

# WARRENSTREET ARCHITECTS

August 15, 2018

Ms. Heather Shank  
City Planner  
City of Concord, NH  
41 Green Street  
Concord, NH 03301

**RE: 78-82 Main Street Façade Improvements**

Dear Ms. Shank,

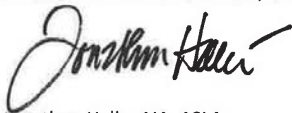
Warrenstreet has been engaged by Bangor Savings to renovate the property mentioned above. It is the intent of my client to potentially begin façade improvements later this fall with complete renovations of the building in the spring of 2019.

We are applying to ADR for oversight and approval of the proposed Main Street Façade and the construction of the rear alley stairwell. You will see in our application existing photographs of the building, a photograph circa 1918, proposed elevations, and we have sent under separate cover, a video of the proposed renovation.

It is our intent to remove all of the 1970's first floor retail façade, save much of the second-floor brick as possible, and save the third-floor building cornice. The client would also like to install a third-floor roof deck and we would propose a wrought iron trellis to fill in the partial third floor façade that was lost to fire previously.

I look forward to reviewing the proposal with the committee. Letters authorizing Warrenstreet as Agent are attached, along with ADR Application and sign applications as well. Any questions please give me a call.

Respectfully,  
**WARRENSTREET ARCHITECTS, INC**



Jonathan Halle, AIA, ASLA  
Architect & Landscape Architect  
Managing Member

# WARRENSTREET ARCHITECTS

August 4, 2018

Ms. Heather Shank  
City Planner  
City of Concord, NH  
41 Green Street  
Concord, NH 03301

To whom it may concern,

I am the present owner of the property located at 78-82 Main Street, presently known as the Crazy Goat and the Chandler Shop. My intentions are to sell the property to Bangor Savings with a closing scheduled for August 16, 2018.

Bangor Saving's intentions are to completely renovate the property and locate a branch bank on the main street level. Jonathan Halle of Warrenstreet Architects is their agent for all local city and state permitting related to this effort. He also represents me in this effort, as my agent, leading up to the sale of the property later this month.

If you have any questions please feel free to call.

Respectfully,

Emin Halilovic  
613 Dix St  
3<sup>rd</sup> Floor  
Manchester, NH 03103  
603-703-3366

*Emin Halilovic*  
*08/13/18*





Jason Donovan  
SVP, Facilities Manager  
Bangor Savings Bank  
PO Box 930  
Bangor, ME 04402-0930

August 14, 2018

Ms. Heather Shank  
City Planner  
City of Concord, NH  
41 Green Street  
Concord, NH 03301

Dear Ms. Shank:

Bangor Savings Bank is in the process of purchasing 78-82 Main Street, previously known as the Crazy Goat and the Chandler Shop. Our intention is to completely renovate the property and locate a branch bank on the street level. Jonathan Halle of Warrenstreet Architects is our agent for all local city and state permitting related to this effort. If you have any questions please feel free to call me at 207-262-4991 or email at [jason.donovan@bangor.com](mailto:jason.donovan@bangor.com). Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Donovan", is written over a horizontal line.

Jason Donovan

PLANNING BOARD CITY OF CONCORD, NH  
ARCHITECTURAL DESIGN REVIEW CHECKLIST  
FOR BUILDING AND FAÇADE RENOVATIONS  
(REVISED APRIL 2011)

This checklist is intended to assist applicants and design professionals in the preparation of Architectural Design Review (ADR) applications, where modifications are proposed to a building or signage which is subject to the provisions of Article 28-9-4(f) Architectural Design Review of the City of Concord Zoning Ordinance and where Site Plan approval is not required.

The checklist is also intended as an aid to City staff, the ADR Committee, and the Planning Board in its review of ADR applications. Any question about the applicability of any of the items in the checklist to a particular ADR application should be discussed with a member of the Planning staff at 603-225-8515, prior to submitting an application.

**Summary**

Name of Business: BANGOR SAVINGS  
Name of Owner(s): EMIN HAEILOVIC  
Name of Agent(s): JONATHAN HALLE / WARREN STREET  
Street Address: 78-82 MAIN ST. Nearest Street(s): SCHOOL ST.  
Map\Block\Lot: 45/6/4 Zoning District(s): CBP Overlay District(s): NA

**Documents**

- ☒ An application either signed by all the current owners of the property or signed by an individual authorized by the owners to act as the agent. A letter must be submitted with the application authorizing the individual to act as agent on behalf of the owner(s), when the agent signs the application.  
The appropriate application fees.  
TBD A copy of any variances which have been granted by the Zoning Board of Adjustment (ZBA).  
NA Where Conditional Use Permits (CUP) are required in conjunction with a proposed sign(s), three (3) copies of a complete CUP application shall be provided for each CUP.  
☒ A copy of any sign permit, where applicable, submitted to the Code Administration Division (Code).  
☒ One (1) set of colored photographs of all existing facades and adjacent buildings and lots.

