



BRICKS & MORTAR

News from HISTORIC BOSTON INCORPORATED • Summer 2008

HBI Launches Historic Neighborhood Centers Program in Dorchester and Hyde Park

Boston's commercial districts are hubs of economic activity and civic life while also being home to important, often underused or vulnerable historic resources. Without proper care, these important properties may be lost to insensitive changes or demolition.

These special areas are receiving renewed attention through a program Historic Boston Incorporated recently launched called "Historic Neighborhood Centers."

Through the new program, HBI is working with local partners on preservation planning and rehabilitation projects that will contribute to the economic and physical revitalization of these neighborhoods.

To maximize the program's impact and capitalize on successful efforts already in place, HBI is partnering with Boston Main Streets, a nationally recognized, city-wide commercial district revitalization program.

Through a competitive selection process, HBI selected two Boston Main Streets districts, Fields Corner in Dorchester and Cleary and Logan Squares in Hyde Park, for the pilot round.

In each of these districts, HBI is working with local organizations to define and prioritize the needs of the neighborhood and develop specific projects. The initial phase of the program will focus on projects that will take two to five years to complete.

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Riverside Theater Works in the historic French's Opera House in Hyde Park's Logan Square.

photo by HBI Staff, 2008.

Historic Boston Incorporated strengthens Boston neighborhoods and enhances the city's connection to its heritage by preserving and reusing historic and cultural resources. HBI gives priority to projects that leverage public and private commitments, embody thoughtful restoration standards, catalyze neighborhood renewal and protect significant cultural resources.

HBI's Historic Neighborhood Centers Program

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Historic Neighborhood Centers combines projects to restore and protect buildings, as well as educational initiatives to preserve the heritage of the neighborhood.

“Our goal is to stimulate economic development by investing in the historic and cultural resources that uniquely define Boston’s neighborhoods,” said Kathy Kottaridis, HBI Executive Director. “By connecting local partners with the history and cultural development of their community, we also hope to foster the next generation of Boston preservationists.”

Several clear needs have already been identified along with proposed preservation strategies in each neighborhood.

In Cleary and Logan Squares, HBI and Hyde Park Main Streets will work to:

- preserve and rehabilitate the district’s historic theaters, including the Everett Square Theatre and French’s Opera House;
- rehabilitate pivotal historic commercial buildings in Cleary Square, to encourage additional private investment projects;
- redevelop vacant upper floors of commercial buildings for new uses; and
- survey the district to identify key historic resources and position projects for tax-advantaged rehabilitation.



The former O’Hearn Storage Building situated at the intersection of Dorchester Avenue and Adams Street in Fields Corner, Dorchester was designed by noted Dorchester architect Edwin J. Lewis, Jr., and constructed in 1886 as two separate buildings. It originally held shops, offices, and the Dorchester Music Hall.
Photo by Craig Bailey/Perspective Photo, 2008

In Fields Corner, Fields Corner Main Streets teamed up with the Vietnamese American Initiative for Development (VietAID) to participate in the Historic Neighborhoods Centers program. HBI and these local partners will work to:

- undertake development analysis of underused buildings—such as the former O’Hearn Storage Building and the Fields Store—to support their redevelopment and return to full use;
- provide development assistance to owners of prominent historic properties to complete “demonstration projects” that will serve as models for other private investments;
- complete a quality rehabilitation of one of the district’s distinctive cast stone commercial structures; and
- research key historic structures and secure historic designations that will qualify them for federal and state historic tax credit funded rehabilitation projects.

HBI and UMass Explore New Use for Historic Pumping Station

A decades-old castle stands guard at Columbia Point, an empty shell and yet an important reminder of Boston’s 19th century leadership in civic infrastructure and social reform.

The building once housed pumps for a state-of-the-art sewage system that replaced open cesspools and transformed the city into a modern urban center. Historic Boston Incorporated (HBI) is working with the University of Massachusetts Boston to find a new use for the Calf Pasture Pumping Station that will preserve the character of the building and spur a revitalization of the surrounding neighborhood.

HBI brought in a cross-disciplinary team of preservation consultants to evaluate the Richardsonian Romanesque style building. The team identified character-defining architectural details that should be preserved and determine what can be altered. They also estimated costs for a full rehabilitation and build out for academic uses. Surprisingly, the team found the station to be structurally stable.

