



BRICKS & MORTAR

News from HISTORIC BOSTON INCORPORATED • Fall 2014

THE TRILOGY FUND

for HISTORIC BOSTON INCORPORATED

Trilogy Fund Reaches \$1 Million Campaign Goal

Historic Boston Inc. has surpassed the \$1 million goal of the Trilogy Fund, the organization's first capital campaign. Chaired by developer and philanthropist Ronald M. Druker and former Mayor Thomas Menino, the Trilogy Fund supports three HBI projects: the Hayden Building in Chinatown, the Alvah Kittredge House in Roxbury and the Vertullo Building in Hyde Park.

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Roxbury Celebrates Kittredge House Renewal

Restored Greek Revival mansion will welcome five new families

With an open house, picnic and community photograph, Highland Park neighbors, long-time supporters, and city officials joined Historic Boston in August to celebrate the newly restored **Alvah Kittredge House** in Roxbury.

Boston Mayor Martin J. Walsh marked the occasion saying, "I'm proud of the Alvah Kittredge House because this iconic but long vacant property is an investment that creates housing for the future while respecting the building's storied past."

HBI's President Matthew Kiefer said, "We've been dreaming about this day for 25 years. It took 25 years and the right mix of public and private resources." Kiefer acknowledged the hard work and contributions of so many supporters to the project including architect David

Amory, contractor Geoffrey Caraboolad of Metric Construction, donors, and neighborhood advocates for the project.

Built in 1836 for Roxbury alderman, furniture maker and Eliot Congregational Church deacon Alvah Kittredge (1798 –1876), the Kittredge House is one of a small handful of high style Greek Revival period houses remaining in Boston. Originally part of a large estate in the Roxbury Highlands, the Kittredge House was also home to prominent 19th century architect Nathaniel Bradlee.

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Roslindale Substation Redevelopment Begins

Many years in the making, redevelopment of the long-empty MBTA substation in Roslindale Village began September 6th, alongside construction of 43 new rental housing units.

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   Design: J. Kaliontzis
Writer: Linnea Walsh

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Alvah Kittredge House Restored

In the 1970s and 1980s it was headquarters for the Roxbury Action Program (RAP), an advancement organization for Roxbury's African American community. Vacant since the early 1990s, the Kittredge House underwent a \$3.8 million rehabilitation by HBI for five two-bedroom residential units, two of which will be Affordable Housing. At the time of the project's dedication, four of the five units were leased for September 1st.

The dedication event, underwritten by project supporter Eastern Bank, more than 350 people joined in a community photograph to memorialize the comeback of the Kittredge House. Felicia Jacques, a member of HBI's Board and a resident of the Highland Park neighborhood said, she and others for years walked by the building, thinking, "It's such a beautiful building – when will something happen to it?" Now, she said Kittredge House is "back on line, in all its former glory."

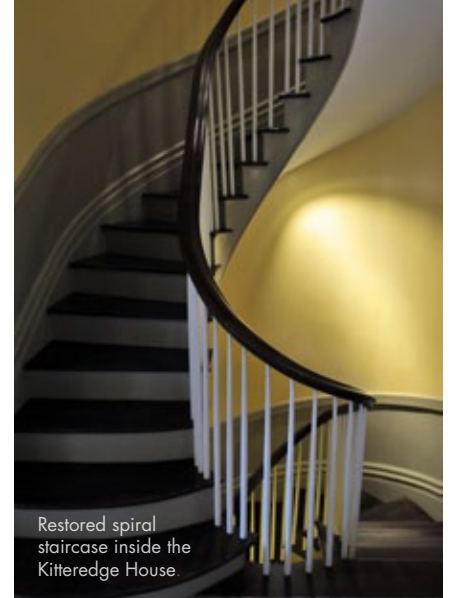
The Kittredge House's rehabilitation benefitted from HBI's \$1 million Trilogy Fund capital campaign. Campaign co-chair, Ronald M. Druker, was on hand for the dedication ceremonies and said, "Boston is richer for it. The neighborhood is richer for it. The people who live in this building are richer for it."

