



Kenilworth Preservation

Preserving the historic fabric of our community



Request for Proposal: 22 Kenilworth Street
Department of Neighborhood Development
26 Court Street, 10th Floor (Bid Counter)
Submitted by Kenilworth Preservation, LLC
April 29, 2019

PROPOSAL FORM

**SUBMITTED TO: DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT
BID COUNTER
26 COURT STREET, 10TH FLOOR
BOSTON, MASSACHUSETTS 02108**

DATE RECEIVED BY DND: April 26, 2019

SUBMITTED BY: NAME: Chris McCarthy

ADDRESS: 25 Millmont Street, Roxbury MA 02119

TELEPHONE: 617-939-6196

EMAIL: KenilworthPreservation@gmail.com

CRP 4/26/19
RECEIVED
Dept. of Neighborhood Development
26 Court St. - Bid Counter, 10th Flr
Boston, MA 02108
22 Kenilworth

Under the conditions set forth by the Department of Neighborhood Development, the accompanying proposal is submitted for:

Property Address: 22 Kenilworth Street, Roxbury MA 02119

For this proposal to be properly evaluated all questions must be answered by the Proposer. The Awarding Authority (the Department of Neighborhood Development) will regard all responses to questions and all submissions as accurate portrayals of the Proposer's qualifications and any discrepancy between these statements and any subsequent investigation may result in the proposal being rejected.

i. The name(s) and address(es) of all persons participating in this application as principals other than the undersigned are:

Roberto Miranda - 156 Foster Road, Swampscott, MA 01907
Chris McCarthy - 25 Millmont Street, Roxbury, MA 02119

Use separate sheet and attach if additional principals are involved.

ii. The applicant is a/an:
Kenilworth Preservation, LLC - Two Principals at 50% each
(Individual/Partnership/Joint/Venture/Corporation/Trust, etc.)

A. If applicant is a Partnership, state name and residential address of both general and limited partners: Chris McCarthy (see address above) and Roberto Miranda (see address above)

B. If applicant is a Corporation, state the following:

Corporation is incorporated in the State of: NA

President is: _____

Treasurer is: _____

Place of Business: _____

C. If applicant is a Joint Venture, state the names and business addresses of each person, firm or company that is a party to the joint venture:

NA

A copy of the joint venture agreement is on file at: _____ and will be delivered to the Official on request.

D. If applicant is a Trust, state the name and residential address of all Trustees as:

NA

Trust documents are on file at _____
And will be delivered to the Official on request.

iii. Bank reference(s): _____

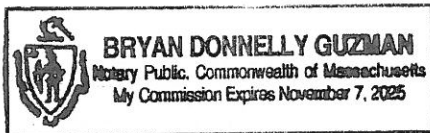
iv. If business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5 was filed:

v. Number of years organization has been in business under current name:
0

vi. Has organization ever failed to perform any contract? No Yes/No

If answer is "Yes", state circumstances): _____

We propose the following purchase price: \$150,000



vii. AUTHORIZATION:

The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion of fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Christopher McCarthy
Signature of individual submitting proposal

Principal
Title

Kenilworth Preservation, LLC
Legal Name of Organization

Dated at: Suffolk County

This 26 day of April 2019,

NAME OF ORGANIZATION:
Kenilworth Preservation, LLC

BY: Christopher McCarthy

TITLE: Principal

i. ATTESTATION:

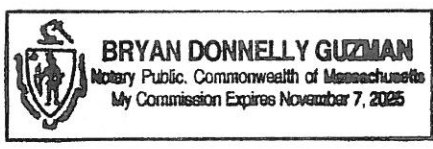
Christopher McCarthy being duly sworn deposes and says that (he/she) is the Principal of Kenilworth Preservation, LLC and that all answers to foregoing questions and all statements contained herein are true and correct.

Subscribed and sworn before me this 26 day of April;

Notary Public: Bryan Guzman

My Commission Expires: November 7th, 2025
(Month) (Year)

NOTE: This proposal form must bear the written signature of the applicant.



If the applicant is an individual doing business under a name other than his own name the application must state so, giving the address of the individual.

If the applicant is a partnership a partner designated as such must sign the application.

If the applicant is a corporation, trust or joint venture the application must be signed by a duly-authorized officer or agent of such corporation, trust or joint venture and contain written evidence of the authority to bind the entity.

(Please include the name of the agency or department and position held in that agency or department.)

Project Narrative

Kenilworth Preservation, LLC has been formed for the sole purpose of taking on the challenging restoration of the property at 22 Kenilworth Street in Roxbury. This project was initiated in response to the Request for Proposal issued by Boston's Department of Neighborhood Development (DND). We seek to demonstrate with this project narrative that our development concept maximizes the public benefit in order to be consistent with community preferences. We will also demonstrate our commitment to preserving the historical architectural elements at 22 Kenilworth Street.

Kenilworth Preservation, LLC is an equal partnership between Chris McCarthy and Roberto Miranda. See resumes and license information in resumes following.

Existing Conditions: 2nd Floor Bathroom



Maximizing Community Benefits

Kenilworth Preservation, LLC will maximize the public benefit by making the following commitments to the Highland Park community:

Diversity and Inclusion

Seek to achieve the following construction employment goals. To achieve this goal we will consult with Christopher Brown of Boston Residents Jobs Policy (BRJP) office seeking his guidance and lists of qualifying subcontractors. We will also review MBE Certified Minority Business Enterprises in Massachusetts at the following website:

<https://blackboston.com/business/mbe-certified-minority-business-enterprises-in-massachusetts/>

- Boston Residents: 50% of project hours
- Minority: 25% of project hours
- Female: 10% of project hours

Our preliminary development budget estimates approximately \$285,000 labor costs. If we are able to achieve these Boston resident, minority and female hiring goals we will contract substantial labor payments across these three targeted groups. See **Evaluation Criteria** tab for related Construction Employment Statement Form.

Our preliminary development budget estimates approximately \$178,000 in materials that will primarily be purchased from businesses operating in Boston. These businesses have been shown to employ Boston residents, minority and female employees.

We build on prior successes in Highland Park

Kenilworth Preservation, LLC is a partnership comprised of team members who live and have worked in the neighborhood. The following is a list of successful civic efforts taken to help preserve and restore the things that make this neighborhood special. We think our prior successes on these projects confirms our commitment to historic preservation and the ability to get things done. A historically sensitive restoration of 22 Kenilworth will require both of these qualities if we are to be successful.

- 2004 - 2006: Designed and built a two-family residence within DND's Owner-Builder Program. Met all conditions set by the RFP which required review and design approval by Boston Landmarks Commission, Highland Park Project Review Committee, Boston Redevelopment Authority, and Department of Neighborhood Development. Chris McCarthy continues to reside in this home.
- 2008: Presented case to Boston Landmarks Commission advocating landmark protections for the derelict Alvah Kittredge House. The case was accepted for further

study by BLC Executive Director, Ellen Lipsey. Historic Boston, Inc. subsequently acquired and completed a historically sensitive restoration of the building. See **Alvah Kittredge House** tab for *Alvah Kittredge House - A Case for Landmarks Designation, Presentation to Boston Landmarks Commission by Highland Park Neighborhood Association, December 9, 2008.*

- Presented our case to Commissioner Toni Pollak, Boston Parks and Recreation Department advocating for the restoration of Alvah Kittredge Park. The case helped trigger approximately \$50,000 of pro bono conceptual landscape design by Carol R. Johnson Landscape Architecture firm. The conceptual design was then effectively used in community funding campaign that secured the following four grants: Henderson Foundation (\$100,000), Harold Whitworth Pierce Charitable Trust (\$50,000), Browne Fund (\$115,000) and Boston Grants Initiative (\$5,000). See **Alvah Kittredge House** tab for sample Alvah Kittredge Park insert to fundraising packet used in this campaign.
- 2010: Presented a case to Mayor Thomas Menino and Toni Pollak advocating for additional funds to complete the \$750,000 restoration of Alvah Kittredge Park. Our joint efforts resulted in MA PARC grant of approximately \$300,00 to close funding gap and complete restoration of the park which was rededicated in 2014.
- 2010: Established *Friends of Alvah Kittredge Park* 501(c)(3) organization to enable us to work directly with Carol R. Johnson Landscape Design, Inc. (CRJA) on design and construction plans for Alvah Kittredge Park. This effort was funded by our \$50,000 Pierce Charitable Trust grant. These steps shaved six months off BPRD's expected construction start date.
- 2010: Presented a case to Mayor Thomas Menino and Toni Pollak advocating for additional funds to complete this \$750,000 restoration of Alvah Kittredge Park. Our joint efforts resulted in MA PARC grant of approximately \$300,00 to close funding gap and complete restoration of the park which was rededicated in 2014.
- Coordinated a Call to Artists for proposals to create public art for Alvah Kittredge Park as part of the restoration project and funded by our Browne Fund grant. After a comprehensive search, the selection committee commissioned Ross Miller to do this work. Ross designed and engineered the beautiful fountain and functional granite stages now found within the park. See **Alvah Kittredge Park** tab for *A Case for Restoring Alvah Kittredge Park, Background Information for Artists, December 23, 2010.*
- 2016 - Present: Currently serve on the Meeting House Committee at First Church in Roxbury where I contribute to efforts to program, preserve and restore this beautiful house of worship and service that anchors John Eliot Square in Roxbury (built in 1804). See **First Church in Roxbury** tab for *A Meeting House Campaign* information also found at <http://www.uuum.org/>.