This study will be used by UMass to determine how the building can be incorporated into the university’s expansion plans.

The Calf Pasture Pumping Station on Dorchester’s Columbia Point was part of an elaborate series of citywide intercepting sewers built between 1875 and 1883. The rough cut granite building with castellated turrets was designed by city architect George Clough.

“This distinctive building represents a strong sense of civic pride and civic aspiration,” said HBI Board President Matthew Kiefer. “Preserving the station allows us to carry forward that sense of vitality to build momentum for redeveloping the neighborhood.”



Tony Pangaro and Kathleen MacNeil of Millennium Partners join HBI Executive Director Kathy Kottaridis in front of the Albany Building, HBI’s newest easement property.
Photo by Craig Bailey/Perspective Photo, 2008

Millennium Partners Donates Preservation Easement for Historic Albany Building

The historic Beaux Arts ornamentation of 179 Lincoln, located on the Rose Kennedy Greenway will remain intact through a preservation easement the buildings’ developer has donated to Historic Boston Incorporated.

Millennium Partners is completing a full rehabilitation of the former United Shoe headquarters into commercial uses. The project includes preserving the block-size building’s three richly decorated facades of cast iron piers, terra cotta cornices and decorative cartouches.

The easement ensures that the property’s façade is maintained and preserved in perpetuity. It afforded Millennium Partners an important tax deductible charitable contribution under IRS Code 170(h) equivalent to the fair market value of the preservation easement. The developer also contributed financially to HBI’s ongoing oversight and enforcement of the restriction.

“It is important that we preserve the uniqueness of our historic buildings, parks and other structures,” said City Councilor Bill Linehan, who was instrumental in helping HBI navigate the approval process. “Boston is a city steeped in historic traditions, and

architecture is an important part of that history. The preservation of the Albany Building helps ensure that future generations of Bostonians experience that rich history first hand.”

The Albany Building, designed by the Boston-based architectural firm of Peabody & Stearns, was constructed in 1899 by Norcross Brothers. It was used initially by the United Shoe Machinery Co., which controlled 98 percent of the shoe machinery business in the United States by the late 1920s and had subsidiary companies throughout the world. More recently, it was home to Teradyne Corporation.

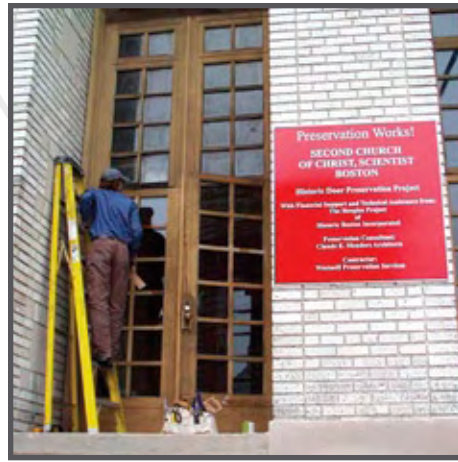
This project is the seventh in HBI’s growing portfolio of preservation restrictions. The easement program focuses on larger commercial buildings and includes annual staff inspections of each property and architectural assessments at regular intervals, along with owner outreach, orientation and education.

“The partnership involved in securing this easement demonstrates how real estate developers and non-profit organizations can work together to preserve important historic buildings and at the same time provide access to tax incentives for the ownership,” said Kathy MacNeil, a partner of Millennium Partners - Boston.

For more information on HBI’s Easement Program, call Kathy Kottaridis at 617-227-4679.

The Calf Pasture Pumping Station, located at Columbia Point in Dorchester.
Photo provided by Corcoran Jennison, 2007

The Steeples Project Bolsters Second Church of Christ, Scientist Preservation Efforts



Entrance doors were restored as a part of the 2002 Steeples Grant given to Second Church of Christ, Scientist." Photo by HBI Staff, 2003

The Second Church of Christ, Scientist plays a critical role in the vitality of Dorchester's Grove Hall neighborhood, but underneath the classic revival surface was a problem.

A recent comprehensive assessment of the property, funded through Historic Boston Incorporated's Steeples Project, revealed that the church's unusual internal downspouts were insulated with asbestos, a health hazard if disturbed.

The problem might have stalled needed roof repairs, but the congregation was able to use money left from the HBI grant to remove the asbestos.

