

*Kenilworth Preservation
Presentation to Highland Park Community
June 27, 2019*

22 Kenilworth Street, Roxbury



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Topics for tonight's discussion

- *Kenilworth Preservation team*
- *Mission*
- *Prior successes in Highland Park*
- *Existing conditions at 22 Kenilworth Street*
- *Proposed floor plans*
- *Proposed exterior modeling*
- *Historic and Architectural Significance*
- *19th Century Maps and the Evolution of Kenilworth Street*



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Kenilworth Preservation Team

- Roberto Miranda - General Contractor, [Evergreen Group Company, Inc.](#)
MA Dept. of Public Safety, License: CS-085182
Office of Consumer Affairs & Business Regulation: Registration: 169909
- Chris McCarthy - Project Manager, [Pearson Education](#) and Highland Park resident with community preservation and restoration interests.
- Arides Cabreira - [Cabreira Design Co.](#)
- Jeffrey Gonyeau - [Jeffrey Gonyeau Preservation Services](#)



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Mission

Kenilworth Preservation is a partnership formed for the sole purpose of restoring the residence at 22 Kenilworth Street in response to the RFP issued by Department of Neighborhood Development on 3/18/19. Our development plan seeks to meet community preferences and DND requirements set within this RFP. We believe our previous successes in Highland Park and our strong team make us the ideal candidate for this project.



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Prior successes in Highland Park

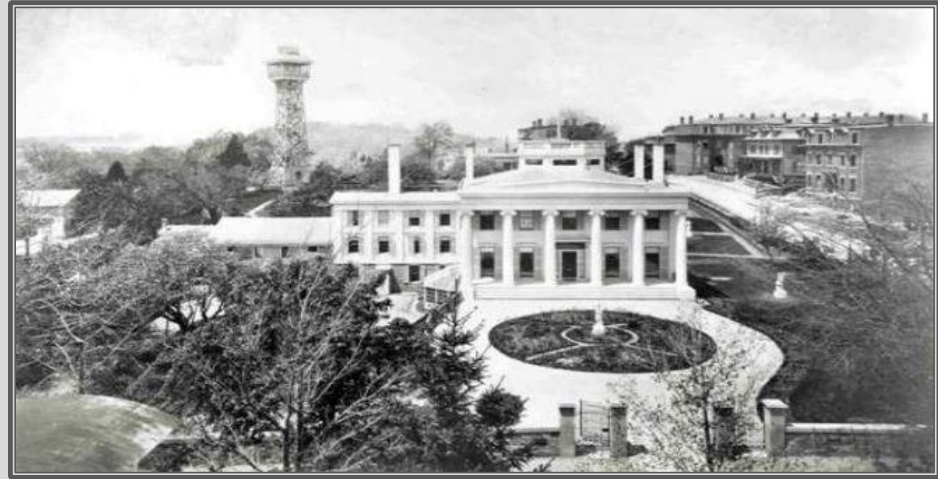


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Alvah Kittredge House - Presented case to BLC

Representing HPNA, presented a case to Boston Landmarks Commission advocating for landmark protections for the Alvah Kittredge House. The case was accepted for further study by BLC Executive Director, Ellen Lipsey in 2008. Historic Boston, Inc. subsequently acquired and completed a historically sensitive restoration of the building.

