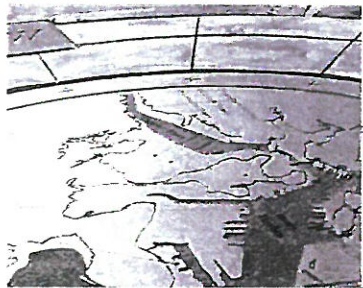




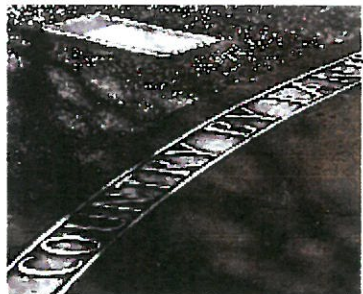
radial metal shade trellis



accessible table with attached seating



interpretive engraving



interpretive timeline in pavement

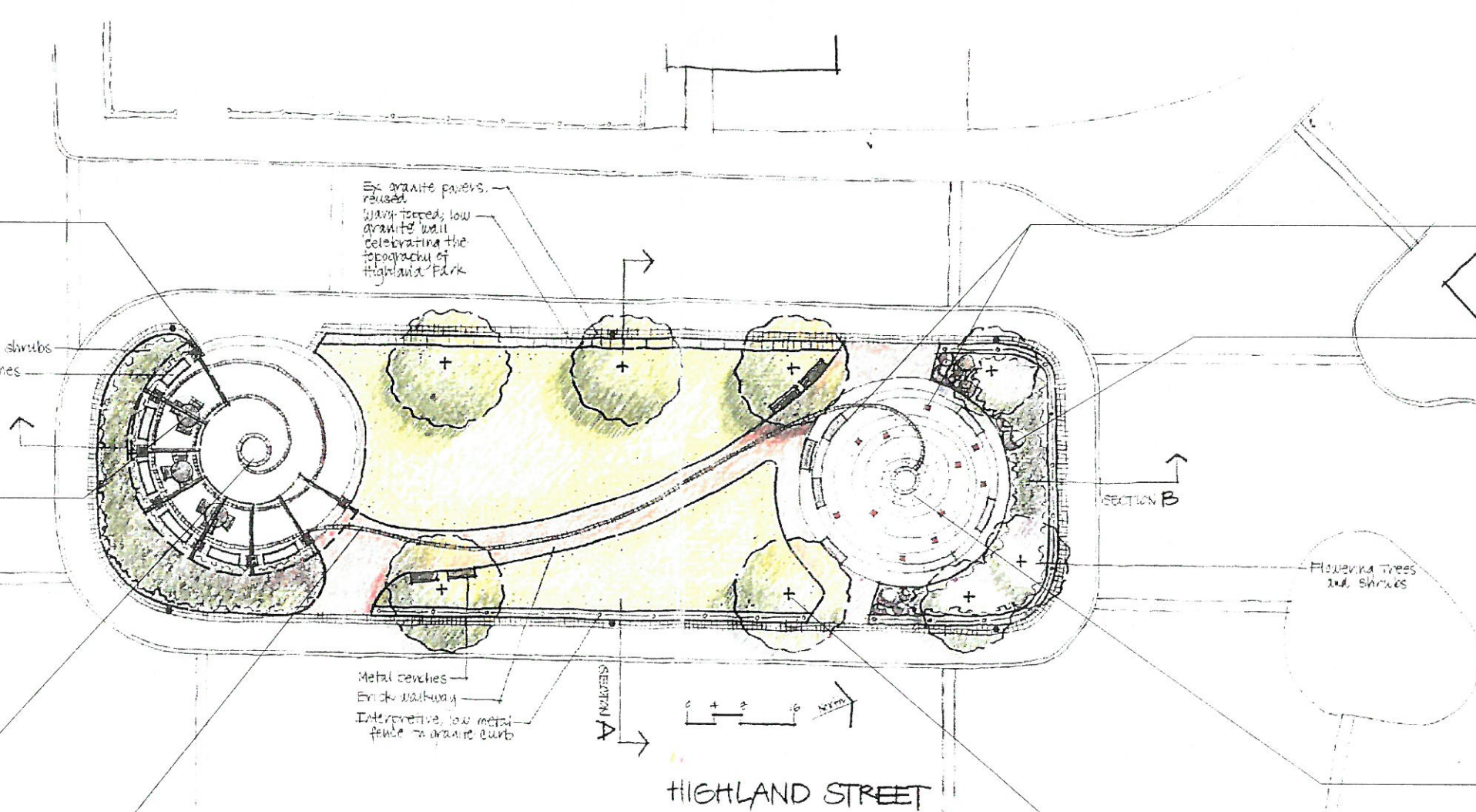


metal bench

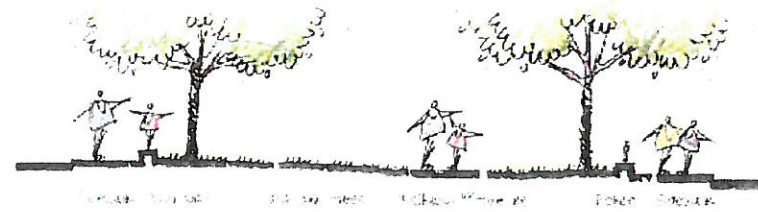


light existing mural reinterpreted in tile or mosaic on sides of new granite benches

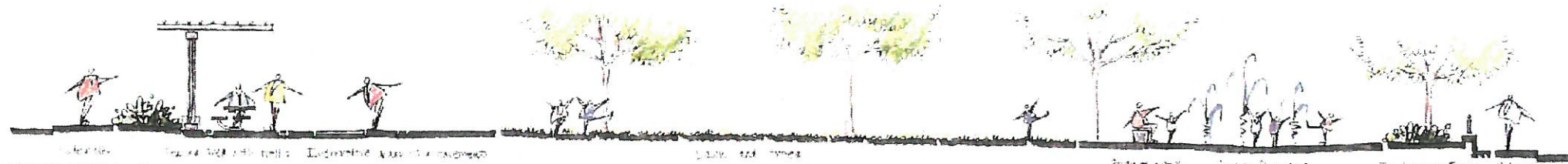
LINWOOD STREET



HIGHLAND STREET



SECTION A



SECTION B



tiles/mosaics created by community



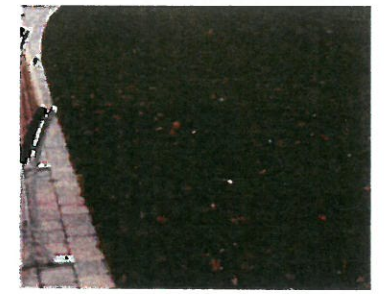
puddingstone boulders



splash fountain



honey locust trees with an open canopy



open lawn

# ALVAH KITTREDGE PARK

## CONCEPTUAL DESIGN

6 APRIL 2009

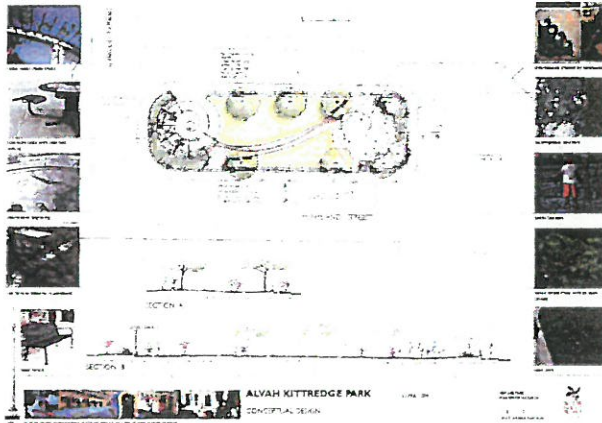
HIGHLAND PARK NEIGHBORHOOD ASSOCIATION

CRJA Carol R. Johnson Associates



# Alvah Kittredge Park

*The Highland Park community invites you to learn more about our efforts to craft a more livable community in Alvah Kittredge Square.*



## Who are we?

Highland Park Neighborhood Association (HPNA) is comprised of residents dedicated to building a more livable community in Highland Park, Roxbury. As a mixed-income and diverse community of color we've borne a disproportionate share of environmental burdens and dislocation over the past thirty years. Residents are now advocating for greater efforts to revitalize our public spaces. Today our first priority is to restore Alvah Kittredge Park for the health, well-being, and enjoyment by all. The park restoration is just one piece of a comprehensive community effort to revitalize Alvah Kittredge Square and the surrounding streets.

*When public spaces are attractive and in good condition — for all residents in all neighborhoods — people feel safer, have more civic pride, invest in their communities, get more exercise and focus their attention on their civic concerns while enjoying a good quality of life."*

Boston Indicators Report 2002

## What have we accomplished?

Highland Park Neighborhood Association (HPNA) is happy to report the following accomplishments to date:

- George B. Henderson Foundation awarded HPNA a **\$100,000** grant for park renovation - May 2009.
- Carol R. Johnson Associates, Inc. (CRJA) selected HPNA to receive *pro bono* landscape design services as part of the firm's 50th anniversary celebration. Approximate value **\$40,000**.
- New England Grassroots Environment Fund awarded HPNA a **\$3,000** grant for community engagement efforts.
- Presented a grant proposal to the Edward Ingersoll Browne Fund - November 2009. Capital improvement funding likely 2Q 2010.
- Harold Whitworth Pierce Charitable Trust awarded HPNA a **\$50,000** grant for park renovation - Dec. 2009.
- Antonia Pollak, Commissioner, Parks & Recreation Dept. will seek outstanding

capital improvement funding in FY2010 budget planning.

## Seeking partners

Highland Park Neighborhood Association (HPNA) is now reaching out to private foundations that share our mission to build beautiful and livable communities for all residents. Your support will help our community restore the environment in which we live, work and play. We hope that our accomplishments and the next steps cited here demonstrate our commitment to seeking multiple partners to support our project in these difficult financial times.

*"Parks and other environmental amenities should be within walking distance from every urban neighborhood. We are helping community-based organizations enhance their ability to develop and to mobilize citizen advocates who can make the case for equitable public investment in creating and maintaining neighborhood parks and other amenities."*

Barr Foundation: Making a More Livable City



# A Case for Restoring Alvah Kittredge Park

Background Information for Artists

December 23, 2010





# Contents

- Our mission
  - A brief history
  - Alvah Kittredge Park – Historical crossroad
  - Existing conditions
  - Reaching consensus - Community design process
  - Community aspirations
  - Conceptual landscape design
  - Conceptual cost analysis
- Continued....*
- Fundraising status
  - A broader revitalization - Alvah Kittredge Square
  - In closing



# Our mission

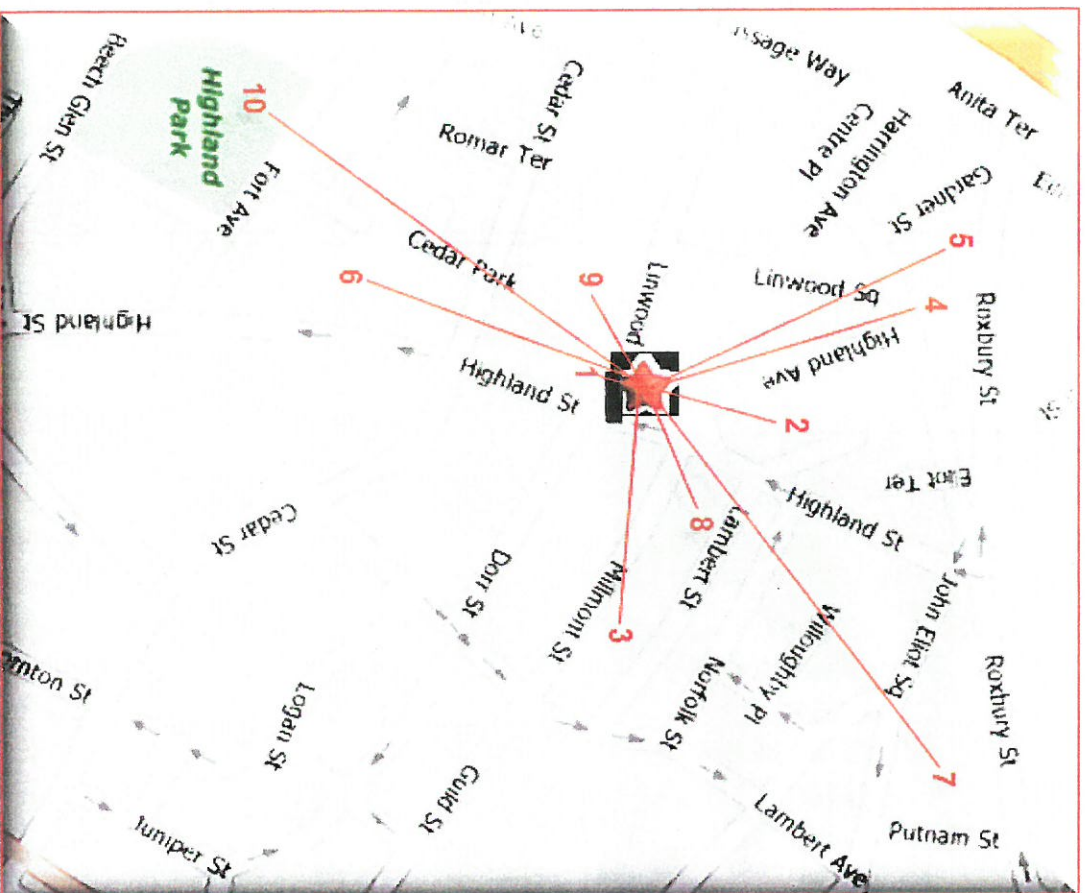
We believe that Alvah Kittredge Park warrants a reinvestment that befits this historic neighborhood. Our proposed park design celebrates the achievements of our local historic figures. These achievements were the product of their patriotism, ingenuity, artistry, and learning. By restoring this park, we hope to inspire ourselves, and the generations that follow, to embody these virtues. The historic timeline that will unify our park celebrates the contributions of these historic figures who inspire us to contribute, in each our own way, to the goodwill of the community.



