



▲ North Bennet Street School's preservation carpentry students conduct exploratory work on the farmhouse.

## Fowler Clark Epstein Farm Construction Begins

**OVER THE LAST YEAR** Historic Boston (HBI) and its partners, the Urban Farming Institute (UFI), The Trust for Public Land (TPL), and North Bennet Street School (NBSS), have held to an aggressive predevelopment schedule for the 1786 Fowler Clark Epstein Farm in Mattapan. Construction is expected to begin this fall.

The \$3.2 million project is designed to serve UFI's mission while thoughtfully preserving the historic features of the site. Plans include the restoration of the 1786 house for classrooms, offices and farmer housing. The 1860s carriage barn will be transformed into UFI's headquarters, a demonstration kitchen, classroom, and a washing

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# Fowler Clark Epstein Farm Begins Construction

*from page 1*

and storage facility for produce grown on site. A new greenhouse is planned for the rear of the property. Baraka Community Wellness, a non-profit organization that manages comprehensive wellness solutions for employers and their workforces, recently agreed to lease office space in the house.

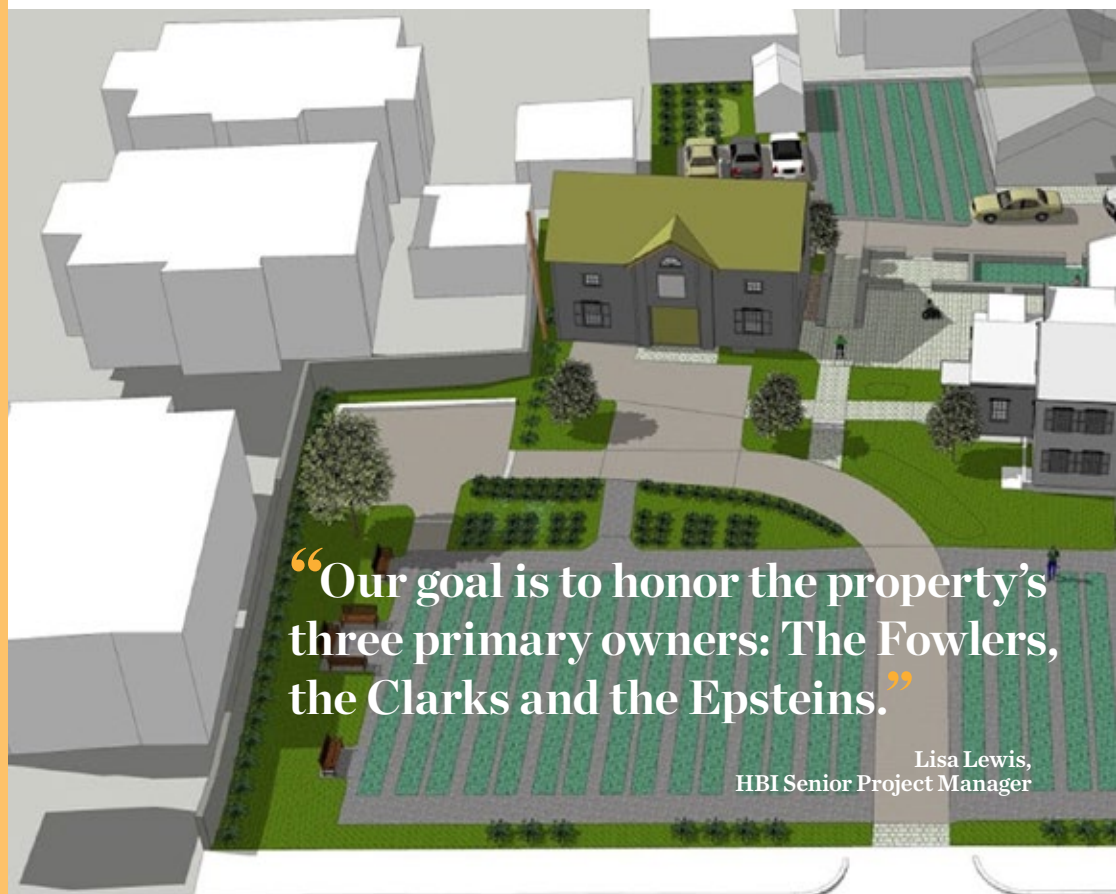
The Boston office of Perkins + Will is designing the new urban farming education and training center at the farm, donating a substantial portion of its fees through the firm's Social Responsibility Initiative, an effort to bring excellence in design to projects with strong social goals. The Massachusetts-based landscape architecture firm of Regenerative Design Group will design the farming and landscape components of the project.

