

City of Concord, New Hampshire
Architectural Design Review Committee
April 8, 2014

The Architectural Design Review Committee (ADRC) held its regularly monthly meeting on Tuesday, April 8, 2014 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Duene Cowan, Elizabeth Hengen, Fred Richards, Jennifer Czysz and James Doherty. Craig Walker of the Code Administration Division and Steve Henninger, Becky Hebert, Nancy Larson 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 April 16, 2014, 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 Remi Hinxhia, on behalf of Jeanine Sylvester, requesting Architectural Design Review Approval for a new awning with signage at 142 N. Main Street, within the Central Business Performance (CBP) District.**

Scott Sylvester, co-owner of Runners Alley, was present. The Committee discussed the occurrence of lettering directly on the body of the awning versus the valences on Main Street. Mr. Walker stated that there is a similar awning on Park Street for Better Homes and Garden Realty. The Committee asked Mr. Sylvester which font would be used since the two drawing had different fonts. He stated that the font on the colored drawing would be the one used and the committee noted that they thought this was the best choice.

Mr. Richards recommended approval of a new awning with signage at 142 N. Main Street as submitted with the recommendation that the font indicated on the colored drawing be used. Mr. Doherty seconded the motion. The motion passed unanimously.

- b. Application by Rev. Fr. Mike Wilson, on behalf of Holy Trinity Greek Orthodox Church, requesting Architectural Design Review Approval for a replacement of a freestanding sign at 68 N. State Street, within the Civic Performance (CVP) District.**

Ms. Pamela Hites was present for the applicant. She stated that the sign is replacing an antique sign that will be removed. The new sign will not have the hours or any other information printed on it except for the name of the church. The second line of text will not be bordered. Ms. Hites handed out a pamphlet from Swenson Granite showing the granite that will be used for the sign. The sign will be constructed with "woodbury gray thermal" granite and the lettering will be black litho paint. A discussion of the placement of the second line of text ensued. The Committee suggested moving the lettering "Greek Orthodox Church" up closer to "Holy Trinity" to improve the layout of the lettering. Ms. Hites concurred with this suggestion.

Ms. Hengen made the motion to recommend Design Review approval for a replacement of a freestanding sign at 68 N. State Street as submitted with the suggestion that the second line of text be moved up closer to the first line of text. Mr. Richards seconded the motion. This motion passed unanimously.

- c. Application by Concord 93 Limited Partnership, on behalf of Uno Restaurants, requesting Architectural Design Review Approval for four (4) replacement wall signs and a replacement panel within an existing freestanding sign at 15 Fort Eddy Road, within the Gateway Performance (GWP) District.**

Mr. Dane Irby, representing Uno's, was present to discuss the application. Mr. Irby noted that Uno's is rebranding and the signs reflect the new design.

Mr. Doherty made the motion to approve four (4) replacement wall signs and a replacement panel within an existing freestanding sign at 15 Fort Eddy Road, as submitted. Mr. Cowan seconded the motion. The motion passed unanimously.

- d. Application by Merrimack County Savings Bank requesting Architectural Design Review Approval for building renovations at 93 N. Main Street, within the Central Business Performance (CBP) District.**

Ms. Hengen recused herself. Mr. Christopher Carley, Architect, was present to discuss the application. The application consists of sealing an unused doorway and applying brick to the new surface. Mr. Carley stated that the brick is as close a match to existing as possible and a granite base will be provided which will match the base under the existing windows along the frontage. Mr. Carley noted that the existing door opening being enclosed is already recessed and that they will be recessing the new brick to match.

Mr. Richards made the motion to approve the building renovations at 93 N. Main Street, as submitted. Mr. Cowan seconded the motion. The motion passed unanimously with Ms. Hengen abstaining.

- 2. Application by Richard J. Day, on behalf of Sugar River Bank, requesting Major Site Plan and Design Review Approval to construct a 3,350± square foot building to contain a branch bank with four drive-up lanes, parking, landscaping, drainage and lighting at 198 Loudon Road.**

Brian Vincent, Nobis Engineering, was present to address the application. The new building will be replacing Dick Day's Motors and will include a new building, parking, landscaping, drainage and lighting. After some discussion, the Committee asked the designer to consider eliminating the faux dormers on the north face of the drive-through canopy. The committee asked for an elevation from the northeast in order to show the appearance of the drive-up and east elevation as viewed from Loudon Road.

They also suggested that the applicant consider the addition of a walk-up ATM due to the significant number of pedestrians along this part of Loudon Road.

Mr. Henninger noted that only one of the three sign panel shown on the east elevation is permissible and two of the panels will need to be removed.

Ms. Hebert had several suggestions about the placement of landscaping and the potential need to provide additional buffering between the site and the two abutting duplexes to the south.

The Committee requested that the applicant return to next meeting with the additional information requested prior to making a final recommendation to the Planning Board.

3. Any other business which may legally come before the Committee.

As there was no further business to come before the Committee, the meeting adjourned at 9:35 am.

Respectfully submitted,

Stephen Henninger
Assistant City Planner