



Concord Historical Commission

141 Keyes Road, Concord, MA 01742
Tel. (978) 318-3290 Fax (978) 318-3291

PRESERVATION AWARDS NOMINATION FORM

The Concord Historical Commission (CHC) invites nominations for the 2018 CHC Preservation Awards. This program is aimed at recognizing property owners, architects, contractors, local organizations, and individuals for their contributions to maintaining and enhancing the architectural, historical, and cultural heritage of the Town of Concord.

REQUIREMENTS

Each nomination packet must include the following:

- **Completed Nomination Form**
- **Project Narrative:** Provide details on the history and significance of the house or site, the project's goals, and a description of the work involved in the preservation effort. For the Life Achievement/Preservationist of the Year Award describe the work and achievements of the individual being nominated that have contributed to the historic preservation movement in Concord.
- **List of Contributors:** Provide the names and addresses of major contributors to the accomplishment of the project. This may include architects, contractors, craftspeople, consultants, and other professionals, as well as volunteers, nonprofit organizations, and municipal offices.
- **Photographs:** Include four or more photographs preferably showing the structure before, during, and after the project. Historical images will be appreciated. Note that photographs will not be returned.
- **Additional Information:** Include any additional materials and information of significance to the nomination.

DEADLINE FOR SUBMISSION

Please submit completed Nomination Form by February 28, 2018. Nominations can be submitted via email to: hlamplough@concordma.gov or delivered in hard copy form to:

Concord Historical Commission
c/o Concord Planning Division
141 Keyes Road
Concord, MA 01742

Projects must have been completed between 2014 and 2017. Only exterior projects will be considered. Property owners may nominate their own projects. Award recipients are notified in April and awards are presented in May, National Preservation Month.



Concord Historical Commission

141 Keyes Road, Concord, MA 01742
Tel. (978) 318-3290 Fax (978) 318-3291

GENERAL INFORMATION

Name: Gregory Drocz
(Person submitting the nomination)

Mailing Address: 5 Burlington Woods Drive, Suite 107, Burlington, MA 01803

Phone Number: 781-202-3534

Email: gdrocz@linearretail.com

Project Contact: Gregory Drocz
(Person primarily responsible for nominated activity)

Title: Asset Manager / Project Manager

Organization: Linear Retail Properties

Mailing Address: 5 Burlington Woods Dr, Suite 107, Burlington, MA 01803

Phone Number: 781-202-3534

Email: gdrocz@linearretail.com

Month and year in which nominated achievement completed: December 2017

CATEGORY

(Check appropriate category)

- Sensitive Addition/Alteration:** A project that successfully integrated an addition or alteration with the architectural style of a main house or building and complements the context and character of an historic district, neighborhood or specific area within the Town.
- Adaptive Reuse:** A project that creatively achieved the adaptive reuse of an existing structure originally used for another purpose. The project must have undertaken substantial rehabilitation.
- Appropriate New Construction:** A new house, building or structure that through its design and use of building materials enhances the quality of the built environment. The project must have a positive impact on its immediate surroundings, including historic district, neighborhood or a specific area within the Town.
- Proper Rehabilitation/Restoration:** A project that has closely followed the Secretary of the Interior's Standards for the Treatment of Historic Properties and its Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Buildings.
- Landscape Preservation:** Recognizes the preservation, restoration or maintenance of landscapes, gardens, streetscapes, or grounds related to historic structures or sites.
- Life Achievement/Preservationist of the Year:** This award is given to an individual who has demonstrated a sustained commitment to the preservation movement for the benefit of the Town of Concord. Companies, institutions, and neighborhood associations will also be considered.



Concord Historical Commission

141 Keyes Road, Concord, MA 01742
Tel. (978) 318-3290 Fax (978) 318-3291

PROJECT DESCRIPTION: Describe briefly the project's scope of work and important features. Include with your nomination before and after photographs or digital pictures. Attach additional information on a separate sheet.

See Attached

LIST OF CONTRIBUTORS: Provide the names and addresses of major contributors to the accomplishment of the project.

See Attached

LIFE ACHIEVEMENT/PRESERVATIONIST OF THE YEAR DESCRIPTION: Describe or list the accomplishments, work, and achievements of the individual being nominated that have contributed to the historic preservation movement in Concord and the reasons why the nominee deserves this award. Attach additional information on a separate sheet.

