



Ruthanne Fuller  
Mayor

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Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

July 1, 2022

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To the Honorable City Councilors:

I am pleased to reappoint Martin Smargiassi of 20 Fern Street, Auburndale 02466 as a member of the Community Preservation Committee who has expertise in Historic Preservation. His term of office shall expire on July 10, 2025 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

# Application Form

## Profile

Martin \_\_\_\_\_ Smargiassi \_\_\_\_\_  
 First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_ Last Name \_\_\_\_\_

martin@innovative-c.com \_\_\_\_\_  
 Email Address \_\_\_\_\_

20 Fern Street \_\_\_\_\_  
 Home Address \_\_\_\_\_ Suite or Apt \_\_\_\_\_

Auburndale \_\_\_\_\_ MA \_\_\_\_\_ 02466 \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Postal Code \_\_\_\_\_

### What Ward do you live in?

Ward 4

Home: (617) 519-8004 \_\_\_\_\_  
 Primary Phone \_\_\_\_\_ Alternate Phone \_\_\_\_\_

Inovative Collaborations, Inc. \_\_\_\_\_ Founder, Shareholder & President \_\_\_\_\_  
 Employer \_\_\_\_\_ Job Title \_\_\_\_\_

### Which Boards would you like to apply for?

Community Preservation Committee: Submitted

### Interests & Experiences

Please tell us about yourself and why you want to serve.

#### Why are you interested in serving on a board or commission?

Mayor Fuller, Barney Health, & Jonathan Yeo met with me and felt I would be a good addition to the CPC. I live in Auburndale. I'm currently serve on the Auburndale Historic District Commission as Secretary. My children go to Newton Schools. Much of my business in Architecture and Real Estate Development is based in Newton. I therefore have a vested interest in the community

[Martin Smargiassi CV.pdf](#)

Upload a Resume

# MARTIN ALEXANDER SMARGIASSI, AIA, NCARB

## CURRICULUM VITAE

### Professional Summary

Highly qualified Strategic Planner, Real Estate Developer, Licensed Architect, and Builder with more than 25 years of experience in the design and construction industry, from small scale residential to large scale commercial projects. President of IC Development, a Real Estate Development Corporation.

Co-founder & Director of One Stone Development - subsidiary to One Stone Capital and ICD, leveraging SEC registered Asset Management Firm, Global Private Equity Investments, with Real Estate Development. Served in a leadership capacity overseeing and directing a number of organizations in Architecture, Engineering, Real Estate Development and Construction Industries; including as CEO and Principal Architect to Innovative Collaborations, Inc., an award-winning and internationally recognized Boston firm, with a portfolio of boutique projects; Director to Brady Sullivan Properties, a Real Estate Development Corporation, overseeing numerous developments in 5 states on projects ranging up to 250 million dollars; and Principal Architect to Emeritus Development. Mr. Smargiassi is active with Municipal Planning, serves on the City of Newton's AHD Commission and maintains strategic alliances with a number of A/E/C & RE firms.

Attended Harvard University, Graduate School of Design and received a degree in Engineering and Bachelor of Architecture from Wentworth Institute of Technology. Responsible for leading multi-disciplinary real estate development, architectural, engineering, and construction teams through all phases of project development, and has planned, designed, and coordinated over 250 projects in the United States and abroad for both public and private clients.

- Residential
- Urban Planning & Redevelopment
- Mixed-Use Development
- Multi-Building Mid & High-Rise
- Spas & Aquatic Facilities
- Master Planning
- Office Building
- Restaurants
- Sacred Space
- Hotel & Resorts
- Academic
- Health care
- Museums
- Performing Arts
- Corporate

### Industry Recognition Summary

Received a standing ovation from the Boston Redevelopment Authority for "Outstanding Design"; 24 unit urban development project including underground parking garage and terraced planted rooftops.

Recognized by Green Building and Design Magazine for using energy & resource efficient sustainable strategies in a Healthcare Clinic, utilizing repurposed shipping containers within the harsh desert climate of Namibia, Africa.

