

RESUME



Karl Aghassi Jr.
P. O. Box 600374
Newtonville, MA 02460

(781)405-0259
www.KarlAghassiJr.com
KarlAghassi@gmail.com

PROFESSIONAL EXPERIENCE

Historic Project Manager, New England Stone Masonry & General Contracting Concord MA Oct 2018– Present
Coordinate with homeowners, obtain permits for all projects, coordinate with Inspectors, Engineers, Architects, and Historical Commissions.

- Structural repairs on historic homes.
- Daily interactions between homeowners, trades, suppliers from start to finish. Oversee all aspects of construction, structural repairs, etc.
- Created advertising, advertised (delivered door to door) Had Meetings with the homeowners.
- Performed job estimates
- Supervised, performed & completed jobs, created punch lists etc.

Security Specialist, Security Industry Specialists, Inc.(SIS), 101 Arch St. 8th Fl., Boston January 22, 2025 - Present
Providing unarmed security for tenants of major Boston area shopping malls. Apple Store, Chanel and others. SIS provides security services for Fortune 500 companies.

Emergency Technician / Contact, Capasso Realty Corp.: March 2021- Present
Flood, Fire, No Heat Service. Emergency/after hour contact, building keys. Approximately 12 Apartment Complexes.

Historic Consultant, Project Manager, Sales FRG Construction Woburn MA February 2024– end of May 2024
Two weeks before submitting my resume to everywhere, my former 10yr sub-contractor roofer associate, and friend ask me to help him, with his company. My agreement with him was to work for 3 month afterwards I would get my resume out as I originally planned.

- Consulted on the 1850 Upton Grange (First School Schoolhouse) repairing of the rotted 8x8 foundation sill using flex epoxy instead of wood. Re-created the moldings instead of milling, showing the carpenters how to make and use router fabricate moldings
- Met with and coordinated with Local Building Inspectors, architects, Homeowners, subcontractors, engineers,
- Assisted in Bidding Massachusetts State Work Attended mandatory Site Meetings to review project scope
- Estimated project, Created Specifications, bill of materials, wrote and submitted proposals
- Used Job Nimbus Software to specify, create bill of materials, proposals, invoices and work schedules

Home Maintenance Jefferson Eaton Lincoln MA
Assisted homeowner with various tasks to maintain his property.

Historic Project Manager, Essex Restoration: Dec 2017–Aug 2018

- Structural repairs on historic homes.
- Coordinate with homeowners, obtain permits for all projects, coordinate with Inspectors, Engineers, Architects, and Historical Commissions.
- Oversee all aspects of construction, structural repairs, etc.
- Project managed; Capt. Benjamin Locke House exterior restoration, oldest house in Arlington, MA
- Project managed; Poet John Greenleaf Whittier Museum, exterior restoration, Amesbury, MA

Owner, Karl Aghassi Jr. Home/Business Remodeling Co, Inc. (also HistoricHomeDoctor.com) 1988 – 2018
Restored, contemporary and historic Homes successfully for 34 years. Residential, Multi-family and Commercial properties. During this time, I owned and managed my own high-end home restoration business. Typical projects included complete home restorations, interior and exterior. My specialty was the exterior restoration of older and historic homes, working with historic commissions.

LICENSES

- Massachusetts Construction Supervisor (31 years) License # CS070878
- Lead safe Renovator Supervisor Cert number R-1051723-007
- Massachusetts LTC License # 12973873A
- Massachusetts Home Improvement Contractor (HIC) Reg. #208814
Karl Aghassi Jr., DBA Only Historic Exteriors, OHE
- Mass Real Estate Salesperson License
Passed Massachusetts part of the license - taking the National portion by 11-14-2024

CERTIFICATIONS AND AWARDS

- Concord Preservation Commission Award 2023
- Brookline Preservation Commission award 1994
- HGTV New Spaces, before & after television episodes
- NARI (National Association Remodeling Industry) Green Certification class

