

**City of Concord, New Hampshire
Architectural Design Review Committee
September 11, 2012**

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on Tuesday, September 11, 2012, in the Second Floor Conference Room in City Hall, at 8:30 a.m.

Present at the meeting were members Elizabeth Durfee Hengen, Jennifer Czysz, James Doherty, and Duene Cowan. Gloria McPherson, Steve Henninger, Becky Hebert, and Donna Muir 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 September 19, 2012, and which are subject to the provisions of the City of Concord's Zoning Ordinance in respect to Architectural Design Review.

Agenda Items

- **Pre-application review of Drake Petroleum Company, Inc., for property located at 1 Whitney Road, for the construction of a retail motor fuel facility, including a 3,710 square foot convenience store with a drive-through donut shop, gas and diesel dispensing areas each with an overhead canopy, access driveways, parking, and related paving, drainage, landscaping, lighting, and associated site improvements. (2012-0038)**

Mr. Henninger reported that this is a pre-application review of an upcoming project.

Frank Montero, from MHF Designs, Tom Danieluk, from Drake Petroleum, and Richard Uchida, from Hinckley Allen & Snyder, were present on behalf of the applicant.

Mr. Montero stated that the ADRC initially reviewed this project in August and provided good feedback to the applicant. He provided a summary of the changes that were made based on the feedback received, including the change to a gabled roof, the addition of mullions in the glazing, the addition of brick veneer bases on each of the columns of the retail facility, fuel canopies, and the freestanding sign, and the addition of the crown molding on the top and trim on the bottom of the fueling canopies to match the retail building. He stated that the freestanding sign will also have the crown molding to match the building.

Ms. McPherson requested that the mechanical screening be vertical posts in a railing, rather than the horizontal shown. She suggested one-inch posts with one-inch spacing between as a way to allow air to circulate and still screen the equipment. Mr. Montero agreed.

Mr. Montero explained that one of the suggestions made by the ADRC was to increase the landscaping between the vehicular fueling area and the front of the retail building. To comply with this suggestion, the applicant will install planters in front of the building. Ms. McPherson stated that the landscaping plan was good, but would like to have the applicant look at the use of different shrubs and to better integrate the freestanding sign into the landscaping plan.

Mr. Doherty stated that one other issue that was brought up at the previous ADRC meeting was to move the truck fueling area to the northeast of the site, behind the retail building. Mr. Montero stated that the applicant explored that option; however, they found that it would not work with the need for queuing at least two tractor trailer trucks.

Mr. Doherty moved to recommend Architectural Design Review approval for the revised plans as submitted. Ms. Hengen seconded the motion. Motion carried unanimously.

Ms. Hengen moved to recommend approval of the landscaping plan with the recommendation that the applicant work with Planning staff regarding the use of different shrubs and better integration of the freestanding sign into the landscape plan. Mr. Cowan seconded the motion. Motion carried unanimously.

- **Application by Evolution Realty, LLC, for Design Review approval of a new affixed sign located at 10 Langdon Avenue, within the Industrial (IN) District.**

Mr. Henninger reported that the Planning Board previously approved a sign for the south face of the building. He stated that the graphics for this sign have been revised and that a different location is requested for the sign.

Hilary Harris, from Evolution Realty and Russ Aubertin, from Advantage Signs were present on behalf of the applicant.

Ms. Harris stated that she is only requesting approval of the one sign for the south side of the building.

Mr. Doherty said that the sign should be moved so that it is centered on the blank portion of the wall. He also stated that the "Rock & Fitness" portion of the sign disappears due to the thin font. Mr. Aubertin reported that he can fatten the font, but this is a destination place and people will recognize the logo and the name of the business. Ms. Harris concurred with the recommendation.

Mr. Doherty moved to recommend approval of the new affixed sign as submitted, with the recommendation that the sign is centered on the blank portion of the wall to the right of the four pane window. Mr. Cowan seconded the motion. Motion carried unanimously.

- **Application by Concord Christian Academy for Design Review approval of revisions to an existing freestanding sign located at 37 Regional Drive, within the Office Park Performance (OFP) District.**

Mr. Henninger stated that the applicant is proposing to relocate and existing sign on Pembroke Road and attach it to the existing Regional Drive sign, which will make the combined signs v-shaped. The applicant was proposing to add a panel to the bottom of each face.

No one was present on behalf of the applicant.

Mr. Doherty moved to table the application until the applicant is present. Mr. Cowan seconded the motion. Motion carried unanimously.

- **Application by Men's Wearhouse for Design Review approval of a new affixed sign (in addition to three previously approved affixed signs) located at 60 D'Amante Drive, within the Gateway Performance (GWP) District.**

Mr. Henninger explained that the applicant currently has three approved signs and was granted a variance for a fourth sign to be located on the side of the building facing the entrance to the shopping center.