## A brief history

- Lewis park likely founded (c., 1864) and named for George Lewis who was the Mayor of Roxbury from 1863-67 and resided at 42 Highland Street.
- BPRD changed the park's name to Alvah Kittredge Park on December 9, 1912.
- Olmsted Brothers, Brookline MA were commissioned to do a topographical map of Alvah Kittredge Park, March 21, 1913.
- Public Works Department completes plan to modify existing sidewalks and introduce a traffic island, August 28, 1978.
- Funds to restore Alvah Kittredge Park were approved by Boston City Council in 1982 but restoration was shelved due to cuts associated with Proposition 2 ½.

# Alvah Kittredge Park - Historic crossroad

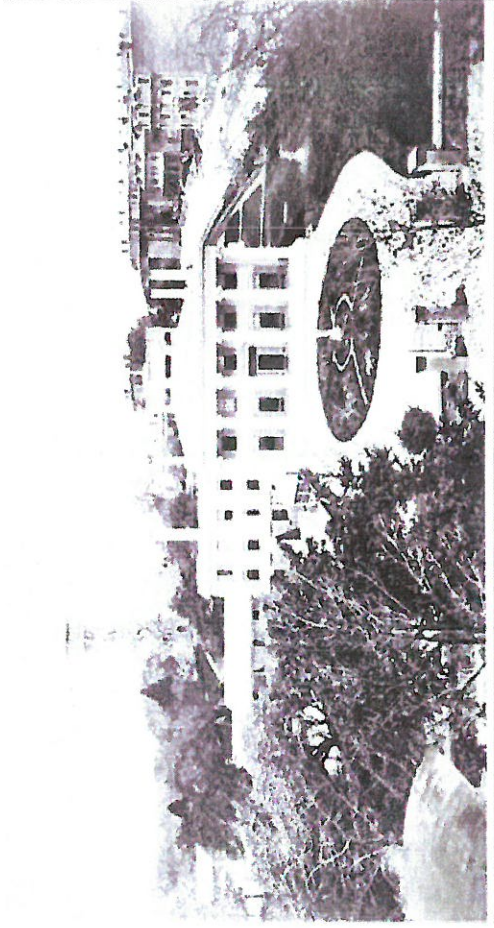


Alvah Kittredge Park sits at an historic crossroad. General George Washington drilled the Continental Army at Meeting House Hill and inspected the Upper and Lower Forts during the Siege of 1775. The following historic figures and sites also contributed to our rich local and national history.

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



# Alvah Kittredge and Nathaniel Bradlee



Deacon Alvah Kittredge built this Greek Revival mansion in 1836 on the site of the Roxbury Lower Fort. In 1866, Nathaniel Bradlee purchased the home. He was one of Boston's best-known architects during the late 19th century. In 1896, the house was reoriented from Highland Street frontage to 10 Linwood Street.

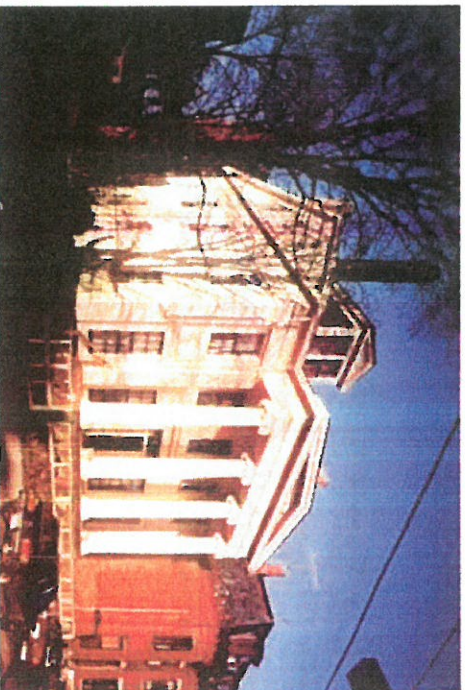
- The Alvah Kittredge House was added to the National Historic Register in 1973.
- Designated as a property worthy of preservation in the *Preservation Revolving Fund Casebook* published by Historic Boston Incorporated in 1999.
- Designated as one of the “Ten Most Endangered Historic Resources in Massachusetts” by the Preservation Massachusetts organization (2004).
- Boston Landmarks Commission accepted our landmarks designation case for further study (2008).
- The BRA board has approved an action to purchase AK House or take it by eminent domain (2010). Historic Boston Incorporated (HBI) is examining redevelopment options that align with market conditions and the interests of the Highland Park community.

# Edward Everett Hale

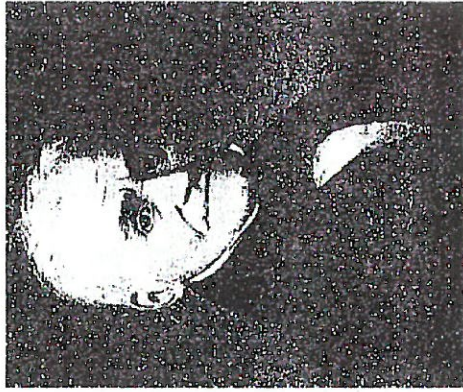


Edward Everett Hale (1822-1909), was a noted Unitarian minister who served as chaplain of the U. S. Senate; Hale also wrote *A Man Without A Country* and is honored with a statue in the Boston Public Garden.

The Edward Everett Hale House was built in 1841 by Benjamin Kent. The house was originally located at 39 Highland Street but was moved to 12 Morley Street in 1914. Hale House was added to the National Historic Register in 1979.



# Fellowes Athenaeum

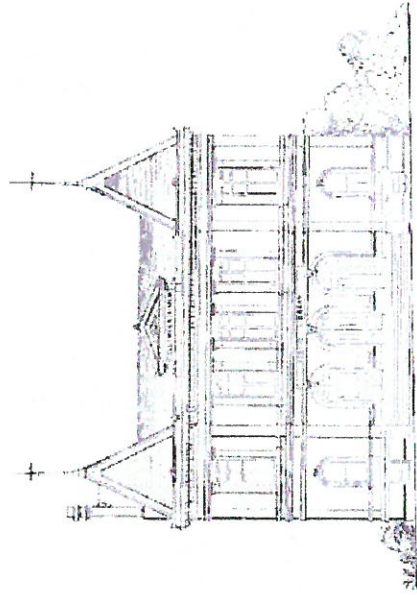


Caleb Fellowes (1771-1852), a wealthy sea captain, bequeathed an Athenaeum “to benefit and please the inhabitants of Roxbury” in his will dated July 15, 1852.

In 1873, Fellowes Athenaeum opened its doors to collection of 5,700 volumes at 46 Millmont Street.

The Athenaeum now serves as the Refuge Church of Christ congregation under Bishop Theodore N. Hester Sr.

The church is listed in the State Register of Historic Places and has received an emergency stabilization grant from Massachusetts Preservation Projects Fund in 2010.



# Louis Prang



Louis Prang (1824 - 1909) was an American printer, lithographer and publisher. In 1860, he established L. Prang and Company and began work in colored printing and is well known for printing war maps during the American Civil War.

In 1873, Prang began creating greeting cards for sale in England and America. By 1881, Prang was producing more than five million Christmas cards each year.

Prang is also well known for his efforts to improve art education in the United States, publishing instructional books and creating a foundation to train art teachers.

Louis Prang died in 1909 at the age of 85. His name is engraved on the base of the Statue of Liberty along with other immigrants who made great contributions to the United States.

# Louis Prang House and Factory



Louis Prang House  
29 Centre Street, Highland Park



Louis Prang Art Publishing Factory  
286 Roxbury Street, Highland Park

# William Lloyd Garrison

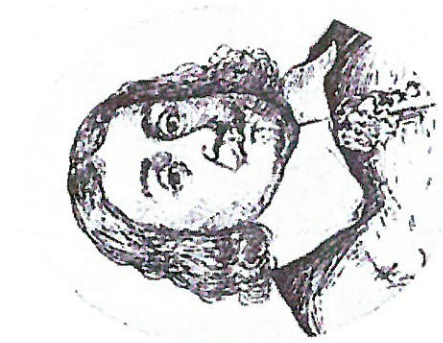


William Lloyd Garrison (1805 – 1879) was a prominent American abolitionist, journalist, social reformer, and editor of the abolitionist newspaper, *The Liberator*. He was one of the founders of the American Anti-Slavery Society who promoted "immediate emancipation" of slaves in the United States.

The William Lloyd Garrison House (Rockledge) at 125 Highland Street. Garrison and his wife retired here in 1864 and lived there until his death.



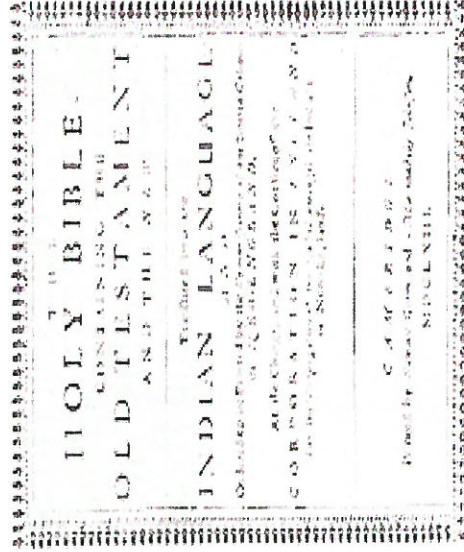
# John Eliot Square



The Puritans built their first meetinghouse on this hill in 1632. The hill was named in 1849 for Reverend John Eliot (1604-1690). Eliot, known as the 'Apostle to the Indians', translated the Bible into Massachusetts Algonquin in 1663.

On April 18, 1775, Williams Dawes began his ride to Lexington and Concord from the First Church at this square.

The Dillaway-Thomas House was built at 183 Roxbury Street as a parsonage for the First Church in 1750 and it served as headquarters for General John Thomas during the siege of Boston in 1775.

