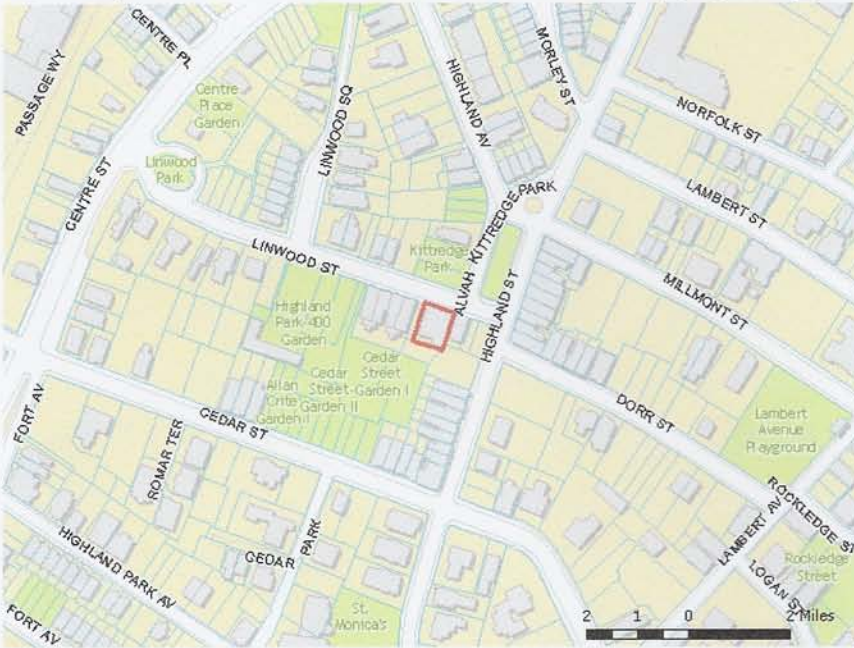






Aerial Photo

New Property Search



**Address 10 LINWOOD ST**

**Parcel ID** 1100090000  
**Owner** ALEXANDER LEROY  
**Property Type** 0343  
**Land Use** Commercial

**Structure**  
**Lot Size** 3750 sq ft  
**Living Area**  
**Style**  
**Stories**  
**Bedrooms**

**Valuation**  
**Land** \$68,600.00  
**Building** \$118,700.00  
**Total** \$187,300.00  
**Tax** \$4,854.82

**Residential Exemption No**

## Assessing On-Line

Map

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**Parcel ID:** 1100090000  
**Address:** 10 LINWOOD ST, Boston, MA, 02119  
**Property Type:** Commercial  
**Lot Size (sqft):** 3750  
**Owner As of January 1, 2008:** ALEXANDER LEROY  
**Residential Exemption:** No  
**Current Owner's Address:** 10 LINWOOD ST ROXBURY MA 02119

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Value/Tax	Current Owner(s)	Value History
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**Assessment as of January 1, 2007, statutory lien date.**

<b>FY2008 Building value:</b>	\$118,700.00
<b>FY2008 Land Value:</b>	\$68,600.00
<b>FY2008 Total Value:</b>	\$187,300.00
<b>FY2009 Preliminary Tax (first half):</b>	\$2,427.41

View the [FY2009 Tax Bill and Payment Information](#) for this parcel.

For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#).

For questions concerning PRIOR fiscal year tax payments, interest charges & fees, etc. contact the Collector's office at 617-635-4131.

\* FY 2009 Assessments will be available in January 2009

## **The Alvah Kittredge House, 10 Linwood Street**

Roxbury Highlands, Boston

Boston Landmarks Commission Petition

**Introduction:** This petition proposes the 1836 Alvah Kittredge House (10 Linwood Street) in Roxbury's Highland Park neighborhood for Boston Landmark designation. This building is unusual for its association with important local and national figures, for its association with the development of the immediate historic area, and for its architectural importance as one of the last monumental Greek Revival pillared houses remaining in the city of Boston. The Alvah Kittredge house is located within the Roxbury Highlands National Register Historic District.

While the Kittredge House has been reoriented on its original lot, the building's relocation is as much a part of the story of Roxbury's development as its noteworthy and significant residents. In the late 19<sup>th</sup> century into the early 20<sup>th</sup> century, several Roxbury houses situated on large parcels of land were relocated to accommodate substantial infill housing construction.