We take preservation seriously

As stated in the RFP, the City of Boston Department of Neighborhood Development (DND) supports the preservation of historic architecture as one of its six key objectives. Kenilworth Preservation also embraces this as a key guiding principle. In addition to the experience we bring to this project in the area of local preservation and restoration, we will seek preservation expertise and review of our preservation plan by [Jeffrey Gonyeau Preservation Services](#) firm. Chris McCarthy previously worked with Jeff Gonyeau on the UUUM First Church Meeting House Committee and our team is confident his expertise will help to ensure a historically sensitive restoration.

Development Plan Summary

Per the requirements cited in this RFP, Kenilworth Preservation, LLC commits to the following:

- Commit to the rehabilitation and sale of the property as a two-unit condominium. Kenilworth Preservation, LLC is committed to preserve historic elements in the interior and exterior of this residence where it's possible to do so in this long abandoned and derelict structure.
- Commit to exterior restoration, including masonry, lintels, front steps, retaining wall, and the front doors and hardware, rebuilding of each chimney, and retention of all exterior design elements on the front façade.
- Commit to structural repair, including stone foundation, exterior brick, and interior framing.
- Commit to install state-of-the-art building systems where these are currently outdated or non-functional. This includes mechanical, electrical, and plumbing.
- Commit to historically sensitive restoration of Interior finishes, including flooring, walls and ceilings, doors and trim. Kitchen cabinetry and baths are non-existent and require comprehensive replacement. The interior restoration will prioritize the preservation of as many period details as possible while balancing market conditions and demands.
- Commit to opt for greatest energy efficiency when selecting insulation, lighting, mechanical equipment, etc.
- Commit to landscaping, including stone steps, railings, and retaining walls in a manner consistent with the historic character of the building.

Developer Qualifications, Experience and References

Chris McCarthy
Kenilworth Preservation, LLC
Pearson
25 Millmont Street, Roxbury MA 02119
617-939-6196
Email: kenilworthpreservation@gmail.com

Fundraising, Preservation and Parks Restoration in Highland Park

See bullet list *We build on prior successes in Highland Park* in previous section for list of local related work done by Chris McCarthy and the community.

Professional

Senior Technical Project Manager - CSM, SA

Pearson, Boston, MA

June 2010 – Present

Senior Technical Project Manager with identity management software engineering teams at Pearson - Higher Education. I have also project managed software team that delivered content workflow and media processing for Pearson's digital content producers.

Senior Technical Writer and Project Lead Innovatia

Innovatia, Billerica, MA

Dec 2008 – Jul 2009

- Wrote configuration guides and release notes using Arbortext Editor in conformance with MTBI (DITA) standards at Nortel.
- Generated online help using WebWorks from single-source XML documents.... See more

Subject Matter Expert and Senior Technical Writer

Innovatia, Billerica, MA

Sep 2004 – Aug 2008

SME responsible for supporting a remote team of writers in the US, Canada, and India. I also had writing responsibilities documenting Nortel's enterprise and carrier routing and switching products.

Senior Technical Writer and Project Manager

Nortel Networks, Billerica, MA

Apr 1998 – Aug 2004

- Responsible for documenting Nortel's routing and switching products.

- Developed documentation and training plans supporting new features contained in Enterprise Multimedia Systems (EMS) product releases.
- Reviewed and approved funding for vendor training and documentation resources

Education

Boston University

Bachelor of Arts, Philosophy and Psychology

1976 – 1981

Certified Scaled Agile Framework 3.0 Agilist (SA)

2016

Certified ScrumMaster (CSM)

2012

University of Massachusetts Lowell

Introduction to UNIX

1999 – 2000

Harvard Extension School

Technical Copy Editing

1998 - 2000

**Roberto Miranda - General Contractor
Kenilworth Preservation, LLC
Evergreen Group Company Inc
156 Foster Road – Swampscott, MA 01907
781 799-2121
www.evergreengci.com**

Licenses

Massachusetts Department of Public Safety
Board of Building Regulations and Standards
License: CS-085182
Expiration: 3/29/2019
Construction Supervisor

Office of Consumer Affairs & Business Regulation
Home Improvement Contractor
Type: Corporation
Registration: 169909
Expiration: 8/17/2019

Company Mission Statement

Evergreen Group Company, Inc is a full service construction company providing concept-to-completion services. We believe that the quality and integrity of the finished product depends on our ability to listen and respond to our customers' needs. We take pride in our ability to create and coordinate the best possible team for every job; and doing so demands a strong and open partnership with clients, architects, subcontractors and vendors. From start to finish in every project, Evergreen Group Company, Inc places an extraordinary value on communication.

Evergreen Group Company, Inc is dedicated in philosophy and in daily practice to building superior homes while maintaining an active focus on our impact on the environment. We are proud to be one of the first green construction firms in Boston. We utilize our knowledge and combined skill base to make your new or remodeled home as healthful and efficient as possible for your family and for the earth.

Services

Carpentry - Underlying all Evergreen projects is a commitment to detail and quality craftsmanship. We approach all projects as an opportunity to create lasting, timeless woodcraft.

Steel Work - Evergreen specializes in custom countertops, range hoods and those oddball jobs no one else can seem to figure out.

Painting - We deliver high quality workmanship in residential interior painting and exterior painting, wall covering and wood pre-finishing with few, if any callbacks for our clients.

Custom Work - "We build it your way!" We can take the worry off your hands from beginning (architects, engineers, county permits and fees), to end (hiring and supervising all subcontractors to ensure top quality workmanship).

Client projects

Joe Pagliuca
90 Commonwealth Ave unit 25
Boston MA 02116

Bart Higgins
20 Pleasant Street
Charlestown MA 02129

Gerry Miller, Lark Carrier
44 Gray Street
Boston, MA 02118

Matthew Curtis
50 Foster Street
Cambridge, MA 02138

See Commercial and Residential galleries at <http://evergreengci.com/gallery/>

See **Appendix** tab for reference letters commending Roberto's good character and quality of work on projects by Evergreen Group Company, Inc.

Existing Conditions

The following are pictures taken at the Open House on November 30 which capture the very real challenges of this restoration but also the architectural details and beauty that lay within this handsome home built in 1860.



















Project Summary Form

Project Name: 22 Kenilworth Preservation Project
 Project Street Address(es): 22 Kenilworth Street, Roxbury MA 02119
 Developer: Kenilworth Preservation, LLC
 Types of Units: Family Individuals Elderly Special Needs
 Other? (Describe) Two condominiums Commercial Yes No
 Number of Units 2 Number of Affordable Units Homeless Units

Number of Units	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr	Total
<30% AMI							0
<60% AMI							0
<80% AMI							0
Market					1	1	100%

Rents	SRO	Studio	1-Bdr	2-Bdr	3-Bdr	4-Bdr
<30% AMI						
<60% AMI						
<80% AMI						
Market						

Housing Budget

TDC: \$ 574,547
 Hard Cost/sf \$ 145
 Operating Exp/unit \$ NA

TDC Per Unit: \$ 287,273
 Hard Cost/unit \$ 230,609
 Reserves/unit \$
 Developer Fee and Overhead \$ 57,652

Funding Sources: (Check all that apply)

DND – HOME <input type="checkbox"/>	DHCD-HOME <input type="checkbox"/>	DHCD-CIPF <input type="checkbox"/>	Others: <input type="checkbox"/>
HSNG BOSTON 2030 <input type="checkbox"/>	DHCD-HSF <input type="checkbox"/>	9% LIHTC <input type="checkbox"/>	Cash <input checked="" type="checkbox"/>
NHT <input type="checkbox"/>	DHCD-HIF <input type="checkbox"/>	4% LIHTC <input type="checkbox"/>	Loan <input checked="" type="checkbox"/>
IDP <input type="checkbox"/>	DHCD-TOD <input type="checkbox"/>	New Market TC <input type="checkbox"/>	<input type="checkbox"/>
FHLB <input type="checkbox"/>	DHCD-CATNHP <input type="checkbox"/>	Historic TC <input type="checkbox"/>	<input type="checkbox"/>
AHTF <input type="checkbox"/>	DHCD-CBH <input type="checkbox"/>	MA State TC <input type="checkbox"/>	<input type="checkbox"/>
MTC Grants <input type="checkbox"/>	DHCD-FCF <input type="checkbox"/>	HUD-Section 202 <input type="checkbox"/>	<input type="checkbox"/>

STATEMENT OF PROPOSER'S QUALIFICATIONS FORM

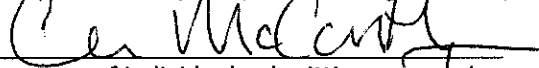
All questions must be answered. All information must be clear and complete. Attach additional pages, if needed.

1. Name of proposer: Kenilworth Preservation, LLC
2. Names and titles of principals: Chris McCarthy - Property Acquisition and Project Management
Roberto Miranda - General Contractor
3. Names of authorized signatories: Chris McCarthy and Roberto Miranda
4. Permanent main office address: 25 Millmont Street, Roxbury, MA 02119

Phone: 617-939-6196 Fax: _____ Email: kenilworthpreservation@gmail.com
5. Date organized: August 15, 2018
6. Location of incorporation: Roxbury, MA
7. Number of years engaged in business under your present name: Kenilworth Preservation, LLC (4 months); Evergreen Group Company, Inc. (5 years)
8. List at least three private or public agencies that you have supplied/provided with similar services to that in this solicitation:
 - a. Joe Pagliuca - 90 Commonwealth Ave, Unit 25, Boston MA 02116
 - b. Bart Higgins - 20 Pleasant Street, Charlestown MA 02129
 - c. Gerry Miller, Lark Carrier - 44 Gray Street, Boston MA 02118

Has organization ever failed to perform any contract? YES NO
If YES, attach a written declaration explaining the circumstances.

AUTHORIZATION: The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.


