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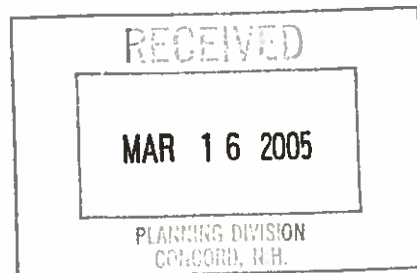
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March 16, 2005

VIA HAND DELIVERY

Planning Board  
City of Concord  
41 Green Street  
Concord, NH 03301



RE: ABBOTT VILLAGE / 382 North State Street, Concord, NH

Dear Planning Board Members/Planning Staff:

Tanguay Homes, LLC, the applicant/developer/declarant, intends to effect the following repair/rehabilitation and/or maintenance to the exterior of a dwelling commonly known as "the Abbott House" and shown as Unit #80 on the site plan heretofore reviewed by the Board.

- Tanguay Homes, LLC, will, as necessary, repair and replace with wood clapboards any present clapboards which Tanguay Homes, LLC, deems to be unsuitable. There will be no vinyl or similar siding applied over the exterior of the Abbott House.
- The exterior shall be scraped and the siding prepared for repainting. Tanguay Homes, LLC, shall repaint the building white. If, in the discretion of Tanguay Homes, LLC, shutters need to be replaced, the replacement shall be done with shutter styles of a similar nature to those existing. Any such shutters shall be a green color, similar to that existing.
- Windows shall be replaced as necessary. Any windows replaced shall be of a style such that they will be similar to those existing. That is a "colonial" style so that the building may maintain its existing architectural style.
- The roof and other exterior features of the building shall be replaced and/or repaired as Tanguay Homes, LLC, deems necessary or advisable. In all activities Tanguay Homes, LLC, shall attempt to utilize materials and styles of component parts calculated to be faithful to the Abbott House in its present architectural style.

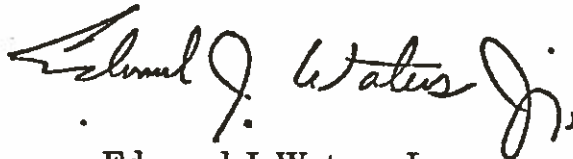
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*Tanguay Homes, LLC / Yves Tanguay*  
*"The Abbott House"*

- Any interior additions or changes shall be consistent with the plans of Tanguay Homes, LLC, in conjunction if appropriate with a proposed buyer. In any event, all things necessary and incident to securing a Certificate of Occupancy shall be done to the interior building prior to occupancy.
- Any and all exterior remodeling/rehabilitation and/or maintenance activities shall be completed no later than a date contemporaneous with the issuance of a Certificate of Occupancy for the thirtieth (30<sup>th</sup>) unit in Phase I of the Abbott Village development (See special condition #10, project summary sheet, site plan review dated February 9, 2005.)

Respectfully submitted,  
TANGUAY HOMES, LLC

A handwritten signature in black ink, appearing to read "Edmund J. Waters Jr.", with a stylized flourish at the end.

Edmund J. Waters, Jr.

EJW:v

cc: Yves Tanguay

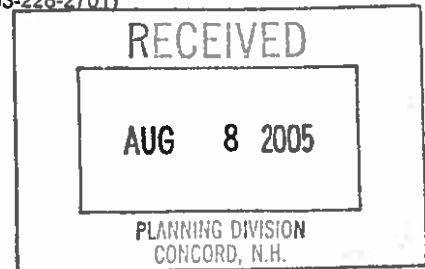
# City of Concord

## Heritage Commission

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

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