



February 20, 2019

Beth Fenstermacher  
Senior Planner  
City of Concord, Planning Department  
41 Green Street  
Concord, NH 03301

**RE: Abbott Village, Subdivision Approvals**

Dear Ms. Fenstermacher,

Please let this letter and attached application serve as notice that Abbott Farm LLC., wishes to be heard at the March 20, 2019 Planning Board meeting. One of the conditions of the previously approved subdivision plan is that the Abbott House be restored as part of Phase 4. The applicant is requesting to proceed with Phase 5 prior to restoring the Abbott House.

In January of 2017 the applicant employed Macleod Structural Engineers to assess the condition of the Abbott House and make recommendation on how to restore the house. It is the Engineer's opinion the House has deteriorated beyond restoration and should be demolished per the attached detailed Field Survey.

The applicant intends on making a future application to the Planning Board to tear down the Abbott House and add an additional Unit to Building 2 per the attached draft revision to the site plan. The additional unit to Building 2 maintains the current 80 condominium plan with no need to revise the Condominium Declaration and By-Laws. In addition the proposed changes would add much needed additional parking.

The applicant has been in recent communication with Sumner Dole, a direct descendant to the Abbott Family and grew up in the Abbott House. Sumner has been informed of this request and has expressed interest in working with the applicant to design a monument and sitting area depicting the History of the Abbott Family.

Sales of units in Building 34 have been very promising and the applicant wishes to proceed with the next building while the market is favorable. The condition of approval regarding the Abbott House restoration would delay construction of the next building considerably. The applicant believes it would serve the interest of the public and the current homeowners of the Abbott Village Condominium Development to allow the applicant to continue development into Phase 5 while determining what will be done with the Abbott House. All offsite improvements are complete. All promised amenities per the approval have been completed. The applicant feels that the request allows development that has been historically slow with this project to continue to move forward while the real estate market is favorable.



Thank you for your time and attention. Please feel free to contact me with any questions or if there needs to be further clarification.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jason Garland', written over a light blue horizontal line.

Jason Garland  
Abbott Farm, LLC

Enc.  
34 Calaway Drawings

January 5, 2017

Mr. Jason Garland  
North South Construction Services  
55 Calef Highway  
Suite 2  
Barrington, NH 03825

Re: Field Investigation of 382 North State Street – Concord, NH.  
Date of Site Visit: December 6, 2016

I recently visited the single family residence on 382 North State Street – Concord, NH, known as the Abbott House, to inspect the condition of the building and assess the potential for renovation. Mr. Garland was present at the time of my inspection. This letter is a report of my inspection and findings.

### **OBSERVATIONS:**

The subject building is a three story wood framed structure with a 1 ½ story cape style wing, a partial basement and an attached garage. The main three story home is a federalist style with a low pitch hip roof. The garage is attached to the main house. It does not have a frost protected foundation and has experienced significant settlement in some areas. The garage wing is subject to frost heave and the walls are racked from heaving and settling.



Photo 1

Upon entering the cape style wing I discovered severe deterioration due to water intrusion through the roof. The first floor ceiling has come down in large sections and the floor is warped and rotting from the

presence of water. The second ceiling has similar areas where the ceiling and floor are significantly damaged. The second floor is unsafe to walk on and we did not enter the rooms.



Photo 2



Photo 3



Photo 4

In the main area of the home, the three story section, the situation is very much the same. Significant leaks in the roof have permitted the intrusion of water through all the levels. The floor and ceiling framing are rotted to the extent that they are unsafe to walk on. Much of the original finishes including plaster, wall paper, paint and trim are lost. We were required to use extreme care so as not to fall through the floor.



Photo 5



Photo 6

The roof faming and sheathing have deteriorated and are allowing water into the building. The framing members have water damage and rot. The roof is structurally compromised.



Photo 7

There is a partial basement under the main building. The foundation walls are constructed of stone rubble. The walls have collapsed in multiple areas and soil has fallen into the basement area. These areas of foundation failure have put the wood structure at risk of collapse.