Designed a number of projects which were Certified by the National Park Services as a National Register of Historic Places, including 290 unit adaptive reuse urban complex, 24 unit prominent downtown Nantucket hotel, and many others.

Designed & Built meticulously crafted architecture which has been recognized internationally, been featured in major magazines and received multiple awards. Interviewed and featured several times on international and regional television programs and publications, including Discovery Channel, New England Cable News, The Boston Globe, Boston Magazine, Banker & Tradesmen, Green Building and Design and many more.

26-acre apartment complex...was featured as shining example how to greatly improve built environment using materials in unexpected new ways at minimize cost. Innovative approach reduced construction costs, enhanced the value of the final results, substantially increased the number of apartments leased, and generated additional revenue.

Invited to perform as Guest Speaker at organizations and major universities such as Wentworth Institute of Technology and Boston Design Center.

Invited by the Historic District Commission, appointed by the Mayor of the City of Newton and Confirmed by the City Council to serve as member of the Auburndale Historic District Commission.

Commonly serves as Expert Witness in simple and complex architectural and construction disputes and as a Litigation Resource in design, contracts, construction management, and consulting.

**Client: Newton Pediatrics:** *"The Wellesley DRB (Design Review Board) approved the plans from Innovative Collaborations, Inc. During the meeting the members expressed their utter joy of having such a beautiful building built in Wellesley. Their enthusiasm was contagious, and I regained my drive"*

### Key Strengths

Strategic planner with excellent sense of design and outstanding analytical & problem-solving capabilities. A process-oriented leader whose ability to consistently develop practices to streamline operations has resulted in significant cost savings, increased quality and improved client satisfaction. A proven track record to build, lead, and effectively direct an architecture team with precision, accuracy and excellence. Considerable hands-on experience in every facet of construction, including structural, electrical, mechanical, and many specialty areas. Experienced Real Estate Developer, Builder, and Licensed Construction Supervisor. Attuned to the physics concerning the motions of objects and their response to forces. Specializes in energy efficient, environmentally sensitive design, with expertise in passive and active solar design. Strong focus and attention to detail in both historic and contemporary projects. Able to work under pressure with honesty, integrity, and utmost work ethic.

Additional strengths:

- Visualization & Organization
- Solid Technical Abilities
- Excellent Listening Skills
- Team Leadership & Collaboration
- Strong Drawing & Sketching Talent
- Drive, Determination, and Passion

### Litigation Resource & Expert Witness

Experienced expert witness in arbitration and mediation in simple & complex construction & architectural disputes. Litigation resource in design, contracts, construction management and consulting. Value Analysis/Engineering, Construction Defects, Building Codes, Reconstruction, Cost Estimation, Investigation and Testing, Document Management, Contract Document Analysis, Accessibility Design, and Errors & Omission.

Litigation resource and support in multiple disputes regarding construction and architecture. Provided expert testimony, research, investigation of building failures, and analysis of built projects & construction documents. Prepared reports, documentation, presentation boards and assisted in litigation and settlement strategies. Assessed property damage due to a number of issues including water damage and provided detailed cost estimating of reconstruction.

Testified as an expert on claims in both arbitration and litigation cases. Qualified as expert witness to testify in court; drafted expert disclosures, interrogatory responses, supplemental disclosures, expert opinions on damages and cost, site investigation, testing & observations, site documentation, exhibits and reports. Provided extensive investigating of construction work, contract document review, construction drawings & details review – for compliance and determining of violations to the state building code, local building code, and where not in accordance with the approved construction documents.

Exceptional expert testimony results including substantial award to the client represented (e.g. home owner .vs. national Insurance company, architect/developer vs. contractor, developer vs. architect, developer vs. law firm, owner v.s. contractor, etc). Had opposing attorneys attempt to excluded testimony unsuccessfully -which ultimately resulted in settling in clients favor.

Litigation clients have included well known attorneys, non-profit organizations, condominium associations, prominent architecture firms, construction companies, developers, single family & condominium home owners; including Regnante, Sterio & Osborne LLP, Frieze Cramer Rosen & Huber, Construct, Inc., 201 Newbury Street Condominium Committee, Twomey and Legare Contracting Inc. and many more.

