



Town of Concord
 Concord Historical Commission
 141 Keyes Road, Concord, MA 01742
 Tel: (978) 318-3299 Fax: (978) 318-3291
 Web Site: www.concordma.gov

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FEB 23 2026

PLANNING DIVISION
 TOWN OF CONCORD MA

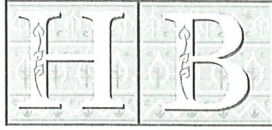
Demolition Review Application

Application Information	
Date: 2/20/2026	
Property Address: 13 Chestnut Street Concord MA	
Year Built: 1950	
Name of Applicant: Hills Brothers Construction Inc. - John Hills	
Address: PO Box 1563 Pepperell MA 01463	
Telephone Number: 978-852-0205	
Email: JohnHills.Construction@gmail.com ScottmHills@comcast.net	
Signature of Applicant: <i>[Handwritten Signature]</i>	
Name of Property Owner: ^{9FD60BE786464CE...} Pamela Walker, Cynthia Gray (if different from Applicant)	
Address: 13 Chestnut Street Concord MA 01742	
Telephone Number: 315-877-4906	
Email: pmwalker439@gmail.com, crwgray@comcast.net	
Signature of Property Owner: <i>Pamela M. Walker Cynthia Gray</i>	

Acknowledgement & Authorization	
Please initial to indicate your understanding and authorization of the following statements:	
<input checked="" type="checkbox"/>	I acknowledge my responsibility for payment of the legal notice(s) should this application require a public hearing. I agree to be billed separately by Gate House Media.
<input checked="" type="checkbox"/>	I authorize Town Staff and members of the Historical Commission to enter and have access to the above referenced property for the purposes of viewing and photographing the structure(s) proposed for demolition.

Supporting/Additional Information	
The following information should be attached to the submitted application.	
<input checked="" type="checkbox"/>	1) A plot plan showing the property and the building(s) to be demolished
<input checked="" type="checkbox"/>	2) Photos of all facades of the building(s)
<input checked="" type="checkbox"/>	3) Reason(s) for the proposed demolition

For Town Use Only	
Received by:	Date Received:
Is Property Historically Significant? Yes _____ No _____	
If Yes, a Public Hearing will be scheduled for: _____	
Is Property Preferably Preserved? Yes _____ No _____	
If Yes, Delay ends on: _____	
Reviewed by:	Date Reviewed:



HILLS BROTHERS CONSTRUCTION INC.
PO BOX 1563
PEPPERELL, MA 01463

February 23, 2026

Town of Concord

Historical Commission

141 Keyes Rd Concord MA 01742

Re: Demolition Review Application

We respectfully request the Commission to approve a demo review application for 13 Chestnut Street. The existing home was built in 1950. The neighborhood is a mix of newer and older homes with the abutting property at 25 Chestnut having been razed with a new home constructed in 2023.

The home at 13 Chestnut Street has had little to no energy improvements completed since it was first built. It has its original single pane windows, original electrical, has little to no insulation in walls, floors, and ceilings. The home appears to have two kitchen areas; one located on the first floor and a second located on the second floor. There is extensive rot visible on the exterior of the home and existing systems appear to be original. In order to bring the existing home up to current energy standards, it would require a complete gut down to studs on all levels both on the interior and exterior. All exterior walls would need to be increased in width to accommodate the updated R-30 Value required in exterior walls. The roof would also need to be removed and replaced with larger rafters to accommodate both higher insulation R-Values as well as to meet current snow load requirements. The home would undergo changes that would already change the house dramatically from the structure that exists today.

Due to these reasons and with consideration that the house was built in 1950 and holds no notable historical significance, we respectfully request for the demolition approval in order to construct a new single family Colonial style home which will exceed current

energy standards while keeping with the nature and style of the existing homes already located in the neighborhood.

