

City of Concord, New Hampshire
Architectural Design Review Committee
April 30, 2019 Minutes - DRAFT

The Architectural Design Review Committee (ADRC) held its regular monthly meeting on April 30, 2019 in Council Chambers at 37 Green Street.

Attendees: Chairs Jay Doherty, Members Claude Gentilhomme, Ron King, and Doug Shilo. Margaret Tomas arrived at 9:00 a.m.

Absent: Liz Hengen, and Jennifer Czysz

Staff: Heather Shank, City Planner
Lisa Fellows-Weaver, Administrative Specialist
Craig Walker, Zoning Administrator

Call to Order

The meeting was called to order by Chairman Doherty at 8:45 a.m.

Approval of Minutes

Mr. Gentilhomme moved to approve the minutes of April 2, 2019, as written. Mr. King seconded the motion. The motion passed unanimously; 6/0.

Sign Applications

1. Nikoliya Muyakovic requests ADR approval to install two (2) new wall signs at 49 Hall Street in the Opportunity Corridor Performance (OCP) District.

Josh Messinger of Advantage Signs represented the application for Nina's Bistro and Sandwiches.

Mr. Messinger stated that this is the former Sandwich Depot. The proposal is to add two new signs, replicating the same designs.

Mr. King made a motion to recommend approval of the design, as submitted. Mr. Gentilhomme seconded. The motion passed unanimously; 4/0.

2. Ross Mingarelli, on behalf of Ciborowski Trust, requests ADR approval to install a new externally illuminated wall sign at 44 N. Main Street in the Central Business Performance (CBP) District.

Ross Mingarelli represented the application for Candletree.

Mr. Mingarelli explained that the new sign will be externally illuminated. He stated that he would like to use small solar lights. Mr. Doherty stated that without seeing something proposed for lighting and without having an application the Committee would not be able to address lighting.

Mr. King made a motion to recommend approval of the design, as submitted, non-illuminated. Mr. Gentilhomme seconded. The motion passed unanimously; 4/0.

3. Crisis Center of Central NH requests ADR approval to install a new freestanding sign at 79 S. State Street in the Urban Transitional (UT) District.

Josh Messinger of Advantage Signs represented the application.

Mr. Messinger stated that the proposal is a two sided sign panel. The panel is being placed into two granite posts that are slotted to accept the granite panel. The panel is paint filled and is two inches thick.

Mr. King made a motion to recommend approval of the design, as submitted. Mr. Gentilhomme seconded. The motion passed unanimously; 4/0.

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4. Maddie Cole, on behalf of Oakstream Properties, requests ADR approval to replace an externally illuminated projecting sign at 25 N. Main Street in the Central Business Performance (CBP) District.

Glen Shadlick of NEOPCO Signs and Maddie Cole represented the application for Bona Fide.

Mr. Shadlick stated that the proposal is for a replacement panel, two sided, within the existing ornate frame. The sign will be externally illuminated by the existing lighting.

Mr. King made a motion to recommend approval of the design, as submitted. Mr. Shilo seconded. The motion passed unanimously; 4/0.

5. Helen Dionne, on behalf of Jake Ciborowski Trust, requests ADR approval to install a new internally illuminated wall sign at 1 N. Main Street in the Central Business Performance (CBP) District.

Glen Shadlick of NEOPCO Signs and Helen Dionne represented the application for Uniquely Couture Bridal, formerly A Day To Remember.

Mr. Shadlick stated that the proposal is to replace the existing sign. The sign is in two separate pieces, a raceway that will be painted to match the brick exterior and then the section for the name. The letters will be raised. The new sign will conform to the City's new regulations. Mr. Shadlick noted that the sign is positioned towards the front of building for a better view due to an existing light pole.

It was noted that there is an existing sign on the Main Street side all ready. Mr. Walker stated that there are two frontages with this property and that both signs are permitted.

Mr. Shilo expressed concern with the sign colors matching the exterior of the brick exterior of the building. Mr. Shadlick stated that the sign colors are brown with cream letters; internally illuminated for all lettering, and a pale blue background for oval portion of the sign.

Mr. King made a motion to recommend approval of the design, as submitted. Mr. Shilo seconded. The motion passed unanimously; 4/0.

6. Lashing Out Studio, LLC, on behalf of Alexander Constant, requests ADR approval to install a new externally illuminated wall sign at 35 S. Main Street in the Central Business Performance (CBP) District.

Josh Messinger and Melissa Ash represented the application.