**Professional Experience** IC Development, Inc. Innovation District Boston, MA 2005–Present

**President & Founding Partner**

Director of Real Estate Development, Capital Investments, and Acquisitions beginning in 2005, resulting in the development of a number of properties throughout Boston Area. With a long line of Real Estate Development expertise, as well as his diverse background in the AEC industry, Mr. Smargiassi brings a unique set of skills and a keen eye to the leadership of the firm; including scouting potential projects, analyzing investments, planning, and overseeing the management and execution of real estate Investments. He has directed and collaborated with a number of architecture firms, engineering firms, and construction firms, as well as city, state, and federal municipalities to bring projects to fruition in multiple states.

IC Development is actively pursuing acquisitions of properties to foster successful developments that will enhance the built environment, communities, and the people they serve through thoughtful planning and design.

One Stone Development (a subsidiary of One Stone Capital & ICD) leverages an SEC-registered Asset Management Firm and Global Private Equity Investments with Real Estate Development expertise. OSD's Equity Partners and Investors target large scale property Development. OSD is currently seeking new investment opportunities for large scale, mixed use projects and urban high rises in the Boston area and beyond. Responsible for the overall performance, profitability, growth, and reputation of the company. Oversaw operations to ensure quality, service, and cost-effective management. Identified successful strategies for pricing, negotiating fees, and client contracts. Effectively marketed the firm's expertise and design philosophy to clients.

Innovative Collaborations, Inc. Boston, MA 2012–Present

**Founder, Share Holder & President**

In 2002 Mr. Smargiassi founded Innovative Collaborations, a Corporation that continues to provide Integrated Design and Building Services, including Planning, Architecture, Design, Interiors and Construction Project Management. In 2005 Mr. Smargiassi acquired all shares of the firm and continues to lead and direct the boutique firm. As a hands on leader, and original founder, he is intimately involved with the details of the firm and through his coaching and mentoring maintains personal level of oversight with the team and it's technical side, including Construction Documents, Construction Control, and Construction Project Management.

Brady Sullivan Properties Manchester, NH 2012–2014

**Director of Architecture and Design**

Principal Architect responsible for overseeing entire architecture department and architecture staff of 100+ person thriving Real Estate Development Corporation with projects in MA, NH, RI, VT, ME, and FL; including 80-300 unit historic mill conversions, 12-20 story office high rise towers, commercial/ mixed use office complex including high-rise, residential communities 49+ units/multiple building types, resorts, etc.

Reported directly to the two owners, Shane Brady & Arthur Sullivan, on all Development Projects for inception through acquisition and ultimate through design/architecture, permitting, execution, construction management, and close out.

Directing, leading, and closely collaborating with construction project management in house team and out sourced construction teams, working within fast paced & fast tracked environment.

Overseeing all consultants from Environmental, Structural, Civil, outsourced Architectural, Mechanical Engineering, Electrical Engineering, Fire Protection, Interiors, etc.

Spearheaded department wide fundamental infrastructure and foundational transformation and restructuring; substantially increasing efficiency, work flow, & quantity of production; ultimately creating significant cost savings and increased profits.

Developed and Directed Implementation of robust infrastructure of Revit/ BIM policies, procedures and standards, exploiting capabilities for advanced streamlining; resulting in 40% increase in productivity.

Lead adaptive reuse of over 6 Historic Mill yard Projects; including Mill West, Manchester NH (Urban Multi-building mixed use complex) multiple phase project, 290 residential units (400,000sf) + clubhouse, lounge, leasing office, theater, library, etc.

Responsible for code reviews, Code modifications, Planning board submissions, Historic, Design Review Boards, Environmental wastes active Brown fields Sites.

Working closely with local, State and Federal (NPS) authorities for Historic Tax credits within Historic rehabilitation standards on numerous projects

**Professional Experience**  Innovative Collaborations, Inc.

Boston, MA

2002–2012

### **Chief Executive Officer / Principal Architect**

Co-founded and developed highly prolific multi-disciplinary architecture firm with a portfolio of both international and local projects, which include New Construction, Adaptive Reuse, Building Conversions, Renovations, & Additions.

