

Upham's Corner Comfort Station

611 Columbia Road, Dorchester, c. 1912

Total Development Costs

\$1,902,301

Project Size

1880 square feet with basement

Building Uses

Comfort Kitchen Restaurant and Cafe

Status

Construction completed

HBI Role

Owner and Developer

Designations

- A Boston Landmark and listed on the National Register of Historic Places
- MBTA's Fairmount Line (Upham's Corner)
- Within the Upham's Corner Main Street District

Capital Sources Summary

State Historic Tax Credit	\$225,000
City of Boston	\$44,000
Fundraising	\$883,000
Tenant build-out contribution	\$436,533
Permanent Debt	\$250,000
Deferred Development Fee	\$62,768
TOTAL SOURCES	\$1,902,301

Development Cost Summary

Acquisition Costs	\$100
Hard Costs with Contingency	\$1,360,483
Soft Costs with Contingency	\$304,627
Financing Costs	\$12,092
Development Fee	\$225,000
TOTAL COSTS	\$1,902,302

Project Partners

- The American City Coalition (TACC)
- Comfort Kitchen



The Upham's Corner Comfort Station is proposed for re-use as Comfort Kitchen, a locally owned cafe.

Background

The Comfort Station is a one-story stucco and tile "mission style" structure built as a convenience station in 1912 to support the expanding streetcar system in Boston. It was designed by architect William Besarick who also designed the municipal building at the corner of Columbia Road and Bird Street, as well as many area triple-deckers.

The building sits on what was once part of the Dorchester North Burying Ground which is listed on the State and National Registers of Historic Places and is a Boston Landmark.

Rehabilitation of the Comfort Station helps tell the story of the City of Boston's 19th century expansion and Dorchester's urbanization and related transportation growth in the 20th century.



Vacant since 1977, the Upham's Corner Comfort Station is shown before restoration.

Community Impact

- Preserves and reuses a local historic building
- Supports and advances local entrepreneurs
- Expands the business composition of the overall Upham's Corner business district



The Comfort Station faces Columbia Road and is within walking distance of the Upham's Corner stop on the Fairmount Line.

Vertullo Building

74-84 Fairmount Avenue, Hyde Park, circa 1868

Total Development Costs

\$1.38 million

Project Size

8,462 square feet

Status

Completed 2015

Building Uses

- 5 ground floor retail spaces
- 4 rental apartments

HBI Role

Owner and Developer

Designations

Determined eligible for the National Register of Historic Places

Capital Sources Summary

State Historic Tax Credit	\$149,531
Permanent Debt	\$500,000
City of Boston	\$95,000
Fundraising	\$34,452
HBI Cash Equity	\$522,000
Deferred Development Fee	\$72,817
TOTAL SOURCES	\$1,373,800

Development Cost Summary

Acquisition Costs	\$500,000
Hard Costs	\$582,678
Soft Costs	\$143,380
Financing Costs	\$2,108
Development Fee	\$145,634
TOTAL COSTS	\$1,373,800

Community Impact

- Preservation of workforce housing
- Restoration of a period building from the earliest commercial development of Hyde Park
- Preservation of transit-oriented rental residential units and retail commerce
- Upgrades to commercial space for five new small businesses and four residential units.



begun in 1868, the Vertullo Building at 74-84 Fairmount Avenue is one of the oldest surviving buildings in the Cleary and Logan Square business districts. The rehabilitation project was completed in 2015.

Background

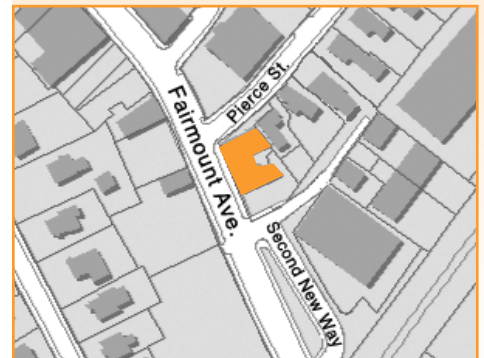
Begun in 1868, the Vertullo Building at 74-84 Fairmount Avenue is likely the oldest and only surviving wooden commercial building in this district. It is a good example of the Second Empire style, popular in the 1860s when Hyde Park was incorporated as a town and the community and local investors began to build civic and commercial buildings along the River Street and Fairmount Avenue corridors near the two major rail lines that traveled through Hyde Park. Located opposite the Riverside Theaterworks and adjacent to the Fairmount Avenue MBTA Commuter station, the Vertullo Building is a highly visible historical anchor to Logan Square. The Vertullo Building has managed to survive largely intact because it has been in the hands of the Vertullo Family and their descendants since 1932. HBI acquired the building in 2011 and completed its rehabilitation in 2015. The property now consists of 5 new small businesses and 4 residential units.

