

Greater Boston, Cape Cod and the Islands

Builder+ Architect®

A BUSINESS MANAGEMENT MAGAZINE FOR THE BUILDING INDUSTRY

Shepard Construction & Development, LLC

Your Partner in Building for Over 41 Years.





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PROJECT: Scituate, MA
BUILDER: Shepard Construction & Development, LLC
ARCHITECT: Campbell Smith Architects
INTERIOR DESIGNER: Ashley Garelick/Undone Home
Sited on the water at Third Cliff, Scituate, this traditional New England home veils a modern interior aesthetic; recently classified as transitional design.

"We had no idea that building our family home would be such a joy! Bob Shepard and his team were fantastic to work with, incredibly organized and efficient. We had an amazing full-time project manager overseeing every aspect of the project. There was never a day without a full working crew on site, which saved us time and money! Their vast experience in building coastal homes allowed them to provide us with unique perspective and advice that we wouldn't have had with other builders. Shepard Construction is now like family to us, and we actually miss having them around now that our home is complete!" —Maureen Hayes

NEVER IN OUR history have the environmental sciences been as thoroughly examined and publicly deliberated as they are today. What remains uncontested however is the notion that the local environment grossly impacts building science. The two are inextricably interwoven. Coastal construction exacts vastly distinctive calculations as opposed to those required to build in lowlands and dry heat. Building construction that need account for tidal surges, localized flooding, high winds, and stormy, unpredictable weather is no small feat. However, superseding the need to shield the edifice is the Environmental Protection Agency's mandate to safeguard the environment. Navigating a sometimes-toilsome permitting process requires firm comprehension of the environmental threats posed to coastal development, a studied approach to minimize those risks rooted in building science, and an intimate awareness of the regulatory issues. With over 41 years of experience developing residential and commercial real estate in coastal communities, Bob Shepard, principal of Shepard Construction & Development, LLC, possesses that precise acumen.



PHOTOGRAPHY: DIMITRIOS PHOTOGRAPHY

The design is light, full of neutrals throughout, with a gray stone fireplace in the living room. A wall of windows overlook the patio and ocean views.



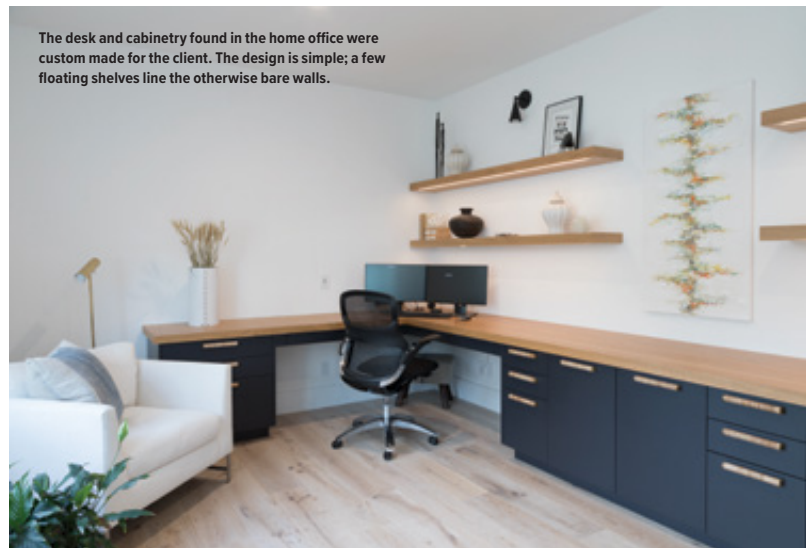
PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY



Wide hallways, shiplapped from end to end contribute to the overall clean, very bright look of the home. Dark and oversized hanging fixtures bring that modern flare.

PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

The paradoxical, floating, concrete sink in the bathroom was Interior Designer Ashley Garelick's design and idea, and is a spectacular piece. "Ashley was an easy designer with whom to work as she consistently brought us in early in the planning stage so that we could weigh in on design feasibility," Bob recalled.



The desk and cabinetry found in the home office were custom made for the client. The design is simple; a few floating shelves line the otherwise bare walls.

The kitchen is open and allows room for a lot of entertaining and family.







