

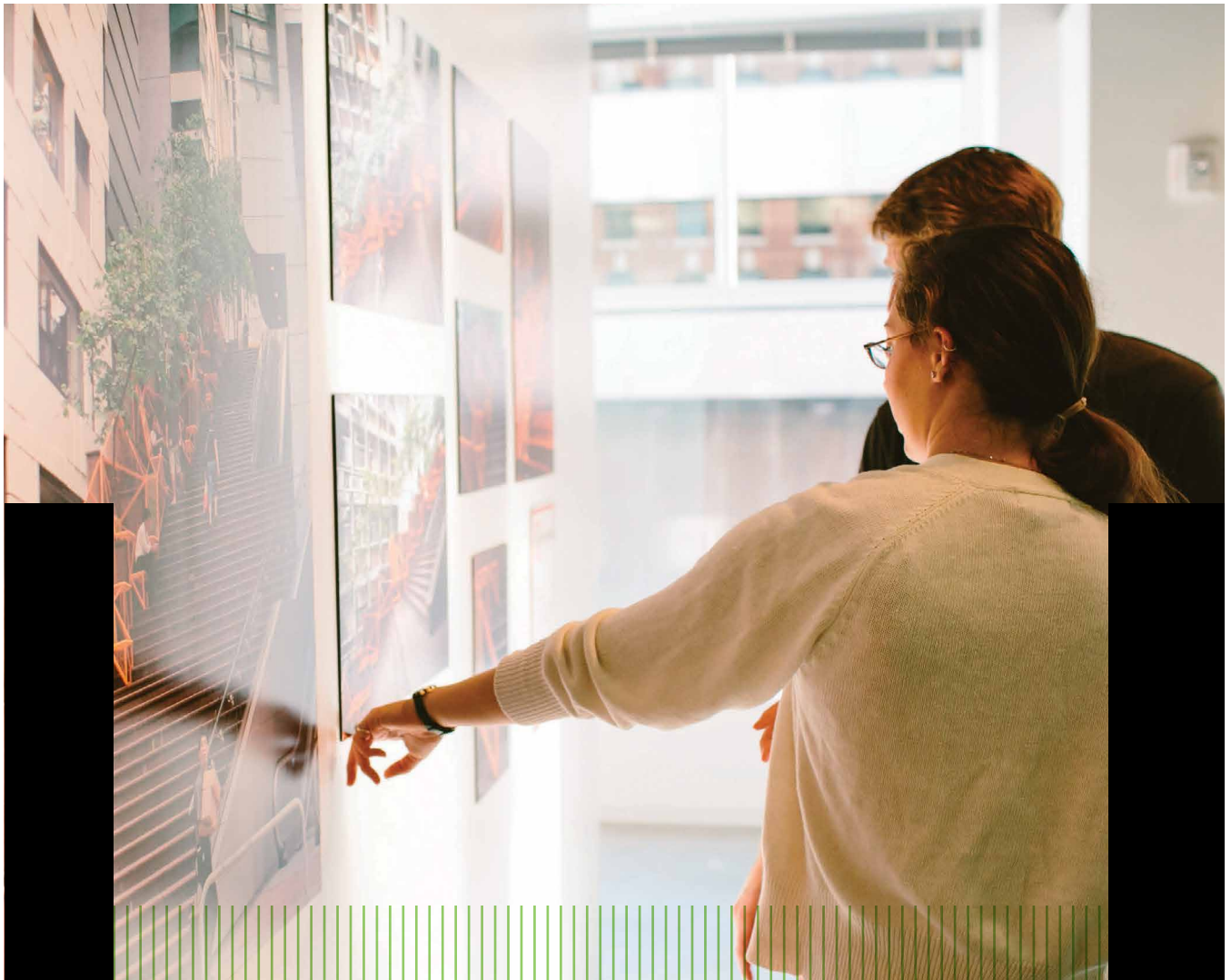
# HOMEOWNER'S PROJECT HANDBOOK

A GUIDE TO MASSACHUSETTS ARCHITECTS  
2014 EDITION



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# Welcome

This guide serves as a valuable resource for individuals and organizations planning renovation, addition, or new-construction projects. It clarifies the design and construction process for a residential or small commercial project and includes advice on choosing the right architect and structuring the working relationship. A series of “worksheets” helps you think through your project.

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*Working with a licensed architect can save you time and money and improve your home.*

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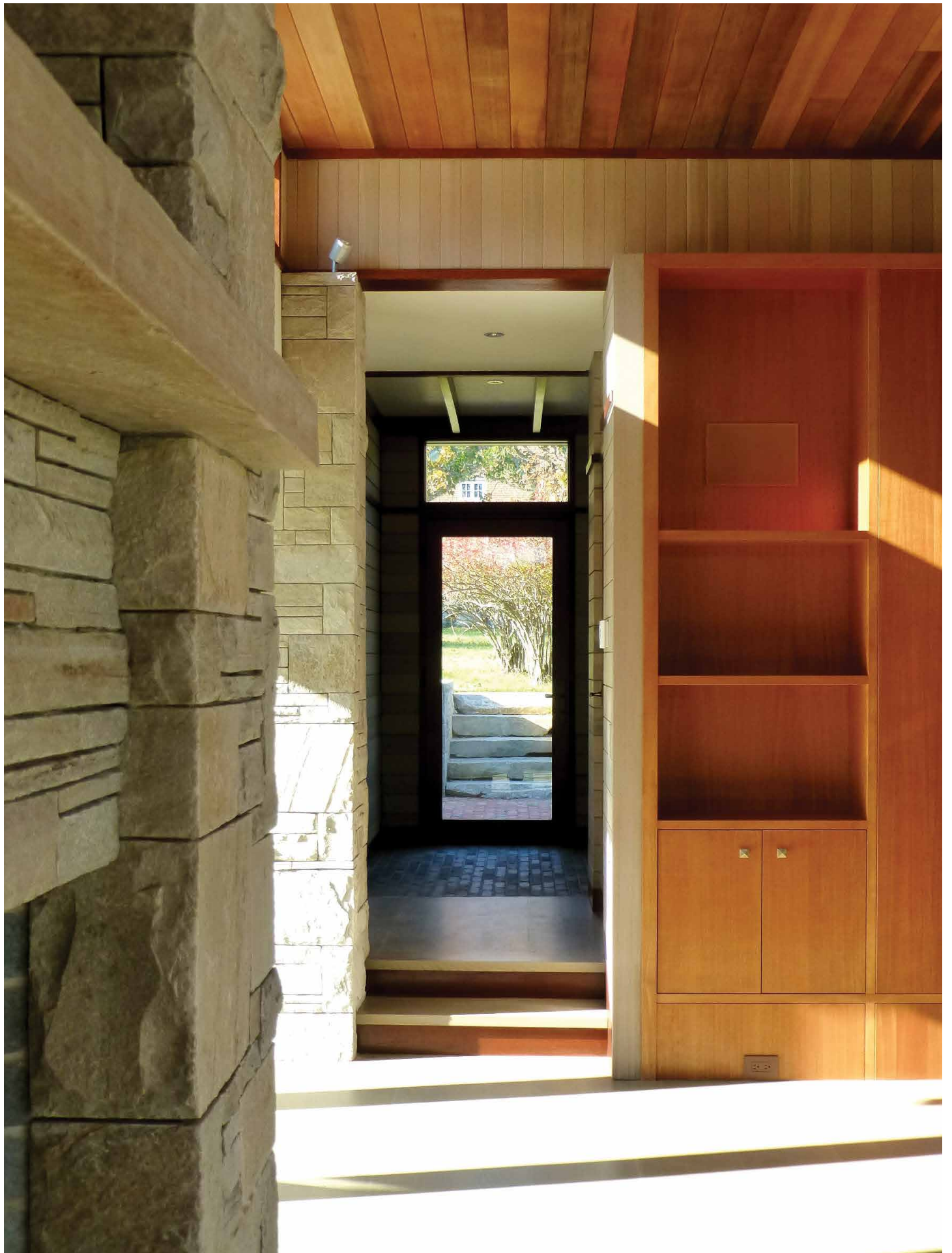
Also included is an extensive list of architects in Massachusetts who are experienced in working with clients to design and build residential and small commercial projects.

There's more online. Visit [homeownersprojecthandbook.com](http://homeownersprojecthandbook.com) for additional and updated information.

## **TABLE OF CONTENTS**

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- 03** Working with an architect
- 07** Budgeting the project
- 11** Selecting an architect
- 15** Structuring the relationship
- 19** Design and construction
- 22** Directory of architects



## Working with an architect

An architect listens to you and serves as your advocate throughout your project. Your architect translates your wishes into buildable form, addresses compliance with state and town regulations, oversees the work of the builder, and coordinates all technical and aesthetic aspects of your project. Your architect solves space problems; manages your budget; protects your project from unreasonable extra costs; and resolves disputes that may arise with your town, other consultants, or your builder.

### ***YOUR ARCHITECT IS RESPONSIBLE FOR***

**TRANSLATING YOUR WISHES INTO PLANS FOR CONSTRUCTION.** Your hopes and dreams for your project may be vague and abstract, and are usually expressed in words. Your architect works with you to translate them into a visual and technical prescription for construction that is very detailed.

**DESIGNING CUSTOM WORK AND INSTALLATIONS.** Each building has a special history; every site has unusual conditions; and every client has unique goals, desires, and requirements. Your architect seeks a design solution that unites all these elements and reflects your unique personality and style of living or working.

**PREPARING DRAWINGS AND SPECIFICATIONS.** Drawings and specifications are the graphic and verbal descriptions of the project. They describe your preferences and wishes for the project you are building and are used to document decisions about the project's size, function, organization, and aesthetics. They prescribe the engineer's requirements for structural stability, climate control, drainage, and electrical service. These documents are submitted to your town to obtain a building permit so construction can begin; they are used by the town building inspector to determine that the project will meet local requirements.



Drawings and specifications prepared by your architect also are the basis for the relationship between you as the owner/client and your contractor (builder). They can be used for bidding by contractors so you can compare several builders' estimated project costs, construction schedules, and logistics plans. Once you choose a builder, plans and specifications are used as "contract documents" (instructions to your contractor) and the basis of your written agreement with your contractor about exactly what work is to be done and at what cost.

**HELPING YOU MEET BUILDING CODES AND REGULATIONS.** Zoning regulations, which are published by every town and vary from one to another, concern the building's use, size, relationship to the site, and parking. Building codes are published by the state and address how buildings are to be constructed—dictating, for example, door sizes and materials, window sizes and locations, structural lumber sizes, and stair and hallway dimensions.