Signature of individual submitting proposal

Principal _____

Title _____

Kenilworth Preservation, LLC _____

Legal Name of Organization _____

4/28/19
Date

Item Name	Materials	Labor	Total	Notes
Foundation, Piers, Flatwork, Masonry	\$ 8,000	\$ 43,000	\$ 51,000	
Insulation	\$ 5,000	\$ 7,000	\$ 12,000	
Rough Hardware	\$ 2,000	\$ -	\$ 2,000	
Framing	\$ 15,000	\$ 30,000	\$ 45,000	
Exterior Finish	\$ 5,000	\$ 11,000	\$ 16,000	
Exterior Trim	\$ 2,000	\$ 3,000	\$ 5,000	
Doors	\$ 16,000	\$ 8,000	\$ 24,000	
Windows	\$ 10,000	\$ 2,500	\$ 12,500	
Roofing, Soffit, Fascia	\$ 6,000	\$ 12,000	\$ 18,000	
Finish Carpentry	\$ 5,000	\$ 10,000	\$ 15,000	
Interior Wall Finish	\$ 12,000	\$ 18,000	\$ 30,000	
Lighting Fixtures	\$ 5,000	\$ 1,500	\$ 6,500	
Painting	\$ 5,000	\$ 15,000	\$ 20,000	
Flooring	\$ 10,000	\$ 15,000	\$ 25,000	
Bath Accessories	\$ 3,500	\$ 15,000	\$ 18,500	
Tub and Shower Enclosures	\$ 4,500	\$ 1,000	\$ 5,500	
Plumbing Fixtures	\$ 12,000	\$ 6,000	\$ 18,000	
Plumbing Rough-In	\$ 8,000	\$ 20,000	\$ 28,000	
Wiring	\$ 7,500	\$ 22,500	\$ 30,000	
Appliances	\$ 13,000	\$ 2,000	\$ 15,000	
Cabinets	\$ 20,000	\$ 10,000	\$ 30,000	
Countertops	\$ 10,000	\$ 4,000	\$ 14,000	
Central Heating and Cooling	\$ 26,000	\$ 20,000	\$ 46,000	
Fireplace restoration and/or w/gas inserts	\$ 5,000	\$ 5,000	\$ 10,000	
Kitchen and bedroom porches on 1st and 2nd floor	\$ 30,000	\$ 7,000	\$ 37,000	
Driveway widening - excavate, add retaining wall and resurface	\$ 7,000	\$ 8,000	\$ 15,000	
Fence to enclose back yard (8' high) and side yard (4' high)	\$ 3,000	\$ 2,000	\$ 5,000	Item added: For example, Veranda 6 ft. H x 8 ft. W Fairfax White Vinyl Privacy Fence
40-yard dumpster (10 bins at \$750 each)	\$ 5,000	\$ -	\$ 5,000	Panel (15 panels @ \$109 each
Landscaping	\$ 3,500	\$ 1,500	\$ 5,000	
<open item>	\$ -	\$ -	\$ -	
<open item>	\$ -	\$ -	\$ -	
Totals	\$ 264,000	\$ 300,000	\$ 565,000	
Price per s.f.	3,188		177	
Indirect Cost Items				
Hazardous Materials Removal	Materials	Labor	Total	
Final Clean Up	\$ 3,099	\$ 34,332	\$ 34,332	Weston & Sampson, 5 Centennial Drive, Peabody, MA 01960 (978.532.1900)
Insurance	\$ 10,000	\$ -	\$ 10,000	
Permits & Utilities	\$ 11,000	\$ -	\$ 11,000	
Design & Engineering	\$ 9,000	\$ -	\$ 9,000	
Construction Loan Interest	\$ 20,947	\$ -	\$ 20,947	
Developer Overhead and Fee (12.5%)	\$ 75,000	\$ -	\$ 75,000	
Subtotal Indirect Job Cost	\$ 129,046	\$ 34,332	\$ 163,378	

	Grand Total	Materials	Labor	Total
Total Cost		\$ 393,046	\$ 394,332	\$ 727,378

PRELIMINARY DEVELOPMENT BUDGET FORM

PROPOSER'S NAME: Kenilworth Preservation, LLC

Complete this Preliminary Development Budget or you may substitute another form that provides substantially equivalent information. Note: Total of Uses of Funds should equal Total of Sources of Funds.

USES OF FUNDING	AMOUNT
Acquisition - Land	\$150,000
Site Prep/Environmental	\$44,332
Construction	\$461,218
Construction Contingency	\$36,000
Architect(s) and Engineer(s)	\$9,000
Development Consultant	\$0.00
Survey and Permits	\$11,000
Legal	\$2,500
Title and Recording	\$150
Real Estate Taxes	\$2,882
Insurance	\$15,534
Construction Loan Interest	\$20,947
Construction Inspection Fees	\$500
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Other:	\$
Soft Cost Contingency	\$
Developer Overhead	\$
Developer Fee	\$
TOTAL: ALL USES	\$754,063

SOURCES OF FUNDING	AMOUNT	Committed
Sponsor Cash In Hand	\$275,000	<input checked="" type="checkbox"/>
Additional Sponsor Fundraising	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Philanthropic Funding	\$	<input type="checkbox"/>
Bank Loans	\$481,018	<input type="checkbox"/>
Donated Materials/Services:		
Other:	\$	<input type="checkbox"/>
Other:	\$	<input type="checkbox"/>
TOTAL ALL SOURCES:	\$756,018	

If any of the above-listed funding sources are already in hand or have been committed subject to designation/conveyance by DND, check off the right-hand box under "Committed".

Explanatory notes:

Please see attached pre-qualify letter from Sandeep Jain at Leader Bank in Arlington. The formal commit for this construction loan will follow designation of Kenilworth Preservation, LLC for this project if our proposal is selected.

City of Boston (COB) – Property Affidavit Form

Instructions: List all City of Boston properties currently owned, or previously foreclosed upon for failure to pay real estate taxes or other indebtedness, by the applicant or by any other legal entity in which the applicant has had or now has an ownership or beneficial interest. If there are any past due amounts owed to the Department of Neighborhood Development, the Inspectional Services Department, the Treasury Department and/or the Boston Water and Sewer Commission, such **must be paid in full** before: (1) a vote request can be presented to the City of Boston Public Facilities Commission concerning the sale of property to the applicant or any other business entity in which the applicant has an ownership or beneficial interest; OR (2) the commitment of funding to the applicant or any other business entity in which the applicant has an ownership or beneficial interest. Public Facilities Commission votes are not to be requested until the Property Affidavit has been approved and the Legal Unit has signed the Property Clearance Form.

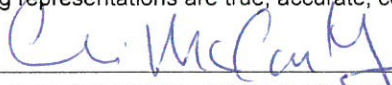
Upon approval, the Property Affidavit will be valid for ninety (90) calendar days from the date it is signed by the Applicant.

For any additional properties that do not fit on this form, **attach a spreadsheet**. Do not use another property affidavit form. Only one signature page is to be submitted. All entries made on this form must be typed in the form fields provided below.

Applicant:

List Addresses of Boston Properties Owned:	PARCEL ID NUMBER
23-25 Millmont Street, Roxbury MA 02119	0903675000
Boston Properties Previously Foreclosed Upon by COB:	PARCEL ID NUMBER

I declare under pains and penalties of perjury that the foregoing representations are true, accurate, complete and correct in all respects.

Chris McCarthy - Owner  12/6/18
 Print Name and Title Authorized Representative's Signature Date
 Same 617-939-6196 11/20/18
 Applicant Contact (If different from above) Telephone Number

OFFICIAL USE ONLY (Fax the completed form to DND at 635-0262. Delinquency Reported: (If Yes (Y) state the amount owed):

Boston Water & Sewer Commission Y\$ _____ N
 Signature and Date: _____

Notes: _____

Department of Neighborhood Development Y\$ _____ N
 Signature and Date: _____

Notes: _____

Public Works Department Y\$ _____ N
 Signature and Date: _____

Notes: _____

Treasury Department Y\$ _____ N
 Signature and Date: _____

Notes: _____

DND Contact Division Program Phone: ext.

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Chris McCarthy - Kenilworth Preservation, LLC

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity? (Please include name of principal, name of agency or department, and position held in that agency or department).

No

3. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

5. Have any of the principals ever been convicted of any arson-related crimes, or currently under indictment for any such crime?

No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No

AFFIDAVIT OF ELIGIBILITY FORM

Developer's Name: Roberto Miranda - Kenilworth Preservation, LLC

Any person submitting an application for under this RFP must truthfully complete this Affidavit and submit it with their application.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

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No

6. Have any of the principals been convicted of violating any law, code, statute or ordinance regarding conditions of human habitation within the last three (3) years?

No

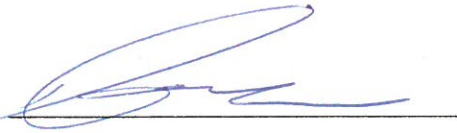
Conflict of Interest Affidavit Form

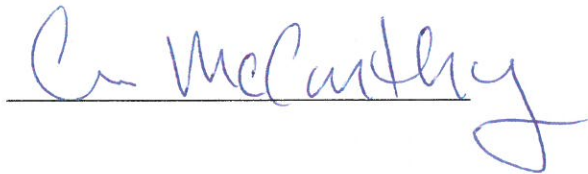
The undersigned hereby certifies, under the pains and penalties of perjury, that neither they, nor those with whom they have business ties, nor any immediate family member of the undersigned, is currently or has been within the past twelve months, an employee, agent, consultant, officer or elected or appointed official of the City of Boston Department of Neighborhood Development. For purposes of this affidavit "immediate family member" shall include parents, spouse, siblings, or children, irrespective of their place of residence.

I declare under penalties of perjury that the foregoing representations are true, correct, accurate, complete and correct in all respects.