US MILITARY

- Enlisted in US Navy, Delayed Entry Program June 1985
- Attended Great Lakes US Navy Basic Training June 1985 after High School Graduation
- Honorable Discharge August 1986 due to asthma

FAMILY

- Two Daughters, Sophia, Hannah

VOLUNTEERING / YOUTH COACHING

- 2004 - 2007 Assistant Coach, Newton Girls Soccer, (both Daughter's teams)
- 2005 - 2006 Coach, West Newton Little League T-ball (both Daughter's teams)
- 2007 - 2017 Assistant Coach Newton Girls Softball (both Daughter's teams)
- 2008 - 2017 Timer, Newton Bluefish Swim Team (both Daughter's teams)
- 2014 - 2018 General Parent Volunteer Newton South High School Swim Team and Field Hockey (both Daughter's teams) Drive, time, cheer, Freshman thru Varsity seasons
- 1997 - 1998 Community Volunteer at Youville House Assisted Living
Visit Patients, Help with Christmas / Thanksgiving, pass out food

COMMUNITY AND CHURCH

- **Helping Hands Food Distribution** Our Lady's Church, Newton MA, 2010-2013
 - ☐ Purchased, made food,
 - ☐ Distributed Families, Seniors in need
- **Medical Patient Volunteer Transportation Assistant**, 1993-1996
 - ☐ Picked up cancer Patients at Hanscom Air Force Base and drove to Dana Farber and back
- **Brookline Rotary Club**, 1993-1996
- **Knights of Columbus** (4th degree) Crozier Council 3973 Newton Centre MA, 2013-2018 – 2023 to present
 - ☐ KOC Honor Guard 2015-2018
 - ☐ KOC Deputy Grand Knight 2016-2018
 - ☐ KOC Inside Guard 2023-Present

HOBBIES

MABL (Mens Amateur Baseball League) Weymouth Greys	2007-2009
Played Short Stop, Center and Relief	
MSBL (Mens Senior Baseball League) South Shore Giants	2011 - 2013
Played Short Stop, Center and Relief	
Cooperstown Classic Tournament , Abner Doubleday Field Cooperstown, NY	2009
18+ Division, (42 years old)	
Tampa Bay FL MSBL Classic Tournament , @ Tampa Bay Devil Rays Field	2011

Karl Aghassi Jr.

Achievements

- 1994 Brookline Historical Preservation Commission Award
- Projects as seen on HGTV New Spaces
- Coordinated successfully, a \$4 million Newton Historical Renovation
- KarlAghassi@gmail.com
- www.karlAghassiJr.com
- historichomedoctor@icloud.com
- Cell Phone: (781) 405-0259

I have experience with the following:

- Complete Interior and Exterior Restorations
- Small / Large Handyman Jobs
- Additions
- Interior / Exterior Carpentry
- Interior / Exterior Painting
- Millwork
- Decks
- Roofing
- Gutters
- Attic Restorations
- Basement Renovations
- Kitchens
- Bathrooms
- Masonry
- Plumbing
- Electrical
- Hardwood Floors
- Insulating / Venting
- Windows
- Maintenance
- Energy Upgrading (furnace & AC systems)
- Geothermal
- Solar Heating
- Building Permit Sketching



Since 1989, I have held a Massachusetts unrestricted Construction Supervisors License. I seek employment in the residential construction industry.

My first experience in construction was working for my father, an architect, after a fire at our home. I spent a year helping restore our home, and learned about the building trades. I developed a love for residential construction which led to a career in project management, consulting and historic restoration.

During the last 40 years, my achievements include a four million dollar restoration project in Newton MA, an historic preservation award for the Cooper House in Brookline MA and a historic preservation award for work on a 300 year old home in Concord MA.

I am passionate about construction, and committed to serving others. My strengths include listening to the needs of clients, excellent organizational skills and a detailed follow through on every job, whether large or small.



