

Alvah Kittredge House

10 Linwood Street, Roxbury, 1834

Total Development Costs

\$3.7 million

Project Size

6352 square feet

Status

Completed 2014

Building Uses

- Five new two bedroom rental apartments
 - Three market rate units
 - Two affordable units at 70% AMI

HBI Role

Owner and Developer

Designations

- Boston Landmark
- National Register of Historic Places

Capital Sources Summary

State Historic Tax Credit	\$600,797
Federal Historic Tax Credit	\$497,836
Permanent Debt	\$550,000
City of Boston	\$527,000
Fundraising	\$950,588
HBI Cash Equity	\$337,000
Deferred Developer Fee	\$232,862
TOTAL SOURCES	\$3,969,083

Development Cost Summary

Acquisition Costs	\$210,000
Hard Costs	\$2,289,647
Soft Costs	\$842,082
Financing Costs	\$54,118
Developer Fee	\$232,861
Reserves	\$17,375
HBI Project Management Fee	\$50,000
TOTAL COSTS	\$3,969,083



The rehabilitated Alvah Kittredge House, completed 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
- Supported 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 in Roxbury.