

**City of Concord, New Hampshire
Architectural Design Review Committee
May 12, 2015**

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, May 12, 2015 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Jen Czysz, Jay Doherty, Claude Gentilhomme, Liz Hengen and Ron King. Nancy Larson, Heather Shank, Beth Fenstermacher and Patricia Murray of the City Planning Division were also 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 May 20, 2015, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review.

Agenda Items

- 1. Consideration of the following applications under the provisions of Section 28-9-4(f), Architectural Design Review, of the Zoning Ordinance.**
 - a. Application by Capitol Street Associates, on behalf of Merrimack County Savings Bank, requesting Architectural Design Review Approval for one (1) new 23 sq. ft. externally illuminated affixed sign, at 97 North Main Street, within the Central Business Performance (CBP) District. MBLU: 45-3-4**

Paul Provost, Thomas Cimikoski, MCSB and Peter Poanessa, Keene Sign Worx were present to speak to the application. Mr. Provost thanked the Committee for reviewing the sign application stating that it is important to the Bank to preserve the beauty of the building and to have a sign that is recognized by customers. Mr. Poanessa gave a history of the sign design and its evolution and also handed out a packet which included pictures of the revised sign proposal showing the placement and the details of the sign location. Mr. Poanessa stated the sign will be mounted to the bracket bars as shown in the pictures. No area of the sign will lie against the building; it is all suspended on the armature which will be drilled into the jamb of the door opening. The period numbers existing on the building will remain visible. The revised sign size is reduced from 23 sq. ft. to 20.5 sq. ft. The lettering will be gold leaf to mimic colors popular in the turn of the century. The gold coloring will be bright polished gold and not a brushed gold. He stated they tried to address all the concerns brought forth by the Planning Board with the revised sign. Mr. Cimikoski stated he had yet to fill out a new application with the Code Division and will do so prior to the Planning Board meeting.

Mr. King recommended Design Review approval for the application by Capitol Street Associates, on behalf of Merrimack County Savings Bank, requesting Architectural Design Review Approval for one (1) new 23 sq. ft. externally illuminated affixed sign, at 97 North Main Street, within the Central Business Performance (CBP) District, MBLU: 45-3-4, as submitted. Mr. Gentilhomme seconded the recommendation. The recommendation passed unanimously.

- b. Application by Harold E and Judith A Ekstrom requesting Architectural Design Review Approval for one (1) new 9 sq. ft. non-illuminated freestanding directory sign, at 17-19 Green Street, within the Civic Performance (CVP) District. MBLU: 44-3-34**

Harold Ekstrom was present to speak to the application. Mr. King stated that without colors, style of font or any details in the materials submitted it is impossible to make a decision on the application. Mr. Ekstrom explained that the sign is a directory sign and will be filled as the tenants occupy the site. Discussion ensued about the importance of the Committee seeing the actual design of the sign. Ms. Hengen suggested that the sign be six feet tall instead of seven feet tall. Mr. Ekstrom stated there is one tenant in the building; the Committee asked him to use that tenant's panel as the prototype for the other panels and to include the specifics in the application packet.

Mr. King recommended tabling the application by Harold E and Judith A Ekstrom requesting Architectural Design Review Approval for one (1) new 9 sq. ft. non-illuminated freestanding directory sign, at 17-19 Green Street, within the Civic Performance (CVP) District, MBLU: 44-3-34, requesting a resubmittal including design specifications for the first tenant panel and the address portion and with the recommendation that the sign be shortened to an overall height of six (6) feet by condensing the upper part of the sign where the address is proposed to go. Mr. Gentilhomme seconded the recommendation. The recommendation passed unanimously.

c. Application by Carolyn M Beaulieu, Trustee and the Trust of Ciborowski SA Nominee, on behalf of Studio RLH, requesting Architectural Design Review Approval for one (1) new 9 sq. ft. non-illuminated hanging sign and one (1) new 5.76 sq. ft. non-illuminated affixed sign, at 2 Kennedy Lane, within the Central Business Performance (CBP) District. MBLU: 35-3-6

The applicant was not present. Mr. King stated the proposed sign looks great but he would recommend that the periods between the numbers be moved up and made bigger. Mr. Doherty noted that it is not clear to him what kind of studio the business is from the sign. He would like to see some identification listed on the sign.