All the stair treads throughout the house were designed by Dave Burke of Burke Construction and share the unique waterfall aesthetic, possessing no lip whatsoever.



Wake up to the beautiful sunrise in the master bedroom, which features high ceilings, a cozy fireplace and a balcony.



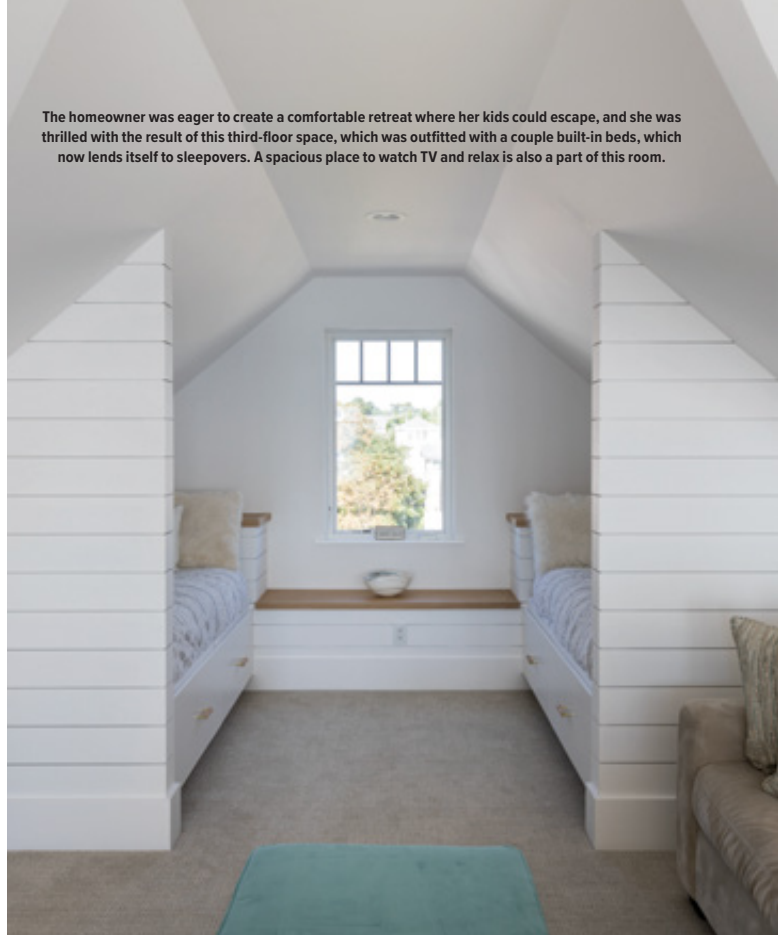
The master bath vanity is very long, and the bathtub has windows that show great views.



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY



The homeowner was eager to create a comfortable retreat where her kids could escape, and she was thrilled with the result of this third-floor space, which was outfitted with a couple built-in beds, which now lends itself to sleepovers. A spacious place to watch TV and relax is also a part of this room.



Bob has a degree in Business Administration from Quincy College. He served as Senior Vice President of Modern Continental Enterprises, growing the firm from a developer of subdivisions to the fifth largest homebuilder in Massachusetts.

Based in Hingham, Shepard Construction & Development, LLC is a full-service residential and commercial property developer and builder, providing its property owners with decades of field expertise. Bob regards his team's role as that of partner alongside the property owner, allowing for a great deal of client autonomy. No job is too big or too small.

"Our level of experience is matched by our range of expertise," Bob explained. That scope encompasses, custom built homes, office building development and office fit outs, and home renovations.

From a commercial standpoint, the Shepard team has consistently met the call to provide varying levels of renovation and development to a number of industries in the commercial sector, including retail, laboratories and corporate environments. Implementing a full-service approach, the Shepard team provides careful consideration of those practices impacting effective business environs: technology, flow, comfort and storage, while ensuring the site has necessary room for future growth.

J. Sandell, an architect with a firm in Cambridge, MA. Carr, Lynch and Sandell, Inc., said, "I have worked with Bob since 1985 on projects ranging from Caribbean resorts to city center revitalization plans, restaurants, commercial mixed use redevelopment master plans and housing, including multifamily, single-family homes



The laundry room is one of Bob's favorite rooms in the house.

PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

The back half of the first floor is all glass; the second and third floors showcase oversized windows. A built-in kitchen, sauna and a fireplace on the patio makes it perfect for entertaining and family fun.



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY





PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY



"Building this home was a first for us. Bob and his team, especially Tim Grandy, knew this and took great care in walking us through the process as it unfolded. They creatively adapted to the many times we 'changed our minds.' Post construction, Bob steadfastly stood behind all the work done on his watch. When we had an issue with some windows, he made sure the manufacturer got it right. Bob made what could have been an overwhelming process exciting and fun." —Carla and Peter



A dramatic entry to
the second floor.



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

The serene living room displays a wall of windows on the long backside. Open floor plan flow moves from the living room to dining area, to the kitchen. The modern white cabinetry and white waterfall countertop are spectacular.




PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

and historical restorations, to homes from the early 19th Century. The common denominator running through all this work is the masterful construction that Bob and Judy bring to each project. Regardless of the scope, they treat each project and owner as a unique opportunity.”

The demands on home and business aren’t necessarily as disparate as initially conceived, as this past year with many working from home has proven. Function and form are both paramount; but the heart always resides in the home. With that in mind, Shepard’s highly skilled craftsmen and studied project managers are equipped to deliver the home of your dreams.

“I am blessed to have this amazing team,” Bob added.





Climbing the stairs to the master bedroom, the eye is dazzled by the lustrous cabinetry on display built by one of Bob's subcontractors. The custom-made bed and headboard are framed against an entire wall of cabinetry, reserved for larger storage. The view of the ocean from the bed is stupendous. The master bath promotes simplicity and clean lines with a large walk-in enclosed shower. Hanging cabinetry completes the minimalist feel.



As partner in the renovation or build process, the homeowner's vision needs to be fully recognized and aligned with the team's—to include the architect, builder, designer and subs. The Shepard team works to synthesize each aspect of the design by consulting and working alongside experts in their individual fields, to include woodworkers, cabinet makers, tile installers, masons and other tradesmen. They are thus uniquely poised to accept jobs of all sizes and varieties, such as new custom builds, kitchen and bath renovations, custom remodels and home additions. Shepard Construction & Development also oversees the site planning, permitting and material selection.

"We're here to seamlessly deliver exactly what you're looking for—all at very competitive prices," Bob noted.

Client J. Kelly had this to say about his experience with Shepard Construction & Development, LLC:

"Incredible experience overall. Shepard Construction completed a significant renovation/expansion project on our behalf. The expertise and guidance from design stage through completion was flawless. Guidance on how to modernize while maintaining the original character of our home yielded the result we were looking for."



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PROJECT: Cohasset, MA
BUILDER: Shepard Construction & Development, LLC
ARCHITECT: Campbell Smith Architects
LANDSCAPE ARCHITECT: Zinnia Designs
Overlooking Little Harbor in Cohasset, this Campbell Smith architectural design is situated in a premium waterfront location with picturesque views.



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY



“The ability to manage multiple contractors simultaneously effectively kept the project on budget and on track time wise,” client J. Kelly continued. “Often, we would have electrical, plumbing and woodworking going on in various parts of our home and when one specialty was finished, the next contractor moved in. Polite, professional, sensitive to making the experience comfortable for us throughout the installation and finish work made for a great and rewarding experience.”



"We could not be happier with the way the renovation turned out and our experience working with your team. From the start we knew we were in good hands when you went out of your way to get the permit process started early for us and we still can't believe we got through the renovation on time and on budget (with understandable change orders)."

"Mike was a fantastic project manager—responsive, always willing to jump in and get his hands dirty to make sure work progressed and so pleasant to deal with on a day-to-day basis. It is hard to find the words to describe the overwhelmingly positive experience we had working with him—that's saying a lot especially since we lived through a renovation with a toddler and pregnancy/newborn."

"We were also continuously impressed with the level of professionalism from your subcontractors. It is evident they all respect you and your company greatly."

