

**City of Concord, New Hampshire
Architectural Design Review Committee
SEPTEMBER 10, 2013**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, September 10, 2013 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Elizabeth Hengen, Frederick Richards, Ron King, Claude Gentilhomme and James Doherty. Steve Henninger, Becky Hebert and Patricia Murray of the City Planning Division were present.

The ADRC 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 18, 2013, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review.

Agenda Items

- a. Application by Royal Concord Gardens, Castor Housing Associates, LP for property at Christian Avenue, requesting Major Site Plan Approval and Design Review Approval, for interior renovations to existing buildings, the construction of a new community building and new maintenance/storage building, and site improvements including parking, paving, curbing and landscaping, within the High Density Residential (RH) District. (2013-39)**

Mr. David Mele, Archtype, presented the project. The application involves renovations to the existing 300 units which are mostly confined to the interior of each unit with the exception of new windows and doors. The exteriors will receive new solar panels on the roofs to help with heating costs and 20 covered decks and stairs will be added to the rear of some buildings to provide a second mean of egress for the existing one-bedroom units on the second story. A screen wall and storage sheds will be constructed to the rear of each unit. Wall air conditioning units will be replaced and upgraded.

Some tree removal will be necessary and new trees will be planted which will not interfere with the solar panels.

A community building and maintenance building are to be constructed, a parking lot reconstructed next to the community building, new and enhanced children's play areas will be created on each side of the community building. Screen fences will be installed for the existing dumpsters.

Discussion followed regarding the proposed storage sheds, the design of the covered deck and stairs, accessible sidewalks and tree removal.

Mr. Gentilhomme noted the posts for the covered decks partially block the bedroom windows on the first and second floor and recommends that the decks be widened on each side to allow an unobstructed view out these 80 windows. Mr. Mele concurred with this recommendation.

Ms. Hebert recommended that the architect discuss the proposed improvements with the Police Department to ascertain if the new screen walls and sheds might present a public safety problem for the Police Department. Mr. Mele agreed to discuss this issue with the Concord Police Department.

Mr. Mele in response to questions from the committee noted that the materials and colors for the community building would match the rest of the complex.

Mr. Henninger noted that the new parking areas would be fully compliant with City requirements including drainage, lighting, layout and accessibility.

Mr. Richards made the motion to recommend Design Review approval for interior renovations to existing buildings, the construction of a new community building and new maintenance/storage buildings, site improvements including parking, paving, curbing and landscaping as submitted by the applicant with the following recommendations:

1. The porch decks are widened to allow for an unobstructed view from inside the units.
2. The applicant considers making the new accessible sidewalks at the rear of the units less linear.
3. That additional landscaping consisting of low trees and shrubs is added to the rear of the buildings facing south to improve the livability of the units.
4. That the applicant considers reducing the number of the proposed sheds by using larger groupings on individual sheds.

Mr. Doherty seconded the motion. The motion passed unanimously.

b. Application by United Church of Penacook, requesting Design Review Approval for a replacement roof on an existing building at 21 Merrimack Street, Penacook, within the Neighborhood Residential (RN) District. (2013-56)

Rev. McCann was present to speak to the application. The roof replacement is the result of an insurance company audit and Rev. McCann is seeking approval for both asphalt and metal roof replacement. Either replacement would be black in color. There was discussion on the benefits of both materials and Rev. McCann stated he is leaning towards asphalt for cost effectiveness.

Ms. Hengen noted that either material would be historically acceptable but noted that it was important that the roof material be black in color. Mr. Doherty questioned the appropriateness of using a metal roof in this instance and recommended the applicant fully consider the pros and cons of each type of installation. Reverend McCain thanked the committee for their comments and would definitely continue their research on the two types of roofing.

Mr. Richards made the motion to recommend Design Review approval for a replacement roof on an existing building at 21 Merrimack Street, Penacook with either black architectural shingles or black metal roofing. Mr. Doherty seconded the motion. The motion passed unanimously.

c. Application by Upton and Hatfield LLP, requesting Design Review Approval for window replacement at 10 Centre St, within the Civic Performance (CVP) District.

Ms. Hebert explained that five windows were being replaced at this time and their plan is to replace a few windows each year. The windows are located on the newer addition and not on the historic portion of the building. She explained that the replacement windows would have grids between the glass, but staff has recommended that a simulated divided light with exterior muntins be used instead. A discussion ensued about the type of replacement window being used and whether or not the windows would have true divided lights, simulated divided lights or grids placed between the panels of glass.

The committee discussed the benefits of replacement windows versus restoration of the wood windows with new storm windows. It was agreed that true divided lights or simulated divided lights should be

used on the building and that the existing wood windows on the original portion of the building be retained and restored if possible. The groups asked what type of windows are on the historic portion of the building. The applicant was not present to answer questions.

Mr. Richards motioned to table the Design Review Approval for window replacement at 10 Centre St until applicants can be present at an ADR meeting to answer questions and concerns. Mr. Doherty seconded the motion. The motion passed unanimously.

d. Application by Sovereign Bank, requesting Design Review Approval for 3 replacement signs at 161 North State Street, within the Neighborhood Residential (RN) District.

Bob Perry, Sousa Signs, spoke to the application. The replacement signs will have new lenses and a new pylon cover.

Mr. King made the motion to recommend Design Review approval 3 replacement signs at 161 North State Street as submitted. Mr. Gentilhomme seconded the motion. The motion passed unanimously.

e. Application by Sovereign Bank, requesting Design Review Approval for 4 replacement signs at 73 West Street, within the Neighborhood Commercial (CN) District.

Bob Perry, Sousa Signs, spoke to the application. The replacement signs will have new lenses and a new pylon cover.

Mr. King made the motion to recommend Design Review approval 4 replacement signs at 161 North State Street as submitted. Mr. Gentilhomme seconded the motion. The motion passed unanimously.

- Other Business

As there was no further business to come before the Committee, the meeting adjourned at 9:55 am.

Respectfully submitted,

Stephen Henninger
Asst. City Planner