

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

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, December 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, Duene Cowan, and James Doherty. Craig Walker and Mike Santa of the Code Administration office and 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 December 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

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 the Associated Enterprises, Inc., requesting Architectural Design Review Approval for a new hanging sign and a replacement affixed sign for Northway Bank at 58-68 North Main Street, within the Central Business Performance (CBP) District.**

Tim Sullivan, Barlo Signs, was present to discuss the application. The signs will be internally illuminated.

Mr. King made the motion to recommend Design Review approval for a new hanging sign and a replacement affixed sign for Northway Bank at 58-68 North Main Street as submitted. Mr. Richards seconded the motion. The motion passed unanimously.

- b. **Application by CP Management, on behalf of McKenna Dance Studio, requesting Architectural Design Review Approval for a replacement affixed sign at 254 Sheep Davis Road, Unit 4, within the Gateway Performance (GWP) District.**

No representative was present to speak to the application. This sign is already installed. Mr. Walker informed the business owner of the necessity to apply.

Mr. Richards made the motion to recommend Design Review approval for a replacement affixed sign at 254 Sheep Davis Road, Unit 4 as submitted. Mr. Cowan seconded the motion. The motion passed unanimously.

- c. **Application by 59-63 School Street Rentals SLLC, requesting Architectural Design Review Approval for a new panel in an existing free standing sign for**

Home Key Realty, LLC at 63 School Street, within the Civic Performance (CVP) District.

The business owner, Edward Lassonde, presented the plans to the committee. Ms. Hengen questioned the placement of the sign on the existing post. The business owner replied that Advantage Signs designed it this way so it would not hang on the other signs.

Mr. King made the motion to recommend Design Review approval for a new panel in an existing free standing sign for Home Key Realty, LLC at 63 School Street with brackets and spacing to match the 63 School Street sign at the top of the sign. Ms. Hengen seconded the motion. The motion passed unanimously.

d. Application by Capitol City Realty, LLC, on behalf of Community Bridges, requesting Architectural Design Review Approval for one new affixed sign at 70 Pembroke Road, within the Office Park Performance (OFF) District.

No representative was present to speak to the application. Mr. Doherty complimented the design; all agreed. Ms. Hengen liked the colored panels shown in the windows.

Mr. King made the motion to recommend Design Review approval for one new affixed sign at 70 Pembroke Road as submitted. Ms. Hengen seconded the motion. The motion passed unanimously.

e. Application by TPC, Inc., on behalf of UBS, requesting Architectural Design Approval for a new affixed sign at 10 Park Street, within the Central Business Performance (CBP) District.

Chuck Raz, Signs Now NH, was present. The new sign will be located at the back of the building facing the parking lot. It is the same as the sign on the front of the building.

Ms. Hengen made the motion to recommend Design Review approval for a new affixed sign at 10 Park Street as submitted. Mr. Richards seconded the motion. The motion passed unanimously.

2. Application by Langdon Street Realty, on behalf of Concord Coach, requesting Architectural Design Approval for revised building elevations and an affixed sign at 7 Langdon Avenue, within the Opportunity Corridor Performance (OCP) District.

David Udelsman, Udelsman Associates, was present to discuss the application for the proposed exterior renovations associated with the conversion of approximately 5,260 sq. ft. of warehousing space to office use, at 5 Langdon Avenue.

The improvements include the replacement of existing steel single pane windows with insulated aluminum windows, a new aluminum storefront entrance and canopy, and a new wall mounted

sign over the canopy. There are no changes proposed to the existing shingle roof and concrete masonry exterior walls.

Mr. Walker reminded the applicant that the sign permit has not been received in Code. The applicant stated he will submit the sign application. Mr. King expressed concern about manufacturing the complex curve of the draping flag logo on the awning and advised the designer to work closely with the sign maker.

Mr. Richards made the motion to recommend Design Review approval for revised building elevations at 7 Langdon Avenue as submitted. Mr. Cowan seconded the motion. The motion passed unanimously.

Ms. Hengen made the motion to recommend Design Review approval for an affixed sign at 7 Langdon Avenue using either gooseneck lighting as shown on the plans or backlit LED lighting behind blue lettering. Mr. Cowan seconded the motion. The motion passed unanimously.

3. Application by Concord AC Tennis Div., Inc., DBA The Racquet Club of Concord, on behalf of Executive Health & Sports Center, requesting Major Site Plan Approval and Architectural Design Review Approval for renovations and expansion of an existing health and fitness club and the addition of medical offices at 10 Garvins Falls Road, including modifications to the existing parking, site access, lighting and landscaping, within the Highway Commercial (CH) District and the Medium Density Residential (RM) District *Determination of completeness only scheduled for December 18, 2013.*

Chris Rice; TF Moran, Kurt Lauer; Kurt Lauer Architects, and the proposed developer were present to discuss the application. The project is for proposed renovations and building additions to improve the existing Racquet Club of Concord at 10 Garvins Falls Road. The building improvements include three phases of additions and extensive interior renovations to increase the health club space and add medical offices. Overall the area and use of the building will increase from 72,378 sq. ft. of health club space to 103,593 sq. ft. of health club space and 12,043 sq. ft. of medical office space.

Mr. Doherty made the motion to recommend Design Review approval for Phase 1 at 10 Garvins Falls Road as submitted. Mr. Richards seconded the motion. The motion passed unanimously.

Recommendations for Phase 2 and 3 include: the addition of the required number of trees scattered within and immediately adjacent to the parking lot; make the primary entrance more important and interesting; supply samples of masonry blocks and siding; and address the design of the existing shed at the northwest corner of the main parking lot. The committee noted that it was important to provide shade and landscaping within large parking lots. The committee noted the shed would be in direct view for every one utilizing the main parking lot as soon as the turned into the site. The committee made a number of suggestions about improving the appearance of the shed including its removal or relocation, exterior material changes and landscape screening.

The committee requested the applicant and representatives come back with revised building elevations for Phases 2 & 3 and a revised landscaping, along with a solution to the shed situation for the January 7, 2014, ADRC meeting

Mr. Henninger noted that the site and building elevations need to show the location and size of any signage. Kurt Lauer has noted that the signs have not yet been designed. Sign application will be submitted when appropriate

4. Application by Siena Investments, LLC, requesting Major Site Plan Approval and Architectural Design Review Approval for a 22,596 SF retail building and a 4,100 SF restaurant, including parking, access, landscaping and buffer, lighting and site drainage, located across from the Steeplegate Mall between Loudon Road and Old Loudon Road, within the Gateway Performance (GWP) District. *Preliminary discussion only.*

Matt Peterson, Hillside Design Group, and John Jordan, Architect, were present to discuss the site plan. Discussion ensued about the possible uses and placement of the site and possible architectural features of buildings and landscaping. Mr. Peterson handed out a revised site plan showing a new layout for a proposed restaurant. The restaurant tenant has not yet been finalized so there were no elevations for ADRC to review and comment on.

The ADRC Committee noted that additional site landscaping will be required especially along Loudon Road; that the rear of the retail building facing Old Loudon Road needs additional design detail and enhancement; and that roof top equipment needs to be screened from view.

As there was no further business to come before the Committee, the meeting adjourned at 10:00 am.

Respectfully submitted,

Stephen Henninger
Acting City Planner