WITNESS:

BORROWER:





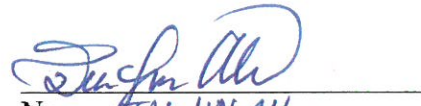
THE COMMONWEALTH OF MASSACHUSETTS

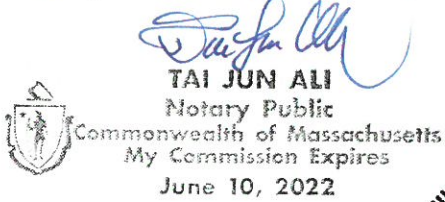
Suffolk, ss.

DECEMBER 6th 2018

Then personally appeared the above named CHRISTOPHER J. MCCARTHY, (title) of (organization) and executed the foregoing instrument and acknowledged the foregoing instrument to be (his/her) free act and deed as (title) aforesaid and the free act and deed of (organization), before me.

My Commission Expires: 06/10/2022


Name: TAI JUN ALI
Notary Public


TAI JUN ALI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 10, 2022



CHAPTER 803 DISCLOSURE STATEMENT FORM

In compliance with Chapter 60, Section 77B of the Massachusetts General Laws as amended by Chapter 803 of the Acts of 1985, I hereby certify that I have never been convicted of a crime involving the willful and malicious setting of a fire or of a crime involving the fraudulent filing of a claim for fire insurance; nor am I delinquent in the payment of real estate taxes in the City of Boston, or being delinquent, an application for the abatement of such tax is pending or a pending petition before the appellate tax board has been filed in good faith.

This statement is made under the pains and penalties of perjury this 6th day of December, 2018
Month Year

Chris McCarthy
Proposer Signature

[Signature]
Co-Proposer Signature (If Applicable)

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER V. MCCARTHY
personally appeared before me, the undersigned notary public, and proved to me his/her identity through satisfactory evidence, which were A DRIVERS LICENSE and acknowledged he/she signed the foregoing instrument voluntarily for its stated purpose on this 6th day of DECEMBER 2018

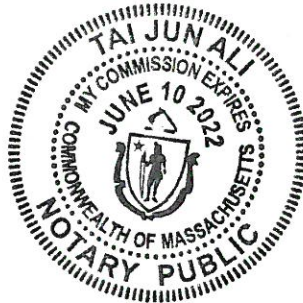


Tai Jun Ali
TAI JUN ALI, Notary Public
My Commission Expires June 10, 2022

Tai Jun Ali



TAI JUN ALI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 10, 2022



**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY: 22 Kenilworth Street, Roxbury MA 02119
- (2) TYPE OF TRANSACTION, AGEEMENT, or DOCUMENT: Purchase
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: Department of Neighborhood Development, City of Boston.
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY (IF NOT AN INDIVIDUAL): Chris McCarthy and Roberto Miranda, Principals, Kenilworth Preservation, LLC
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):
- Lessor/Landlord Lessee/Tenant
- Seller/Grantor Buyer/Grantee
- Other (Please describe): _____

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
Chris McCarthy	25 Millmont Street, Roxbury MA 02119
Roberto Miranda	156 Foster Road, Swampscott MA 01907

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (insert "none" if none): none
- (8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts: Yes

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement,

**DISCLOSURE STATEMENT FOR
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**


shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.

The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

(9) This Disclosure Statement is hereby signed under penalties of perjury.

Chris McCarthy _____
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

 _____
AUTHORIZED SIGNATURE of DISCLOSING PARTY 12/16/18
DATE (MM / DD / YYYY)

Chris McCarthy, Principal  _____
PRINT NAME & TITLE of AUTHORIZED SIGNER

**DISCLOSURE STATEMENT FOR
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- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):

<input type="checkbox"/> Lessor/Landlord	<input type="checkbox"/> Lessee/Tenant
<input type="checkbox"/> Seller/Grantor	<input checked="" type="checkbox"/> Buyer/Grantee
<input type="checkbox"/> Other (Please describe): _____	

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

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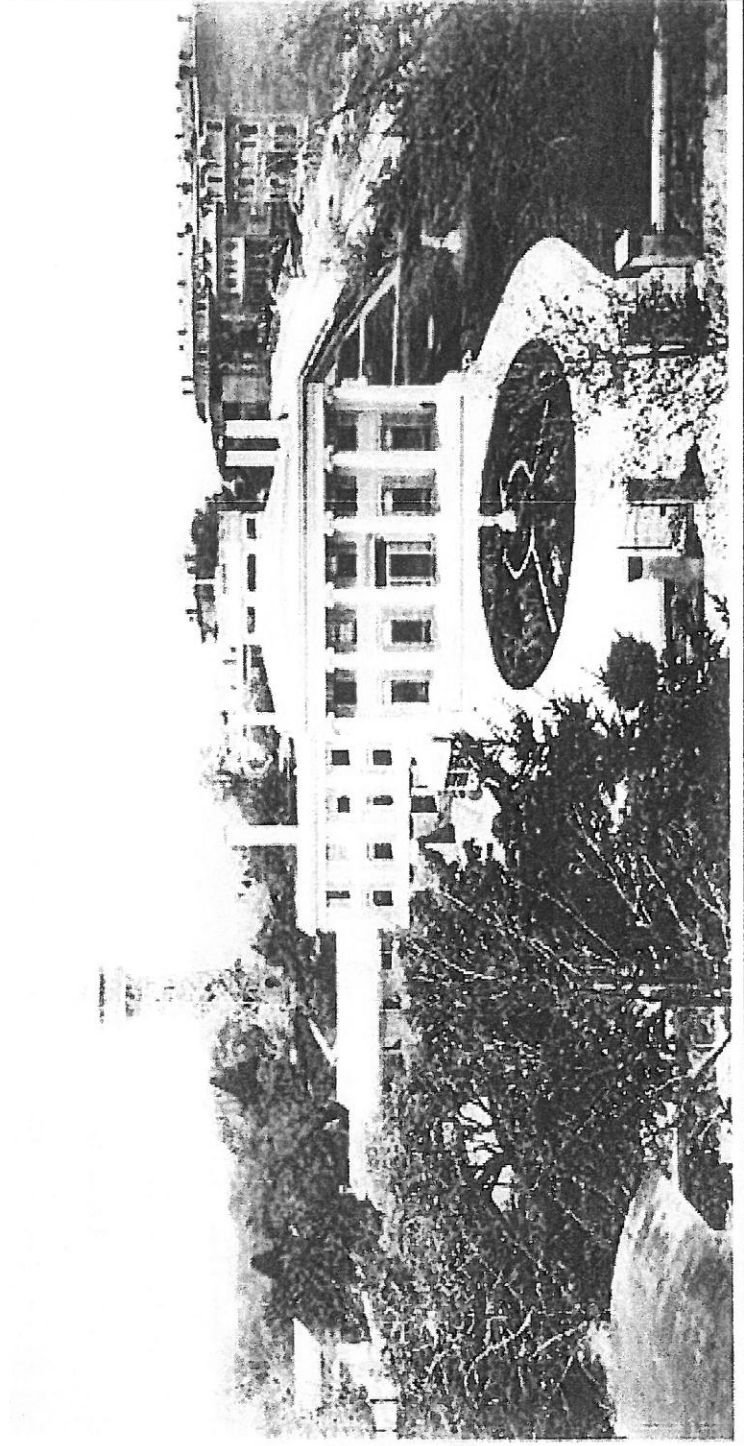
Roberto Miranda _____
PRINT NAME OF DISCLOSING PARTY (from Section 4, above)

 _____
AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY) 12/06/18

Roberto Miranda, Principal ROBERTO MIRANDA
PRINT NAME & TITLE of AUTHORIZED SIGNER

Alvah Kittredge House – A Case for Landmarks Designation

Presentation to Boston Landmarks Commission by
Highland Park Neighborhood Association
December 9, 2008



Agenda

- Defining Boston Landmarks Designation
- Alvah Kittredge House – A Historic Crossroad
- Site Significance – Lower Fort
- Architectural Description
- Architectural Significance
- Historical Significance
 - Alvah Kittredge
 - Nathaniel J. Bradley
- Historical Recognitions and Preservation Grants
- Provisions of Historic Preservation Easement
- Provisions of Boston Landmarks Designation
- Benefits of Landmarks Designation over Historic Preservation Easement
- Structural Risks Assessment – 2008
- Alvah Kittredge House – Photos 2008
- Community Impact Statement
- Companion Project – Alvah Kittredge Park
- Closing Remarks

