

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

October 13, 2009

The Design Review Committee held its regular monthly meeting on Tuesday, October 13, 2009, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Jay Doherty, Claude Gentilhomme, Elizabeth Hengen and Frederick Richards. 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. Michael Santa, Code Administrator, also joined the meeting at 9:00 AM.

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 October 21, 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:

- **Cowan and Zellers Real Estate** at 30 South Main Street (1 affixed & 1 freestanding sign)

There was no one present who wished to speak on behalf of the applicant.

Mr. Henninger reported these are replacement signs.

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

- **Game Stop in Fort Eddy Plaza** at 40 Fort Eddy Road (1 affixed sign)

There was no one present who wished to speak on behalf of the applicant.

Mr. Henninger reported this is a new sign in a style consistent with the existing signage at the Fort Eddy Plaza.

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

- **Laconia Savings Bank ATM** at 27 North State Street (1 hanging sign)

There was no one present who wished to speak on behalf of the applicant.

Mr. Henninger explained that Laconia Savings Bank had moved from its former location at 27 North State Street with the exception of an ATM machine in the lobby of the building. The proposed sign would be placed at the entrance to the lobby.

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

- **Pitchfork Records** at 12 South Main Street (2 affixed and 1 hanging sign)

Glenn Schadlick from Ne-Op-Co Signs was present representing the applicant.

Mr. Henninger explained that Pitchfork Records had received approval some time ago for the design and placement of three signs at their former location. They have since moved and wish to use the same signs at their new location. Mr. Schadlick advised that they had obtained a temporary permit to install the signs at their new location.

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

- **Smokestack Center** at 254 North State Street (1 affixed sign)

Cheryl Gochez was present as applicant to answer questions from the Committee.

Mr. Henninger explained that the proposed sign will be placed on a tower facing North State Street. This building is set back behind a row of residences along North State Street and would not easily be seen from North State Street.

In answer to a question by the Committee, Ms. Gochez reported that the sign will be backlit.

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

- **UnFranchised Auto Care** at 89 South Main Street (1 freestanding sign)

Mr. Konstandinos Luzis (Costa) was present as applicant to answer questions from the Committee.

Mr. Henninger explained that the existing sign is 26 feet tall so the applicant proposes to reduce the height of the poles to 8- 9 feet in order to comply with the Zoning Ordinance.

Ms. Hengen felt there was a busy amount of text on the sign and the poles as proposed did not appear substantial enough for the size of the sign. She felt it would be nice to have some base for the poles and signs.

Mr. Luzis explained that a concrete pad currently supports the two sign poles and he plans to replace it with a planter. Mr. Gentilhomme suggested that he use evergreen bushes around the base for easier maintenance.

The Design Review Committee found the proposed sign to be appropriate for the location and use, and recommended approval, subject to placement of evergreen landscaping at the base of the sign. Mr. Walker noted the applicant needed to provide a more detailed site plan to ensure that the proposed sign did not encroach into the right-of-way. Mr. Henninger asked that the site plan be submitted by Tuesday, October 20th to allow the Planning Board to act promptly on the request.

Mr. Luzis indicated he would provide the updated site plan by Tuesday in time for review and action by the Planning Board on Wednesday.

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.**

Ms. Hebert introduced this proposal for a 45-unit apartment building as part of the redevelopment of the so-called Sanel block.

Jonathan Halle from Warrenstreet Architects was present on behalf of the applicant and explained the changes made to the elevations since the application was reviewed last month. He explained that they have decided to isolate their building design from that of the abutting office building and to instead design for their own use.

He reported that banding was added to the lower levels of the building. Nothing on the roof will need to be screened. It will be a white TPO roof. Mr. Cowan suggested a tan TPO roof instead of white since occupants of the abutting office building will be looking down on the roof of the residential building.

Mr. Halle reported that the entry sign panel was reduced in size. The sign band will be a simple wrought iron scroll with lettering on top. Members felt they were going in the right direction with the sign, but the applicants should submit the final design for review when a name is selected for the building.

Ms. Hebert then discussed the landscape plan. She noted that there will be four street trees along Storrs Street and one along Theatre Street. The courtyard between the two buildings will be completely mulched. There will be retaining walls with black iron rails on top for a section of the northerly boundary line as well as a section of the

southerly boundary line. They propose landscaping on the outside edge with ballast between the plant material and the building.

The Design Review Committee was complimentary and recommended approval of the building, site and landscape plan as revised. Members further noted that the applicants are going in the right direction with the sign design.

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.**

Steve Duprey, the developer, was present along with Dana Adams from Opechee Construction Management.

