

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

August 10, 2010

The Design Review Committee held its regular monthly meeting on Tuesday, August 10, 2010, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Duene Cowan, Jay Doherty, Claude Gentilhomme, and Frederick Richards. Mr. Woodward, Mr. Henninger, Ms. Hebert and Ms. Osgood of the City Planning Division were also present, as were Mr. Walker, 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 18, 2010, 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:

- **Holiday Inn** for one replacement freestanding sign at **172 North Main Street**

There was no one present on behalf of the applicant.

Mr. Henninger reported that the Planning Board had taken action on the affixed signage reviewed by the Design Review Committee last month but had tabled action on the freestanding sign also reviewed last month to allow the applicant to have further discussion with the Committee inasmuch as they felt this design would not fit the downtown location, particularly the bright white background color.

He reported the applicant had received a variance from the Zoning Board of Adjustment for the height of the freestanding sign.

Mr. Gentilhomme suggested reversing the colors so that the background would be green with white lettering or provide a green base with lighted white stripes.

The Design Review Committee felt there were still too many questions left unanswered regarding the design of the freestanding sign, and recommended that the Planning Board table action to allow the applicant to be represented for review by the Committee.

Site and building plans related to an application by **Banks Chevrolet** at **137 Manchester Street. (#2010-31)**

Mr. Henninger introduced this proposal to demolish all of the existing buildings on the site and to construct a new 90,000 square foot building for the automobile dealership.

Michael Couture, architect, was present on behalf of the applicant.

In answer to a question by Mr. Henninger, Mr. Couture explained that they plan to reuse two existing freestanding signs and to eliminate a third existing freestanding sign. Members questioned whether the affixed signage shown on the plans complied with the Zoning Ordinance and Mr. Couture responded that he would work with the Zoning Administrator regarding signage before submitting applications. The Committee found the affixed signs as proposed to be acceptable in appearance as shown.

Mr. Couture explained that the front façade of the new building will be gray metal panel to the service area and then white dryvit down the side. The back will be vertical metal siding.

Mr. Henninger reported that City staff was not suggesting that the applicant provide street trees within the right-of-way and vertical granite curbing along Manchester Street since there is an upcoming project in the Capital Improvement Plan for widening Manchester Street that will disrupt anything done there.

Mr. Gentilhomme suggested extending the gray color around the service area. Mr. Couture responded that the colored rendering was incorrect and that the actual color will be platinum as suggested.

The Design Review Committee recommended approval of the building plans as submitted and asked that full size colored renderings be submitted. The Committee noted that the building design was in keeping with the proposed use and was compatible with the uses along Manchester Street.

Mr. Couture reported he will return with colored renderings, a signage plan and a landscape plan next month.

Site and building plans related to an application by **Franklin Pierce Law Center** at **2 White Street. (#2010-35)**

Mr. Cowan stepped down as a member of the Design Review Committee and presented the site and building plans on behalf of the applicant.

Ms. Hebert introduced this proposal to construct a 12,750 square foot addition to the existing building. This addition will replace a 34 space parking lot and a small two-story building that will be demolished. She noted that this will go to the Planning Board in September for a determination of completeness since action on the variance applications were tabled by the Zoning Board of Adjustment last week.

Mr. Cowan explained the building design. He reported that materials will match the existing building and will be metal panels, cast architectural stone, and brick as well as architectural shingles on the roof. There will be an outdoor patio at the entrance with brick pavers. In order to be compatible with the residential neighborhoods surrounding the site, they have kept the addition to no more than 35 feet high.

Mr. Cowan advised that plans for signage had not yet been finalized.

Erin Reardon from Nobis Engineering was also present on behalf of the applicant.

Mr. Gentilhomme felt they had incorporated the addition into the old facility perfectly by use of the second tower.

Mr. Woodward asked about window treatments, especially since most of the windows will face the south. Mr. Cowan responded that most of the glass will be covered by sun shades, and tinted high efficiency windows will be used. There will also be large four-foot overhangs on that facade.

The Design Review Committee felt they had done a very nice job with the building design and recommended approval as submitted.

Ms. Reardon then explained the parking design. She reported that they propose to create parallel on-street parking spaces in front of the school on Washington Street and White Street, as well as angled spaces between the large trees on the south side of Blanchard Street between White Street and Essex Street. Approval will be needed from the City Council for all the on-street spaces. The applicants do not want to touch the mature trees on Blanchard Street so they are considering asking that the City Council make it a one-way street between White Street and Essex Street. If the City formally stripes the spaces on the west side of White Street, they believe there will be some additional on-street parking spaces provided. They are working with the City to find any place where they can increase efficiencies and add spaces on-street. She reported that they will be looking for opportunities along the frontage on Washington Street for landscaping the school's parking lot on Washington Street. They also plan to look at the berm between that lot and the lot on Rumford Street for opportunities for landscaping.

The Design Review Committee recommended approval as submitted of all landscape, building and site plans.

Site plan related to an application by **Prolerized of New England Company at 25 Sandquist Street. (#2010-36)**

There was no one present on behalf of the applicant.

Mr. Henninger introduced this proposal to pave about 45,000 square feet of an existing metal storage yard. He explained that they have constructed a screen wall with a double stack of shipping containers at the southern end of the yard. They now propose

to provide some green space, pave the area, and construct basins and a new underground treatment facility. The purpose is to reduce storm water discharge into the river.

Staff is recommending that the applicant add some trees on the west side of the site, and add native shrubs and trees in the 75 foot Shoreland setback south of the screen wall.

The Design Review Committee recommended approval as submitted with staff suggestions for additional landscaping.

Site plan related to an application by **St. Paul's School on Dunbarton Road. (#2010-29)**

Ms. Hebert introduced this proposal to expand an existing 9,000 square foot parking lot containing 23 spaces behind Alumni Hall. This would create a parking lot with 29,000 square feet of pavement along with walkways to access some of the buildings in the area. The entrance drive would be traditional paving but the remainder of the parking lot would be porous pavement. They propose minimal lighting in keeping with the school's style.

Ms. Hebert noted that the applicant had prepared a quality landscape plan for the parking lot.

The Design Review Committee recommended approval as submitted.

Site and building plans related to a submittal by the **Concord School District** pursuant to RSA 674:54 for three new elementary schools, as follows:

- Conant School at **144 South Street**
- Dame - Eastman School at **123 Portsmouth Street**
- Kimball School at **17 North Spring Street**

There was no one present on behalf of the school district. Ms. Reardon from Nobis Engineering indicated that the district had advised her that they would present revised architectural plans to the Committee at its next meeting on September 7th.

Mr. Henninger explained the most recent changes to the plans.

He first presented plans for Kimball School and noted that the south elevation looked like a completely different building from the other elevations.

Mr. Gentilhomme was not convinced that mimicking the old building was a good design. He felt they should construct a fresh new building.

Mr. Richards felt the Spring Street façade was beginning to resemble an old armory and the Pleasant Street façade a school building from the 1960's. The Committee reiterated

that the design of Kimball School is not cohesive and commented that the project architect has been sent in multiple and conflicting directions.

The Committee continued to express concerns about the appearance of the Pleasant Street façade.

Mr. Henninger then presented updated plans for Conant School and pointed out details that were eliminated in this newest version.

Members felt they had cheapened the façade with the cost cutting measures along the South Street façade. The Committee expressed concern that the cost cutting measures will result in buildings the community will not be proud of.

The Committee had no additional comments to make in regard to the Dame/Eastman addition at Broken Ground School.

There was no further business to come before the Committee and the meeting adjourned at 10:00 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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