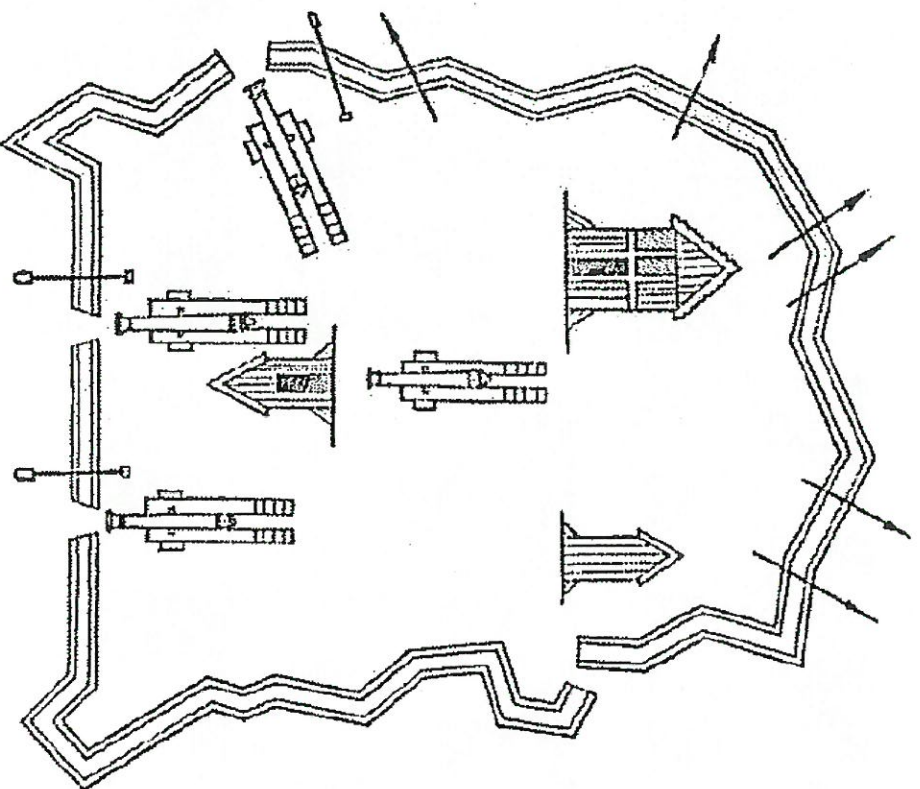


# Revolutionary Era's Upper and Lower Forts

Roxbury's Upper and Lower Forts, built by General Harry Knox, defended the Roxbury lines during the Siege of Boston in 1775. Samuel Adams praised the "ingenuity of Knox and Waters in planning the celebrated works at Roxbury."

The Upper Fort was regarded by Gen. Washington as the finest and best situated of all fortifications under construction at that time.

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.

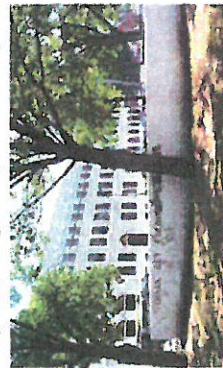


# Existing conditions



large concrete bollards ring the park, even with children's art, they create a fortress like feeling

park consists of mainly pavement and walls with very little planting. Kittredge House in background



despite adjacency of BHA Housing, no play space exists, and soils are too compacted for lawn growth



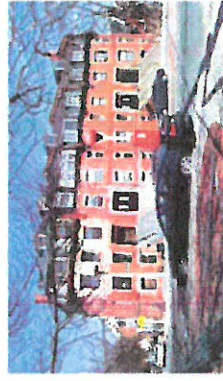
park is subdivided into unwelcoming spaces by many high concrete walls that affect visibility and create safety concerns



deteriorated and unusable wooded chairs at chess tables. brick and granite paving may be reusable



benches do not invite community gathering and lighting should be improved



potential opportunity to improve roadway circulation and safety for pedestrians at northern end



community mural on barrier wall is in disrepair - it should be recreated in a more welcoming setting



Existing Conditions Aerial Photo  
not to scale

north



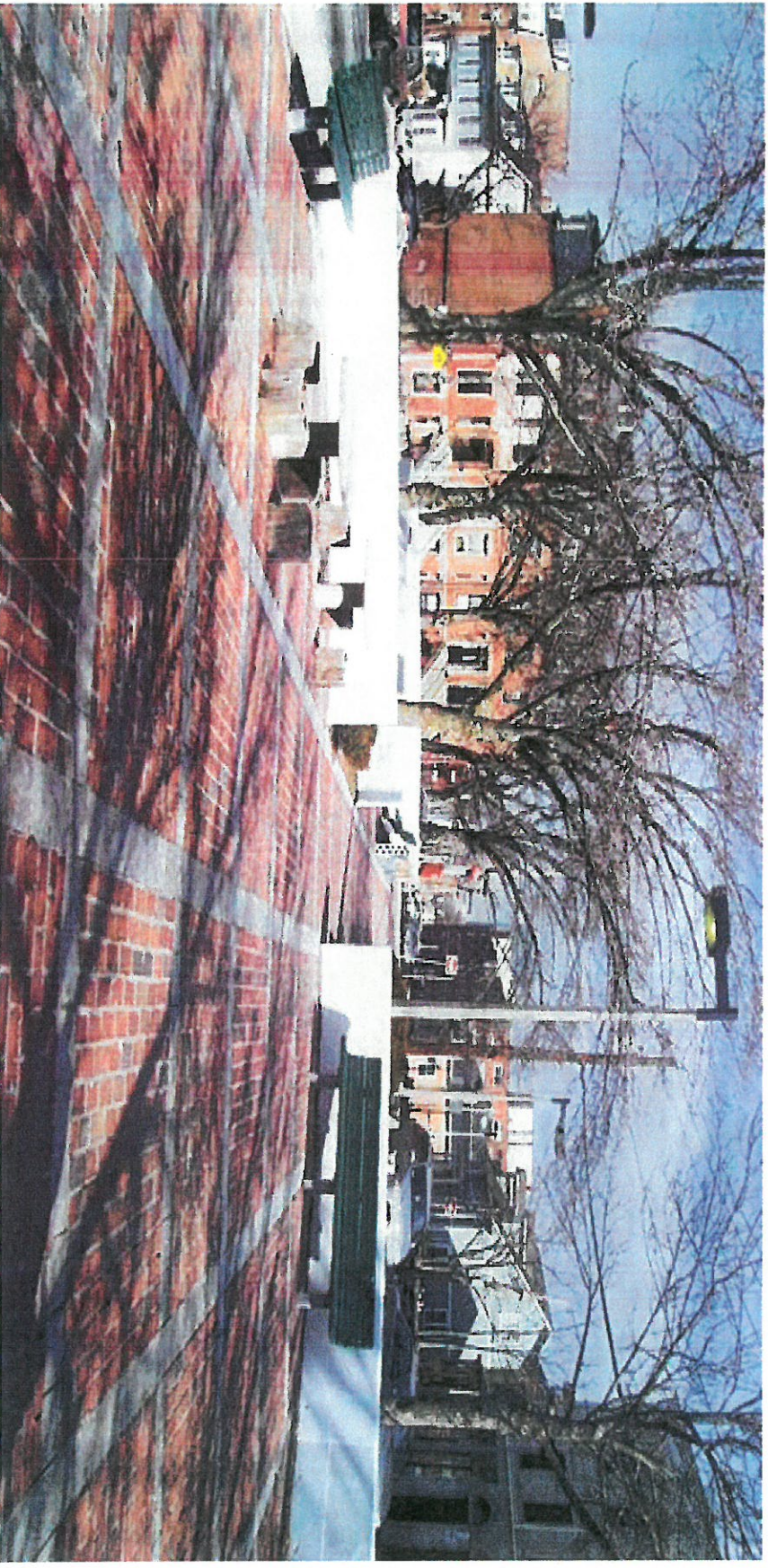
## ALVAH KITTREDGE PARK EXISTING CONDITIONS

27th MARCH 2019

Highland Park  
C. R. J.  
North for south view

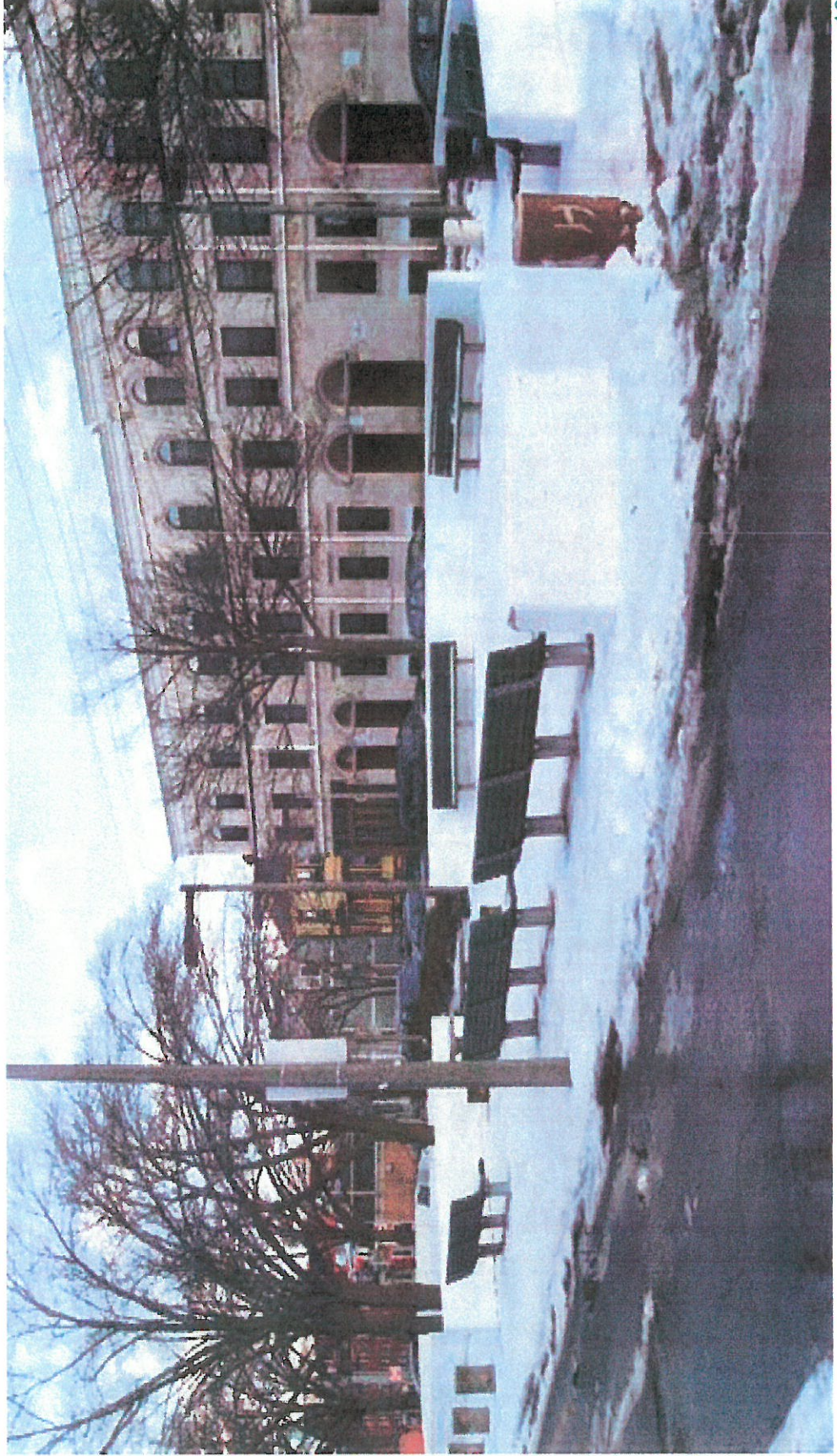
# Central walkway bisects the park

“Concrete walls create unwelcoming spaces, interrupt sight lines, and raise security concerns.”



# Bench organization

“Distances in bench placement do not promote community gatherings.”



