

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

September 8, 2009

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

Present at the meeting were Jay Doherty, Elizabeth Hengen and Ron King. Messrs. Woodward and Henninger, Ms. Hebert and Ms. Osgood of the City Planning Division were also present, as was Mr. Walker, the City's Zoning 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 September 16, 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:

- **A. Little Confection at 124.5 North Main Street** (1 hanging sign & 1 affixed sign)

There was no one present for the applicant.

Members noted that no plan had been submitted showing placement of the sign on the building. They felt the context of the proposed affixed sign on the building was necessary in order to determine scale and placement

The Design Review Committee found the design of both signs to be appropriate for the location and use and recommended approval of the graphics for both signs but requested that information be provided relative to placement in context on the building for the affixed sign. Inasmuch as the hanging sign will use the existing brackets, the Committee also recommended approval of the placement of the hanging sign.

Site and building plans related to an application by **Duprey Acquisitions, LLC, and the Concord Area Trust for Community Housing (CATCH) on behalf of Sanel Realty Company, Inc.**, for a new 45 unit apartment building at **49-53 Storrs Street and 7 Theatre Street.**

Site and building plans related to an application by Duprey Acquisitions, LLC, on behalf of Sanel Realty Company, Inc., for a redevelopment of property at 45A-49 South Main Street and 7 Theatre Street.

Ms. Hebert introduced this proposal to construct a 45-unit apartment building at 49-53 Storrs Street as part of the redevelopment proposal for the site at Storrs Street, South Main Street, and Theatre Street. She explained that Duprey Acquisitions LLC proposes to demolish the existing buildings on the site and to construct an office building at 45-49 South Main Street and 7 Theatre Street. Concord Area trust for Community Housing proposes to collaborate with Duprey Acquisitions to construct the apartment building. The main entrance to the residential building will be from Storrs Street while the office building will be accessed primarily from South Main Street.

She reported that City staff has noted that there are a number of utilities along the former Railroad Street right-of-way which is proposed to be heavily landscaped for this project, and have asked for significant revisions to the landscape plan to accommodate the utilities. Staff has also recommended using a green roof on one or both of the buildings but that has not yet been shown on any plans.

Steve Duprey was present with Dana Adams from Opechee Construction Management and presented revisions to the office building that were made as a result of discussion and suggestions made by the Committee last month. He explained they had tried to limit its similarity to the new Capital Commons building nearby primarily by eliminating the metal panels initially proposed and replacing them with pre-cast limestone panels.

The Committee made a number of suggestions for the applicant to consider relative to the front panel treatment.

Mr. Duprey indicated they are looking at a green roof on the office building. They are also looking at solar on the roof and noted that they tend to be mutually exclusive. Mr. Henninger reminded Mr. Duprey that no plans had been submitted for rooftop screening of mechanical equipment.

Mr. Henninger also noted that the plan for the South Main Street public sidewalk was cluttered and pretty well obstructed. He explained that more attention needed to be paid to that and a plan submitted.

Mr. Doherty mentioned that they should look at the Theatre Street elevation to make sure it coordinates well with the South Main Street façade.

The Committee expressed a preference for the limestone panels rather than the metal panels previously proposed, and advised the applicant to continue fine tuning the design and details. Mr. Duprey advised that they would return in October with final plans.

Jonathan Halle and Doug Proctor from Warrenstreet Architects then explained the design of the apartment building being proposed by CATCH.

Mr. Halle explained this will be a five-story building using cementitious board and brick with vinyl windows. There will be no roof top equipment so no screening is necessary. He explained they tried to play with color and material changes to provide a variety on the elevations. There will be a small courtyard for the main entrance to the building with a landscape area in the courtyard. They want to do as much landscaping around the front areas of the building as possible to create green space in that area. They plan to use landscaping to provide privacy for the first floor residents.

Mr. King expressed concern about the lack of architectural detail on the Storrs Street first floor elevation. He felt there was not much going on compared to the upper floors, especially since this is the pedestrian level. Mr. Proctor responded that they were hoping the landscaping would provide the interest.

Mr. King expressed concern about the front façade and the many elements and colors shown. He understood that it was intended to be fun but he was having trouble seeing how it all actually tied together.

Mr. Henninger noted that at a staff level it seemed that there was one design element too many on the Storrs Street elevation. They have done a really good job of providing depth on this building but there is a lot going on.

(Mr. King left the meeting at 9:45 AM.)

The Design Review Committee had concerns about the lower level on Storrs Street façade being sterile, and about the particular color palate on the building. They further recommended additional work on the landscape plan. In general, the Committee applauded the more whimsical approach but it felt disorganized.

