



BRICKS & MORTAR

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Hayden Building to be Redeveloped for Housing

Historic Boston Inc. will create four new residential units in the 1875 **Hayden Building** in Chinatown this year.

The landmark Hayden Building, which sits in the heart of what was once known as Boston's combat zone, was purchased with an adjacent

low-rise commercial building in 1992. At that time, HBI repaired the Hayden Building's serious structural problems and restored its exterior, preserving the only remaining commercial building in Boston designed by famed 19th century American architect **Henry Hobson Richardson**. The second building became the popular Penang Malaysian restaurant.

In order to finance construction of the housing units, Historic Boston plans to sell the attached Penang building, a more modern structure.

"HBI believes its mission isn't complete until an historic building is preserved and

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Historic Boston takes ownership of Alvah Kittredge House



Neighbors gather at the **Kittredge House** to celebrate Preservation Month.

The long-vacant Alvah Kittredge House faces better prospects in 2011

after the Boston Redevelopment Authority claimed the house following a determination that requirements of a preservation easement on the 175-year-old property were not being met. The BRA has signed the house over to Historic Boston for immediate structural stabilization and redevelopment of the historic house for new uses.

"We have worked with previous owners on stop-gap measures to prevent further deterioration," said Matthew Kiefer, President of HBI's Board of Directors. "But the building is so important to the character and vitality of the Fort Hill neighborhood,

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Chinatown's Hayden Building today.

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Historic Boston takes ownership of Alvah Kittredge House

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and the condition so blighted, that it required more assertive action."

Vacant since neighborhood group Roxbury Action Program closed it in 1991, the Kittredge House is an unusual example of Greek Revival architecture in Boston with monolithic two-story columns and an octagonal cupola. The house once stood alone on a vast rural estate in this neighborhood, but was later moved and surrounded by multifamily homes as Roxbury urbanized in the early 20th century. The house has experienced serious water damage and two of its six columns are missing. Historic Boston set up staging to support an unstable portico several years ago in conjunction with Roxbury Action Program.

Historic Boston is in the process of stabilizing the building for the winter and assessing feasible redevelopment options for the building's rehabilitation and re-use.

"There is strong neighborhood support for protecting the building," said Chris McCarthy of the Friends of Alvah Kittredge Park. "For many years, neighbors have expressed great interest in seeing this home saved and brought back into the life of the community."

In 2002, HBI completed the rehabilitation of the 1875 Alvah Kittredge Park Row Houses opposite the Kittredge House. Kittredge Park, which lies between the row houses and the Alvah Kittredge House has been the subject of considerable neighborhood mobilization and fundraising and will soon undergo redesign as a passive recreational park.

The Alvah Kittredge....

1798-1876

Alvah Kittredge

was a prominent local businessman, a deacon in **Roxbury's First Parish Church**, one of Roxbury's five elected aldermen, and incorporator of **Forest Hills Cemetery**.



1836

Constructed on the site of the **Revolutionary Roxbury Lower Fort**, the **Kittredge House** is a high style example of the Greek Revival period of architecture in Boston. The house was one of the largest of several built around that time as wealthy families from Roxbury and Boston moved into the "**Highlands**," an early suburban settlement.

1800

1820

1840

1860

1880

1840s

In the 1840s, Kittredge and others began to subdivide their estates and **Roxbury Highlands** began to take on its dense residential character.



1866-1896

Prominent Boston architect **Nathaniel J. Bradlee** purchased the house in 1866 and proceeded to remodel and expand it. He is thought to be responsible for interior wall paintings and decoration.

Hayden Building to be Redeveloped

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“Our plan makes this cornerstone building a full contributor to Chinatown’s vitality and an anchor in lower Washington Street’s growth.”

fully activated for current uses,” said Kathy Kottaridis, Historic Boston executive director. “Our plan makes this cornerstone building a full contributor to Chinatown’s vitality and an anchor in lower Washington Street’s growth.”

Richardson, the renowned 19th century American architect of *Trinity Church* in Copley Square, designed the small structure in 1875 for his father-in-law. The five-story brownstone building was listed on the *National Register of Historic Places* in 1980.

The Hayden building is in need of an extensive internal renovation that includes installing new systems and secondary egress. The end result will be four new rental living spaces.

Background: Interior floor of Hayden Building

Right: Hayden Building, 1993

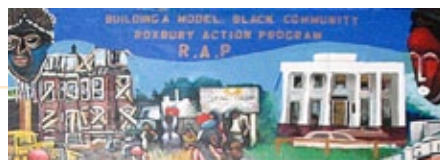


House Over Time



1971-1991

The **Roxbury Action Program** was deeded the house in 1971. It was RAP's headquarters until around 1991.



