



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Heather R. Shank, City Planner

DATE: May 29, 2018

SUBJECT: Proposed Canopy at Capital Commons in the South Main Street right of way

Background

As part of the conversion of portions of the Capital Commons building into a boutique hotel, the owner is seeking permission to construct a canopy over the Main Street right of way. The proposed canopy is approximately 34 feet long and extends approximately 12 feet over the right of way.

Discussion

The property owner appeared at the April 10, 2018 Architectural Design Review Committee meeting. Committee members had no objection to the overall design of the canopy and unanimously recommended approval. Materials were discussed. The frame of the structure is proposed to be aluminum to keep the structure light. The aluminum will match the existing overhangs on the building. Snow and ice removal were discussed. Snow will remain on the canopy unless it builds up and needs to be removed. In that case, it will be pushed to the sidewalk and removed.

The application was on the April 18, 2018 Planning Board agenda. The application was approved as submitted by consent.

Staff notes that awnings and canopies are items addressed in the Main Street Design Guide. The applicant's proposal is consistent with the draft recommendations of the Main Street Guide for awnings and canopies. Please note the following:

- The Design Guide recommends that canopies be compatible with the architecture of the building, and includes an example of the existing overhangs on the Capital Commons as a positive example of this.

- The Design Guide indicates that canopies can be used to identify building entrances. The proposed canopy helps to delineate the entrance of the building in that it is larger and more prominent than the existing canopies. ADR members commented that this is a positive aspect of the proposal.
- The Design Guide makes a specific recommendation that canopies should be fully supported by fixtures attached to the building, and not utilize poles within the right of way. The application is consistent with this recommendation.

Staff notes that the Design Guide did not make any recommendations as to the maximum size of canopies or the width of protrusion into the right of way that would be acceptable. However, staff can report that this was not raised as a concern with regard to the current proposal during the ADR meeting.

In summary, staff has no objection to the current proposal with respect to the recommendations of the Main Street Design Guide, or with respect to the review and approval process of the Architectural Design Review Committee and Planning Board.