



# PRESERVATION SERVICES

Post Office Box 18  
Mendon, Ma 01756-0018  
t/f 508 473-4884  
rcn@pre-serve.com

www.pre-serve.com

Design / Build

Construction Management

Land Use Planning

Real Estate Development Consulting

Cultural Resource Planning

## Interior Historic Rehabilitation Newton, Massachusetts

### Challenge

Preservation Services, Inc. was retained by the client to design/build a new master suite as well as cure long-standing deferred maintenance issues. In a congenial give-and-take relationship, the historic preservation firm helped identify issues; understand the project's impacts on the clients' daily lives; prioritize a strategic plan; and pursue and complete the implementation.

A set of as-built, schematic and construction drawings were developed in collaboration with the clients' need to solve aesthetic concerns, balanced against technical and building code issues in a manner that was feasible, occupant friendly and cost-effective. The short term construction time minimized the intrusive nature of an historic rehabilitation.

### Site

Located in the Newton Corner neighborhood, the existing Queen Anne retained much original architectural scale, massing, materials and texture.

### Solution

Preservation Services, Inc. and artisans under their direction executed a sensitive series of repairs to the existing historic fabric. First floor interior woodwork and masonry was selectively cleaned, repaired and rehabilitated with newly applied finishes.



The second floor held several bedrooms with only 1- 1/2 bathrooms. The client's major goal was to combine two bedrooms and create a separate master suite with bedroom and a self-

contained master bathroom - along with a transitional dressing / reading area. Note replacement of the horizontal door panels with glazing for tiled shower and toilet area. Historic reproduction pedestal lavatories were located in this area with a view out the east (morning) windows.



Another critical goal was easily-accessible storage for personal clothes and possessions within this suite. A new custom closet system created in the west wall is historically compatible with the Queen Anne house.

### Accomplishment

The project met client's goals, needs and wants in a manner visually vibrant, yet sensitive and appropriate to the historical and cultural context. Premium materials and systems used will mean long term performance, durability and overall added value to the client's life style and real property alike.

