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## **Nauset Construction completes New England's first senior cohousing development, Hager Homestead**

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Littleton, MA Nauset Construction has completed Hager Homestead, New England's first senior cohousing community. Located on a 15-acre parcel that was home to a former local dental practice and residence on King St., 25 miles northwest of Boston. The thoughtfully designed neighborhood includes 26 one- and two-bedroom homes across five buildings. Residents enjoy shared amenities such as a renovated barn with a woodworking shop, a community garden, and 13 acres of open space with nature trails. The walkable location offers easy access to Littleton Center, town hall, and the public library, and is just a five-minute drive from the commuter rail station.

"This project is truly community-focused and was built by and for the residents with a specific focus on bringing seniors together with independent living units surrounded by community gathering nodes and amenities – purposefully designed to bring the community together and combat social

isolation that is typical in many condominium communities built for seniors today,” said Matthew Blackham, president of The Lexvest Group, LLC, which co-developed Hager Homestead in conjunction with the residents of the community. “What we have created in Hager Homestead is a friendly, active, engaged community committed to making this shared environment work for everyone.”

Designed by Concord, NH-based Sheldon Pennoyer Architects, the Hager Homestead development blends historic preservation with new construction. The project centers around the Common House, the heart of the community, where residents gather for shared meals, group activities, and social experiences. The locally designated historic structure has been converted into four residential units. Nauset’s expertise was critical in preserving and restoring the historic King St. façade and two side-facing elevations of the original structure. Behind these façades, the team removed the deteriorated roof and floor systems and constructed a new three-story engineered wood structure in its place.

The building was also expanded in size while restoring its original architectural character, blending modern construction with historic integrity.

Nauset also demolished an adjacent and attached single-story medical office building and constructed a new three-story, 15-unit building, in the Federal style, maintaining architectural harmony throughout the community. Three additional single-story cottage-style buildings, consisting of duplex and triplex units, were constructed to expand the community’s housing options. The existing residence on the property is being redeveloped into a dedicated community building that will serve as a gathering space for resident events and social activities. Of the 26 total units, six have been designated as affordable housing. All but one unit has been sold to date, reflecting strong demand for this innovative senior living model.

In addition to the housing units, two covered multi-vehicle carports and other outdoor parking spaces were also constructed. Hager Homestead includes a relocated timber-framed barn structure that is destined to become the community woodworking shop and serves as a storage space for tools and supplies for the community garden and grounds maintenance needs. Hager Homestead also features approximately 13 acres of open space that are protected in perpetuity by a conservation restriction, which includes a meadow, pond, and wetlands bounded by Beaver Brook. A walking path at the rear of the property has been designated as a public amenity for the residents of Littleton.

Challenges for the construction team included providing structural reinforcement to stabilize the historic Common House during excavation for the surrounding new buildings, maintaining strict erosion control measures to protect the wetlands from runoff, and simultaneously constructing five unique separate buildings.

“Hager Homestead challenged us to blend 18th-century architecture with 21st-century construction methods,” said Benjamin Goldfarb, Vice President of Nauset Construction. “From preserving historic façades to managing multiple concurrent builds, the project demanded innovative solutions at every

phase – while delivering a community that reflects the evolving preferences of today’s active older adults.”

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