



HILLS BROTHERS CONSTRUCTION INC.
Po Box 1563
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March 26, 2026

Town of Concord
Historical Commission
141 Keyes Rd Concord MA 01742

Re: 13 Chestnut Street Demolition Review Application Cover Letter

In follow up to our initial request for the Commission to approve a Demolition Review application for 13 Chestnut Street, we would like to provide the Commission with additional information for their consideration.

We are a small family owned and operated business and have had the privilege of working in the Town of Concord for the past 16+ years. We pride ourselves on designing our homes so that they fit in with the History of the Town of Concord and are built to the highest level of quality. We 100% understand and appreciate the History within the Town of Concord and the Historic Homes and Properties which should be preserved for future generations. Several years back, prior to the Town of Concord adopting the Demolition Review Bylaw, we purchased 285 Elm Street here in Concord. We could have demolished the existing home by right, but we understood that this home was constructed in 1910 and had been a “staple home” on Elm Street since it was first constructed. Rather than demolish it, we preserve it for future generations. The existing home was built with historic features and was built to an extremely high level of quality for which we recognized.

Regarding 13 Chestnut Street, this home was not built to the same historical characteristics as 285 Elm Street nor of other historical homes within the Town of Concord. The existing home at 13 Chestnut Street was built in 1950, on slab and has had multiple renovations since it was first constructed which have dramatically changed the original characteristics of the original home. The home is in extremely poor condition in its current state and it is in our opinion that it will be beneficial to the neighborhood and the Town as

a whole to have the existing home razed and a new construction, energy efficient home built, in a style that fits in with the Chestnut neighborhood and compliments the historic features of the Town of Concord and would better serve the future owners of this property and the Town as a whole.

While the property holds some interesting aspects related to the original Architect, E.A Sterling and Builder Air Conditioned Homes who developed a large amount of Concord During the 1950's, the home itself especially in its current state, in our opinion holds no Historical Elements that should deem the home to be Preferably Preservable and placed under a one year demo delay, and as such we respectfully request the Commissions approval for its demolition.

Please find attached the following Exhibits:

- Exhibit A
 - o This exhibit includes photo documentation of the homes' exterior and interior as the home evolved since first constructed in 1950 as well as documents the current condition of the home.
- Exhibit B
 - o This exhibit provides documentation of a detailed timeline of the existing homes construction and alterations that have taken place since it was constructed.
- Exhibit C
 - o This exhibit outlines our plans for the redevelopment of the property located at 13 Chestnut Street and provides an exterior Architectural Elevation Plan that shows the style of home we would like to construct. The new home design is classic colonial in style and would be in keeping with the style of homes that are located within the "Ridge" Community and throughout the Town of Concord as a whole.
- Exhibit D
 - o Letter from Pam Walker Co – Trustee of 13 Chestnut Street