Project Partners

- City of Boston
- Hyde Park Main Streets
- Blue Hills Bank Charitable Foundation



HBI's rehabilitation of the Vertullo Building restores a Victorian era structure and supports economic development along the Fairmount Avenue commercial corridor.



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.

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



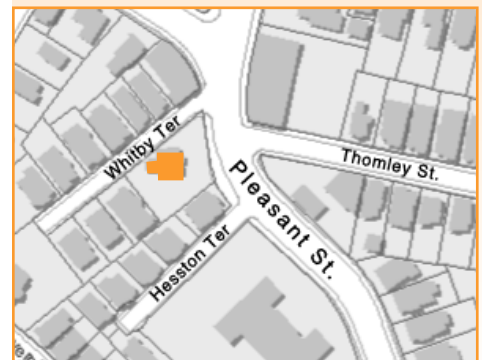
HBI and North Bennet Street School were partners on the preservation of the 1804 Anna Clapp Harris Smith house.

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.

Eustis Street Fire House

20 Eustis Street, Dudley Square, Roxbury 1859

Total Development Costs

\$2.5 million

Project Size

2520 square feet

Status

Completed in July 2011

Building Uses

- Headquarters for Historic Boston Inc.
- Headquarters for the Timothy Smith Technology Network

HBI Role

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

Designations

- Individually listed on the National Register of Historic Places
- Contributing site to the Eustis Architectural Conservation District

Capital Sources Summary

State Historic Tax Credit	\$246,510
Federal Historic Tax Credit	\$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	\$2,559,546

Development Cost Summary

Acquisition Costs	\$31,976
Hard Costs	\$1,525,134
Soft Costs	\$840,022
Financing Costs	\$162,414
TOTAL COSTS	\$2,559,546

Community Impact

- Preserved a Boston Landmark
- Re-activated a blighted and abandoned building
- Created new office space for Dudley Square
- Built stewardship of adjacent historic buildings and 1630 Cemetery



The oldest remaining fire house building in Boston, the Eustis Street Fire House was built for the Town of Roxbury in 1859.

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.

Energy Performance

LEED Silver



HBI's 2011 rehabilitation of the Eustis Street Fire House included a sculptural fence depicting the site's earliest engine.



The Eustis Street Fire House is one of several new developments in the Dudley Square neighborhood of Roxbury.



Fowler Clark Epstein Farm

487 Norfolk Street, Mattapan, House (1786-1806); Barn (c. 1860)

Total Development Costs

\$3.67 million

Project Size

- Farmhouse: 2,900 square feet
- Barn/Stable: 3,000 square feet
- Site area: 30,000 square feet

Status

Completed 2018

Building Uses

- Working urban farm with greenhouse and farmstand
- Training center for the Urban Farming Institute
- Farm Manager residence

HBI Role

Owner and Developer



Fowler Clark Epstein Farm today.

Designations

- Boston Landmarks
- National Register of Historic Places

Capital Sources Summary

State Historic Tax Credit	\$400,500
Federal Historic Tax Credit	\$398,000
Permanent Debt	\$750,000
City of Boston	\$150,000
Fundraising	\$1,823,863
HBI Cash Equity	\$200,000
TOTAL SOURCES	\$3,722,363

Development Cost Summary

Acquisition Costs	\$250,447
Hard Costs	\$2,461,062
Soft Costs	\$612,147
Financing Costs	\$56,019
Development Fee	\$342,688
TOTAL COSTS	\$3,722,363

Project Partners

- The Urban Farming Institute (UFI)
- The Trust for Public Land (TPL)
- North Bennet Street School (NBSS)

Background

The Fowler Clark Epstein Farm remains among the earliest, intact, vernacular examples of agricultural properties in Boston and in urban centers across the Commonwealth.

