

# Historic Boston Inc.

## Thriving Neighborhoods Through Historic Preservation



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**Historic Boston Incorporated (HBI)** redevelops historic places to help Boston's neighborhoods thrive.

We work to re-use older properties to meet current needs, enrich communities, and restore neighborhood pride.

### **HBI's preservation and real estate activities include:**

- Property acquisition and due diligence
- Project financing (borrowing, lending, tax credits)
- Fundraising
- Development, construction management
- Technical assistance to others
- Easement acquisition and management
- Partnerships



**CEDAR STREET MARBLE ROWHOUSES (1875)**  
**Rehabilitation for 18 Affordable Home Ownership in 1985**



**ALVAH KITTREDGE HOUSE (1834)**  
**Rehabilitation for Mixed Income Apartments in 2014**



**ALVAH KITTREDGE HOUSE (1834)**  
**Rehabilitation for Mixed Income Apartments in 2014**  
**5 residential units, 2 affordable units @ 70% AMI**



**EUSTIS STREET FIRE HOUSE(1859)**  
**Rehabilitation for Non-Profit Office Spaces in 2011**



**EUSTIS STREET FIRE HOUSE(1859)**

**Headquarters for the Timothy Smith Network and the Wellness Collaborative**



# **50 Cedar Street, Roxbury**

**St. James African Orthodox Church and  
The Hawthorne Street Residences**



# Outside a former Roxbury church, a wrecking ball looms — and neighbors wait



KEITH BEDFORD/GLOBE STAFF

Left to right: Neighborhood resident Tai Pai-Yung Jimenez, her daughter Coco, Kristen Willis, Haviv Saccoh, Sidi Saccoh Sira Saccoh, John Jon Ellertson, Carmel Schafer, Mark Schafer, and Johnathan Correia sat on the steps of the St. James African Orthodox Church.

By Jamie Halper

GLOBE CORRESPONDENT JUNE 21, 2018



June 1, 2019  
Celebration  
of the CPA  
Preservation  
Grant

# ST. JAMES AFRICAN ORTHODOX CHURCH (c.1910)

50 CEDAR STREET, ROXBURY



## History

1910 – Built by the Norwegian Evangelical Church

1921 - Dr. George McGuire forms the African Orthodox Church from close ties to the Garveyite Movement and with missions in other American cities, Caribbean and Africa.



1955 - Saint James AOC purchases the building from the Norwegian church. Only branch of AOC in Boston.

2014/ 2015 - Congregation dwindles, sells the building to for-profit developer City Realty for \$1 million.



2018 - Demolition permit filed by City Realty; Neighborhood petitions for Landmark Designation; City files injunction to stop demolition.

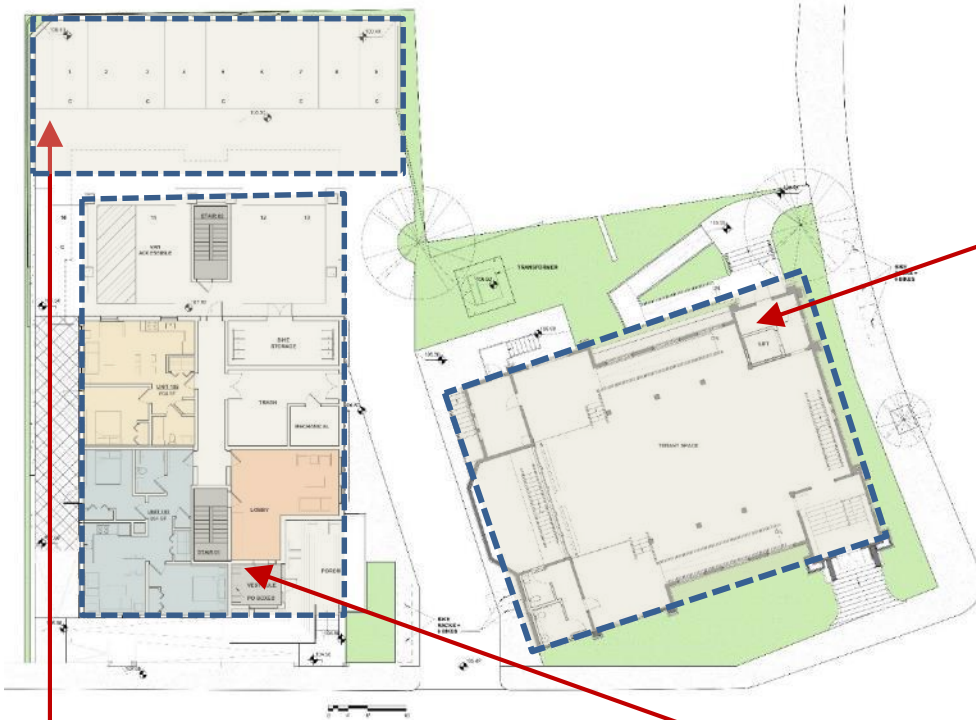
2018 - HBI purchases the property from City Realty for \$1.4 million

2018 - Church designated a Boston Landmark.

