inc., Jim Bernardino from Bohler engineering, and Karl McKinster from Jacob, Edwards & Kelsey were present on behalf of the applicant.

Mr. D'Amante pointed out revisions made as a result of the Committee's comments, including additional landscaping, smaller signage and a screen wall for the dumpster at the northwest corner of the building.

Mr. Gentilhomme felt some of the plantings from the landscape island should be moved to the Loudon Road frontage. Mr. Bernardino responded that this was done to provide maximum visibility for the building from the intersection, but he felt some lower vegetation could be added at that point.

The Design Review Committee recommended approval of the building elevations, site and proposed signage as revised with further modifications to the landscape plan to provide several ornamental trees and additional small plantings in the gap in the Loudon Road landscape strip.

Site and building plans related to an application by Cumberland Farm Inc. and Green Acre Woodlands Inc on behalf of Laconia Savings Bank at 165 & 167 North Main Street.

Mr. Henninger introduced this proposal to demolish the existing former Cumberland Farms building and the two-story barn at the abutting former Red Cross building, and to construct a one-story addition to the existing building as well as a new remote drive-up building.

Dennis Mires, architect, Mark Vanson from TF Moran, and Frank Lemay from Milestone Engineering were present on behalf of the applicant.

Mr. Mires described the proposed addition to the existing brick and clapboard building. He explained that the remote drive-up building will be brick with a chimney on the end to match the existing building, all of it painted white. The door and its transom will be

painted black with black shingles on the roof. There will be a similar window pattern to the Red Cross building. The addition to the existing building will be white clapboard and will match the building.

Members felt that the employee access to the drive-up building should be on the northerly elevation instead of the easterly elevation. Members also felt the signage should be eliminated from the easterly elevation of that building to keep customers from trying to access the building.

There was a lengthy discussion regarding the treatment of the drive-up teller canopy.

Mr. Henninger suggested moving the mechanical unit to the center panel of the drive-up lanes to screen the proposed roof top condenser.

The applicant agreed to return next month with responses to the Committee's comments.

Site and building plans related to an application by **John Dapergolas** at **12 Integra Drive**.

Cindy Lewis from Architectural Link and Tim Golde from Golde Planning and Design were present on behalf of the applicant.

Mr. Henninger introduced this proposal for a new 16,000 square foot building for automobile service and repair. He suggested that the appearance of the new building was not appropriate along a future street. The Design Review Committee was of the opinion that the design was appropriate for the proposed use.

In answer to a question from the Committee, Ms. Lewis indicated the new building would be in earth tones with an aluminum color roof.

Mr. King felt there was too much parking shown on the site. He felt the parking areas could be cut down and then more landscaping installed.

The Design Review Committee recommended approval as submitted and suggested that the applicant seek a Conditional Use Permit to not provide all of the parking shown in order to reduce the amount of pavement.

Site and building plans related to an application by **Capital Regional Development Council** at **19 Henniker Street**.

Erin Reardon from Nobis Engineering and Rob Martel from Berard-Martel Architecture were present on behalf of the applicant.

Ms. Hebert introduced this proposal to construct a new office building. She explained that they will be sharing a driveway with the abutting parcel. There will be two main entrances to the building since there is a portion of the proposed building that will be leased for a time.

Ms. Reardon indicated that development of the property is limited because of the existence of a number of easements on the parcel.

Mr. Gentilhomme suggested making the center gable on the street elevation taller.

Mr. Martel presented photographs of neighboring buildings and explained the challenges presented in designing this building to complement the neighborhood.

The Design Review Committee recommended approval as submitted with street trees being added to the landscape plan along Henniker Street.

Building plans related to an application by **Franklin Pierce Law Center** at **2 White Street**.

Mr. Henninger introduced this proposal to replace four existing windows with one new large window on an existing building at 2 White Street.

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

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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