Mr. Henninger also mentioned that there is a proposal to take the green area along the west side of Storrs Street and make it into a parking area.

Mr. Halle indicated they will return next month with updated plans.

Site and building plans related to an application by **St. Paul's School** for a new Math and Science Building on **Dunbarton Road**.

Mr. Henninger noted that the Design Review Committee had reviewed the site and building plans for a new Math and Science building at St. Paul's School last month. The applicant is working on revised plans based on the Committee's comments and he expected that they would be available for review next month.

Application of Tsunis Holding, Inc. for façade renovations to the Holiday Inn at 172 North Main Street.

Mr. Henninger introduced this proposal for modifications to the façade at the Holiday Inn. He explained that they also propose green floodlights at three locations. He explained this is Holiday Inn's prototype lighting as part of their signage. Since it is at the edge of the historic downtown and near the State House, it may not be considered appropriate for the area.

Charles Landsman from BMA Architects explained this proposal to remove the existing exterior surface and to reapply new EIFS along with man-made limestone. Windows and air conditioners will remain where they are. They also propose to remove the baluster cap and to replace it with a solid parapet wall. Because they are removing all of the materials on the façade and starting over, they are proposing to remove the existing planes.

He explained there will be rough face brick along the lower edge of the building with smooth face above. There will also be two green floodlights facing down onto the entry canopy. No signage has been presented for approval at this time. They will submit the signage at a later date along with the proposal for the green lighting.

Jeff Pelletier, general manager of the Holiday Inn, was also present to answer questions from the Committee.

Mr. Woodward suggested allowing the darker color to become more vertical at either end of the North Main Street façade and Mr. Landsman agreed to the change.

The Design Review Committee recommended approval subject to some darker colors being incorporated into the scheme, especially at the ends of the building, and the entry redesigned to make it more balanced.

The committee advised the applicant that the green flood lights on the building façade were not appropriate but reserved judgment on the green floodlighting underneath the main street canopy.

Mr. Henninger asked for revised plans by Tuesday in order for the Planning Board to take action at its meeting next Wednesday.

(Mr. Walker left the meeting at 10:30 AM.)

Site, landscaping, lighting, and building plans related to an application by Tropic Star Development on behalf of Burger King Corporation, the Hall 2001 Family Revocable Trust, Jean B. Chase, and Dale G. Fifield at 155 and 157 Loudon Road.

Mr. Henninger explained that on August 19, 2009, the Planning Board granted conditional Architectural Design approval of this application subject to approval by the

Design Review Committee. The Board's action did not include any signage for CVS or Burger King, or the building lighting on the westerly wall and canopy of the CVS. He explained that this was last seen by the Committee in May, at which time the Committee did not make a final recommendation to the Planning Board, expecting that revised plans would again be presented for review.

Wayne Morrill from Jones and Beach Engineers and Kevin Patten from BKA Architects were present on behalf of the applicants.

Mr. Patten explained the lighting plan and reported that they had removed the down lighting from the north side and the west sides of the CVS building. However, the applicant feels that the canopy needs to be lighted in some fashion.

Mr. Doherty noted that one of the comments by the Committee was to make the windows on the CVS building larger and it did not appear that that revision had been made. Mr. Patten responded that for their merchandising purposes, they like to see the smaller windows to allow display space inside. They can replace the panel with spandrel but some communities do not like that. Members agreed that increasing window size of all windows under the awnings would be necessary.

In answer to a question by the Committee, Mr. Patten explained that the exterior lighting is supposed to be turned off within five minutes of store closing except for the wallpaks at the back of the building. Committee members expressed concern about the proposed cornice lighting around the upper edges of the CVS building.

The Design Review Committee approved the design of the Burger King building. The Committee further approved building plans for the CVS building subject to the construction of larger window panels and to the removal of the proposed cornice lighting from the CVS building. Mr. Patten agreed to enlarge the windows and will resubmit revised plans showing that change.

In answer to a question by Mr. Patten regarding the Committee's lighting preference, Mr. Doherty felt they did not need the cornice lighting. The committee approved the lighting plan without any cornice lighting. Ms. Hengen felt the cornice lighting was not necessary and would be intrusive into the residential area abutting the site. Members also noted that that kind of lighting has not been used on Loudon Road until now. Members suggested that decorative sconces providing down lighting might be an appropriate way to provide additional lighting. The committee advised the applicant to prepare and submit plans for the sconces for final approval by Planning staff based on the lighting plan submitted. The issue is to not turn this building into a glowing mass.

The committee approved the landscape plan as submitted.

There was no further business to come before the Committee and the meeting adjourned at 11:00 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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