**Drawings**

- ☒ Three (3) copies of the architectural elevations of all sides of all new buildings and of those sides of existing buildings which are proposed to be altered.  
☒ Three (3) copies of any plans for affixed, free-standing, or hanging signs.  
NA Where free-standing signs are proposed, three (3) copies of a site plan drawing showing the location of the proposed signs.  
☒ One (1) set of colored rendering of the building(s) being modified or constructed.  
☒ One (1) set of colored rendering or photo simulation of any proposed signage.  
☒ One (1) set of reductions (8½ x 11) of the colored rendering of the building and site plan.  
☒ Colored photographs of the building, the site, and neighboring buildings and site.

- ☒ The architectural elevations shall be prepared, signed, and stamped by a NH Licensed Architect or NH Licensed Professional Engineer, as applicable.

**Title Block**

- ☒ Title of plan.  
☒ Name and address of the property owner(s) and tenants where applicable.  
☒ Date the plan was prepared and the date of subsequent revisions.  
☒ Name, address, and title of the licensed professional who prepared the plan.

**Standard Notes**

- ☒ Purpose of the plan.  
☒ Tax map, block, and lot numbers of the existing parcels.  
☒ Address or address range of the proposed building(s).  
☒ Zoning designation of subject parcel(s) including all overlay zones.  
☒ Sign frontages of buildings, each tenant space, and lot frontage for free-standing signs.  
☒ Tabulations of existing and proposed sign areas for each sign and each type of sign.  
☒ Zoning variances granted.  
☒ Master sign plan prior approval date and conditions, if applicable.  
☒ Condominium association name and contact information, if applicable.

**Architectural Elevations**

- ☒ Architectural elevations shall be prepared at a minimum scale of 1/8" = 1'. Drawing sheets shall not exceed 22" x 34".  
☒ A reduction of each architectural elevation shall be provided on an 8 1/2" x 11" sheet.  
☒ Architectural elevations of all sides of all buildings shall be provided. Where modifications are proposed on only a portion of the exterior of an existing building, elevations shall be provided for those sides and areas proposed to be altered and the immediately adjacent existing facades and roof.

Architectural elevations shall show and include notes for all the following:

- ☒ Exterior materials and colors.  
☒ Type and pitch of roofs.  
☒ Size and spacing of windows, doors, and other openings.  
☒ Trim detail and dimensions including, but not limited to, corner boards, eaves, window trim, lintels, sills, canopies, railings, porches, medallions, etc.  
☒ Vertical dimensions shall be provided, including the maximum height to the top of the roof, any mansard, parapet, or screen wall, roof top structure, mechanical equipment cupola, flag pole, or other appurtenant structure. A vertical dimension from the average ground level on each side of the building to the top of each floor shall be provided. Building height above grade for the top of the roof for flat roofs or top of peak and eave line for pitched roof.  
☒ Horizontal dimensions shall be provided for each building face and each portion of a building face offset by more than six (6) inches, each canopy, tower, or other distinguishing structure.  
☒ Size, location, colors, and copy of signs to be affixed to, or hanging from, the building.  
☒ Size, height, colors, and copy of proposed ground signs.  
☒ Size, type, and location of towers, chimneys, roof structures, flagpoles, antennas, and similar structures.  
☒ Size, type, and location of all awnings and canopies.  
☒ The location, appearance, type, and details of all exterior building lighting, including provisions for cut-off fixtures.  
☒ The size and height of all roof top mechanical equipment.



