



BRICKS & MORTAR

News from HISTORIC BOSTON INCORPORATED • Winter 2012



A New Home for HBI

Roxbury's Eustis Street Fire House is new HBI Headquarters

In a festive gathering of new neighbors, city officials and long-time supporters, Historic Boston, Inc. celebrated its move this summer to the Eustis Street Fire House with an open house and ribbon-cutting ceremony. Boston Mayor Thomas M. Menino marked the occasion saying, "This transformative investment marks another step in the revitalization of a great Boston neighborhood. In this building you can see the pride and potential of Roxbury."



Boston Mayor Thomas M. Menino led HBI's October 5th ribbon cutting and open house for more than 200 people. Joining him from left-to-right: Kathy Kottaridis (HBI), State Representative Byron Rushing, State Representative Gloria Fox, Lisa Lewis (HBI), Evelyn Friedman of the City of Boston, Matthew Kiefer (HBI), Celia Grant (HBI) and Derek Lumpkins of Discover Roxbury.

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HBI Executive Director Kathy Kottaridis said that while the transformation of the site called for managing complex and unique challenges, the restoration of the fire house will have a significant impact on Dudley Square. "HBI will be working to increase to the visibility of both the newly transformed fire house and the adjacent Eliot Burying Ground now that we are a part of the Dudley Square neighborhood. We look forward to strengthening our presence here and continuing to work with the community to foster more preservation and economic development in this area," said Kottaridis.

Dudley Square is one of the oldest commercial districts in the city and has one of the city's largest concentrations of buildings listed on the National Register of Historic Places. The redevelopment of the Eustis Street Fire House is one example of preservation as a neighborhood investment strategy and a source of neighborhood pride. "HBI knows that Dudley Square is a good place to do business and a good place to be," said State Representative Byron Rushing.

"Historic Boston is a project based organization focused on bricks and mortar, but there is more to that mission." said Matthew Kiefer, HBI Board President. "It's not just about the buildings; it's about what buildings mean and what they can do."

HBI Acquires Historic Vertullo Building in Hyde Park

*Investment will preserve one of the neighborhood's
earliest surviving commercial structures*



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Design: **J. Kaliontzis**
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HBI Acquires Historic Vertullo Building in Hyde Park

Investment will preserve one of the neighborhood's earliest surviving commercial structures.

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HBI announced the purchase of the 1870s Vertullo Building at 74-84 Fairmount Avenue in Hyde Park's Logan Square neighborhood in September. HBI purchased the property from Carmela (Vertullo) Pearce whose father, Pasquale "Patsy" Vertullo, bought the building in 1932 and operated a cobbler shop and shoe store there for nearly four decades. HBI plans to rehabilitate the building for continued commercial and residential use beginning this year.



From a hand-colored post card found in the collection of the Hyde Park Historical Society and a snapshot from the 1960s discovered at the Bostonian Society, the building's original two-over-two windows, shutters, and other details can be observed. In addition, Mrs. Pearce has found family photos that show storefronts appearing in the background, unearthing more clues to the building's historic appearance. Over the next few years, such information will guide the rehabilitation of the storefronts and facades, which HBI plans to undertake in two phases beginning in 2012.

A priority focus of HBI's Historic Neighborhood Centers initiative, HBI's acquisition of the Vertullo Building deepens its roots in Hyde Park. "We want our rehabilitation of this important building to demonstrate the economic value of sensitive building improvements and sound real estate management practices," said Jeffrey Gonyeau, HBI's Senior Program Manager for Historic Neighborhood Centers, "and to serve as a catalyst for other investment in this unique Boston neighborhood."



The Vertullo Building is thought to be one of the few surviving structures from the period of the neighborhood's early commercial development, which began in the 1850's and 1860's. The structure, which was built in two stages beginning in the late 1860's, and later expanded in about 1895 when it was fitted with new storefronts, houses five retail spaces and four apartments.

Top Right: Conceptual design by bArchitecture Studio Inc.

Middle: Vertullo Building from 1950s at 74-84 Fairmount Avenue.

Bottom: Vertullo Building today.

HBI & FRIENDS MARK 50 YEARS AT FENWAY PARK



Above: Clarence "Jeep" and Wanda Jones.

Right, Left to Right: Pamela Feingold, Nan Porter, Peter Barber and Peter Mawn.