History of "Friend Block" 49-57 Main Street

In 1875 John Friend started Friend Pharmacy on Exchange Street (now Main Street).

The Hastings House (1790) was located at the northwest corner of Walden and Main Streets. In 1892, John Friend tore down the existing house and replaced it with a business block. He moved his pharmacy to the corner where he operated "Friend Pharmacy".

John Snow purchased the pharmacy in 1913 and changed the name to "Snow Pharmacy". He operated the pharmacy until he ran it into bankruptcy.

In 1917 Jeremiah Erisman bought the pharmacy. He operated Snow Pharmacy for 47 years until he too ran the pharmacy into bankruptcy.

Walter Foley bought the pharmacy in 1965 and ran the pharmacy until 1998 when he sold the records and merchandise to Brooks Pharmacy and retired.

4 Walden Street and 55 Main Street had been Concord Clothing (Owned by F. Wallace Peterson). Wallace moved from the area and his employees started to run the Milldam Store from 55 Main Street and bankrupted Concord Clothing.

At that time The Toy Shop, who had lost their lease in the adjacent building on Walden Street, moved into 4 Walden Street. After the pharmacy closed in 1998, The Toy Shop expanded to the corner. The Toy Shop operated until they lost their lease after a dispute with the Landlord in June 2015.

Linear Retail Properties purchased Friend Block in January 2016. In August 2016 Linear Retail commenced a 15 month, \$2M restoration of the Friend Block.

Description of Work

Linear Retail's restoration of the Friend Block consisted of extensive work both on the interior and exterior of the building. The work on the exterior of the building included the following:

- ADA Accessibility – Given the historic nature of the property, Linear worked closely with its architect, Harrison French & Associates ("HFA"), and its general contractor, International Builders, to create an entryway into the building at 53 Main Street that was mindful of the historic nature of the building, but that would also allow ADA patrons to access all of the ground floor retail and 2nd floor office spaces (via a new elevator) and through a main common corridor. The main door features an automatic door and necessary interior ramp while maintaining the wood paneled door with wood trimmed side lights and paneling, matching the previous detailing. The main common corridor also allows for access without altering the other building storefronts. For the first time since the building was built in 1892, the building is now fully accessible to all residents and visitors of Concord.
- Storefront Restoration – Linear Retail worked with JB Sash to create custom, insulated, true divided light storefront windows to match the existing single pane true divided light windows. Additionally, the historic transom windows that were either covered with painted bead board or were removed to allow for window mounted air conditioning units were restored with new

custom insulated glass windows. The new, insulated windows adhered to modern energy code and respect the detailing of the previous windows.

The rotted window surrounds and sills were all removed and replaced with solid wood detailed to match the previous trims. The bead board was clearly not original to the building (see historical photo) and was removed and replaced with custom quarter paneling to match many of the other existing storefronts in Concord Center.

- First Floor Doors – were restored along with trim and detail at the adjacent storefronts while respecting previous detailing.
- Second Floor Windows – replaced with new insulated windows matching the original undivided panes respecting the previous detailing
- Roof – A new, fully adhered black EPDM roof was installed with additional rigid insulation to bring the building up to modern energy code. A new copper drip edge and new copper flashing was added.
- Façade Cleaning – The entire brick façade was power washed to removed built up dirt. Areas that had large carbon staining or paint residue were removed with a restorative chemical. The center bank of yellow brick was carefully scrubbed by hand with soft bristled, non-abrasive brushes to release caked on dirt.
- Entry Light – the existing, rusted globe light over the entryway to 53 Main Street was removed, sandblasted to remove the existing rust and then repainted black. The wiring was updated to bring it to modern electrical code and the cracked glass globe was replaced with a new one to match the existing.

List of Contributors:**Landlord**

- Gregory Droc, Project Manager
Linear Retail Properties, 5 Burlington Woods Drive, Suite 107 Burlington, MA 01803
- Ralph Perelis, SVP Construction and Development
Linear Retail Properties, 5 Burlington Woods Drive, Suite 107 Burlington, MA 01803
- Frank Killilea, Project Manager
Stratton Development Management LLC, 800 Turnpike St., Suite 300, N. Andover, MA 01845

General Contractor

- Charles Malafaia, General Contractor
International Builders, Inc., 561 Boylston Street, Suite 200, Boston, MA, 02116

Architect

- Lou Allevato AIA, Vice President of Design
Harrison French & Associates, 31 Hayward Street, Franklin, MA, 02038