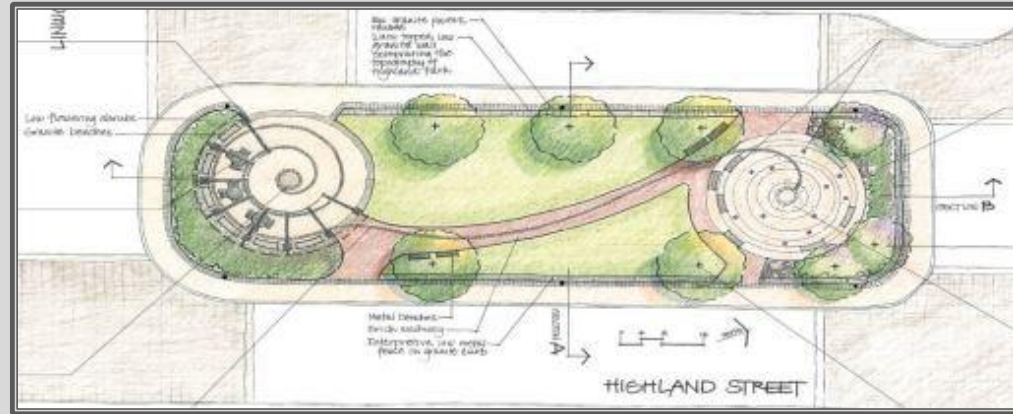


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Alvah Kittredge Park - Fundraising campaign

Submitted a case to BPRD advocating for park restoration and were awarded pro bono conceptual design by Carol R. Johnson Associates. The design helped drive a successful fundraising campaign: Henderson Foundation (\$100,000), Pierce Charitable Trust (\$50,000), Browne Fund (\$115,000), Boston Grants Initiative (\$3,000).



Alvah Kittredge Park - Seeking Mayor's support

Presented our case to Mayor Menino and BPRD Commissioner Toni Pollak seeking additional funds to fully fund the restoration of Alvah Kittredge Park. With their support, our project was awarded a MA PARC grant of \$310,00 to close funding gap and complete the project in 2014.



Alvah Kittredge Park - Call to Artists



Coordinated a Call to Artists for proposals to create public art for Alvah Kittredge Park funded by our Browne Fund grant. After a comprehensive search, the selection committee commissioned Ross Miller who designed the beautiful fountain, custom fence and functional granite seats and stage within the park.



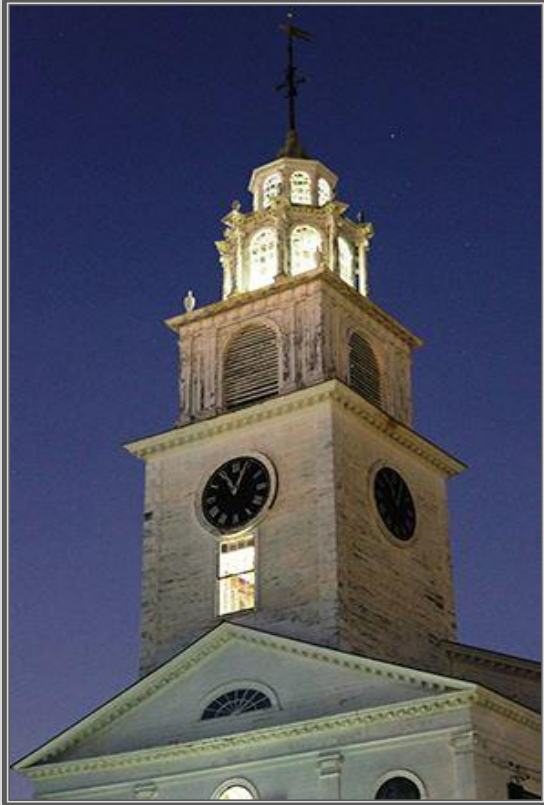
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Alvah Kittredge Park - Project Start and Finish



First Church Meeting House Committee



Serve on the Meeting House Committee at First Church in Roxbury to help preserve and restore this beautiful sanctuary and community resource at the center of John Eliot Square.



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Existing Conditions



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Fireplace and Interior Shutters



The “system” of the shutters, side panelling, and paneling below, along with the pointed “pediment” trim at the top is elegant and characteristic of Greek Revival interiors.

Bedroom and adjoining parlor



The proportions of this room are very refined; in the right photo, the entire wall is taken up with the windows and their related shutters/paneling/trim and the fireplace.

Dining room, pocket doors, and front parlor



The scale of these pocket doors is monumental; their scale is enhanced by the pediment-like top trim.

Existing conditions



Again, very elegant proportions, with the windows, fireplace, and the various trim, paneling, shutters, doors, etc. forming a cohesive feel. The first floor rooms on the east wall were probably the “best” rooms, as they had windows on two sides.