EXISTING ELEVATION



FRONT ELEVATION - 2D  
 3/8" = 1'-0"

## BANGOR SAVINGS BANK

82 MAIN STREET  
 CONCORD, NH 03301

08/13/2018

**WARRENSTREET**  
 An Architecture & Engineering Design Cooperative





FRONT ELEVATION - 3D (NOT TO SCALE)

## BANGOR SAVINGS BANK

82 MAIN STREET  
CONCORD, NH 03301

08/13/18

**WARRENSTREET**  
An Architecture & Engineering Design Cooperative





STREET ELEVATION - 3D (NOT TO SCALE)

## BANGOR SAVINGS BANK

82 MAIN STREET  
CONCORD, NH 03301

08/13/18

**WARRENSTREET**  
An Architecture & Engineering Design Cooperative







## CONCORD, NH

DWN BY KL  
CHK BY JH

SHEET NUMBER, 1 OF 4

5



EX101

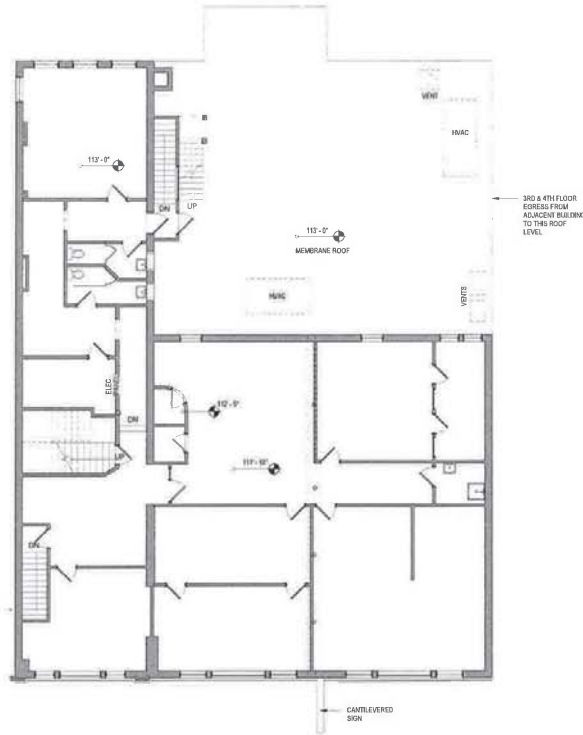


**76-80 N. MAIN STREET AS-BUILTS**  
CONCORD, NH

SCALE: AS NOTED OWN BY: RL  
JOB #: 3465 CHK BY: JH  
06/08/18  
EXISTING  
CONDITIONS  
FLOOR PLANS

**EX102**  
SHEET NUMBER: 2 OF 4  
Copyright WarrenStreetArchitects Inc. © 2018

DRAFT



1 SECOND FLOOR PLAN  
EX102 1/8" = 1'-0"



2 THIRD FLOOR PLAN  
EX102 1/8" = 1'-0"



## CONCORD, NH

EX103

Copyright © Harcourt HighTests Inc. © 2018



BASEMENT



## GROUND FLOOR



## SECOND FLOOR



### THIRD FLOOR



BASEMENT