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*Your architect is responsible for translating your specific needs into a physical, buildable solution.*

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**COORDINATING THE WORK OF CONSULTANTS.** Your architect coordinates the work of specialty consultants your project may require, including structural, electrical, and mechanical (heating, plumbing, air-conditioning), and civil (drainage and site utilities) engineers.

**HELPING YOU SECURE A BUILDER.** Labor generally accounts for more than half the cost of a building project. Materials also represent significant costs. Your architect can help you through the process of selecting a contractor.

**ADMINISTERING THE CONSTRUCTION CONTRACT.** On any project, there are myriad small details and opportunities that require resolution. Your architect serves as your advocate, working to ensure that your project is built as it was designed and specified. Your architect analyzes and helps you make decisions about “change orders” that could affect your project’s costs.

**HELPING YOU MANAGE YOUR BUDGET.** Having a single, complete set of architectural drawings to present to several prospective contractors allows you to choose among comparable bids. When your contractor knows at the start what will be built, costly delays and changes during construction are minimized. During construction, your architect helps determine if proposed changes are responsibly priced and in keeping with local costs and methods of construction.

## **5 RECOMMENDATIONS** **from people who've done it**

1. *Contracts are essential. Execute a contract or letter of agreement with your architect and builder detailing fees, schedules, budgets, and tasks, and monitor the process outlined in the agreements every step of the way.*
2. *It is far easier to erase a line than to remove a wall. Make all design decisions before construction begins—it gets very expensive to change your mind later.*
3. *Carefully conduct necessary site surveys, title searches, and similar research.*
4. *It is not reasonable to expect that a building project will heal a marriage, friendship, or company; it won't.*
5. *Allow budget contingencies for both design and construction.*



## Budgeting the project

Budgeting the costs of design and construction is an important first step to help you avoid surprises and frustration. Share with your architect your budgetary goals and constraints. Only with full knowledge of your budget can your architect design within your constraints and allocate your project money wisely.

### CONTINGENCIES

Although much is done to research the site of your project or to predict conditions in an existing building before renovation, there are sometimes surprises that are not revealed until demolition or construction. Examples of these hidden conditions are poor soil, underground tanks or piping, plumbing leaks or inadequacies, asbestos, mold, structural deficiencies, and insect damage. Leave extra room in your budget (a “construction contingency”) to cover the cost of resolving these problems. Depending on the project’s size and complexity, a reasonable contingency is between five and ten percent of the total cost of construction.

Another type of contingency you should budget for is called the “client contingency.” Reversing or remaking decisions about the design after construction begins is very costly because your builder must reschedule his or her subcontractors, remove and rebuild areas already completed, and quickly obtain materials or components not currently onsite.

On the other hand, the opportunity to do things right should include the occasional good idea or change of mind as an anticipated cost in the budget.

**BUDGET WORKSHEET**

The following budget worksheet will help you outline costs and fees for your project. Your architect can help you complete it.

**LAND AND BUILDING ACQUISITION AND FINANCING**

Land cost .....

Building cost .....

Title report .....

Real-estate appraisal .....

Financing costs, loan fees .....

Bonds and assessments .....

Legal fees (rezoning, variances, etc.) .....

Topographic and boundary survey .....

Soils/geotechnical analysis/report .....

Subtotal \$ .....

**DESIGN**

Architect's fee .....  
Engineering fees .....  
Landscape architecture fees .....  
Interior-design and color-consultation fees .....  
Special engineering (solar, acoustical, security, communications) .....  
3-D models .....

Subtotal \$ .....

**CONSTRUCTION**

Cost estimating .....  
Site work (grading and utilities) .....  
Building construction .....  
Landscaping, planting, irrigation .....  
Permit fees/construction taxes required by public agencies .....  
Insurance (builder's or owner's risk) and bonds (commercial only) .....  
Materials testing and inspection .....  
Built-in furniture and cabinets .....

Subtotal \$ .....

**FURNISHINGS**

Interior finishes and flooring .....  
Interior furnishings, wall/window coverings and upholstery .....  
Appliances .....

Subtotal \$ .....

**OTHER**

Construction contingency for estimating errors and unforeseen expenses .....  
Client contingency to cover design changes you make .....  
Cost of temporary lodging .....

Subtotal \$ .....

TOTAL \$ .....



## Selecting an architect

The most popular and usually the best way to select an architect is by interviewing several candidates. This handbook is a good source for identifying architects who are qualified for your project. Friends and neighbors can be another good source, especially if they've completed a project similar to your own.

### ***STEPS TO HIRING AN ARCHITECT***

**MAKE A BRIEF CALL TO AN ARCHITECT** to determine if his or her expertise is appropriate to your project.

**WHEN YOU FIND AT LEAST THREE WITH RELATED EXPERIENCE**, schedule interviews with them to discuss your project and review photographs and other samples of their work.

**CHECK REFERENCES** from past clients.

### ***YOUR RESPONSIBILITIES AS A CLIENT***

**DECIDE ON YOUR BUDGET AT THE OUTSET.** Determine both the ideal and the maximum you are willing to spend, and communicate it clearly.

**MAKE DECISIONS IN A TIMELY MANNER.** Try not to revisit or reverse decisions you already have made because it is likely your architect has already acted on them. If you do change your mind, tell your architect immediately.

**CAREFULLY REVIEW THE DRAWINGS AND MATERIALS.** Return them promptly with questions, comments, and changes.

## **SELECTION CRITERIA**

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Use the following criteria to choose among the architects you consider.

**LICENSE.** Your architect should be licensed in Massachusetts. To check on the status of an architect's license in Massachusetts, call the Board of Registration of Architects at 617-727-3072 or check that agency's website at <http://license.reg.state.ma.us/public/licque.asp?color=blue>.

**EXPERIENCE.** Your architect should have a track record of similar work in terms of your project's size, complexity, type, and cost.

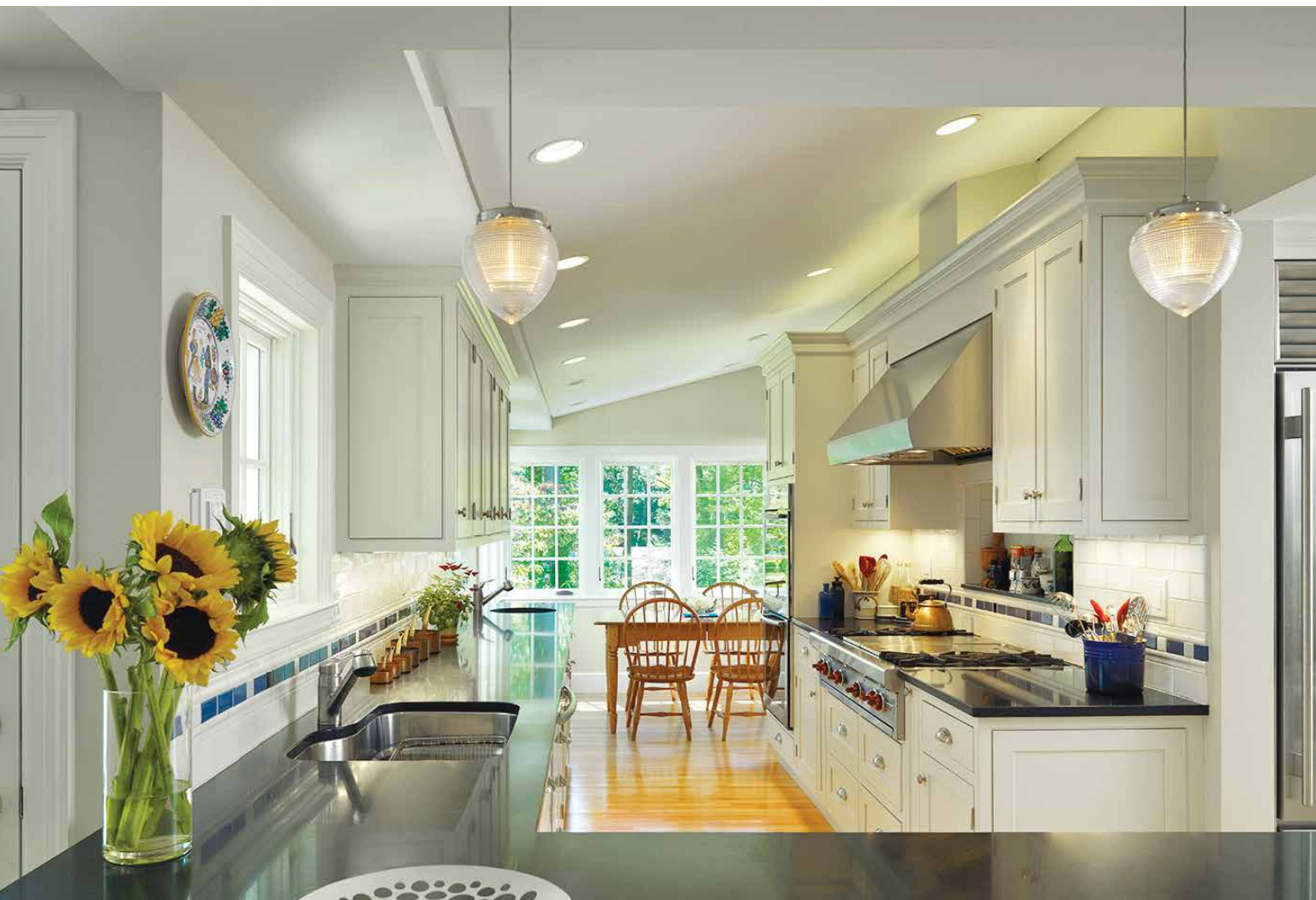
**CHEMISTRY.** You and your architect will need to feel comfortable with each other as you will be interacting frequently over the course of the design. Your architect should be a good listener; responsive to your phone calls; interested in your needs; and able to communicate with you in clear, everyday language.

**REFERENCES.** Satisfied former clients should attest to your architect's ability to respect agreements about services, fees, and schedule.

**LEVEL OF SERVICE.** Architects' services vary. Some will carry your project through construction, while others may leave the responsibility for overseeing construction to you or the builder. Match your preferences with your architect's.

**DESIGN FEES.** You should define the scope of service carefully, including possible cost savings and extras; the use of consulting engineers; and work by others such as landscape, security, sound-system, and interior-design consultants.