Second floor bedroom and bathroom



The door trim on the second floor is a bit simpler--with upper corner blocks replacing the pediment detail from the first floor; it was typical for details like this to be simplified in the “non-public” areas of the house--upper floor rooms, kitchen and servant areas, etc.

Baby Blue Kitchen



Wood wainscoting was typical in kitchen and service areas, as it held up better to wear than plaster. Again, the trim is simpler here than in the “public” areas of the house.

Skylights third floor



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Skylight and Soggy Bedroom



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Watch your step



The staircase is very delicate and refined--notice how slender the elements of the balustrade are.

Stair at entry and 3rd floor landing



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First floor family room



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Scary hallway, if you dare



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Exterior - Southern exposure



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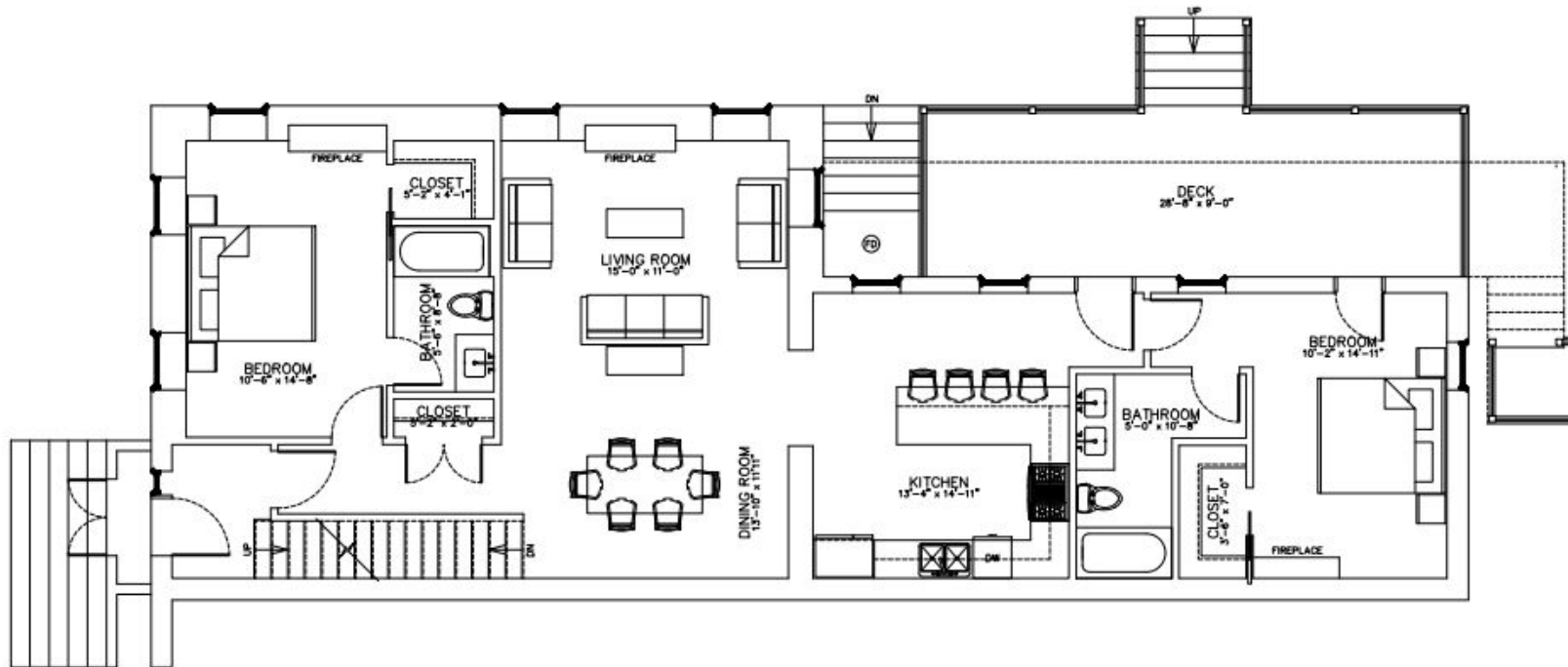
Proposed Floor Plans