Photos by Craig Bailey



► **Mayor Walsh** addresses more than 350 guests on hand for the Kittredge House's dedication

▼ **City Councillor Tito Jackson** and **Sarah Ann Shaw**

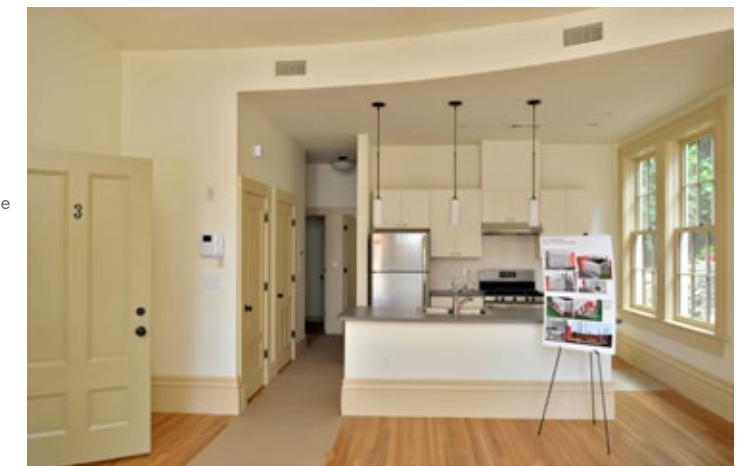


Restored spiral staircase inside the Kittredge House.



► Interior of one of the Kittredge apartments.

◀ Highland Park neighbors enjoy the evening's picnic.



◀ **A Community Photograph** marked the completion of the Alvah Kittredge House's restoration

► **Mayor Walsh** discusses the project with Trilogy Fund chair Ronald Druker, HBI's **Matthew Kiefer** and **Kathy Kottaridis**.

▼ Neighbors pause for photo with Massachusetts **Representatives Gloria Fox** and **Byron Rushing**.



Hyde Park's Vertullo Building Moves Toward November Completion

HBI completed restoration of five storefronts at the Vertullo Building in Hyde Park in June, preparing the building for a second phase of improvements that will restore the upper body of the three story mansard structure. The forthcoming work, scheduled to be completed this fall, restores the historic windows and decorative brackets and eaves to the 1868 structure, and it will include new roofing and period paint colors.



L-R: **John Abdelnour** and **Michael Mawn** of MJ Mawn construction, **Michael Holmquist** and **Chris Brown** of bArchitecture Studio, and **Jeffrey Morgan** of HBI.



L-R: **Lisa Lewis**, HBI; **Julie Beckham**, Blue Hills Bank; **William Parent**, Blue Hills Bank; **Kathy Kottaridis**, HBI; **Emily Patrick**, Hyde Park Main Streets; and **Patricia Tierney**, Tierney Realty Group.

Phase Two construction at the Vertullo Building is made possible in part by a \$25,000 grant from the Blue Hills Bank Charitable Foundation. "We are particularly pleased to support a project in our own neighborhood that restores local history and contributes to the economic vitality of the Cleary and Logan Squares Main Street district," said Blue Hills Bank president and CEO William M. Parent. "HBI is a great partner for community based initiatives and we are very pleased we could support their work here in Hyde Park."

HBI DEDICATES RENEWED HAYDEN BUILDING

HBI opened the new Hayden Building residences in May of 2013 with more than 200 project supporters on hand for the festivities. The celebration capped a \$5.8 million project that created four new market rate residences above a commercial retail space. One of three projects supported by the Trilogy Fund for Historic Boston, major donors to HBI's campaign attended the opening, led by campaign co-chairs Ronald M. Druker and former Mayor Thomas M. Menino.



► Major donors to HBI's Trilogy Fund at the Hayden Building's Dedication.

L-R: **Alan M. Leventhal**, **Ronald M. Druker**, **Mayor Thomas M. Menino**, **Peter Meade**, **Ralph Cole**, **Matthew Kiefer**, **Patricia Carucci**, and **Marla Glanzer Curtis**.



