



# BRICKS & MORTAR

News from HISTORIC BOSTON INCORPORATED • Fall 2015



## Hyde Park Celebrates Renewed Vertullo Building

Historic Boston Inc., elected officials and members of the Hyde Park community gathered in May to celebrate the opening of a revitalized Vertullo Building at 74 Fairmount Avenue. The \$1.3 million rehabilitation effort marked the third and final project of HBI's Trilogy Fund, a \$1 million capital campaign led by former Mayor Thomas Menino and Trilogy Fund Co-Chair Ronald M. Druker.

*continues on page 4*



## Fowler Clark Epstein Farm Comes Full Circle

**M**attapan neighbors, long-time supporters, and City officials joined Historic Boston Inc., the Urban Farming Institute, The Trust for Public Land, and North Bennet Street School in late September to announce HBI's acquisition of the historic Fowler Clark Epstein Farm in Mattapan and a \$3.1 million plan to transform it into an urban farming training center for the Urban Farming Institute of Boston.

Mayor Martin J. Walsh unveiled the plan and announced a \$150,000 contribution to project development. "I am excited to celebrate another step in the revitalization of this once blighted historic farm in Mattapan," said Mayor Martin Walsh. "I am proud that my administration has made an investment in the past - and the future - of the Mattapan community with the rehabilitation of this land. I want to thank Historic Boston for their creative vision and commitment to creating a working farm,

a training center and housing for farmers on this formerly vacant site."

The house, carriage barn, and half acre of undeveloped land remain among the earliest intact examples of agrarian properties in a Massachusetts city. The house was built in 1786 on a 35-acre farm for Samuel Fowler whose descendants sold the property to Mary B. Clark in 1837 as a 12-acre parcel. The Clark family held the property for more than 100 years and by 1895, when

*continues on page 2*



## HBI Designated to Redevelop Upham's Corner Comfort Station

*See inside, page 9*



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# Fowler Clark Epstein Farm to be Urban Farm

from page 1



Mayor Walsh addresses more than 200 guests at the September 28th event

Dorchester had become part of Boston and electric streetcars reached the city's first "streetcar suburbs," the Clarks had subdivided the roughly twelve acre estate into sixty one-house lots. The remaining property—under one acre – was sold to Jorge and Ida Epstein in 1941. Mrs. Epstein lived in the house until 2009.

Historic Boston purchased the property in June for preservation and re-use. Along with its partners, the Urban Farming Institute, The Trust for Public Land, and North Bennet Street School, HBI is planning a \$3.1 million restora-

tion of the Fowler Clark Epstein Farm as an urban farm and education center for the Urban Farming Institute that will include classrooms, demonstration kitchen, planting beds, greenhouse and a farm stand. This vision supports the burgeoning urban farming movement in Boston, creates jobs, and provides access to locally grown produce for neighbors.



Fowler Clark Farm Design: Studio G Architects, Rendering: Jeff Stikeman Architectural Art

The project will begin construction after the partners concluded a campaign to raise \$1.5 million for the project, in the spring of 2016. At the time of the announcement, \$500,000 of the necessary funds had been raised. "We are deeply honored by the early support from Mayor Walsh and Boston's philanthropic community," said HBI's President Kathy MacNeil,

"It underscores how important this place and project are to Boston."



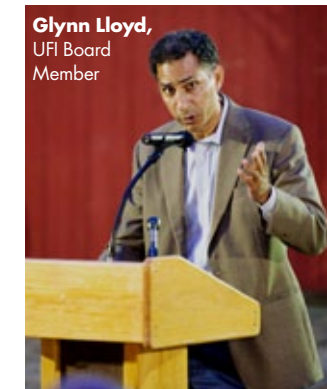
Pat Spence, Executive Director of the Urban Farming Institute warms the crowd.



Mattapan neighbors enjoy the fall themed event.



The occasion was celebrated with fresh apples and apple cider



Glynn Lloyd, UFI Board Member



To learn more, visit [historicboston.org](http://historicboston.org) or contact Kathy Kottaridis at [kathy@historicboston.org](mailto:kathy@historicboston.org).