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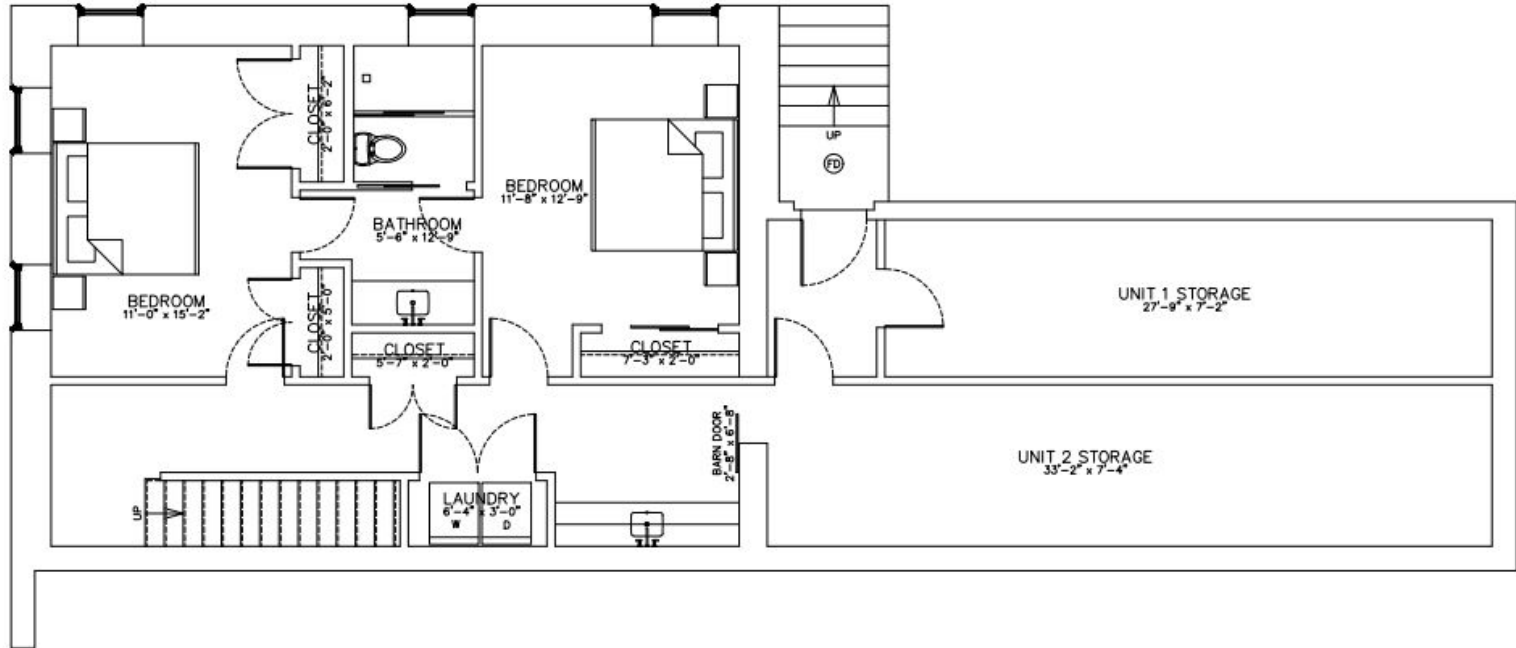
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Main Floor - Unit 1