Since its construction in 1786, the farm has passed through the hands of three families. The Clark family built the 18th century house, the Fowlers constructed the barn, and the Epstein family substantially altered the landscape and installed many salvaged

architectural elements on both house and barn. Jorge Epstein was a dealer in antiques and architectural salvage and his business, Olde Mansions, located three blocks from the farm on Blue Hill Avenue, was a popular source of historical architectural elements for area homeowners and contractors. Mr. Epstein's business interests spilled over to his home where he installed distinctive architectural embellishments into garden walls, walkways, and the house itself.

"The greatest challenge of this project is choosing what to preserve" said HBI's Senior Project Manager Lisa Lewis, "Our goal is to honor the property's three primary owners: The Fowlers, the Clarks and the Epsteins."

Among the Epstein installations to be kept is a 19th century water fountain salvaged from the Christian Science Center, bluestone steps from South Station, and a series of interior wall murals that depict the history of the site's evolution from farmland to streetcar suburb.



**"Our goal is to honor the property's three primary owners: The Fowlers, the Clarks and the Epsteins."**

Lisa Lewis,  
HBI Senior Project Manager



▲ Mattapan neighbors gathered for a community barbecue in Summer 2015.



▲▲ A 20th century mural of the property's history was commissioned for the house by the Epstein family.

▲ Cold water fountain salvaged from the Christian Science Center and bluestone steps from South Station.

Preservation carpentry students from North Bennet Street School are restoring the façade of the farmhouse, removing 20th century shingles and restoring existing clapboards. They will also create new period-appropriate windows for the original farmhouse and restore the front entry vestibule. North Bennet Street School's exploratory work determined that the house's original windows were larger than they presently appear; Students will restore the windows to their historic dimensions.

Work begins this fall with structural stabilization and repairs to the frame of the barn. The permitting process is expected to be completed later this fall and construction will transition from barn repairs into full buildout of the barn and house in early 2017. UFI will move into the completed barn in summer of 2017 and the full project is expected to be completed in spring 2018.



## Generous Donors Close the Gap at the Fowler Clark Epstein Farm

**OF THE \$1.5 MILLION** in fundraising necessary to transform the Mattapan's Fowler Clark Epstein Farm, HBI and its project partners have secured commitments for nearly \$1 million, thanks to the very generous support of the following charitable foundations, public agencies, and individuals.

**Thank you!**

**Amelia Peabody Charitable Fund**

**Barbara and Amos Hostetter**

**The Trust for Public Land**

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# Roslindale Substation Nears Completion

## VISITORS TO ROSLINDALE

Village will notice big changes at the historic Roslindale Substation which is being redeveloped for chef Chris Douglass' new concept restaurant, The Third Rail.

The project, the result of five years of planning and collaboration between HBI, Roslindale Village Main Street and Peregrine Group LLC, is the second of a two-phased project that includes the Substation's restoration for a restaurant and retail, and 43 new apartments constructed on the former site of Higgins Funeral Home.

The faded mural that stretched across the east side elevation has been removed and the massive arched windows that had been bricked in since the 1970s, have been re-opened, shedding light into the soaring interior. A glimpse into the Substation reveals bright white-glazed brick walls, cleared of decades of layered soot.

The Roslindale Substation, built in 1911, functioned as part of the Boston Elevated Railway Company's then-revolutionary alternating electric current power system. Designed by architect Robert Peabody of Peabody and Stearns with Stone and Webster Engineering Corporation, the Substation is one of six nearly identical converter substations built in and around Boston at that time. The Roslindale Substation continued operating until

the 1970s but has been vacant and unused since then.

Over the summer, the substation's massive ceiling crane, once used to move transformers and other equipment around the building, was moved into a locked position at the center of the substation in accordance with plans prepared by project architect David Chilinski of Prellwitz Chilinski Associates. The crane will feature prominently in the new restaurant's decor along with the buildings megalithic bronze front doors and massive arched windows on the eastern and western elevations of the building.

Peregrine Group's Senior Project Manager Jennifer L. Matthew reports that 75% of the major work items have been completed. "We expect exterior restoration work, including the new windows, pointing and cleaning, to be completed by November," she said. "Then we can begin the restaurant's interior build out."

Craft Beer Cellar, a retail business, is expected to open in the lower level of the substation at year-end 2016.

The Third Rail, the restaurant by Dorchester chef Chris Douglass on the Substation's main level is expected to open in Fall of 2017. The name references Douglas' third food establishment and the electrified rail that powers some MBTA transit lines.



▲ Alia Hamada Forrest, Roslindale Village Main Streets and Jordan Stone, Peregrine Group, inspect the site.



▲ In-fill brick has been removed for window restoration.

▲ Construction workers prepare for new window installations.

# Spring Start for Upham's Corner Comfort Station Project

The \$1 million transformation of the 1912 Upham's Corner Comfort Station into the Sip & Spoke Bike Kitchen is slated to begin in the spring of 2017. Historic Boston, the American City Coalition, and Sip-n-Spoke entrepreneur Noah Hicks are working with the architectural firm Utile to complete project permitting this fall. Construction is expected to be completed by December of 2017.