Tim Sullivan, from Barlo Signs, was present on behalf of the applicant.

Ms. McPherson suggested that the sign would look better if it was centered over the windows. Mr. Sullivan stated that the reason the sign was moved to the right was to make it visible from D'Amante Drive. The Committee looked at the photographs provided to evaluate the visibility and concurred that the sign should be centered.

Mr. Doherty moved to recommend approval of the new affixed sign, with the suggestion that the sign be centered over the windows. Mr. Cowan seconded the motion. Motion carried unanimously.

- **Application by Sprint for Design Review approval of a new affixed sign located at 62 D'Amante Drive, within the Gateway Performance (GWP) District.**

Mr. Henninger reported that this application is for a sign that has already been installed.

No one was present on behalf of the applicant.

The ADRC discussed the placement and appropriateness of the sign.

Mr. Doherty moved to recommend approval of the sign as installed. Mr. Cowan seconded the motion. Motion carried unanimously.

- **Application by the Crust and Crumb Baking Company for Design Review approval of a new hanging sign and a new affixed sign located at 126 North Main Street, within the Central Business Performance (CBP) District.**

Mr. Henninger stated that the applicant is requesting approval of a new affixed sign and a new hanging sign.

Alison Ladman, from the Crust and Crumb Baking Company was present. She noted that the color for the sign would be a deeper raspberry color than was shown on the colored copy.

The ADRC discussed the color of the sign and the hanging bracket, stating that the hanging bracket should be black and should complement the hanging bracket located at the business to the right of the Crust and Crumb, but does not have to be identical to it.

Ms. Hengen moved to recommend approval of the affixed and hanging signs as submitted, with the recommendation that the hanging bracket be black and the same size and proportion as the bracket shown on the application. Mr. Doherty seconded the motion. Motion carried unanimously.

- **Application by Pain Care / Total Body Therapy for Design Review approval of a new affixed sign located at 22 Bridge Street, within the Opportunity Corridor Performance (OCP) District.**

Mr. Henninger stated that the application is for a new affixed, internally illuminated box sign consistent with other signs located on the building.

Glen Shadick, from NE-OP-CO Signs, was present on behalf of the applicant.

Mr. Shadick stated that there are two businesses, owned by the same owner, sharing the space. He stated that this sign is intended to identify the entrance of the business and there was another freestanding sign with the business name.

Ms. McPherson stated that if the sign is only to identify the entrance, it doesn't necessarily need to be a large, internally lit box sign.

Mr. Shadick stated that the sign is the same size as the others on the building.

Mr. Cowan suggested that the width of the sign cabinet be reduced to remove some of the white space and to align with the opening of the door.

Mr. Cowan moved to recommend approval of the affixed sign, with the recommendation that the width of the cabinet be reduced to remove some of the white space and to align with the opening of the door. Ms. Czysz seconded the motion. Motion carried unanimously.

- **Application by Bindery Redevelopment, LLC, for Design Review approval for façade revisions to a previously approved building to be located at 43-45 South Main Street, within the Central Business Performance (CBP) District. (2011-0034)**

Ms. Hebert reported that the applicant had submitted proposed changes to the façade and the colors of the brickwork and window frames.

Jonathan Halle, from Warrenstreet Architects, was present on behalf of the applicant.

Mr. Halle discussed the changes being proposed, which include revisions to the design of the four story bump-out on the front of the building, which will be rough cut CMU block, the introduction of a three color brick concept and different mortar colors, the use of boysenberry windows on the fourth floor and basement level, black windows on the other levels and storefronts, boysenberry mechanical screening and burgundy awnings. He also said that the block will be brought down to match the elevation grade on the north and south sides of the building. Mr. Halle noted that his task was to modify the appearance of the building without changing the shape of the building. Foundations are being poured and steel has been ordered for the building.

Ms. Hebert read comments about the proposed changes which were received from Mr. Gentilhomme, who was not able to attend. His comments included the need for carefully chosen colors for the three-color brick concept, mortar and concrete block, as well as the window frames, canopy and roof screening colors.

The ADRC discussed the materials and color combinations and agreed that the balance of the colors and materials work well. They agreed that Mr. Halle did a good job with the challenge of giving a flat building more dimension without changing the structure.

Mr. Halle stated that as the sun wraps around the building there will be a shimmer effect with the upper story brick color.

Ms. Czysz suggested that that the boysenberry windows on the basement walkout level should be black.