Boston Landmark Designation

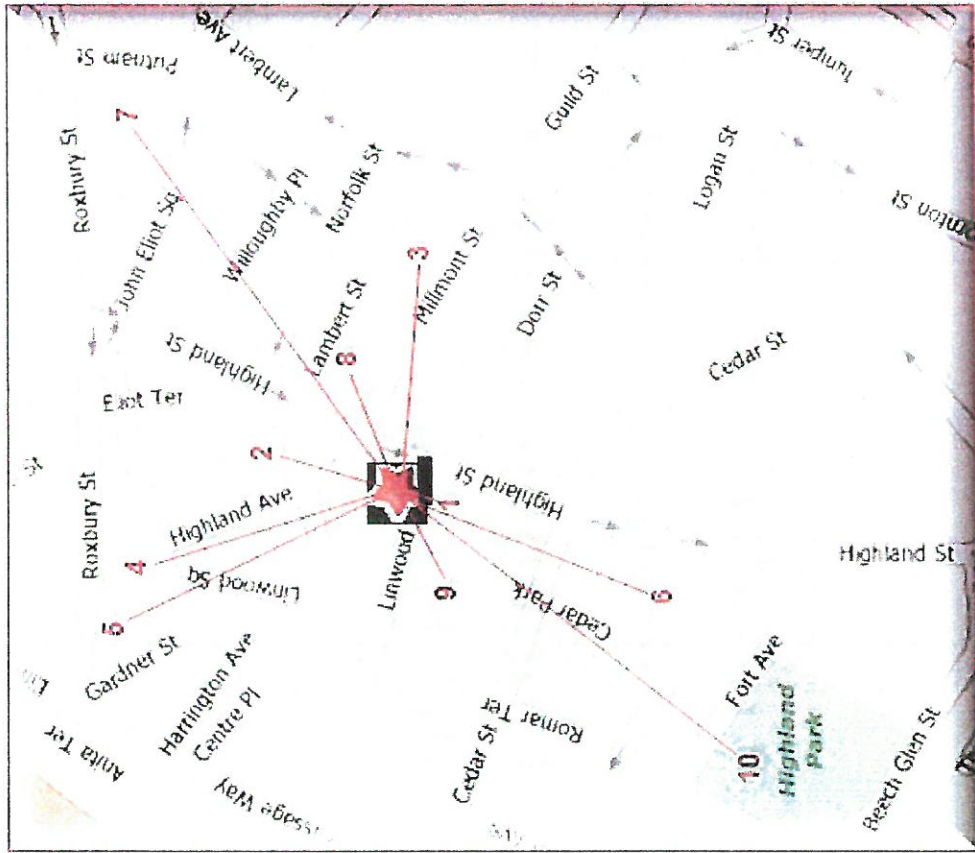
“A property with historic, cultural, architectural or aesthetic significance to the city *and* the Commonwealth, the New England region, or the Nation.”

A Boston Citizen's Mini-Guide for Historic Preservation Advocacy
by Boston Preservation Alliance

Alvah Kittredge House - A Historic Crossroad

Alvah Kittredge House occupies a historic crossroad within Highland Park. The adjoining graphic illustrates the unique position of Alvah Kittredge House relative to these historic sites.

- 1: Alvah Kittredge House
- 2: Edward Everett Hale House
- 3: Fellows Athenaeum
- 4: Louis Prang House
- 5: Louis Prang Factory
- 6: William Lloyd Garrison House
- 7: John Eliot Square
- 8: George Lewis House
- 9: Roxbury Lower Fort
- 10: Roxbury Upper Fort



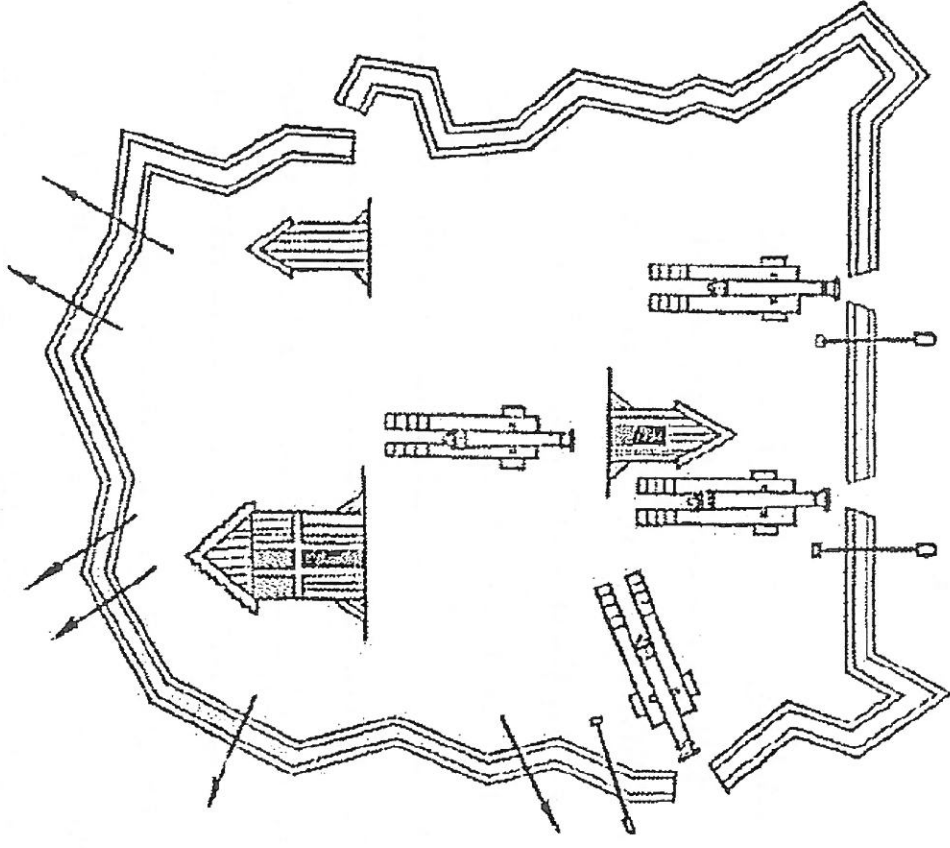
Site Significance – Lower Fort

The Alvah Kittredge House was built on the site of Roxbury Lower Fort. The fort was designed by Henry Knox and constructed in the summer of 1775.

The earliest reference to this fort occurs in a letter from Henry Knox to his wife, “When they (Generals Washington and Lee) had viewed the works they expressed the greatest pleasure and surprise at their situation and utility which did not escape their praise.”

In a letter to the President of Congress on July 10, 1775, George Washington reported that Gen. Thomas had thrown a work (Lower Fort) on the hill above the meeting house which had made that pass very secure.

Note: The adjoining sketch of Lower Fort was taken from an engraving on a powder horn dated Oct. 1775 and owned by Josiah Benton, a member of the garrison.



PLAN OF ROXBURY FORT.

Architectural Description

The house is a two story, five bay square building with tall Ionic columns supporting a portico on the front façade. A hipped roof is topped by an octagonal cupola. The center entrance is flanked on the first floor by elongated six over six pane sash windows, topped with pedimented lintels. The second story has five windows, all of which are four over four pane sashes. The front façade also consists of heavy, plain pilasters at the corners of the building. The entrance of the house is raised off the ground, and accessed by stairs leading up to the portico. The house once featured side wings, but they were demolished when it was moved and reoriented in the late 19th century. In its first location on Highland Street, the house was surrounded by gardens and statuary. Now facing onto a small park, the house is surrounded by 19th century rowhouses and sits on a much smaller lot.

Architectural Significance

Alvah Kittredge House is one two surviving Greek Revival mansions in Roxbury's Highland Park neighborhood. The Alvah Kittredge House and the Edward Everett Hale House are significant not only as iconic examples of the Greek Revival Style, but also because of their association with important figures in Boston's and America's history. The most remarkable feature that the buildings have in common is their monumental porticoes.

Historical Significance - Alvah Kittredge

Deacon Alvah Kittredge (1799–1876) was a prominent businessman and Roxbury Alderman who helped found Forest Hills Cemetery.

In the 1840s, Kittredge began to subdivide the land around his estate. Other landholders in the area followed his lead, and the Roxbury Highlands began to take on its current dense residential character through the 1850s and 1860s.

In 1851, Alvah Kittredge gave to the town the piece of land on the north side of Cedar Street known as Cedar Square.

Historical Significance - Nathaniel J. Bradlee

Published Works

History of the Introduction of Pure Water into the City of Boston, with a Description of Its Cochituate Water Works by Nathaniel J. Bradlee, 1868.

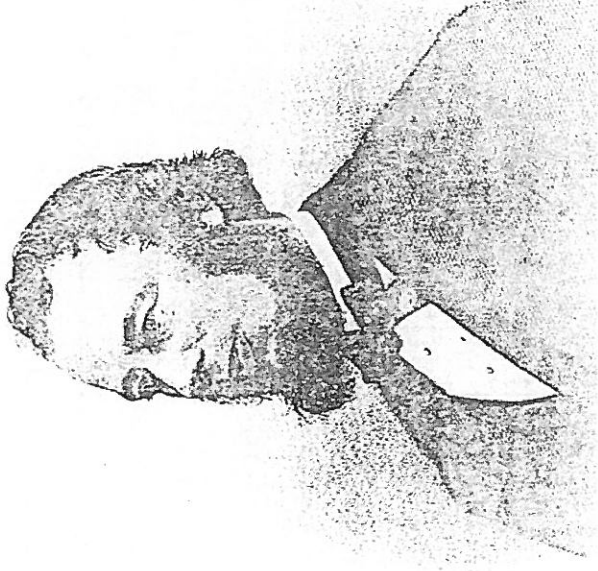
“Antebellum Bostonians were not deciding the future of an existing water system, however, but building one from the ground up. They wrestled with that challenge during the country’s first great period of city building, when urbanites transformed natural environment into urban environment at an astonishing rate and established new connections with the natural world. The city’s water system would provide one of those new connections, and it seemed to carry the potential to alter relationships to water so dramatically that Boston’s residents found themselves reconceptualizing water itself. In the process, they made a unique-and uniquely urban-contributing to nineteenth-century discussions about the meaning of nature.”

From *Environmental History*, Jul 2004 by Michael Rawson
which cites Bradlee’s book in his notes.