“Restoring a deteriorated building for a community oriented use is good for business but it should also inspire others to do the same.”

Noah Hicks,  
Sip & Spoke proprietor

The former Comfort Station sits on what was once part of the 1630 Dorchester North Burying Ground, and together they are listed on the State and National Registers of Historic Places and as a Boston Landmark. The historic building helps tell the story of 19th century municipal expansion and population growth in Dorchester, and the public transportation infrastructure built in the 20th century to support them.

Once completed, the Comfort Station will become Sip & Spoke Bike Kitchen, a bike repair and coffee shop run by Hicks, a Dorchester native and founder of the non-profit Bowdoin Bike School.

“We’re excited to open our doors,” said Sip & Spoke proprietor Noah Hicks. “Restoring a deteriorated building for a community-oriented use is good for business but it should also inspire others to do the same.”



## Meet Sip & Spoke's Kristina Jackson

Noah Hicks recently brought on experienced barista Kristina Jackson as café manager for Sip & Spoke Bike Kitchen. HBI interviewed Kristina about the historic Comfort Station as a coffee shop, and what it takes to bring a great cup of coffee to Upham's Corner.

**HBI: Describe your work as a barista.**

**KJ:** I've been at it for two and a half years. I was so intimidated by the espresso machine my first few days – all the steam and the noise it makes can be intense! Then you have to memorize all the drinks and their variations. But once you get it down and get in a work groove, it's so fun!

It's important that, as a young black woman, I am visible to my customers. An overwhelming number of baristas are white and male. But that is not a rule and it is not a ceiling. I want to show women and people of color that is possible to be successful if you work hard to learn the skills.

**HBI: Why the Sip & Spoke Bike Kitchen?**

**KJ:** Biking, like a good cup of coffee, is something you can enjoy alone or with others. Coffee shops are destinations; a reason to slow down and take a moment to reflect. For anyone, but especially bikers, it's a reason to get off the road and away from the rush of traffic. Noah and I thought, why not have a space to bring these cultures together? The Upham's Corner Comfort Station has character and location. It's perfect.

**Why Upham's Corner?**

**KJ:** Upham's Corner has so much potential to become a cultural hub. There's an historic theatre The Strand, shopping, restaurants, and even a new brewery. I've heard time after time that Upham's wants a cafe to call its own. Too many people leave there to get coffee. It's time to have a homegrown, small business that fills that void and showcases the rich culture in Dorchester.

Rendering of the Sip & Spoke Bike Kitchen



Interior Plans for the Sip & Spoke Bike Kitchen

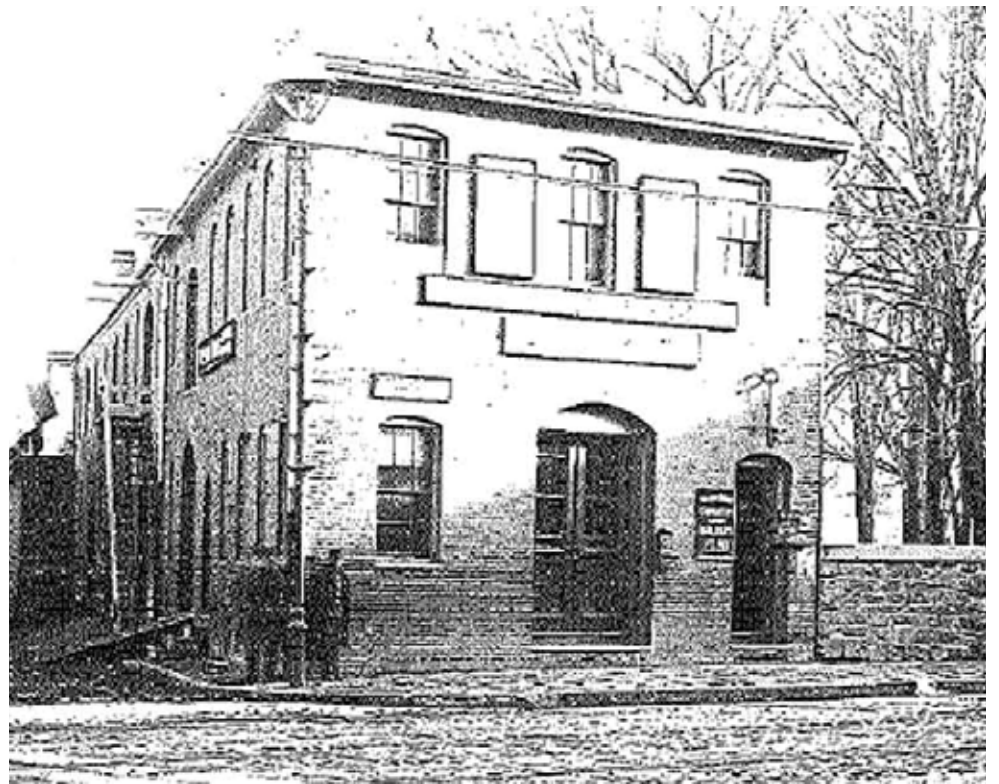


# At the Crossroads of History

## A New Look at Roxbury's Owen Nawn Factory

**HBI HAS COMMISSIONED** the architectural firm Mass Design Group to conceive of design options and interpretive ideas for the long overlooked Owen Nawn Factory at the corner of Melnea Cass Boulevard and Washington Street in Dudley Square.