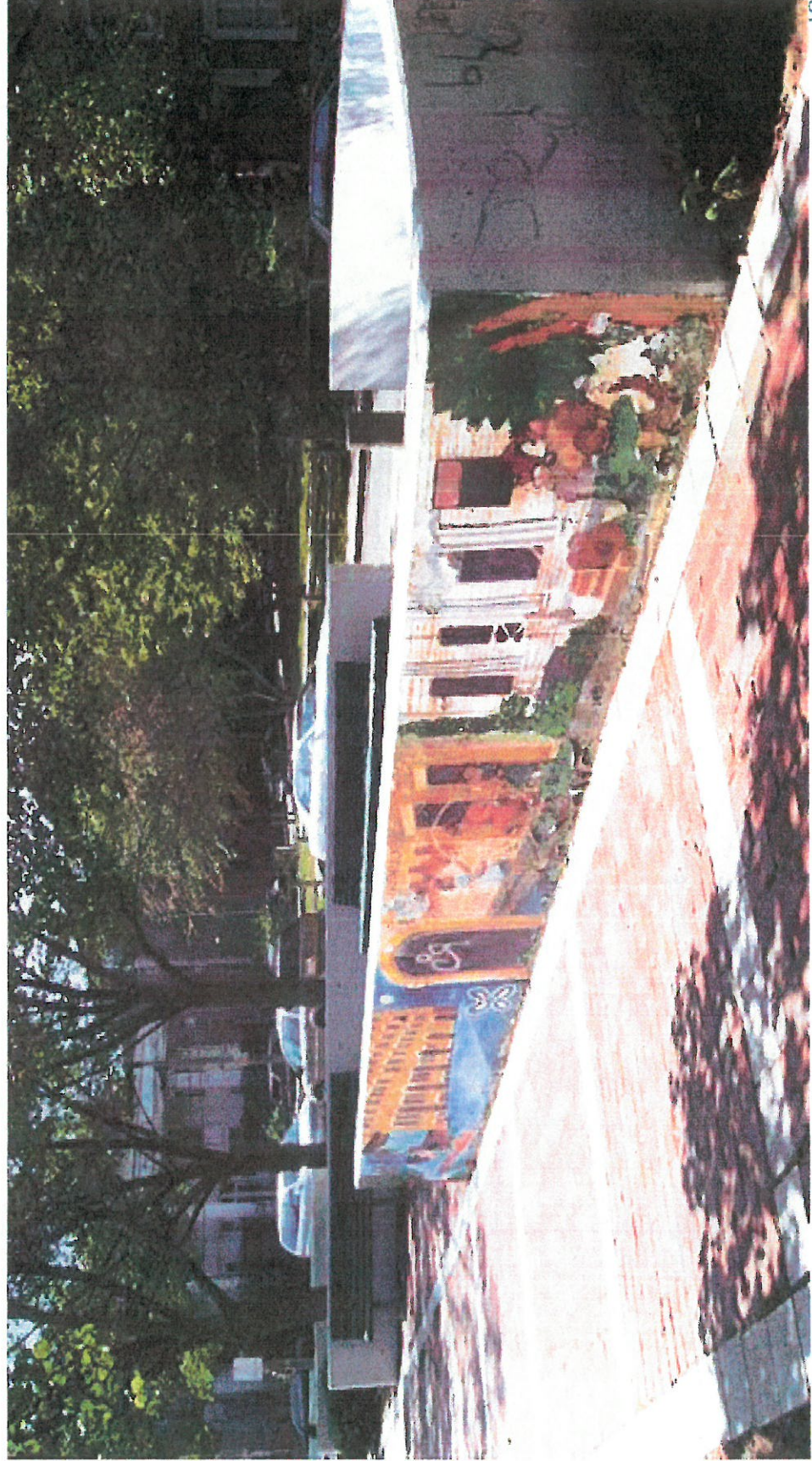
# Surrounding bollards

“Large concrete bollards ring the park and create a fortress-like environment.”



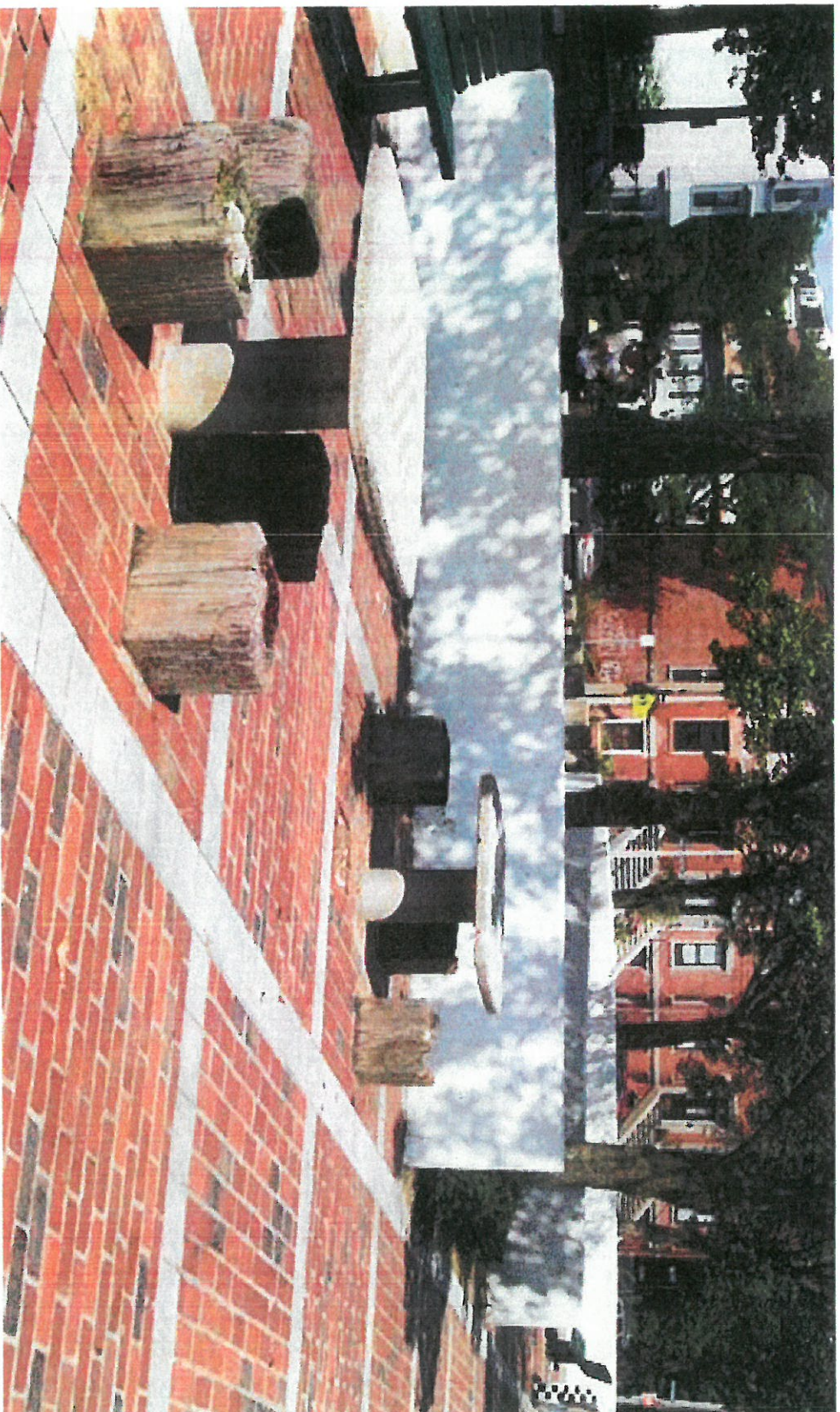
# Mural and barrier walls

“Community mural on barrier wall is in disrepair and should be recreated in a more welcoming setting and form.”



# Checkerboard tables

“Deteriorated and unusable wooden stools surround checkerboard tables.”



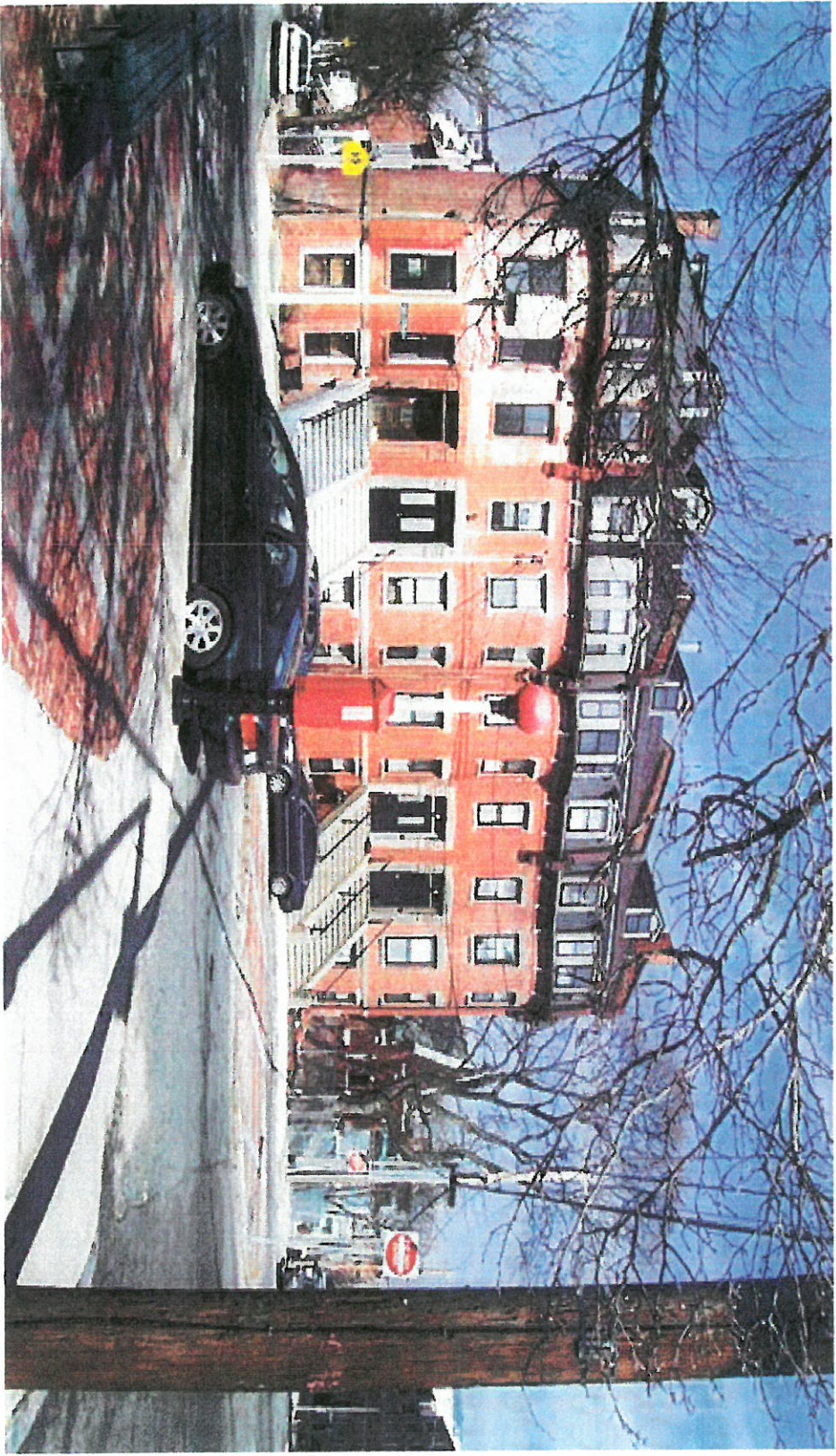
# Neighbors - BHA housing

“Despite adjacency to BHA housing, no play space exists and the soil is too compacted for lawn growth.”



# Neighbors – AK row houses

“Opportunity to improve road circulation and enhance pedestrian safety at north end of the park.”







## Our community design process

- CRJA reflects upon Highland Park's history
- CRJA team site visits
- Community survey and outreach for input gathering – community meeting #1
- Development of initial conceptual design
- Community design charrette – community meeting #2
- Development of second conceptual design based on community input
- Public design review and modification – community meeting #3
- Refinement of final conceptual design