### **Roxbury Highlands: History of Settlement and Development**

A rocky and hilly area southeast of Boston, the settlement of Roxbury was founded in 1630. In 1649, the early residents voted to appoint 5 selectmen to serve as a governing body to make and execute the laws for the good of the people. From 1600 to 1800, the town of Roxbury was little more than a collection of sparsely settled farms that radiated from Meeting House Hill. During that time, the area, which later became known as John Eliot Square, was a small center of commercial and town activity that included the First Church of Roxbury, first built in 1632. The fifth and current structure for the First Church of Roxbury was built in 1802. Commercial buildings and residential homes surrounded the Church and its green.

The hills to the south of Eliot Square were dominated by the Lower Fort (located at what is now Highland, Linwood and Cedar Streets) and the High Fort (located at present-day Highland Park), both built in 1775. The forts were part of the chain of defenses that helped bring about the evacuation of the British from Boston. The High Fort was located on the second highest hill in Roxbury and overlooked the land route to Dedham. The Low Fort controlled Washington Street, which at that time was the only land route into and out of Boston.

At the start of the 19<sup>th</sup> century, the wealthy classes of Boston began to purchase the rural farms of Roxbury. Ideally located in close proximity to the city and on the only road in and out of Boston, Roxbury became popular for country houses, gentleman's farms and summer retreats. In 1826, the Boston and Providence Railroad Company built a small station at Roxbury Crossing, which made the transportation into the city convenient, allowing residents to live in Roxbury year-round while still conducting their business in the city. With the introduction of simple and inexpensive transportation, middle class business men were able to imitate the elite, and they soon began to purchase the smaller and more remote lots in the Highlands district.

In 1825, a group of wealthy men purchased a 26 acre parcel of land in the Roxbury Highlands, which included the Roxbury High Fort. The goal was to create a bucolic residential community that also preserved the Fort. Few residences were built in the area until the mid 1830s, when people began to purchase large lots and build large, fashionable residences. By 1832, two streets, Highland, which had four houses, and Centre Street, traversed the hill. The Kittredge

Mansion, built in 1836, and the Hale House (although not called that at the time), built in 1841, were some of the largest in the area and retained expansive lots.

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.

The introduction of the electric street car and the growth of the Eliot and Dudley Squares' commercial districts brought new waves of population- and construction- to the area. As the larger lots continued to undergo subdivision, a wide range of architectural styles and residence sizes proliferated. While Victorian single family homes and cottages continued to be a popular style in the Roxbury Highlands, urban brick rowhouses, mimicking the styles of the nearby South End, were also built frequently throughout the district. By the turn of the 20<sup>th</sup> century, the large lots that held the grand homes of the early years of the development of Roxbury had been greatly diminished. The large, fashionable mansions of the 1830s and 1840s, of which the Kittredge House and the nearby Hale House are fine examples, had become rare reminders of the Roxbury Highland's rural and pastoral past.

**Property Description:** The Alvah Kittredge House is a Greek Revival mansion located in the Roxbury Highlands section of Boston at 10 Linwood Street. The house, built in 1836, was originally constructed on the site of the Roxbury Lower Fort, on what are now Highland, Linwood and Cedar Streets. At the time of construction, this section of Roxbury consisted of large estates and farmland. 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 19<sup>th</sup> 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 19<sup>th</sup> century rowhouses and sits on a much smaller lot.

#### **Architectural and Historical**

**Significance:** The Alvah Kittredge house was built for First Parish Church deacon Alvah Kittredge (1799–1876) who was a prominent businessman who served many years as one of Roxbury's five elected Alderman. In the 1830s, he purchased several large parcels of land in the Roxbury Highlands, from which he carved out an estate for himself and built the large Greek Revival

House for himself in 1836. Kittredge was one of several investors who began developing the area as a dense residential suburb in the second half of the 19<sup>th</sup> century.

In 1868, the year that the city of Boston annexed Roxbury, Kittredge sold about fifteen lots throughout the Roxbury Highlands; on Cedar Street, Linwood Street and Highland Avenue. Kittredge was also a key founder of Forest Hills Cemetery in nearby Jamaica Plain. On March 28, 1848, the Roxbury City Council gave order for the purchase of the farms of the Seaverns and Parkinson families to establish a rural municipal park cemetery. The initial land amassed to about 71 acres of land to be made into a park-like peaceful setting to be modeled after Mount Auburn Cemetery in Cambridge. The cemetery would later encompass nearly 225 acres when complete, some of which was given to the cemetery by Kittredge himself.