Historical Significance - Nathaniel J. Bradley

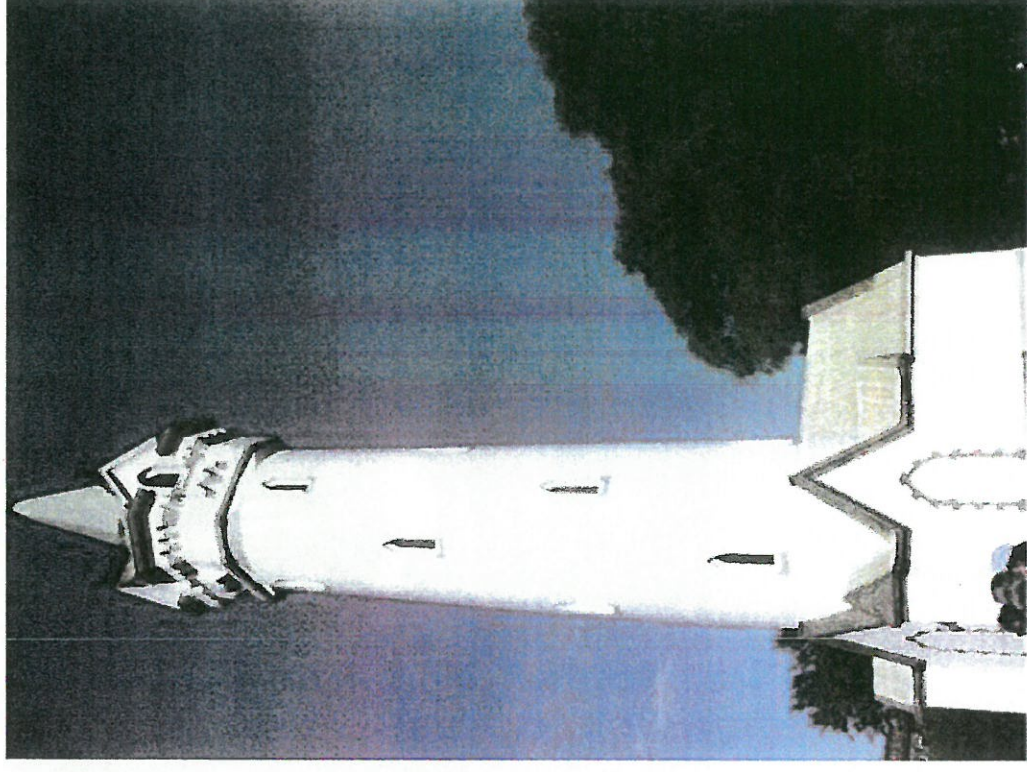
Architectural Works

- First Parish Church, corner of South and Centre Streets, Boston (1853)
- William F. Schultz House, 53 Beacon Street, Boston (1855)
- Phillips School, Boston (1861-1862)
- Cochituate Standpipe, Roxbury (1869)
- Mount Auburn Reception House, Cambridge (1870)
- Railway Station, North Conway, NH (1874)
- Danvers State Hospital, 450 Maple Street, Danvers (1874-1877)
- Boston Young Men's Christian Union, 48 Boylston Street, Boston (1876)
- Unitarian Church, Brunswick, ME (1878)
- 542-550 Columbus Avenue, South End row houses, Boston (1879)
- Palladio Hall, 60-62 Warren Street, Boston (late 1870s)



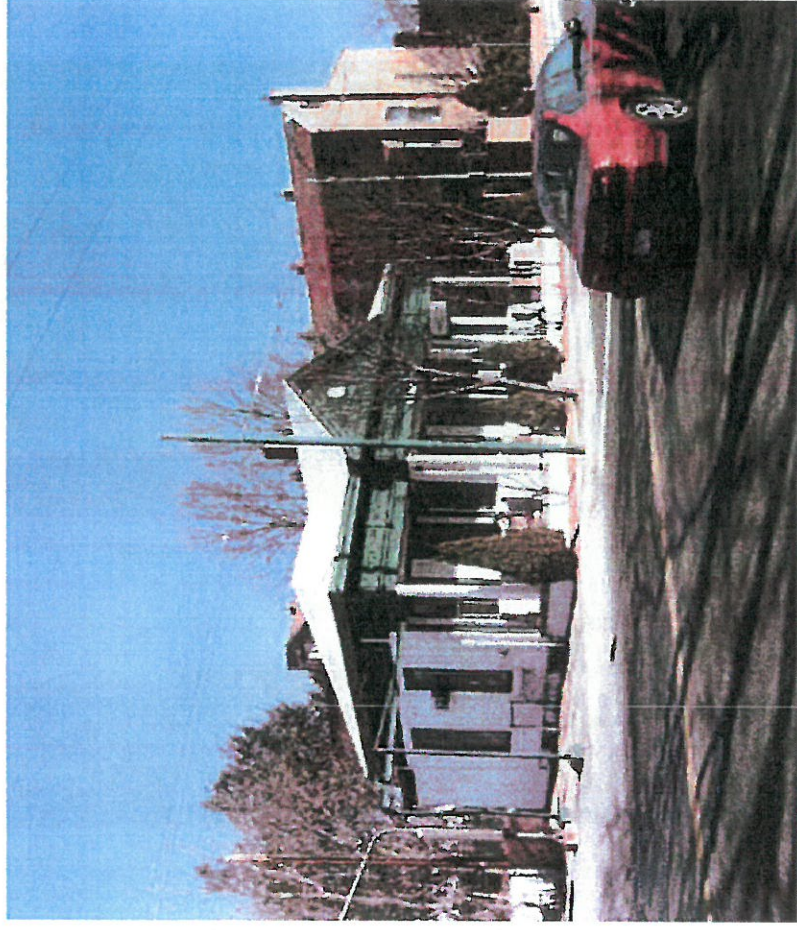
Cochituate Standpipe

The Cochituate Standpipe, built in 1869, modernized Roxbury's water system. It is located on the site of the Revolutionary War high fort in Highland Park.

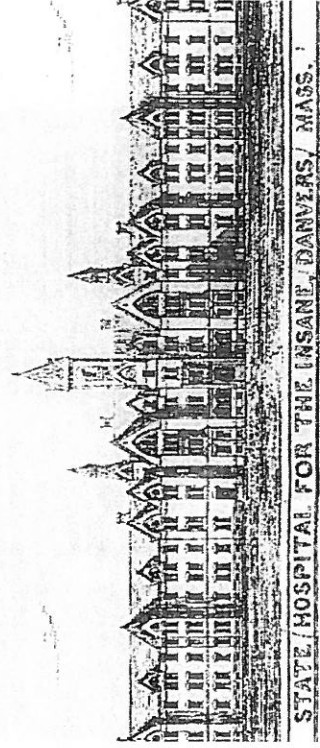
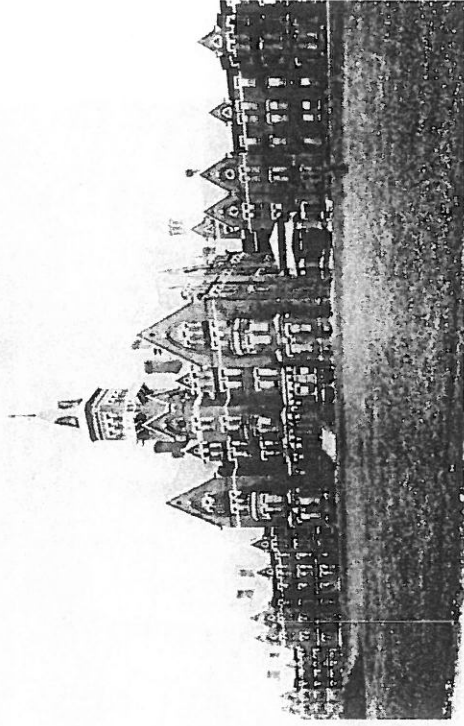


Reception House - Mount Auburn Cemetery

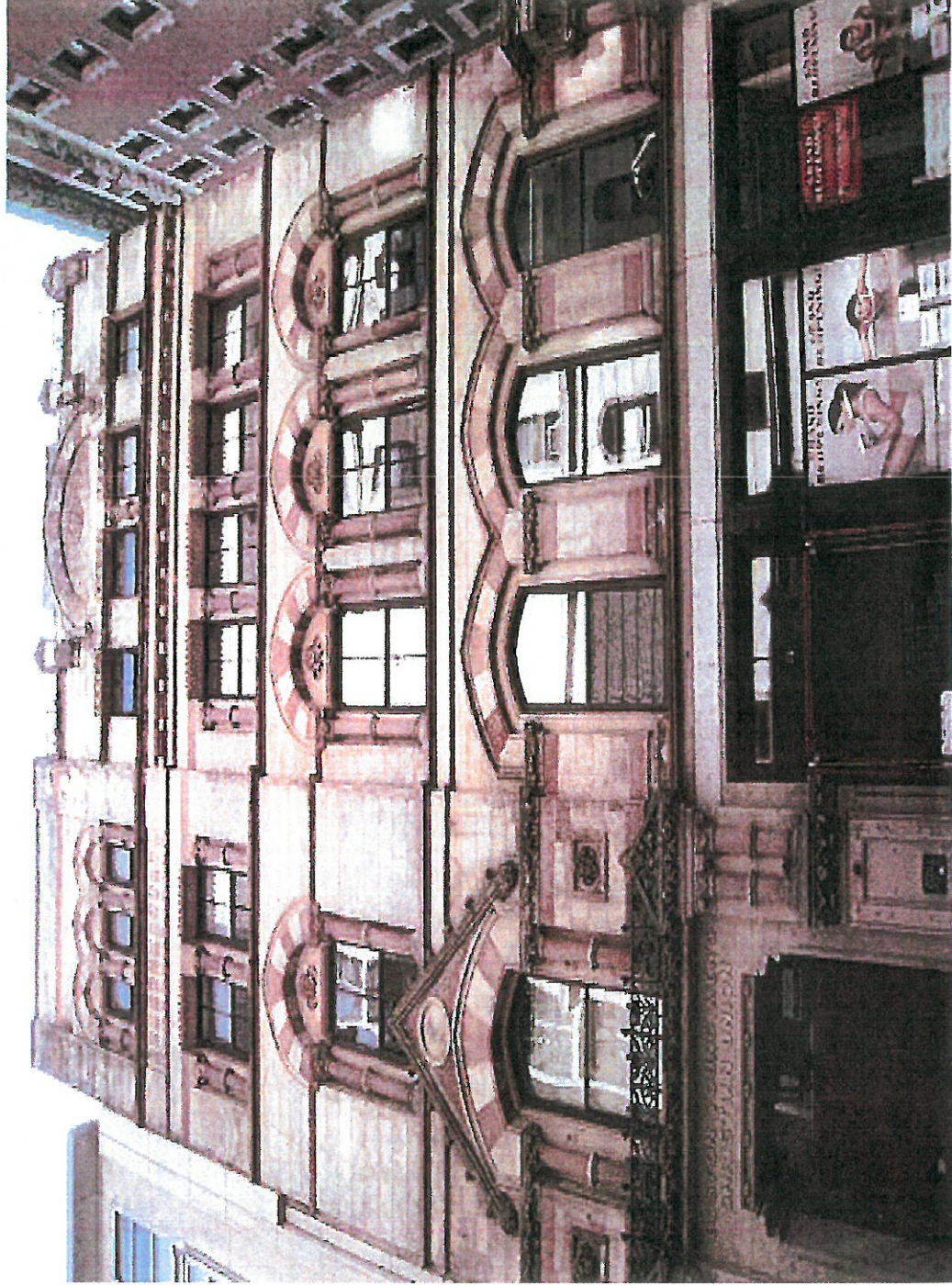
The Mount Auburn Cemetery Reception House, 583 Mount Auburn Street, constructed in 1870, is historically significant as a part of the Mount Auburn Cemetery, the first garden cemetery in the United States, which built and owned the Italianate building until 1929.