"Again, we can't thank you enough and are already looking forward to when we have enough saved up to do our bathroom renovation with you guys!" —the Wilsons



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

"My wife, Judy, and I enjoyed working with Bob and his team. As a commercial real estate investor with a firm that provides equity to operating partners, who develop and/or renovate properties, I am attuned to the challenges developing properties present. In our case, the challenges were exacerbated by the pandemic which constrained the availability of materials and labor. Bob was able to navigate these obstacles and deliver our home on time. He has been responsive to any issues that arose both during and post-construction. As a builder, you are only as good as your subcontractors, and Bob was able to generally assemble a great team. Although we don't plan to move any time in the near future, we would not hesitate to use Shepard Construction & Development, LLC again."

—Charlie and Judy Flint

A quiet room for reading or relaxing boasts an impressive stone fireplace and overlooks the backyard and harbor in the distance.



Bob looks to collaborate with other experts in the industry. He has been an active member of the Builder's Association since 1983, having sat on the State and BRAGB Board of Directors for many years and chaired other committees. He has been recognized as the Builder of the Year for the Builders and Remodelers Association of Greater Boston.

"Shepard Construction & Development, LLC built our home. They completed our project on time. They were in control of all the subs. They were professional and very competent. A very enjoyable experience and I would use them again." —C. Griffin

A sliding barn door built by Burke Construction gains entry to the office. The Harlequin floor system is different. "It looks like you're on the deck of a ship," Bob said.



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

The kitchen was built to reflect the client's personal style.





The beachy bedroom with shiplap ceiling and natural hardwood floors, offers views of Little Harbor and the Atlantic Ocean.



Master Bathroom



In the bunk room, four built-in bunk beds were designed and constructed with a custom-made center stair for easy access for the grandchildren.



This mudroom off the garage is equal parts form and function, with four open cubbies up top for jackets and space below for shoes. There's a charging station and a surface for mail, keys and what have you.



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

PROJECT: Milton, MA
BUILDER: Shepard Construction & Development, LLC
ARCHITECT: EMBR Architects

This farmhouse in Milton was designed for a young couple, and it was their first new build. The homeowners wanted the space to reflect the farmhouse feel with its open floor plan and natural tones.



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY

“Bob Shepard and the entire Shepard Construction Team were a pleasure to work with during planning, construction and the completion of our custom-built home. Working with a family-run company gave us a much-needed sense of comfort when embarking on the journey of building a home. From the first conversation we had with the Shepard Construction team we knew we were in good hands and that we could trust Bob and his team. The coordination and schedule for design, materials selection and installation could not have been managed better, which allowed us to meet or exceed critical milestones during the project. Bob and his team were in constant communication with us and provided first class service throughout the entire build process. Ultimately, Shepard Construction delivered our family the home of our dreams. We are forever grateful that we had such an incredible group of people to work with.”

—Anthony and Rebecca Aiello

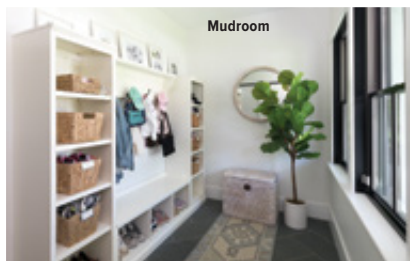
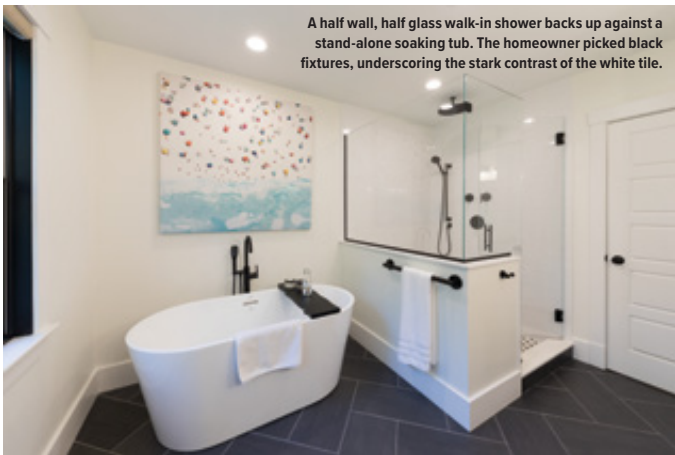


PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY



The family room features long ceiling beams, the natural wood fireplace mantle and lightly stained floor boards. Dark metal finishes compliment the light, natural tones. Black windows, white walls and shiplap can be seen as a reoccurring theme throughout—behind the fireplace, in the kitchen and in the hallways. Floating shelves flank the stove, while other upper cabinets provide much-needed storage.