Anticipating the Boston Planning and Development Agency's forthcoming Request for Proposals for Parcel 8 in Roxbury, HBI is revisiting the potential for restoring the structure. Located at 2080 Washington Street at the entrance to Dudley Square, the Nawn Factory dates to the 1880s and is a reminder of Rox-



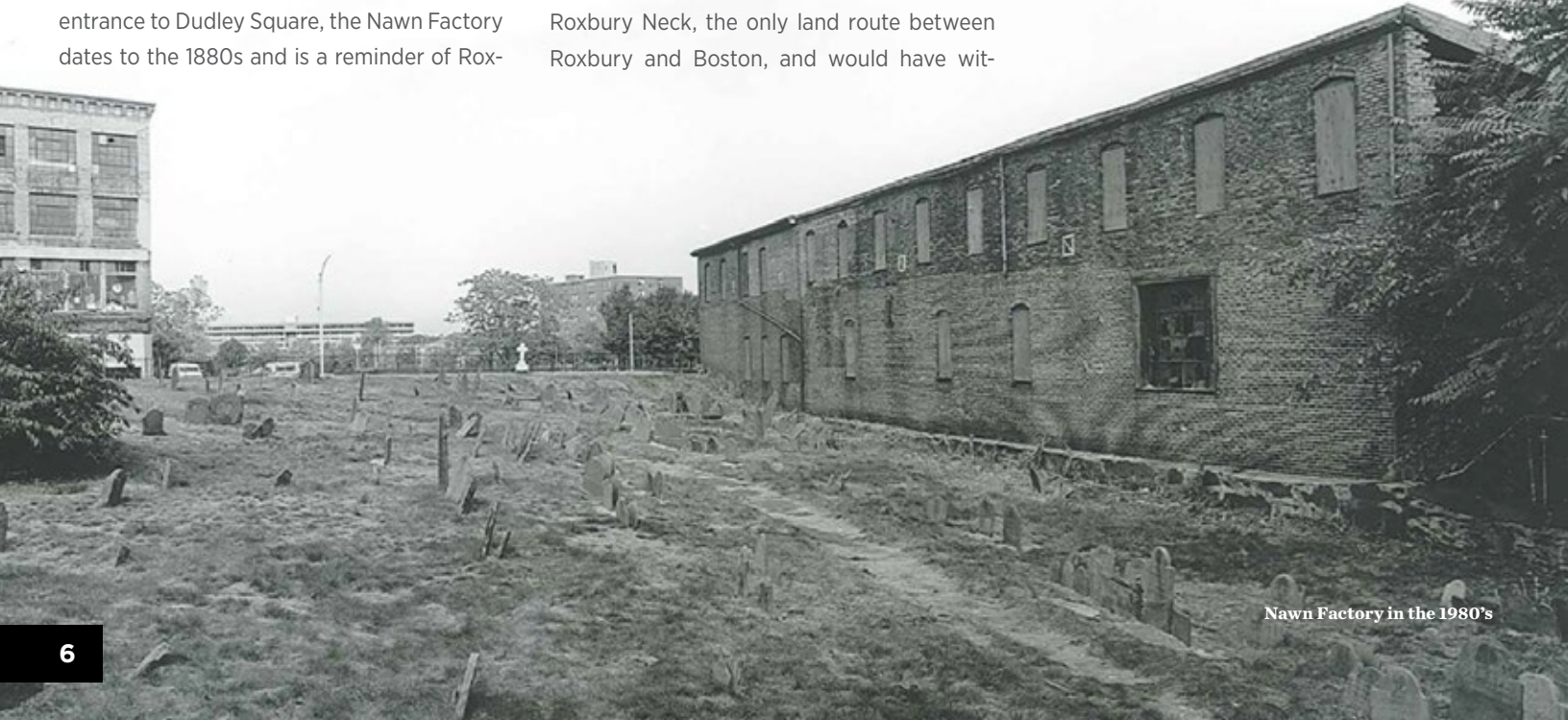
▲ The original facade of the 1880s **Nawn Factory** as depicted circa 1901.

bury's industrial past. A two-story brick commercial structure, it is named for its builder, Owen Nawn, a Roxbury contractor who also built some of the elevated Orange Line along Washington Street in 1901.