Danvers State Hospital



Boston Young Men's Christian Union



Palladio Hall

A rare Boston example of Italian Renaissance-style commercial block. Clad and ornamented in Ohio sandstone and detailed with cast-iron storefronts, the building's imposing presence is a visual anchor for Dudley Square.



Historical Recognitions and Preservation Grants

- Added to the National Historic Register in 1973.
- Designated as a property worthy of preservation in the Preservation Revolving Fund Casebook published by Historic Boston Incorporated in 1999.
- Completed a structural engineering study and stabilization of the grand portico (2005-06) which had lost two of its original six monumental ionic columns. Effort funded by following entities:
 - Northeast Office of the National Trust of Historic Preservation (\$3,000)
 - Boston Redevelopment Authority (\$5,000)
 - Historic Boston Incorporated
- Designated as one of the “Ten Most Endangered Historic Resources in Massachusetts” by the PreservationON Massachusetts organization in 2004.

Provisions of Historic Preservation Easement

“The provisions of these covenants...to ensure the preservation of the architectural and historical integrity of the premises. The Transferors (RAP) agree that the Transferees (BRA) may inspect the premises from time to time...to ensure compliance with reasonable standards of maintenance and administration.”

Declaration of Covenants (Historic and Architectural Preservation Restriction) signed May 19, 1976

Provisions of Boston Landmarks Designation

Chapter 772: An Act Establishing the Boston Landmarks Commission (1975)

Section 5: Regulatory Function of the Commission

- Effectively, no permit shall be issued (for a landmark property) by the building commissioner... unless the application be accompanied by a certificate issued in accordance with Sections 3 and 4 of this act.

Section 10: Enforcement

- Effectively, alterations or construction of any kind not certified by BLC are punishable by a fine of not less than \$50 and not more than \$500. Failure to desist following notice of violation by BLC can result in fine of \$50 to \$500 per day.
- Effectively, BLC may petition Suffolk Superior Court to restrain any further alterations or construction to landmark property. The Court may also order reconstruction to redress any alterations or demolition made in violation of this act.

Section 11: Other Functions of Commission

- Effectively, BLC (with consent of the Mayor and Counsel) may apply for, receive, or expend any federal, state, or private grant, grant-in-aid, gift or bequest in furtherance of the general purpose of this act.

Benefits of Landmarks Designation over Historic Preservation Easement

- Existing BRA preservation easement is set to expire. A BLC landmark designation will provide the perpetual protections on the exterior of AK House that the community urgently requests.
- BRA preservation easement is not specific which makes it difficult to plan or execute. There are no standards or criteria that prioritizes the critical preservation goals for the owner and community.
- BRA is not an historic preservation organization; it does not have the expertise or the priorities of the Boston Landmarks Commission in preservation matters.
- BRA can go to court over non-compliance, but because of several major development efforts in Roxbury (e.g., Parcels - 8, 9 & 10) actions have not been taken and enforcement efforts have been unsuccessful.
- BLC landmarks designation greatly enhances this visibility of this long-neglected historic residence and improves our prospects of a successful intervention and restoration.

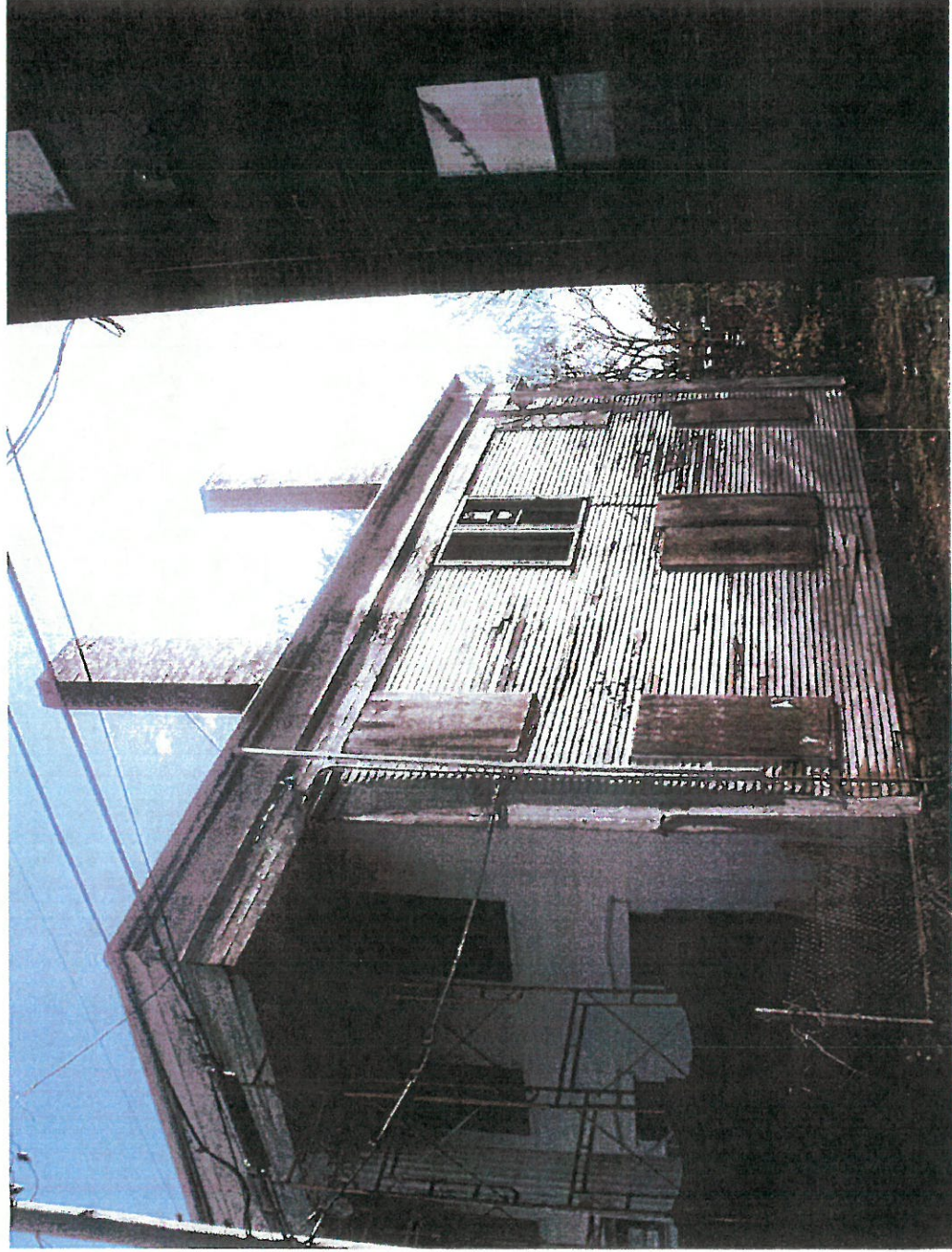
Structural Risks Assessment – 2008

- Substantial losses to date due to vacancy and prior vandalism.
- Slates tiles are missing from roof which allows intrusion of rain water. Rain water threatens the long-term structural integrity of this building.
- Any potential removal of scaffolding for non-payment places the portico in imminent danger of collapse.
- Missing windows in cupola are allowing intrusion of rain water.
- Clapboard sheathing is in poor condition, allowing rain water to hasten the rot structural elements.
- Portions of sill rotted, creating bulging and unevenness in exterior walls.
- Community is concerned about total loss due to ongoing vacancy and possibly arson.