Mr. Messinger stated that the proposed sign is externally illuminated using the existing lighting. Ms. Ash stated that the sign is all black and white. The current business is relocating to Main Street.

Mr. Gentilhomme made a motion to recommend approval of the design, as submitted. Mr. King seconded. The motion passed unanimously; 4/0.

7. Stonex, on behalf of FourKPH, LLC, requests ADR approval to install a new wall sign at 54 Regional Drive in the Office Park Performance (OPF) District.

Glen Shadlick of NEOPCO Signs represented the application.

Mr. King asked about the Stonex business. It was explained that it is a manufacturing business.

Mr. Shadlick explained that one sign will be raised letters mounted to the exterior wall. The other proposed sign is a panel placed into the existing tenant sign.

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Mr. King made a motion to recommend approval of the design, as submitted. Mr. Shilo seconded. The motion passed unanimously; 4/0.

Margaret Tomas arrived at 9:00 a.m.

Building Permits in Performance Districts

1. Prolerized New England Company, LLC, requests ADR approval to install new equipment at 25 Sandquist Street in the Opportunity Corridor Performance (OCP) District.

Eric Steinhauser of Sanborn, Head and Associates along with Ira Gross of Schnitzer Northeast, represented the application.

Ms. Shank gave an overview of the proposal explaining that the project is internal to the site, surrounded by a high fence, where they will be adding new processing equipment to further process metals at the existing scrap yard. There will be little opportunity for the public to view the equipment. A site plan was not required.

A discussion was held regarding the location of the equipment. It was explained by the applicants that the equipment will be located near the entrance gate to the facility and will require minor modifications to the existing warehouse such as screening, which will be added to all 4 sides.

Some existing parking spaces will be eliminated to provide a safe operating area for the proposed process; however, the facility provides sufficient parking on a paved lot adjacent to the gate and perimeter fence on Sandquist Street.

The applicant explained that the proposed process equipment layout and operation will require minor building modifications. The proposed modifications to the existing warehouse and maintenance buildings will allow for conveyors and ducts to transfer materials between the outdoor and the indoor process equipment and the baghouse / cyclone blower apparatus.

Additional discussion was held regarding the visibility from areas of the City. There are three cranes on site. The building is 31 feet high. Mr. Gross stated that he does not believe that there is any visibility from the highway as he has never noticed seeing the facility from the overpass. He added that he does not believe that a vehicle would be able to see from Basin Street either. Mr. Walker stated that there is a lot of wooded screening in the area.

Mr. King made a motion to recommend approval of the proposed design to install new equipment, as submitted. Mr. Gentilhomme seconded. The motion passed unanimously; 5/0.

2. Liberty Utilities, on behalf of the City of Concord, requests ADR approval to construct a new 128 sf utility building to accommodate natural gas regulation at the corner of Black Hill Road and Manchester Street in the Gateway Performance (GWP) District.

Andrew Mills represented this application.

Mr. Mills explained that this project is on City property. The proposal is to install an above ground 8 foot by 16 foot regulator building, on an 8 foot by 6 inch foundation. This building is necessary due to the increased capacity in and around Black Hill Road and Manchester Street. He stated that the project is out to bid now and the building is more in the line of a glorified shed. The building will make the area more aesthetically pleasing as everything is contained inside. There will be no increase to the noise. The structure can be any color and engineering as suggested forest green. There is existing and proposed landscaping.

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Mr. Shilo asked about the height of the trees. Mr. Mills replied that proposed trees are seven to eight feet tall and they will continue to grow and provide a buffer. He noted that there is additional landscaping proposed.

Mr. Doherty stated that the proposal seems appropriate.

A discussion was held regarding the color of the building. The Committee felt that the forest green would be appropriate.

Mr. King made a motion to recommend approval of the proposed design to install the new building, as submitted, and change the color to forest green as suggested by the City of Concord engineering department. Mr. Gentilhomme seconded. The motion passed unanimously; 5/0.

3. Ron King, on behalf of Ciborowski Jacob S. Family Trust, requests ADR approval for a new storage structure at 90 Low Ave in the Central Business Performance (CBP) District.

Mr. King stated that he is not involved with the project anymore. Staff stated that they would reach out to the applicant for further direction as no new information has been provided in two months.

Major Site Plan Applications

1. Nobis Group, on behalf of 125 NSS LLC, request ADR approval for the construction of a one-story conference room, a three-story accessible office space, a 5-car carriage house, and associated site improvements.

Fred Potter, of 125 NSS LLC, represented this application along with Ellen Aldrich and Ting Chang from Nobis Engineering.