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

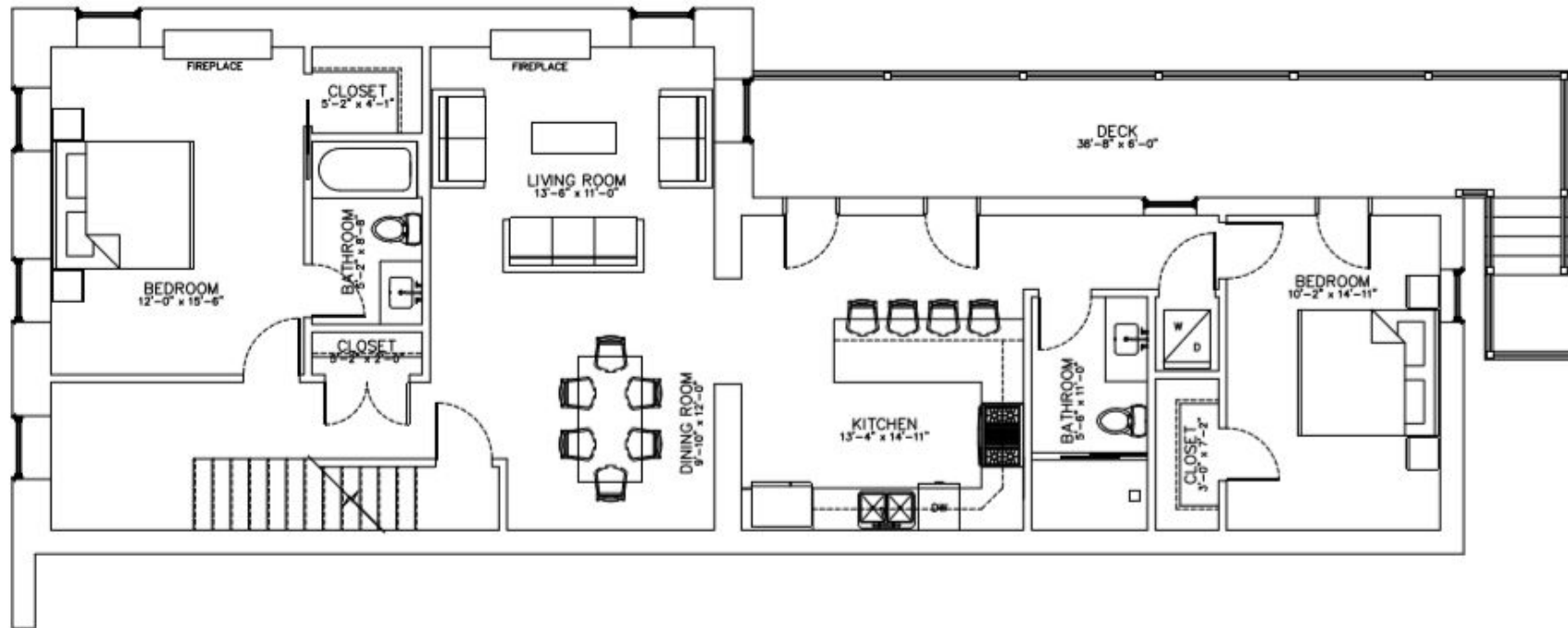
Garden Level - Unit 1



(A) BASEMENT PLAN
SCALE: 3/16" = 1'-0"

Common Area - 36 SQ. FT.
Unit 1 Storage - 199 SQ. FT.
Unit 2 Storage - 244 SQ. FT.

Main Floor - Unit 2



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

Loft - Unit 2



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

Exterior Modeling



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22 Kenilworth - Street View



22 Kenilworth - Street View talking with neighbors



22 Kenilworth - Sunlight and downtime



22 Kenilworth - Staying in touch



22 Kenilworth - Indoor/outdoor living



Historic and Architectural Significance

Built in about 1848, 22-24 Kenilworth Street dates from an interesting period in the history and development of Roxbury. Founded in 1630 as an independent town, incremental building and development throughout the 18th century followed by more intensive building in the second quarter of the 19th century resulted in Roxbury's transitioning from a rural town to a densely developed residential, commercial, and manufacturing area and, eventually, to its becoming a city in 1846. This development and densification accelerated greatly after Roxbury became part of the City of Boston in 1868.