Below: The Boston Red Sox hosted more than 150 friends of HBI at Fenway's EMC Club



Above, Left to Right: Kathy Kottaridis, Bill Littlefield, Matthew Kiefer, Ronald Druker, and Mayor Thomas Menino

Left: HBI presented Red Sox COO Sam Kennedy with a hand-bound book of works published by 19th century Boston publisher Ticknor & Fields in honor of Fenway Park's 100th Anniversary.

Below: Celebration host, Ronald M. Druker



Historic Boston Inc. celebrated 50 years of transformative preservation work in Boston on November 3, 2011 with more than 150 friends at an elegant reception at one of Boston's preservation gems, Fenway Park. "This is our double header," said Historic Boston Board President Matthew J. Kiefer. "It's a chance to see some of the great preservation work the Red Sox have done, and it's a chance to honor HBI's past, present, and future."

Hosted by developer Ronald Druker and Honorary Host Mayor Thomas Menino, the event featured a behind-the-scenes tour of the ball park and entertaining remarks by special guest, Bill Littlefield, host of National Public Radio's *Only a Game*. Throughout the evening, a steady-stream of HBI projects were displayed on seven monitors. Go to vimeo.com/album/1820333 to view videos from the event.

"When you go around the city and see what HBI has done, you'll appreciate how important they are."

Ronald Druker



HBI is grateful to the Boston Red Sox for their generosity and hospitality. Special thanks to Eastern Bank and Goulston & Storrs for their support of this celebration.

Restored Sign and Lobby Jump-start Revitalization of Historic Hyde Park Theatre

On January 6th, Boston Mayor Thomas Menino joined with Historic Boston to “flick the switch” on the newly re-created Broadway-style sign above the entrance to the historic Everett Square Theatre in Hyde Park. The festive reinstating of the sign in January accompanies the opening of the theatre lobby to public view for the first time in more than 25 years.

HBI and its project partner Hyde Park Main Streets worked with building owner and long-time Hyde Park resident Pat Tierney to secure funding and support needed to move forward with rehabilitation of the well-known neighborhood landmark. Funding includes a \$30,000 grant from the City’s Edward Ingersoll Browne Fund and a \$5,000 grant from HBI’s Historic Neighborhood Centers program.

Built in 1915 and designed by architect Harry Ramsay, the multi-use commercial building



Mayor Menino, State Representative Angelo Scaccia, City Councilor Rob Consalvo and members of the Tierney family dedicate the restored lobby and sign.

Hyde Park neighbors Carmela Pearce and Dean Lampros enjoy a behind-the-scenes look at the Everett Square Theatre’s interior.



on Fairmont Avenue included stores and offices as well as a theatre for “motion picture exhibition” and live performances. Tierney hopes that completing these highly visible physical improvements will inspire the community and build support for full rehabilitation of the theatre.

A crowd of well wishers arrived at dusk on January 6th to “flick the switch” on the new theater sign.



Neighbors Gather for Kittredge House Viewing

After suffering more than 20 years of blight, Roxbury’s Alvah Kittredge House was acquired by HBI in 2011 with support from the Boston Redevelopment Authority and the City of Boston. To celebrate the designation, HBI hosted an open house at the 1836 Alvah Kittredge House in Roxbury’s Highland Park in July. More than 100 neighbors and friends gathered for a special view of the interior of this early mansion and socialized over iced-tea and brownies from Haley House Café. The event was memorialized with a community photograph in front of this mansion, a substantial demonstration of support, led by Mayor Thomas Menino, State Senator Sonia Chang Diaz,



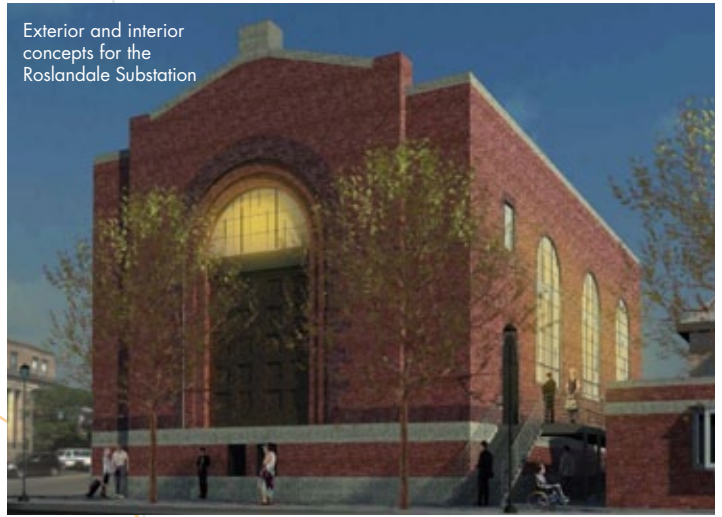
More than 100 neighbors and friends toured the Kittredge House and gathered for a community photograph.

