

**HERITAGE COMMISSION
Special Meeting
Minutes**

March 21, 2013

The Heritage Commission held its regular monthly meeting in the Second Floor Conference Room, City Hall, 41 Green Street, Concord, New Hampshire, on Thursday, March 21, 2013, at 12:00 noon.

1. Call to Order and Seating of Alternates:

The Chair called the meeting to order at 12:05 p.m.

Present at the meeting were Chair Phil Donovan, Members, Richard Jaques, Dr. Bryant Tolles, Fred Richards and Robert Johnson. City Planner Gloria McPherson, Associate Engineer Laura Aibel and Traffic Engineer Rob Mack were also present.

2. Minutes of the March 7, 2013 meeting:

The Commission considered the minutes of the March 7, 2013, Heritage Commission meeting. A motion was made by Mr. Jaques to accept the minutes as written and seconded by Dr. Tolles. Motion carried unanimously.

3. New Business:

- a. Informal discussion with Bill Binnie regarding preliminary plans for the Walker School site and building

Mr. Donovan explained that the purpose of this special meeting was to get an update on the proposed changes to Walker School and the site.

Attorney Richard Uchida presented the new plans for the redevelopment of the site to the Commission. He explained that they tried to come up with concepts that made sense based on the input from the joint meeting with the Architectural Design Review Committee and the Heritage Committee a couple months ago. He said that Bill Binnie doesn't own the property yet, but that there is a Purchase and Sale agreement between Mr. Binnie and the School Department to turn the school into a broadcast center for radio and television.

Mr. Uchida explained the steps that they were going to be taking to get their permits, including going to the ZBA for some zoning relief, then the Heritage Commission for a Certificate of Approval, and finally to the Planning Board for Site Plan approval.

Jonathan Halle from Warren Street Architects presented the proposed changes to the building and the site plan. He explained that they will lightly clean and repoint the brick, and other than redoing the entrances and replacing the windows, the building will stay the same. The replacement windows were worked out with Liz Hengen, preservation consultant.

Mr. Richards commented that the fenestration looked good and requested that they bring a sample window to the Certificate of Approval hearing. Mr. Halle replied that they would.

Mr. Halle described the new entry treatment, which serve to provide cover and signify the entryway. The concept was to use something that was entirely different from the existing architecture so that it was clear that it speaks to the new era of use of the building. A translucent glass shed roof is held up by a whimsical musical note.

Ms. Hengen added that this treatment is reversible and would not have an impact on the structure of the building.

The Commission was generally in favor of this entry treatment.

Mr. Halle explained that they are also proposing up to three 3 ft x 4 ft flat discs on the parapet wall. A simulated fly-through of the site and around the building showed what these discs would look like from all angles and approaches.

Mr. Halle used the fly-through to explain that most of the work is to the site, including mounding around the proposed signs and the antennas. Noted items included:

- The dishes, which were shown in front of a 4 ft retaining wall. The Commission was told they could be painted any color. The Commission generally preferred a dark color, but not the black that was shown.
- The dumpster, screened by a 6' tall white vinyl fence. Ms. McPherson noted that while the white tied into the new windows, she was concerned it would draw attention to the dumpster screen and preferred a natural wood that would weather and fade into the background.
- Three proposed freestanding signs on brick walls with an arc. The letters will be white porcelain edged in blue, the corporate colors, and backlit with LEDs like the UNH Law sign. The Commission agreed that would be attractive.
- Binnie Media signs on the building would also be white porcelain edged in blue. Mr. Johnson noted that the size of the wall mounted letters should be smaller than the Walker School building sign letters or else they could detract from the historic nameplate. Mr. Halle stated that the image is to scale so the letters are smaller.

The Commission discussed changes to the site with Mr. Halle. There was general agreement that the proposed removal of the chain link fence would be a big improvement. They discussed the monuments and memorial park and the idea of bringing them all together in one place on site. It was felt that there was at least one memorial where the family might not want to see it moved. The applicants were advised to proceed in a sensitive manner with this particular issue.

Mr. Donovan asked about the doors into the building. Mr. Halle believes that the existing transoms were added at a later time and that the original doors were full-height 8'-6" doors. Ms. Hengen stated that depending on the budget, the doors will either not be changed, but if replaced, would be replaced with full height, historically accurate doors.

Mr. Halle mentioned that they have not yet sized the HVAC system and he was not sure if it would need screening or not. Mr. Richards stated that it was likely that the ADRC would require screening.

Ms. McPherson noted that they would either have to show the screening on the plan for the Certificate of Approval hearing, or show graphically that the HVAC system is not visible.

The Commission discussed the existing trees on the site, which ones were to remain and which ones were to be removed. It was noted that this would also have to be shown for the Certificate of Approval hearing.

Ms. Hengen stated that in addition to a Certificate of Approval, which is a Heritage Commission permit based on the local Historic District, they would also be going through the Section 106 Review process since the project requires an FCC license.

There being no further business to come before the Commission, Mr. Donovan adjourned the meeting at 1:10 p.m.

Respectfully Submitted,

Gloria McPherson
City Planner