The Nawn Factory's location at the entrance to Dudley Square helps tell the story of Roxbury's evolution and growth, particularly as the neighborhood begins to experience a wave of development activity. In the 17th and 18th centuries, this site was located along Roxbury Neck, the only land route between Roxbury and Boston, and would have wit-

nessed military action during the Siege of Boston when colonists established a redoubt near what is now Eustis Street.

The area around today's Nawn Factory has been largely shaped by demolition and land clearance that came with plans for an 'inner belt highway,' or I-695, in the 1960s. Early plans for the highway called for demolition of the Nawn Factory and came dangerously



**Nawn Factory in the 1980's**



▲ Aerial perspective of Parcel 8, the former Harrison Supply Company, the Nawn Factory and the Eustis Street Architectural Conservation District

close to the 1630 Eliot Burying Ground. The galvanized opposition of local residents halted the misguided project, but much of the land, already cleared for the highway, remained vacant public parcels until recently.

As it stands today, the Nawn Factory is only one-third of the building's original size. In the 1990s, after the community's vision of a visitor center there for the Roxbury Heritage State Park faltered for lack of State resources,

fire and deferred maintenance undermined the rear of the structure which was then removed. However, there have been important efforts to recognize and preserve this historic area of Dudley Square including its designation as an Architectural Conservation District by the Boston Landmarks Commission in the 1980s, considerable investments in the 1630 Eliot Burying Ground by the Boston Parks Department, and HBI's rehabilitation of the adjacent 1859 Eustis Street Fire House in 2011.

"HBI and MASS's shared aspirations for this site leverage the neighborhood's history in order to strengthen community identity and create economic opportunity for Roxbury residents today," says Mass Design's project architect, Alicia Ayayi. "If we're successful, this historic place will be a source of pride and inspiration for generations of Roxbury residents to come."



▲ Mass Design's Alicia Ajayi, Michael Murphy and Chris Scovel



▲ Nawn Factory today

# HYDE PARK'S VERTULLO BUILDING IS FULL!

## ALL FIVE RETAIL SPACES

and four residential units of the 1868 Vertullo Building in Hyde Park are occupied after HBI's rehabilitation of the building last year. To celebrate, we decided to profile the proprietors of two small businesses that recently opened.



### TIFFANY WHITE *Transformations*

#### What services do you provide?

Transformations is a natural skin and nail care studio.

#### Why did you choose the Vertullo building for your business? Why Hyde Park?

I watched as HBI transformed the Vertullo Building, and thought it was a beautiful building in a great location. My mother and aunt have lived here for more than 30 years and I always loved the diverse community. The building is next to the commuter rail, and the walking traffic is perfect for a growing business.

#### What is the most rewarding part of the job?

I love being able to say "I OWN a skin and nail care studio." It's true that if you love what you do, you will never work a day in your life. I have a passion

The Vertullo Building's renewed storefronts and artist Gregg Bernstein's new mural greet shoppers from Fairmount Station.



for helping people express their natural beauty, and love who they are, and I try to do that here one client at a time.

#### What's it like being a first-time entrepreneur?

You can get so lost in servicing clients that you forget that you are also the payroll department, the supply re-order department, human resources, cleaning staff, finance dept. etc. You depend on your business and your business depends on you for success!



### MARTA THOMAS *Pure Joy Flowers*

#### Tell us about the name of your business?

Pure Joy flowers comes from the Book of James 1:2-4. "All our trials are nothing but pure joy," and believe me, Wesley and I encounter those trials every day! It is our mission to bring 'real joy' to each and every client with our flowers!

#### What services do you provide?

We specialize in floral decor for weddings, Quinceñeros, and corporate events. We also provide free wedding consultations and decorate corporate interiors for the holiday seasons and outdoor summer planters for businesses. We are also here for funerals, birthdays, get well wishes, congratulations, anniversaries, prom corsages, first communion halos, and every holiday of the year.

#### What is the greatest challenge of running a small business?

We do it all! We're designers, book-keepers, public relations managers, tech administrators, maintenance, buyers, suppliers, delivery staff, photographers and the occasional "marriage fixer" for forgotten anniversaries!

#### Why did you choose the Vertullo Building for your business? Why Hyde Park?

We are 100% Hyde Parkers! We love our 'Small Town In the City'! We bought our first home here when our children were babies 20 years ago. Pure Joy Flowers opened in 2008 and, when we needed to expand, this new storefront spoke to us.

As soon as we entered the empty space, we saw our personality all over its walls and ceiling. 84 Fairmount Ave. is our beautiful new home and our customers seem to approve!



# Looking Around Upham's Corner

## SINCE BEGINNING WORK

on the Upham's Corner Comfort Station, HBI has been studying the historic building stock in Upham's Corner and uncovering more information about some of the unusual multi-story commercial buildings that are the defining legacy of this neighborhood commercial district.