Ms. Hengen recommended Design Review approval for the application by Carolyn M Beaulieu, Trustee and the Trust of Ciborowski SA Nominee, on behalf of Studio RLH, requesting Architectural Design Review Approval for one (1) new 9 sq. ft. non-illuminated hanging sign and one (1) new 5.76 sq. ft. non-illuminated affixed sign, at 2 Kennedy Lane, within the Central Business Performance (CBP) District, MBLU: 35-3-6, as submitted with the note that the applicant consider adding the type of business to the sign. Ms. Czysyz seconded the recommendation. The recommendation passed unanimously.

d. Application by Liberty Utilities (Energynorth Natural Gas) Corp requesting Architectural Design Review Approval for one (1) new 39.74 sq. ft. non-illuminated affixed sign, at 10 Broken Bridge Road (associated with the recently approved Major Site Plan of a training facility for Liberty Utilities), within the Industrial (IN) and Open Space Residential (RO) Districts. MBLU: 109-1-2

Mr. Cliff Conte, NH Signs, was present to speak to the application. Mr. Conte gave a history of the design development and explained the design of the structure of the sign stating that the sign will be 49 sq. ft. which includes the mesh panel.

Mr. King recommended Design Review approval for the application by Liberty Utilities (Energynorth Natural Gas) Corp requesting Architectural Design Review Approval for one (1) new 49 sq. ft. non-illuminated affixed sign, at 10 Broken Bridge Road (associated with the recently approved Major Site Plan of a training facility for Liberty Utilities), within the Industrial (IN) and Open Space Residential (RO) Districts, MBLU: 109-1-2, as submitted. Ms. Hengen seconded the recommendation. The recommendation passed unanimously.

- e. Application by Evangelos D. Lillios, on behalf of Maher Abbas, requesting Architectural Design Review Approval for one (1) new 24 sq. ft. non-illuminated affixed sign, at 5-9 Pleasant Street Extension, within the Central Business Performance (CBP) District. MBLU: 35-3-10**

Mr. Maher Abbas was present to speak to the application. He stated the bracket shown in the picture presented has been removed and that the sign is made out of wood. Mr. Gentilhomme suggested moving the sign so it is centered over the left bay.

Mr. King recommended Design Review approval for the application by Evangelos D. Lillios, on behalf of Maher Abbas, requesting Architectural Design Review Approval for one (1) new 24 sq. ft. non-illuminated affixed sign, at 5-9 Pleasant Street Extension, within the Central Business Performance (CBP) District, MBLU: 35-3-10, as submitted with the recommendation that the sign be centered over the left bay. Ms. Hengen seconded the recommendation. The recommendation passed unanimously.

- f. Application by Mareina Realty, LLC, on behalf of Chickadee Lane Interiors, requesting Architectural Design Review Approval for one (1) new 6.25 sq. ft. non-illuminated hanging sign and one (1) new 5 sq. ft. non-illuminated window sign, at 9 Pleasant Street, within the Central Business Performance (CBP) District. MBLU: 35-6-3**

Glenn Schadlick, NEOPCO Signs, was present to speak to the application. The Committee agreed that the sign was great. Mr. Schadlick explained the window sign will be clear.

Mr. King recommended Design Review approval for the application by Mareina Realty, LLC, on behalf of Chickadee Lane Interiors, requesting Architectural Design Review Approval for one (1) new 6.25 sq. ft. non-illuminated hanging sign and one (1) new 5 sq. ft. non-illuminated window sign, at 9 Pleasant Street, within the Central Business Performance (CBP) District. MBLU: 35-6-3, as submitted. Mr. Gentilhomme seconded the recommendation. The recommendation passed unanimously.