Mr. Henninger introduced this proposal for an office building to be constructed as part of the redevelopment of the former Sanel building site. He explained that there will be five stories fronting South Main Street and six stories fronting Storrs Street. Included in the improvements will be a pedestrian access to the building to the north along with fences between the office building and the apartment building. There will be no access from the garage in the office building to the courtyard between the two buildings but there will be window-like openings to provide ventilation to the garage.

There are no changes to the footprint of the office building since it was reviewed last month. Mr. Adams explained changes to the South Main Street elevation. He reported that they have gone to a more traditional masonry style. The primary change was to the entrance panel on the front of the building. No changes were made to the north, south and east facades except for the addition of screen walls for the generators and electrical transformers. The screen walls match the masonry used on the building.

After a lengthy discussion regarding options for design of the South Main Street elevation, the Design Review Committee agreed that a number of design options are possible and recommended approval of the building elevations as submitted by the applicant.

Mr. Henninger then presented a video prepared by the applicant showing the proposed building in relation to the State House from the perspective of a vehicle travelling northbound on I-93 from South of Exit 13 to Exit 14.

Mr. Henninger discussed landscaping. He reported they propose five street trees in wells in front of the building on South Main Street. The City's General Services Department has recommended the elimination of the northernmost street tree in order to facilitate plowing. He reported concerns have also been expressed by the General Services Department about the City's ability to maintain this sidewalk area, particularly as it concerns the proposed lighting structures. Mr. Henninger advised that the City is working with the applicant in regard to the design of the street lighting, and parking meters. Mr. Henninger noted that the Parking Division has suggested the use of a

parking meter kiosk for the five (5) spaces in front of the building. He reported all parties are continuing to work on this.

The Design Review Committee recommended approval of the site plan as submitted by the applicant.

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 explained the proposed landscape plan. He reported that the building plans have been previously recommended for approval.

Paul LaChance was present from St. Paul's School to answer questions from the Committee. He explained three large trees will remain on the site but there is a lot of new plant material being proposed.

The Design Review Committee recommended approval as submitted.

Site and building plans related to an application by **Scandia Hall LLC on behalf of the City of Concord**, for a redevelopment of an existing non-residential building into four dwelling units at **14 Knight Street**.

There was no one present on behalf of the applicant.

Ms. Hebert introduced this proposal for the conversion of a vacant building into four residential units which are expected to be converted to condominium ownership. She explained that the biggest exterior change will be mostly to the doors.

Ms. Hengen noted that the arched sashes are an important historical architectural element and should be preserved.

The Committee felt there was not enough information to make an informed recommendation at this time and recommended tabling action until more detailed information is available.

Mr. Henninger explained that the City will be making changes to Knight Street and its intersection with Hutchins Street as well as eliminating on-street parking along Knight Street from Hutchins Street to Garrison Street.

Site and building plans related to an application by **26 Centre Street LLC** at **26 & 26 1/2 Centre Street**.

There was no one present on behalf of the applicant.

Mr. Woodward updated the Committee relative to this proposal last reviewed by the Committee last Spring for a one-way traffic pattern around the building and a new parking plan. He reported that they propose pervious paving and additional landscaping. He explained the applicants continue to try to find a good solution to the access and layout. Without cooperation of the neighbors, there appears to be only one layout that will work for parking and vehicular movement on this site.

No action is necessary at this time as there has been no final plan submitted.

Building plans related to an application by **OSI, on behalf of Demoulas Super Markets Inc.**, for façade renovations to the **Outback Steakhouse at 22 Loudon Road.**

Mr. Henninger introduced this proposal for an updated color scheme for the existing restaurant building. Mr. Walker noted the original elevations were approved by the Planning Board and the project was located in the Gateway Performance District which requires design review.

Mark Hartman was present on behalf of the applicant to answer questions from the Committee.

The Design Review Committee recommended approval as submitted.

New concepts for new Main Street Banners prepared by **Main Street Concord Inc. in cooperation with the City of Concord**

Jessica Eshleman from Main Street Concord Inc. was present and explained the process taken since she visited the Design Review Committee in June with an earlier version of the proposed banners.

She explained that there will be up to 42 sign posts between Main Street and State Street as well as on Storrs Street and as far south as West Street. The banners have a 3-5 year life expectancy. She explained that there will be a pennant attached with grommets to the bottom of the banners for sponsors. The pennants will be coordinated in color with the banners and will not include sponsor logos, only lettering. Only the 1½ foot pennant at the bottom will move. The main panel will be stationary.

The Design Review Committee recommended approval as revised.

There was no further business to come before the Committee and the meeting adjourned at 10:20 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner