



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

**Planning Board**

May 20, 2026

**Record of Architectural Design Review Committee Recommendations**

RE: May 5, 2026 Architectural Design Review Committee meeting.

**Sign Application**

Cobb Hill Construction, on behalf of Concord Feminist Health Center, and Equality Health Center, requests an architectural design review recommendation for the replacement of an existing storefront, sidelights, and transom, along with the installation of a fence along the north side of the building at 38 South Main Street in the Central Business Performance (CBP) District. (2026-038) (PL-ADR-2026-0176)

**Recommend the Planning Board deny the application, due to the loss of the historic and intact entry way that showcases the history of Main Street as the proposal does not adequately retain the existing architectural details of the entry way per Section 5.3(D) *Architectural Features and Details* of the Design Review Guidelines or use materials appropriate to maintain the character of the building per Section 5.3(E) *Materials and Colors* of the Design Review Guidelines. By entry way, the committee means the plasters, sidelights, transom, and sidewalls, not the existing door. Instead, the Committee suggests the applicant pursue their need for security by working on the interior of the entry way, so the outside can remain as is, excluding the door, and whereas the interior be constructed in such a way that it is reversible in the future.**

Section 28-9-6 (d) *Record of Recommendation*. A written record of the recommendation of the Design Review Committee shall be forwarded to the Planning Board. The record shall state whether the project or permit is recommended for approval or disapproval, include any recommendations for conditions of approval, and state the reasons for recommending disapproval, if such is the Committee's recommendation.

Section 28-9-6(c) *Standards for Recommendations*. In developing its recommendations, the Design Review Committee shall utilize the criteria set forth in the Architectural Design Guidelines as adopted and most recently amended by the Planning Board. The current design guidelines were revised by the Planning Board on April 12, 1991.

Section 28-9-4(f)(6) *Standards for Review*. In the process of reviewing a project or permit for the purpose of making a decision thereon, the Planning Board shall take in to consideration the following:

- a. The criteria set forth in the Architectural Design Guidelines as adopted and most recently amended by the Planning Board;
- b. The goals and recommendations contained in the Master Plan, as most recently amended;
- c. The purposes of this ordinance and of the several districts established herein;
- d. The recommendations of the Design Review Committee;
- e. Reports of the City Departments;
- f. Reports, graphics, and other relevant materials together with information presented at the hearing by the applicant and the applicant's agents; and
- g. Reports, graphics, and other relevant materials together with information presented at the hearing by anyone who can demonstrate that they are directly affected by the application.