"Projects like this are crucial because this church is an important part of our City's history," said Jillian Adams, Steeples Program manager. "Moving forward, Second Church will be an important part of sustaining a sense of community in Grove Hall."

The assessment was conducted by architects Wendall Kalsow and Douglas Manley of McGinley Kalsow and Associates, together with structural engineer John Wathne of Structures North Consulting Engineers, Inc.

The church, built in 1914, was designed by the architectural firm of Shepley, Rutan, and Coolidge, successor firm to Henry Hobson Richardson. It was intended to relieve overcrowding at First Church of Christ, Scientist, the Mother Church in Boston's Back Bay. The structure, typical of Christian Scientist churches built around that time, features a domed copper roof, a semi-circular seating arrangement and white glazed brick.

The church's Steeples Project grant, awarded in 2002, was used to refinish the main entry doors.



Second Church of Christ, Scientist, 2004. Photo by HBI Staff

Other congregations completing steeples grants with HBI this spring include:

For preservation planning:

- Old West Church, West End
- Ruggles Baptist Church, Fenway
- Stratford Street United Church, West Roxbury

For lighting projects:

- Albanian Orthodox Cathedral of Saint George, South Boston
- First Baptist Church, Jamaica Plain
- Gate of Heaven Church, South Boston

For major repairs:

- First Parish Church, Dorchester
- Gate of Heaven Church, South Boston



HBI Board of Directors President Matthew Kiefer welcomes guests to the HBI Holiday Party. Photo by Christopher Fitzgerald, 2007

Historic Neighborhood Centers Partners (l to r) 2nd row: Arlene Lopes, Ira Schlosser, Jeffrey Gonyeau, Brian Clinton, Ted Palashis. 1st row: Hiep Chu, Emily Haber, Evelyn Darling, Patrice Gatozzi, and Kathy Kottaridis. Photo by Christopher Fitzgerald, 2007

HBI Holiday Dinner

Guests at Historic Boston Incorporated's holiday dinner in December experienced for themselves the benefits of a preserved landmark. The festive gala took place in the 1847 Boston Custom House, a rehabilitated landmark in the city's financial district.

Attendees included HBI's board of directors, council of advisors, preservation partners in Boston, Steeples Project grant recipients and representatives from Hyde Park and Fields Corner Main Streets.



HBI Board of Directors Paul McDonough and Emily Axelrod attended the 2007 HBI Holiday Party. Photo by Christopher Fitzgerald, 2007



2006 Steeples Grant recipients Rev. Catherine Michael, Stratford Street United Church, West Roxbury; Rev. Arthur Lavoie, First Parish Church, Dorchester; and Rev. Christopher Gomes, St. Peter's Church, Dorchester enjoy hors d'oeuvres at the HBI Holiday Party. Photo by Christopher Fitzgerald, 2007



Nancy Coolidge, HBI Council of Advisors; Carolyn Osteen, HBI Board of Directors; and Ranne Warner, HBI Council of Advisors enjoy themselves at the HBI Holiday Party. Photo by Chris Fitzgerald, 2007

Board Members in Transition

Carter Wilkie stepped down as member and vice president of Historic Boston Incorporated's board of directors in December after nearly a decade of service. Carter brought insight and wisdom along with a strong dedication to historic preservation in Boston. He was an instrumental voice in HBI's recent launch of Historic Neighborhood Centers.

Carter is redirecting his community service efforts to his own neighborhood and will lead the Roslindale Village Main Streets program as chair of its board of directors. He is also senior vice president of executive communications for Global Wealth & Investment Management at Bank of America.

Theodore Landmark, a member of HBI's board since 2000, stepped down in May. As president of the Boston Architectural College and former dean of Graduate and Continuing Education at the Massachusetts College of Art, Ted provided the important perspective of Boston's higher education. He also brought a significant expertise in the history of eighteenth- and nineteenth-century African American art.

Ted will continue to work on preservation efforts as a member of the Council of Advisors, HBI's emeritus advisory board.

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Letter from the Executive Director

Dear Friends,

Historic Boston Incorporated counts many successes as we approach our 50th anniversary. We started with the preservation of one building in downtown Boston and have since extended our reach into every neighborhood in the city.