HBI's most recent strategic plan calls for the organization to look for project opportunities in this neighborhood commercial district as a plan for activating vacant upper floors for new uses. One Upham's Corner building, the four story Fox Hall, is located at 554-562 Columbia Road and serves as a symbol of the changes the neighborhood has undergone since its construction in the late 19th century. Built circa 1894, Fox Hall was designed by the Boston architectural firm of Loring & Phillips and has, over the last century, served a variety of uses. Known at various times by the names Wheelock Hall, Fox Hall, and Odd Fellows Hall, the building has served both residential and commercial functions.

The southern third of today's Fox Hall contains a storefront and three floors of single room occupancy (SRO) housing. The contiguous northern two thirds of the building has two storefronts on the ground floor and a popular pool hall on the second floor. Frozen in time on the third floor is a former candlepin bowling alley with standing pins, balls and dusty bowling shoes. Last used in the 1980s, owner Nick Verenis says the bowling alley and pool hall have both been present since at least the 1930s. Competition and the need to walk to the third floor forced his family to close the operation.

Records show that a meeting hall, licensed by A.P. Wheelock for music and dancing entertainment, was present as early as 1896. A 1920s advertisement for dancing at Fox Hall hangs on the top floor entry to the two-story dance hall. Mr. Verenis says that the hall has not been used for more than 80 years, since his grandfather purchased the building in the 1930s. Fox Hall sits across from the historic Strand Theater and close to several bus



▲▲ An advertisement for Fox Hall dances still graces the long-vacant ballroom space.

▲ Frozen in time: bowling shoes still line the shelves of the former bowling alley

lines and the Fairmount Indigo Line. Valued both for its historic character and proximity to transit, HBI has begun to explore the property as a re-development opportunity that could provide much-needed housing and retail space for Upham's Corner.

"Fox Hall's elevation is a distinctive 19th century commercial building for Upham's Corner that offers a variety of spaces inside the building," says HBI's Henry Moss, "HBI's interest goes beyond the façade to include the overall site where new residential development may improve the financial basis for rehabilitating Fox Hall. The site's reactivation can benefit from improved transportation and proximity to central Boston. And its re-use also links to Sip-n-Spoke Bike Kitchen, HBI's project at the Upham's Corner Comfort Station."

▼ Columbia Road view of Fox Hall



▲ Fox Hall is central to Upham's Corner and an easy walk from HBI's Sip & Spoke Bike Kitchen project.

# HBI Launches Corporate Support Program

**THE LAUNCH OF HISTORIC BOSTON'S** first Corporate Support Program has been met with enthusiastic support from Boston companies whose contributions are helping to advance HBI's preservation mission in Boston's neighborhoods.

"We are honored by the generosity of Boston's business community, especially those who appreciate Boston's architectural heritage and the challenges facing each of HBI's projects," said HBI Board President Kathy MacNeil. "If a rising tide lifts all boats, then a good real estate market should make more preservation possible in Boston's neighborhoods."

Corporate supporters help achieve HBI's mission, and receive a menu of benefits that include special programs and corporate visibility through electronic media and on-site signage at HBI projects. If you would like to add your company to a growing list of corporate supporters whose annual donations preserve Boston's unique history and make exciting and innovative projects possible, please visit [www.historicboston.org](http://www.historicboston.org) or contact Kathy Kottaridis at [kathy@historicboston.org](mailto:kathy@historicboston.org)

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# Thank you!

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# HBI's Council of Advisors Study Urban Farming at the Fowler Clark Epstein Farm

## HBI's Council of Advisors

gathered in early June for a closer look at HBI's project at Mattapan's Fowler Clark Epstein Farm. Thirty-eight advisors and board members traveled to Mattapan from downtown Boston and enjoyed a behind-the-scenes look at the 18th century farm and 19th century barn.

Advisors saw first-hand the details of HBI's upcoming project at the Fowler Clark Epstein Farm and its place in Boston's burgeoning urban farming movement through an introduction to the work of the Urban Farming Institute of Boston (UFI), HBI's project partner. Glynn Lloyd, a UFI board member and one of its founders, and Barbara Knecht, UFI's project director for farm sites, oriented HBI's advisors to the challenges and priorities

for urban farming in Boston, and discussed how UFI's occupancy of the Fowler Clark Epstein Farm will strengthen the organization and its mission.

Advisors enjoyed a self-guided walk through the Farm's house and barn, and circulated the grounds of the property to view historic objects installed by the property's last owner, Jorge Epstein, a well-known Boston architectural salvager and antiques dealer. UFI's Executive Director Patricia Spence and the organization's chief farmer, Bobby Walker, were on hand to greet visitors and talk about UFI's current growing season and farmer training curriculum.