Ms. Czysz moved to recommend Design Review approval of the proposed changes as outlined by Mr. Halle, with the recommendation that black windows be used on the basement level. Mr. Cowan seconded the motion. Motion carried unanimously.

- **Application by JoAnn Fabric and Craft Store for Design Review approval for front and rear façade renovations, site improvements, a new egress door, and new signage at 80 Storrs Street, within the Opportunity Corridor Performance (OCP) District. (2012-0046)**

Mr. Henninger briefly described the proposed renovations to the façade and site.

Anthony Perez, from JoAnn Fabric and Craft Store was present.

Mr. Perez stated that the store will be expanding by 6,000 square feet and renovating the front and rear façades to include the addition of an entry element above the existing entrance, a new exit door on the rear façade, as well as a new sign on the Storrs Street Side. He stated that the existing sign on the rear of the building facing I-93 will be removed. Mr. Perez explained that the goal is to match the existing pediments and columns of the shopping center.

Mr. Henninger stated that the dumpsters need to be screened. Mr. Perez responded that the plan is to cover the chain link with a black nylon fabric. He stated that he would submit a photo showing what the screening will look like, as well as a sample.

The ADRC also recommended that the cart corral be moved so that it is not in front of the glass, and that a tip down be added to the sidewalk in front of the main entrance for handicapped access at the curb line.

Mr. Perez stated that the current sign is green internally illuminated letters on a raceway. The proposed sign will be white, with the words stacked to better fit the pediment space. The ADRC recommended that the color of the raceway match the pediment.

Mr. Cowan moved to recommend approval of the revised signage and the renovations as submitted with a tip down added for handicapped access, the cart corral moved to the right of the windows so that it is not in front of the glass, and that the dumpster be screened in black, with a sample of the screening material provided to the Planning staff for final approval. Mr. Doherty seconded the motion. Motion carried unanimously.

- **Application by Academy of Applied Science for Design Review approval for window replacement at 24 Warren Street, within the Central Business Performance (CBP) District. (2012-0042)**

Ms. Hebert stated that the application was proposing to replace 23 existing wooden windows, staining and repairing the front door, painting existing window and door trim, and replacing an existing wooden door with a secure insulated door in the rear of the building. She explained that it is unusual to have antique windows and it would be nice to keep them. All the proposed replacements will have the six over six glazing, but with internal muntins.

Kate Trojano, from Academy of Applied Science, was present.

Mr. Cowan suggested the use of other options instead of the internal muntins to have the same effect as the current windows and other historic windows downtown.

Ms. Hengen suggested that the wooden windows be rehabilitated, instead of replaced. Ms. Trojano stated that she had received estimates for repairing the wooden windows and the cost was three times that of

replacing the windows. Ms. Hebert stated that it was suggested that the wooden windows in the front remain, but the way the space is configured, you can see all the windows from inside the space.

Mr. Cowan said that if the applicant goes with the replacement windows, then the muntins bars must be on the outside and the width of the trim must be kept the same. Ms. Hengen cautioned that the applicant be sure that the glass is the same size in the replacement windows as the originals, as most replacement windows have more trim and less glass.

Ms. Hengen moved to recommend approval of the application with the understanding that the proportions of the glass panes remain the same so that the replacement windows will match the existing windows, and that the replacement windows have exterior muntins in a six over six pattern. Ms. Czysz seconded the motion. Motion carried unanimously.

- **Application by NAMI New Hampshire for Design Review approval for façade revisions to a previously approved renovation at 85 North State Street, within the Civic Performance (CVP) District. (2012-0017)**

Mr. Henninger reported that this project was approved in May 2012, with shutters on the south façade, with the exception of the shutters on the second addition of the building where the handicapped addition was added. He stated that the applicant is proposing to the removal of all the shutters on the south façade.

Steve Green, from Mr. Green Jeans Handyman Service, and Tammy Murray, from NAMI New Hampshire, were present on behalf of the applicant. Mr. Green stated that when the shutters were removed for painting, they were found to be in a state of disrepair, backsides were rotten, and slates were broken, none of which was evident prior to the removal of the shutters. He stated that the applicant researched replacement options, but the options were cost prohibitive.

Ms. Hengen stated that she would rather the south façade remain shutter-less, than replace the original wooden shutters with vinyl. Mr. Cowan suggested that the original shutters be stored in the building in order to provide a chance for someone else to restore them in the future.

Ms. Hengen moved to recommend approval of the revisions as submitted, provided that the wooden shutters be stored on site and labeled that they came from the building to provide for possible future restoration. Mr. Cowan seconded the motion. Motion carried unanimously.

- **Application by Ed Reilly Subaru for Design Review approval for façade renovations and replacement of signage at 150 Manchester Street, within the Highway Commercial (CH) District. (2012-0047)**

Ms. Hebert briefly described the proposed renovations to the building.

