

## Nathaniel Saltonstall House

### Improvements: Overview

Both homes on the property including the “Main” house (70 Main St) and the “Guest” house (74 Main St) have been fully restored and/or renovated. This includes nearly every element, surface and system both inside and outside. To ensure that the restoration was done to and with appropriate period fixtures, finishes and overall design choices the owner of the property consulted with the company OverUnder which is comprised of Harvard University Graduate School of Design (GSD) graduates. The dean of GSD also consulted and was involved in the process. GSD also made sure that the original architectural plans which still reside at the house were taken to be scanned into their archives.

### List of improvements to Main House

#### Exterior:

- Brick: All exterior brick was sandblasted with Black Diamond abrasive to remove paint, brighten and restore color and then was repointed and sealed.
- Roof: The entire roof was replaced with commercial grade rubber roofing.
- Chimneys: All chimneys were repointed, capped, flashed and lined as necessary. 5 of the 6 fireplaces are functional. The flu for the fireplace in the foyer was used for venting of the new heating system and therefore that one is now a decorative fireplace.
- Windows: All original exterior windows/doors that could be saved were removed and sent off site for full removal of paint and glazing. The metal framed windows were then repainted, outfitted with new and more energy efficient glass, reglazed and reinstalled. The full restoration included retention of the original solid brass hardware which was also stripped and restored.

Any windows which were not able to be saved (mostly the smaller windows that do not also function as doors) had parts such as hardware salvaged from them and repurposed on the restored windows to make them fully-functional. Those windows were then replaced with new Pella® Architect Series® Windows.

- Paint: Exterior painted areas which include the garage doors, some entry doors, metal balcony railings, front entry and garage entry cement ceilings, the solarium and other assorted trim were repainted in 2021.

#### Systems:

- Electric: New electrical cable was run underground through the driveway from the street in 2011. The service was upgraded to 200 amps, new main and sub panels installed, and new wiring installed throughout most of the house. This includes digital Lutron Maestro dimmers in almost all locations. Areas that did not receive replacement wiring were limited to where installation of that wiring would potentially damage the architectural integrity of the element such as the plugs in the custom wooden built-ins in the sitting room and the original doorbell and staff call button system which is still intact.

- The well provides water for both houses. The well room is located under a man-hole cover in the driveway. The pump, two tanks and filtration system for the well have all been replaced in 2012-2014.
- Plumbing: The majority of all plumbing in the home has been replaced with historical integrity in mind. For instance, though plastic supply lines are the less expensive and most often used today, the water lines in this home were replaced with solid copper, not plastic, as plastic would not have been appropriate to the period. Great care was taken to make the installation of new supply and drain lines not only functional but visually clean, measured and level. Also where drains were needed more expensive cast iron was used in nearly all cases instead of PVC.
- HVAC: The entire heating and cooling systems were replaced by Rodenhiser Plumbing and Heating. Since installation it has been serviced regularly by the installer including seasonal air filter replacement. The heat is natural gas via a hydro-air delivery system. A single efficient wall-hung combination boiler heats water which is delivered into a copper coil system inside the two air handlers. There air is pushed over the water-heated coils to heat the air. This is a less drying form of air heating than a system which burns fuel to heat air directly. The single wall hung combination boiler also provides the domestic hot water which once heated is automatically stored in a separate holding tank to ensure ample supply. Two separate air conditioning compressors were installed on the roof over the kitchen. These provide coolant into a coil system in the inside of those same air handlers used in heating. The system functions through a single thermostat that is connected to several remote temperature monitors in various areas. Automatic baffles inside the air handler allow the system to send heated or cooled air to the areas that need it to keep temperatures even in consideration of both personal comfort and the uniformity of environment required for storage of museum quality artworks.

#### Interior (room by room):

- Foyer: The terrazzo flooring was professionally polished in 2015. The walls, ceilings and trim were all repainted. The ceiling fixture in this area is a special one which staff at the Museum of Fine Arts told the owner they suspect is Lalique glass. It should be treated with care.
- Powder Room: The original faux painted walls, trim and ceiling were left untouched. The toilet and sink were replaced with appropriate replacements.
- Stairwell: The walls, trim and ceiling were repainted. The mahogany steps were refinished. The 3 story glass block wall was cleaned. Glass blocks such as the ones here and the ones like them found in the Gropius House are a hallmark of the Bauhaus style. This is one of the magnificent elements of this home. It is a live spectacle that changes color through the day and the seasons and dances with light when the wind blows through the trees outside.
- Living Room & Sitting room: Parquet floors were refinished (their first time sanded since installation). All painted surfaces were repainted. The nearly floor to ceiling walnut and bamboo shutters (16 of them in all in the home) which cover the tall window/doors were refinished on both sides and hardware restored. On the ceiling in the main landing area 2 new lighting fixtures

designed by Michael Anastassiades for Flos were installed. The wooden built-ins surrounding the fireplace were refinished.