## GROUND FLOOR



## SECOND FLOOR



### THIRD FLOOR

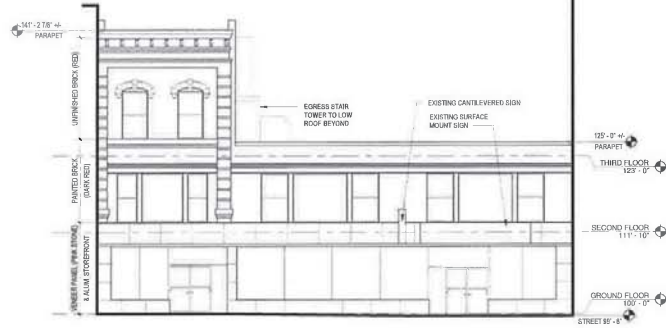


**76-80 N. MAIN STREET AS-BUILTS**  
CONCORD, NH

SCALE AS NOTED DWN BY: RJ  
JCS 4 368 CHK BY: JH  
06/16/16  
EXISTING  
CONDITIONS  
BUILDING EXTERIOR

**EX200**  
SHEET NUMBER 4 OF 4

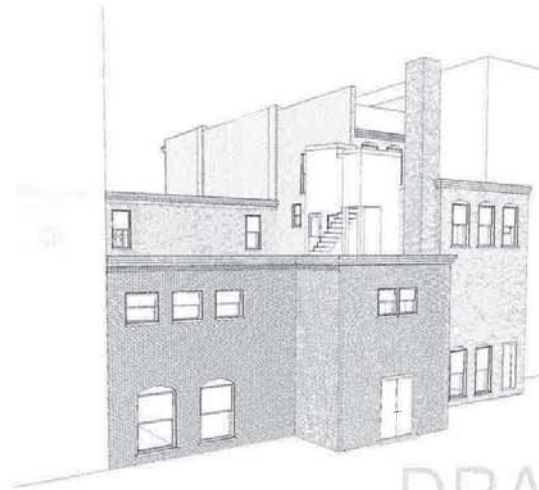
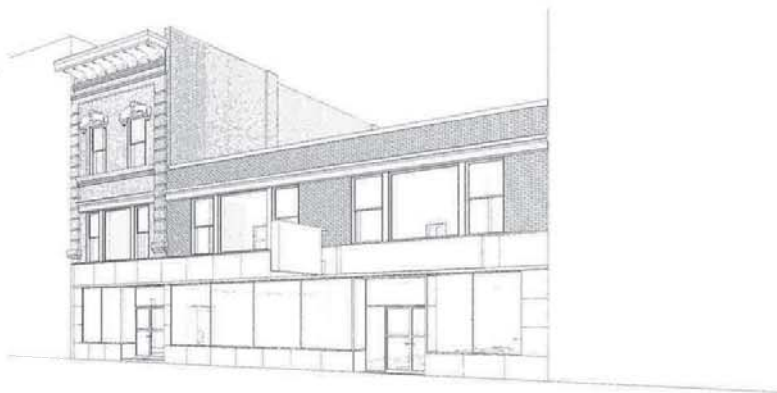
Copyright WarrenStreet Architects Inc. © 2016



1 FRONT ELEVATION  
EX200 1/8" = 1'-0"



2 REAR ELEVATION  
EX200 1/8" = 1'-0"



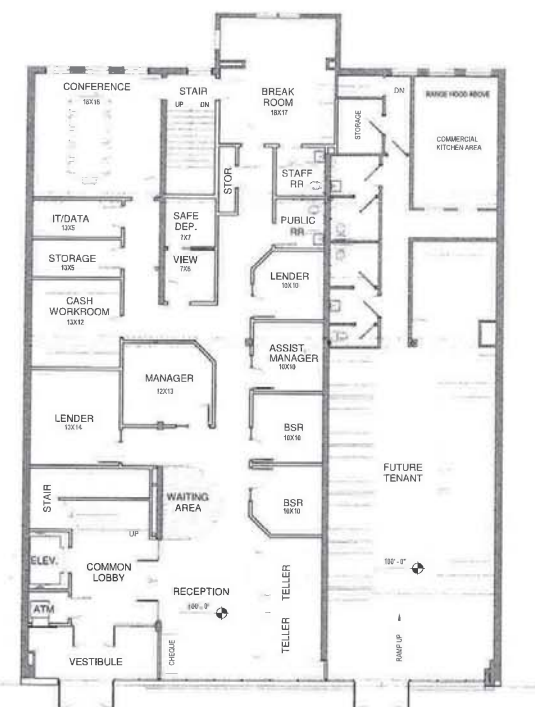
DRAFT

**BANGOR SAVINGS BANK**  
82 MAIN STREET  
CONCORD, NH 03301

SCALE: AS NOTED DWN BY: KL  
JOB #: 3485 CHK BY: JH  
8/14/2018  
PROPOSED  
NOT FOR CONSTRUCTION  
CONCEPTUAL FLOOR  
PLANS

**SD100**  
SHEET NUMBER 1 OF 2  
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

NOTE: BASEMENT DESIGN TBD

**BANGOR SAVINGS BANK**  
82 MAIN STREET  
CONCORD, NH 03301

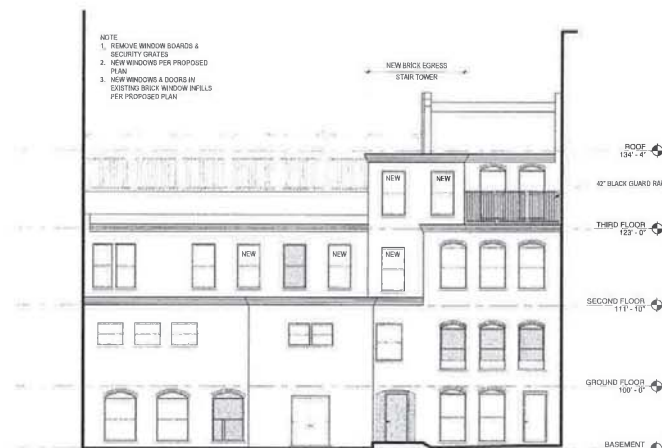
SCALE: AS NOTED DWN BY: RL  
JOB #: 3688 CHK BY: JH  
08/14/18  
PROPOSED  
NOT FOR CONSTRUCTION  
PROPOSED  
ELEVATIONS

**SD200**  
SHEET NUMBER 2 OF 2

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FRONT ELEVATION



REAR ELEVATION

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