"I am excited to celebrate another step in the revitalization of this once blighted historic farm in Mattapan." *Mayor Martin Walsh*

A community photograph marked the September 28th announcement and celebration.

## Early Donors Step Up for Fowler Clark Epstein Farm

HBI and its project partners are very grateful to the following charitable foundations and public donors for their significant early contributions toward rehabilitation of the 1786 Fowler Clark Epstein Farm in Mattapan:

The 1772 Foundation	\$50,000
Cabot Family Charitable Trust	\$50,000
City of Boston Dept. of Neighborhood Development	\$150,000
Eastern Bank Charitable Trust	\$10,000
George B. Henderson Foundation	\$40,000

**DONATE!** All donations are welcome. Visit [historicboston.org](http://historicboston.org) to contribute.



# Hyde Park Celebrates Renewed Vertullo Building



from page 1

**Built in 1868**, the same year that Hyde Park was founded as a town, the Vertullo Building is a rare surviving wooden commercial building in the Cleary and Logan Squares business district. It is a good example of the Second Empire style, popular in the 1860s when Hyde Park's founders began to build civic and commercial buildings along River Street and Fairmount Avenue.

"The rehabilitation of this building is an investment in the future of this neighborhood," said Mayor Martin J. Walsh, who was on hand for the festivities. "I want to thank Historic Boston for and commitment to the rehabilitation of the Vertullo Building and other important preservation projects in the City of Boston."

The Vertullo Building houses five storefronts and four rental apartments. Four new retail businesses have opened in the Vertullo Building: Dress with Confidence women's clothing store, the Private Office Barbershop, Intriguing Hair Extensions, and Transformations Nail Salon.

"HBI's work restores the historic character of places like the Vertullo Building," said Historic Boston Inc. Executive Director Kathy Kottaridis, "but we also make certain that they are financially sustainable assets for today's business community."

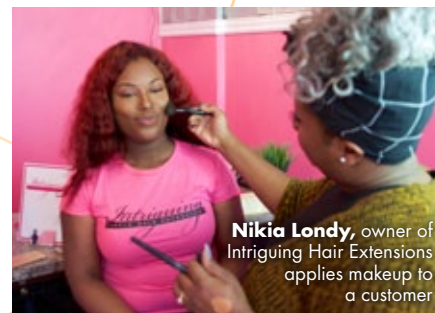
HBI has restored the exterior of the Vertullo Building to its 1890s appearance. The first-floor commercial storefronts of Vertullo underwent a complete reconstruction with historically appropriate detailing,



**Yolanda Sealy**, owner of Dress With Confidence



**Scott Batey, Bill Parent, and Kathy Kottaridis**



**Nikia Londy**, owner of Intriguing Hair Extensions applies makeup to a customer

increasing the display window areas for greater visibility into shops and a more pedestrian-friendly experience. The \$1.3 million project also upgraded the building's heating, ventilation and plumbing systems, making it more energy efficient and responsive to small business needs.

HBI is grateful to Blue Hills Bank for its charitable contributions and for project financing, and to the Massachusetts Historical Commission for support through the Commonwealth's Historic Rehabilitation Tax Credit program. The project also benefitted from a \$95,000 low interest loan from the City of Boston's Department of Neighborhood Development.

# HBI's Council of Advisors Previews Roslindale Substation Project



Architectural Rendering of the Roslindale Substation and Parkside on Adams Development

**H**BHI's Council of Advisors gathered for its spring meeting in June at the 1911 Roslindale Substation to discuss the relationship between urban entrepreneurship and neighborhood revitalization. Greeted by representatives of HBI and Roslindale Village Main Streets, guests explored the historic substation with Jordan Stone and Bev Gallo of Peregrine Group LLC, developer of the historic building and larger project of Parkside on Adams.

Guests were treated to a reception at Roslindale's Sons of Italy hall and interactive talk with former State Treasurer Steve Grossman, who is now CEO of the Initiative for a Competitive Inner City (ICIC) in Roxbury. In his new role at ICIC, Grossman is focused on training entrepreneurs in cities across the United States for growth through coaching, technical training and access to capital. Grossman's presentation highlighted the relationship between strong small and growing urban entrepreneurs and the improvement of urban real estate like the Roslindale Substation. By example. Dorchester restaurateur Chris Douglass, who will open a destination restaurant in the soaring two-story main level of the restored Substation in early 2016, treated HBI's advisors and

guests to a selection of specially prepared small plates.