Noted Boston architect Nathaniel J. Bradley purchased the house in 1871. Born in Boston in 1829, Bradley was both a prolific and highly versatile architect. In the 1850s, he designed three new buildings for the Boston & Lowell Railroad; a mausoleum for the pioneer industrialist Francis Cabot Lowell; a gate at the Tremont Street entrance to the Boston Common; a new edifice for the First Church of Jamaica Plain; the Trinity Church Chapel on Summer Street; several Boston school buildings; the headquarters of the Provident Institution for Savings on Tremont Place; a riding academy at the foot of Beacon Hill's Chestnut Street; as well as important commercial buildings, including the C. F. Hovey Department Store. At Harvard College, he built handsome Gray's Hall, begun in 1858, the oldest of the three Victorian dormitories that still stand in the southern half of Harvard Yard. In the 1860s, Bradley designed many South End structures, including several elegant blocks of townhouses on West Canton, Union Park, Tremont, Pembroke and many other South End Streets, with his designs serving as a prototype for much of that neighborhood's Victorian brick rowhouse architecture. Other buildings by Bradley in the South End included the Springfield Street Church (1860) and a new building on Union Park Street for Rev. Edward Everett Hale's South Congregational Church, completed between 1872 and 1874. Bradley also designed the landmark St. Cloud Hotel, situated at the corner of Union Park and Tremont Streets, a marble apartment building of the popular "French flat" variety. In the 1870s and 1880s, Bradley designed the New England Mutual Life Insurance Company building in Post Office Square (demolished in 1946), the Young Men's Christian Union building on Boylston Street, dating from 1875 (a Boston Landmark), and the Boston & Maine Railroad Depot in Haymarket Square. Bradley designed hotels, department stores, and commercial buildings in the last two decades of his career.

Bradley also played an active part in public affairs, serving as an elected at-large member of the Boston Water Board from 1865 to 1871, the public agency that managed the city's water supply system. During the last three years of his service there, Bradley was the body's President. Under his leadership some 48 miles of new pipes were laid out and water service was extended to thousands of new homeowners and businesses. In addition, the massive Chestnut Hill Reservoir was completed in 1870; his last full year at the helm of the board, and the larger of the reservoir's basins was named in his honor. In 1868 he authored the first published history of Boston's water supply system; a work entitled "A History of the Introduction of Pure Water into the City of Boston". In 1869, Bradley designed the handsome Cochituate Standpipe, on the site of a Revolutionary War High Fort in Roxbury's Highland Park, near the Kittredge mansion (which he

would soon purchase). The standpipe functioned as a part of the Cochituate water system for ten years. A pumphouse, located at Elmwood and Roxbury Streets, forced water up to the Standpipe where it was stored for use in households at high elevations in the highlands. The Standpipe was preserved by local residents who organized to have it converted into an observatory. A balcony was added and the tower was opened to the public in 1917.

Aside from being a leading national figure in municipal systems engineering, Bradlee was also an expert in large-scale civic engineering projects across the city. In 1869, he was charged with the task of moving the 5300 square foot, 10,000 pound Pelham building (on the site of the Little Building at the corner of Tremont and Boylston Streets). Later the architect-engineer also moved the mammoth Boylston Market building. These accomplishments appeared in American, British, French and German publications as great feats of engineering at that time.

In 1856 Bradlee married Julia R. Weld, daughter of a well-to-do Baltimore merchant. They had three daughters and resided in Roxbury. In 1871, the Bradlee family moved into the Alvah Kittredge mansion which he remodeled to his own tastes, and expanded the vast house by constructing brick and wood additions to a side elevation. Bradlee was an important architect in the immediate area, having designed Palladio Hall in Dudley Square, which the architect built for himself (he considered relocating his architectural firm there, though he never did so). The building is now on the National Register of Historic Places. Bradlee also designed the Fellowes Athenaeum on Millmont Street in 1873, close to his own Roxbury home on Highland Street.

While the Boston Water Board was the only elective office Bradlee ever held, he was a candidate for Mayor in 1876, having received the Republican nomination for that office, which he lost. Nathaniel J. Bradlee's life was cut short in December 1888 when he suffered a fatal stroke aboard a Boston & Fitchburg train while on a business trip to Keene, New Hampshire. He was fifty-nine years of age.