Project: Harwich, MA
BUILDER: Shepard Construction & Development, LLC
ARCHITECT: EMBR Architects

This coastal home in Harwich is a beautiful property that backs right up to the woods. "We've been lucky to have been brought great land opportunities by real estate agents before they ever hit the market. We are able then to create something uniquely special for each homeowner," Bob said.



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY



The house features millwork comprised of three different sizes of shiplap to outfit walls and ceilings. Coffered ceilings, shaker-style doors and trim everywhere cause one's eye to dart about in an effort to take it all in.



PHOTOGRAPHY: DAMIANOS PHOTOGRAPHY





PHOTOGRAPH BY DAMIANOS PHOTOGRAPHY

The kitchen is very spacious and the family's favorite. A pantry, detail tile, and a special range hood and stove make it a pleasure to cook in.



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The two-story master bedroom suite with a large chandelier has lovely views of the wooded lot. In the master bath, a double vanity and custom cabinetry create elegance while the vaulted ceilings make the space appear grand.



The back of the house has a large patio off the kitchen and family room, with a fire pit, dining area and plenty of space for the family to entertain their guests.





PROJECT: Cohasset, MA

BUILDER: Shepard Construction & Development, LLC

ARCHITECT: EMBR

Classic Shingle Style custom home built on Jerusalem Road has ocean and Little Harbor views. On the second floor are four en-suite bedrooms, including master suite with a private balcony. Expansive stone terrace with a fire pit and circular seating area, a pool, three-car garage, red cedar shake roof, and white cedar walls make this another beautiful home built by Shepard Construction & Development, LLC.





Office Fit-Outs and Commercial Services
Shepard Construction & Development, LLC one of many commercial projects.

Backed with 40 plus years of experience building and renovating commercial space throughout the Boston area and beyond, Shepard Construction & Development, LLC is uniquely qualified to deliver expert commercial services on projects of all sizes and complexities. We've successfully provided the best in commercial services to a cross section of the commercial sector including retail, laboratories, corporate environments and more—all in the most time- and cost-effective manner possible.



"I am the President of a northeast community bank. Shepard Construction has done at least four significant commercial renovation projects for the bank. Each project had its share of complexity and challenges regarding work schedules. Work was frequently done nights or weekends to accommodate staff and customers. The work was always done on time, on budget and with first class workmanship. The owners and job supervisors are experienced and are able to offer numerous recommendations that aid in the project, budget and schedule. They are always sensitive to customers and staff. They are the best and most professional I have worked with." —P. Falvey

When asked how, after so many years in the business, he finds motivation to grow, Bob's response is impulsive and unequivocal. "I love the business, the clients. I love what I do ... and it's different every day." With a long list of repeat clients, it's evident the feeling is reciprocated. "Our customers are happy; we do right by them and they us. They refer us to friends and family, and that's what keeps the company going."

"I have worked with Bob and his crew at Shepard Investments in many different capacities. They are truly professional and knowledgeable. The product they put out is second to none. I have dealt with many developers, contractors and consultants and I can say, if you have Shepard Investments constructing or involved in your project, you are in good hands." —Michael Yanovitch

"Partnerships are based on trust. We take pride in the most challenging projects and will complete it to your expectations." Bob said. ■

For more information, see our website shepardinvestments.com 37 Derby Street, Suite 1, Hingham, MA 02043 or call 781-836-5152.



Cohasset MA
BUILDER: Shepard Construction & Development, LLC



Scituate, MA (both homes shown)
BUILDER: Shepard Construction & Development, LLC



Weymouth, MA
Shepard Construction & Development, LLC



Cohasset, MA
Specializing in coastal homes,
Shepard Construction &
Development, LLC and his team
are ready to build your home or
renovate your existing home.



Shepard Construction &
Development, LLC Team
Left to Right: Back—
Tim Grandy, Michael
Callahan, Rob Maskell,
Jonathan Shepard;
Front—Caitlyn
Huskins, Bob Shepard,
Judy Shepard,
Jean Sampson,
Jerry Price