During construction, your architect can provide construction administration, helping to ensure the project is built according to plans and specifications. Your architect should visit the site periodically to observe construction, work out design issues and details, sort out conflicts between drawings and existing or developing conditions, review and approve your builder's requests for payment, and keep you informed of your project's progress.



## **PROJECT SCHEDULE**

Some residential and small commercial projects can be designed within a few weeks; however, it's very important to have adequate time to think through the options, do the necessary research, and talk to people about what you are planning.

We recommend you allow between three and six months for the design phase. This can include selecting an architect at the outset of your project and, later, selecting a builder.

Most small projects take between three and six months to build; larger projects can certainly take longer. Interior construction can be done in any season; outdoor construction must be carefully timed. Summer is a busy time for many contractors, so be sure to let your contractor know well in advance when you want to begin construction, so he or she can reserve the time and resources.

Project designed by OMR Architects;  
photograph by Richard Mandelkorn.





## Structuring the relationship

It is customary for an architect to be paid in several stages rather than with full payment at the end of the job. A down payment or retainer may be required prior to start-up. In most cases, an architect's fee includes compensation for structural-, mechanical- (heating, ventilation, plumbing, and air-conditioning), and electrical-engineering consultants the architect may need to hire for your project.

### **ARCHITECTS' FEES ARE DETERMINED IN ONE OF THREE WAYS**

- 1. AS A PERCENTAGE** of the total construction costs, which varies in proportion to the project's size and complexity
- 2. ON AN HOURLY-FEE BASIS** plus expenses
- 3. AS A "LUMP-SUM" FEE** agreed upon in a written contract that includes the fee method, condition and pricing parameters

### **THE CONTRACT**

You and your architect should begin your relationship with a written agreement or contract that details your expectations; your architect's services, fees, and schedule; and all other parameters you and your architect consider important. A thorough, clear written agreement will help prevent misunderstandings or disappointments.

The American Institute of Architects (AIA) publishes a variety of contract documents that define the full array of relationships and terms involved in design and construction projects. You can purchase paper documents from the Boston Society of Architects at [architects.org/store](http://architects.org/store) or as PDF documents from the AIA at [documentsondemand.aia.org](http://documentsondemand.aia.org).

## **10 QUESTIONS to ask your architect**

1. *What do you see as important issues or considerations in my project?*
2. *Who in the firm will I be working with?*
3. *How do you establish fees?*
4. *How will I be able to relate fee payments to milestones in your scope of work?*
5. *What are the steps in the design process?*
6. *What will you show me along the way to explain the project: models, drawings, or sketches?*
7. *If the scope of the project changes, will there be additional fees?*
8. *If the builders' bids exceed my budget, will you revise the design and will this carry a cost?*
9. *How disruptive will construction be?*
10. *How long do you expect it will take to complete my project?*

## **10 QUESTIONS to ask (and answer) yourself**

1. *What would you change—and keep—about your current home?*
2. *What is your lifestyle? Are you at home a great deal? Do you work at home? Do you entertain often? How much time do you spend in the living areas, bedrooms, kitchen, den or office, utility space, etc.?*
3. *How much time and energy are you willing to invest to maintain your home?*
4. *What do you think the addition/renovation/new home should look like?*
5. *When planning a new home or space, what do you envision that you don't have now?*
6. *How much can you realistically afford to spend?*
7. *How soon would you like to be settled into your new home or addition?*
8. *How much time do you have to be involved in the design and construction process?*
9. *Do you plan to do any of the construction work yourself?*
10. *How much disruption in your life can you tolerate to add on to or renovate your home?*



# Design and construction

Design and construction projects typically involve six phases.

## **1. PROGRAMMING (DECIDING WHAT TO BUILD)**

You and your architect will begin by defining the requirements for your project (how many rooms, the function of the spaces, etc.), determining how your desires fit within your budget.

## **2. SCHEMATIC DESIGN (DEVELOPING THE CONCEPT)**

During this phase, your architect prepares a series of rough sketches that reflect a conceptual approach to the design, general arrangement of the rooms, and general organization of the site. You approve these sketches before proceeding to the next phase.

## **3. DESIGN DEVELOPMENT (REFINING THE DESIGN)**

Your architect prepares more-refined drawings, which communicate and document more detailed aspects of the proposed design. Floor plans show the proportions, shapes, and dimensions of all the rooms. Outline specifications listing the major materials and room finishes are prepared.

## **4. PREPARATION OF CONSTRUCTION DOCUMENTS**

Once you approve the design, your architect prepares detailed drawings and specifications, which your contractor can use to establish actual construction costs, obtain permits to begin construction, and build the project.

## **5. HIRING THE BUILDER**

As the client, you select and hire the builder. Your architect may be willing to make some recommendations of builders to consider and can help you prepare bidding documents, invitations to bid, and instructions to bidders.

## **6. CONSTRUCTION**

Your builder builds the project and is solely responsible for construction methods, techniques, schedules, and procedures.



### ***THE ROLE OF THE BUILDER***

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Builders (general contractors) provide construction services based on architects' designs and are best suited to define construction methods and sequences, estimate costs, and coordinate the work of subcontractors. They typically will control the budget and schedule for the work and be responsible to the owner and the architect for the quality of their workmanship and conformity with the design intent.

Your contract with the builder may be based on a lump-sum price or be billed on a time and materials, or T&M, basis, with or without a guaranteed maximum price, or GMP, determined at the start.

As the client, you are ultimately responsible for selecting and paying your builder. If you would like, your architect can assist you in finding builders to consider and may help you review their credentials. To determine

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*Do not begin any work until you have signed contracts detailing the work to be done, the schedule, and the amount and timing of all payments due.*

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whether a builder is registered to do business in Massachusetts, call the Department of Public Safety at 617-727-3200 or check online at [www.mass.gov/dps](http://www.mass.gov/dps) (license lookup). To check for complaints filed against a builder, call the Attorney General's Consumer Hotline at 617-727-8400.

### **THREE APPROACHES TO HIRING A BUILDER**

- 1. IN A COMPETITIVE BIDDING PROCESS**, bids are requested from several builders who outline their credentials and approaches to cost, schedule, and logistics for the project construction. The bidders all use the same design drawings to develop their bids, so, theoretically, the estimates received are comparable.
- 2. IN A NEGOTIATED CONTRACT**, your architect helps you develop the cost, schedule, and scope of work through discussions with a single builder. In this model, the builder is selected much the same way the architect is selected—on the basis of credentials and personal “fit” with the project. He or she becomes part of a three-way partnership with you and your architect. Competitive bidding takes place at the subcontractor level, overseen by the builder.
- 3. HIRING A “DESIGN-BUILD” COMPANY** allows you to obtain both design and building services from a single source (provided that the design-build company actually works with an architect registered in Massachusetts).

## Directory of architects

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*In this directory, you will find licensed architects.*

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Licensure as an architect is the result of a special educational process, rigorous training, and the completion of a complex series of exams. An architect usually has a minimum of five years' professional education and three years' experience in the workplace. Only licensed architects may use the title "architect," and their project drawings should bear the architect's seal before construction begins. To check on the status of an architect's license in Massachusetts, contact the Board of Registration of Architects at 617-727-3072 or check <http://license.reg.state.ma.us/public/licque.asp?>

*Contact information is current at the time of printing. Visit [homeownersprojecthandbook.com](http://homeownersprojecthandbook.com) for additional and updated information.*



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We pride ourselves on fresh design, often inspired by architectural languages of the past and always responsive to technologies and green practices of today. For 40 years, we have designed more than 90 houses and numerous additions throughout New England and New York. We create well-loved, durable, and appealing designs with high building performance, even approaching zero energy. We work closely with our clients to satisfy their needs and desires. Our award-winning work has been featured in many publications, including the recent monograph, *New Classic American Houses: The Architecture of Albert, Righter & Tittmann*.

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**Amy Semmes, A.I.A., LEED for HOMES AP**

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 Amy Semmes, A.I.A.

My practice is devoted exclusively to fine residential design.

I specialize in finding the "perfect fit" to each project's design challenges and believe the best fit solves not only the spatial/planning/physical issues of homebuilding, but also must tailor that fit seamlessly to meet those less tangible needs: your vision, your values, your sense of delight, and your budget. I look for solutions that both work inside the tradition of New England domestic architecture that can also better suit contemporary tastes and lifestyles: more openness, better flow, more light, and a connection to the outdoors, using sustainable practices.

From studios located in both metro Boston and in the White Mountains, I service projects in eastern Massachusetts and throughout New Hampshire.

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Debra Cedeno AIA

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Please contact our office to see how we may assist you in creating or renovating your unique and beautiful new home.

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**Axiom Architects**

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Axiom Architects offers full design services for new construction, additions, and renovations with a broad depth of experience in coastal construction. By working closely with our clients and listening to their needs, we create trademark homes that are reflective of our clients' unique lifestyles, strong in design and rich in detail.

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**b Architecture Studio Inc.**

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www.barchstudio.com  
Chris Brown AIA, LEED AP

Inherent in our work is an understanding of the client's needs and the project's setting and vernacular that creates a home of great durability, sustainability, and beauty. Give Chris a call to start the conversation.

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**Benjamin Nutter Architects, LLC**

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Benjamin C. Nutter AIA

A full-service residential and small commercial design firm with offices in Massachusetts and Portsmouth, NH. Applying experience and innovation, we work closely with our clients to meet their needs, be it a contemporary home or a period restoration. We enjoy collaborating throughout New England. In addition to architectural services, we provide design-phase construction planning, budget evaluation, and representation before local municipal officials. We are allied with quality craftsmen and are well versed in product resources.

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**Beth A. Worell Architects**

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Beth Worell AIA, LEED AP

We design beautiful, efficient, light-filled spaces that meet your needs and satisfy your imagination. We work closely with you to solve the challenges of your project with inspiration. Great attention and creativity are given to all projects, large and small. We provide complete architectural services for additions, renovations, and new construction.

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**Bradley L. Shotola AIA**

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Bradley L. Shotola AIA

We listen. Your home or business represents your largest investment, both in dollars and as the reflection of your lifestyle. Our portfolio of projects, ranging from \$50,000 to \$5 million, offers you a wealth of contacts and expertise. Call us to discuss your residential or commercial project.

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**Building Arts**

54 Newbridge Road  
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frank@fwrba.com  
www.fwrba.com  
Frank W. Riepe AIA

Frank Riepe has over 35 years of professional experience with over 25 years devoted to award-winning custom houses, remodeling, and additions, as well as progressive community design. His work is characterized by a high level of client service, artistic design, technical excellence, environmental sensitivity, project leadership, and close attention to the construction process.

