



Alvah Kittredge House

10 Linwood Street, Roxbury, 1836

Total Development Costs

\$3.7 million

Project Size

6352 square feet

Status

Completed

Building Uses

Five Residential Apartments

- Three two-bedroom market rate units
- Two two-bedroom affordable units at 70% AMI

HBI Role

Owner and Developer

Designations

- Pending Boston Landmark
- Listed on the National Register

Capital Sources Summary

HBI Cash Equity	\$337,000
HBI Management Fee - Deferred	\$232,861
State Historic Tax Credit Proceeds	\$600,797
Federal Historic Tax Credit Proceeds	\$497,836
Eastern Bank Mortgage	\$550,000
City of Boston	
• Acquisition Loan	\$210,000
• Affordable Housing Grants	\$300,000
• Lead Safe Grant	\$17,000
Henderson Foundation	\$200,000
HBI Trilogy Fund Capital Campaign	
• BRA Special Affordable Housing Grant	\$200,000
• Lynch Foundation	\$100,000
• Private Donations	\$450,589
TOTAL SOURCES	\$3,696,083

Development Cost Summary

Acquisition Costs	\$210,000
Soft Costs with Contingency	\$842,082
Hard Costs with Contingency	\$2,289,647
Financing Costs	\$54,118
Reserves	\$17,375
Tax Credit Development Fee - Deferred	\$232,861
HBI Project Management Fee	\$50,000
TOTAL COSTS	\$3,696,083



The rehabilitation of the Alvah Kittredge House completed in 2014.

Background

Built for Roxbury alderman and Eliot Church deacon Alvah Kittredge (1798–1876), the Kittredge House is one of a handful of high style Greek Revival period wood frame houses remaining in Boston. Originally positioned in the center of a large rural estate, the Kittredge House was also once home to prominent 19th century Boston architect Nathaniel Bradlee.

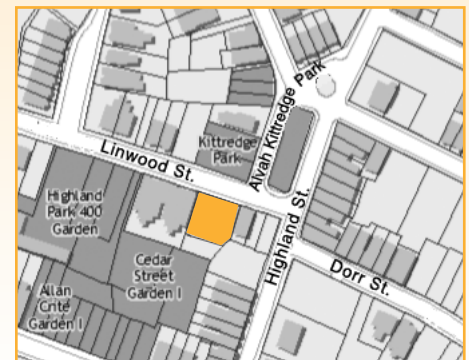
In the 1970s and 80s, it was home to Roxbury Action Program (RAP), a social service and advocacy organization that organized and delivered programming directed at to Roxbury's African American community. The house was abandoned from 1991 - 2011.

Community Impact

- Reactivates abandoned building
- Reverses blighted property
- Supports neighborhood's work at adjacent Alvah Kittredge Park
- Creates new housing units including 2 affordable units
- Supports HBI partnerships with neighborhood organizations



Neighbors and friends of the Alvah Kittredge House joined Mayor Thomas Menino and local officials for a community photograph in the summer of 2011.



The Kittredge House sits in the heart of the Highland Park neighborhood, facing the newly rehabilitated Kittredge Park.