Robert Treat Paine
1835 - 1910
Jamaica Plain has within its borders four examples of ways which America has tried to solve the problem of affordable housing to the low income wage earner.

Workingman’s Building Association
Roundhill Street
1890 - 1892

Boston Dwelling House Company
Southbourne Road
1912 - 1914
GOVERNMENT AUTHORITY
Heath Street Homes
1940 - 1941

PRIVATE PHILANTHROPY GOVERNMENT PARTNERSHIP
JPNDCE Homes
1 - 3 Gay Head Street
2005
“The first person in this country to take up this line of work.”

Joseph Lee, 1910

Portrait painted in 1885 by Herbert Von Herkomer.
Robert Treat Paine was born on October 28, 1835 to Charles Cushing Paine and as a youth lived in a townhouse at 5 Bedford Place (now Chauncey St.).

In 1862 he married Lydia Lyman. They lived and raised a family of seven children at 6 Mt. Vernon Place.
He built a country house on a hill above his wife’s family’s great estate the Vale in Waltham.

In 1883 Paine commissioned H.H. Richardson to design a large addition to his hilltop house. Completed in 1886, Paine and his large family summered there for the rest of his life.
In 1872 Paine quit his lucrative law practice to become chair of the building committee to construct the new **Trinity Church** on a lot at Copley Square. The first contribution was his own of $2,000.

*If there is a monument to Robert Treat Paine it’s Trinity Church.*
After his death in 1910 his children donated the pulpit of the church in honor of their father.

Designed by Charles Coolidge, the “Great Preachers” were carved by the John Evans Company and dedicated on December 10, 1916.
Robert Treat Paine started his involvement with housing the poor as a board member of the Boston Cooperative Building Company. The first significant philanthropic housing company in America incorporated in 1871.
Waterlow Street House - 1874

Elmont Street (originally Sidney Street)
In 1877 Paine and his family provided $25,000 start up capital for the **Workingmen’s Co-operative Bank**. Eighty homes were built by an arm of the bank called the Workingman’s Building Association.

The first development was a triangular tract on the edge of the lower Roxbury factory district at Greenwich, Sussex and Warwick Streets.

**FIRST PHASE**
1 - 3 - 5 Sussex Street — 1886
Adjacent to the 86 Hammond Street — 1875 Tenement
FIRST PHASE

68 - 78 Hammond Street

80 Hammond Street - 1886
Changed to a 2-family and Storefront - 1986
SECOND PHASE

38 - 40 Warwick Street - 1888

42 Warwick Street - 1888
75 - 79 Sussex Street - 1886

77 Windsor Street - 1888
SUNNYSIDE ROUN DHILL HOMES

Workingman’s Building Association

1874
In 1889 Paine’s firm bought the remains of General William Heath’s 17th century farm. The **Sunnyside Roundhill Development** was built.

116 Queen Anne style wood frame homes designed by George Pope were constructed between 1890 and 1892.
Edgehill Road Cluster

Roundhill Street Houses
29 Sunnyside behind Chevrus School

15 Edgehill Street - 1892
Sunnyside Street

5 Edgehill Road - 1892
“I was drawn to the need of more and better housing for the masses of plain people.”

Robert Treat Paine 1835 - 1910