



**HILLS BROTHERS CONSTRUCTION INC.**  
**Po Box 1563**  
**PEPPERELL, MA 01463**

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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 – Exhibit B

This document serves to provide a detailed timeline of the existing homes construction and alterations. The home has a history of being an unlawful two-family dwelling.

1948:

- Application to the Town of Concord Building Department Dated November 18<sup>th</sup>, 1948, and approved November 20<sup>th</sup>, 1948. for construction of new home.
  - o Owner: Charles P. Tuttle
  - o Architect: E.A.Sterling
  - o Builder: Air- Conditioned Homes Inc.

1950:

- Information online and at the Town Assessors show that the home was completed in 1950.

June 11<sup>th</sup>, 1979

- Application for a Building Permit was denied by the Town of Concord due to plans showing a 2<sup>nd</sup> residential unit within a structure. (Essentially the applicant was trying to install a second kitchen in a finished upper level.)

August 31<sup>st</sup>, 1979

- It appears that the original application from June 11<sup>th</sup>, 1979, had been revised and the kitchen on the second floor removed from the plans. The home underwent the construction of an addition to add two bedrooms as well as to finish the attic of the home and turn it into living space.

June 26<sup>th</sup>, 1986

- The property was in violation. It appears that while they received their approval for the second-floor renovations in 1979 by removing the proposed second range on the second floor, they went ahead and installed the second range once their original permit from 1979 was closed out. The Town of Concord issued an enforcement letter and the owners agreed to remove the second range from the second-floor kitchen.

July 7<sup>th</sup>, 1986

- Town of Concord issued a notice stating that the home was in compliance as the second range was removed from the second floor.

April 4<sup>th</sup>, 1988

- A permit was issued for a breezeway connection and an addition to the rear of the home to create what appears to be a tiled sunroom area connected to the kitchen as well as to expand and renovate the existing connection that existed between the main house and the garage.

June 28th & June 30th, 1988

- The Town of Concord once again issued notice that the property was in violation and that the single-family home was converted into a two-family home by virtue of rented second floor apartment.

June 30<sup>th</sup>, 1988

- Local Inspector John Minty notified the homeowners that the range once again needed to be removed. There is no further documentation about this outcome other than the owner's response to the Non-Compliance Letter.

October 26<sup>th</sup>, 2006

- A Building Permit was issued to replace five existing windows with new vinyl windows.

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November 14<sup>th</sup>, 2006

- A Building Permit was issued to replace seven existing windows with new vinyl windows.

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May 29<sup>th</sup>, 2009

- A Building Permit was issued to demo existing kitchen and install a new kitchen.