- g. Application by Liberty Trust and Frederick M Gordon, Trustee, on behalf of Pavan Patel, requesting Architectural Design Review Approval for one (1) replacement 45 sq. ft. internally illuminated freestanding sign, at 201 South Main Street, within the Urban Commercial (CU) District. MBLU: 26-1-8**

Dave Larson, Larson Sign Company, was present to speak to the application. He explained the sign was a replacement face and they are just changing the Lexan out.

Mr. King recommended Design Review approval for the application by Liberty Trust and Frederick M Gordon, Trustee, on behalf of Pavan Patel, requesting Architectural Design Review Approval for one (1) replacement 45 sq. ft. internally illuminated freestanding sign, at 201 South Main Street, within the Urban Commercial (CU) District, MBLU: 26-1-8, as submitted. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

- h. Application by the Estate of Jacob S. Ciborowski and Henry J. Ciborowski, Executor, c/o CIB Associates, on behalf of Averill's Martial Arts Academy, requesting Architectural Design Review Approval for one (1) replacement 20.5 sq. ft. internally illuminated affixed wall sign and one (1) replacement 18 sq. ft. internally illuminated hanging sign, at 3 North Main Street, within the Central Business Performance (CBP) District. MBLU: 35-4-1**

Glenn Schadlick, NEOPCO Signs, and Chris and Paul Averill, owners, were present to speak to the application. He stated there were two signs that have been removed and they are proposing to center the location of the proposed sign in between where the removed signs were hung. The sign will be internally illuminated and the letters and decorative neon border and figurine will be lit at night. The black sign structure will blend into the building during the day. Mr. King suggested removing the dots between the words “boxing” and “kickboxing” on the 18 sq. ft. sign and replacing with lines that match the 20.5 sq. ft. sign.

Mr. Gentilhomme recommended Design Review approval for the application by the Estate of Jacob S. Ciborowski and Henry J. Ciborowski, Executor, c/o CIB Associates, on behalf of Averill’s Martial Arts Academy, requesting Architectural Design Review Approval for one (1) replacement 20.5 sq. ft. internally illuminated affixed wall sign and one (1) replacement 18 sq. ft. internally illuminated hanging sign, at 3 North Main Street, within the Central Business Performance (CBP) District, MBLU: 35-4-1, as submitted with the recommendation that the dots between the words “boxing” and “kickboxing” on the 18 sq. ft. hanging sign are replaced with a horizontal line that match the line on the 20.5 sq. ft. affixed sign and reducing the size of the letters to accommodate the change. Mr. King seconded the recommendation. The recommendation passed unanimously.

i. Application by Gabrielli Family LP, on behalf of Diane White, requesting Architectural Design Review Approval for one (1) new 18 sq. ft. non-illuminated (need to confirm with applicant) roof sign, at 322 Village Street, Penacook, within the Central Business Performance (CBP) District. MBLU: 1412P-60

The applicant was not present. Mr. King stated the font on the sign is hard to read. Mr. Doherty noted the shading shown in the picture is not consistent throughout. A discussion ensued regarding the spelling of “Bungaloo”; it was assumed that it was intentional to rhyme with “re-do” and noted it was the corporate name. Ms. Shank noted that clarification is needed for the window sign that is shown in the pictures in the application.

Mr. King recommended tabling the application by Gabrielli Family LP, on behalf of Diane White, requesting Architectural Design Review Approval for one (1) new 18 sq. ft. non-illuminated (need to confirm with applicant) roof sign, at 322 Village Street, Penacook, within the Central Business Performance (CBP) District, MBLU: 1412P-60, requesting further clarification. Mr. Gentilhomme seconded the recommendation. The recommendation passed unanimously.

2. Application by Higginbotham Construction on behalf of Merrimack Valley School District requesting Major Site Plan approval and Major Subdivision Plan approval for the conversion of an existing 2.5 story brick schoolhouse into seven (7) residential condominium units at 12 Cross Street, Penacook, within the RN (Neighborhood Residential) District. Map/Block/Lot: 0534P/31 (2015-0012)

The applicant is proposing to renovate a vacant schoolhouse at 12 Cross Street in Penacook, converting the building into seven residential condominium units. The applicant is also proposing to renovate the existing parking lot, providing 16 parking spaces, and removing approximately 60% of the paved area, to be replaced with lawn, trees, shrubs, and patio and walkway features. Ms. Hengen asked about the inventory of the building which would show the sash configurations and other pertinent information. Discussion ensued regarding lighting, landscaping and drainage.