Respectfully,
John Hills

13 Chestnut Street Concord Ma 01742

Front Elevation of Existing Home



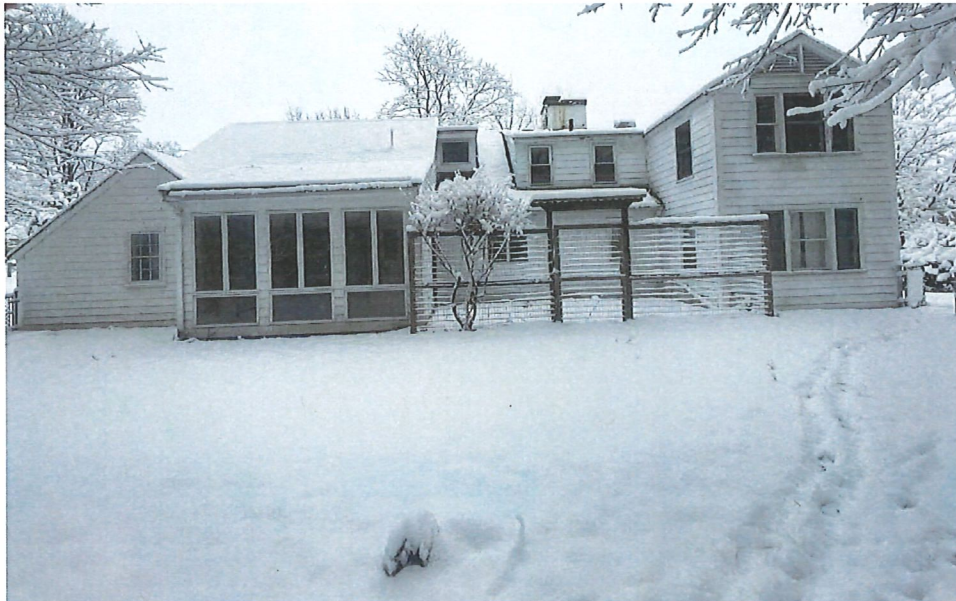
Left Side Elevation of Existing Home

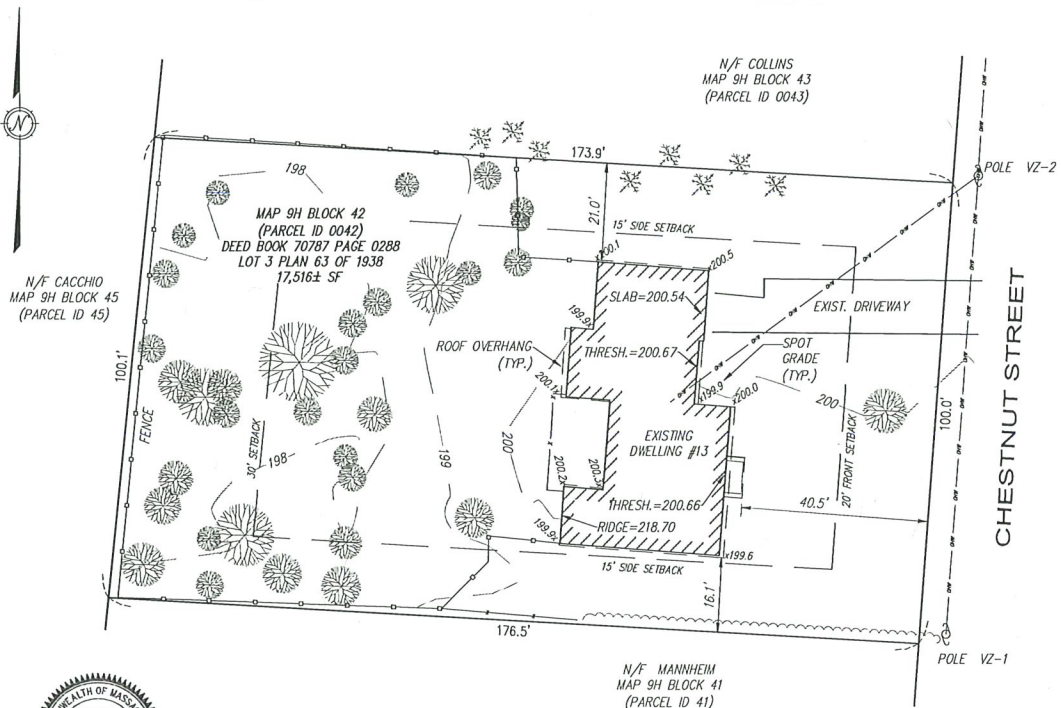


Right Side Elevation of Existing Home



Rear Elevation of Existing Home





ZONING INFORMATION:

	RESIDENCE B	EXIST.
REQ.D	20,000 SF	17,516 SF
MIN LOT AREA	125 FT	100 FT
MIN FRONT SETBACK	20 FT	40.5 FT
MIN SIDE YARD	15** FT	16.1 FT
MIN REAR YARD	30* FT	92.9 FT

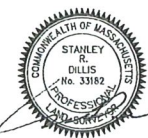
*LESSER OF 30' OR 25% OF DEPTH

** SEE ZONING BYLAW 6.2.7 "In the residential districts... the width of one side yard may be reduced by an amount not to exceed three (3) feet if the width of the other side is correspondingly increased... In the Residence C and Residence B Districts, any part of the principal structure that extends into the three (3) foot side yard exception area shall be no greater than fifteen (15) feet in height as defined in subsection 6.2.11."

BASE ELEVATION:
 6.2.11 AVERAGE OF THE ELEVATIONS OF THE GROUND WHERE THE TWO CORNERS OF THE LOWEST FOUNDATION WALL OF ANY EXISTING STRUCTURE MEET THE GROUND

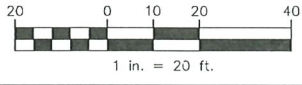
BASE ELEVATION = 199.75

ELEVATIONS REFER TO NAVD88



2-18-2026
DATE

I CERTIFY THAT THE EXISTING BUILDING IS LOCATED AS SHOWN AND IS NOT LOCATED WITHIN FLOOD ZONE A/AE PER FIRM PANEL 25017C0379G EFFECTIVE 7/8/25. FOR PROPERTY LINE INFORMATION THIS PLAN RELIES ON DEEDS AND PLANS OF RECORD. THIS PLAN IS NOT REPRESENTED TO BE A TITLE EXAMINATION OR A RETRACEMENT SURVEY.



EXISTING CONDITIONS
 13 CHESTNUT STREET
 CONCORD, MASSACHUSETTS
 PREPARED FOR: HILLS BROTHERS CONSTRUCTION

DILLIS & ROY
 CIVIL DESIGN GROUP

CIVIL ENGINEERS LAND SURVEYORS WETLAND CONSULTANTS
 CORPORATE OFFICE: 1 MAIN STREET, SUITE 1 978-779-6031 100 MAIN ST., SUITE 310
 LUNENBURG, MA 01462 www.dillisroy.com CONCORD, MA 01742

SCALE: 1" = 20'
 FEBRUARY 18, 2026
 REFERENCE: PLAN 63 OF 1938
 FILE No.: 8867