Rehabilitation of the long-empty historic substation began on schedule in August of 2015 as phase two of Parkside on Adams,

▼ HBI's **Mathew Kiefer**, President of Roslindale Village Main Streets, **Jennifer Ebisemiju Madar**, HBI Executive Director, **Kathy Kottaridis** and **Steve Grossman** of ICIC pause for a photo



a mixed use development that includes 43 new apartment units surrounding the historic building. The Substation is expected to take a year to complete, and Douglass' yet-to-be-named restaurant and Craft Beer Cellar, a craft beer retail operation of Roslindale resident Bryan Reeves, will both open by mid-2016.

The Substation's renewal is the result of a partnership between Roslindale Village Main Street and HBI, begun in 2012, to reactivate the Substation. The two non-profit organizations worked together to acquire and consolidate the properties that make up Parkside on Adams and attract developer Peregrine Group LLC to the project. Both organizations are equity investors in substation project.

▼ Architectural rendering of restaurant's interior



**Jordan Stone** presents Peregrine Group's vision for the historic substation



# HBI Receives PRI from the 1772 Foundation

HBI is honored to be the recipient of a program-related investment (PRI) from the 1772 Foundation of Rhode Island that will create a special revolving loan fund for HBI projects.

The 1772 Foundation will give HBI a \$400,000 low-interest loan at a fixed rate of 2% for a five-year term.

"PRI's are a valuable tool for challenging historic preservation projects," said Mary Anthony, Executive Director of the 1772 Foundation. "These may be a new giving vehicle for foundations like ours, but HBI's development track record and experience in managing debt gave us the confidence to make this investment in the organization."

PRI's – Program Related Investments -- are a vehicle through which charitable foundations make flexible loans to public charities in order to expand the foundation's impact, and help non-profits heighten their effectiveness. Though loans, PRI's are typically drawn from a foundation's principal and count toward the annual giving requirements of foundations.

"We are thankful to the 1772 Foundation for the amount and flexibility of this loan" said HBI's Executive Director Kathy Kottaridis. "With these funds we can engage in the early costs of preservation projects quickly and more efficiently with the expectation that the loan has a planned source of repayment."

HBI is also pleased to report that it received an additional \$50,000 grant from the 1772 Foundation to support redevelopment of the Fowler Clark Epstein Farm, a project that meets the foundation's two primary areas of interest: preservation and sustainable food systems.

The 1772 Foundation's mission is to provide safe passage of historic buildings and farmland to future generations. The Foundation was named in honor of its first restoration project, Liberty Hall in Union, NJ, which was built in 1772 and is the ancestral home of the Livingston and Kean families. The late Stewart B. Kean was the original benefactor of The 1772 Foundation.



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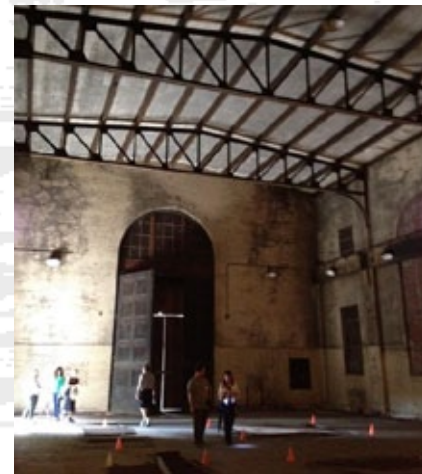
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# HBI Thanks Matthew Kiefer

HBI hosted a festive reception in honor of out-going President Matthew Kiefer on September 9, 2015. After 25 years of board service and 12 years as HBI's president, Matt has moved on to co-chair HBI's Council of Advisors with board member Carolyn Osteen. More than 75 friends and family members gathered at the Union Club to thank Matt for his leadership under which HBI has completed numerous preservation projects.