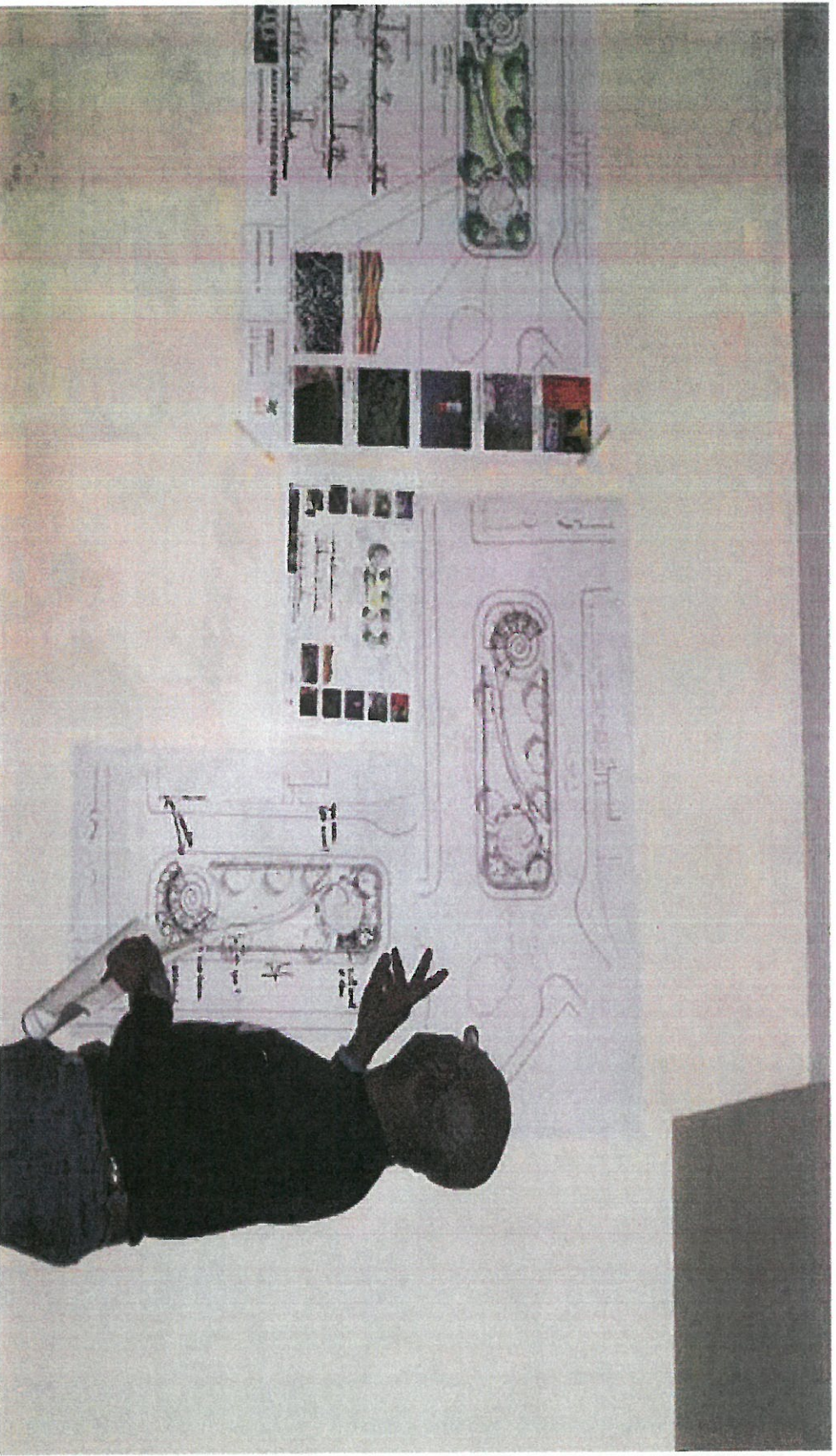
# CRJA visits Alvah Kittredge Park



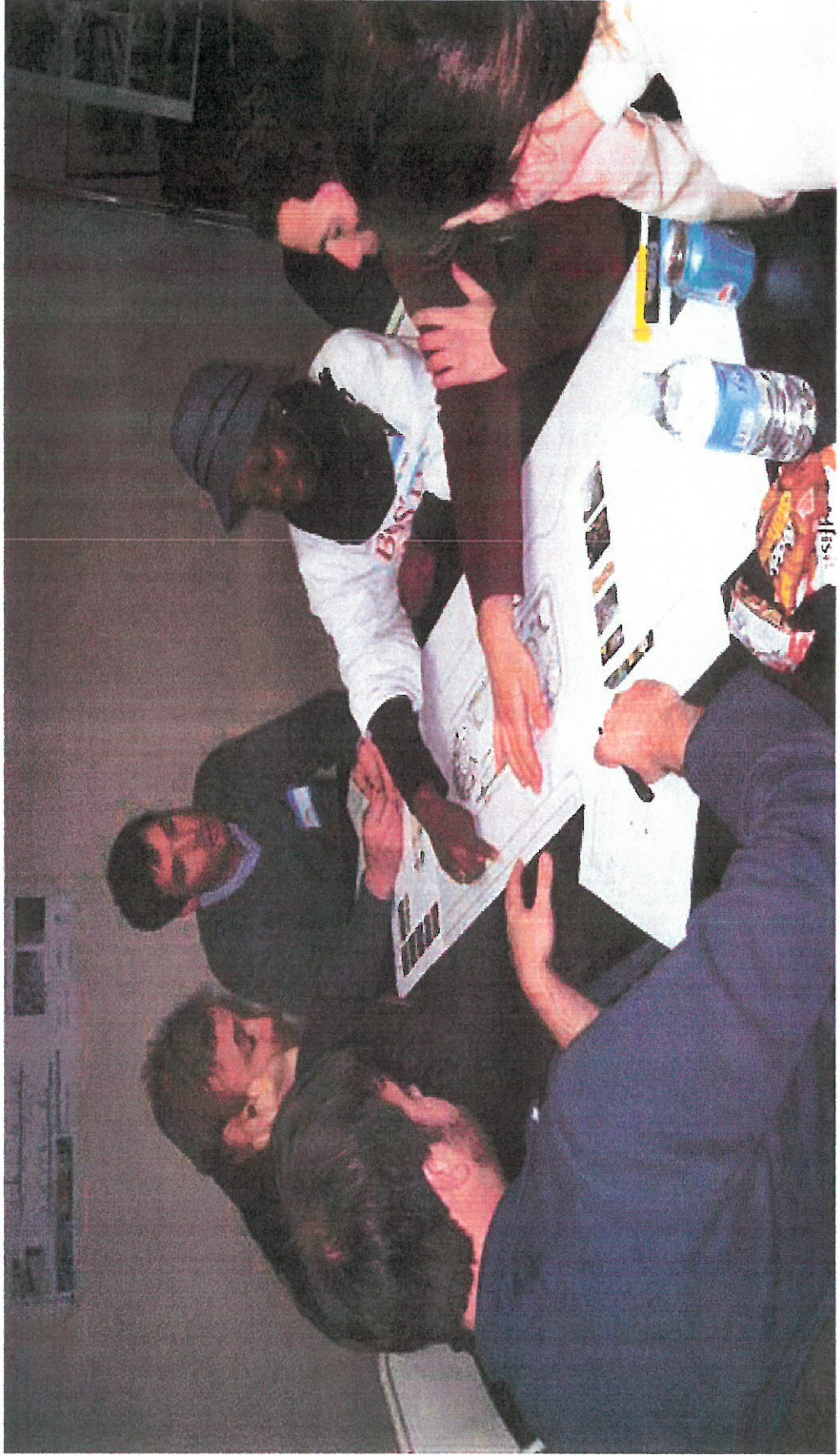
# CRJA clarifies the design process



# Reviewing a draft conceptual plan



# CRJA guides the design process



# Community aspirations

- Community gathering and celebration
  - Timeline of historical events and persons
  - Re-creation of neighborhood mural
  - Community art installations
  - Provide for informal gathering
  - Provide for larger organized gathering
- Community safety
  - Improved lighting
  - Traffic calming
  - Restricted pedestrian crossings
- Support of neighborhood families
  - Partial enclosure for safer children's play
  - Interactive fountain
  - Open lawn
  - Boulders, stone benches and low walls for climbing
  - Connections to BNAN properties

# Conceptual landscape design



radial metal shade wells



accessible tables with attached seating



interpretive graphics



interpretive benches in park setting



bench with table



light existing mural reinterpreted in tile or mosaic on sides of new granite benches



tiles/mosaics created by community



marking large boulders



splash fountain



honey locust trees with an open canopy



open lawn



SECTION A



SECTION B

ALVAH KITTREDGE PARK  
CONCEPTUAL DESIGN

6 APRIL 2009



HIGHLAND PARK  
NEIGHBORHOOD ASSOCIATION

C R J

Carol R. Johnson, AIA, LEED AP



# Conceptual cost analysis

(see enclosed)





# Fundraising status

## Committed grants

- George B. Henderson Foundation: \$100,000 (May 2009)
- Harold Whitworth Pierce Charitable Trust: \$50,000 (Dec 2009)
- NEGREF - Boston Grants Initiative: \$3,000 (March 2009)
- E. I. Browne Fund: \$115,000 (October 2010)
- Massachusetts PARC Grant: \$310,648 (October 2010)

**Total funds raised = \$578,648**

**Note:** The total cost for pre-construction design and engineering (\$70,000) and projected construction (\$505,000) is \$575,000.

## A broader revitalization of AK Square

- Restoration of 7 and 8 Alvah Kittredge Park row houses completed with grants totaling \$450,000 from the Henderson Foundation, Massachusetts Historical Commission, Historic Boston Incorporated, and the BRA.
- Case presented to Boston Landmarks Commission seeking landmarks designation for Alvah Kittredge House. BLC accepted our case for further study in December 2008.
- BRA board has approved an action to purchase AK House or take it by eminent domain (2010). Historic Boston Incorporated (HBI) is examining redevelopment options that align with market conditions and the interests of the Highland Park community.
- Placetaylor Construction will soon build a three-unit apartment building in accordance with stringent Passivhaus sustainability standards. The building will produce more energy than it consumes. The developer is commissioning a public art piece onsite. The Urban Arts Institute at Massachusetts College of Art and Design is facilitating artist selection.
- BNAN enhanced their community garden at 7-9 Highland Avenue by installing new fencing and providing a water supply for the garden which is now fully available to the community at this site. (Summer 2010)
- BHA has tentative plans to restore the exterior of their Highland Street housing that directly abuts AK Park.



## In closing

“When public spaces are attractive and in good condition – for all residents in all neighborhoods – people feel safer, have more civic pride, invest in their communities, get more exercise and focus their attention on other civic concerns while enjoying a good quality of life.”

Boston Indicators Report 2002



# UNITARIAN UNIVERSALIST URBAN MINISTRY

- HOME
- NEWS AND EVENTS
- WHO WE ARE
- WHAT WE DO
- GET INVOLVED
- RENTALS
- RENTALS
- SUPPORT THE UUM
- CONTACT US

Search

## Meetinghouse Campaign

Fulfilling the Promise of an Historic Meetinghouse



Welcome to our campaign to revitalize the First Church in Roxbury meetinghouse!

In colonial New England, the meetinghouse was

the focal point of the community, where residents gathered to engage each other and conduct the business of their civic life. A need for such a space continues in Roxbury, and our rehabilitation project intends to reclaim the Meetinghouse's role as the center of the community.

Please explore our Meetinghouse Campaign pages to learn more about this historic building and the important role it will soon play in the Roxbury community!

[Meetinghouse Campaign](#)

[A Legacy](#)

[A Community](#)

[A Future](#)

[A Need](#)

[Our Gratitude](#)

[Meetinghouse Blog](#)

[E-Newsletter Sign-Up](#)

[Donate Now!](#)



# UNITARIAN UNIVERSALIST URBAN MINISTRY

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## A Legacy

People have gathered on this spot since 1632

*Think of it: 1632 was a mere 12 years after the Mayflower landed. What exists here is not just a building, but a living connection to men and women who have lived and come together here for 384 years. It is our past, our present and our potential as a people that we celebrate by revitalizing this building.*



### THESE WALLS BEAR WITNESS

In the beginning were the native peoples. Then came the farmers. Puritans trudged up the hill from Muddy River, now called Brookline, and established

farms on land now called Jamaica Plain and West Roxbury. The first meetinghouse erected was simple: one small building with a thatched roof.

The building that catches first light as the sun rises on Boston each morning is the fifth meetinghouse to exist on this spot. It was built

Meetinghouse Campaign

A Legacy

A Community

A Future

A Need

Our Gratitude

Meetinghouse Blog

E-Newsletter Sign-Up

Donate Now!

in 1804, the year Alexander Hamilton and Aaron Burr had their famous duel, Lewis and Clarke were pushing steadily west and Thomas Jefferson was President.

The hand-hewn timbers of this historic building have born witness to young men marching off to a Civil War, and to Martin Luther King, Jr. and Malcom X walking along Boston's streets. These walls have witnessed the growth of a vibrant center of Boston's black culture. Through civil strife and civil rights. And through influxes of diversity: once from difficult times in Ireland and Europe, now from places like Haiti and the Dominican Republic, Cuba, China, Vietnam and El Salvador.

It is an architectural gem, the oldest extant wood frame church in Boston and an outstanding example of a Federal Style meetinghouse. It is listed in the National Register of Historic Places and anchors the John Eliot Square National Register District.

### **PEOPLE SHAPE HISTORY**

People who sat in the pews of this church helped establish Harvard College in 1636, founded the Roxbury Latin School in 1645 and created the first Protestant Sunday School in America. Minister John Eliot, who spoke from the pulpit, translated the bible into the native tongue of the Algonquin people in 1663.

At the same time Paul Revere rode out of Boston to warn colonists that "The Red Coats are coming," William Dawes set off from this spot to do the same.

The funeral of William Lloyd Garrison, an abolitionist in the face of slavery and a suffragist 50 years before women had the right to vote, was held in this space on a bright spring day.

