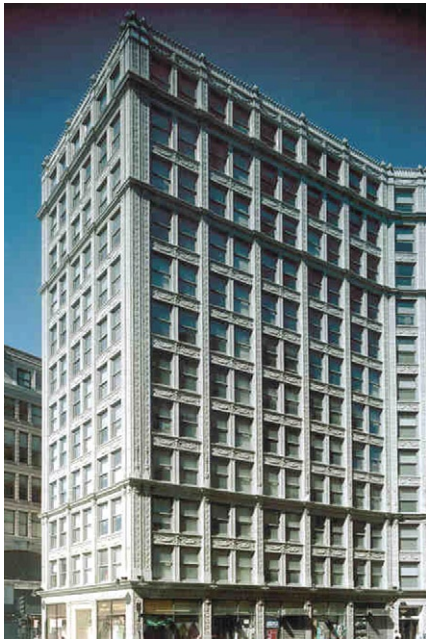




The **Community Builders**, Inc.

## Chauncy House – Boston, MA



# CHAUNCY HOUSE

*Upon acquisition of Chauncy House, TCB developed a comprehensive and extensive rehabilitation plan to upgrade interiors, update substandard common areas, and preserve the rapidly deteriorating terra cotta facade from further decay. Years of exposure to seasonal expansion and contraction had taken their toll on the exterior façade. The resultant water infiltration was having a tremendous corrosive effect from inside out on the terra cotta shells, compromising its integrity and safety.*



Historic rehabilitation work included extensive repair and repainting of the 70+ year old terra cotta facade, replacement of inappropriate aluminum windows with historically sensitive single hung sash units, installation of new aluminum panning to match the profile of the existing brick mold; and the removal of an inappropriate entrance canopy to reveal the original entrance portal. Related interior work included the installation of a central HVAC system to eliminate unsightly window A/C units, which disrupted the window rhythm and elevation, and the removal of fabric panels in the lobby and vestibule to reveal the original marble walls and coffered ceilings. Significant, non-historic work included unit kitchen and bathroom upgrades and the redesign of the ground floor common areas.

This extensive rehabilitation work was completed in 1999 and no residents were displaced during construction. The property now stands as one of the sole affordable residential buildings in the area and is expected to remain so for decades to come.

### Regional Hubs

#### **BOSTON**

95 Berkeley Street  
Suite 500  
Boston, MA 02116  
P: 617-695-9595

#### **WASHINGTON, DC**

1602 L Street, NW  
Suite 401  
Washington, DC 20036  
P: 202-552-2500

#### **CHICAGO**

135 South LaSalle Street  
Suite 3350  
Chicago, IL 60603  
P: 312-577-5555

## Chauncy House at a Glance

- Rehabilitation of 12-story historic building located in downtown Boston. Preservation and upgrade of 88 affordable rental units and 2,500 square feet of ground level commercial space.
- **TCB Role:** Owner, Developer, Sponsor, Management Agent
- **Sponsor:** TCB and Chauncy House Community Corporation
- **Financial Participants:** US Department of Housing and Urban Development (HUD) Section 236, Massachusetts Department of Housing and Community Development, Historic Tax Credit equity
- **Total Development Cost:** \$8 million