Matthew Kiefer and Ronald Druker



Greg Galer, Paul McDonough, Carl Nold and Matt Kiefer

▼ New HBI President **Kathy MacNeil** presents **Matthew Kiefer** with a commemorative gift



**Matt Kiefer** spoke to more than 40 friends gathered at the Union Club

▼ **Carolyn Osteen** and **Nan Porter**



# HBI Designated to Redevelop Upham's Corner Comfort Station



Upham's Corner Comfort Station today



Rendering of the building as Bike Kitchen

The City of Boston Department of Neighborhood Development (DND) has tentatively designated the 1912 Upham's Corner Comfort Station in Dorchester to Historic Boston Inc. (HBI) and The American City Coalition (TACC) for development. HBI and TACC are collaborating with local entrepreneur, Noah Hicks, founder of Dorchester's Bowdoin Bike School, to transform the long empty facility into the Bike Kitchen, a full service bicycle shop and café. HBI will serve as the real estate developer and long-term property owner of the Upham's Corner Comfort Station. TACC has provided HBI and Bike Kitchen with technical assistance both for design and market studies.

The one-story stucco and tile building was constructed by the Metropolitan Transit Authority in 1912 to support the developing streetcar system in Boston. Designed by the local architect William Besarick and inserted into a corner of the 1633 Dorchester North Burying Ground, the structure has been vacant since 1977.



▲ **Noah Hicks**, founder of Dorchester's Bowdoin Bike School and future owner of Bike Kitchen

"This building may be small," said Jeffrey Morgan, HBI's Director of Real Estate Development, "but its location at the heart of the Upham's Corner business district and re-use as a new small enterprise will bring increased foot and bicycle traffic to a sleepy corner of the neighborhood."

"The Bike Kitchen will contribute directly to Upham's Corner's bright future," said Neil McCullagh, former Executive Director of TACC. "It is rewarding to be part of a project that joins the preservation expertise of HBI with Noah Hicks' unique service delivery in a growing business niche. Our partnership has led to thoughtful reuse of an unused public asset, and its renovation will deliver clear civic and economic benefits."



Interior plans for Bike Kitchen



Upham's Corner Comfort Station sits in a corner of the 1633 Dorchester North Burying Ground

0.5 Mi to Nearest Coffee Shop

1.5 Miles to Nearest Bike Shop





## Kathleen MacNeil Tapped as New HBI President

Kathleen MacNeil is HBI's new President and assumed her leadership of the organization in September. A member of HBI's board of directors since 2011, Kathy was most recently the organization's Vice President. Professionally, Kathy is principal at MDA Partners LLC a joint venture with Millennium Partners. She has managed many complex urban development projects in Boston including the 1.4 million square foot mixed use, office, retail and luxury condominium tower, Millennium Tower currently under construction in downtown Boston. The project includes preservation of the 1912 Burnham Building, completed in 2014, which houses Havas/Arnold advertising agency, Roche Brothers Supermarket and Primark department store's first U.S. retail location.

## TRANSITIONS

**Celia Grant** and **W. Tod McGrath** have recently stepped down from HBI's Board of Directors. "HBI has benefited greatly from the insights and commitment that Celia and Tod brought to our Board and to HBI's projects," said board development committee chair Drew Leff. "We are grateful for their service to HBI and their support for preservation in Boston's neighborhoods." Grant served five years, and McGrath 14 years, 10 as Treasurer.



▲ Celia Grant



▲ W. Tod McGrath



Board member **Felicia Jacques** has been voted HBI's new Treasurer. Jacques, who is Vice President of Development at Maloney Properties, assumed her new board role in September.

◀ Felicia Jacques

▼ Marc Truant



**Marc Truant, Richard Beal** and **Tom Goemaat** were voted new members of HBI's board of directors in September. Truant is President and CEO of the construction firm of Marc Truant and Associates, Goemaat is CEO Emeritus of Shawmut Construction, and Richard Beal is President of Perry Brokerage Associates. All three new board members have most recently served on HBI's Council of Advisors.

Richard Beal ▶



▼ Tom Goemaat



▼ Maddie Grant



**Maddie Grant** joined HBI as Office Manager in June. Maddie is a native of Scituate and studied English and Political Science at the University of Massachusetts at Amherst where she was also a writing tutor at UMass' Writing Center. In addition to managing HBI's office operations, she will be responsible for HBI's social media platforms.