Built between 1786 and 1806, the original farmhouse was once part of a large Dorchester estate encompassing over 330 acres. It has primarily been owned by three families, beginning with Samuel Fowler, a Dorchester yeoman in the late 18th century.

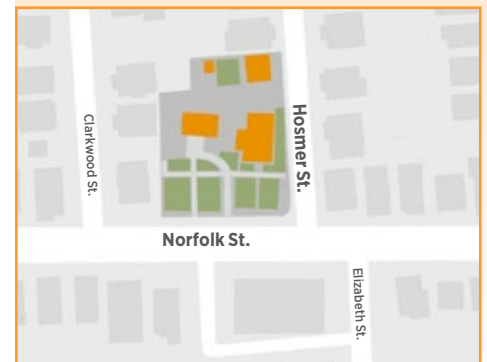
In 1837, the land was sold to the Clark family and later subdivided into parcels as advancements in transportation hastened the development of Mattapan as a “streetcar suburb” of Boston. The original house and barn were sold to Jorge Epstein in 1941 where it remained in family possession until falling vacant in 2013.

Community Impact

- Reactivates derelict buildings
- Repurposed as headquarters for urban farm and training center
- Provides health and wellness programs for community
- Created green collar jobs
- Provides locally grown produce for Mattapan



The Fowler Clark Epstein Farm before rehabilitation.



The Fowler-Clark-Epstein farm is located on the corner of Norfolk and Hosmer streets in Mattapan, within walking distance from Blue Hill Ave, Morton Street and the Fairmount Line.

Golden Building

1510 Dorchester Avenue, Fields Corner, Dorchester, circa 1895

Total Development Costs

\$333,500

Project Size

10,000 square feet

Status

Completed in 2011

Building Uses

- 4 retail storefronts
- One non-profit agency

HBI Role

- Owner's Representative and Project Manager
- Primary Financing Agent

Designations

- Evaluate for consideration in a National Register District within the Fields Corner Main Street District

Capital Sources Summary

HBI loan to building owner	\$210,000
Owner Equity	\$23,700
City of Boston	\$92,300
Tenant Contribution to HVAC	\$7,500
TOTAL SOURCES	\$333,500

Development Cost Summary

Hard Costs	\$282,558
Soft Costs	\$50,942
TOTAL COSTS	\$333,500

Community Impact

- Restored façade of high profile building
- Stimulated two other nearby improvement projects
- Improved space and energy efficiency program for Dorchester Youth Collaborative
- Better storefront presentation for small businesses
- More sustainable leases for property owners and businesses
- Maintenance agreements with businesses and property owner

Project Partners

- City of Boston
- Fields Corner Main Street
- The Stephen Golden Family



Covered in layers of metal siding and poor signage, the Golden Building was restored by its original face in 2011.

Background

The Golden Building was built in the 1890s and for many years has been a prominent retail location for the bustling district of Fields Corner.

Over the decades, the building suffered fires and cosmetic changes but its decorative wooden cornice and other historic features remained, hinting at a more attractive past beneath cladding of modern metal siding, changed windows, and muddled storefronts. HBI produced a rendering of a conceptual rehabilitation project based on glimpses of the building found in old photographs, and met with the Fields Corner Main Street program and the building owner to discuss the idea of completing a model preservation rehabilitation project. Owner Stephen Golden was captivated by the project idea and worked with HBI on a redesign of the building face, interior and systems improvements. HBI helped Golden with technical assistance, project management and financing.



The Golden Building, pictured above before rehabilitation, dates to about 1890 and is situated at the corner of Dorchester Avenue and Park Street.