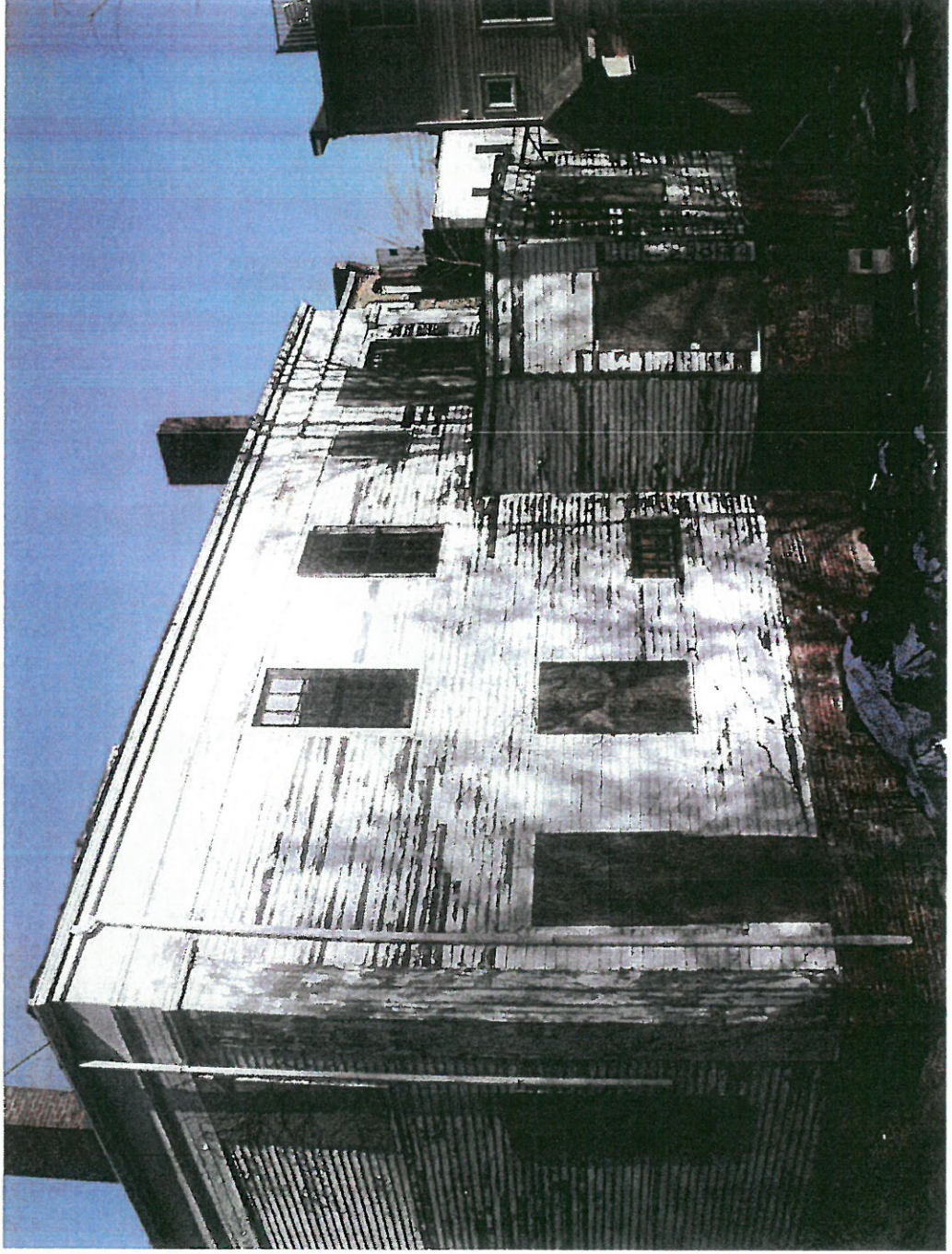
Alvah Kittredge House – Front Elevation



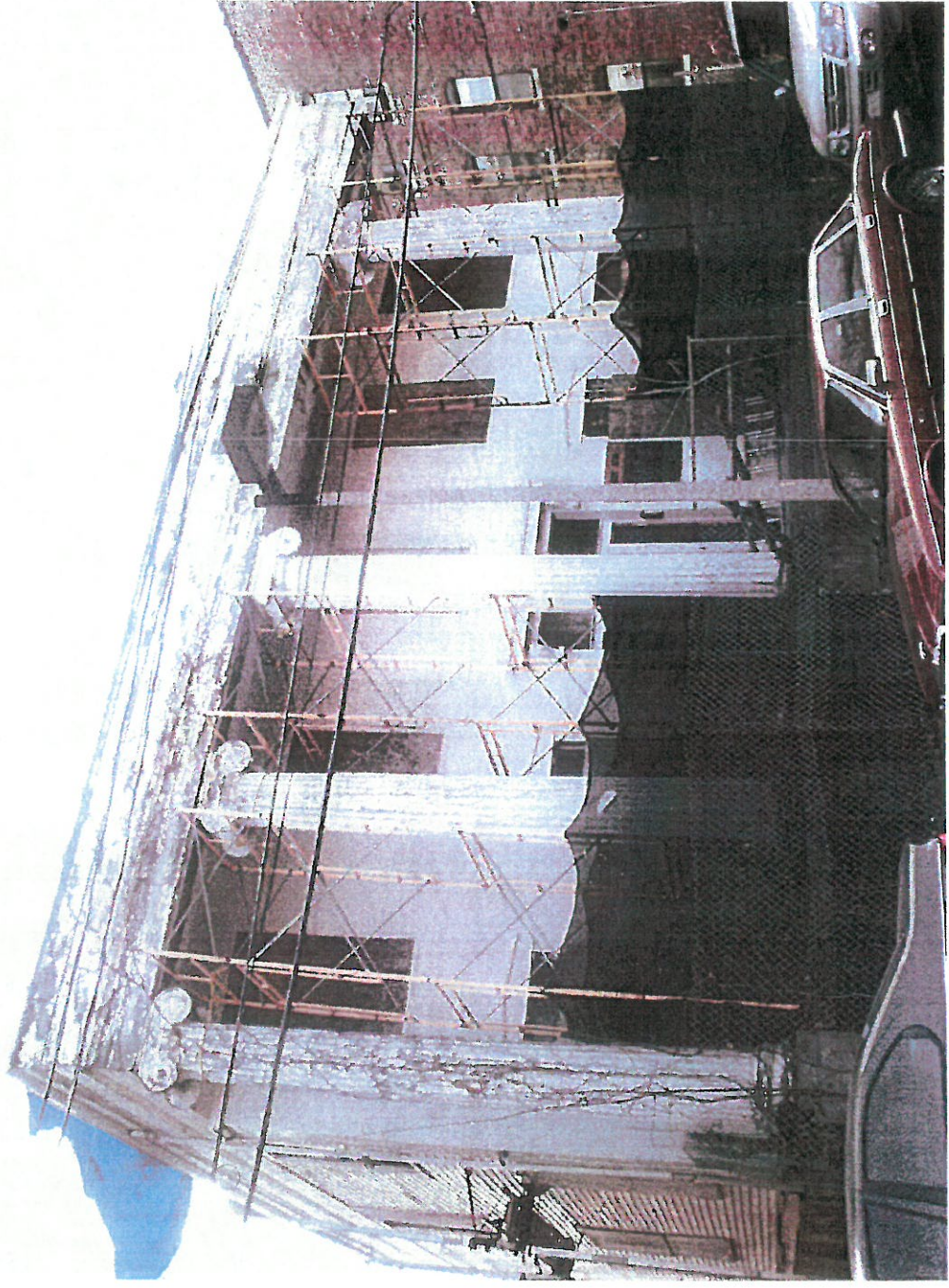
Alvah Kittredge House – Right Elevation



Alvah Kittredge House – Back Elevation



Alvah Kittredge House – Left Elevation



Community Impact Statement

Willie Brown, community resident

Companion Project – Alvah Kittredge Park

HPNA is now working to restore Alvah Kittredge Park which abuts Alvah Kittredge House. The community is approaching both projects simultaneously because we believe they are both essential steps toward a comprehensive restoration of Alvah Kittredge Square.

Recent milestones on the Alvah Kittredge Park project include:

- Submitted design-phase funding request to Edward Ingersoll Browne Fund.
- Presented our case to the Browne Fund committee on Tuesday, Nov. 18, 2008.
- Selected by Carol R. Johnson Associates (CRJA) landscape architecture firm as one of four community projects to receive pro bono design services as part of the firm's 50th anniversary commemoration. Friday, Nov. 21, 2008.
- Preparing application to the New England Grassroots Environment Fund for funding for the park's reconstruction.
- Preparing application to the George B. Henderson Fund for funding for the park's reconstruction.

Closing Remarks

“Locals feel frustration that such a prominent building continues to decay, and improvement trends in the immediate area indicate that the neighborhood is viable and could well support renovation and reuse. Such a fine example of Greek Revival architecture and an important piece of Roxbury’s development history is worthy of a community sensitive solution.”

Comment accompanying designation as “Ten Most Endangered Historic Resources in Massachusetts” by the PreservationON Massachusetts organization in 2004

- Historical legacy
- Community role
- Seeking partners

Resources

- Drake, Francis S. *The Town of Roxbury: It's Memorable Persons and Places (1878)*. Kessinger Publishing.
- Sammarco, Anthony Mitchell. *Roxbury. Images of America Series*. Dover, NH: Arcadia, 1997.
- Landmark Designation Report by Amy McFeeters and Sally Zimmerman, 1992
- A Roxbury Guide Book: Volume I Highland Park by Discover Roxbury; Editor, Marcia Butman
- Boston Public Library – Archives
- Various historical online archives

HPNA Mission Statement and Contact Information

We strive to build a sense of community and pride on the Hill, provide a clean and safe home for our families, encourage responsible development, and help the advancement of the entire community.

Highland Park Neighborhood Association
www.highlandparkboston.org

Cooper Center – 34 Linwood Street, Roxbury

Willie Brown, HPNA President

Eric Nelson, HPNA WebMaster and contributing member

Danielle Kauk, HPNA contributing member

Chris McCarthy, HPNA contributing member

Questions? Please contact Chris McCarthy at 617-939-6196 or chris_mccarthy99@yahoo.com