HBI and Roslindale Village Main Street Recommend Year-Round Farmers' Market and Event Space for Former MBTA Transit Substation

Over the past several months, HBI and its partner, Roslindale Village Main Street (RVMS), solicited feedback from Roslindale residents around their proposal to rehabilitate the former MBTA transit substation for new commercial use. Findings from the feasibility study conducted by HBI and RVMS recommend that the space be redeveloped into an indoor venue to house the neighborhood's wildly successful Farmers' Market during the winter months. Additional space at the substation would be used as private event space. The proposal is currently awaiting approval from the Boston Redevelopment Authority, owner of the substation property, which will determine whether the project can move forward to the next phase of redevelopment.



Residents are eager to see the 1911 brick building, vacant since 1970, repurposed for commercial use. HBI's study team was most concerned about preserving the interior's soaring 35-foot ceiling and proposed a flexible layout for multiple uses, ensuring



Exterior and interior concepts for the Roslindale Substation

financial self-sufficiency from event revenue. The design will focus on uses that will attract more people into the area, thus supporting an increasingly vibrant commercial district. The proposal's winter farmer's market also builds on the bustling summertime market, sponsored by Roslindale Village Main Street.

"The Roslindale substation project is an example of the power of preservation and community engagement, with local residents and stakeholders working together to define a preservation and reuse strategy for their neighborhood," said Adam Rogoff, attorney, Roslindale resident and Roslindale Village Main Street's representative to the development team. Visit www.historicboston.org for updates.



State Representatives Gloria Fox and Byron Rushing, and City Councilors Tito Jackson and Ayanna Pressley.

The George B. Henderson Foundation for the City of Boston also awarded HBI a grant of \$200,000 to assist with exterior rehabilitation of the Linwood Street house in Roxbury. The funds will be directed toward preservation of the house's unique Greek Revival period decoration, including preservation of its distinctive two-story columns and restoration of the octagonal cupola. Visit www.historicboston.org for more information on this project and its history.

Left: Tom Plant, Rodney Singleton and Celia Grant.

Below Left: Mayor Thomas Menino, Jeffrey Musman, Councilor Ayanna Pressley, and Councilor Tito Jackson.

Below Right: Highland Park resident Chris McCarthy and Leo Sullivan examine a historic map of the neighborhood.

HBI in Construction Phase of Residential Units at Landmark Hayden Building



Cornerstone building in Chinatown to add to neighborhood's economic vitality

With the completion of design development, HBI is underway with its fit-out of the historic five-story Hayden Building in Chinatown. The renovation will result in four new residential apartments over a first-floor retail space.

Construction is expected to begin in early 2012 and be completed in December. The project brings HBI's goal of restoring the Hayden Building to fruition after nearly 20 years of ownership. Designed in 1875 by Henry Hobson Richardson, famed Boston architect of Trinity Church in Copley Square and many other great American buildings of

the late 19th century, the Hayden Building is today the architect's only surviving commercial building in Boston.

The Hayden Building illustrates the story of 19th century Boston and the evolution of Chinatown and the Lower Washington Street area. Built to support production and commercial activities of the garment industry for Richardson's father-in-law, the Hayden Building came to be lodged in the center of Boston's "Combat Zone." When HBI acquired the building in 1993, the Hayden Building housed adult bookstores, peep shows and other risqué uses. At that time, the building had deteriorated significantly, with a fire having torn through its roof, leaving the building exposed and structurally unsound.

In early 2011, HBI sold the adjacent Penang restaurant structure to Kensington Development and is reinvesting those proceeds into the upper story rehabilitation and fit-out of the Hayden for market-rate apartments, a project that brings HBI's preservation of the building full circle.

"The Hayden Building exemplifies HBI's commitment to preservation and community revitalization that relies on patience and prudent investments," said Lisa Lewis, HBI's Senior Project Manager. "This project restores a great Boston landmark, re-activates the building for current uses, and helps sustain HBI's future as a non-profit developer of important places through throughout the city."

Below: Interior perspectives of planned residential units in the Hayden Building.



Letter from the Executive Director

Dear Friends,

There was a motive to HBI's fiftieth birthday celebration at Fenway Park in November: to introduce new people and prospective donors to our mission of strengthening Boston's neighborhoods through historic preservation.