▲ Interior of one of the Hayden Building's apartments.



THE TRILOGY FUND

for HISTORIC BOSTON INCORPORATED

MAYOR THOMAS M. MENINO, Honorary Chair
RONALD M. DRUKER, Chair



Trilogy Fund Success

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The campaign's success generated 126 new donors to these projects and enabled HBI to increase the volume of preservation work on a pipeline of buildings needing attention in Boston's neighborhoods.

"HBI is sincerely thankful for the generous support of so many donors to the Trilogy Fund," said Matthew Kiefer, chairman of HBI's board of directors. "These are individuals who are deeply committed to our mission of rehabilitating historic properties that preserve the character of Boston's neighborhoods, and support investment that drives additional business growth."



Campaign co-chair Ronald M. Druker said that the successful completion of the Trilogy Fund and the progress on the three projects highlights HBI's increased capacity. "The Trilogy Fund campaign has demonstrated HBI's ability to complete more projects that strengthen neighborhoods, but it has also revealed something so much more important: the big hearts of Bostonians who care about the future of this city."

Historic Boston Incorporated gratefully acknowledges contributors to **The Trilogy Fund for Historic Boston** whose philanthropy and good will helped preserve the historic **Hayden Building, Alvah Kittredge House** and **Vertullo Building** and exemplify the generous spirit of this city.

PEDIMENT (\$50,000 and above)

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Boston Redevelopment Authority

City of Boston Department of
Neighborhood Development



CORNICE (\$25,000 - \$49,999)

Blue Hills Bank Charitable Foundation

Geoffrey Carabolad, Metric Construction

Eastern Bank Charitable Foundation

New England Development

CAPITAL (\$10,000 - \$24,999)

Amory Architects PC

Robert Beal

John E. Drew Company, Inc.

Edward Lawrence

Marc Truant and Associates

Millennium Partners



COLUMN (\$5,000 - \$9,999)

Roger Berkowitz

John W. Henry Family Foundation

Matthew Kiefer

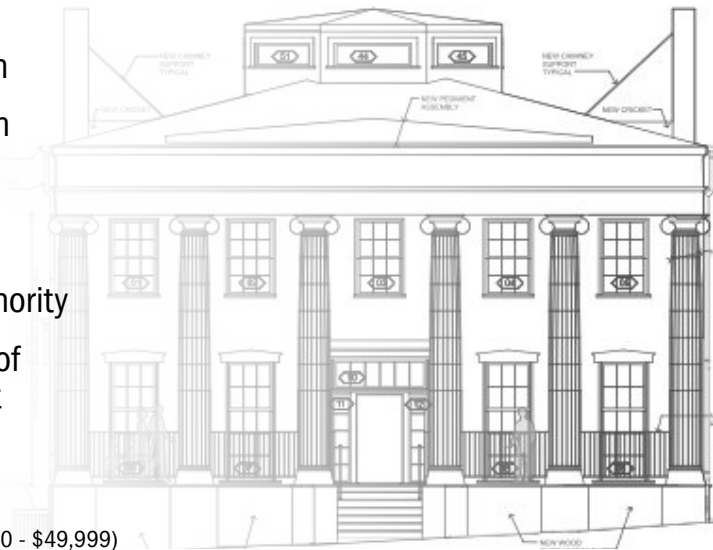
Alex Krieger

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Preservation Project Spurs Transformation in Roslindale Village

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A project of the Peregrine Group LLC, the historic substation will be fully restored as a destination restaurant on the building's main level, and micro-office commercial space or community space on the lower levels.

The adjacent space, the current site of the F.J. Higgins Funeral Home, will be redeveloped for new housing with on-site parking. The project is expected to be completed in early 2016.

Mayor Martin J. Walsh and more than 250 neighbors and friends

joined HBI, Roslindale Village Main Street, and Peregrine Group LLC on September 6th to celebrate groundbreaking for Parkside on Adams – the construction of 43 new residential units and the full rehabilitation of the historic Roslindale Substation as a destination restaurant.