Mr. Potter explained that they are returning to the Committee with a very similar plan that was presented last year; however, he is no longer integrated with a neighboring project and thus does now not require selling a strip of his land. He believes that he has been able to improve the original design. The new design includes the construction of a three-story office addition, a conference room and a carriage house to equal a total of 14,820 square feet. The three story addition includes an elevation to provided ADA accessibility throughout the buildings. The carriage house includes a garage on the first floor for parking of up to five vehicles. The second floor of the carriage house is for storage. There will be parking improvements, which will provide ADA parking and an ADA accessible route to the building.

Ms. Chang spoke to the parking explaining that there site provides the 28 required parking spaces including parking in the Carriage House garage, and ADA spaces. She reviewed the proposed landscape plan noting that they have tried to maintain as many of the existing trees. The mature trees in front will remain. Additional landscaping of trees and shrubs are proposed along the exterior of the buildings and courtyard area. Ms. Chang reviewed the drainage improvements proposed to handle an increase in impervious area of 4,000 square feet. New water lines and utilities will be added and/or upgraded.

Ms. Albricht explained the proposed building elevations. The building and tree heights were noted. Mr. Potter mentioned prior comments from the Committee relative to the railing along the side of the building. He stated that he would like to have a nicer view and more design flexibility, which will allow more functionality.

A discussion was held regarding the color of the building and the materials. Ms. Albricht stated that the exterior is board and batten. Mr. Potter stated that he would prefer to maintain the existing color yellow as it was just painted last year.

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Mr. Gentilhomme expressed concern with the storefront as described to being used as delineation with the new and old section of the building. He is not comfortable with the store front as it does not seem to integrate with the architecture of the existing building and the new building. He would like to see it tie together better. He added that another concern is how much the applicant is reducing the amount of detail; looking at the drawings it seems that it is too similar. He stated that he wants to honor the architecture of the existing building and asked do we honor it by reproducing it too much. He stated that he does not have any concern with massing, height, or railing issues. He commented that the yellow may be too bright especially on the entire building and asked if it would be possible to tone it down. Mr. Potter stated that the building was just painted last year and he went to great lengths to match this color.

Mr. Shilo stated that the store front is a gray tone to separate the two. He stated that he is not sure if a change would appear to not be a break; it may appear to be the same and would not create a visual stop for the eye. Mr. Doherty commented that the stair tower is open now with the new proposal. The break is on the other side of the stair tower. He stated that he is ok with the storefront as proposed. He commented to the little gestures around the building and making references to the other side. He is just not sure with the overall placement.

Mr. Gentilhomme suggested that the issue maybe the layout of the framing. He suggested to look more into adding framing to reduce the size of the glass panels or go to a checkerboard or elongated checkerboard design. Ms. Albricht commented that they started with the storefront to try to signify the old and new buildings and have the newer appearance around the corner.

Ms. Tomas stated that she is pleased with the proposal. Additional comments were stated relative to the roofline break it up and this is not available with this new design. It was stated that it the design appears to be very vertical and it may not be necessary.

Mr. Gentilhomme stated that what is not seen on the existing building is a large span of wall. He suggested that that be used as a cue and suggested using different window designs from the existing house as that may pick up details better. Ms. Albright stated that there were many different renditions.

Mr. Shilo stated that it is difficult to know where it ends. He suggested different colors and or a different window as that may make the break more subtle. He encouraged the applicant to keep exploring and look into other materials from the yellow clap boards. He appreciates the applicant trying to make it look like one building and still trying to preserve what is old and highlight the new building. He stated that he feels that there are multiple solutions available.

Ms. Tomas stated that she feels the design proposed is sufficient.

Mr. Doherty stated that it is difficult as this is a three dimensional building. He stated that the elevator location now being internal is a good change. He requested that the applicant try something new and maybe work with different colors. With the railings, he liked the new proposed with keeping it at the edge. The rhythm ties nicely with the landscaping. With the storefront, he stated that maybe the rhythm of it is off, or it is not at the right location. He asked how it could be tied in better.

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Ms. Shank stated that the applicant should not get discouraged; their work is appreciated. She added that sometime with better quality work there is more to talk about. She asked if the applicant would be willing to come back and continue the conversation. Mr. Potter replied yes but stated that they would like to be able to move forward with the Planning Board.

Mr. Gentilhomme made a motion, to approve the project, as submitted, including the site design, landscaping, and building massing, and request the applicant return to ADRC to discuss certain architectural aspects of the exterior design of the building, specifically the connection between existing building and new building and colors. Mr. King seconded. The motion passed unanimously; 5/0.

