



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

March 26, 2026

Town of Concord
Historical Commission
141 Keyes Rd Concord MA 01742

Re: 13 Chestnut Street Demolition Review Application – Exhibit A

This document serves to provide detailed photos and documentation of construction materials used on the current home as well as the home's current state.

Exterior of the Home:

- The exterior of the home is finished with wood shake siding, asphalt roof, a mix of newer vinyl windows and older windows with storm windowpanes installed over them and a vinyl overhead garage door. There are no visible signs of any specific historical features that one would see on historical homes.
- The exterior home shows signs of significant rot along rooflines, where siding meets rooflines, around windows and doors, corner boards, and specifically soffits due to ice dams from poor insulation and ventilation. The home is also installed on slab, and the exterior grade is in most cases at or higher than the slab of the home which attributes to the high level of rot located around the perimeter of the home.

Photos showing extent of exterior rot documented below:



Note: Front Left Corner of Main house Box – exterior sill rot due to home installed on concrete slab and exterior grade at or above interior slab level. This is evident around the entire home.



Note: Front left corner of home where breezeway addition attaches to main house. Inside corner of home rotten and sheathing abutting roof is rotten. Breezeway Addition was constructed in 1988.



Note: Front Left Corner of Garage – Inside corner of home rotten due to exterior grade at or above the slab level of the home.



Note: Rear of House – Evidence of ice dams under soffit due to inadequate insulation and roof ventilation. Rotten Soffits, wall sheathing behind siding, and trim boards.



Note: Supplemental photo of rear of home. Dormer to on top and second floor on right were part of the 1979 Addition and Renovation Project.



Note: Photo of rear of home – shows rot replacement against inside corner of house. Sheathing and siding rotten along roofline.



Note: Rear of Home – Inside corner of entire wall is rotten due to inadequate/improper flashing requirements at roof.



Note: Front right corner / right side of garage – Note House is on slab and the grade around the entire home is at or above the slab level. Home has substantial rot located on all exterior sill plates and sheathing.

Interior Photos of the Home:



Interior of the home – Family Room with carpet installed over standard 3 ¼”
Hardwood flooring. No apparent historical features are present.



Interior of Home – First Floor Bedroom with 3 ¼” Red Oak Hardwood Flooring.
Exterior walls and ceiling show visible signs of water damage.



Interior of Home – First Floor bedroom exterior corner of house shows visible signs of water damage.



Interior of Home – First Floor Bedroom visible signs of water damage



Interior of Home – First Floor Bedroom with carpet over subfloor and baseboard heat.



First Floor of Home – Entrance to kitchen shows signs of water damage.



Current extremely inefficient heating system is actively leaking causing water damage to surrounding rooms.



315 Nagog Hill Road ana... 40.4 KB



Interior of Home - Rear Additon that was permitted and constructed in 1988 with tiled floor and baseboard heat.



Interior of Home – Kitchen with tiled floor, cabinets, and laminate counter tops completed during a 2009 Renovation.



Interior of Home – First Floor Bathroom with tiled floor. Appears to have been renovated at some point in time although no documentation within the Building Departments File.



Interior of Home – Second Floor “Kitchen Area” that was an issue between the Town of Concord and the Homeowners as documented within the Building Department File. This was part of the renovation project from 1979. Photo shows laminated flooring and cabinets with laminated countertops. No Second Oven present at this time.



Interior of home – Second Photo showing second floor kitchen area with vinyl and carpet flooring.



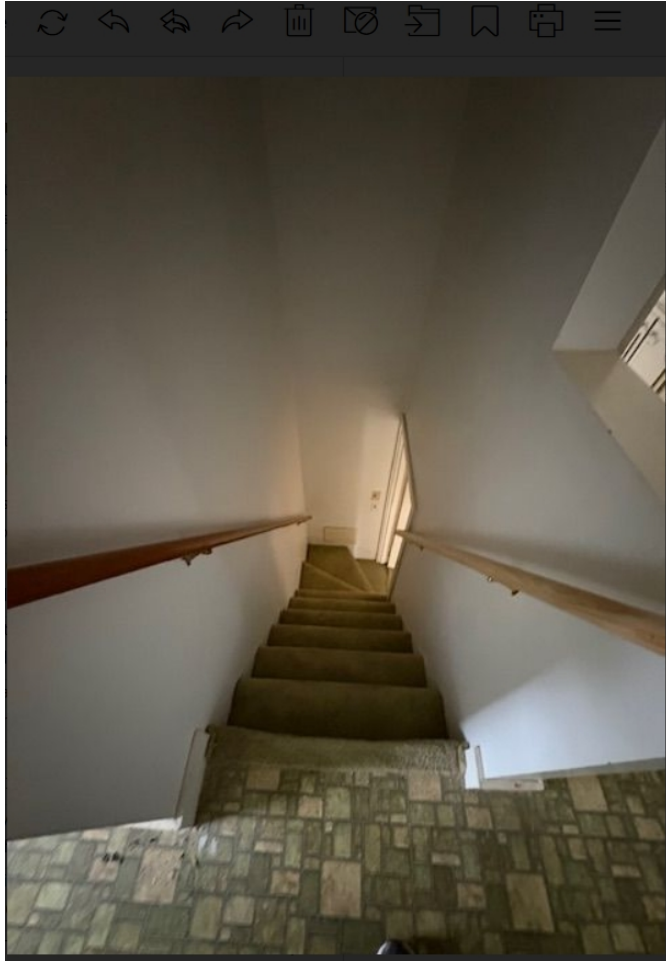
Interior of Home – Second Floor Bedroom with wall-to-wall carpet and baseboard heat. This was part of the addition and renovation project from 1979.



Interior of Home – Second Floor Bathroom with laminated flooring, countertop, and baseboard heat. This was part of the 1979 Addition and Renovation Project.



Interior of Home – Second Floor Bedroom #2 with wall-to-wall carpet. This part of the 1979 Addition and Renovation Project.



Interior of Home – Staircase from finished second floor kitchen area to the first-floor kitchen area.
Staircase does not meet current building code requirements.