Local developers built many of Roxbury Highlands' grand, freestanding, wooden Greek Revival houses in the first concerted wave of "suburbanization" in the 1820s and 1830s; they were followed almost 50 years later, post annexation to Boston in 1868, by an even more intense wave of development, characterized by the construction of blocks of brick and stone rowhouses, as Boston's urban fabric extended southward.

As a brick "double house" in the Greek Revival style, 22-24 Kenilworth is, therefore, somewhat of a transitional structure, bridging the two major eras of building and densification in Roxbury: it represents the end of the first wave of development of buildings in the Greek Revival style, but looks forward to the connected, multi-unit, masonry structures that were to come later in the century. For more information, see handout *22 Kenilworth Street, Roxbury: Site Description & Overview of Historic and Architectural Significance* - Jeff Gonyeau, June 2019.



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19th Century Maps and the Evolution of Kenilworth Street

For more information, see handout 22 Kenilworth Street, Roxbury: Site Description & Overview of Historic and Architectural Significance.



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Kenilworth Street 19th Century Maps

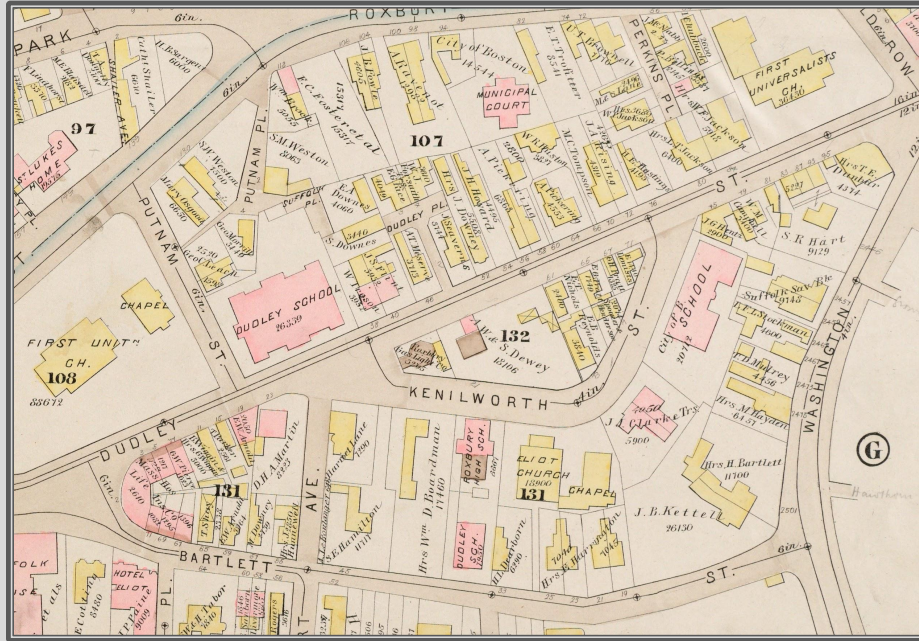


1832 Hales Map - In 1832, there are 3 structures shown on the north side of Kenilworth Street, but no structures on the south side. See related handout for more information.



1849 Whitney Map - Shows several structures on both sides of Kenilworth. The larger square and rectangular buildings at center of the street are likely the Eliot & Dudley School. See related handout for more information.