2. TF Moran, Inc., on behalf of Merrimack County Savings Bank, requests ADR approval as part of a Major Site Plan application for the construction of 2 new buildings for the purpose of a pizza restaurant and a coffee shop and a Conditional Use Permit for the construction of a driveway within 200 feet of an adjacent driveway and intersection at 212 Fisherville Road in the General Commercial (CG) District.

Property owner Rik Yeames, and Michael Krzeminski Landscape Architect from TF Moran represented the application along with Robert Myott representing Aroma Joes.

Mr. Yeames stated that they were returning to provide the Committee with samples of materials for Dominoes and Aroma Joes and additional information they had requested at the April 2, 2019 meeting.

Robert Myott presented the Committee with samples of the white clapboard siding, the blue molding, and the roofing material called National Blue.

Mr. Doherty stated that the colors shown appear to be appropriate. Mr. King asked about damage to the siding due to snow plows. Mr. Myott explained that they typically need to repaint every two to three years anyway.

Mr. Gentilhomme made a motion to recommend approval of the proposed design, as submitted. Mr. King seconded. The motion passed unanimously; 5/0.

Mr. Yeames provided samples of the exterior insulation finishing system (EIFS) for Dominoes; light gray for the top of the building, light brown for the bottom of the building, blue for signage and trim, red for signage and metal awning. The darker brown for the tower was not available.

Mr. Gentilhomme made a motion to recommend approval of the proposed design with the verification of all colors, specifically the tower. Mr. King seconded. The motion passed unanimously; 5/0.

With regards to the site elements of both proposed business, Mr. Krzeminski provided pictures of the railing at Aroma Joes shown as a black painted tube style railing, made of galvanized steel and painted black, which he explained to hold up well with the weather elements. Mr. Krzeminski stated that there will be a stamped concrete rumble strip basically for the truck turning area, made of ashlar cut slate. The color will be a stone gray, which they believe works well with both color schemes. The dumpster enclosure has been doubled, which was a request by the Board to combine the dumpster areas of both businesses. A picture was provided and the Committee suggested that the dumpster screening be galvanized steel, with all metal elements throughout the site be match and be painted black. Landscaping was noted to be added behind the dumpsters.

Mr. Shilo made a motion to recommend approval of the proposed design, as submitted, with the recommendation that all galvanized steel items be painted black including the inserts of the dumpster screening fence. Ms. Tomas seconded. The motion passed unanimously; 5/0.

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3. Capital Hotel Company VI, LLC requests ADR approval as part of a Major Site Plan application to construct a new 9,900 sf restaurant and associated site improvements at 406 S. Main Street in the General Commercial (CG) District.

John Ramsay represented this application.

Mr. Ramsay stated that at the April 2, 2019 meeting the Committee requested he return to this meeting with color samples for all building materials and screening materials as well as colors for the dumpster area. He provided samples of the paint colors for the building, red and green. He added that the recessed panels in the windows will now be green. A picture of three options were provided for the brick and Mr. Ramsay stated that the applicant has not finalized which style of brick they will be using; however, are leaning more towards a textured brick. A sample of the roofing material was also provided. The color will be red. A sample of the siding was provided, four inch exposure. Two pictures of the dumpster screening were provided showing a PVC enclosure painted. The Committee supported the darker option as it blended better with the landscaping.

Mr. Shilo stated that during the day, windows usually appear to be black or gray and these windows in the southwest corner are going to be green.

Mr. Doherty commented that they are using a color that they already are using and he feels that it is appropriate.

Mr. Doherty noted that what is being presented today is slightly different than what is noted in the submission materials.

Mr. Gentilhomme made a motion to recommend approval of the proposed design, as submitted, allowing the applicant to choose the brick style from one of the three options presented at this meeting. Mr. Shilo seconded. The motion passed unanimously; 5/0.

Mr. Gentilhomme left the meeting.

Other

Resignation

Ms. Shank stated that Jennifer Czysz has resigned from the Committee.

Mr. Doherty made a motion to accept Ms. Czysz letter of resignation, with regret. Mr. Shilo seconded. The motion passed unanimously; 4/0.

Alternate Members

A discussion was held regarding adding two alternate members. Ms. Shank suggested that the members think of someone that would be an asset to the Committee that may have some landscape architecture and/or lighting engineering background. Members will contact Staff with recommendations.

Adjournment

Mr. Doherty made a motion to adjourn at 10:38 a.m. Mr. Shilo seconded. The motion passed unanimously; 4/0.