

Anna Clapp Harris Smith House

65 Pleasant Street, Dorchester, 1636, 1804

Owner

Stacey Cordeiro

Total Projected Development Costs

\$330,681

Project Size

2,800 SF

Proposed Uses

Two residential units

Status

Project completed in 2013 and property sold to a first-time homebuyer for interior fit-out

HBI Role

Owner and Developer in partnership with North Bennett Street School

Designations

- Pending Boston Landmark
- Determined as eligible for the National Register of Historic Places

Capital Sources and Development Cost Summary

Fundraising	\$330,681
TOTAL SOURCES	\$330,681
Acquisition Costs	\$195,000
Soft Costs	\$55,000
Hard Costs	\$100,681
TOTAL COSTS	\$330,681

Community Impact

- Rehabilitated a vacant and at-risk building for residential use
- Provided preservation carpentry training for the North Bennett Street School

Project Partners

NORTH
BENNET ST
SCHOOL



View of the Anna Clapp Harris Smith House from Pleasant St.

Background

The Anna Clapp Harris Smith House in Boston's Dorchester neighborhood, is the first property to be addressed by the Handmade Houses partnership of Historic Boston Inc. and North Bennet Street School. Built in 1804 on a foundation said to have been constructed in 1636, the Clapp House may very well be the oldest functioning foundation in the entire city. Once located on a larger plot, the house was the country home of the founder of the Animal Rescue League, Anna Clapp Harris Smith. The house was substantially changed in the early 20th century and turned into four apartments. With significant seed funding from the 1772 Foundation, HBI and North Bennet Street stabilized and improved this at-risk post and beam house while also training students in preservation carpentry. The house was then sold to a private owner for completion.