1973

Kittredge House listed on the **National Register of Historic Places**.



2007

Kittredge House sold to the **Linwood Trust**.

1900

1920

1940

1960

1980

2000

1896

While the house first faced onto **Highland Street**, its side wings were demolished when it was moved and reoriented to **Linwood Street** in the late 19th century.



1976-2014

Boston Redevelopment Authority assumes a 38-year historic preservation easement on the Kittredge House in exchange for a grant to RAP for the house's improvement.



2010

HBI takes ownership of **Kittredge House**.

Construction Progress at New Roxbury Headquarters

Despite many unforeseen challenges in transforming Roxbury's **Eustis Street Fire House** into new headquarters for Historic Boston Inc., construction began in November and will be complete mid-Spring 2011.

With the help of the Boston Redevelopment Authority, HBI secured an easement over adjacent private land for secondary egress to the property after many unanticipated months of negotiations with neighboring property owners. HBI also paused to redesign the foundation of the building's addition so as not to disturb remains in the adjacent 1630 **Eliot Burying Ground**.



"This has not been a simple project, but that is part of why we took it on," said Kathy Kottaridis, executive director of Historic Boston Inc. "HBI has the experience and capacity to complete difficult preservation projects that will have a significant impact on their neighborhoods."

HBI is also pleased to announce that the **Timothy Smith Technology Network**, a technology initiative named for a 19th century Dudley Square merchant and focused on Roxbury youth, will locate its headquarters on the first floor of the fire house next year.



Workers from Lee Kennedy Co. prepare the foundation of an addition at the rear of the firehouse.

The fire house has been shuttered for decades and the adjacent burying ground is open only by appointment. HBI hopes to bring more community attention to both of these significant historical sites after its move to Dudley Square in 2011.

Built in 1859 by the Town of Roxbury, the Eustis Street Fire House is Boston's oldest fire house building.

New Lighting Highlights Fields Corner Buildings



The Lenane Building, 1906

HBI will soon install new exterior lighting at three prominent historic buildings in Dorchester's Fields Corner in order to draw attention to their well-preserved facades and enhance night time safety in the business district.

- The **Lenane Building**, built in 1906 and owned by Dorchester House, is not only architecturally beautiful, but is home to several important Fields Corner non-profit organizations.
- The former **Municipal Building**, built about 1875, is the only one in the district listed on the National Register of Historic Places and is now the headquarters of the Fields Corner Community Development Corporation.
- Lighting at the former **Dorchester Theater** (1915) will be installed at the prominent corner entry arch, which used to contain the theater lobby, and will highlight building owner H. Levenbaum Realty's playful, recently refreshed exterior paint scheme.

"This building lighting project will highlight some of the historic architecture in this neighborhood that is important to the community and already well maintained," said Evelyn Darling, director of Fields Corner Main Street. "It is an opportunity to celebrate excellent preservation work that has been taken on by enlightened property owners in the community."



Fields Corner Municipal Building, 1875



Former Dorchester Theater

BRA Designates HBI and Roslindale Village Main Streets for Empty Substation

The Boston Redevelopment Authority has designated the partnership of Historic Boston Inc. and Roslindale Village Main Street to determine how the 1911 Roslindale MBTA Substation can be used and to assemble a feasible development plan.

Built in 1911, the ornate structure was used to house electrical equipment for trolley cars. It was one of six similar structures designed for the metropolitan transit system by the Stone and Webster Engineering Corp. in consultation with Boston architect Robert S. Peabody.

The substation was closed in 1970 and has been empty since then. The substation has proven to be a challenge for redevelopment because of its size. Although there is a soaring 35-foot ceiling, the foot print is just 50 feet by 80 feet. A 2002 feasibility study by Historic Boston indicated that commercial uses would be most economically feasible for the property, contributing to the vitality of the commercial district in which it sits.

“This is a complicated project given the layout of the building,” said Michael Tilford, Historic Boston senior acquisition and development manager. “But, it is structurally sound, the façade is in good condition and this is in an important location for Roslindale.”



Roslindale Substation today

As the building’s owner, the BRA granted the two non-profits a one-year interim designation to propose a development plan, after rejecting three commercial proposals, none of which were economically feasible. The BRA then urged Historic Boston and Roslindale Main Streets to take up the project.

“This is the sort of project for which Historic Boston can be especially effective,” Tilford said. “As a non-profit developer with knowledge of this particular site and expertise in this area, we have additional resources that we can bring to the table.”

