

## St. James African Orthodox Church

50 Cedar St., Roxbury, MA 02119, 1903

### Owner

Roxbury Action Program (RAP)

### Total Projected Development Costs

Est. \$5.6 million

### Project Size

8,040 SF building

### Proposed Uses

Community Center and non-profit offices for RAP

### Status

HBI sold to RAP in 2023

### HBI Role

Developer

### Designations

Boston Landmark

National Register of Historic Places within the Roxbury Highlands Historic District

### Capital Sources and Development Cost Summary

State Historic Tax Credits	\$480,000
Federal Historic Tax Credits	\$620,849
New Markets Tax Credits	\$1,219,954
Fundraising	\$3,292,675
<b>TOTAL SOURCES</b>	<b>\$5,613,478</b>

Acquisition Costs	\$400,000
Soft Costs	\$884,400
Hard Costs	\$3,537,600
Financing Costs	\$194,508
Development Fee	\$596,970
<b>TOTAL COSTS</b>	<b>\$5,613,478</b>

### Community Impact

- \* Reactivates a long vacant historic building in Roxbury for new uses.
- \* Will provide a community center for the Roxbury neighborhood and a gathering space for the future residents of the on-going age restricted housing development onsite.

### Partners



**McNAMARA HOUSE**  
Senior Living Community



View of St. James African Orthodox Church from Hawthorne St.

### Background

The last extant Baptist church in Allston-Brighton, the Hill Memorial Baptist Church was constructed in 1903 on N Harvard Street, a major thoroughfare in Allston. The land the church sits upon was donated by George A. Hill and his sister Georgia A. Hill, on the condition that the chapel built there be named after their father, Deacon Samuel Hill. The Hills had owned and farmed this large tract of land since the mid-1870s. The unique architecture of the church, the unusual presence of the tapered buttresses that appear at each corner, were more typically observed in masonry Gothic Revival churches. The pointed arch stained glass windows of the upper walls of the north and south transepts are also noteworthy details. The Allston Brighton CDC purchased the church in 2023, with plans to preserve the building and adapt it for community use in the future.