Sincerely,

Karl Aghassi Jr.

Professional Licensed & Registrations

Massachusetts Construction Supervisors Lic #: CS070878

Lead Safe Renovator Supervisor Lic #: R-1 051723-007

Massachusetts Home Improvement Contractor Registration Num: 208814

Real Estate Saleperson Lic Pending

Before

After

Bathroom Renovations

This bathroom was created in a house where there was no bathroom utilizing an ejector pump.



Kitchen Renovations

Complete demolition and remodeling of kitchen.



Decks and Rails Restoration

Entirely rebuilt deck, installed custom built posts, planter boxes and glass railings sections, etc.



Selected Recommendations For Karl Aghassi, Jr.

I am forever in Karl Aghassi's debt for all the help he has given me for the past ten years and consider myself most fortunate to be able to rely on him for whatever problem arises or which I need trusted advice.

Charlotte Green Schwartz, PhD, West Newton, MA

Karl Aghassi, Jr. has worked on my house for more than 20 years. He has always been very efficient, thorough and professional in the way he manages the schedule each time he has contracted to do work for my home. All his crews are diligent workers who try to do their best. Karl stands by his work and his word is always good.

Nancy P. Ferguson, Newton Highlands, MA

I have had Karl Aghassi for 2 major jobs at my home. The first was a total reconstruction /remodel of the second floor of my condo. The second and most recent was the replacement of the sill of my house, the installation of a new drainage system to prevent water from entering the cellar and demolishing and the reinstalling a back walkway and steps.

Andrea Aldrovandi, Brookline, MA

As you know, I specialize in construction litigation, and I have had more than some experience with difficult or non-responsive contractors in my professional life. You will stand out in my memory with respect to the quality of work, your attention to detail, your responsiveness, and your insistence that the job is properly done. In construction, the name of the game is communication and in this respect I have found your efforts without equal.

Russell F. Conn, W. Newton, MA

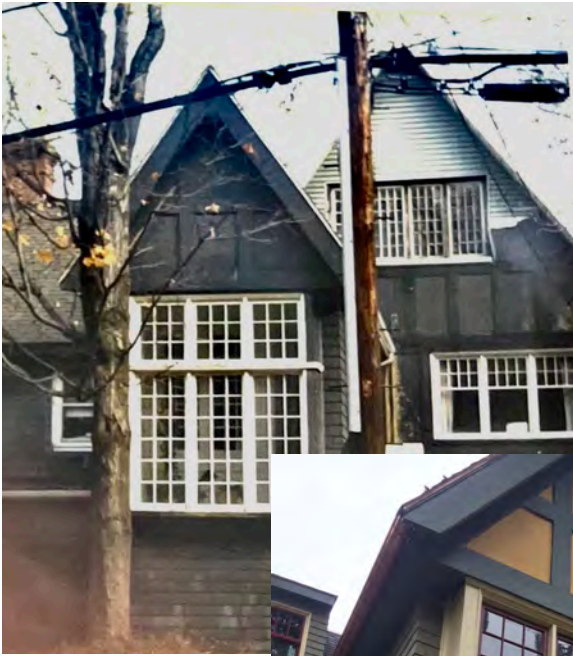
He stuck to his cost estimates for the most part and when that was impossible, let me know right away, why that was not possible. He is realistic about estimates and about the realities of a job, particularly about a job on an old house.

A. A., Atherton Rd, Brookline, MA

As you know, we put the house on the market last September, and it sold within seven weeks in a down economy. During the sale and inspection process, our broker reported that the buyers' inspector was very complimentary on the renovation job, including the painting work in particular. I have no doubt that your work helped make the sale at a fair price.

Elaine C. McHale, W. Newton, MA

Brookline MA Award Winning Historic Rehab of The Cooper House.



Concord MA Award Winning Historic Rehab of The Young House.