HBI deeply appreciates the service of Council members to the organization's mission. Advisors are ambassadors for HBI in the

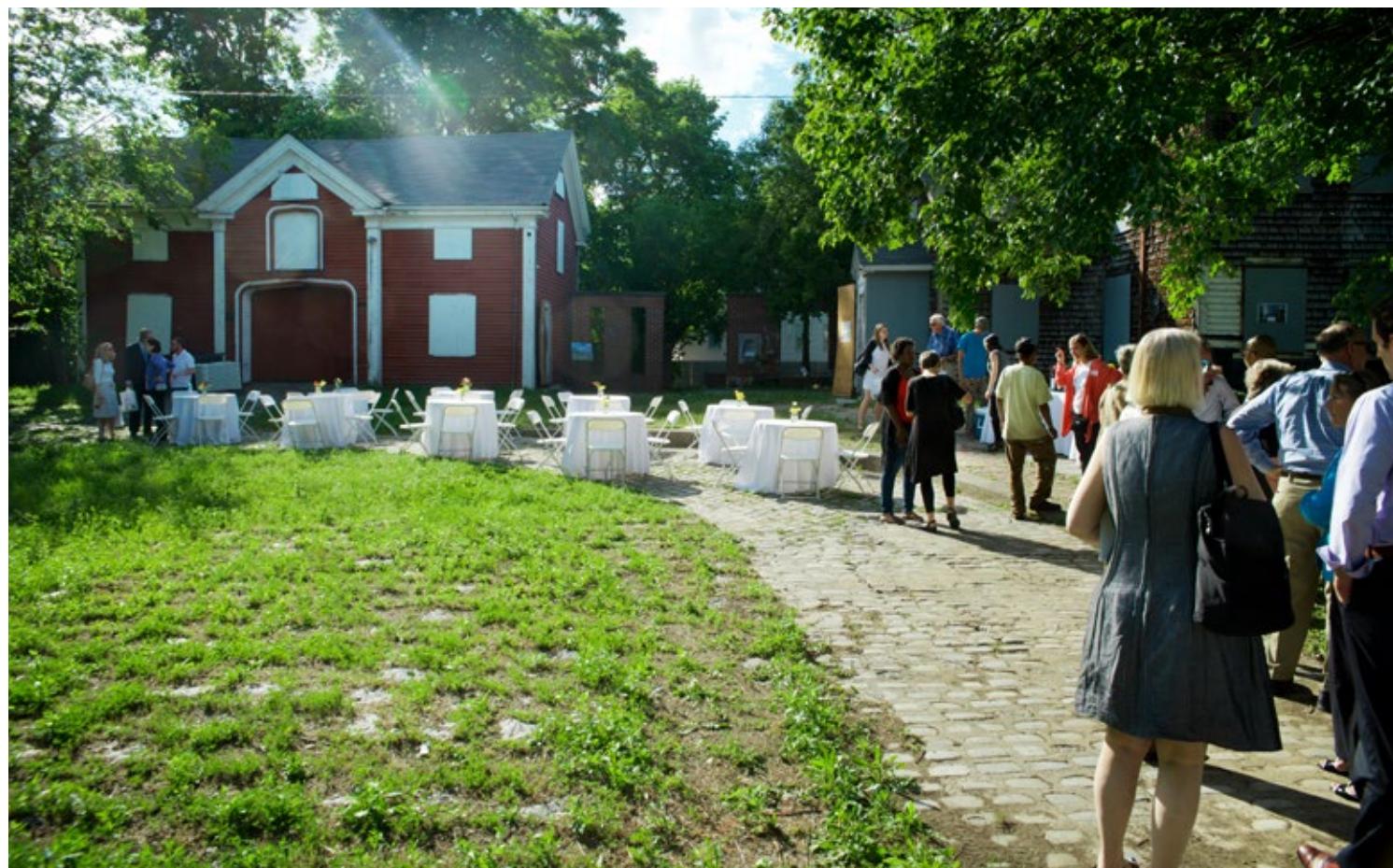


▲ UFI Board Member, Glynn Lloyd



▲ Advisor Barbara Berke and HBI's Kathy Kottaridis

▼ Advisors explore the farmhouse and barn



► Nancy Coolidge, Brian Swett, Barbara Berke, Matt Kiefer and Henry Moss

community. Through their extensive expertise, they provide strategic guidance to HBI on preservation projects, and help the organization with valuable access to valuable technical, financial and community resources.

For more information on HBI's Council of Advisors visit [historicboston.org/about/staff](http://historicboston.org/about/staff)



▼ Barbara Knecht, Elmer Freeman, Kathleen MacNeil, and Raheem Baraka



▼ Kathy Kottaridis, Marla Curtis, Larry Curtis and David Hacin



▲ Pat Spence, Raheem Baraka and Barbara Knecht



▲ Elmer Freeman and Thomas O'Brien



▲ Andrea Gilmore and Barbara Boylan

# HBI NEWS AND NOTES

**Alex Krieger, Drew Leff, Carolyn Osteen** and **Jay Wickersham** stepped down from HBI's Board of Directors in March. While their voices will be missed at the board table, they continue to support the organization as members of **HBI's Council of Advisors**. In particular, HBI applauds **Carolyn Osteen's 37 years of service** on HBI's board as she becomes co-chair of the Council of Advisors.