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**C. Richard McCullough**

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Richard McCullough AIA

Established in 1985, this office provides a full range of architectural services. We respond to the client's requirements by involving the client in all aspects of the decision-making process, including the design, budgeting, and construction-related issues. Our designs reflect our clients' good taste.

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Richard Bertman FAIA

CBT is a Boston-based professional design firm providing services in architecture, interior design, and urban design. Over 225 awards recognize excellence and creativity in our design of new buildings and the renovation of existing structures.

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**Chan Mock Architects**

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Christopher Chan AIA

Chan Mock Architects offers responsiveness to clients and excellence in design for both residential and small commercial projects. We pride ourselves on working closely with clients, showing sensitivity to projects' surroundings, thinking creatively and sustainably, and understanding the process of building. Visit our website, or contact us for a consultation.

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Chris Chu AIA

Specializing in residential designs that bring ease and delight into homeowners' lives. Designs that are creative and efficient, maximizing potential views and light. Designs that create flow and balance both inside and outside of the house, helping you create the home that you want. Architect on *This Old House*, 2010. Winner of Historic Newton Preservation Award, 2011. Featured in the latest of Sarah Susanka's *Not So Big House* series: *Not So Big Remodeling: Tailoring Your Home for the Way You Really Live* (2009) and also Kevin O'Connor's *The Best Homes from This Old House* (2011).

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www.curlarchitecture.com  
Richard Curl AIA

Curl Architecture is particularly interested in the relationship of contemporary design and materials to a traditional context, whether inside the home or within a neighborhood. Exploring your programmatic requirements and finding the right functional and stylistic balance that fits your situation is essential. We especially enjoy working with our clients to review options and help them sort out what's really important. Every project is a unique challenge, and figuring out the right solution to suit your needs in a thoughtful, creative, and elegant way is what we do best.

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**David Sharff Architect, P.C.**

67 West Street  
Medfield, MA 02052  
508-359-5737  
david@davidsharffarchitect.com  
www.davidsharffarchitect.com  
David E. Sharff AIA

Through the thoughtful integration of beauty and function, form, space, and material, we instill the feeling that while fresh, beautiful and new, antique or modern, "this feels like it has been here forever." Since 1995, David Sharff Architect, P.C. has been implementing this approach in partnership with our clients to deliver award-winning designs for new homes, whole house renovations, additions, and interiors. We work extensively in eastern Massachusetts, including Cape Cod. We welcome you to call for your complimentary consultation today!

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**David Whitney Architect**

49 Linden Street  
Arlington, MA 02476  
781-643-0759  
mail@davidwhitney.com  
www.davidwhitney.com  
David Whitney AIA

I design houses that fulfill their owners' goals and dreams, are appropriate to their settings, and are sensitive to the realities of the construction process. As a sole practitioner, I am responsible for your project from the beginning through the completion of the construction myself. The core of my work is to listen to what you want, explore options with you until we reach a design you love, carefully develop and document the design, and help builders make it a reality.

---

**Design Associates Inc.**

1035 Cambridge Street  
Cambridge, MA 02141  
617-661-9082  
chris@design-associates.com  
www.design-associates.com  
Christopher L. Dallmus AIA

A few words from our clients:

"Sophisticated design, excellent listening skills, top-notch construction administration and the best client-service work I've seen"..."none will listen harder to your agenda, suggest more clever solutions, deal skillfully with historic commissions, create appropriate designs that please both occupants and neighbors alike while staying within the budget"..."there is no other firm I have worked with that so demonstrates the professionalism, attention to detail and dedication to getting the job done right"..."our builder and subcontractors had never seen such detailed drawings"..."always showed me elegant solutions I hadn't thought of."

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**designStream**

8 Francis Circuit  
Winchester, MA 01890  
781-439-7655  
info@designstream.us  
www.designstream.us  
Fredrick Reeder AIA, LEED AP

Thoughtful, original, humanist architecture, responsive to client requirements and budgets.

Breadth of experience: custom residential, multi-unit residential, office buildings, museum exhibitions, low-rise and high-rise, equatorial eco-community and product design. Architecturally and environmentally sensitive to context.

Deep technical and design expertise. Residential, commercial, and civic. Renovations, additions, and completely new. 30+ years experience. International red dot design award winner.

Our beautiful and dynamic work has been exhibited in the Museum of Modern Art, and the same distinctive quality extends to all of our architectural projects. We offer a client-focused practice leading to innovative, economic solutions of serenity and grace.

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**Dolle Architects**

33 Chestnut Street  
 Brookline, MA 02445  
 617-734-7947  
 tomdolle@comcast.net  
 www.dollearchitects.com  
 Thomas Dolle Principal AIA

We specialize in residential new construction, additions, renovations, interior design, and small commercial.

Our office uses state-of-the-art technology, Autodesk Revit, (3D), making the design process more efficient. You will be able to “see” the design as it evolves, improving decision making and saving time. These added tools provide for expanded service with no increase of fees.

In addition, we have added an interior designer to respond to our clients’ requests to select all their finish materials and equipment, amounting to considerable savings to the owner because of our shopping skill and experience.

We offer senior-living and downsizing planning as well.

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**Doris Cole FAIA Architecture/Planning**

540 Franklin Street  
 Cambridge, MA 02139  
 617-491-5662  
 D.Cole@verizon.net  
 www.DorisColeArchitect.com  
 Doris Cole FAIA

In 2012 Doris established her new practice to concentrate on the creative designing of buildings and spaces for people. Her goal is to work with her clients to create beautiful and livable environments that add value to their property. Work includes residential, commercial, and institutional projects. She was a founding principal of Cole and Goyette, Architects and Planners Inc. from 1981 to 2012; received numerous design awards; authored five books; served her community; and lectured at various institutions. Doris was born in Chicago, received her AB cum laude from Radcliffe College and her Master’s of Architecture from Harvard.

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**Doug Stefanov Architects**

516 East Second Street, #32  
 Boston, MA 02127  
 617-765-0543  
 info@stefanovarch.com  
 www.stefanovarch.com  
 Doug Stefanov AIA, NCARB, LEED AP

Doug Stefanov Architects is a full-service architectural design firm specializing in the design of residential, mixed-use, and light commercial buildings. We focus on client-centered design, transforming your ideas into reality.

We have over 19 years of experience working on a multitude of different projects and are familiar with approval processes for zoning, conservation, and permitting. We can act as your agent through construction.

We strive to provide professional and personal service to assist you through the sometimes daunting design and construction process.

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**Draudt Design Architects**

138 Crescent Street  
 Stow, MA 01775  
 978-461-2399  
 anne@draudtdesign.com  
 www.draudtdesign.com  
 Anne Cook Draudt AIA, LEED AP

Draudt Design is a small firm dedicated to the idea that good design can make your home and life better. Whether you are looking to renovate, add on, or build new—the goal is always to work together to make your home more comfortable, more efficient, and more delightful.

Anne Cook Draudt has worked on over 100 homes—helping people discover the possibilities and potential of their particular project. Every home is uniquely crafted to provide spacious, light-filled, warm, inviting solutions that fit each client’s needs, budget, and lifestyle.

Please visit draudtdesign.com for more information on projects and process.

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**Eck MacNeely Architects**

560 Harrison Avenue, Suite 403  
Boston, MA 02118  
617-367-9696  
info@eckmacneely.com  
www.eckmacneely.com  
Paul MacNeely AIA

Established in 1975, Eck MacNeely Architects specializes in architecture and interior design for custom residential projects and institutions of higher learning, with an emphasis on sustainability. Craftsmanship, attention to detail, and sensitivity to the local building context are all hallmarks of our work, as evidenced in both new and renovated construction.

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**EvB Design**

33 1/2 Union Square  
Somerville, MA 02143  
617-623-2222  
edrick@evbdesign.com  
www.evbdesign.com  
Edrick vanBeuzekom AIA

Our specialty is well-crafted design with an emphasis on highly energy efficient, sustainable architecture. We design projects at all scales, from residential work (kitchens, additions, new homes, multifamily) and nonprofit (accessibility, renovations) to commercial projects (offices, labs, restaurants).

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**Faith Baum Architects**

33 Hancock Street  
Lexington, MA 02420  
781-674-9344  
faithbaum@rcn.com  
www.faithbaumarchitects.com  
Faith Baum AIA

Faith Baum Architects specializes in residential architecture. We create homes that delight each family member. Our designs meet our clients' immediate needs while anticipating changes in the life of a family. We realize our clients' dreams on time and within their budget.

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**Foley Fiore Architecture**

316 Cambridge Street  
Cambridge, MA 02141  
617-547-8002  
info@foleyfiore.com  
www.foleyfiore.com  
Paul S. Fiore AIA

David Foley and Paul Fiore have been collaborating with an outstanding group of clients and contractors to create beautiful, sustainable, and livable homes since 1994. We strive to create environments that enrich the spirit in a manner that is highly specific to each client. We enjoy the process of getting to know each client and learning how they live and work, and where they find beauty.

The team at Foley Fiore Architecture brings the individual attention of a small firm with the knowledge and production capabilities of a large firm. Their ability to listen to clients and to realize their vision has resulted in a long list of repeat clients and a portfolio of unique architecture and interiors.

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**Frank Shirley Architects**

75 Henry Street  
Cambridge, MA 02139  
617-547-3355  
info@frankshirleyarchitects.com  
www.frankshirleyarchitects.com  
Frank W. Shirley AIA

We know beauty in architecture springs from an imaginative spirit, dedication to craft, and attention to detail but can be realized only through meticulous project management. We embrace the future but honor the past. We listen to our clients and are committed to excellence. The results: elegant structures and satisfied clients.

Our work is regularly featured in books, magazines, and newspapers as well as on television. We received the Bulfinch award (2012), and *Boston Home* magazine's Best of Boston Home award for restorations (2011) and for historic renovations (2008). We have expanded our portfolio from residential to institutional buildings and from local to international clients.

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**Gary Moyer, Architect**

PO Box 235  
Linwood, MA 01525  
508-278-3707  
gary@garymoyerarchitect.net  
www.garymoyerarchitect.net  
Gary Moyer AIA

Your home...consider the opportunities. Creating your own special environment is a challenge. With more than 25 years of experience, I can help you sort through the possibilities to find the right solution and create a new home or addition/renovation that reflects your personality and lifestyle, and satisfies your needs.