Marc L. Cooper
PO BOX 189
Westport Point, MA 02791
617-549-0647

July 8, 2023

To: Whom It May Concern

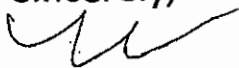
Karl Aghassi has performed extremely well on two restoration projects on historic properties of mine. The initial project was for an 1861 brick bowfront townhouse in Boston's South End at 34 Montgomery Street. Karl was a very new contractor that we felt could succeed with this task. The building is in the National Historic District and any exterior work was required to conform to Landmark Commission requirements. The wooden soffit below the slate mansard roof had deteriorated to the point of inviting pigeons to roost. This was mostly due to the missing brackets and dentils, probably the result of a fire many years earlier. Karl – working 30 feet above the sidewalk on ladders – replaced the soffit, added newly made brackets (there was one remaining that we could replicate) and dentils and painted the entire area. 30 years later, all of his work was still very much intact.

The second project was my house at 165 Winthrop Rd in Brookline. A medieval revival home, built in 1891 by the famous architect Ralph Adams Cram, it is one of very few residences that he designed before turning his attention to churches and universities. The shingle style house had been clad with aluminum siding and we finally felt able to remove the siding, and replace the front porch and deck that was added years earlier, with a more fitting design - thus restoring the house to its original glory. We hired Karl for this project. Karl worked closely with my architect and a structural engineer, as after removing the siding, termite damage was discovered, causing a significant support for a cantilevered rear addition to be in danger of failure.

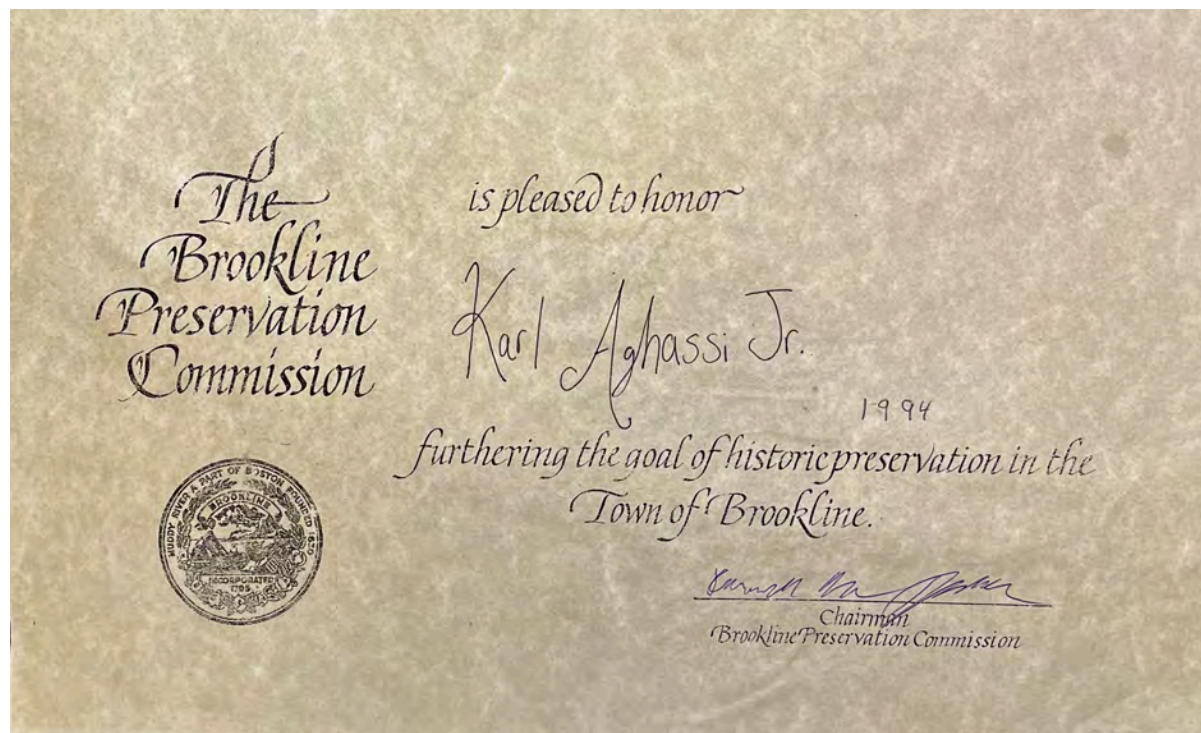
Shoring was required. Karl managed to cope with all of the ins and outs of the uncovered issues and completed a high quality project. In the end, the house became a showpiece in the neighborhood and won the Preservation Award from the Town. Karl, along with myself, my wife, and my architect attended the ceremony. A few years later, the architectural historian and biographer for Ralph Adams Cram, Douglas Shand-Tucci visited, and was enamored with the restoration and the new front porch, which he thought was designed by Cram. He included the house in his book.