Brian Awe



Barbara Boylan



Marla Curtis



Carolyn Osteen



Michael Durand



James Labeck

**Brian Awe, Barbara Boylan, Marla Curtis,** and **Michael Durand** were voted new members of HBI's Board of Directors in March and **James Labeck** was elected in September. Awe is an associate at DLA Piper; Boylan is Vice President of The Druker Company; Marla Curtis is principal of Marla Glanzer Curtis AIA; Michael Durand is President of Back Bay Development Group; and Jim Labeck is Principal of Tend LLC.



▲ **HBI Council of Advisors** gathered last fall at the Millennium Tower Marketing Center to review and advise on HBI's new strategic plan and the future of preservation in Boston's neighborhoods.

**HBI's Council of Advisors** also added seven new council members: consultant **Barbara Berke**; **Anthony Consigli**, CEO of Consigli Construction; **Eric Dray**, Principal of Eric Dray Consulting; **Lee Michael Kennedy**, President and CEO of Lee Kennedy Co, Inc.; **Thomas O'Brien**, Founding Partner and Managing Director of HYM Investment Group; **Peter Smith**, partner at Oxbow Partners LLC; **Brian Swett**, American Cities Leader at Arup; and **Peter Vanderwarker** of Peter Vanderwarker Photography. HBI thanks all of these leaders for their involvement with HBI, and for their ongoing guidance and support.

## A Fond Farewell to Jeffrey Morgan

Jeff Morgan, HBI's Director of Real Estate Development, departed HBI in September to pursue new personal and real estate opportunities abroad. A valued member of the HBI team for the last four years, Jeff drove development of the Roslindale Substation, the Upham's Corner Comfort Station, and acquisition development plans for the Fowler Clark Epstein Farm. HBI will miss Jeff's dedication to revitalization and neighborhood development, but we wish him well in his new endeavors.



Jeffrey Morgan

## FROM THE EXECUTIVE DIRECTOR

# *That's so cool!*

That's the usual reaction when we describe *the urban farm* at the 1786 Fowler Clark Epstein Farm in Mattapan, or *the bicycle and coffee shop* at the 1912 Upham's Corner Comfort Station, or *the organic nail salon* at the 1868 Vertullo Building Hyde Park, or *the technology training center* downstairs from us at the 1859 Eustis Street Fire House in Roxbury.

Urban employers and residents –especially students and young professionals –increasingly gravitate to the “cool” local places that afford them the lifestyle benefits of energy savings, environmental quality, healthier living, and proximity to home. And, as they're also discovering, many of these emerging ideas and their innovative applications are taking place in historic buildings and historic neighborhoods, driven by local people who see possibility there.


The spirit of partnership and collaboration between HBI and willing tenants and investors has always made our preservation projects possible. HBI's 56-years of patient investments in historic buildings feature some pretty risk-hardy –dare we say “cool” –partners and investors; the young urban professionals who saw possibility in the distressed historic buildings along Main Street in Charlestown in the late 70s; **Stanley and June Cheah** who brought their restaurant, Penang, to the Hayden Building complex in 1996 when the area was still perceived as Boston's Combat Zone; and young homeowners like **Celia Grant** and **Karen Mapp** who bought two of the Alvah Kittredge Park Rowhouses in Roxbury after HBI restored them.

In this newsletter you'll read about today's “cool” people who are looking at traditional places through non-traditional lenses: Bicycle-builder **Noah Hicks** and coffee connoisseur **Kristina Jackson** who are readying Sip & Spoke Bike Kitchen for the Upham's Corner Comfort Station; Farmer **Bobby Walker** who will cultivate the renewed Fowler Clark Epstein Farm; Peregrine Group's 43 new housing units that are making **Chris Douglass'** restaurant possible in the historic Roslindale Substation; and **Tiffany White** who is proud to be in the newly restored storefronts of the Vertullo Building, fulfilling her dream and helping build foot traffic in the Hyde Park's Main Street district.

HBI also thanks the “cool” donors and philanthropists on pages 10 and 11 whose measure of “return” aligns with the sense of possibility spawned by our investments in historic buildings. We are grateful to many new donors to the \$1.5 million campaign for the Fowler Clark Epstein Farm, and we welcome HBI's new Corporate Sponsors whose contributions are a vote of confidence in HBI's mission. These investors save great architecture, preserve stories, and make Boston a more sustainable and livable city.

Together we are betting on a different kind of “future value” –one, that comes from re-activating and restoring places of meaning to our communities.

Thank you. *Stay cool!*



Kathy Kottaridis  
Executive Director



## HBI Corporate Sponsors