HBI has been laying the groundwork for the start of a campaign to attract a combination of low-interest and Program Related Investments, grants and tax credit capital to a portfolio of projects that address Historic Boston's two primary strategies:

- Revitalizing neighborhood commercial districts through preservation projects;
- Rehabilitating endangered historic places


HBI is deeply committed to making a difference in the lives of present and future generations of Bostonians through action today. HBI's Historic Neighborhood Centers program is making great progress in rehabilitating historic buildings that support the unique characteristics of Fields Corner and Cleary and Logan Squares through new business spaces, new housing units and a connection to a shared historical development. Likewise, we are always available to policy makers and stakeholders for community projects, such as the Alvah Kittredge House in Roxbury or the Anna Clapp Harris Smith House in Dorchester, whose significance is great but whose condition and revitalization prospects are precarious and require immediate action in order to prevent loss of valuable heritage.

Beyond our current portfolio of \$11 million of work at six sites, we are planning with an eye to the future—for fifty more years of fulfilling our mission. On tap for HBI are eight significant at-risk projects we are cultivating for redevelopment in the next five years, which will require capital sources of \$30M.

Over the next several months, HBI will launch an aggressive fundraising effort to attract the capital it needs to move this pipeline of projects forward. We will be building our development capacity in house, visiting with foundations and individual donors, and reaching out to you. All contributions – large or small – will fill the financing gap in our projects. HBI will gratefully accept your donations of cash, low-interest loans, securities, or real estate.

HBI makes investments for the long term, financing projects through creative and sound financial mechanisms. As a prospective donor and community partner, you can feel confident that HBI brings to the table fifty years of demonstrated success, and a history of helping to preserve our architectural heritage. We think that's a proven strategy and one worth investing in.

We hope we can add you to our growing list of supporters, as we continue fighting to transform the irreplaceable historic fabric of our city.

Sincerely,

Kathy Kottaridis
*Executive Director
Historic Boston Incorporated*



HBI Welcomes Kathleen MacNeil to its Board

HBI is pleased to welcome Kathleen C. MacNeil to its Board of Directors. Kathy is a partner at MDA Partners LLC, a joint venture of Boston-based developer MDA Partners and Millennium Partners of New York. Her work as development manager has included several downtown Boston projects including the Ritz-Carlton Hotel and Towers, restoration of the former Ritz-Carlton (now the Taj), 10 St. James office tower, One Charles condominiums and the rehabilitation of 179 Lincoln Street, a preservation award winning restoration and a Silver Certified LEED office renovation in Boston's South Station area. A LEED Accredited Professional, Kathy received a Master of Science in Real Estate Development from MIT Center for Real Estate in 1988 and a Bachelor of Science degree from Wentworth Institute of Technology in Architectural Engineering. Kathy is project manager for Millennium Partner's Hayward Place residential tower which broke ground in November.

"Kathy has spearheaded the development and restoration of some of Boston's most important residential and commercial construction projects," said Matthew Kiefer, President of HBI's Board of Directors. "Her leadership and expertise will be invaluable to HBI as we redevelop pivotal historic properties to strengthen Boston's neighborhoods."



HBI Unveils Restored Golden Building in Fields Corner

The restored facade of Fields Corner's Golden Building was unveiled at a public celebration this spring with Mayor Thomas Menino, Fields Corner Main Street, property owners Stephen and Deborah Golden and dozens of teens from the Dorchester Youth Collaborative.

HBI was instrumental in procuring \$75,000 in funding from the City of Boston's ReStore and Partners with Non Profits Programs to support the \$320,000 project. HBI also provided a low-cost loan to the Golden's, and managed the project through to completion.

According to HBI Senior Program Manager Jeffrey Gonyeau, improvements included the removal of decades of unsympathetic changes to the building's street façade, installation of uniform store fronts, a new, lighted sign band and tenant signage, and operable windows and new clapboard siding on the second floor to match original details visible in historic photographs.

Completion of this project is a shot in the arm for the Fields Corner business district.

The Golden Building at 1510 Dorchester Avenue, is home to four businesses and the Dorchester Youth Collaborative, a non-profit organization serving local teens. "This transformative preservation project demonstrates that even non-descript or highly altered historic building can be restored to their original glory through thoughtful and well-executed improvements," said Gonyeau. "For HBI, this is time and money



well spent, and an effective model worth replicating in Boston's neighborhood commercial districts."

The Golden Building project has already spurred the (HBI's) similarly-scaled rehab of the 1920 Lenox Building a few blocks away, further bolstering economic growth and opportunity in Fields Corner.



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