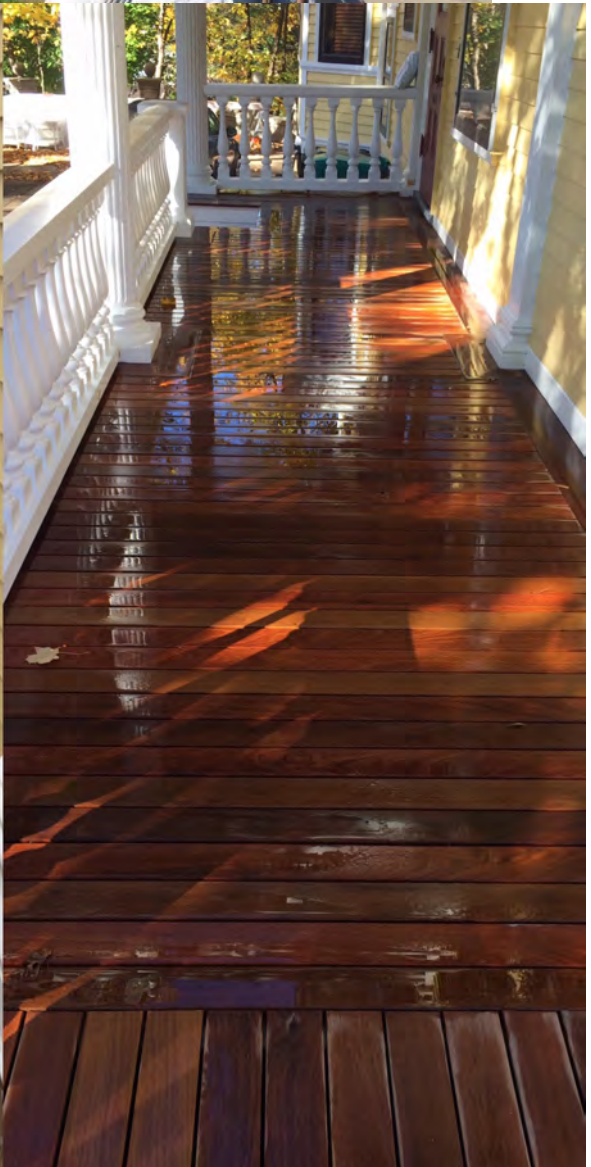
For these two projects, Karl proved to be a sensitive, realistic contractor with the ability to solve the inevitable unanticipated problems that often appear when working on historic renovations. His attention to detail and the quality of his work is highly commendable.

Sincerely,



Marc L. Cooper







August 29,2009

To Whom It May Concern:

We first met Karl three years ago in July of 2006 18 months after moving into our home. We decided to work with Karl based upon the strong references from neighbors on our street who had recently worked with him, and because of his special focus on historic homes. We were under the impression that we needed to address what we thought at the time were relatively minor but repeated water infiltration and related damage issue that had come to our attention after moving into our 1872 Federalist home. We are extremely pleased with his work and are happy to give a reference for Karl Aghassi, Jr. and his general contracting firm.