Kenilworth Street 19th Century Maps



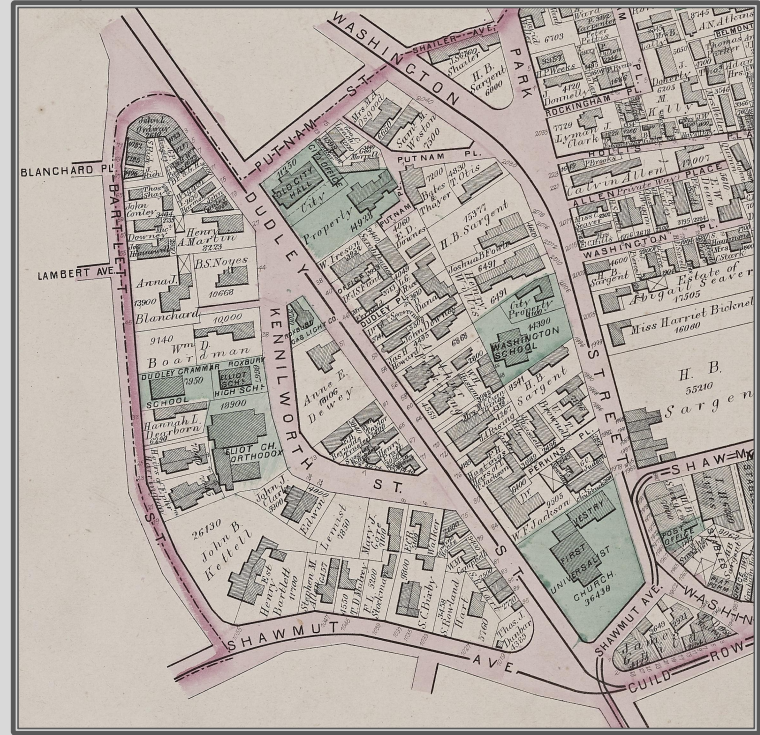
1884 Bromley Map - J Clarke owns both 24 and 22 Kenilworth, although Edwin Lemist still owns 71 Dudley. The new brick Dillaway School building (not named as such here) is now in place to the east of 22-24. See related handout for more information.

1885 Sanborn Map - In this 1885 map, the configuration and construction details of 22-24 remain the same. See related handout for more information.