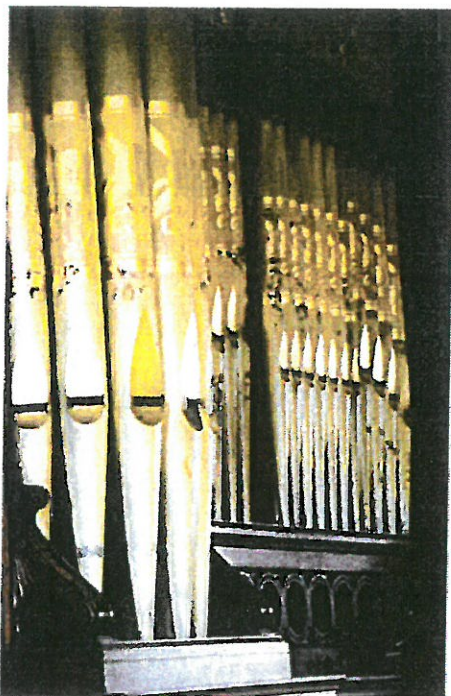
### **TIME LEAVES MEMENTOS**

This space is alive with the whispers of history.

The wall clock in the sanctuary is a replica of one the congregation bought in 1803 from Simon Willard, not only a prominent

parishioner but a well-known local clock maker. The original is on loan to The Willard House & Clock Museum in North Grafton.

The 1,500-pound steeple bell was bought in 1819 from the Revere Foundry in Canton, the firm begun by Paul Revere himself. It is more than a bronze relic. The church bells of early America were the smartphone alerts of today. They signified important events as well as the time. It is still rung by schoolchildren today.



The organ was bought in 1883 from the nationally known Roxbury firm of E. & G.G. Hook and Hastings, whose organs filled churches and concert halls alike with music.

And the 1888 pulpit was modeled after the pulpit in the first Church of Lancaster, a church designed by Charles Bullfinch, the architect of the Massachusetts State House and the Capitol of the United States of America.

The steeple you see today was rebuilt in 1954 after Hurricane Carol tore through Boston, destroying not just this steeple but the spire of the Old North Church. The steeple clock is believed to date from the 19th century. Many churches have converted their antique steeple clocks to electricity; this one, however, still runs in the mechanical power provided by the original, massive, suspended weight.

This is a building filled with lives lived. It is rich with the pieces left behind.







# UNITARIAN UNIVERSALIST URBAN MINISTRY

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## A Future

We have a dynamic vision for what is possible

*The clapboards, the cornices, the stone steps and bronze bell steep this space in history. People make it a vital community resource, a welcoming place for cultural events, cross-cultural celebrations and dynamic interfaith dialogue.*

**BUILDINGS WITHOUT LIFE FALL APART** The goal of this revitalization project of the UUUM is to transform the meetinghouse into a dynamic center of cultural, civic and community activity for Roxbury. The thoughtful restoration of its architecturally significant features will preserve its historic fabric, while maintaining its vital presence in the community.

The work has begun. A generous grant from The Harold Whitworth Pierce Charitable Trust paid for efficient gas furnaces that replaced an aging, undependable oil heating system, immediately creating a year-round space for speakers, forums and cultural events.

More than 200 friends and neighbors attended Our 2015 Jack Mendelsohn Forum, "Tell Me the Truth: Exploring the Heart of Cross-Racial Conversations," with Shay Stewart-Bouley and Debby Irving, author of "Waking Up White." Our three-part

[Meetinghouse Campaign](#)

[A Legacy](#)

[A Community](#)

[A Future](#)

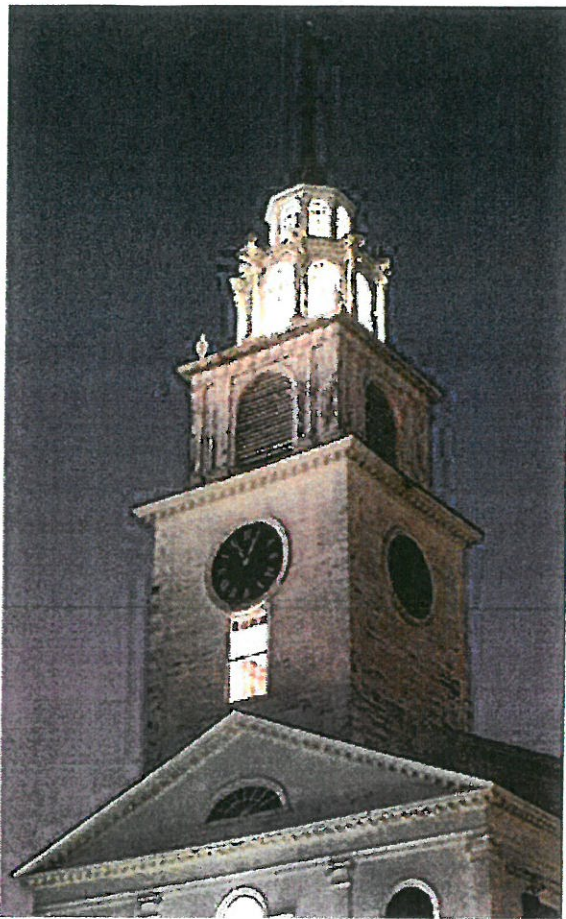
[A Need](#)

[Our Gratitude](#)

[Meetinghouse Blog](#)

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“Spirit and Action” series created conversation and engagement on issues around income inequality, environmental racism, and the impacts of urban renewal and gentrification on low-income communities. “Hope Out Loud” brought suburban friends and Roxbury neighbors together in an intergenerational

celebration of families through music, dance and spoken word performances.

A “Messiah Sing” in December united Unitarian Universalists and Roxbury communities in joyful song. Our annual Patriot’s Day Breakfast celebrates today’s local leaders and honored Revolutionary War hero William Dawes with a reenactment of his historic ride from this very spot to warn the colonial minutemen that the Red Coats were coming.

A committee has been charged with determining how the meetinghouse can best serve the community in which it lives. One of its first ideas, “Share Our Space,” invites a variety of underrepresented local artists to showcase their work in the meetinghouse and on our grounds throughout the summer of 2016.

**ESTIMATED ROXBURY MEETINGHOUSE PRESERVATION PROJECT BUDGET OVERVIEW**

Phase I—	\$94,000
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<b>Heating System Replacement &amp; Enhancing Basic Functionality (Completed 2015)</b>	
HVAC I, including replacement of existing furnaces and conversion to natural gas:	\$40,000
Exterior lighting, organ work, sanctuary organization	\$14,000
Project and UUUM administrative expenses, including fundraising:	\$40,000
<b>Phase II—Critical Building Envelope Repairs (2016):</b>	<b>\$643,000</b>
Wood & Carpentry I, including primarily exterior envelope work, shutter repairs	\$126,000
Thermal moisture protection, roofing and flashing repair	\$102,000
Door & Window Repairs, including main sanctuary entry doors:	\$23,000
Finishes, including exterior repainting:	\$250,000
Staging for exterior carpentry and repainting:	\$80,000
Critical Electrical Work, plus fire alarm and emergency lighting upgrades	\$32,000
Project and UUUM administrative expenses, including fundraising	\$30,000
<b>Phase III—Additional Repairs and Mechanical Systems Upgrades (2017)</b>	<b>\$952,000</b>
Wood and carpentry II, including structural repairs:	\$259,000
Sitework, including driveway and parking area improvements:	\$32,000
Concrete and masonry, including foundation basement pier repairs, front entry stairs:	\$237,000
Metals minor structural repairs:	\$42,000
Thermal and moisture protection, including exterior decorative urn restoration:	\$40,000

Select interior finishes, primarily structural and other carpentry repairs:	\$32,000
HVAC II, second phase of heating systems work	\$40,000
Electrical upgrades up to code throughout	\$100,000
Accessibility upgrades, including front entry ramp:	\$150,000
Project and UUUM administrative expenses, including fundraising:	\$20,000
<b>Phase IV—Interior Upgrades to Support Program Expansion (2017-2018):</b>	<b>\$520,000</b>
Interior work, including plaster repairs, painting, lighting, equipment	\$500,000
Project and UUUM administrative expenses, including fundraising:	\$20,000
<b>Total Rehabilitation Project Expenses</b>	<b>\$2,209,000</b>



# UNITARIAN UNIVERSALIST URBAN MINISTRY

- HOME
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- WHO WE ARE
- WHAT WE DO
- GET INVOLVED
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## A Need

What comes next depends on you. Will you help?

*Welcome to an opportunity to revitalize a Roxbury landmark, a witness to life in one place over the past 384 years and a future that you and your family can help shape right now.*

### WE ARE ON OUR WAY

Phase I included installing a new efficient heating system that switched our energy consumption from heating oil to natural gas.

Phase II, scheduled for this year, is an ambitious phase that tackles critical building repairs, including exterior painting and restoration and painting, which will be evident to the community around us and help raise spirits and dollars moving forward.

### THIS IS WHERE YOU COME IN

Careful stewardship of congregations throughout the years and by the Unitarian Universalist Urban Ministry today have kept the building in remarkable shape.

But there are challenges to our stewardship for which we urgently look for help. Your help. The scope is comprehensive and the price tag is high. \$2.2 million high. That's a lot for clapboards and

Meetinghouse Campaign

A Legacy

A Community

A Future

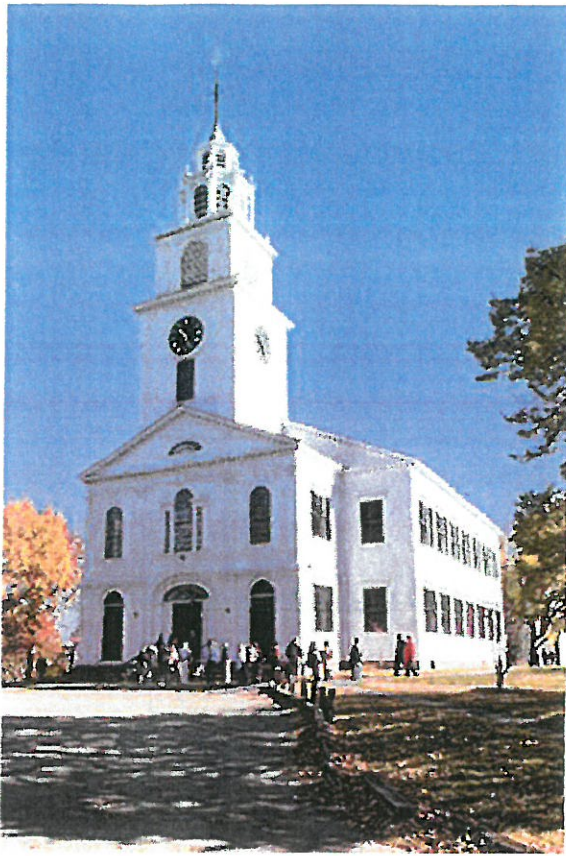
A Need

Our Gratitude

Meetinghouse Blog

E-Newsletter  
Sign-Up

Donate Now!



shutters, wiring and pipes, stone and bronze; but a place to bring people together is priceless.

We will take it a step at a time. Your contribution will make a difference right away. With painting. With heating. With fixing. With cleaning.

Please contact Rev. Mary Margaret Earl if you have questions

or would like to contribute to our Meetinghouse Campaign:

[mmearl@uum.org](mailto:mmearl@uum.org) or 617-318-6010 x202



# UNITARIAN UNIVERSALIST URBAN MINISTRY

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## Our Gratitude

Thank you to our generous supporters!