Photo 8

### **CONCLUSIONS/RECOMMENDATIONS:**

The Abbott house has deteriorated beyond repair and it is not a suitable candidate for renovation. Most of the major structural elements, roof sheathing floors and ceilings would need to be replaced. The foundation would need major repairs and the garage would need a frost protected foundation. The cost of such work would far exceed any possible financial return for the property. Currently, the building is unsafe to occupy. There is a danger that children or vandals could enter the building and be injured by falling through unsafe floors. It is my recommendation that the building be demolished.

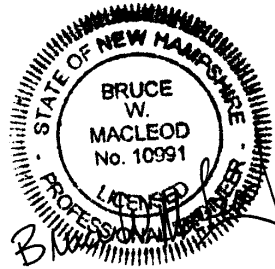
# MacLeod

Structural Engineers, PA

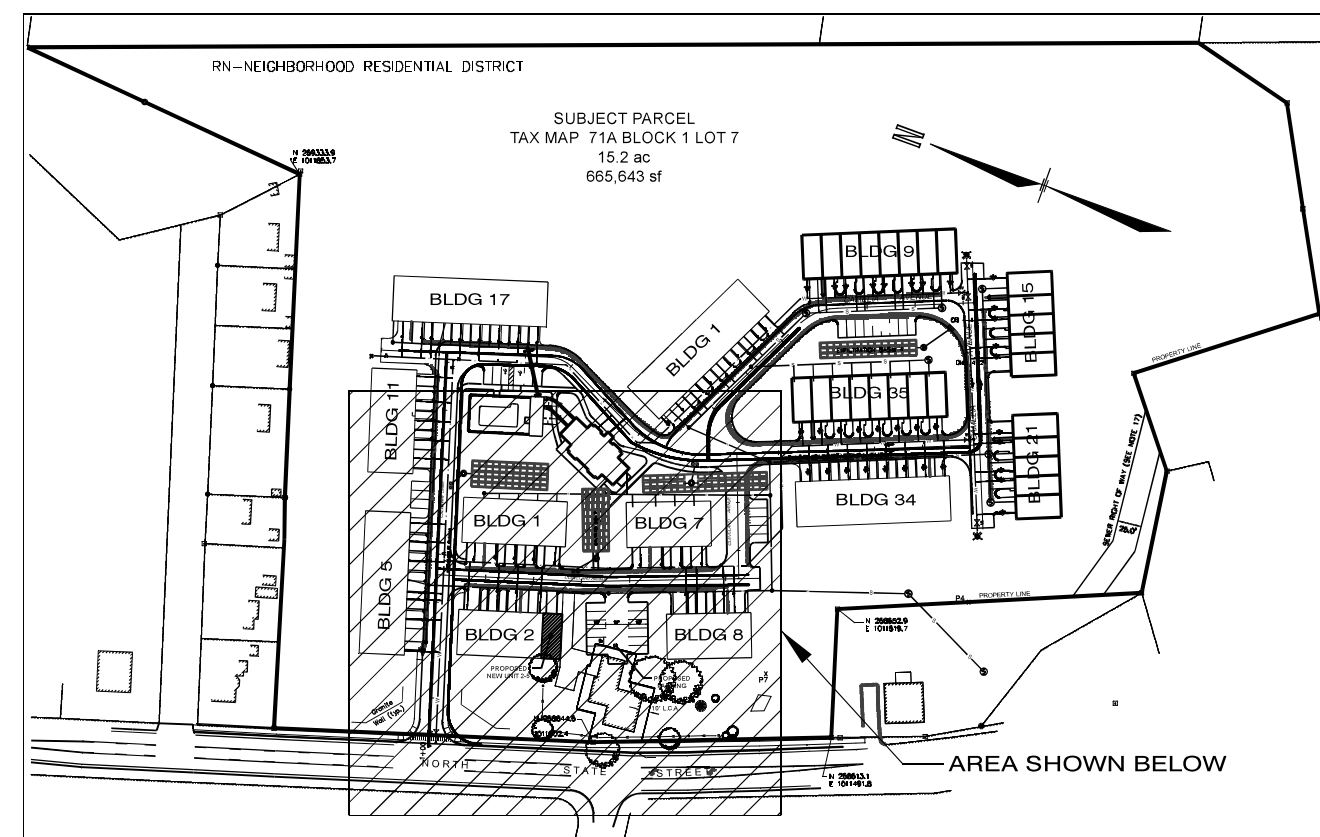
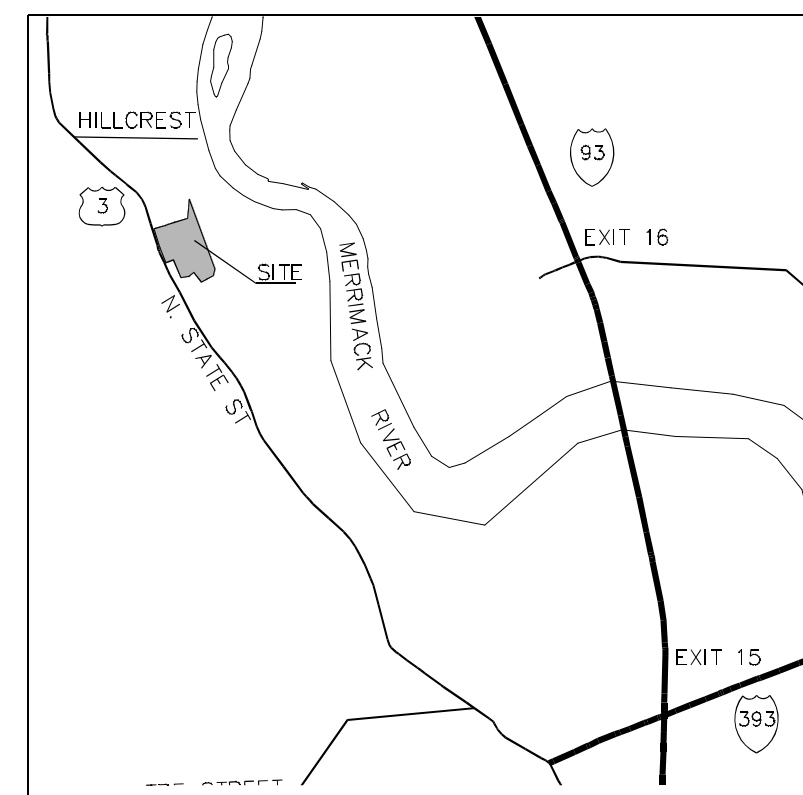
Thank you for the opportunity to be of assistance with this matter. Please contact me at anytime if you would like to discuss any aspects of this report.

