



nerej

Kaplan Construction advances construction of Northampton St. Residences - designed by Höweler + Yoon; developed by THR Acquisition

August 23, 2024 - Construction Design & Engineering



Boston, MA According to Kaplan Construction, construction is underway at the future home of Northampton Street Residences. Located at 373 Northampton St., the new multifamily complex will provide 47 homeownership units for first-time, moderate-income homebuyers. The building was designed by Höweler + Yoon Architecture and developed by THR Acquisition, LLC, an affiliate of Transom Real Estate and Harbor Run Development. The project is being financed through MassHousing's Commonwealth Builder Program, Eastern Bank, and the Massachusetts Housing Investment Corp. and approved through the Boston Planning & Development Agency. Bargmann Hendrie + Archetype is the architect of record.

Northampton Street Residences involves the redevelopment of a 9,586 s/f surface parking lot to

create a new six-story, 40,000 s/f wood-frame podium building. All 47 units are designated as affordable and will be a mix of studio, one-bedroom, two-bedroom, and three-bedroom units. The building will include bike storage and a rooftop amenity deck, and a pocket park will serve as a transition to the neighboring Newcastle Court building. Respecting the context of the surrounding neighborhood, Höweler + Yoon's primary design goal was to produce a building that meets contemporary living standards while reflecting the architectural heritage of the South End Landmark District. The brick patterning on the building façade will reference the richly textured brickwork from historic buildings in the neighborhood such as the Joshua Bates School, Cyclorama Building, and the former Bancroft-Rice School.

The first floor will be clad in soldier course brick of a different tone, paying homage to the architectural style of Newcastle Court.

Situated in Roxbury and near Boston's vibrant South End, the building is within walking distance of the Museum of Fine Arts, Boston (MFA), Northeastern University, the Prudential Center, and an array of dining options. Residents will also be able to enjoy the proximity to the Massachusetts Bay Transportation Authority (MBTA) Massachusetts Avenue Orange Line Station, located just 400 feet from the building.

"We are thrilled to see this project take shape and bring us closer to providing long-awaited, income-restricted housing to the community," said Ted Lubitz, principal at THR Acquisition, LLC. "Our goal is to offer Roxbury families the opportunity to return to the neighborhood in which they grew up, fostering a sense of continuity and community. Kaplan Construction, with its broad experience building multi-family homes and its commitment to community values, was ideally suited to execute this vision."

The project faces unique challenges due to its zero-lot line location and an adjacent construction site, with which Kaplan shares a site access point and utility tie-in locations. Kaplan is actively collaborating with the neighboring contractor and nearby residents to mitigate any potential disturbances, including vehicle access and deliveries.

"Our engagement with projects like Northampton Street Residences underscores our mission to create affordable housing opportunities in Boston," stated Nathan Peck, president of Kaplan Construction. "We are also challenged by and are excited to work in densely populated urban landscapes like this one. We eagerly anticipate the positive outcomes this project will bring to the neighborhood."

A key objective of this project is to facilitate the return of individuals from the area who have been displaced due to increased urban development. Priority ownership will be granted to families able to furnish documentation indicating prior residency. Kaplan will also be working with the City of Boston to achieve the Boston Residents Job Policy's (BRJP) minority business enterprise (MBE) subcontract goals, as well as worker hour goals for Boston residents, people of color, and women.

Kaplan broke ground in September 2023 and the building was topped out in July. Northampton

Street Residences is expected to be completed by March 2025.

The project team members for Northampton Street Residences include:

Owner/Developer: THR Acquisition, LLC

Construction Manager: Kaplan Construction

Design Architect: Höweler + Yoon Architecture, LLP

Architect of Record: Bargmann Hendrie + Archetype, Inc.

MEP Engineer: Wozny/Barbar & Associates

Civil Engineer: Civil & Environmental Consultants

Structural Engineer: H+O Structural Engineering

Geotechnical Engineer: Stantec

Landscape Architect: Kyle Zick Landscape Architecture, Inc.