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**George Jessop Architect**

PO Box 1277  
 Centerville, MA 02632  
 508-428-8952  
[georgejessoparchitect@verizon.net](mailto:georgejessoparchitect@verizon.net)  
 George A. Jessop, Jr., AIA

For the past 30 years, we have been providing the residents of Cape Cod and Nantucket Island with our experience and imagination in the design and construction of their homes and commercial facilities. Through well-established relationships with the finest construction firms and home builders, we convert the ideas of our clients into functional reality. We offer all architectural services necessary to meet your needs. Some notable projects on Nantucket include the 360-seat VFW banquet dining facility and the Nantucket Shipwreck and Lifesaving Museum expansion. Let us help you achieve your dream home or desired facility through our experience and imagination.

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**Hammer Architects**

19 Bishop Allen Drive  
 Cambridge, MA 02139  
 617-876-5121  
[info@hammerarchitects.com](mailto:info@hammerarchitects.com)  
[www.hammerarchitects.com](http://www.hammerarchitects.com)  
 Mark D. Hammer AIA

A new house or renovation is a once-in-a-lifetime opportunity to realize your aspirations. Our experience enables us to arrive at innovative solutions in response to our clients' objectives and discover creative ways to fulfill their expectations. Our goal is to design beautiful homes, appropriate to their surroundings.

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**Hart Associates Architects, Inc.**

50 Church Street  
 Belmont, MA 02478  
 617-489-0030  
[info@hartarch.com](mailto:info@hartarch.com)  
[www.hartarch.com](http://www.hartarch.com)  
 Stephen K. Hart AIA

Hart Associates Architects is a six-person firm specializing in custom residential design. Our work includes new houses, renovations and additions, and interior renovations. We work throughout New England in a range of urban, suburban, and rural settings. We provide thoughtful and thorough design solutions and comprehensive project management.

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**Lynn Hopkins Architect**

45 Munroe Road  
 Lexington, MA 02421  
 781-863-2585  
[info@LHopkinsArch.com](mailto:info@LHopkinsArch.com)  
[www.LHopkinsArch.com](http://www.LHopkinsArch.com)  
 Lynn Hopkins AIA

I specialize in turning the house you have into the home you want. Thoughtful collaboration with you and the builder produces a home that demonstrates a clear understanding of your needs as well as respect for your existing house and neighborhood, our environment, and history. My work has been published in the *Boston Globe*, *New England Home*, *This Old House*, *Fine Homebuilding*, and other national magazines. One of my projects was on the cover of *In-Laws, Outlaws and Granny Flats*, and projects have been featured in *The Inspired House*, *Built-Ins Idea Book*, and several other Taunton Press books.

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**Hutker Architects**

217 Clinton Avenue  
 Falmouth, MA 02540  
 508-540-0048  
[info@hutkerarchitects.com](mailto:info@hutkerarchitects.com)  
[www.hutkerarchitects.com](http://www.hutkerarchitects.com)  
 Mark Hutker FAIA

Hutker Architects is a full-service architectural firm with offices located on Martha's Vineyard, Cape Cod, Nantucket and Boston, Massachusetts. Hutker Architects is the premier custom residential architecture firm in New England. The firm's staff of 34 professionals represents all the requisite areas of expertise, from property planning to general architecture. Hutker Architects is well regarded for its emphasis on high-quality craftsmanship, use of simple materials, and designs that create homes worthy of preservation.

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**Incite Architecture**

74 Bedford Street  
 Lexington, MA 02420  
 781-862-3444  
[info@incitearchitecture.com](mailto:info@incitearchitecture.com)  
[www.incitearchitecture.com](http://www.incitearchitecture.com)  
 William R. Hubner AIA

Incite Architecture is a small, client-oriented, full-service architectural firm with a primary focus on custom residential design. We are based in Lexington, Massachusetts, serving New England since 1990. Projects include new construction, additions, remodeling, and retrofit. We have extensive experience with coastal properties in Massachusetts and Rhode Island. Commercial projects include professional offices, restaurants, and medical clinics including dental and veterinary. Other available services are site planning, feasibility studies, sustainable design, universal design, and interior-finish specifications.

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**Jamie Devol Architect**

7 Dix Terrace  
Winchester, MA 01890  
781-721-7574  
jdevol\_AIA@msn.com  
www.jamiedevo.com  
Jamie Devol AIA

I am an experienced architect and artist with many built projects and satisfied clients. I design context-inspired new construction as well as additions and renovations that respect the historical integrity of the original structure and the character of the neighborhood. Sustainable-design considerations, including energy and resource conservation, green materials, solar and/or geothermal heating, natural ventilation, and optimal daylighting, are integral to my projects.

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**Jan Gleysteen Architects, Inc.**

888 Worcester Street  
Wellesley, MA 02482  
781-431-0080  
admin@jangleysteeninc.com  
www.jangleysteeninc.com  
Jan Gleysteen AIA

Jan Gleysteen AIA, has been designing high-quality residential architecture for over 25 years. The firm is dedicated to historically influenced architecture, quality service, and creative solutions for both new construction and additions/renovations. Our work has been awarded "Best New Traditional Home of the Year" by *Boston Globe* Magazine and the 2011 Bulfinch Award by the ICAA-NE. Additional recognition includes *Remodeling* magazine's 2012 Remodeling Design Awards, the 2011 and 2012 Dream Home Awards, and the 2011 PRISM Awards from the Builders and Remodelers Association of Greater Boston. We invite you to contact us or visit our website to learn more about our work.

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**JFF Design, Architects**

24 Warwick Avenue  
Waltham, MA 02452  
781-899-6908  
joe@jffdesign.com  
www.jffdesign.com  
Joseph F. Fournier, Jr., AIA

Innovative design is the creation of warm, inviting spaces without massive development. Home design is rooted from the necessity and comfort of our daily living experience. JFF Design, Architects has over 30 years designing solutions through creative spaces responding to the needs of each client.

We specialize in custom home additions, renovations and new home designs. We do not focus on the simple solution, rather a nicely scaled, balanced, detailed transformation! Our design experience combined with construction experience makes our approach refreshing!

Please check out our latest social media feed...Houzz.com.

Good design should not be confused with over-development.  
~ JFF, 2008

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**Krueger Associates Inc.**

**Architects, Planners, Landscape Architects**

147 Sherman Street  
Cambridge, MA 02140  
617-491-8200  
kruegerassociates.inc@verizon.net  
Paul H. Krueger AIA, ASLA

Our commitment to design an intensely personal home for you is derived from the 35-year evolution of our small firm. We cherish engaging relationships with our clients. Examples of homes that we have designed can be found in Truro; Wellfleet; Martha's Vineyard; Bar Harbor, Maine; and Cambridge.

Your home will be a welcome retreat, respectfully breaking with tradition and seamlessly integrated into the surrounding landscape. We have a passion for things well built, comfortable, filled with light, and infused with the mystery of beauty—it is those things that will ensure you a lifetime of memories and evoke anticipation of times to come.

- We will be up-front about your budget and expectations
- We will be your advocate
- Specify all hardware, lighting and plumbing fixtures, heating and ventilating equipment
- Design the landscaping and site work
- Specify plant materials
- Oversee the construction work from start to finish
- Provide immediate email clarifications and weekly on-the-jobsite inspections
- Provide photographs of the progress of work

In short, we will create a home for you that is a magical vision of your dream house. We proudly urge you to contact the owners of the homes that we have designed; they love their homes and will be happy to share their experience with you.



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- L -**LDa Architecture & Interiors**

222 Third Street, Suite 3212  
 Cambridge, MA 02142  
 617-621-1455  
 info@LDa-Architects.com  
 www.LDa-Architects.com  
 Treffle LaFleche AIA, LEED AP  
 Douglas Dick AIA, LEED BD+C

LDa is committed to finding a meaningful balance between the traditions of New England architecture and the demands of contemporary living. For the last 20 years, our award-winning projects have provided clients with thoughtful and inspired residential and interior design solutions rich in detail and craft with a focus on lasting value and sustainability. We engage our clients in a process of collaborative, responsive design, resulting in comfortable, functional, and timeless spaces. LDa is a leader in sustainable design, having completed over a dozen LEED for Homes projects. Located in Cambridge and on the Cape in Chatham, MA.

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**Leaf Design Associates, Inc.**

5 Winslow Road  
 Winchester, MA 01890  
 781-721-6541  
 rlinma@aol.com  
 Richard Leaf AIA

Leaf Design specializes in residential architecture, with an emphasis on additions and renovations to older New England homes. As a husband-and-wife team, we combine creative ideas with practical solutions, with an emphasis on understanding how families really use their homes. We design every project uniquely to complement the style of the existing house and balance the needs of our clients and their wishes, tastes, and budgets. Since the mid-1990s, we have designed hundreds of attractive additions and new homes. Our work is spread throughout the Boston suburbs, especially in Belmont, Brookline, Lexington, Newton, Sudbury, Wellesley, and Winchester.

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**Lim Design Studio, Inc.**

1666 Washington Street, #3  
 Boston, MA 02118  
 617-549-9327  
 diane@limdesignstudio.com  
 www.limdesignstudio.com  
 Diane Lim AIA

With more than 15 years of experience in the landmark and historic districts in Greater Boston, the firm focuses on the balance between old and new, small and large, functional and aesthetic, priority and luxury, and budget and value. Purposefully a small boutique firm, it offers undivided attention to both residential and retail clients throughout the entire design and construction process.

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**Linda Moody & Associates, Architects, Inc.**

93A Groton Street  
 Pepperell, MA 01463  
 978-433-6593  
 lmaarch@aol.com  
 www.lmarchitects.com  
 Linda A. Moody AIA

Our firm offers professional services in architectural design and construction, restoration, and rehabilitation. We have strong expertise in sustainable design and in the development of site-enriched, energy-conscious buildings. Featured in *Houses 1994/Fine Homebuilding*, *Country Houses 1995*, *Healthy Home Designs*, and *Energy-Efficient Building*.

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- M -**Margolis + Fishman**

675 Massachusetts Avenue  
 Cambridge, MA 02139  
 617-492-0200  
 ron@margolisandfishman.com  
 www.margolisandfishman.com  
 Ronald Margolis AIA

Margolis + Fishman has a wide range of project experience, including single-family and multifamily residential projects, commercial, offices, university projects, and biotechnology facilities. Our services include assisting clients in evaluating potential properties, planning, design, permitting, and construction administration.