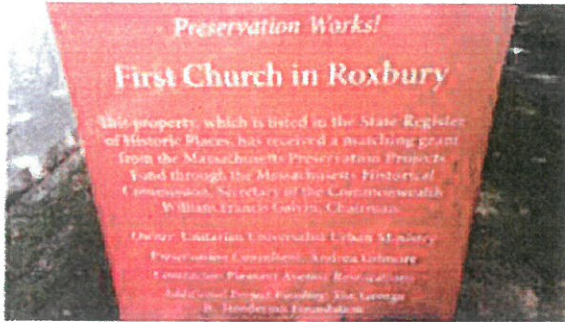
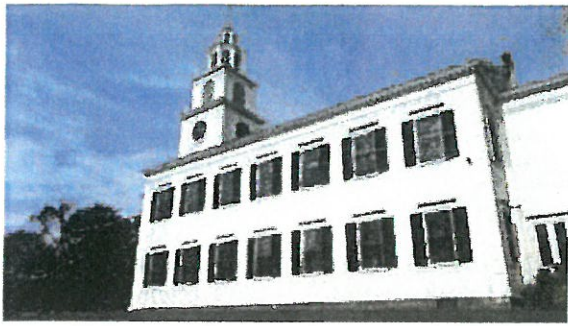
*We are grateful for the generosity of the following supporters.*

*With their help, we are on our way to revitalizing the First Church in Roxbury, and preserving its majesty for future generations.*

- [The Massachusetts Preservation Projects Fund](#)
- [The Harold Whitworth Pierce Charitable Trust](#)
- [The George B. Henderson Foundation](#)
- [Follen Community Church](#)
- [Amelia Peabody Charitable Fund](#)
- [Phoenix Bay State Construction Company](#)
- [The First Church in Chestnut Hill](#)

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If you have questions or would like to join these partners through a contribution to our Meetinghouse Campaign, please contact Rev. Mary Margaret Earl: [mmearl@uum.org](mailto:mmearl@uum.org) or 617-318-6010 x202.





150 Lincoln Street 3A,  
Boston MA 02111  
T 617-517-4101  
F 617-517-4102  
info@hyarchitecture.com  
www.howeleryoon.com

December 13, 2018

Dear Kenilworth Preservation Group,

To Whom it May Concern,

In consideration of Roberto Miranda and Evergreen GCI's experience as a general contractor, I am pleased to write this letter of recommendation. As co-principal of Howeler + Yoon Architecture it has been my privilege to work with Roberto for the last six years. I believe in his skills and can recommend him without any reservation.

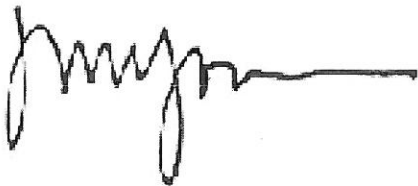
Over the last six years, Evergreen GCI has completed a variety of projects for us of varying size, scope, and cost. These projects have ranged from historical interior renovation projects to entire building redevelopments in the Boston area. Roberto has completed projects with us ranging from a few thousand dollars to half of a million dollars. All of these projects have been completed with a high standard of care and quality, leading us to continue working with them on new projects, including our current office renovation.

Two projects we felt Roberto did an exceptional job on were a two-unit apartment renovation project on Commonwealth Avenue and a complete renovation of a three-story building in Charlestown, Massachusetts. For the first unit of the apartment renovation project, Roberto led the demolition of an existing 1,752 square foot apartment to create a more open contemporary apartment with access to a roof penthouse, with a project cost of approximately \$558,056. Roberto completed the work within the estimated six-month project schedule, on time and on budget. His completion of the work led directly to both of us doing further work for the that client in the

future. The second project, a three-story renovation of an 1851 wood frame structure in Charlestown. This required Evergreen to repair the structure and framing of the building as well as clad the exterior, replace windows, and completely renovate the interior. Evergreen executed this project within six months and for a budget approximately \$400,000. There was a key portion of the project, a 3-story stair with built in shelving under a skylight that was extremely well built and serves as the center piece of the project.

As a modern international design office, we frequently draw details with extremely tight tolerances and often include non-traditional assemblies of material in our office's projects. This can and has created difficulty for inexperienced contractors that we have worked with on other projects. Roberto has always been reliable in executing the construction details we have drawn or been able to communicate clearly any difficulties and offer affordable alternate solutions for the architect and the client to discuss. Among all the contractors we have worked with we return to Roberto again and again due to not only due to his work but his openness and personal qualities as well. I believe in Evergreen GCI's ability as a general contractor and recommend him without any reservation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Meejin Yoon', with a long horizontal line extending to the right.

Meejin Yoon, AIA FAAR  
Principal, Höweler+Yoon Architecture  
Professor, MIT Architecture

Matthew Curtis  
MWC Ventures LLC  
50 Foster Street  
Cambridge, MA 02138  
mwc Curtis@mwc Curtis.com

December 7, 2018

Re: Roberto Miranda

To Whom It May Concern:

I am submitting this letter in support of Roberto Miranda of Evergreen Group Company. He has performed four jobs for me over the last fifteen years, two restaurants and two houses, and has always displayed the utmost work and professionalism.

Based on my experience with him I can attest to his positive impact in the following ways:

- 1) He is very mindful of staying within schedule. He and his direct staff are very responsive and self-scheduled. Roberto is adept in coordinating subcontractors to maintain project efficiency.
- 2) Roberto is fair with his billing. Whether working under negotiated total or "cost plus", his total billing always seems fair and at or below market rates.
- 3) Roberto performs work at a very high quality. As a self admitted demanding client, I was very satisfied at the general level of quality and finish of his work.
- 4) He has a familiarity with the administration of construction projects including municipal permitting, communication and billing.
- 5) Finally, he impressed me as running clean and safe workplaces.

In summary, I am confident that any project would be well served with Roberto as general contractor.

Please feel free to contact me at the above email address if you have any questions.

Sincerely

A handwritten signature in black ink, appearing to be 'Matthew Curtis', with a long horizontal line extending to the right.

December 5, 2018

To Whom It May Concern

Dear Sir or Madam:

Re: Our Experience with Evergreen GCI, General Contractors:

Two years ago Evergreen GCI was the general contractor on the rebuilding-in-place of our row house at 20 Pleasant Street, Charlestown. (Design work and structural engineering were done by Howeler + Yoon, architects, at 150 Lincoln Street, Boston). The house measures 1,878 sf of habitable space on three floors with an additional 628 sf of basement, for a total of 2,506 sf.

Construction began on January 6, 2016 and ended on December 21, 2016, so it was a full-year project, with work being carried on every day. The house is in an historic gaslight neighborhood but was in terrible physical condition, so all but about 10% of the above-grade structure had to be removed and rebuilt in place, including both roofs, the entire back wall, most of the front wall, all the windows and doors inside and out, and all the interior partitions. The brick side walls had to be reinforced, thermal and sound insulation added, all the systems replaced (electrical, plumbing, HVAC, and so forth), new skylights and a fireplace added, all new appliances, a new sprinkler system installed, burglar and fire alarm and video security systems, new concrete basement floor, two outdoor areas enclosed and decked, etc etc -- you can see why it took a year! Yet through all this, the front exterior of the house had to be kept conformant with the neighborhood and the design of the original building, which was built in 1851, so there was a mix of historic preservation, upgrading, and complete rebuilding and installation of new systems -- all to code, of course.

We naturally, as homeowners, were a little concerned about undertaking a project this big, but our experience with Evergreen GCI (headed by Roberto Miranda) was, in a word, fantastic -- and I'm not exaggerating. His prices were fair and his estimating was excellent -- the project came in within 1% of our final budget. In a project this size there were naturally a couple of things we came on that we hadn't expected -- for instance, the condition of one of the roofs was worse than we had been able to determine prior to taking it apart -- but when these did occasionally come up Roberto made very fair proposals for how to cover the cost, which we immediately accepted. Roberto understands the concept of value from the customer point of view as well as from his own, and behaves accordingly. Prior to undertaking construction we had been told stories by friends and acquaintances of their bad experiences with contractors so we were a little apprehensive before our construction began, but I have to say, Roberto is entirely trustworthy and scrupulously honest. We also learned that his analytical and managerial skills were top-notch, his subs were excellent, he is very good at interacting with his customers and keeping them informed about the state of the project, and he worked well with the city building inspectors and with the neighbors, one of whom was sometimes a little, frankly, irritating. But Roberto handled it all with expertise and aplomb. There were never any nasty surprises or disappointments; in fact, quite the opposite: he's easy to work with, maintains a steady and even disposition, and always wears a smile.

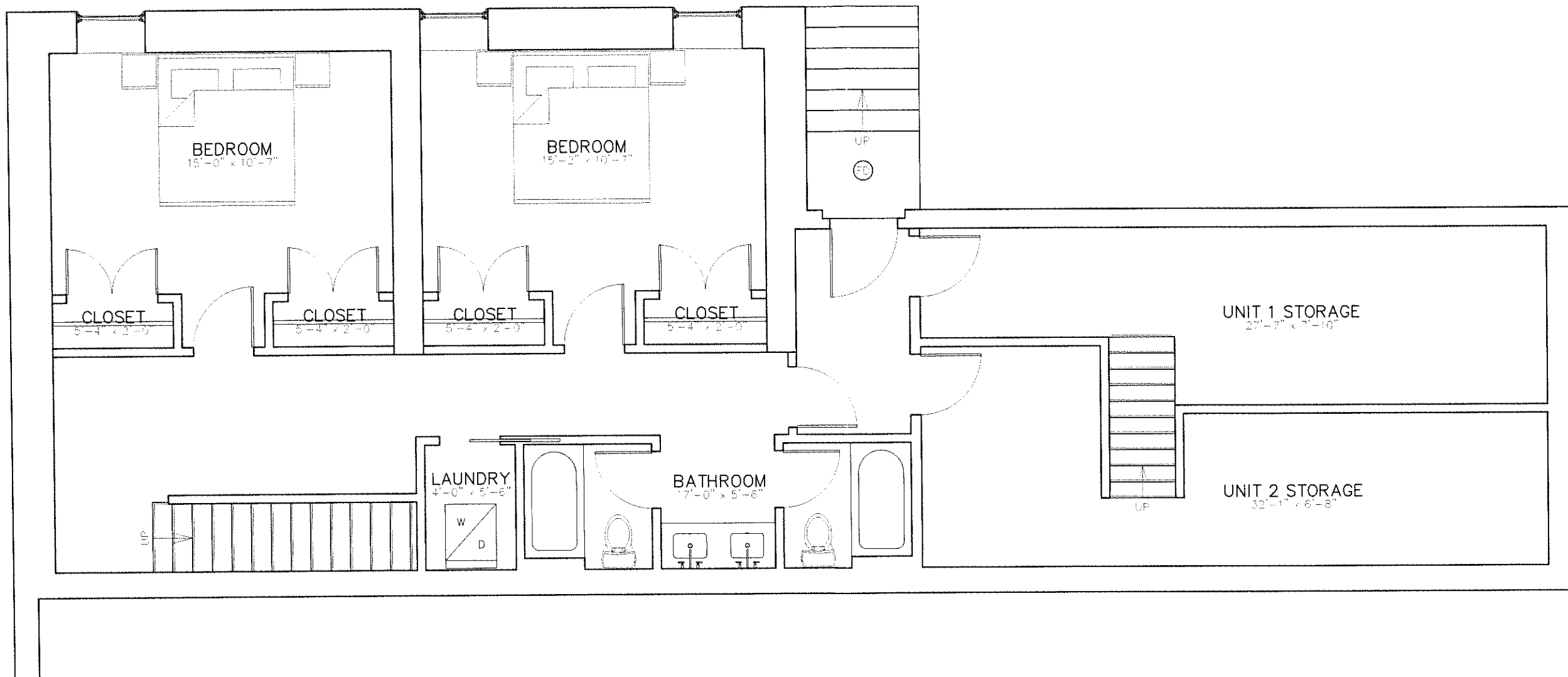
We are absolutely delighted with our house, which was recently featured in the Charlestown Preservation Society's annual "Walk of Historic Charlestown Houses" as well as in this article in the Boston Homes newspaper (<http://www.linkbostonhomes.com/news/20180912/heres-one-of-homes-on-charlestown-preservation-societys-historic-house-tour>). We would be happy to answer any questions you might have if you contact us by phone or email, or show you the workmanship in the house if you would like to see it. In short, we would give Evergreen GCI the highest possible rating as a general contractor, ten out of ten, and if we had another project to do they would be the only ones we would consider. Can't recommend them highly enough.

Sincerely,



Bart Higgins and Charlene Liska  
20 Pleasant Street  
Charlestown, MA 02129  
617 720 1646  
bartley.r.higgins@gmail.com

**PROPOSED CONDITION**



**Cabreira Design Co.**  
 597 Royal Oaks Blvd - Moncton NB  
 Phone (506) 850-0270  
 EIH 0A7



DATE: 22 APRIL 2019  
 REVISED: 25 APRIL 2019  
 DRAWN BY: AAC

PROPOSED  
 BASEMENT PLAN

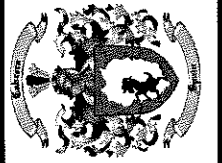
**Kenilworth Development**  
 22 Kenilworth Street  
 Roxbury MA 02119

PROJ. NO.  
 USAP201922

SHEET NO.  
**A-1**

**A**  
**A1** **BASEMENT PLAN**  
 SCALE: 3/16" = 1'-0"  
 Unit 1 Area - 937 SQ. FT.  
 Common Area - 49 SQ. FT.  
 Unit 1 Storage - 233 SQ. FT.  
 Unit 2 Storage - 256 SQ. FT.

