

# City of Concord

## Heritage Commission

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City Hall • 41 Green Street • Concord, NH 03301 • Tel: (603-225-8515) • Fax: (603-228-2701)

TO: Concord Planning Board

FROM: Concord Heritage Commission

DATE: 2/15/2005

RE: Proposed Abbott Homestead Rehabilitation

It is our understanding that current plans for the Abbott Homestead include retention of the main house, the kitchen ell and the westernmost (closest to the house) timber-frame shed, as well as the mature trees surrounding the buildings and the granite posts/link railing located immediately north of the entrance drive off North State Street.

All remaining outbuildings are currently slated for demolition. We also understand that Yves Tanguay, the developer, told the Design Review Committee that demolition of the targeted outbuildings would not occur until restoration plans for the homestead had been finalized and approved. We further understand that Mr. Tanguay indicated to the Design Review Committee that possible widening of North State Street (for creation of a turning lane into the subject development) should not cause the roadway to be moved closer to the Abbott House.

As a condition of Planning Board approval of these final development plans, the Heritage Commission recommends the following:

- No rehabilitation work on the Abbott House or demolition of any existing outbuildings shall occur before detailed renovation plans for the main house, kitchen ell and timber-frame shed are approved by the Planning Board.
- Prior to submission of those plans to the Planning Board, the developer shall provide a complete copy to the Heritage Commission for its review and recommendations. Those recommendations will then be forwarded in a timely manner to the Planning Board for its final approvals.
- No widening of North State Street for new turning lanes required by this development shall decrease the distance from the Abbott House to the current right-of-way.

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August 4, 2005

Mr. Yves Tanguay  
Tanguay Homes LLC  
236 Hopkinton Road  
Concord, NH 03301

Dear Mr. Tanguay,

The Heritage Commission wants to express its appreciation for the presentation your attorney, Ed Waters, made to the Commission at its April 7, 2005 meeting regarding treatment plans for the historic Abbott Home at 382 North State Street.

The Commission is quite pleased that the final plans for the development proposed at this site retain the Abbott Home in a manner that will protect its character and setting. The Commission also appreciated the invitation from Mr. Waters to provide its expertise in recommending treatment methods for the exterior of the home and resources that would help maintain its historic character.

At a recent meeting, the Heritage Commission developed a number of treatment recommendations that it wishes to forward to you. These are:

- 1) In preparing the house for exterior painting, a water pressure wash should be avoided. Not only might this bring moisture into the walls, it would likely raise the grain or otherwise damage wooden elements.
- 2) All existing shutters should be saved on site, even if not put to use. If additional shutters are needed, a search for salvage shutters should be made, as new shutters would unlikely match those now on the house. There are a couple excellent New Hampshire companies that make suitable reproduction shutters. Alternatively, existing shutters in the best condition could be hung on the more prominent facades and eliminated from the rear.
- 3) Window replacement needs to be undertaken carefully. If the sash is to be replaced, trim and frames should be retained. Most of the existing sash are 2/2 and any replacement sash should be 2/2. Double glazed sash would be suitable, but a muntin sandwiched between the two plans of glass, or snapped in from the interior, would not look right, lacking the subtle shadow line that makes a noticeable difference on the exterior appearance. Any new sash should fit into the existing window opening. Many new windows come as a unit and often do not fit into the original opening. This can make a major difference in overall appearance.
- 4) Any trim elements that need to be replaced, rather than repaired, should exactly match the existing, in size, materials, and detail.

- 5) The Commission would appreciate being able to review any other changes to the exterior, including doors, chimneys, granite steps, new openings, closed-in openings door hoods, and so forth.

While the Commission has no review oversight on the interior, we offer any assistance that might be of value. If interior features are to be removed, the Commission would like to review salvage opportunities.

If we can assist in any way, please let us know.

Sincerely,

James McConaha, Chair

cc: Gerald Drypolcher, Chair, Planning Board  
Douglas Woodward, Planning Director  
Ed Waters, Attorney