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**Margolis, Incorporated**

783 Hale Street  
Beverly Farms, MA 01915  
978-922-4440  
jpmargolis@margolisinc.com, jpmargolis@classicist-ne.org  
www.margolisinc.com, www.classicist-ne.org  
John P. Margolis AIA

Margolis, Incorporated is an architectural residential practice celebrating its 20th year. Specializing in new homes, additions, and renovations, our varied work is thoughtfully grounded in traditional and regional precedents.

As the current New England Chapter President for the Institute of Classical Architecture & Art (ICAA), founding principal John P. Margolis strives to revitalize the classical tradition as a meaningful language for residential design. The ICAA provides the firm with a global resource for all kinds of project needs to realize the client's vision.

Although we often marry classically proportioned designs to the individual needs of each client, we pursue solutions that unify the building to the land. Our diverse collaborations realize timeless, enduring, and sustainable homes for generations to come.

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**Meyer & Meyer, Inc. Architecture and Interiors**

396 Commonwealth Avenue  
Boston, MA 02215  
617-266-0555  
lbmeyer@meyerandmeyerarchitects.com  
www.meyerandmeyerarchitects.com  
John I. Meyer, Jr., AIA, LEED AP

2014 Houzz, Best of Design  
2013 *ARCHITECTURAL DIGEST*, November Before/After Feature  
2013 Houzz, Best of Remodeling  
2011 Best of Boston, Interior Restoration  
2010 Dream Home Award, Classical Home of the Year  
2009 Best of Boston, Architecture—Traditional

Our work is like no other, because our homes are uniquely designed for clients who want a personal and inspiring place to live. Clients come to us because our homes share timeless elegance and harmony with the site. We have no preconceived style that dictates our designs, only ones best suited to the site and preferred by the owners. Customizing interesting floor plans, using quality materials, and designing specialty details throughout the home are our trademark. Our homes are designed to be cherished for generations and to last for centuries.

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**MGA|Marcus Gleysteen Architects**

129 Kingston Street, 5th floor  
Boston, MA 02111  
617-542-6060  
marcus@mgaarchitects.com  
www.mgaarchitects.com  
Marcus Gleysteen AIA

At Marcus Gleysteen Architects, we design award-winning spaces that directly respond to the identity, values, and vision of our clients. We translate their dreams into architectural realities that speak to the way they live, while embracing a high level of sustainability and resourcefulness. Finding beauty in purpose and purpose in beauty, we believe that the most relevant design solutions lie beyond the boundaries of style.

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**Michael Dobler Architect**

143 W Brookline Street, Unit 401  
Boston, MA 02118  
617-835-6563  
mgdobler@mac.com  
www.mdoblerarchitect.com  
Michael Dobler AIA

I am an architect with over twenty years of experience with firms in the Boston area and since 2010 as a sole practitioner. My practice focuses on contemporary residential design, both new construction and renovations. I offer a broad range of expertise in energy-efficient and sustainable design, development, and construction. Most important, I am committed to working closely with clients throughout the design and construction process to realize their goals with creative, thoughtful, and budget-conscious solutions.

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**Nashawtuc Architects, Inc.**

2 Lexington Road  
Concord, MA 01742  
978-371-0344  
GreatDesigns@nasharch.com  
www.nasharch.com  
William Dickinson AIA

Nashawtuc Architects is a client-focused, architectural firm specializing in the design of custom homes, renovations, additions, and small-scale commercial and municipal projects. Since 1988, our mission has been to improve lives by designing attractive, efficient, and environmentally sound structures. We value the collaborative relationships we build with our clients, many of whom have worked with us for decades.

- O -

**Oldenburg Architecture**

1666 Massachusetts Avenue, Suite 11  
 Lexington, MA 02420  
 781-862-2275  
 carl@oldenarch.com  
 www.oldenarch.com  
 Carl C. Oldenburg AIA

We specialize in custom homes, additions, and renovations. For over twenty years, we have been providing services for projects throughout the Greater Boston area and Cape Cod. Our services are tailored to the unique requirements of each project and the visions of each client, so our portfolio includes both modern and traditional styles. We pride ourselves on exceptional service; clear illustrations of proposed design concepts through sketching and photorealistic rendering; precise, accurate, and complete construction drawings; and, most of all, a body of well-designed completed work and many satisfied clients.

**OMR Architects**

543 Massachusetts Avenue  
 Acton, MA 01720  
 978-264-0160  
 jroberts@omr-architects.com  
 www.omr-architects.com  
 Jeanne Kuespert Roberts AIA

At OMR, we design homes to celebrate daylight and to create open, comfortable, welcoming spaces crafted from warm, natural materials. We start by listening, to understand your goals, values, and lifestyle. We then collaborate with you to:

- Create a shared vision for your home
- Integrate your house into its natural landscape
- Respect the traditions and everyday needs of your family
- Explore sustainable site and building solutions
- Evaluate multiple options to give you a sense of possibilities
- Meet your schedule and budget
- Produce excellent drawings and manage construction well
- Enjoy the experience

**O'Sullivan Architects**

580 Main Street, Suite 204  
 Reading, MA 01867  
 781-439-6166  
 osulli@osullivanarchitects.com  
 www.osullivanarchitects.com  
 David H. O'Sullivan AIA

O'Sullivan Architects is committed to our clients, whether a project is in Boston or New England, we will strive to fulfill our clients' expectations of beauty and value.

We have the knowledge to bring each project to life, whether from simple additions to complex, LEED-certified mixed-use buildings. We provide full services, including site planning, building design, and interiors.

We are dedicated to applying our problem-solving skills to our clients' goals. We are attune to design trends and are constantly educating ourselves. Not only do we possess listening and design skills, but we have graphic capabilities for you to understand ideas.

- P -

**Patrick Ahearn Architect, LLC**

160 Commonwealth Avenue, Suite L3  
 Boston, MA 02116  
 617-266-1710  
 pahearn@patrickahearn.com  
 www.patrickahearn.com  
 Patrick Ahearn AIA

Patrick Ahearn, AIA, specializes in historically motivated architecture and interior design. Over the past 40 years, his volume of finely crafted and detailed residential work spans a multitude of classic styles of architecture from City Town Houses to Island Homes. With offices in both the Historic Back Bay neighborhood of Boston and on the island of Martha's Vineyard, these environments provide a rich and fertile background for the creation of classical timeless architecture, appropriate and in scale to each locale.

The firm's work covers a broad spectrum of projects in the United States including master planning, new construction, historic renovation and restoration. To each of his projects, Mr. Ahearn and his team of architects and designers bring a highly educated and schooled knowledge of classic architecture coupled with a keen sense of how people live today, which in turn produces homes that are timeless and responsive to the needs of today's lifestyles.

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**Peter Sachs Architect**

20 Hunter Street  
Newton, MA 02465  
617-312-5045  
peternsachs@gmail.com  
www.petersachsarchitect.com  
Peter Sachs AIA

My objective is to blend contemporary and eclectic sensibilities in order to express the unique quality of each design situation. Project planning, zoning law, and construction experience are strong subspecialties of mine that ensure adherence to budgets and schedules, and the successful expression of aesthetic goals as well as financial goals.

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**Pierce Lamb Architects**

1075 Washington Street  
West Newton, MA 02465  
617-964-1311  
info@piercelambarchitects.com  
www.piercelambarchitects.com  
Deborah Pierce AIA

Accessible homes are our passion - functional and fabulous, for all ages and abilities. Additions and renovations, all types and sizes. Small firm, woman-owned, since 1980. Author of *The Accessible Home* (The Taunton Press, fall 2012). Award of Excellence, 2011, Women in Design/Boston Society of Architects (BSA); Accessible Residences Honor Award, 2009, MA Architectural Access Board/BSA.

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**Polhemus Savery DaSilva Architects Builders**

101 Depot Road  
Chatham, MA 02633  
508-945-4500  
info@psdab.com  
www.psdab.com  
John DaSilva AIA

Polhemus Savery DaSilva Architects Builders is an award-winning firm that designs, renovates, and builds custom homes throughout coastal southern New England. Their integrated architecture and construction (design-build) provides a single source for inspired architecture and well-crafted construction. Their streamlined process enhances the high level of art, expertise and value expected by their clients.

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**RDK Architects**

825 Beacon Street, Suite 10  
Newton Centre, MA 02459  
617-571-0645  
ralphk@rdkarchitects.com  
www.rdkarchitects.com  
Ralph Kilfoyle AIA

Inspired by New England traditions as well as contemporary architecture from around the world, RDK pursues beautiful space making on a variety of residential styles and budgets. New houses throughout suburban Boston and NE coastal regions account for the majority of completed work. As the son of a home builder with a former background in residential construction, Mr. Kilfoyle provides clients with over two decades of seasoned expertise throughout all project phases.

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**Red Hawk Studio Architects, Inc.**