Ms. Hengen recommended Design Review approval for the application by Higginbotham Construction on behalf of Merrimack Valley School District requesting Major Site Plan approval and Major Subdivision Plan approval for the conversion of an existing 2.5 story brick schoolhouse into seven (7) residential condominium units at 12 Cross Street, Penacook, within the RN (Neighborhood Residential) District, Map/Block/Lot: 0534P/31, as submitted with the request that the applicant come back before the ADRC to review architectural details including the window sashes, porticos, and existing doorway proposed to be closed off.. Mr. Doherty seconded the recommendation. The recommendation passed unanimously.

- 3. Application by David Jaquith on behalf of Tom Roy and Tracey Gosselin, requesting Major Site Plan approval for construction of three (3) proposed one-bedroom apartment units above an existing garage, and two (2) existing one-bedroom apartment units not previously approved by the Planning Board, at 59 South Main Street, within the Central Business Performance (CBP) District. Map/Block/Lot: 34/5/3 (2015-0013) Applicants request postponement to the June 9, 2015 Design Review Committee Meeting and to the June 17, 2015 Planning Board meeting.**

Ms. Hengen recommended postponement of the application by David Jaquith on behalf of Tom Roy and Tracey Gosselin, requesting Major Site Plan approval for construction of three (3) proposed one-bedroom apartment units above an existing garage, and two (2) existing one-bedroom apartment units not previously approved by the Planning Board, at 59 South Main Street, within the Central Business Performance (CBP) District, Map/Block/Lot: 34/5/3 to the June 9, 2015 Design Review Committee Meeting and to the June 17, 2015 Planning Board meeting. Ms. Czysz seconded the recommendation. The recommendation passed unanimously.

- 4. Application by 31 South Main Acquisition LLC, on behalf of Gary DiMartino dba United Gourmet Foods, LLC, requesting Architectural Design Review approval to replace existing front door and expose existing windows along north side of building that are currently blocked off. Also proposed is replacing existing tapered columns with 8” square columns at front entry at 27 South Main Street in the Central Business Performance (CBP) District. Map/Block/Lot: 35-1-1**

Gary DiMartino and Ted Davis, Architect, were present to speak to the application. Mr. Davis explained that this application is for a small, franchise chain. The existing dropped ceilings will be removed to expose the tine ceilings and the windows that are currently blocked off will be exposed. A discussion regarding the existing gooseneck lighting on the exterior ensued. The Committee suggested moving the two upper gooseneck lights that are located higher on the exterior than the other four gooseneck lights. Mr. Davis noted that would have to be negotiated with the owner. Sign applications will be separate from this application.

Ms. Hengen recommended Design Review approval for the application by 31 South Main Acquisition LLC, on behalf of Gary DiMartino dba United Gourmet Foods, LLC, requesting Architectural Design Review approval to replace existing front door and expose existing windows along north side of building that are currently blocked off. Also proposed is replacing existing tapered columns with 8” square columns at front entry at 27 South Main Street in the Central Business Performance (CBP) District, Map/Block/Lot: 35-1-1, as submitted with the understanding that the color scheme for the storefront will be black for structural elements and contrasting gray for infill portions and the recommendations that the applicant explore the possibility of relocating the two upper gooseneck lighting fixtures to be even with the other four fixtures. Ms. Czysz seconded the recommendation. The recommendation passed unanimously.

5. Any other business which may legally come before the Committee.
 - a. Discussion regarding application requirements - tabled
 - b. Rules and procedures - tabled

As there was no further business to come before the Committee, the meeting adjourned at 10:25 am.

Respectfully submitted,

Nancy Larson
City Planner