Hayden Building

681 Washington Street, Chinatown, 1875

Total Development Costs

\$5.8 million

Project Size

8580 square feet

Status

Completed 2013

Building Uses

- Four market rate rental housing units
- One ground level retail space

HBI Role

Owner and Developer

Designations

- Boston Landmark
- Individually Listed on the National Register of Historic Places

Capital Sources Summary

State Historic Tax Credit	\$945,000
Federal Historic Tax Credit	\$981,388
Permanent Debt	\$1,500,000
Fundraising	\$200,000
HBI Cash Equity	\$1,330,767
Deferred Developer Fee	\$779,380
TOTAL SOURCES	\$5,736,535

Development Cost Summary

Acquisition Costs	\$0
Hard Costs	\$3,900,758
Soft Costs	\$799,475
Financing Costs	\$10,447
Deferred Development Fee	\$779,380
Reserves	\$146,475
HBI Project Management Fee	\$100,000
TOTAL COSTS	\$5,736,535

Community Impact

- Catalytic project for Lower Washington Street renewal
- Four new units of market rate housing
- Activated empty upper story space
- Future revenue supported Historic Boston's mission city-wide

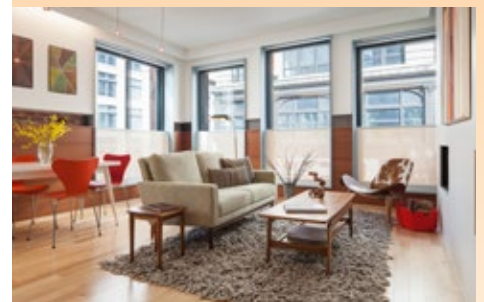


Preservation of the Hayden Building in 1993 helped change the face of Lower Washington Street.

Background

The Hayden Building is the only remaining commercial building in Boston designed by renowned 19th century American architect Henry Hobson Richardson. It was purchased by HBI in 1993 when the building was threatened with condemnation after a fire had devastated the roof and the entire building was structural unstable. HBI invested \$1 million at the time in structural stabilization, envelope repairs and activation of the first floor and an adjacent non-historic building for commercial activity.

The Hayden Building's turnaround helped Lower Washington Street's renewal in the 1990s and 2000s. HBI sold its interests in the next-door Penang restaurant location and re-invested in the Hayden Building's long-empty upper stories in order to create housing units and an on-going revenue source for HBI's preservation activities.



Interior of one of the four apartments in the Hayden Building.

Energy Performance

LEED Platinum



Roslindale Substation

4228 Washington Street, Roslindale Village, 1911

Total Development Costs

\$4.8 million

Project Size

8000 gross square feet

Status

Completed 2017

Building Uses

- First Floor Retail
- Turtle Swamp Brewing Beer Garden

HBI Role

- Property Designation from BRA with Roslindale Village Main Street
- Development and preservation strategy consulting and coordination to owner
- Development partnership with Roslindale Village Main Street and Peregrine Group, LLC

Designations

- Listed on the National Register of Historic Places

Capital Sources Summary

State Historic Tax Credits	\$700,000
Federal Historic Tax Credits	\$569,085
Fundraising	\$1,415,000
Investor Equity	\$1,605,793
Deferred Development Fee	\$503,734
TOTAL SOURCES	\$4,793,612

Development Cost Summary

Acquisition Costs	\$375,000
Hard Costs - Building Shell	\$1,996,842
Soft Costs - Building Shell	\$482,650
Tenant Improvements	\$1,435,386
Development Fee	\$503,734
TOTAL COSTS	\$4,793,612

Project Partners

- Roslindale Village Main Street
- Boston Redevelopment Authority
- Peregrine Group, LLC
- Rockland Trust



Roslindale Substation Exterior Restoration Fall 2016

Background

When built in 1911 the Roslindale Substation functioned as part of the Boston Elevated Railway Company's then revolutionary alternating electric current power system. Designed by Robert Peabody of Peabody and Stearns and Stone and Webster Engineering Corporation, the Substation is one of six nearly identical converter substations built in and around Boston at that time. The Substation converted alternating current (AC) transmitted from a new South Boston Power Station via underground cables into direct current (DC) for use by local trolley cars. The Roslindale Substation continued operating until the 1970s but has been vacant and unused since then.

When the adjacent Higgins Funeral parcels became available for purchase in 2012, HBI and Roslindale Village Main Street purchased the land and consolidated it with the substation in order to attract its private partner, Peregrine Group, LLC to redevelop the substation and build 43 new units of housing around it.

Community Impact

- Activates a long-vacant building in the heart of Roslindale Square
- Public access and pedestrian-oriented uses revives a prominent corner and restores the historic fabric of the neighborhood
- Leverages redevelopment of adjacent property for 43 apartments targeted to young professionals



Turtle Swamp Brewing Beer Garden

