

Eustis Street Fire House

20 Eustis Street, Nubian Square, Roxbury, 1859

Owner

HBI

Total Projected Development Costs

\$2.5 million

Project Size

2,520 SF

Proposed Uses

- Headquarters for two nonprofits: The Timothy Smith Technology Network & The Wellness Collaborative

Status

Completed in 2011.

HBI Role

Developer and Lessee (99 year lease from the City of Boston)

Designations

Contributing site to the Eustis Architectural Conservation District
National Register of Historic Places

Capital Sources and Development Cost Summary

State Historic Tax Credits	\$246,510
Federal Historic Tax Credits	\$265,238
New Markets Tax Credits	\$514,424
Permanent Debt-City of Boston	\$435,000
Fundraising	\$547,850
HBI Cash Equity	\$550,524
TOTAL SOURCES	<u>\$2,559,546</u>

Acquisition Costs	\$31,976
Soft Costs	\$840,022
Hard Costs	\$1,525,134
Financing Costs	\$162,414
TOTAL COSTS	<u>\$5,736,535</u>

Community Impact

- Preserved and reactivated a Boston landmark
- Created new office space for Nubian Square
- Built stewardship of adjacent historic building and 1630 cemetery

Energy Performance

LEED Silver



View of rehabilitated Eustis Street Fire House.

Background

Boston's oldest remaining fire house structure, the Eustis Street Fire House was designed by Roxbury architect John Roulestone Hall in 1859. The Eustis Street station originally housed a steam pumper that was pulled by firefighters of Torrent Six of the Roxbury Fire Department before the deployment of horse drawn fire apparatuses for which the town added a stable in 1869. From the time Roxbury was annexed to Boston in 1868 until 1873, Ladder Company 4 was installed at this station, a unit that served with distinction during the Great Fire of 1872. Chemical Engine Company 10 operated from this station from 1889 to 1916 and finally disbanded in 1922. With its fire uses over, the Fire House became home to the local chapter of Spanish American War Veterans, from 1919 to 1950. By the late 1980s, the Fire House was in serious disrepair and leaned precariously toward the cemetery.