Mayor Walsh said "Because of this project – this vision – a sleepy corner of Roslindale Village will take on new vibrancy."

The collaborative effort to bring back the Roslindale Substation demonstrates that our rich history can be catalyst for economic growth in our neighborhoods."

The team of HBI and Roslindale Village Main Street partnered with Peregrine LLC after receiving Tentative Designation for development from the substation's owner, the Boston Redevelopment Authority, and acquiring the surrounding parcels from the Higgins family. Peregrine's approved plans include a four-story residential structure, called Parkside on Adams, encompassing 12 studios, 21 one-bedroom units, and 10 two-bedroom units. Several of these units will be designated as affordable housing and the project will include 38 parking spaces underneath the residential structure.

Designed by architect Robert S. Peabody of the Boston architectural firm of Peabody and Stearns, and built in 1911 by the Stone and Webster Engineering Corporation, the Roslindale Substation was part of the Boston Elevated Railway Company's then-revolutionary alternating electric current power system. The Substation converted alternating electric current (AC) transmitted from a new South Boston Power Station via underground cables into direct current (DC) for use by local trolley cars. Placement of a substation in Roslindale Square in 1911 reflected the area's growth as an urban neighborhood after annexation by the City of Boston in 1873. Electric trolleys expanded to Roslindale in the 1890s and construction of elevated railway stations at Dudley Square in 1901 and Forest Hills in 1906 only made Roslindale more accessible to nearby neighborhoods.

"This project reflects HBI's commitment to preservation as a strategy for encouraging growth in Boston's neighborhood commercial districts," said Jeffrey Morgan, HBI's Director of Real Estate Development. "Our work with Roslindale Main Street on a feasible reuse for the Roslindale Substation leveraged a much larger project that will bring new life to an underutilized corner of Roslindale Village."

"Roslindale Village Main Street realized the value of partnership in this effort with HBI, the BRA and Peregrine Group," said Steve Gag, President of Roslindale Village Main Street. "We will be a more vibrant community as a result of working together to bring back this important place for publicly accessible uses."

◀ **Roslindale residents gather in October 2013** with former Mayor Menino to celebrate listing of the Roslindale Substation on the National Register of Historic Places.

Photo by Jean Hangarter

LEED Platinum and Silver Certifications for HBI Projects

HBI's rehabilitation projects at the Hayden Building in Chinatown and the Eustis Street Fire House in Dudley Square have received LEED Platinum and Silver certifications respectively from the US Green Buildings Council.



LEED, or Leadership in Energy & Environmental Design, is a green building certification program that recognizes a commitment to environmental sustainability in design and construction.

The use of sustainable building practices in historic preservation is an important and emerging practice, with lessons that can be used to great advantage in cities across the country. HBI is proud to be a pioneer in this important area of development.

Among the nation's oldest fire stations, the **1859 Eustis Street Fire House** was rehabilitated for HBI's headquarters in 2011 after being vacant for more than 50 years. The project was designed to use almost 39% less energy than a similarly renovated building. Recycled and regional materials were used to the greatest extent possible, and 66% of the new wood used in the project is FSC (Forest Stewardship Council) certified. High-efficiency plumbing fixtures such as ultra low flow toilets were selected, resulting in a 30% reduction in water use. Eighty four percent of demolition and construction waste was diverted from the waste stream, and approximately 50% of the existing slate shingles were set aside and reused. The "new" slate shingles were reclaimed from a demolished structure and were from the same quarry (now closed) as the fire house's shingles.



The **Hayden Building** received LEED Platinum designation in the LEED for Homes Multifamily Midrise category, the highest-possible rating awarded by the USGBC. HBI's \$5.8 million rehabilitation exceeds building code requirements in efficiency. The four residential units and one retail commercial space are heated and cooled with a Mitsubishi Variable Refrigerant Volume system that allows for the consumption of only as much energy as needed at any given time. Traditional systems operate at full capacity at all times. Other measures included dual-flush toilets and tankless water heaters. Operable interior storm windows were installed behind the historic windows to increase insulation value and achieve better seal and acoustics.