# Letter from the Executive Director

## The View Forward

Dear Friends,

Over the last nine months, HBI's board of directors, advisors and staff have been updating the organization's strategic plan with two core objectives: 1) to identify historic properties in Boston's neighborhoods for redevelopment; and 2) to determine the lasting social, economic and design impacts HBI preservation projects should have based on the current and projected needs of the city's neighborhoods.

It's no surprise that there are many overlooked historic buildings whose rehabilitation can help strengthen neighborhoods. We have fine-tuned our prospects and arrived at three overlapping priorities that will help HBI find opportunities that support stronger neighborhoods.

1. Projects in **Boston's neighborhood commercial districts** where some of city's finest examples of historic buildings are located, many of which are underutilized assets.
2. HBI's real estate development and preservation skills should be brought to bear on public policy priorities – **locations or property uses that are civic priorities** – in order to benefit from the momentum from those concerns and bolster the case for historic preservation in neighborhood planning and development.
3. HBI will **"scale up" and seek to develop larger historic buildings** in order to expand the development strength it has built over the last several years, and to achieve higher impact – more housing units, more studios or more office space, for example – on policy matters.

We have settled in on three neighborhood commercial districts that lie at the sweet spot of these three priorities:

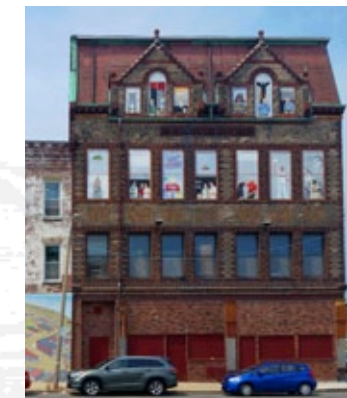
- Activating underutilized upper stories of **Dorchester's Upham's Corner** many 19th century buildings can build on groundbreaking plans for development along the Fairmount/Indigo Line Corridor and bolster place-making strategies for the district by creating offices, artist studios, and housing.



Pilgrim Church, Upham's Corner

- Preservation and rehabilitation of historic buildings in **East Boston's Central and Maverick Squares in East Boston** retains local character while helping the traditional business area and cultural heart of the neighborhood meet the explosion of new development along the neighborhood's waterfront.

Former **Maverick Square Fire House**



Allston Hall

- The cluster of overlooked historic buildings at the **western edge of Allston Village at Cambridge Street**, anchored by the Richardsonian railroad depot (now Pizzeria Regina) presents an opportunity for preservation-based development to help to define a new plan for several blocks of low density auto repair facilities.

HBI's new strategy is an opportunity for sustained focus on multiple properties in one area with the expectation of higher economic and visual impact from their reuse. We are just beginning to model financial projections and impact measures for projects in order to test these adjustments to strategy with neighbors and community partners.

We will update you more over the next several months as plans are finalized. In the meantime, we welcome your ideas and feedback, and we thank you for your continued support.

Sincerely,

Kathy Kottaridis  
Executive Director, Historic Boston Incorporated





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## HBI & News Notes



▲ HBI's rehabilitation of the **1836 Alvah Kittredge House** in Roxbury was awarded several honors this year. It won a **Massachusetts Preservation Award** from the Massachusetts Historical Commission, the **Paul E. Tsongas Award from Preservation Massachusetts** and a **Boston Preservation Alliance Award**.



◀ **HBI's Henry Moss** received the **Boston Preservation Alliance's Codman Award for Lifetime Achievement in Historic Preservation** at the organization's annual awards ceremony in October.

The award acknowledges Henry's many years of professional and volunteer work in Boston's preservation community through research, technical expertise and practice. Henry is a principal at the architectural firm of Bruner/Cott, planning and designing adaptive reuse projects and the restoration of historic structures. He previously worked in

historic preservation and public housing renovation in the United Kingdom, and worked for HBI on a variety of projects, most notably the restoration of HH Richardson's Hayden Building in Chinatown.



◀ HBI project team received the **Paul E. Tsongas Award** from Preservation Massachusetts in May 2015.