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Milford complex uses stone house as a centerpiece

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MILFORD — After nearly being demolished, Milford's historic Stone House has taken on new life as the centerpiece in a new senior citizen condominium complex.

As recently as two years ago, the oldest dwelling in Milford created from local granite was headed for a date with the wrecking ball when then-owner "Cappy" deMontigny was having trouble coming to an agreement with the planning board.

When news that a demolition permit had been issued by the town, Milford's history buffs rose up in protest and a fundraising drive was started with an eye to purchasing the Nashua Street property from local developer deMontigny.

Eventually, deMontigny scaled down his expectations, the planning board granted two or three exemptions to some of the rules and the Stone House was saved.

It was eventually purchased by Brady-Sullivan Properties of Manchester, which completed the project as part of its southern New Hampshire condo conversion program.



Brady-Sullivan Properties of Manchester is offering these Milford condominiums at starting prices of \$155,000. (COURTESY PHOTO)

Arthur W. Sullivan, who has run the company along with Shane Brady since 1992, said the company converted 250 units last year and is in the process of creating 1,000 condos this year.

The Stone House project was a little out of the norm for the company as it required adapting architectural plans around an existing granite edifice.

"It is what it is," Sullivan said. "The Stone House makes an attractive centerpiece and anything out of the ordinary appeals to people."

The Stone House is one of 21 units and the granite building is flanked

on both sides by a conventional stick-built structure connected to other units that circle behind, creating a rear courtyard.

"We couldn't afford to rebuild in granite," Sullivan said.

Milford Planning Director Bill Parker, who helped broker an agreement to save the Stone House from demolition, said he was pleased with the final outcome of the complex.

"It's not a bad project," Parker said. Parking concerns were alleviated by the purchase of additional parking space from an antiques business next door on Nashua Street, he said.

Sullivan said prices start at \$155,000 and thus are affordable for many people 55 and older because they can sell their homes for \$200,000 to \$300,000, leaving enough equity to buy a new condo and get rid of a mortgage.

So far, Brady-Sullivan has sold five units, which feature cherry and granite kitchens and baths, gas heat, central air, two bedrooms, two parking spots and a full basement. Pets are welcome.

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