Regards,

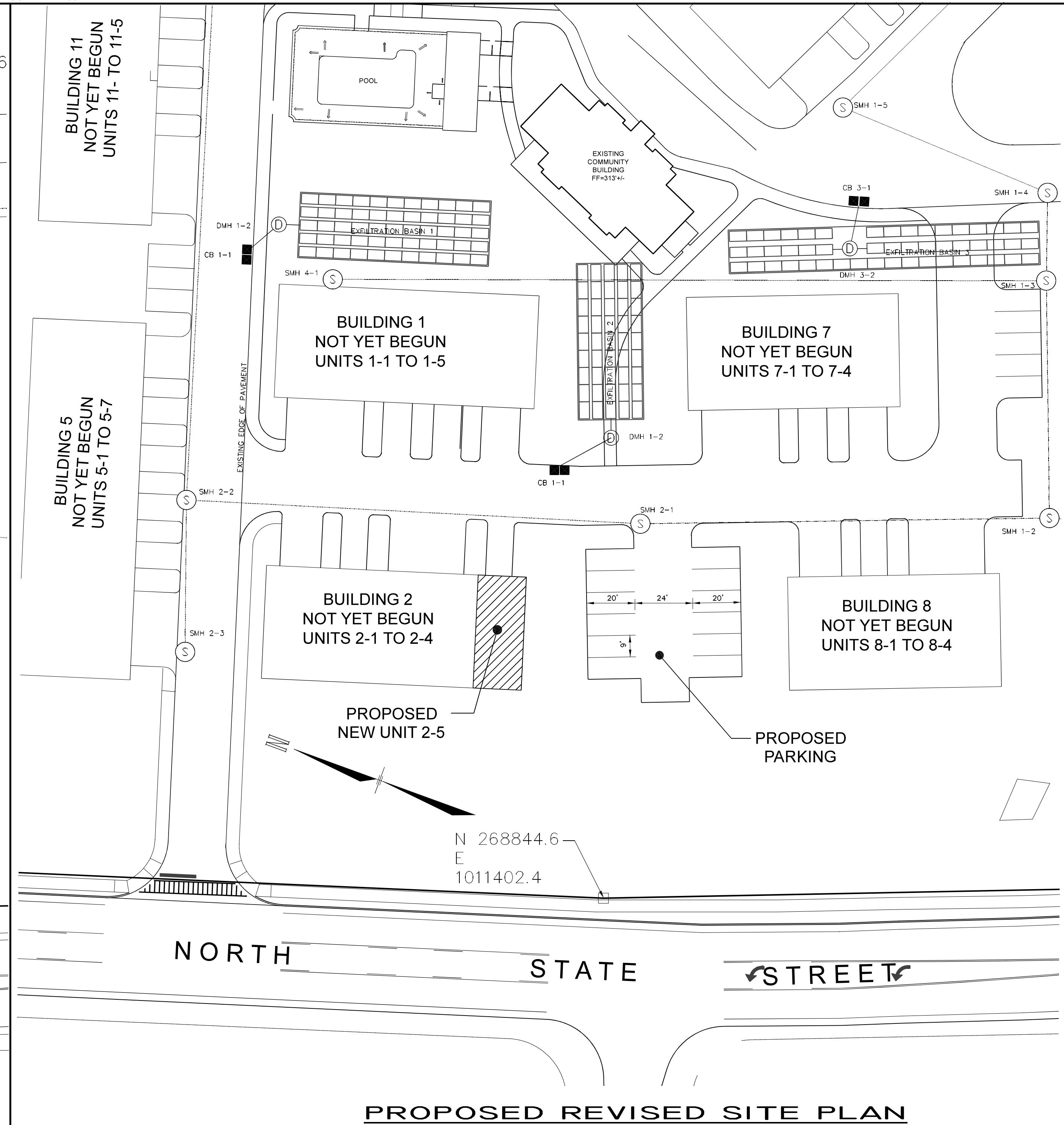