The building is considered to be a missing link in the overall renewal of Roslindale Village and is identified in HBI’s 2010 Commercial Casebook as a priority preservation project. The ultimate goal for the partnership’s project is to preserve the historic structure with a self-supporting use that will attract more people into the area.

“It’s one of the most beautiful buildings in the neighborhood and it’s essentially been invisible,” said Carter Wilkie, president of the Roslindale Village Main Street. “Being able to restore it and draw foot traffic there expands our whole commercial district.”

Roslindale Substation shortly after construction



Fields Corner Rehabilitation Project Underway

Construction is underway on the restoration of the Golden Building at 1510-1514 Dorchester Avenue, the start of a remarkable transformation of the 1890's commercial structure.

Historic Boston Inc. partnered with building owner **Stephen Golden and Fields Corner Main Street** to develop a rehabilitation plan for the building that takes advantage of a significant grant from the City of Boston's Restore program and includes favorable financing from HBI.

"This is the sort of opportunity we hoped that Historic Neighborhood Centers would create," said HBI senior program manager Jeffrey Gonyeau. "It is a more comprehensive and practical approach to preservation that combines sensitive and high-quality rehab work with creative financing and hands-on project management assistance for the owner."



A crew from K&B Construction of Dorchester dismantles a storefront as part of a major facade overhaul.

Work on the commercial building will proceed from north to south. The plan includes replacing all storefront systems (including the sign band and lighting) as well as replacing the second floor windows and siding all the way up to the building's elaborate 1890s cornice, which will be restored.



Hyde Park Theater Sign and Lobby to be Restored

The **Edward Ingersoll Browne Fund** has granted \$30,000 to HBI and Hyde Park Main Streets to recreate the historic sign that once hung above the entry to the **Everett Square Theater**.

The sign will help draw attention to the rehab and re-opening of the theater's foyer, which will be used as a community space for events such as art shows. The sign and newly activated foyer space are intended to jump start further renovations of the historic theater.

"While feasibility work for the full rehabilitation of the theatre goes on, making some near-term enhancements to the theatre's street presence could stimulate interest in and support for the larger project," said Scott Batey, President of Hyde Park Main Streets. "We hope that this interim step will prove to be a creative way to help jump-start an important preservation project."

HBI will assist building owner Pat Tierney with managing the fabrication and installation of the sign this spring.

Students Begin Rehabilitation of the Anna Clapp Harris Smith House

Before the start of rehabilitation work on the house at 65 Pleasant Street, the long neglected floor in the front corner sloped so badly that built in cupboard doors in the wall couldn't be closed. The aging foundation underneath bulged into the dirt basement. Two chimneys leaned precariously over a structurally compromised roof.

There were few indications of the historical significance of the house that sits on one of the oldest foundations in Boston and was once the home **Animal Rescue League Founder Anna Clapp Harris Smith**.

The building is now on its way to once again being a home and a source of pride for its neighborhood through **Handmade Homes**, a collaboration between **Historic Boston** and **The North Bennet Street School**.

HBI has spent the past several months restoring the bulging foundation, rebuilding two chimneys, and stabilizing the roof. Preservation carpentry students from North Bennet Street have been using the same tools and techniques that were used to build the house to elevate it and completely replace rotting sills and prop up a sagging rear ell. Students have also removed all the 20th century shingles to reveal original clapboards on the house's facade.



Students from the **North Bennet Street School** have made visible enhancements on the **Anna Clapp Harris Smith** along with structural improvements.

"This is a complex project, but is a significant opportunity for students to learn preservation techniques," said Michael Tilford, HBI senior acquisition and development manager. "The students have taken a lot of pride in being able to contribute to such a visible project."

The foundation of the house was built in 1638. The original house burned down around 1804 and another was built in its place. In recent years, it had been divided into four apartments. HBI and North Bennet Street have not yet decided how many units will be built in the completed renovation.

Letter from the Executive Director

Dear Friends,

It is a good sign that, at age 50, HBI's preservation mission is still in demand and our project pipeline full of exciting and catalytic projects across the city.

Work is progressing on our new headquarters at the Eustis Street Fire House in Roxbury. HBI has encountered every imaginable hurdle in preparing this dilapidated empty building for development, but our time and money has been well spent on a beautiful structure that is a source of pride for those who live and work nearby.

By March, work should be complete on the 1890s commercial building at 1510 Dorchester Avenue in Fields Corner. Five businesses will have transformed storefronts and the *Dorchester Youth Collaborative* will have better second-story space in which to host teen-centered programming.