Principal in charge of all phases of project development, urban planning, and architecture: Zoning, SD, DD, CD, B&N, CA, technical coordination, and construction control.

Intimately involved in projects from a macro to micro level, planning highly successful environments by responding to complex massing and site variables, while at the same time designing the smallest detail focusing on the individual's experience and their procession through space; thereby simultaneously designing inductively and deductively to maintain a balance between the intimate moments of the individual and the overall master plan.

Strived with excitement and passion to respond to each client's unique set of needs, not by simply meeting their requests but by further investigating and uncovering the client's deepest hidden desires.

Responsible for the overall performance, profitability, growth, and reputation of the company. Oversaw operations to ensure quality, service, and cost-effective management. Identified successful strategies for pricing, negotiating fees, and client contracts. Effectively marketed the firm's expertise and design philosophy to clients.

Maintained firm-wide expectation for clear communication, transparency, and an undistracted devotion to ethical, social, and environmental excellence. Recruit and directed a talented staff of architects, artists, designers, project managers, as well as a network of consultants.

Established and oversaw new divisions including Design-Build Services and Construction Project Management.

**Other projects include:** Entertainment & Hospitality, Military and Government, Commercial, Clinics, Automotive Dealerships, Retail, Sustainable developments, Housing Utilizing Shipping Containers, Resorts, Multi-Unit Residential, Ocean-Front Villas, Clubhouses, Residential Lofts, Homes, Penthouses, Estates, and Condominiums.



**Specialty expertise designing and detailing:** Water Features (e.g., waterfalls, water walls, suspended streams, water ceilings, and transparent bottom pools), Luminescent Walls, Glass Partitions & Panels, Glass Floors, Movable & Collapsible Walls and Custom Metal Walls, Fireplaces, Railings, Specialty Doors, Light Fixtures, and Furniture.

**Professional Experience  
Continued**

Architectural Design & Rendering Boston, MA 2000-2002

**Principal**

Developed strategic partnership with Amacher & Associates Architects on new 8-unit condominium, 116-unit plus commercial with 2-level underground garage, and 24-unit project with terrace planted roofs and underground garage. Provided design and drawings for a number of projects including five-unit brownstone in the South End neighborhood, which was converted into three (including two double-story) condominiums.

Consultant to developers and architects, providing condo documents, 3D renderings, construction administration, and project management on numerous projects.

Amacher & Associates Architects Cambridge, MA 1998–2002

**Senior Project Manager / Designer**

Honed architectural skills at A&A Architects; A firm with 25 years of experience notable for its green building techniques & materials, sustainable developments, passive and active solar strategies for renovation of historic buildings, community planning, and commercial design for both contemporary and traditional buildings.

Managed Firm and employees during Principals absence. Ultimately promoted to Senior Level Project Manager.

Assisted in the design, development and detailing of numerous commercial and residential projects. Performed advanced 3D computer modeling to increase clients' enthusiasm and understanding of their projects. Developed computer drafting standards and methods resulting in substantial increased efficiency.

Cole & Goyette Architects and Planners, Inc. Cambridge, MA 1997–1998

**Intern Architect**

Effective team member to award winning architecture and planning firm on public projects including \$18,000,000 renovation/addition project to East Boston High School, which went on to receive multiple awards and recognitions.

Hand rendered final presentation boards for EBHS. Expanded on rough sketches, developed details and drafted drawings with Auto Cad.

Satellite Electric / Living Electric / Caldwell, NJ 1989–1995

Misc. Construction

Contractor / Electrical Assistant/ Furniture & Cabinetry Carpenter

Acquired hands-on construction experience in many facets of construction including electrical, mechanical, plumbing, carpentry, framing, roofing, painting, etc. Wired large commercial and residential jobs.

Developed shop skills working with thermoplastic forming, sheet metal bending, and fine woodwork. Began architectural drafting courses which progressed over the next four years to included, hydraulic bridge design (including hydraulically activated model), Airplane plane fuselage design (including flight model), and architectural independent studies and design (including foam core model with removable floors).

