

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

**December 7, 2010**

The Design Review Committee held its regular monthly meeting on Tuesday, December 7, 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 Frederick Richards. Messrs. Woodward and Henninger, Ms. Hebert and Ms. Osgood of the City Planning Division were also present, as were Craig 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 December 15, 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:

- **Do or Dye Scisstors Salon** for one new affixed sign at **44 Fisherville Road**

There was no one present on behalf of the applicant.

Mr. Henninger explained this was a replacement sign for a new business.

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

- **Merrimack County Savings Bank** for one new affixed sign at **89 N. Main Street**

There was no one present on behalf of the applicant.

Mr. Henninger explained this was an additional affixed sign being proposed for the existing building and the design of the sign was consistent with the other existing signs on the site.

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

- **Jo Ann Fabrics** for a replacement affixed sign at **80 Storrs Street**

There was no one present on behalf of the applicant.

Mr. Henninger explained this was a replacement sign for an existing business in the strip mall. Mr. Walker noted the proposed signage is smaller than existing.

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

- **Spirit of Style Salon** for one new hanging sign at **30 Warren Street**

Karen Robichaud was present as applicant to answer questions from the Committee.

The Design Review Committee found the proposed design and placement of the 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 for Siam Orchid. (#2010-39)**

Eddie Saktanaset was present on behalf of the applicant.

Mr. Henninger introduced this proposal for a renovation of the 1950's storefront that will be occupied by a restaurant, and the renovation of the second floor into two apartments. There is an existing large picture window on the second floor that will be replaced by four windows. The Committee recommended that the four individual double hung window option be selected. Members strongly recommended that casings were needed around the new second floor windows and that a lintel and window sill be provided for each of the new windows. Mr. Saktanaset agreed. There are three existing cast iron pillars on the storefront that will be painted black along with the existing wood framing around the windows and door. The existing brick will be cleaned up and the new brick on the second floor will match the existing bricks. The granite column on the left side of the façade will be cleaned off and will remain. The Committee was of the opinion that the existing granite column should not be painted. Mr. Saktanaset agreed with these recommendations as well.

The applicant asked the Committee's opinion on LED lighting for the sign. Members suggested he instead consider external lighting such as gooseneck lights to provide down lighting for both the sign and the storefront.

Mr. Henninger reported the applicant needed to note all colors and materials on the plan as well as noting if any of the wooden storefront panels will be replaced. The applicant will also need to apply for approval of the sign design. Mr. Saktanaset indicated he would provide updated plans in time for action by the Planning Board before its meeting on December 15<sup>th</sup>.

The Design Review Committee recommended approval subject to receipt of the requested updated plans, and further subject to the recommendation that the second floor windows will be four separate windows with lintel, sill and casing around each of the windows.

**Site and telecommunication tower for St. Paul's School by Florida Tower Partners, LLC at 325 Pleasant Street. (#2010-42)**

Mr. Henninger reported no new information had been provided for review.

**Site and building plans for a new automobile dealership for Forget & Boucher, LLC, on behalf of Concord Nissan at 175 Manchester Street (#2010-44)**

Roger Brown from JSN was present on behalf of the applicant.

Mr. Henninger introduced this proposal to demolish three buildings containing a total of 18,391 square feet, and to construct a new automobile sales and service building containing a total of 27,295 square feet. He reported the Committee had reviewed the site and building plans last month and had noted that the rear of the building facing the airport property would not be visible due to the existing woods on the airport property next to the site. The Committee had found the design for three of the four facades to be appropriate for the use and location, and had focused on the Manchester Street façade, finding the design for this façade to be lacking in architectural character. Members had noted that the long unbroken grey concrete block wall was at the entrance to the City and created a bleak appearance, and suggested that changes in material, wall detailing and articulation would be necessary in order to improve the appearance of the Manchester Street façade.

Mr. Brown explained the changes made to the elevations as a result of the Committee's recommendations last month. He reported that a metal band had been added on the Manchester Street elevation. This facade will have a red entranceway that will be recessed. The Airport Road façade will be extended to include the front of the service bay. The service bay entrance doors will be glass.

Mr. Henninger reported that too much signage was shown on the elevations. Mr. Richards felt directional signage would be important, particularly in the service area, and suggested reducing the size of the signage in order to comply with the Zoning Ordinance. The Committee found the design of the proposed signage to be acceptable provided that the directional signs over the service entrance are reduced to comply with the Zoning Ordinance.

Mr. Henninger asked where the freestanding sign will be located. Jason Hill from Holden Engineering and Surveying, Inc. responded that the main existing freestanding sign will be relocated to the intersection of Airport Road and Manchester Street about

eight feet from the edge of the right-of-way. He advised that there is currently a second freestanding sign along the Manchester Street frontage for the service center that will be relocated slightly, so as not to conflict with the utilities and the redesigned driveway, but it will be very close to its current location.