**PROPOSED CONDITION**



Cabreira Design Co.

597 Royal Oaks Blvd - Moncton NB  
Phone (506) 850-0270

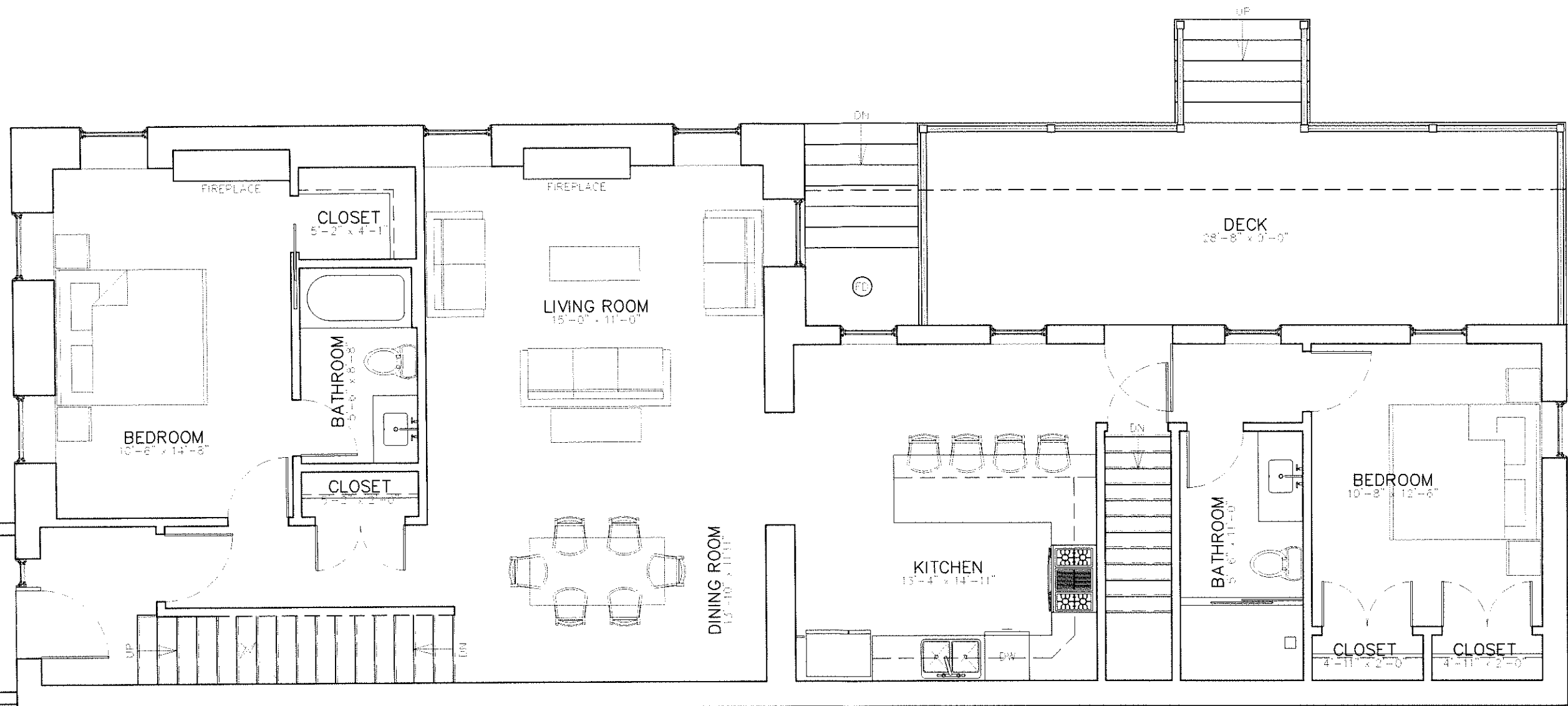
DATE: 22 APRIL 2019  
REVISED: 25 APRIL 2019  
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PROPOSED  
MAIN FLOOR

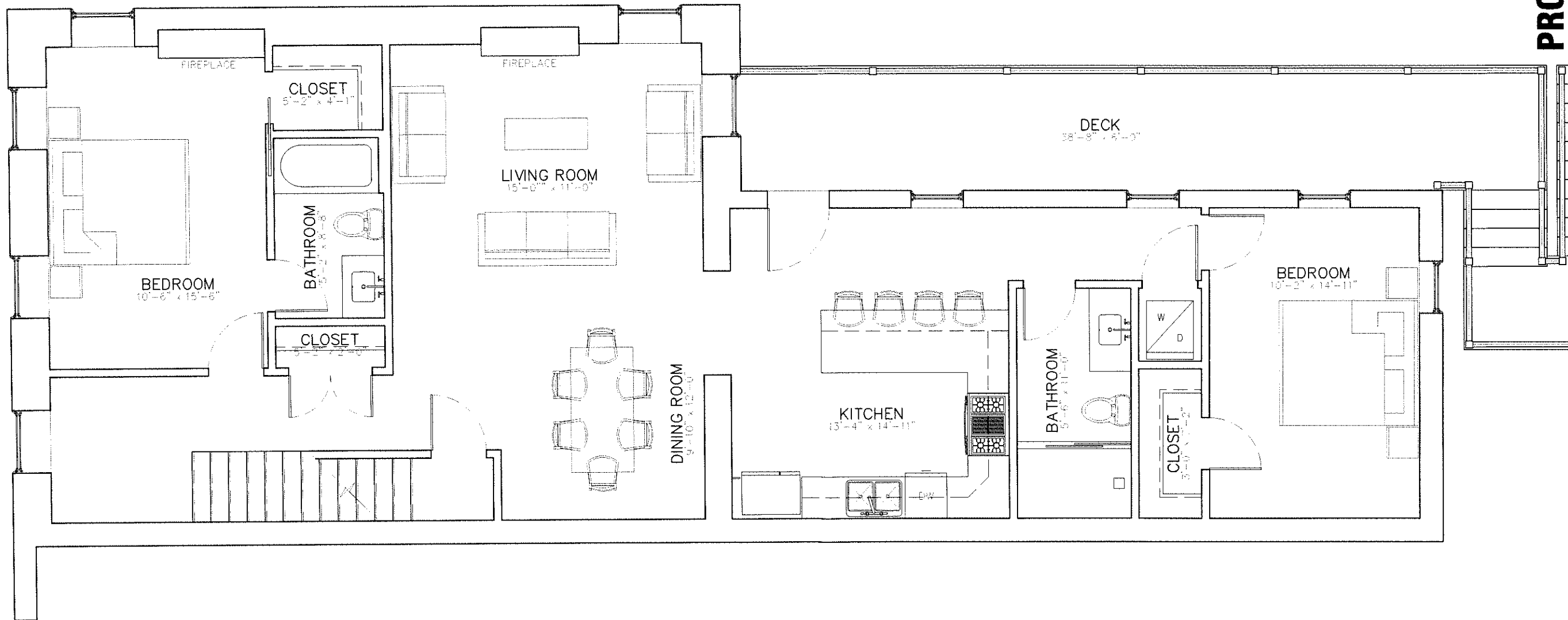
**Kenilworth Development**  
22 Kenilworth Street  
Roxbury MA 02119

PROJ. NO.  
USAP201922

SHEET NO.  
**A-2**

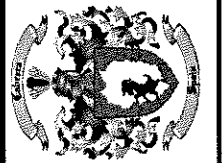


**A**  
**A2** MAIN FLOOR PLAN  
SCALE: 3/16" = 1'-0"  
Unit 1 Area - 1396 SQ. FT.  
Common Area - 94 SQ. FT.



**A**  
**A3** SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"  
1476 SQ. FT.

**PROPOSED CONDITION**



DATE: 22 APRIL 2013  
REVISED: 25 APRIL 2013  
DRAWN BY: AAC

PROPOSED  
SECOND FLOOR

**Kenilworth Development**  
22 Kenilworth Street  
Roxbury MA 02119

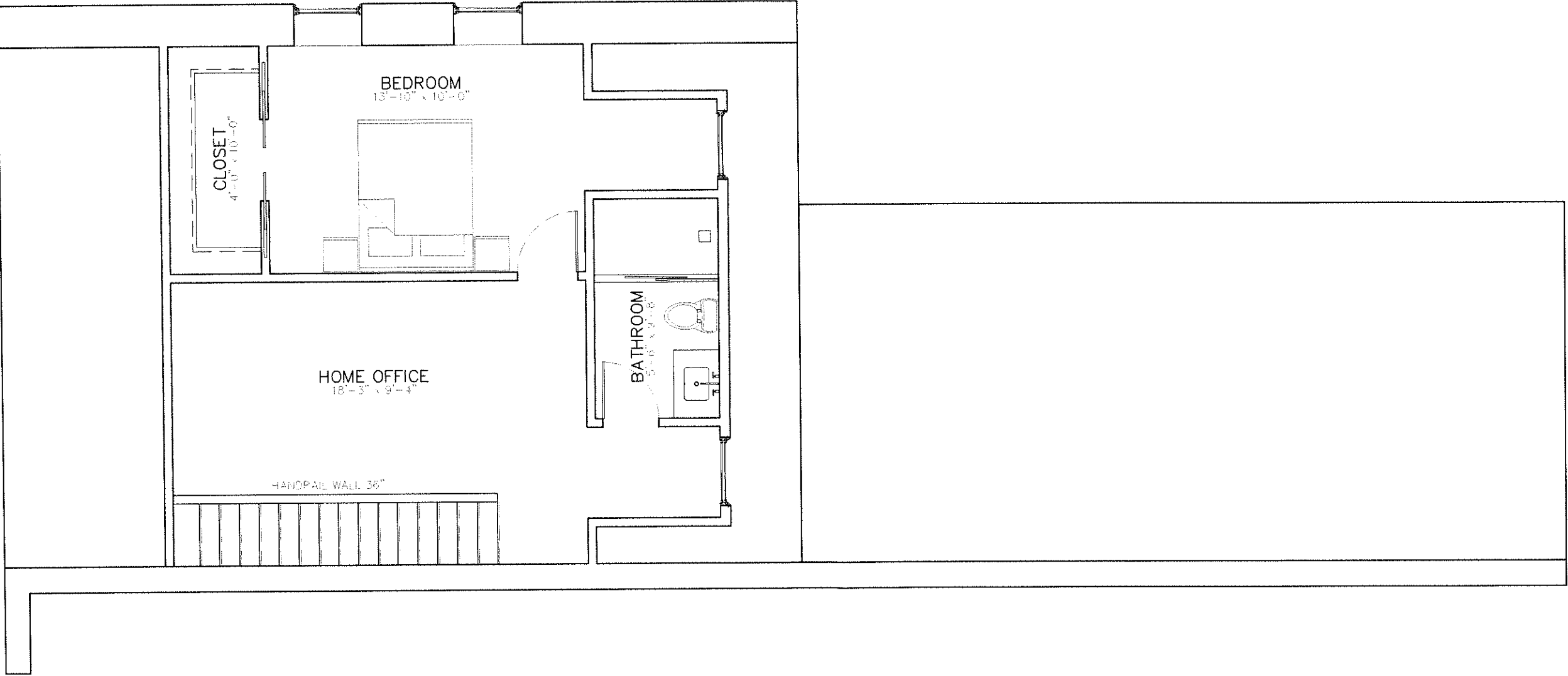
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SHEET NO.

**A-3**

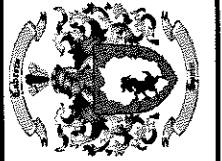
**Cabreira Design Co.**

597 Royal Oaks Blvd - Moncton NB  
Phone (506) 850-0270  
EIH 0A7

**PROPOSED CONDITION**



**A**  
**A4** ATTIC FLOOR PLAN  
SCALE: 3/16" = 1'-0"  
605 SQ. FT.



DATE: 22 APRIL 2019  
REVISED: 25 APRIL 2019  
DRAWN BY: AAC

PROPOSED  
ATTIC FLOOR

**Kenilworth Development**  
22 Kenilworth Street  
Roxbury MA 02119

PROJ. NO.  
USAP201922

SHEET NO.

**A-4**

**Cabreira Design Co.**

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