

Anna Clapp Harris Smith House

65 Pleasant Street, Dorchester, 1636, 1804

Total Development Costs

\$330,681

Project Size

2800 square feet

Status

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

Building Uses

Two residential units

HBI Role

Owner and Developer in partnership with North Bennet Street School

Designations

- Pending Boston Landmark
- Eligible for the National Register of Historic Places

Capital Sources Summary

Fundraising	\$330,681
TOTAL SOURCES	\$330,681

Development Cost Summary

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

Community Impact

- Restored an empty, at-risk building for residential use
- Provided preservation carpentry trade training for North Bennet Street School
- Uncovered neighborhood history with Dorchester Historical Society
- Demonstrated the potential of preservation on an overlooked building



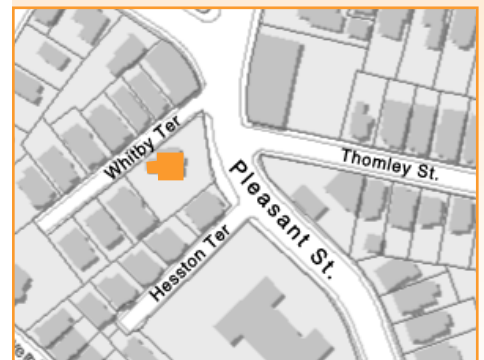
HBI and North Bennet Street School were partners on the preservation of the 1804 Anna Clapp Harris Smith house.

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.



The Anna Clapp Harris Smith house before restoration.



The property lies at the base of Jones Hill and is located near the MBTA Red Line.