"HBI is proud to have achieved these designations from the U.S. Building Council," said Kathy Kottaridis, executive director of Historic Boston, Inc. "It is our goal to demonstrate that historic buildings are part of the city's climate change agenda, and that HBI's preservation projects result in high performance buildings."

HBI Expands Council of Advisors

Twelve new members were named to the HBI Council of Advisors this spring, joining a distinguished group of supporters who represent leading practitioners and policy makers in the fields of preservation and real estate development. Their appointments are announced as HBI is expanding Council membership to strengthen resource development and project advocacy.

The Advisors' spring meeting was held in Roxbury where Council members toured the 1836 Alvah Kittredge House during construction. This was followed by a reception and lecture by New York University professor and archeologist Joan Breton Connelly on her new book *The Parthenon Enigma* which offers a new look at the ancient building that inspired America's interest in classical design and politics in the early 19th century.

Of the appointments, HBI President Matthew Kiefer said, "We are honored that so many friends of Historic Boston have agreed to join the Council of Advisors. Each individual is a respected leader in their field, and possesses a deep understanding of how closely our work connects to Boston's economic development priorities."

HBI welcomes twelve new members to the Council of Advisors:

Richard P. Beal, *Perry Brokerage Associates*

Robert L. Beal, *Related Beal*

Lawrence H. Curtis, *WinnDevelopment*

Marla G. Curtis, *Marla Glanzer Curtis, AIA*

Ronald M. Druker, *The Druker Company Ltd.*

Thomas E. Goemaat, *Shawmut Design and Construction*

Barbara W. Hostetter, *The Barr Foundation*

Chrystal Kornegay, *Urban Edge*

Hon. Thomas M. Menino, *Boston University*

Robert F. Rivers, *Eastern Bank*

Marc J. Truant, *Marc Truant and Associates*

Robert J. Verrier, *The Architectural Team*

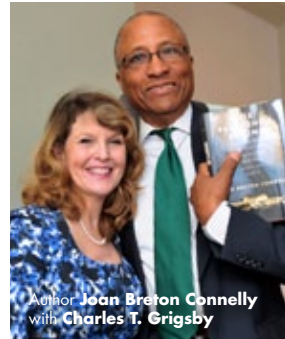
HBI Board Member Carolyn Osteen, who also chairs the Council of Advisors, noted, "Our Advisors are ambassadors for HBI. Each of these individuals has demonstrated commitment to our mission of strengthening Boston's neighborhoods through historic preservation."



L-R: Barbara Berke, Emily Axelrod, Marla Curtis, Larry Curtis, and David Amory



L-R: Curtis Kemeny, Matthew Kiefer, Drew Leff, Susan Silberberg



Advisor Joan Breton Connelly with Charles T. Grigsby



Pastor Evan Hines and State Representative Byron Rushing



L-R: Hon. Thomas M. Menino, Sheila Dillon, and Barbara Berke



L-R: Joan Breton Connelly, Pastor Evan Hines, David Hacín, and Paul McDonough



L-R: Frank Wuest, Ronald Druker, Robert Rivers, and Alex Krieger

Letter from the Executive Director

Raise your glass!

HBI is pleased and humbled by the success of the \$1 million Trilogy Fund campaign. With its completion, we celebrate the preservation and re-use of three important historic buildings in Chinatown, Roxbury and Hyde Park; we count 13 new housing units (two Affordable), six upgraded small business spaces, \$11.5 million in development costs, and 82 total construction-period jobs; and we honor 126 new individual and corporate donors to HBI, ranging from \$5 to \$200,000.

Money raised gets projects built, but it's important to note the outcomes that are harder to measure: the sheer pride Bostonians feel in their city and its neighborhoods, and the economic and social ripples that come from repositioned vacant and distressed properties. We are privileged to have had the generosity and support of Bostonians from every corner of this city who were bighearted in their giving, but who also opened doors to new people and resources and counseled us on project implementation.

