



The Thomas Pellet House Guide

5-7-13-15 Lexington Road
Concord, MA 01742

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This guide is intended as scaffolding for future stewards of one of the oldest residences in Massachusetts, which has served as a home for many families, businesses, and organizations for almost 350 years. This guide has been compiled to the best of our knowledge and we share it in a spirit of both stewardship and appreciation of this unique and historic home. We hope you enjoy it as much as we did!

Appliances

Home appliance manuals that include available hard copies of user manuals (most if not all manuals can also be found online) will be conveyed at closing.

#5 Range, Oven & Refrigerator: New stove and oven installed in 2020 - [Blomberg BERU24202SS](#) purchased from Hudson Appliance in Hudson, MA. New Fridge/Freezer installed in 2020 - [Blomberg BRFB1044SS](#) purchased from Hudson Appliance, in Hudson, MA.

#7 Gas Cooktop: Installed in April 2018. It was purchased from Hunter Appliance in Acton, MA. There is a gas shut off under the cabinet and the electrical ignition power source is also under the cabinet. Age of refrigerator unknown.

#7 and #13 Oven/Dishwasher/Refrigerators: Ages unknown.

#7 and #13 Basement Dehumidifiers: There are 2 dehumidifiers on the property. One is for #7's and the other for #13's basement. These should be used in the warmer months. The basement in #13 has a sump pump and the dehumidifier output has been positioned to drain into that. The one in #7 uses the built-in pump and runs to the outside corner of the gravel bed by the electric meters. Make sure that both sump pump outflows are clear on a regular basis. The units are both adjustable and will shut-off when they hit humidity set-points. 30%-50% is the recommended humidity range.

#5 and #13 Washer/Dryers: New compact stacked high efficiency Miele units installed in 2021. [Miele WWB 020 WCS](#), [Miele TWB 120 WP](#), and stacking components/drawers purchased from Yale Appliance in January of 2021.

#7 Washer/Dryer: The larger LG models in #7 are likely from 2017 and have been placed in a stainless steel metal pan so that water doesn't get on the floor when cleaning the drain pump filter (do not forget to cap the tube after cleaning!) or during use.

Artwork

The historical prints above the fireplace and the Concord map in the kitchen are all framed behind UV glass. When cleaning do not use Windex or traditional glass cleaner as it will cloud the glass. Use a mixture of white vinegar and water. The framed pieces in the stairwell are actually a view into past iterations of beautiful historical wallpapers. All these and other historical photos/material etc. will be included in sale.

Attics

Attic access is through the small door in the closet of the 2nd floor guest bedroom (which based on historical society input was likely used, along with the hidden smoke chamber above the arched passageway in the foundation, by the Underground Railroad). It is a nice, dry storage area. The light switch is just inside the door on the lower left side. If you walk straight into the attic and then step into the second section you will see dryer vents that need to be cleaned out once a year for safety (note: presently the vent for #13 is currently unused due to addition of the new ventless heat pump dryer in #13 so that maintenance step is no longer needed). The space is connected to the area above #13 and #15. The original shutters of the home and some doors that aren't currently being used are located in the larger attic space above #13 for potential future installation/restoration.

Electric

Provider

Concord Municipal Light Plant, 1175 Elm St, PO Box 1029 Concord, MA. 01742-1029

Electrical Panels

#5 and #7: The panels for #5 and #7 are located in the basement of #7 to the right of the bulkhead stairs approached from inside the basement. There is an additional box for #7 located in the kitchen behind the Concord Map hanging just outside the half bath.

#13 and #15: The panels for #13 and #15 are in the basement of #13.

Meters

#5 and #7: are on the exterior wall of #7 facing the driveway.

#13 and #15: are on the exterior wall of #13 facing the street. The meters for #5 and #7 were recently upgraded by the town and the wall holding them was rebuilt in October 2017.

Garden and Grounds

Leaves

The house is surrounded by many trees and in the Fall leaves are plentiful. It is important to keep these from building up and settling against the wood and the foundation. Since the wall facing the cemetery is north facing it does not get a lot of sun and thus the need for diligence (especially in the patio and walkway behind #13 and #15).

Fence

Walpole Outdoors is the company that made the current fence. Russel Colligan from Walpole Outdoors came to give an estimate on adding a driveway fence. Approval was sought and granted by the historical commission, but approval will likely need to be extended if new owners plan to pursue this. Details are on file with the town and will be included in paperwork during sale. If replacement parts are needed for the current fence Don Casey is the reference for getting replacement parts: +1 (339) 234-2626 Historic Housfitters can provide period hardware. david@historichousefitters.com can be contacted after measuring existing pintle with calipers and including photos. They can also provide recommendations on length of strap etc.