- Solarium: The solarium terrazzo floors were professionally polished in 2015. The black trim surrounding the curved glass was painted in 2021.
- Dining Room: The terrazzo floors were professionally polished in 2015. The walnut and bamboo shutters which cover the tall window/doors were refinished on both sides and hardware restored. All painted surfaces were repainted. A new lighting fixture designed by Michael Anastassiades for Flos was installed.
- Kitchen & Butler's Pantry:
  - o Cabinet Restoration: In 2020 the original cabinets were restored. This process involved removal of the doors and drawers, sanding as needed, priming and painting with the finish being Fine Paints Of Europe Satin oil-based enamel (a very durable finish). The painter was a well-known custom painter known for high end finishes including gold leafing and faux painting. The frames were fixed as needed and painted before doors were reattached and adjusted professionally to ensure good operation.
  - o Hardware: The hardware for the kitchen cabinets was replaced with period appropriate new hardware in polished nickel finish.
  - o Counters/Sink: Absolute black honed granite counters were installed. The original sinks were retained and reinstalled. Appropriately styled new faucets were installed.
  - o Appliances: Miele 6 burner dual-fuel range and hood (vented to outside) along with Sub-Zero fridge were installed a few years ago. The Jenn-Air dishwasher was installed in 2021.
  - o Flooring: New oak flooring was installed and finished.
  - o Lighting: A lighting plan was created and special twin headed recessed lighting was installed to ensure good bright lighting throughout the kitchen plus the ability to dim to mood.
- Guest room: The guest bedroom's walls and ceilings were professionally painted in 2020. New oak flooring was installed and finished. The windows were replaced with new Pella Architectural series windows.
- Guest bath: The guest bath's walls were repainted in 2020. The original cast iron tub was retained. Marble of the proper size and properties was recommended from a specially selected quarry and this new marble flooring was installed. A new sink and toilet appropriate for the design were also installed.
- Top floor bedrooms:
  - o Flooring: Original oak flooring was refinished, stained, and finished.
  - o Painted surfaces: All painted surfaces were repainted.

- Interior Doors: Original wooden doors were sanded and refinished. The original hardware was cleaned and retained.
- Windows: All smaller windows on this floor were replaced with Pella Architectural series. All the large floor to ceiling window/doors were fully restored in the same manner as described for those on the floor below.
- Top floor main bath and guest bath: These bathrooms were fully replaced. The same white marble which was specially selected for the downstairs bath was used for walls where tile was required such as in the shower areas and on the floors. Aesthetically appropriate fixtures were selected and installed. In the guest bath, the original light sconces were retained and reinstalled after being replated in nickel.
- Basement: Systems were replaced as previously detailed. A large area underneath the living room was recently partially finished with new carpeting and a sliding barn door. This area functions as a den, exercise room, workspace, etc.

#### List of Improvements to the Guest House

The guest house underwent a major renovation in 2022 which included new kitchen, new baths, new systems, new windows, new fixtures, new paint, and new or refinished flooring.

- Exterior: The exterior was just fully repainted in 2022 and new Pella windows were installed. The roof was recently replaced with new architectural shingles.
- Kitchen: The kitchen was just fully replaced including new cabinets, counters, sink, faucet and appliances. The cabinets feature solid plywood frames and dovetailed drawers. For the look a modern door profile was selected in keeping with the style of the home. The doors and drawer fronts are made of solid wood and/or solid wood veneer done in a timeless white-painted finish. The counters and backsplash are both made of the same solid slabs of Silestone quartz. New stainless-steel appliances include a counter-depth fridge with French doors on top, dishwasher, and range. Recessed lighting and new oak hardwood flooring to match the flooring throughout the house were installed.
- Bathrooms: 2 full baths were just completely renovated. New marble tile was installed in each along with new fixtures including sinks, toilets, shower and/or tubs. Custom laser-cut glass doors for the shower areas were installed.
- Interior painting: All painted surfaces on the main floor were just repainted.
- Flooring: All hardwood floors were just refinished.
- HVAC: The guest house features 2 systems for heating. There is a recently installed and well maintained forced hot air by gas furnace that prior to this latest renovation was the central heating source for the home. In addition to this system a series of ductless mini-split systems have been installed to provide both a secondary efficient source of heat and now air conditioning as well. These were installed in the fall of 2021.

- Electric: The electric system in the guest house was upgrade to 200 amps in 2020.
- Utilities: Separate meters exist for gas and electric for the guest house. The only shared system is the water supplied by the well to both homes.