Scott Vlasak, from Bruce Ronayne Hamilton Architects, was present on behalf of the applicant.

Mr. Vlasak explained that the proposed renovations involve installing a new aluminum composite metal finish along the front showroom above the display windows, refinishing the EIFS walls using the existing colors, installing a new thin slate veneer on the existing stone finished column, installing two new doors and one new window panel on the southeast elevation, changing the color of the existing signs from metallic silver to dark blue, and adding a small sign above the service entrance.

Ms. Hengen moved to recommend approval of the façade renovations and the replacement signage as submitted. Ms. Czynsz seconded the motion. Motion carried unanimously.

- **Application by Buffalo Wild Wings for Design Review approval for revisions to previously approved exterior finishes and signage for a new restaurant located at 8 Loudon Road, within the Gateway Performance (GWP) District. (2012-0009)**

Mr. Henninger stated that the Planning Board granted Architectural Design Review approval in March 2012, for the elevations and two affixed signs for the Buffalo Wild Wings building. He stated that the applicant is proposing color changes to the exterior façade on all four elevations and revisions to the affixed sign facing east and a revised sign above the front entrance facing Loudon Road. Mr. Henninger reported that graphic elements have been added to the proposed window awnings and that the front elevation is a mirror image of the originally approved elevation.

Marti Matheson, from Buffalo Wild Wings, was present on behalf of the applicant.

Mr. Matheson stated that the Buffalo Wild Wings Corporation has made changes to their prototype building and signage and that the proposed changes requested comply with the requirements of the franchise.

The ADRC agreed that the previous prototype was too busy and that design was more subtle and uniform. They agreed that less is more.

Ms. Hengen moved to recommend approval for revisions to the previously approved exterior finishes and signage as submitted. Mr. Cowan seconded the motion. Motion carried unanimously.

- **Update and discussion of minor revisions to the previously approved application by the Concord Food Co-op at 24-26 South Main Street, within the Central Business Performance (CBP) District (2011-0008)**

Mr. Cowan recused himself from the hearing on this application, as he was the architect on the project.

Mr. Cowan explained the revisions that were done to the approved project, including the following:

- a. The tile under the window is now polished granite with a diamond pattern,
- b. The signage was approved as champagne and is now brushed stainless steel,
- c. The applicant was originally going to use the hanging sign and flat mount it to the building; however, they have decided not to mount the sign outside,
- d. There are two additional lighting fixtures that have not been installed yet,
- e. The green wall has not been done yet, but they are ready to order the materials needed and the wall should be completed within six weeks or so,
- f. A mural was previously approved, but it has been decided that it would be more of a distraction, so they are going to continue the green wall along the entire south wall of the building,
- g. The Planting bed and mulch is in, as well as the rain barrels, and
- h. The old back entrance was to be infilled with glass block, but now it is all bricked in.

Mr. Henninger reminded the applicant that the dumpsters need to be moved back to the approved location and screened. Mr. Cowan said that he didn't know what was approved for the screening. Mr. Henninger stated that he would check and let Mr. Cowan know.

Ms. Hebert stated that the parking lot needs to be restriped. Mr. Cowan said that some of the striping has been done and that the applicant plans to restripe the crosswalk area in the parking lot.

- **Application by Bianco Professional Association for Design Review approval for a 608 square foot second floor addition, located at 18 Centre Street, within the Civic Performance (CVP) District. (2012-0048)**

Ms. McPherson reported that the applicant is proposing a 608 square foot addition located on the north side of the building. The new addition will be built on columns to allow for additional office space in the second story of the building without impacting the existing parking. The proposed addition will match the exterior of the existing building.

James Bianco, of Bianco Professional Association, Rob Harrison, from RJH Builders, and Jackie Gogolen, from Bianco Professional Association, were present on behalf of the applicant.

Mr. Bianco stated that the addition is needed to provide more space for the current employees of the firm. He stated that the employees will be parking across the street temporarily while construction is ongoing.

Mr. Harrison explained that the addition will have vinyl siding instead of the metal siding that is on the existing building, and that one parking space will be lost due to the construction; however, no landscaping will be lost. He reported that there will be gravel around the piers or columns with space for parking underneath the addition. Mr. Harrison said that posts supporting the addition will be constructed with steel wrapped in wood. There are bollards to protect the posts from cars.

Mr. Cowan moved to recommend approval of the application as submitted. Ms. Hengen seconded the motion. Motion carried unanimously.

There was no further business to come before the Committee, and the meeting adjourned at 10:30 a.m.

Respectfully submitted,

Gloria McPherson
City Planner

GM/djm