



# Eustis Street Fire House

20 Eustis Street, Dudley Square, Roxbury 1859

## The Investment Opportunity

\$303,446 low-interest loans

## Total Development Costs

\$2.5 million

## Project Size

2520 square feet

## Defined 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)

## Construction Start

Completed in July 2011

## Designations

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

## Capital Sources Summary

Federal Historic Tax Credits	\$265,238
State Historic Tax Credits	\$246,510
New Markets Tax Credits	\$514,424
Permanent Loan, City of Boston	\$435,000
HBI Equity	\$350,000
Secured Fundraising	\$244,404
Developer Fee	\$200,524
Public & Private grants to raise	\$303,446
<b>TOTAL SOURCES</b>	<b>\$2,559,546</b>

## Development Cost Summary

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

## Community Impact

- Preserves a Boston Landmark
- Re-activates a blighted and abandoned building
- Creates new office space for Dudley Square
- Builds 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

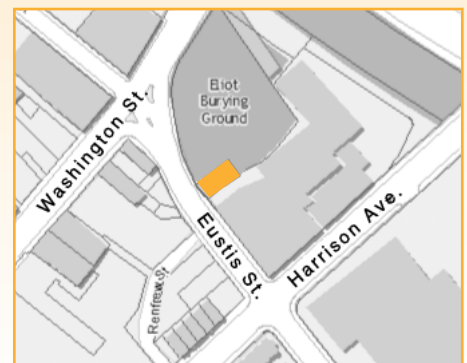
Boston's oldest remaining fire house structure, the Eustis Street Fire House was designed by Roxbury architect John Roulestone Hall in 1859. The Eustis Street station originally housed a steam pumper that was pulled by firefighters of *Torrent Six* of the Roxbury Fire Department before the deployment 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.

## Target 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.