18 Main Street  
Concord, MA 01742  
978-369-2340  
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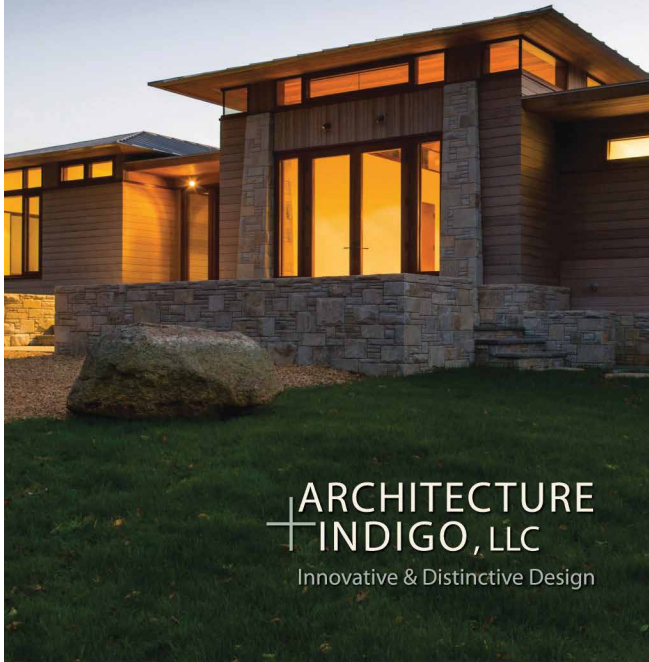
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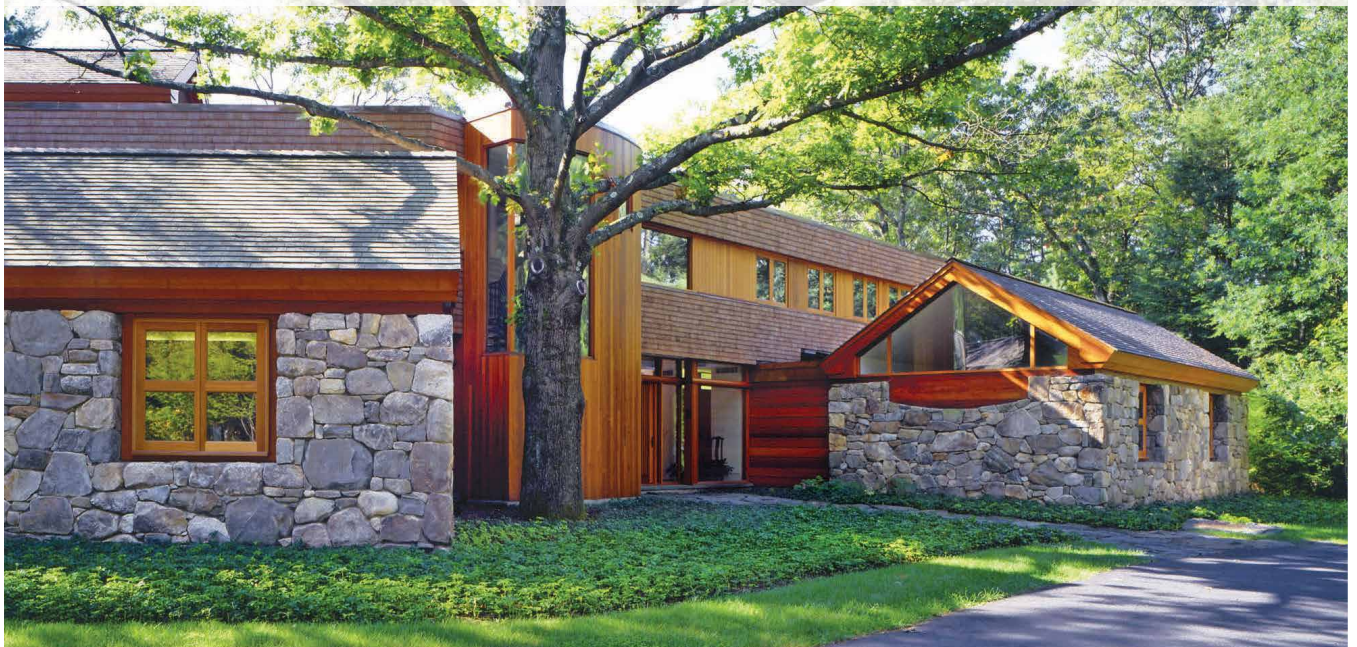
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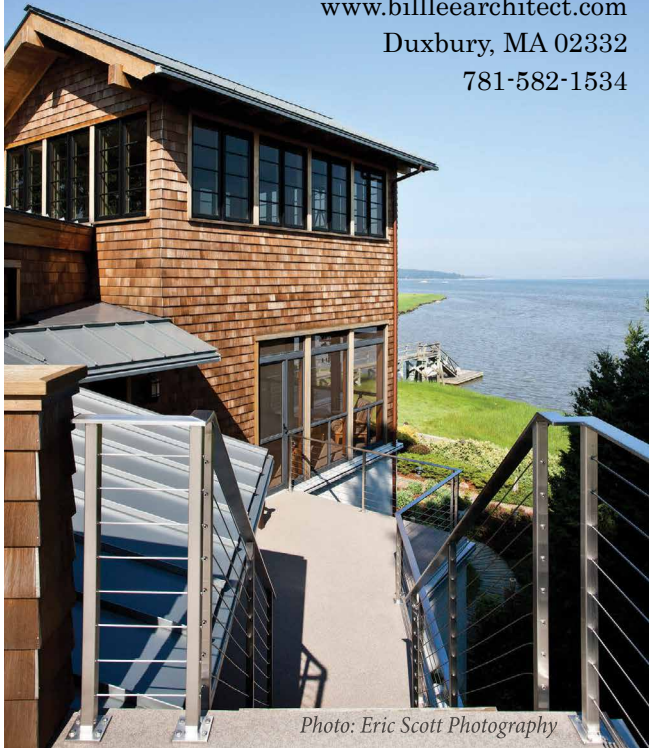
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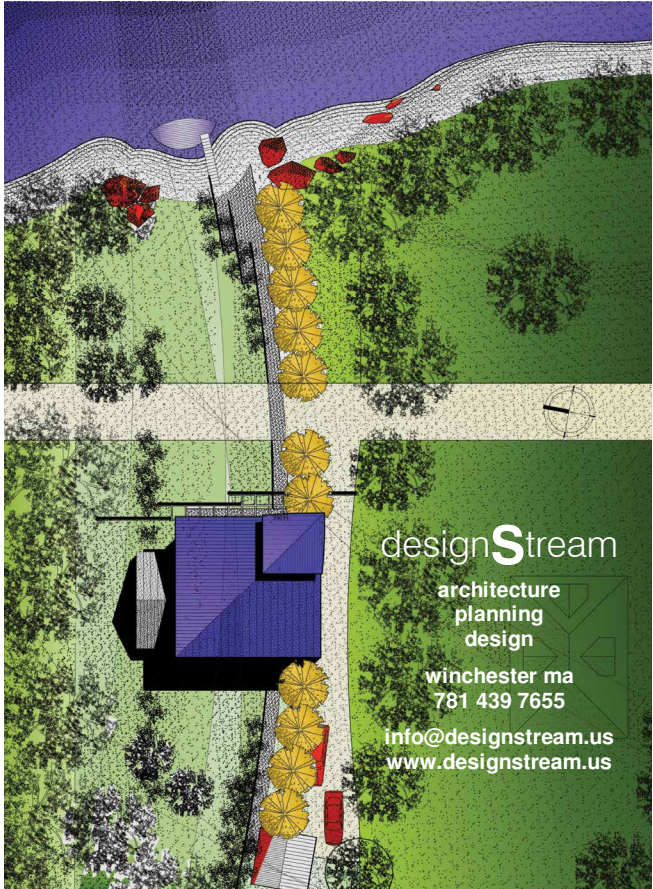


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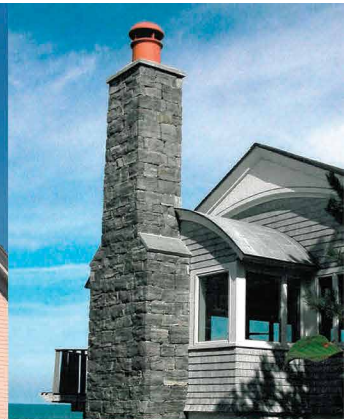
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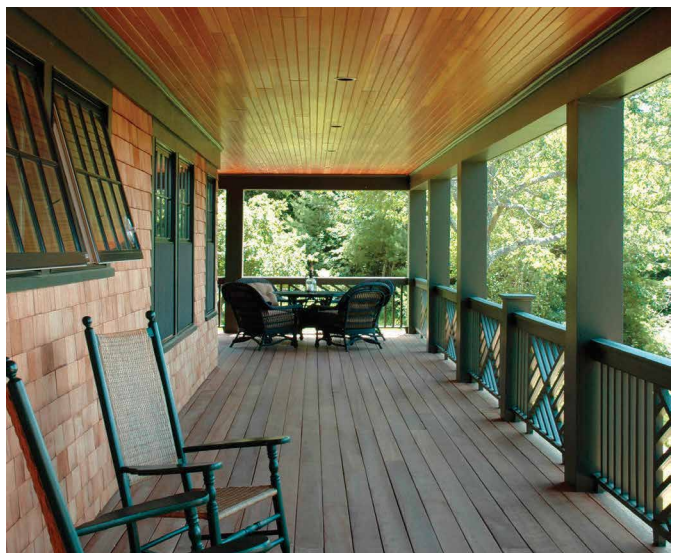
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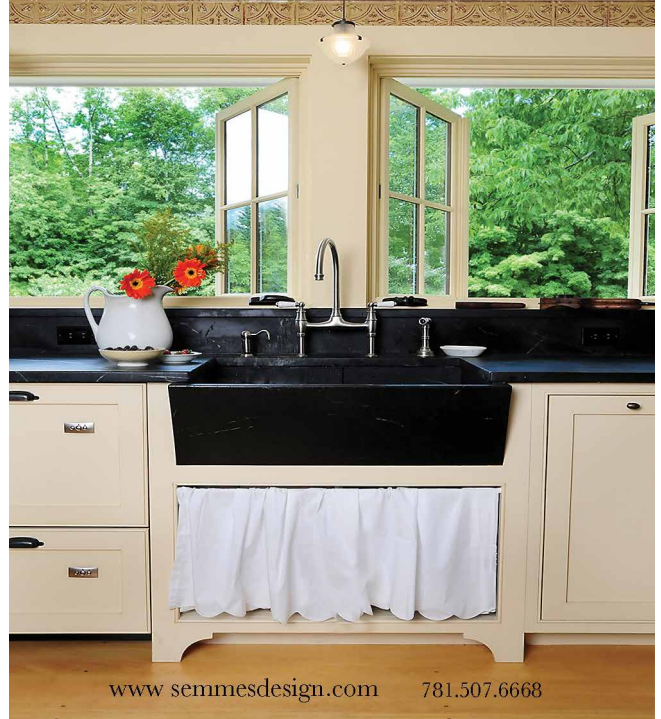


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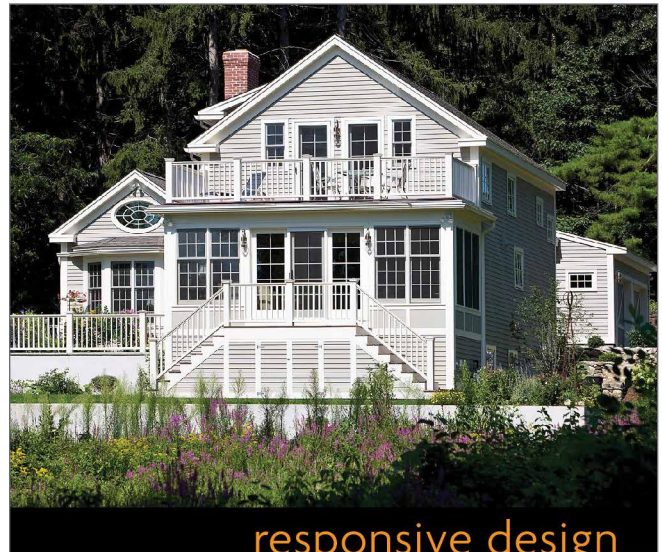


