

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

October 12, 2010

The Design Review Committee held its regular monthly meeting on Tuesday, October 12, 2010, in the Second Floor Conference Room in City Hall at 8:30 AM.

Present at the meeting were Jennifer Czysz, Jay Doherty, Claude Gentilhomme, and Elizabeth Hengen. Mr. Woodward, Mr. Henninger, and Ms. Osgood of the City Planning Division were also present, as was Craig Walker, 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 October 20, 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:

- **Barb's Beer Emporium** for one new affixed sign & one panel insert in an existing free standing sign at **249 Sheep Davis**

There was no one present on behalf of the applicant.

Mr. Henninger explained this proposal for signage for the relocation of this business to an existing strip mall.

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

- **Bob Mariano Chrysler, Jeep, Dodge, Inc.** for five affixed signs at **146 Manchester Street**

There was no one present on behalf of the applicant. Mr. Walker noted the ZBA had granted a variance to allow for five signs where three are allowed. He noted that the combined area of the five (5) signs is less than allowed for this use.

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

- **Brookside Pizza III** for two affixed signs at **151 Manchester Street**

Dave Hazen from Sign-A-Rama was present along with Bill Lazos as applicant to answer questions from the Committee.

Mr. Walker reminded members that he had discussed with them at the end of last month's meeting the submittal of this signage in preparation for this month's meeting. At that time members suggested that the applicant simplify the color pallet. They felt that the font was too heavy to read from the road. They should have a more legible font. The graphics were too busy and the colors as used on the sign clashed.

Mr. Henninger reported they had submitted a revised design using a yellow background with larger Coca Cola logo. He noted the building will have yellow vinyl siding. There was also a submittal showing a white background and a small Coca Cola logo in a circle.

Members felt the submittal with the white background had the most attractive graphics and suggested black shadowing around the red letters of that design.

The Design Review Committee recommended approval of the proposed affixed signage with white background and red lettering outlined in black and a smaller Coca Cola logo.

The applicant agreed and Mr. Hazen indicated he would provide revised plans by Thursday morning in order to be provided to the Planning Board for its meeting on Wednesday, October 20th.

- **Exit 1st Realty** for a reader/message board addition to an existing free standing sign at **2 South State Street**

There was no one present on behalf of the applicant.

Mr. Henninger explained that the applicant plans to use the existing posts and to install a new changeable message panel below the existing sign. The new panel will have a maroon background with white letters.

Members expressed concern that the total signage as proposed might be oversized and not in compliance with the Zoning Ordinance.

Members also felt the colors should match the background and lettering of the existing sign. Given where it is located, the sign should read as a unified sign.

The Design Review Committee recommended approval subject to the condition that the background and lettering colors will match the existing signs and that the overall sign will comply with the Zoning Ordinance regarding size.

- **Pembroke Place Apartment Community** for one free standing sign at **83-87 Manchester Street**

There was no one present on behalf of the applicant.

Mr. Walker noted that the applicants had received a variance for the third freestanding sign for this property.

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

- **Schnitzer Northeast by Prolerized New England Company LLC** for one free standing sign at **11 Sandquist Street**

Don Reed from Barlo Signs was present on behalf of the applicant.

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

Building plans related to an application by **Twelve North Main Street Realty LLC at 12 North Main Street. (#2010-39)**

Thantchai (Tom) Saktanaset was present from Siam Orchid as applicant.

Mr. Henninger explained this proposal for renovations to the storefront that has been vacant for a number of years. He reported that the first floor will house the relocated Siam Orchid restaurant and the second floor will be converted to two apartments. He reported the applicant wished to revise the window configuration on the second floor.

The Committee was supportive of the applicant's attempt to provide residential uses on the second floor.

Mr. Walker asked about handicapped access and explained that the renovations undertaken at a nearby building were running into accessibility issues with the Disability Council. Mr. Gentilhomme explained that ADA requirements have a provision for economic feasibility, and he felt a case could be made that a ramp using 20 feet or so of restaurant space could be considered a financial hardship. Ms. Hengen also mentioned that there are provisions for properties in the National Register that the applicant should explore.

Mr. Henninger noted that the applicant needed to provide information on proposed colors and materials as well as a clear depiction of changes to doors and windows. He also

noted that the sign as proposed is oversized and will need to be reduced to comply with the Zoning Ordinance.

Members felt the proposed windows for the restaurant were too small and needed to be taller. Windows should be 2/2 instead of 6/1.

Mr. Saktanaset indicated he would submit revised plans in time for review at next month's meeting. Mr. Henninger advised that his son could represent him at the November meeting if he was going to be out of town.

Site plan and building elevations related to a review pursuant to RSA 674:54 on a submission by the **State of New Hampshire** at **12 Hills Avenue**.

Mike Connor, Michelle Juliano, and Dana Abbott were present from the State to answer questions relative to the proposed renovations.

Mr. Henninger introduced this proposal for renovations occurring as a result of storm damage to the Surplus Properties Building, including repairs to the roof and a new stair tower at the main entrance to the building. The revisions to the exterior involve a new stair tower on the east side of the building and modifications to the existing parking. Mr. Abbott advised that the footings for the stair tower will encroach onto City land (Railroad Ave.) abutting the building next to Storrs Street. The City Council is being asked to approve this encroachment. He reported they propose to revise the parking to angle parking in front of the stair tower and the applicant will be requesting that the City Council make Railroad Avenue one way heading south to facilitate this addition. He reported that the stair tower is designed to match the existing building. The north and east elevations will have windows and the south elevation will have a blank wall. Members suggested placing three fake windows on the southerly elevation similar to those proposed on the east wall.

Mr. Gentilhomme suggested using a nicer door at this entrance since it is intended to be a main entrance for Design Bureau which is housed on the third floor of this building. Members suggested using a door with a window for safety.

The Design Review Committee recommended approval of the renovations at 12 Hills Avenue with the recommendations that they add fake windows on the south façade and add a light (window) in the entry door.

Ms. Hengen also suggested using cast stone for the lintels instead of granite for cost savings.

Mr. Henninger asked for revised plans in full size and Mr. Abbott responded that they would be provided as soon as they are available.

There was no further business to come before the Committee and the meeting adjourned at 9:25 AM.

Respectfully submitted,

Stephen L. Henninger
Assistant City Planner

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