**Professional Registrations  
& Associations**

Current or Previously held

- Registered Massachusetts Architect – #20656
- Registered Florida Architect – #95817
- Registered Rhode Island Architect - #3962
- Registered New Hampshire Architect - #4009
- Registered Maine Architect - # ARC4005
- American Institute of Architects
- Boston Society of Architects
- NCARB
- Licensed Construction Supervisor

**Education**

Wentworth Institute of Technology	Boston, MA	2000
Bachelor of Architecture (Dean's list)		
Associates in Architectural Engineering Technology (Dean's list)		
		1997
Harvard University – Graduate School of Design	Boston, MA	1994
Architecture Program		

**Awards & Publications**

**AWARDS & EXHIBITIONS**

- Spark International Design Competition, Finalist – 2009
- New England Design Competition, Platinum Trophy (highest award) for “Most Beautiful Casual Living Design” – 2005
- Boston Design Center – June 8, 2004
- Build Boston Exhibits Committee – November 2003
- Physics-Structural Bridge Design-Car Mechanics, Two 1<sup>st</sup> Place Awards – 1995

**PUBLICATIONS & RECOGNITIONS**

- Best of Boston 2018 – Best Inn, Nantucket - Greydon House Nantucket*
- 1 of 6 Boutique hotels named Readers' Choice Award 2018 – 21 Broad – Nantucket*
- Boston's Best - The Improper- Lola 42 – Watering Hole for the Well-Healed 2018*
- Green Building & Design – Remote Locations making containers into clinics – Sept. 2012*
- Building of America “Success Stories” – 2009*
- The Boston Phoenix “The Best”– April 2008*
- The Boston Globe – April 27, 2006*
- The Improper Bostonian “Boston's Best 2006” (Best Bathroom, Best Lounge) – 2006*
- The Boston Globe “Best of the New” – January 29, 2006*
- The Boston Globe – January 26, 2006*
- Boston Magazine – January 2006*
- Home Works Sourcebook – 2005/2006*
- The Improper Bostonian "It List" – December 7–20, 2005*
- The Boston Globe – November 18, 2005*
- The Harbus "28 Degrees: Cool Lounging" – November 7, 2005*
- The Improper Bostonian – October 26–November 8, 2005*
- Luxury Living New England magazine – 2005*
- Wentworth Magazine [WIT] – July 2004*
- The Boston Globe – December 2003*
- Banker & Tradesman – July 2003*

**TELEVISION**



Discovery Channel "House Lift"– April 2004

NECN "New England Dream House" – Featured "Dream Home" on December 2004, December 2003, August 2003, and February 2003 episodes.

**Volunteer & Community Outreach**

Led philanthropic causes, participated in pro bono work and worked closely with non-profit organizations, including organizing and event planning for the non-profit organization Stop Child Trafficking Now Walk on Boston Common.

Developed Love, Light and Blessing Fund to help the homeless, the hurting, and financially assist those in trouble- losing homes, lose of a love one, in financial troubles, etc.

Fellow Leader @ the Weekly Boston Businessmen's Breakfast - Boston College Club-Financial District : Boston Businessmen seeking to lead their companies and live their lives to a higher standard. 2014-present

Presenting ways that water can integrate with architecture for health and psychological benefits, brought awareness about the architecture field to Highrock Covenant Preschool students and volunteered at the Boston Society of Architects.

Design and Architecture profession advocate, encouraging and empowering students regarding design entrepreneurship, importance of good design, experimentation, and methods to design with limited resources.

Volunteer, Mentor & Leader at Aletheia Boston, including homeless out reach

**Additional Professional Training (Partial)**

Sun Control Window Films

Urethane Grout Technology

Floodplain Design, Construction, and Impacts on Flood Insurance

Keynote: Delirious Philadelphia

Solar Panels

Sustainable Community Planning Essentials

Biomimicry: Design By Nature

Access Door Considerations & Solutions

Paint Technology: Chemistry & Performance

Fabric Ductwork: The Metal Alternative

Sustainability and Stainless Steel in Elevated Pools, Spas and Thermal Rooms

Trash, Recycling, & Linen Chutes: Components and Installation

Concrete Tile Roof Systems: The Sustainable, Superior Roof Solution

Sun Control Window Films

Sound Control in Multi-Family Floor/Ceiling Assemblies

Windows of Opportunity: Fenestration Innovations Driven by Demand

Understanding the Benefits of Cellular PVC Rails, Pergolas and Gutters

Comparative Study of Wood and Aluminum Windows in Commercial Buildings

Energy Retrofits: Window ROI & Comfort – The Whole Story

Designing Architecturally Correct Doors with Green Building Materials & Authentic Construction