We have gotten to know Karl very well over the ensuing three years of working closely with him, and we can say without hesitation that we were extremely fortunate that Karl lived up to and beyond his first impressions. It became apparent during the course of 2007 that the issues that we believed were needed to be addressed were actually only the tip of the iceberg as Karl uncovered structural defects and other inadequacies to the point where he and his team had to re-open virtually every wall of our home after carefully removing the finish work so that it could be reinstalled later.

Karl dedicated himself completely to the effort to get our family back into the home in the form and substance that we had believed we had purchased it in the first place. This was an enormous effort which required that Karl ask his other loyal clients to defer their restorations and renovations while he completed our project. A person of lesser integrity might have given up and moved on to other clients once the full extent of the project became clear, but Karl made both professional and personal sacrifices for the benefit of our family, including going beyond the call of duty by working on weekends and even holidays.

Karl made certain that only highly qualified subcontractors worked on our home, including selecting some of the subcontractors who were working on a This Old House project on our street. These workers took pride in their workmanship and craftsmanship, and Karl set the tone of being very friendly but also respectful of our home and our family to the point where we are inviting Karl and his team over for a cookout later this month to thank them for all their efforts on our behalf.

Karl is easy to work with because he is very responsive, returning calls promptly, and extremely attentive to details. As a family man with young children of his own, he was very careful to make sure that the job site was both clean and safe for our young children, especially during the portion of the project when we were

able to live in the house while it was under repair. He and his men took the effort to wear booties while working on the interior of our house and always left the job site in an orderly state at the end of what were very long work days.

Our three year old daughter was born the same month we met Karl and is always happy to see him as is the rest of our family. We are truly fortunate to have had Karl working with us on this project, which I hope for both of our families' sakes is the most demanding one that either of us has to take on. That said, if you find yourself having to go through a process similar to the one we did, the best decision you could make would be to work with Karl and you will appreciate as do we that he is meticulous about following through on issues and is committed to making sure that the project is done properly to ensure that his client is fully satisfied.

We therefore recommend Karl Aghassi, Jr. without reservations, for his extraordinary dedication, professionalism, attention to detail and follow through, for any home renovation, and especially for historic homes.



Lawrence and Gwen Bloch
95 Temple Street, Newton, MA 02465





220 BUCKMINSTER ROAD • BROOKLINE, MA 02445

December 18, 2010

To Whom it May Concern,

If you want some loving, creative, detail-oriented work on your home, then Karl Aghassi, Jr. is the man for you!

We have lived in this house for over 30 years and have worked with Historic Home Doctor

for about 16 of those years. With a nearly 100-year old house, there are always circumstances calling for inquiries, renovation, restoration and replacement, both inside and out. We have found Karl to be the most receptive and attentive contractor for these needs.

Karl and his selected team of subcontractors have always been honest, neat and thoughtful. He is very careful with planning and executing the work and oversees the process to make sure the job goes according to plan. Karl has high standards for the quality of his work and a sense of pride in the finished product. An added plus is that he is extremely communicative. Unlike many contractors, Karl makes and returns phone calls and/or e-mail expeditiously!

We highly recommend Karl and Historic Home Doctor for any of your contracting needs. Please feel free to call us at 617-734-5191 if you have any concerns you would like to discuss.

Sincerely yours,

Myra M. Grand

Richard J. Grand



November 18, 2010

To whom it may concern:

Karl Aghassi and his talented team just completed a month-long effort to address a number of issues affecting the exterior of our home, including roofing, masonry, carpentry, and staining. Before starting the actual work and throughout the effort, Karl was a pleasure to work with. His attention to detail, aesthetic sense, keen eye, and professionalism never wavered. Along the way he suggested a number of additional items that not only helped to ensure the structural integrity of the house but also enhanced its appearance. We are grateful for his insights.