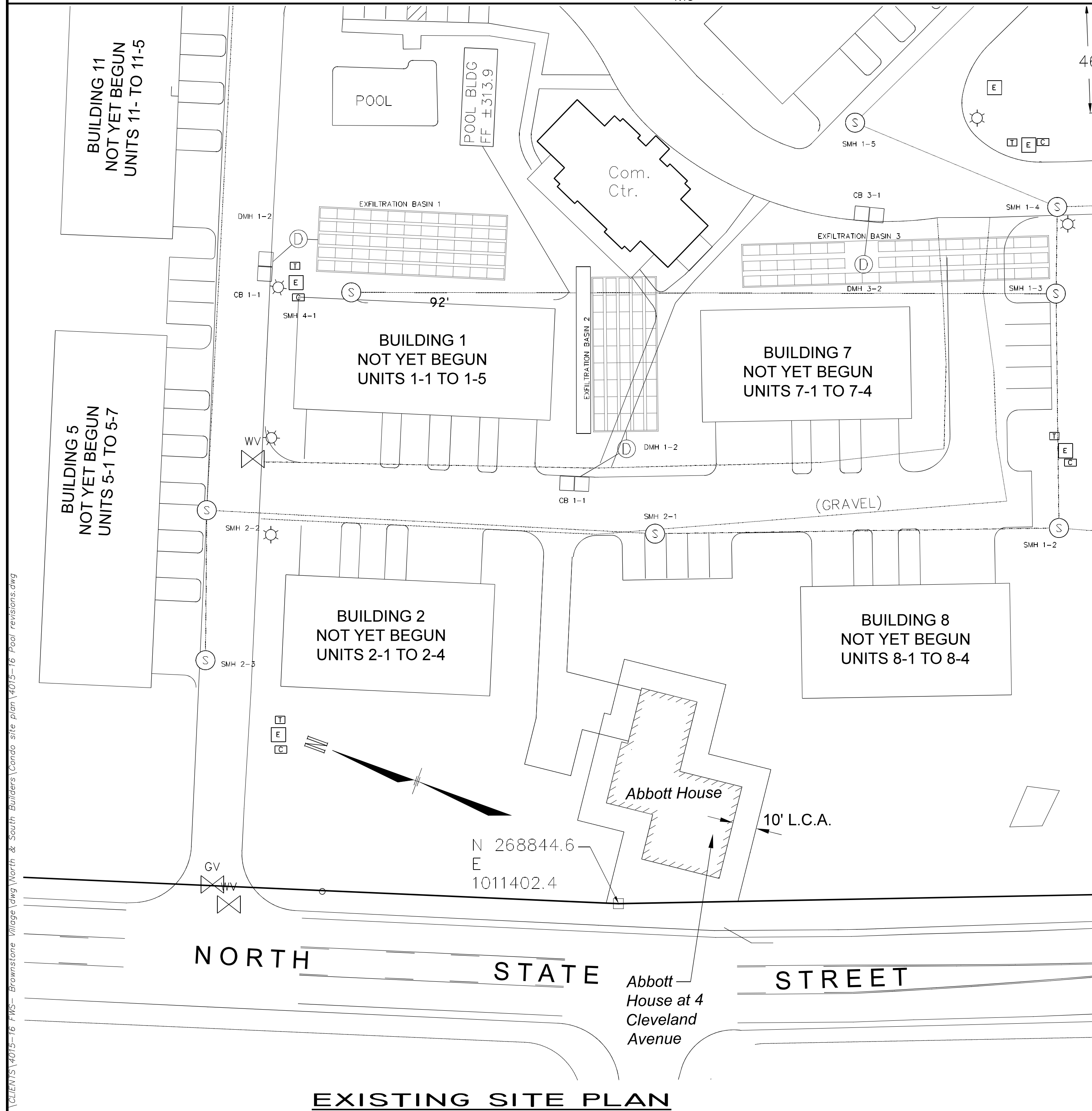
Bruce MacLeod, PE, MASCE  
President