### **Roxbury Action Program:**

In 1975, the Roxbury Action Program (RAP), purchased the Kittredge House and used it as its headquarters. Area activist Lloyd King co-founded Roxbury Action Program in 1968 for the purpose of building a model community for African Americans that would encompass economic stability, physical development and social responsibility. RAP, which is celebrating their 40<sup>th</sup> anniversary this year, served an important role in this community, providing the delivery of affordable housing units, social services and youth programming throughout the neighborhood.



Although RAP was able to make some repairs to it in the 1970s, by 1991 the organization no longer used the building due to the high cost of heating. Since then little attention to routine maintenance or critical repairs have been made, and the building has fallen into disrepair. RAP was not successful in obtaining a Massachusetts Preservation Projects Fund grant in both 1998

and 2001. In recent years, the surrounding residential neighborhood has seen a rise in investment and improvements to area housing stock. There is momentum to restore the Alvah Kittredge Park that faces the Kittredge House, which if improved together, could serve as a true anchor to this richly historic community.

**Sources:**

Historic Boston Incorporated, *HBIinsights*, Winter 2005

Historic Boston Incorporated, 1999 Casebook Entry – Alvah Kittredge House

Preservation Massachusetts – 2004 Ten Most Endangered Historic Resources in Massachusetts

*Nathaniel J. Bradlee: Master Builder of Boston*, written by Dr. William Marchione, Allston-Brighton Historian, appeared in the Allston-Brighton Tab or Boston Tab newspapers in the period from July 1998 to late 2001

Roxbury Action Program, Highland Park, 1630-1977

Grantors' Indexes, Suffolk County Registry of Deeds

Roxbury Highlands National Register Historic District Nomination Form

Maps (see attached document)

### **Note to the Boston Landmarks Commission regarding companion project**

Highland Park Neighborhood Association (HPNA) is currently pursuing the redesign and reconstruction of the Alvah Kittredge Park which abuts Alvah Kittredge House (which is the focus of this petition). These two important sites complement one another in name and place. The community is approaching this as a two-pronged effort because we believe these two important sites are critical to the larger preservation and restoration of historic Alvah Kittredge Square and the surrounding streets. Recent milestones marking progress 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 50<sup>th</sup> 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.

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\*\*\*\*\*

Attach a location map with the outline of the building, structure, site or district. Clearly delineate petitioned sections. (The City of Boston Topographic and Planimetric 100" Survey, available at the BRA on the 9<sup>th</sup> floor of City Hall is preferred.)

Include photographs of the property or district petitioned. Black and white photographs are preferred; slides are helpful for the preliminary hearing presentation.

\*\*\*\*\*

PETITIONERS must be residents and registered voters of the City of Boston. Home Address, Ward and Precinct must be provided for each petitioner: the petition may be returned if this information is not complete. Names must be typed or printed legibly under the signature.

SIGNATURE AND NAME	ADDRESS	ZIP CODE	WARD	PRECINCT
✓ Chris McCarty	25 Millmont St. Roxbury, MA	02119	9	5
✓ Celia M. Grant	8 Atvah Kittredge Park ROXBURY, MA.	02119	9	5
✓ Cecil Hausel	146 CEDAR ST ROX. MA.	02119	11	1
✓ Rick Russo	638 Highland St.	02119	9	5
✓ Willie Brown III	13 Linwood Sq. ROX. MA. 02119	02119	9	5
✓ Jason Boltz	<del>16 Morley St</del> 50 Linwood St.	<del>02119</del> 02119	11	3 or 1
✓ Leah Granger	93A Thornton St	02119	11	2
Karen Mapp	7 Atvah Kittredge Park	02119	9	5
✓ Donald Mawson	14 Cedar Park	02119	11	1
✓ Daniel T. Sherman	14 Linwood St. #2	02119	11	1
✓ Bernadette Walsh	24 Linwood Sq	02119	9	5

Spokesperson for the petitioners: \_\_\_\_\_ Phone Number: \_\_\_\_\_



\*Additional Signatures



RECEIVED  
DEC 12 2008

BY: .....

