

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

August 11, 2009

The Design Review Committee held its regular monthly meeting on Tuesday, August 11, 2009, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Jay Doherty and Frederick Richards. Messrs. Woodward and Henninger, and Ms. Osgood of the City Planning Division were also present, as was Mr. Walker, the City's Zoning Administrator and Michael Santa, Code Administrator.

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 August 19, 2009, 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:

- **Beijing & Tokyo Chinese & Japanese Cuisine Sushi Bar Lounge** at 61 South Main Street (new awning with 2 signs & 1 freestanding sign)

There was no one present on behalf of the applicant.

Mr. Henninger explained this proposal for a new awning system at this existing business. He also noted that the existing freestanding sign is set back behind the right-of-way line and is only visible from the south.

The Design Review Committee found the design and placement of the new awning system and freestanding sign to be appropriate for the location and use, and recommended approval as submitted.

- **Carlson's Motor Sales** at 13 Manchester Street (1 freestanding)

Holly Carlson was present as applicant.

Mr. Henninger explained this proposal for a replacement panel in an existing freestanding sign.

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

- **Lincare Concord** at 219 Fisherville Road (1 panel in freestanding sign)

There was no one present on behalf of the applicant.

Mr. Henninger explained this proposal for a replacement panel in an existing freestanding sign.

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

- **Revolution Cyclery** at 24 Pleasant Street (1 hanging sign)

Mr. Henninger explained that a sign application has not been submitted yet, but he had received a colored plan for preliminary review.

Members felt that the sign itself is very creative but there are not enough details provided for the Committee to review and provide a recommendation to the Planning Board. Members indicated this seemed to be going in the right direction.

Application by **Shaheen and Gordon, PA**, for landscape and site improvements to the rear entry on Low Avenue on the property at **107 Storrs Street**.

Peggy Evans and Rob Pinto from J. H. Spain were present on behalf of the applicant.

Ms. Evans explained this proposal for updates to the façade of the existing office building. She explained that they propose to add brick facing over the existing concrete wall with vertical granite elements, and raise the wall to create a planter using a membrane system over the existing concrete platform. The brick will match the brick to the existing material as closely as possible. They will remove the concrete stairs and ramp at the entrance and replace them with granite steps. A granite patio will be constructed at grade where the ramp was located and will be marked off with posts and chains. A small blue canopy matching their Storrs Street entrance will be added over the entry door. A signage package will be submitted at a later date for review.

Mr. Henninger suggested bollards to protect the new brick wall and suggested using the same decorative bollards as part of the chain and post system.

Mr. Henninger asked for revised plans with detail and colors by Tuesday August 18th prior to the Planning Board meeting on August 19th.

The Design Review Committee recommended approval as submitted provided that they submit detailed drawings showing colors, dimensions, and materials. The committee noted that the applicant's proposal is a significant improvement over existing conditions.

Application by **St. Paul's School** for site and building plans related to construction of a new **Math and Science Building** at **325 Pleasant Street**.

Paul LaChance from St. Paul's School, Ted Kupper from Provan & Lorber, and Bruce Woods from KMW Architects were present on behalf of the applicants.

Mr. Kupper explained this proposal to construct a new 80,000 square foot math and science building around the existing Payson Math and Science Building. Once construction of the new building is complete, the existing building will be demolished. They are currently updating utility systems and moving them out of the way in preparation for the construction. They will also construction parallel parking spaces along Dunbarton Road as part of this project. The alignment of Dunbarton Road, as well as the nearby athletic fields, will move about 40 feet to the east.

He reported that, while this represents a large increase in classroom space, the population of the school will remain the same.

Mr. Woods reported they plan to construct a paved plaza with an outdoor teaching and seating area in the courtyard area that will be created when the existing building is demolished. The courtyard will have granite paving surrounded by brick walkways. Most of the plant material in the courtyard will be ground cover with a single dominant tree and two ornamental trees.

He then explained the design of the building. He reported that the building will also have a greenhouse tower and an observatory tower as well as a pendulum tower. They have matched as closely as possible the height of the new building to the existing School House building so as to not overpower the School House.

This will be a brick building in a pattern similar to the School House building, but in a lighter color. It will have a silver grey metal roof, and there will be Indiana limestone architectural detail with steel lintels on top of the limestone. The building will have a granite base, and the windows frames will be a cool gray with white windows on the greenhouse.

Mr. Henninger asked if they plan to keep the large existing trees. Mr. LaChance responded that many of the white pines between the building and the existing driveway will be removed, but they will be preserving several of the larger shade trees along Dunbarton Road.

Mr. Richards suggested spending a little time on the detailing of the observatory tower. He felt that would be a highly visible feature of this large building and should be treated

as a significant structure. Mr. Woods responded that they were somewhat constrained by the interior stairwell, but that they had mimicked somewhat the power plant building by stepping back each level slightly.

Mr. Richards also suggested that they look further at the large expanse of roof. Mr. Woods responded that they had tried to reduce the height of the roof, and he also felt that the gables and tower structures would help minimize the mass.

Mr. Doherty noted that they had spent time on three of the corners, but there was not much going on with the faculty entrance corner. Mr. Woods responded that they plan to continue the roof line around the corner to mimic the residential uses near that corner.

The Design Review Committee recommended approval of the building plans as submitted.

Mr. Henninger noted that the landscape plan will be submitted for review by the City's landscape architect and the Design Review Committee next month.

There was no further business to come before the Committee and the meeting adjourned at 9:40 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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