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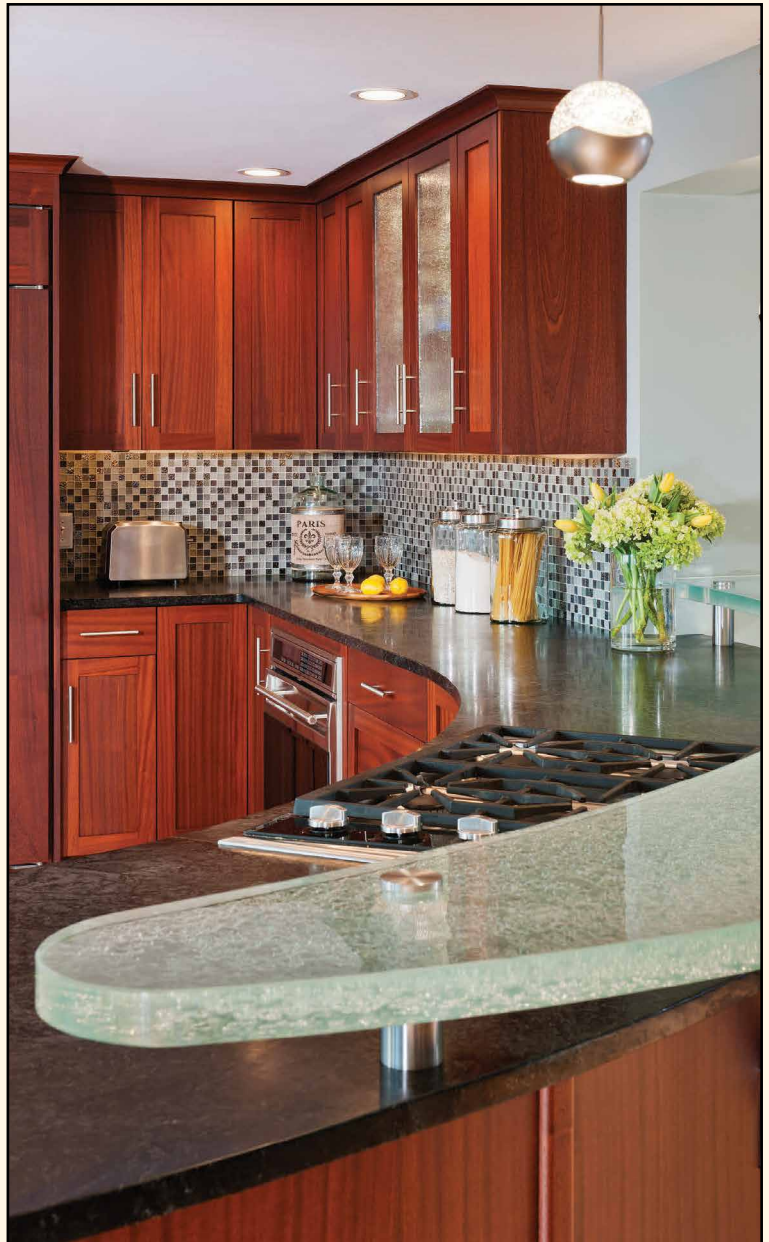
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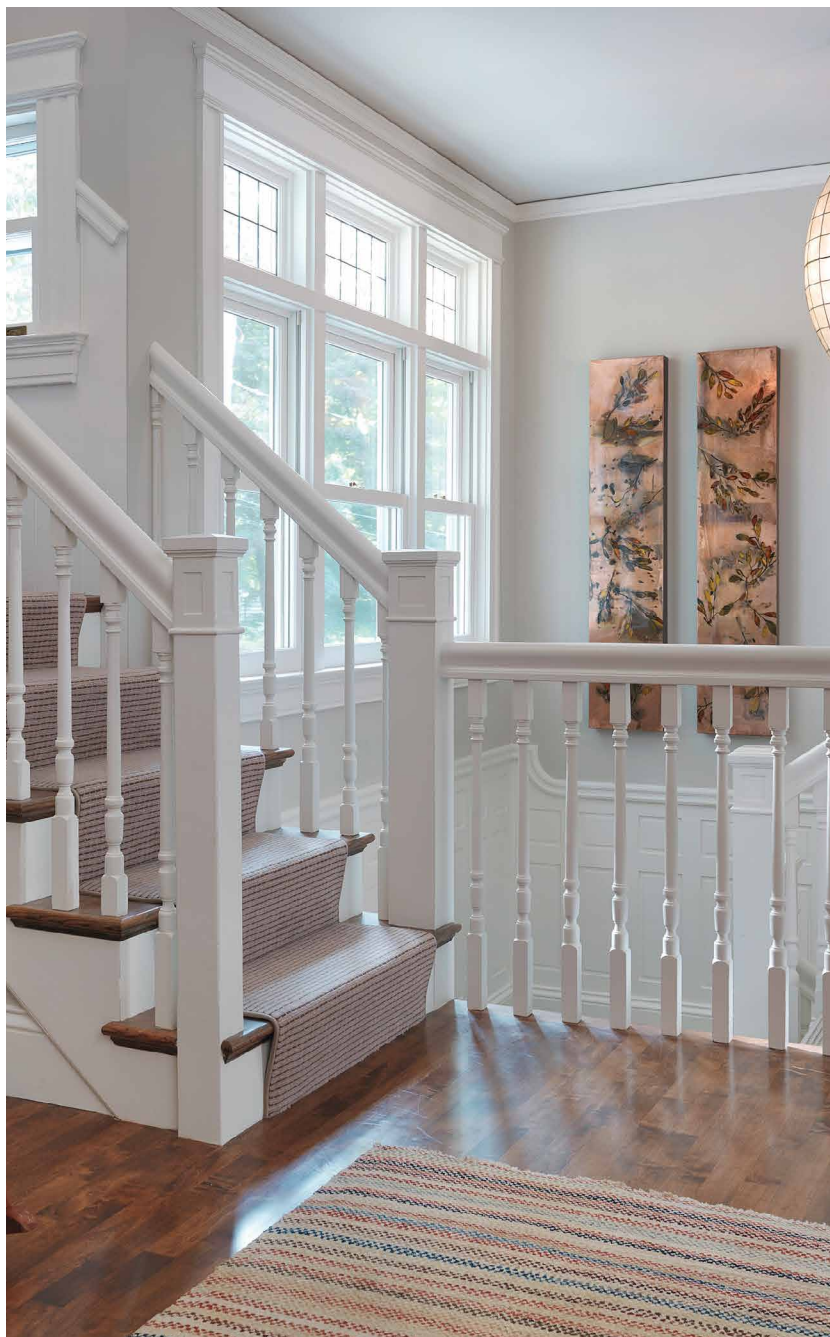
Ever since I read the book *The Perfection of the Morning*, by Sharon Butala, I have wanted to see the prairies. I wanted to feel the horizon line, the fields of gold, and the immensity of that space. There was a contradiction between nothingness and fullness, of having to pay attention to the tiniest detail in order to orient myself within the hugeness. What I hadn't known was that this particular land, the prairies, was once ocean; and on a recent road trip, the car became a small boat heading due west as it followed the railway line. It was a challenge to focus on anything in the prairies except the vastness. Slowly, a structure would emerge: tall, imposing, angular, often painted white, sometimes green or red, writing high on the wall. It might say Horizon, Saskatchewan. A place named, a history of a certain time in the Canadian prairies. I was grateful to those old grain elevators,

appearing like cathedrals, vaguely Pre-Romanesque in design. They became a port, anchoring us for a brief while and releasing us back into the ocean. They are beautiful buildings, plain and functional and sharing a commonality of design that is now becoming memory.



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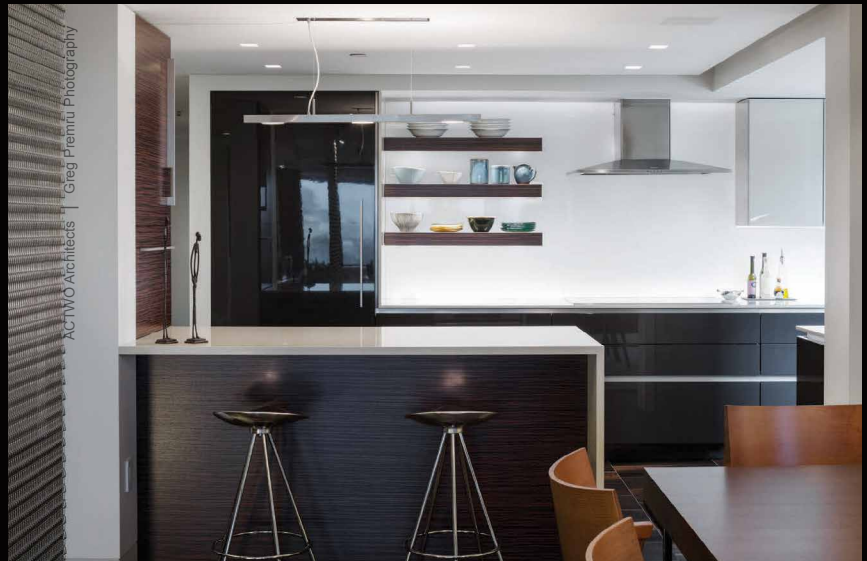
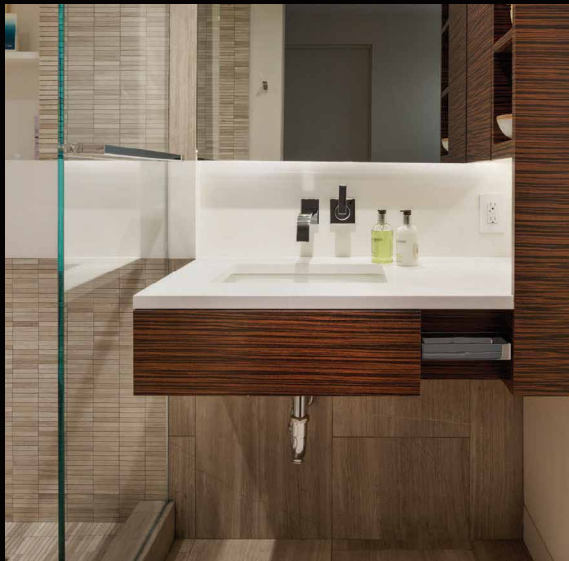
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