

City of Concord, New Hampshire
Architectural Design Review Committee
February 7, 2017 Minutes

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on January 10, 2017 in the Second Floor Conference Room in City Hall at 41 Green Street.

Present at the meeting were members Claude Gentilhomme, Jay Doherty, Jennifer Czysz, Ron King, and Doug Shilo. Craig Walker of the Code Administration Division; Heather Shank of the City Planning Division; and Lisa Fellows- Weaver Administrative Specialist, were also present.

The ADRC met to provide recommendations for the February 15, 2017 Planning Board meeting with regard to the proposed design of certain sites, buildings, building alterations, and signs subject to the provisions of the City of Concord Zoning Ordinance

Sign Applications Requiring Design Review:

- 1. Yo Yo Heaven, on behalf of NHH Invest, LLC, requesting ADR approval to install a new window sign at 4 North Main Street in the Central Business Performance (CBP) District. MBL:35/3/2**

Bill Lustig of Sign-A-Rama was present. He stated that the owner has moved to this location and is using the same vinyl window sign that was approved and installed at the previous location. He added that this is an after the fact permit due the fact that he does not believe that the owner was aware that a new permit was required for the new location.

On a motion made by Mr. King and seconded by Ms. Czysz, the application was approved as submitted unanimously.

- 2. Concord Loudon LP, requesting ADR approval to install two new wall signs at 133 Loudon Road in the General Commercial (CG) District. MBL: 114/1/1**

Bill Lustig of Sign-A-Rama was present and explained that there is currently an existing sign. He stated that the owner is requesting to add the proposed signs to the side of the building for visibility.

Ms. Shank noted that the property owner contacted her as he was unaware of the proposal for additional signage.

A discussion was held regarding the difference in the font sizes on each sign. Mr. Doherty suggested removing the slash between the words on one of the signs, which will allow the font to be larger and more consistent with the font size on the other sign. Mr. Shilo suggested that the logo be added to only one sign and have just the text on the other sign. Mr. Lustig stated that the applicant wants the logo on both signs. Mr. Lustig stated that he would provide revised renderings to Mr. Walker showing the font sizes revised.

Mr. Walker noted that the banners depicted in the application are not permitted.

Mr. King made a motion to approve subject to the condition that the font sizes on each sign are consistent in size, and that banners will not be installed. Mr. Doherty seconded. The motion passed unanimously.

Architectural Design Review Applications

- 1. Sheldon Pennoyer, on behalf of Remi's Block, LLC, requesting ADR approval for changes to a previously approved application regarding balconies on a 5-story mixed use building at**

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**148-158 N. Main Street in the Central Business Performance (CBP) District. MBL: 45/6/14
(2016-23)**

Mr. Pennoyer was present on behalf of Remi's Block regarding the installed balconies.

Ms. Shank stated that the applicant needed to come back to ADR and the Planning Board for an amended approval because what had been installed was not consistent with what had been approved. She noted that the goal of the Committee at this point was to offer suggestions or feedback to aesthetically improve the installed balconies or to make them more consistent with what was previously approved by the Planning Board. She noted that originally the ADR Committee did not support the balconies; however, the Board did approve the balconies.

Mr. Pennoyer stated that this project involves the redevelopment of an old existing building. He provided an overview of some of the issues that have occurred causing additional expense, including the soils under the building not being able to carry a load, and the need to shore up the building with 98 piles. He also noted that they have a deadline at the end of the month, which will cost the developer a \$350,000 tax credit if missed.

Mr. Pennoyer noted that the design of the balconies and the materials used had changed. Mr. Pennoyer stated that they were told that the horizontal rails would be more expensive than the vertical rails and could not be provided. Mr. Pennoyer also explained that the installed railing is 2½ inches higher than what was previously proposed, and what is required by the Code Department, due to challenges with installation on the building

A lengthy discussion was held regarding the options for railings. One option discussed was adding a horizontal rail and creating an open area between the top rail and the new horizontal rail. Several ADR members were not in favor of that option due to maintenance, rust, installation, and corrosion concerns. They also felt that the proposal to add a horizontal bar was not effective at mitigating the vertical appearance of the railings. Most members were in favor of leaving the rails as they are at this point.

The Committee also discussed the wood cap on the top rail. Mr. King suggested a thicker piece of wood to cover more of the galvanized steel. It was agreed that a thicker wood cap would be provided, covering 2½ inches of the steel top rail.

Mr. King made a motion to approve the balconies as installed, subject to the condition that a thicker wood top cap be provided covering 2½ inches of the top steel rail. Mr. Shilo seconded. The motion passed unanimously.

Mr. Pennoyer asked if they could also get approval for a change he was just made aware of that day involving the need for 12 by 7 inch grates on the north (Loudon Road) and east (alley) elevations. He explained that the grates were needed to allow for proper dryer venting. The grates will be flush with the wall, and painted to match the brick. Mr. Shilo suggested changing the style of dryers to condenser dryers. Mr. Pennoyer explained that the dryers for the units have been purchased. He also explained that if the vents are not added, a fan would need to be installed in one unit and would be very noisy. Other vents for other units are being vented through a maintenance closet where the fan is being placed.

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Mr. King made a motion to approve the proposed grills, subject to the condition that they are painted to match the brick, and with the recommendation that the applicant investigate an alternative location for the grill proposed on the north elevation (Main Street side), relocating it to the east elevation (Loudon Road) if possible. Mr. Doherty seconded the motion. The motion passed unanimously.

As there was no further business to come before the Committee, the meeting adjourned at 9:33 AM.

Respectfully submitted,

Heather R. Shank, AICP, PLA
City Planner