

## Alvah Kittredge House

10 Linwood Street, Roxbury, 1834

### Owner

Historic Boston Inc.

### Total Projected Development Costs

\$3.7 million

### Project Size

6,352 SF building

### Proposed Uses

Five new two-bedroom rental apartments; three market-rate and two affordable units at 70% AMI

### Status

Completed in 2014

### HBI Role

Owner and Developer

### Designations

Boston Landmark

National Register of Historic Places

### Capital Sources and Development Cost Summary

State Historic Tax Credits	\$600,797
Federal Historic Tax Credits	\$497,836
Permanent Debt	\$550,000
City of Boston	\$527,000
Fundraising	\$950,588
HBI Cash Equity	\$337,000
Deferred Developer Fee	\$232,862
<b>TOTAL SOURCES</b>	<b>\$3,696,083</b>

Acquisition Costs	\$210,000
Soft Costs	\$842,082
Hard Costs	\$2,289,647
Financing Costs	\$54,118
Development Fee	\$232,861
Reserves	\$17,375
HBI Project Management fee	\$50,000
<b>TOTAL COSTS</b>	<b>\$3,696,083</b>

### Community Impact

- Reactivates a long vacant historic building in Roxbury for use as housing
- Supported neighborhood's work at adjacent Alvah Kittredge Park
- Creates new housing units, including two affordable units
- Supports HBI partnerships with neighborhood organizations



View of Hill Memorial Baptist Church from N Harvard St.

### 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 Bradley .

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.