Sustainable Products Training

Understanding the 2012 Florida Accessibility Code for Building Construction

Natural Stone 101: Everything you NEED to know about designing with the oldest building material

Fundamentals of Window and Door Installation

The Kitchen Evolved

Sustainable Water and Stormwater Management

Anchor Systems For Concrete And Masonry Applications

Controlling Moisture Movement In Bldgs: The Complete Approach-Below Slab Protection

Concrete Flooring: Avoiding Failure Through Moisture Mitigation and Proper Design

Common Code Misinterpretations

LED Lighting Technology for Cabinet and Furniture Applications  
Residential Beyond Energy Code Workshop  
The History of Bathing-The Past Informs the Present  
Air Barriers Are Now Code. How Do I Meet the Requirements?  
The 2012 IgCC In Practice  
Leading by Design  
ReFAB PreFab the Practice and Science of Prefabrication at the Cutting Edge  
Compliance under the 2010 ADA for K-12 Schools and Housing for Places for Education  
Lean Architecture: Excellence in Project Delivery  
Rio de Janeiro Olympic Park Master Plan Process  
Learning from Passive House Design: The Real-World Metrics  
Diffusible Wood Preservatives  
Demystifying Resins - Architects Guide To Designing With Polymers  
Artistry Meets Innovation  
Induction Cooking In Today's American Kitchen  
Electronic Systems Integration for Convenience, Comfort, and Safety  
Intelligent LED Lighting Systems and Controls  
The History of Bathing-The Past Informs the Present  
Existing Buildings  
Silicate Coatings Presentation  
Proper Specification and Installation  
Recommendations for Nonstructural Wall Framing  
Fire Joint Framing and Protection  
2010 Advanced FBC Understanding The Florida Energy Code  
Operable Wall Systems  
Common Code Misinterpretations  
Tile and Stone Installation Materials and Methods  
Planning for Electronic Systems in the Home  
Marble Use in the Kitchen  
The Role of PVC in Sustainable Exterior Building Products  
Electric Radiant Floor Warming Systems  
Metal Railing Specifications  
Water Efficient Plumbing Fixtures and Fittings  
The Living Colors of Linoleum  
Sustainable Building Design Using Precast/Prestressed Concrete  
Coastal Performance  
Residential Stone Veneer Installation Seminar  
Controlling Light & Heat with Architectural Glazing Systems  
How to Combat Mold Improve Indoor Air Quality and Specify MgO Products  
ADA Compliance- Understanding ADA Guidelines for Detectable Warnings  
Healthy Indoor Air by Design  
Radiant Air Conditioning Systems: Sustainable Energy Efficiency  
Indoor Air Quality and Healing Environments  
The Role of PVC in Sustainable Exterior Building Products  
Energy Codes and NFRC  
Wall Surfacing  
How Can Project Managers Have A Genuinely Positive Impact On The Environment  
Engineered Wood, Sustainability and Green Building Practices  
Enhancing Sustainable Design with Retractable Screens  
Specifying Natural Stone  
S.A.F.E. Solutions for Demountable Modular Wall Systems  
PVC101 - The Benefits & Uses Of Cellular PVC Trim

The Design Advantages of Synthetic Roofing Solutions  
Recommended Installation of a Steam Shower System  
Window Replacement Solutions for Commercial Buildings  
Green and LEED Materials Presentation  
Window Glazing Systems: Aesthetics Performance And Cost  
Luxury in the Kitchen: Style Meets Performance in Next Generation Appliances  
Helping Your Clients Create Healthy Indoor Air  
Introduction to Managing Daylight with Shading Systems