### LANDMARK PETITION FORM

FOR BLC USE ONLY

Petition number

Received on:

Attest:

Secretary

Schedule for preliminary hearing: \_\_\_\_\_

Boston Landmarks Commission

City of Boston  
The Environment Department

Boston City Hall/Room 503  
Boston, Massachusetts 02201  
517-630-1850

NOTE: This petition must be completed in full in order to be accepted and scheduled for a preliminary hearing. *The petition may be returned if all questions have not been answered completely.* Please type or print. Call the BLC staff at 635-3850 if you have any questions regarding the petition process.  
→ Marks sections to be filled out by petitioners.

PETITION

We, ten registered voters of the City of Boston, petition the Boston Landmarks Commission as authorized by Chapter 772 of the Acts of 1975 of the Commonwealth of Massachusetts, as amended.

→  TO DESIGNATE       TO AMEND THE DESIGNATION OF       TO RESCIND THE DESIGNATION OF

→ THE FOLLOWING: 10 Linwood Street, Roxbury, MA 02119  
(street address, neighborhood and zip code or street boundaries if district)

→ Alvah Kiltredge House  
(name, historic and/or common)

→ OWNER'S NAME AND MAILING ADDRESS FROM ASSESSOR'S RECORDS Leroy Alexander  
617-427-7370

→ WARD & PARCEL NUMBER FROM ASSESSOR'S RECORDS Parcel ID 1100090000  
The assessor's office is on the 3<sup>rd</sup> floor of Boston City Hall; a copy of the tax bill, available at City Hall, may be attached to the petition form. ward 9

→ We recommend the designation category to be (check one, see information sheet for details)  
 LANDMARK (check one...)       Exterior only       Interior only       Exterior and Interior  
 LANDMARK DISTRICT       ARCHITECTURAL CONSERVATION DISTRICT       PROTECTION AREA

→ We recommend this action for the following reasons: See Boston Landmarks Petition attached.  
(note architectural and/or historical significance)

We recommend this action for the following reasons (continued):

se additional space on back of page if necessary)

\*\*\*\*\*

Attach a location map with the outline of the building, structure, site or district. Clearly delineate petitioned sections. (The City of Boston Topographic and Planimetric 100' Survey, available at the BRA on the 9<sup>th</sup> floor of City Hall is preferred.)

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\*\*\*\*\*

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SIGNATURE AND NAME ADDRESS ZIP CODE WARD PRECINCT

[Signature]  
DEWEY NICHOLS 23 MILLMONT ST 02119

[Signature]  
DAVID FULLER 23 MILLMONT ST 02119

Grace Gallant  
Grace Gallant 17 Highland Park St 02119

[Signature]  
CHRISTOPHER O WHEAT 59 FORT AVE #3 02119

[Signature]  
John Kypar 111 Centre St 02119 11 1

[Signature]  
P. DAVID BLACK 140 HICKMAN ST 02119

[Signature]  
Gwendolyn Creary 157 Cedar St. 02119 11 1

Peter Lee 27 FORT AVE, Apt 1 02119 11 1

Evanna Shaw Taylor 27 FORT AVE #4 02119 11 1

[Signature]  
Daniel Vannucci 31 Millmont #1 02119  
dvannucci@gmail.com

Spokesperson for the petitioners: \_\_\_\_\_ Phone Number: \_\_\_\_\_

We recommend this action for the following reasons (continued):

se additional space on back of page if necessary)

\*\*\*\*\*

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SIGNATURE AND NAME ADDRESS ZIP CODE WARD PRECINCT

[Signature]  
~~SPENCER~~ NICK TZANAKIS 31 Millmont St #1 02119 11 1

Robin Casaryan 31 Millmont St #2 02119 9 5

Robert C David 31 Millmont St #2 02119 9 5

[Signature]  
~~Karen Freeman~~ 30 Millmont St #1 02119 9 5

Karen Freeman 30 Millmont 02119 9 5

[Signature]  
Elizabeth Poik 30 Millmont 02119 9 5

[Signature]  
~~EMILIA~~ EMILIA ARIMAH 36 MILLMONT #1 02119 — —

Theodore Nyame 26 Millmont 02119 9 5

Nwank Umejeze 26 Millmont 02119 9 5

[Signature] 26 Millmont 02119 9 5

[Signature]  
John B. Dyke 26 Millmont 02119 9 5

[Signature] 24 MILLMONT 02119 9 5

Spokesperson for the petitioners: \_\_\_\_\_ Phone Number: \_\_\_\_\_