We are indebted to our campaign co-chairs, Ronald M. Druker and former mayor Thomas M. Menino. They shaped a campaign that demonstrated the value of preservation to neighborhood development, and in so doing, modeled the civic pride and leadership that exemplifies the best of Boston. As we complete the Trilogy Fund campaign, we welcome our new Mayor, Martin J. Walsh, whose administration has also endorsed preservation as an important part of the city's economic development plans. We look forward to a continued partnership with Mayor Walsh and the City of Boston in addressing at-risk historic buildings throughout our neighborhoods.

The best outcome of all is the view forward. HBI emerges from this campaign a much stronger organization, prepared to address a challenging pipeline of prospective projects and collaborations in Roslindale, Upham's Corner, Mattapan, Roxbury and Fields Corner. Our purpose—to strengthen neighborhoods through the preservation of historic buildings—supports Boston's growth and complements the work of many partners in community and economic development.

We are grateful to you for helping us reach an important goal, and we look forward to your continued support. *Thank you!*

Sincerely,

Kathy Kottaridis
Kathy Kottaridis
Executive Director
Historic Boston Incorporated

New HBI Board Members and Officers



Felicia Jacques, Roxbury resident and Vice President of Development at Maloney Properties, and **David Hacín**, South End resident and principal of David Hacín and Associates were voted to HBI's board of directors at its 2014 annual meeting in March.

Drew Leff, chair of HBI's Board Development Committee, noted that Jacques and Hacín are highly skilled professionals in real estate development and design. "We are fortunate to have two people of Felicia and David's caliber joining our board of directors. They are very talented people who are also deeply committed to the value of our historic neighborhoods to a growing city."

In other news, HBI also announced that **Kathy MacNeil**, a principal at Millennium Partners, was voted Vice President of HBI's Board, a role she will fill for the next three years. A member of HBI's Board of Directors since 2008, Ms. MacNeil has been an active member of HBI's Executive Committee since 2012.

HBI bids farewell to **Chrystal Kornegay** after six years on HBI's Board of Directors. "Chrystal's thoughtful guidance on projects and neighborhood development strategies has been important support for the organization's work in the last several years," said Leff.



HBI HISTORIC BOSTON INCORPORATED

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HBI & News Notes

Hayden Building Wins State and Local Awards

On Friday, May 16th, HBI received the 2014 **Massachusetts Historical Commission Preservation Award** for the Hayden Building. "The careful restoration of the Hayden Building demonstrates a strong commitment to historic preservation that goes well beyond what is normally expected," wrote Secretary of State William Francis Galvin in his award letter. HBI's rehabilitation of the Hayden Building also won the **Boston Preservation Alliance's 2013 Preservation Achievement Award**. Presented at a gala evening at Boston's Paramount Theatre in October, the project was commended for the sensitivity of its contemporary residential and commercial interiors to the historic features of the Boston Landmark.

Southwest Boston CDC honors HBI for Vertullo Building

At its annual meeting in June, the **Southwest Boston Community Development Corporation** presented HBI with its **Community Recognition Award** "for being a force in the revitalization and rejuvenation of Cleary and Logan Squares." The award specifically honors HBI's acquisition and rehabilitation of the 1868 **Vertullo Building** on Fairmount Avenue in Hyde Park.

New Businesses at Hayden Building, Old Corner Bookstore and Vertullo Building

Igor Ostrovsky will open **Wine Gallery**, a boutique wine shop, on the ground floor of the Hayden Building this fall. Ostrovsky operates two other locations, in Brookline and Kenmore Square. **Frozenyo**, a self-service frozen yogurt franchise operated by

Matthew Coombs, opened in 1,200 square feet at HBI's Old Corner Bookstore in August of 2013. **Dress With Confidence**, owned by Yolanda John, opened in Hyde Park's Vertullo Building in July and specializes in tailoring and custom-made clothing.

LR: **City Councilor Timothy McCarthy** and **Mayor Martin J. Walsh** welcome **Yolanda John** and her family to the Vertullo Building