We showed how preserving irreplaceable pieces of the city's landscape and culture can spur economic development. We have led the way in restoring valuable religious properties, proving how significant they are to neighborhood vitality. We have created ways for public and private interests to work together for the benefit of the entire community.

The key to our success and longevity is our ability to adapt to the changing needs of our city and its neighborhoods. We continually develop new programs and explore new directions for preservation. Going forward, our goals are ambitious but nevertheless well-suited to HBI's vibrant history and dogged determination. Over the next year, expect to see the following:

An increased pipeline of projects.

We are reaching out to the city's commercial districts and working with local groups to determine their preservation needs and priorities. At the same time, we will continue to untangle difficult and intransigent projects like the Eustis Street Firehouse and the Alvah Kittredge House in Roxbury, both of which HBI has followed for years.

Advancement of the new Historic Neighborhood Centers program in Hyde Park and Dorchester.

We will finalize priorities for Hyde Park and Dorchester this summer following a wide-ranging outreach effort to the community, leading to new real estate projects there in partnership with local community development corporations and Main Streets programs.

A reinvigorated Steeples Project with new strategies and funding sources.

We are nearing the end of a program evaluation and strategic planning process for the program that provides funds and resources to help restore and maintain our city's religious structures. After 15 years, we are asking what constitutes success and what Boston's faith communities need today. We are also looking at how to muster broad financial and community support for building preservation going forward and expect to re-introduce the program to new supporters and participants before the end of this year.

Increased visibility for HBI and its programs within the city's neighborhoods and among our partners in historic preservation and community development.

The key to project and programmatic success is ensuring that existing and potential partners know about HBI's resources and willingness to play a role in preservation and community investment. The organization's communications systems are being overhauled and the group will have a much more aggressive outreach and public presence for its projects over the coming year.

A stronger and smarter organization that is poised to grow and achieve HBI's goals.

Our work is manifested in restored buildings and revitalized places, but it is ultimately human capital that conceives of projects and makes them successful. HBI will grow to a staff of seven this year with the addition of a senior project manager for real estate finance and a project manager for neighborhood services. Additionally, property management of our downtown buildings will be outsourced, allowing staff to focus on our core operations and neighborhood mission, including proactively enforcing our easement responsibilities.

As we always have, we must reach aggressively for the next level of engagement and readiness in identifying and preserving what is meaningful to Boston's communities. With the strength of our talented staff and a vital and supportive board of directors, HBI is well poised for the next half century.

Kathy Kottaridis
Executive Director,
Historic Boston Incorporated

HBI and Boston Preservation Alliance Win National Trust Grant

The National Trust for Historic Preservation is supporting a new collaboration of Historic Boston Incorporated and the Boston Preservation Alliance toward preservation and economic development efforts in Boston's neighborhood commercial districts.

The National Trust announced a matching grant to the two organizations of \$150,000 over three years that will help them provide more preservation information and project development support for historic buildings in neighborhood commercial districts. For HBI, the grant supports a new project management position for neighborhood field services.

"This grant will enable us to more effectively reach Boston's diverse neighborhoods," said Kathy Kottaridis, HBI executive director. "We are proud to receive this grant and to be an agent in the transformative change occurring citywide."

The Neighborhood Preservation Field Services partnership will build on existing resources and programs of Boston's Main Streets districts by supporting commercial development activities programs with training and project development around historic resources. The districts will also be hubs for reaching surrounding residential communities with training and resources that support homeowners through the BPA's Neighborhood Preservation Workshops.

Partners in the Field challenge grants are funded by a \$5 million gift to the National Trust for Historic Preservation from the Robert W. Wilson Charitable Trust and matched by significant contributions from local donors and foundations. In implementing expanded field services funded by the grant, HBI, and Boston Preservation Alliance will work closely with the National Trust's Northeast Office in Boston.

"Our statewide and local partners, including these two excellent organizations in Boston, are at the creative forefront of preservation in the 21st century," said Richard Moe, president of the National Trust for Historic Preservation. "Preservation fosters innovative solutions to complex problems. Our Partners in the Field matching grants will help our network of preservation organizations across the country use proven tools to save places and revitalize communities."

"This grant will enable us to more effectively reach Boston's diverse neighborhoods"

Historic Boston Incorporated

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Detail of the Howard Building, constructed in 1928 in Fields Corner, Dorchester.
Photo by HBI Staff, 2008

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