The 1804 home of Animal Rescue League Founder *Anna Clapp Harris Smith* is this year's sleeper project. Through our partnership with *North Bennet Street School* and the *1772 Foundation*, we are not only rehabilitating the building for new housing, but also providing hands-on training for the next generation of preservation carpenters.

And there's more on deck for 2011. We are revisiting our own asset, the 1875 Richardson-designed *Hayden Building* in Chinatown whose long-

empty upper stories are being fit out for housing. With *Roslindale Village Main Street*, HBI will present a plan for redevelopment of the *Roslindale Substation* to the BRA that we hope will activate this dormant building. And in Roxbury, we are moving immediately to stabilize the 1836 *Alvah Kittredge House* in Roxbury's Fort Hill neighborhood while we assemble the capital necessary to fully restore it.

Work on at-risk historic buildings is very costly. We are very fortunate to have the help of generous supporters and the proceeds from earlier HBI project investments that have successfully "revolved." But to reach our goals and meet current and future needs in this historic city, we need more. HBI is exploring a 2011 campaign to expand HBI's available financing pool to \$4 million and to ready the organization for the future.

We invite you to join with us in this effort and to help lay the path for HBI's next 50 years of preserving places that will help our neighborhoods thrive.

Best Regards,

Kathy Kottaridis
Executive Director
Historic Boston Incorporated



Neighborhood Preservation Partnership Update

For the past two years, **HBI** and the **Boston Preservation Alliance** have worked with eight neighborhoods in the City of Boston to identify pivotal historic buildings whose preservation will contribute to their neighborhood's character and future economic growth.

Through workshops, walking tours and planning sessions, HBI and the BPA have built stronger relationships with neighborhood representatives and property owners, giving them links to historic preservation information and resources should they wish to pursue a redevelopment project or need technical support.

At HBI, this work provides a valuable compendium of information and preservation strategies for more than 100 historic commercial buildings in Boston's neighborhood commercial centers, which will be a useful tool for future project selection and will help support policy makers, property owners, local organizations and city-wide preservation leaders.

"We look at things from a couple of perspectives," said *East Boston Main Street* director Clark Moulaison. "Not only do we want to preserve our history and revitalize older buildings to be more attractive, but we also look at how this kind of revitalization can support local business activity and new jobs in our community." Research material and planning strategies collected for historic buildings across these neighborhoods can be found at <http://historicboston.org/info/services/index.html>

In 2011, HBI will work with the Main Street districts of *Mission Hill*, *Jamaica Plain Centre/South*, *Hyde/Jackson Squares* in Jamaica Plain and *Grove Hall* in Roxbury.

The Neighborhood Preservation Partnership is supported in part by a grant from the **National Trust for Historic Preservation Partners in the Field program**.

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The \$6 Million Tour

HBI Partners Visit Five Projects Underway in Three Neighborhoods

Historic Boston recently arranged a bus tour for 45 partners and friends of five preservation projects being led by HBI in Boston neighborhoods.

The tour kicked off at the *Hayden Building* with a look at the upper floors and overview of development plans there. Participants also visited the *Eustis Street Fire House* construction site, the ailing *Alvah Kittredge House*, the *Anna Clapp Harris Smith House* in Dorchester with *North Bennet Street School*, and the *Golden Building* in *Fields Corner*, just underway.

"We choose our projects carefully: We only do the ones no one else will do," said Historic Boston Board Chairman Matthew J. Kiefer. "But, we look for ones that will achieve more than just preservation. For us, preservation is an important tool to strengthen neighborhoods."

Historic Boston is busier than ever as it celebrates its 50th anniversary. The tour was an opportunity to highlight a growing pipeline of projects and thank project partners and neighborhood supporters for their help in launching these efforts.

Tour stop at the **Anna Clapp Harris Smith House**.



Celia Grant Joins HBI Board of Directors

Historic Boston Incorporated is pleased to announce the appointment of Celia Grant to its Board of Directors.

Ms. Grant is director of marketing and creative at Associated Industries of Massachusetts and resides in Roxbury. She shares a special connection with HBI: six years ago she purchased one of the Alvah Kittredge Park row houses in the Highland Park neighborhood that HBI was instrumental in rehabilitating in 2002.



"I have learned a lot about historic home ownership with HBI and believe in its mission of revitalizing neighborhoods through historic preservation," said Grant, whose professional experience also includes work with Madison Park CDC on the rehabilitation of Hibernian Hall in Dudley Square.

"Celia is a talented marketing professional who brings considerable community knowledge to HBI's board," said Emily Axelrod, chair of HBI's nominating committee. "She also brings something unique to our board: she is a direct partner in HBI's rehabilitation of a significant historic property."



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