ABBOTT HOUSE 382 NORTH STATE STREET CONCORD, NH



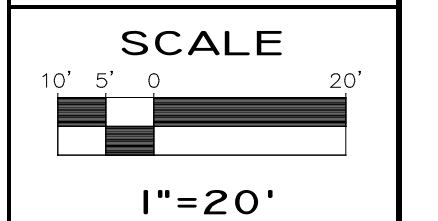
- ## GENERAL NOTES:
1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED REVISION IN THE APPROVED SITE PLAN.
  2. SEE PLAN RECORDED AT THE mcrd # 18462.
  3. THE PROPOSED REVISIONS CONSISTS OF:  
REMOVING THE EXISTING ABBOTT HOUSE  
ADDING AN ADDITIONAL UNIT TO BUILDING 2  
ADDING 7 PARKING SPACES
  4. THE IMPERVIOUS AREA OF THE SITE WILL NOT INCREASE DUE TO THE PROPOSED REVISIONS.



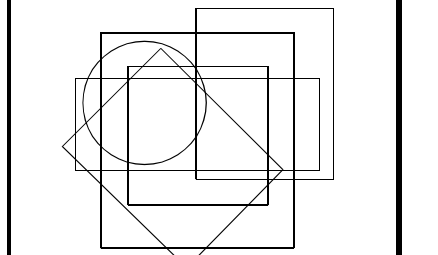
R E V I S I O N S		
NO.	DESCRIPTION	DATE

" " SITE PLAN REVISION  
TAX MAP 71A BLOCK 1 LOT 7  
**ABBOTT VILLAGE**  
382 NORTH STATE STREET  
CONCORD, MERRIMACK Co., NH  
PREPARED FOR  
**ABBOTT FARM, LLC**  
100 MAIN STREET, SUITE 140, DOVER, NH 0382

JAN 25, 2019



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345 NH ROUTE 104 SUITE 7  
NEW HAMPTON, NH. 03256  
Tel: (603) 744-1044  
[www.browneengineeringllc.com](http://www.browneengineeringllc.com)

**SHEET 1**  
1 of 1  
JOB NO. 4015-16