HVAC and Hot Water

#5 Heat: Gas Powered Steam Generating Boiler for #5 is in the basement of #7. Although typically adjustment is not needed once set correctly, heat balance is adjusted using the Vent-Rite (Vent#1) air valves on the individual radiators. These determine how quickly the air vents from a specific radiator. The higher the number the more quickly air vents from that radiator resulting in steam getting there more quickly and the radiator heating more quickly. Typically higher numbers should be used for radiators further from the boiler. These vents need to be replaced if air does not flow or water escapes from them. Concord Oil sells these, but the vents can be had for less online and are simple to replace (and there are replacements in the basement of #7). Maintenance of the boiler itself: until recently the water level was kept constant via manual weekly checks. A boiler auto-fill was added that now keeps the level constant. A monthly flush is still recommended and maintenance must be called once a year to clean and check the system. This is especially important for steam powered systems. Foster Plumbing can provide annual tune ups. They can also help with showing you how to maintain the proper water level and how to adjust individual radiators throughout #5.

#5 Hot Water: The water heater is located to the right of the boiler for #5. The purchase and install date was 7-21-2017

#7 Heat, Hot Water, and A/C: A top of the line Gas Electric Hybrid High Velocity Spacepak System was installed in 2019 after experiencing the 20th century oil-fueled fire-breathing dragon of a steam boiler for one winter and a summer of window unit A/C. A Bosch Heat Pump and gas-fired Viessmann wall-mounted condensing heating boiler with weather responsive operation

was installed. The system was installed at a cost of \$55,815 by a team lead by John Powell (Foreman) and Cristian Mejias (Lead Technician) of Advanced Mechanical Systems based out of Stow, MA. Heating: Above 35 degrees F heat is handled by the Bosch Heat Pump, below that point the system switches over to the boiler (for efficiency purposes). These settings can be adjusted in the Ecobee smart thermostats. The mode (cool vs heat) should be selected manually. If there is any issue with the heat pump the main thermostat in the front room has an Aux setting which serves as a manual override, bypassing the heat pump and just running the boiler which heats up a hydronic coil in the Spacepak system above the kitchen/laundry area. The hot water and heat in the bathroom runs off the boiler via the hydronic panel radiator. The knob on the radiator controls the heat level. The 3 setting is about 68 degrees F, 0 is off, and the snowflake is a low flow no-freeze setting. The kitchen radiant heat (stage 1) and toe kick (stage 2) come off the boiler and should be kept 1-2 degrees above the main thermostat's set point. The hot water in #7 is provided by a 70 gallon indirect water heater located at the foot of basement stairs. This water heater uses a hydronic coil that comes off the boiler and requires little/no maintenance and basically provides unlimited hot water to #7. Advanced Mechanic Systems should be contacted for service and/or support: 978-897-0080

13 Heat and A/C: System is forced hot air and A/C. Heat is oil fired, but could be easily converted (i.e. not a total redesign like in #7). Concord Oil is the local oil company that has maintained the system for many years. Contact Concord Oil to negotiate a contracted price for automatic delivery. Signing up for automatic delivery is highly recommended as you can damage the burner if the oil tank empties while the burner is active and they keep track of the levels and usage for you. The oil fill outlet is at the front of the property to the left of the front door if you are facing the house from the street. There is a green sticker on it — that ensures that the oil delivery people put the oil in the right place. Maintenance: best time to do this is late summer to miss the Fall rush.

#13 and #15 Hot Water: Both are electric and located in basement of #13

#15 Heat: Electric baseboard. Thermostat replaced in 2021.

Hardware

There is a bin of historical hardware in the basement. Square bolts on front/kitchen doors in #7 are from Acorn Forged Iron and were added in 2018/2019

Kitchen

Wood beams

The kitchen in #7 is the oldest part of the Thomas Pellet House and the beams in the kitchen are a very important architectural feature. It was advised to not put any screws or nails into the beams and do not hang anything from the beams. The beams near the garden side door were incorrectly painted by a former owner and some of that paint still remains. Should any of it peel

or flake off— please do not repaint. A stain should be used and there is a can of stain in the basement for that purpose.