Mr. Henninger also noted that landscaping will have to be very carefully designed because this property is within the transition slopes for the Concord Airport, which limits the height of buildings and landscaping on the site. Mr. Henninger advised that the revised landscape plan conforms to the Zoning Ordinance but the City's Landscape Architect needs to review the appropriateness of the plant materials selected and their placement.

The Design Review Committee recommended approval of the site and building plans as revised provided City staff found the landscape plan to be appropriate. The Committee found the design of the proposed signage to be acceptable provided that the directional signage over the service entrance is reduced in size to conform to the requirements of the Zoning Ordinance.

**Revisions to exterior elevations for NH Real Estate Investment Corporation on behalf of Joe King's Shoe Shop at 18 Low Avenue (#2010-46).**

Mr. Henninger reported that this application had been withdrawn by the applicant.

**Site and building plans for a proposed demolition of a three-family residence and construction of a new office building for Seelye and David Longnecker on behalf of the Concord Housing and Redevelopment Authority at 23-25 Green Street. (#2010-47)**

Ms. Hebert introduced this proposal to demolish an existing building and to construct a 3,000 square foot building very similar in design on the site. She reported the applicant plans to preserve most of the large mature trees on the site. In particular, there are two large trees on the front of the property that are known to be the largest examples of smoke trees in New England and those are especially worthy of being preserved.

Jason LeCombe from Warrenstreet Architects was present to answer questions from the Committee. He reported that they plan to salvage the existing front door and stained glass windows. They will also duplicate the existing porch and use it to gain handicapped access to the building. This will be a two-story office building. The front of the new building will be placed exactly where the existing porch is, but it will be moved four or five feet to the south in order to provide an appropriate driveway to the north side of the building. They are rebuilding the porch rails but are mimicking the design of the existing rails.

Mr. Richards explained that he would be recusing himself from vote on this project because as Vice Chair of the Heritage Commission he was also Chair of the Demolition

Review Committee. He reported that the Demolition Review Committee had taken the position that it could not support this project because the existing building will be torn down for an entirely new structure. He reported that they felt it would be better for the applicant to re-use the building because Concord has promoted a preservation ethic. They felt an historic building of this type should not be lost.

Members agreed to not discuss the issue of demolishing the building but to discuss this in terms of whether this is an appropriate design for the site if the building is demolished as planned.

Mr. Gentilhomme did not have a problem with the new construction if it is true to the architecture of the existing building.

Mr. LeCombe indicated this new structure is a smaller building than the existing structure because it is not as deep or as wide at the rear. It will be set back exactly the same distance from the street as the existing building. Currently the porch is two steps up from the street; the new building will be one step up. They needed to lower the building to achieve handicap access. There will be no walkway directly from the street to the front door inasmuch as the main access to the building will be from a walkway to the side of the building. The applicant has obtained a variance from the Zoning Board of Adjustment to construct the proposed driveway at 18 feet in width rather than 24 feet in width. Mr. Henninger pointed out that the proposed driveway is approximately the width of the existing driveway. Ms. Hebert pointed out that the proposed driveway looks wider on the plan due to the placement of the sidewalk adjacent to the driveway.

Mr. Woodward cautioned that the smoke trees will need to be carefully protected during the construction process in order to be preserved. Mr. LeCombe noted that the second floor will be set back from the porch and this would have less of an impact on the canopies for both trees.

Mr. Doherty asked if there had been any discussion about sharing a driveway with the abutter to the north and John Hoyt, from the Concord Housing and Redevelopment Authority, responded that both the property owners to the north and the west had been approached and neither wanted to participate in a shared access.

Ms. Hebert asked if additional plantings could be provided between the two driveways near Green Street. The applicant responded that this was a prime location for snow storage and they did not want to plant anything which would be destroyed by snow removal operations.

The Design Review Committee recommended that, if the existing building is to be demolished, then they recommended approval of the site and building plan as submitted. Mr. Richards recused himself from the discussion and abstained from the vote.

Non-Agenda item

**Circle K for additional signage at 231 Loudon Road**

Mr. Henninger introduced Rick Self from Circle K who presented a design for new signage for the Subway restaurant at the existing Circle K store on Loudon Road. He explained that Subway received a variance for a 2' x 8' affixed sign on the building. Mr. Self advised the Committee that Subway believed that customers were having trouble finding them. They hope the additional signage will help.

The Design Review Committee recommended approval of the new affixed sign when an application is submitted for action by the Planning Board.

There was no further business to come before the Committee and the meeting adjourned at 9:30 AM.

Respectfully submitted,

Stephen L. Henninger  
Assistant City Planner

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