Kenilworth Street 19th Century Maps

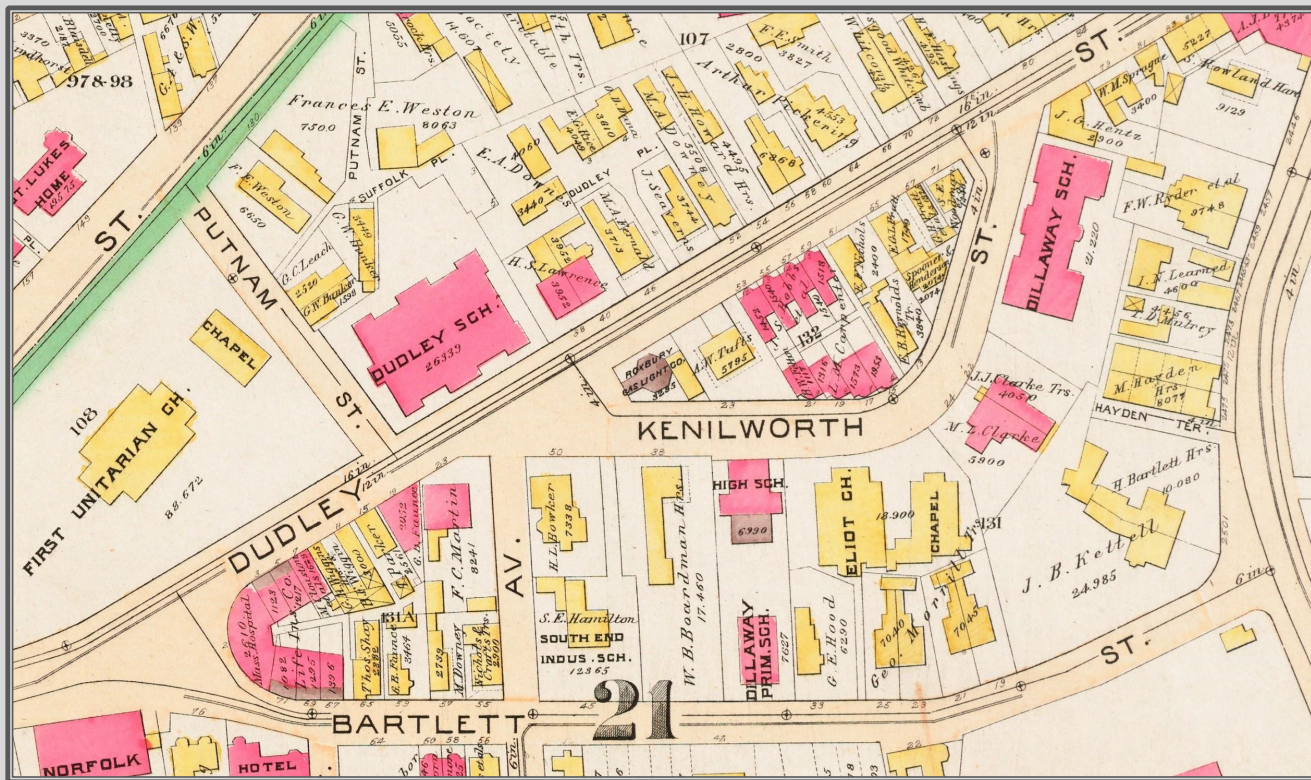


1884 Sanborn Map - Kenilworth Street is more built out, and this type of insurance map provides a good deal of useful information. See related handout for more information.



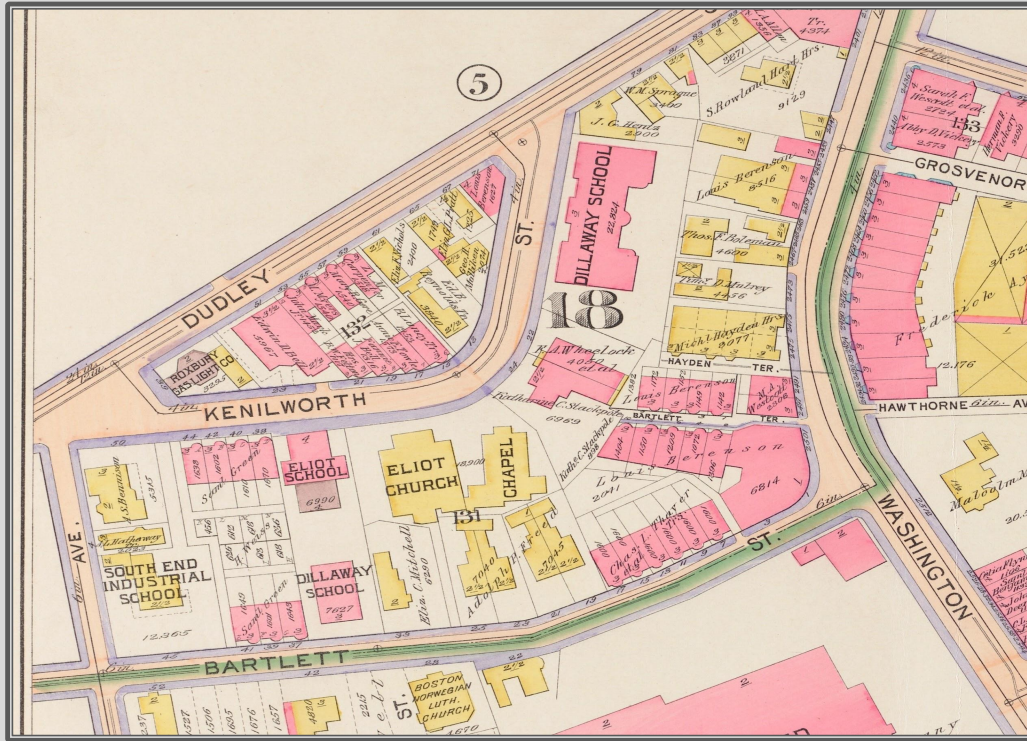
1873 Hopkins Map - The shape of 22's lot is noted, and its square footage is 4,000sf. Ownership information is included: 24 is owned by John J. Clarke. See related handout for more information.

Kenilworth Street 19th Century Maps



1890 Bromley Map - Four new brick rowhouses are shown on the north side of Kenilworth, numbered 15-21. See related handout for more information.

Kenilworth Street 19th Century Maps



1899 Bromley Map - Four new 3-story brick rowhouses have appeared at 38-44 Kenilworth, and 9 new brick rowhouses have been constructed on a new street, Bartlett Terrace, behind 22-24. See related handout for more information.