Colonial Fireplace(s)

After removal of the steam boiler, it was discovered that the exhaust of the old boiler had destroyed the colonial beehive oven by using its flue for exhaust. Richard Irons, one of America's leading experts in antique masonry, was engaged in 2020 to repair and rebuild the beehive oven and the fireplaces in the kitchen, east/west parlors, and east bedroom on 2nd floor. An additional beehive oven was discovered behind the wall in the east parlor, the back of which can be seen from what was likely a room for drying meats and herbs (described as a hidden room in some historical documents), which could someday be exposed and possibly resorted as well. The fireplace in the western (guest) bedroom was not worked on b/c of the suboptimal slope and size of the hearth and therefore it is not recommended to use without further renovation. Although all the other fireplaces were used after the work by Richard Irons, it would be beneficial to consult experts regarding their safe use.

Kitchen cabinets

The cabinets are by Tedd Wood out of Pennsylvania. Their care guidelines are as follows: Do not use soap and water or silicone based cleansers on the cabinets. Use only Guardsman products for cleaning, polishing and touchup. If food gets stuck on a cabinet, soften it with warm water mixed with a little white vinegar before trying to remove it — then rinse quickly with water and dry ~ after that apply the Guardsman product. Refer to Tedd Wood cleaning guidelines in the home appliance manual, or online at: <http://teddwood.com/cabinet-care.htm>

Kitchen Countertop Care

The counter in the #7 kitchen is made of soapstone by Vermont Soapstone. It is not as hard as granite and to keep it looking a more uniform, black color, apply mineral oil or olive oil about once a week. Let it sit for 5 minutes and then rub off excess. Best to do this at the end of the day so it has time to really soak in overnight and then wipe it down in the morning.

Paint

Cans of existing paint colors and materials used for restoration of the front historical facade are marked in the basement. If there is any paint you would like to dispose of you can take it to The Paint Shed at the Concord Town Dump which is open every Saturday from April 1 thru Nov 1. Check the Town of Concord website for accurate dates and times.

Pest Control:

Carpenter ants and mice are a common problem at certain times of year in Concord. Bain Pest Control has provided services for carpenter ant prevention in May/June when the queens are

active and the drones are on the search for water; for mouse prevention as they seek warmth in the fall and winter months. You may notice child-safe mouse bait boxes in a few places in the basement and in the attic as a result. Bain can be called to check on these boxes and re-bait as needed — usually early October and end of December is a good time to do this.

<https://bainpestcontrol.com>

Roof:

The entire roof was replaced in 2003 and the Center Chimney on #7 was rebuilt from the roofline up as well at that time (note: an inspector came to review and approve work and in 2021, because the previous owner had an open permit till pre-sale review). Roof should be inspected every other year, especially the flashing around the chimneys, which is usually where the first signs of wear and tear will show. It was last checked in July 2019. The most common issue is that squirrels are known to eat the lead flashing on roofs. There are extra shingles in the basement if needed. There is a snow rake in the basement. It is good to use this on the kitchen roof when there are significant repeating snow storms forecasted. If the snow from the first storm has not had time to fully melt and a new layer of snow falls and freezes then you have the potential for ice dams.

Sewage and Plumbing:

The previous owner noted the sewer outflow pipe can get backed up by the incursion of tree roots from the trees out front if they are not proactively checked and cleared of root growth. The town has put an access cap out front and should be checking the roots every fall as that is when the tree root growth occurs. Neighbors on the street have had the same issue and follow the same diligence based on experience. Recommend to call the Town Sewer Department each Fall to remind them.

We have had no issues with frozen pipes in #5 or #7, but the previous owner had an issue with the pipes under the sliding door in #13 and the current owner had an incident in #15 (under sink pipes). When it is really cold the kitchen under-sink cabinet in #15 should be opened and there are space heaters on hand to proactively use during extreme cold spells (e.g. 20 degrees and below).