Karl and all of the workers were always respectful, open to ideas, and meticulous. Quality and pride in their work was consistent.

We recommend that you speak with Karl before undertaking any renovation project. The results will likely be better than you ever imagined.

A handwritten signature in blue ink that reads "Lorraine Goldstein". The signature is fluid and cursive.

Lorraine Goldstein
15 Greenough Street
Brookline, MA 02445

A handwritten signature in blue ink that reads "Guus Driessen". The signature is stylized with a long horizontal line extending to the right.

Guus Driessen



19 Mountfort Road
Newton, MA 02461

To Whom It May Concern,

It is with great Pleasure that we write this recommendation for Karl Aghassi. Karl served as our general contractor for restoring the exterior of our 1887 Victorian home. The work included, demolishing an old front porch, building a new wrap-around front porch, removing aluminum siding, repairing the old clapboards, replacing and restoring exterior elements, adding insulation, constructing a new front walkway, painting the entire house, and replacing the downspouts.

What is most impressive about Karl is his commitment to the high quality of all work in the project and to resolve every detail before deeming the project complete. From our initial contact through the completion of the last detail, excellence in the final result was always his first consideration.

Karl and all of the men he selected for each job (including the demolition crew, carpenters, painters, masons, electricians, insulation and gutter experts) were always highly skilled, professional, conscientious, courteous, tidy, and a pleasure to have around. Every day Karl's crews arrived early and stayed late. The painters worked several weekends to complete the project in a timely manner. At the end of each day Karl required the men to thoroughly clean-up the workplace, a ritual that did not go unnoticed by us or our neighbors. Karl was always available by phone and quickly and thoroughly addressed any issue that arose.

It is an understatement to say that we are extremely pleased with the results of our project. Many of our neighbors and friends have complimented the outstanding work the men have created. Our house has truly been transformed into an incredibly stunning restored Victorian home.

As you might imagine we recommend without reservation working with Karl and we look forward to working with him in the future.

Sincerely,

Arnie Cohen *Lesley Cohen*

Arnie and Lesley Cohen

NEW ENGLAND STONEMASONRY

Landscape Design & Construction

LETTER OF RECOMMENDATION

May 18, 2025

I have known Karl Aghassi for many years, both personally and professionally. Karl has worked for me as a project manager or construction consultant on projects covering the full range of residential construction and historic restoration.

In 2018, Karl provided consultation on the restoration of my 300-year-old home in Concord, MA. His experience, insight, and advice were essential to the project. He advised me on prioritizing and restoring the façade, repairing the old windows, and refinishing the floors. The finished product was a masterpiece. In 2023, the Concord Historical Commission awarded Karl and me the Concord Preservation Award for Proper Restoration.

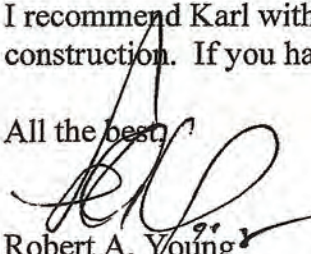
Karl's passion for construction and restoration of older homes is evident to my clients. He faces challenges with enthusiasm and relentless attention to detail. One of my clients said that he will give me the job providing Karl is in charge.

In spite of recent challenges in his personal life, Karl has continued to provide a high level of service to my clients, and a commitment to follow through on his promises. He is a man of integrity, and honest to a fault. He has my respect.

Our clients are demanding. Karl enjoys solving problems and keeping clients happy. Just recently, an architect and I could not find lights for a church project. I asked Karl to help and a week later he found the perfect fixtures.

I recommend Karl without hesitation for any position in the residential construction. If you have any questions please call me at 617-529-1200.

All the best,



Robert A. Young

President, New England Stonemasonry

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www.newenglandstonemasonry.com