Service Providers:

- **Antique Masonry:** Richard Irons Restoration Masons
<http://restorationmasons.com/contact.html>
- **Electric:** Concord Municipal Light
+1 (978) 318-3101
- **Electrician:** Patriot Electric did the 2017 upgrade from knob and tube. Glen or Joshua
+1 (978) 369-1324
- **Front Stucco Facade of House:** Gnazzo Brothers, Hartford Ct
- **Gas:** National Grid

- **Landscape:** Perennial Landscape, Scott Carzo owner. 3 cleanups - 1 spring and 2 fall. Will mow front lawn and two spots between sidewalk and street. They also created the back garden/patio and put the pavers in on the driveway side.
+1 (781) 222-2323
- **Oil and HVAC:** Concord Oil
+1 (978) 369-3333; +1 (877) 743-FUEL
- **Pest Control:** Bain
+1 (877) 749-0638
- **Plumbing:** Eric C.Foster - 1st choice Jared
+1 (978) 669-6077
- **Sewer:** Concord Town Sewer, Tod Manchuso manages the service crew
+1 (978) 318-3250
- **Snowplowing:** Extreme Landscape — Jamie Lewis - jamie@extremelandscaping.net
- **Structural:** Consulting Structural Engineer, Inc., Concord
+1 (978) 461-6100
- **Trash:**
 - Public: Town of Concord <http://www.concordnet.crg/482/Trasthecyclng>
 - Private: Olde Colonial Trucking Co. - Chris Keane owner
+1 (978) 758-9787 (Mobile)
- **Windows:** Cleary & Sons, Waltham MA
<https://www.clearywindowrestoration.com/contact>

Safety

There are 4 gas appliances in the building. The gas range in #7, the gas powered boiler and water heater for #5 (located in basement of #7) and #7's heating system. If you ever even think you smell gas - do not hesitate - get everyone out of the building first and then call 911 immediately and the Concord Fire department will respond. They are right around the corner.

Structural

Due to the age of the house and the uneven floors, *Consulting Structural Engineer, Inc.* was engaged in 2018 to investigate and assess framing and foundation status. Foundation: no evidence of significant foundation settlement or cracking of stone/concrete/brick masonry was observed. Framing: although we were told that a certain amount of movement is normal based on both the age, subfloor state, and the nature of the construction, they did have recommendations related to adding supports. We requested a floor reinforcement plan from the firm for the full basement area of #7 with drawings and engaged a contractor who specializes in this kind of work. The recommendations were completed.

Security System, Smoke, and Carbon Monoxide Detectors

Security System

#5, #13, and #15: No security system installed.

#7: Remnants of system installed by American Alarm is in #7.

Smoke and Carbon Monoxide Detectors

#5, #13, and #15: Detectors from before 2018 purchase (replace batteries as needed)

#7: Smoke detectors were replaced and/or augmented with Nest detectors. An additional detector was placed in the attic above the kitchen in #7 and in the basement.

Trash and Recycling

Trash and recycling pickup is on Fridays. Trash bins are kept on the west side of the house. Property owners optionally pay these fees twice a year for pickup plus \$1.50 per barrel with a green sticker attached to each barrel (or a sticker per bin that pays for bin pickup for the entire period). These can be purchased at the local grocery and drug stores in town. There are green bins in the basement for recycling. See town website for details. Any cardboard to be recycled and picked up curbside needs to be flattened and no more than 14 inches long. There is also a collection dumpster for larger cardboard over by the town offices at 133 Keyes Road that is very convenient and particularly useful if you have moving boxes to dispose of or lots of holiday gift boxes to get rid of. The town also has a number of other recycling resources and events (again, see website). There's a 34 Gal 40 lb limit on trash.

In 2020 we started using an excellent private service that takes care of all of the trash and recycling pickup for a fixed price based on estimated weight (no need to bring to curb, purchase stickers etc.). *Olde Colonial Trucking Co.*

Water

The water main for #5 and #7 is located in the basement of #7. It is clearly marked and is at a 45 degree angle left of the bottom of the basement stairs. The water main for #13 and #15 is located in the basement of #13 and is also marked. Should there ever be an issue with a water leak in the house, immediately turn the water main off before addressing the issues.

Windows

The windows were restored by the previous owner and were carefully treated again during lead abatement. The edges should ideally be left unpainted. Please make sure you only hire people who understand and respect older windows if you need to have them repaired in the future. The company that restored them [wrote up their work on the building](#). They are treasures with their historic glass. They spread moving light patterns all over the home as the sunlight filters through the leaves and clouds.

Acoustic model of Interior Indow Window Inserts, which both insulate from the elements and reduce exterior sound by 70% were installed in 2019. These window insert panels are removed using the pull tabs and should only be washed with a cleaning kit (can be found in the basement along with instructions and extra parts). Please familiarize yourself with both inserting and removing these inserts. You need to make sure you understand how to remove them quickly in an emergency. Pull tabs at top or bottom and unhook child safety chains. Reinsertion can be facilitated with a plastic putty knife.

See: <https://indowwindows.com/solutions/window-noise-reduction/> for additional information.