# ST. JAMES AFRICAN ORTHODOX CHURCH (c.1910)

50 CEDAR STREET, ROXBURY

## HBI's Strategy for 50 Cedar St Redevelopment



**A \$5.8 million historic restoration of the church for non-profit or commercial uses**

- \$3 million financing gap to be raised by HBI (\$ 4.4 million without the new construction)

**New construction of 14 workforce income home ownership units, all units between 80% to 100% AMI**

- Adds affordable home purchasing opportunities to the neighborhood; aligned with HPNC-DND MOU
- Energy Efficient Building: Zero emission building; high efficiency building envelope and systems.

**Flexible parking to attain 0.9 parking ratio for entire site for residences at night and church during the daytime on weekdays**

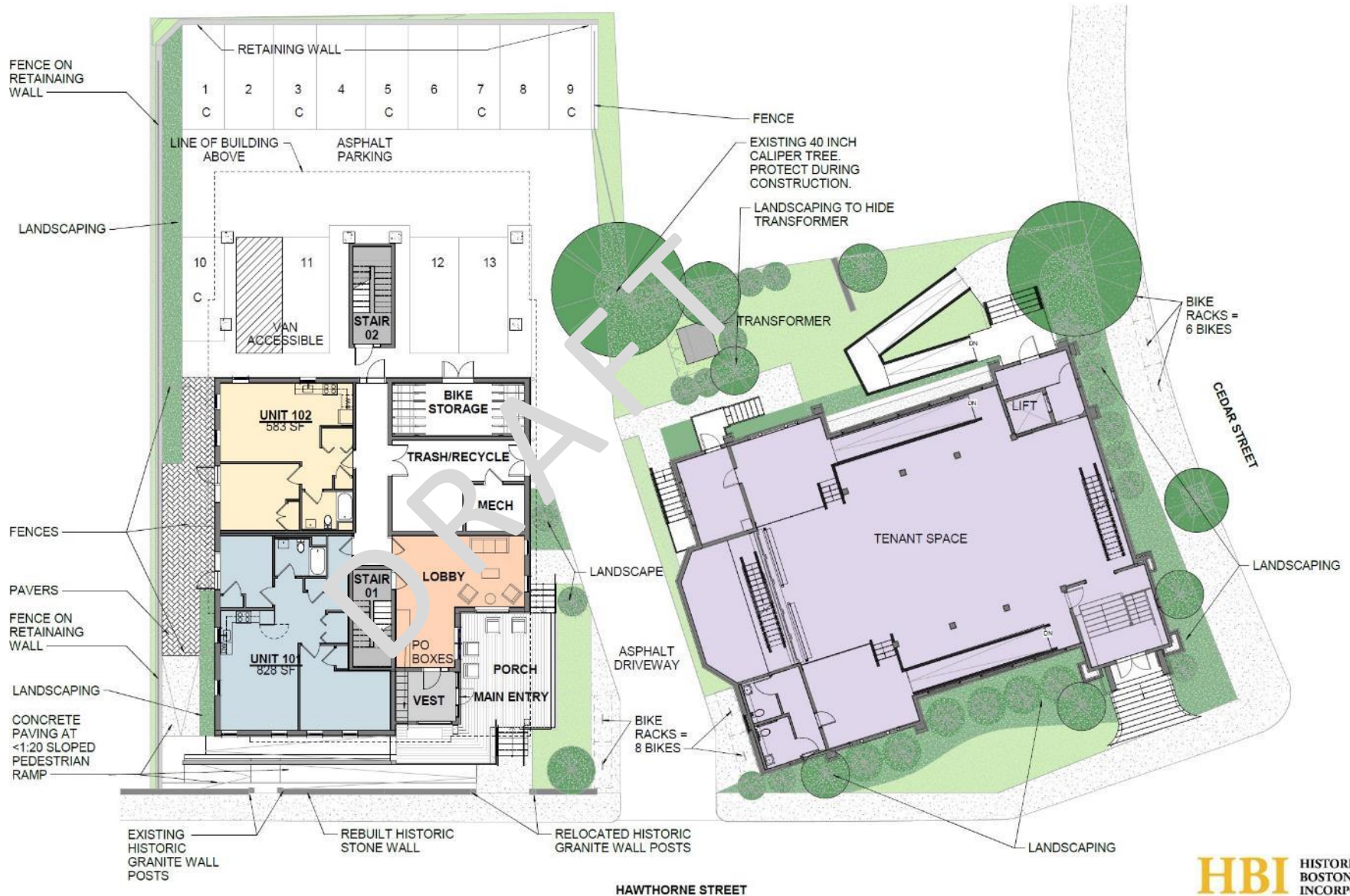
- Exceeds the City's requirement of 0.7 parking ratio



# ST. JAMES AFRICAN ORTHODOX CHURCH (c.1910)

50 CEDAR STREET, ROXBURY

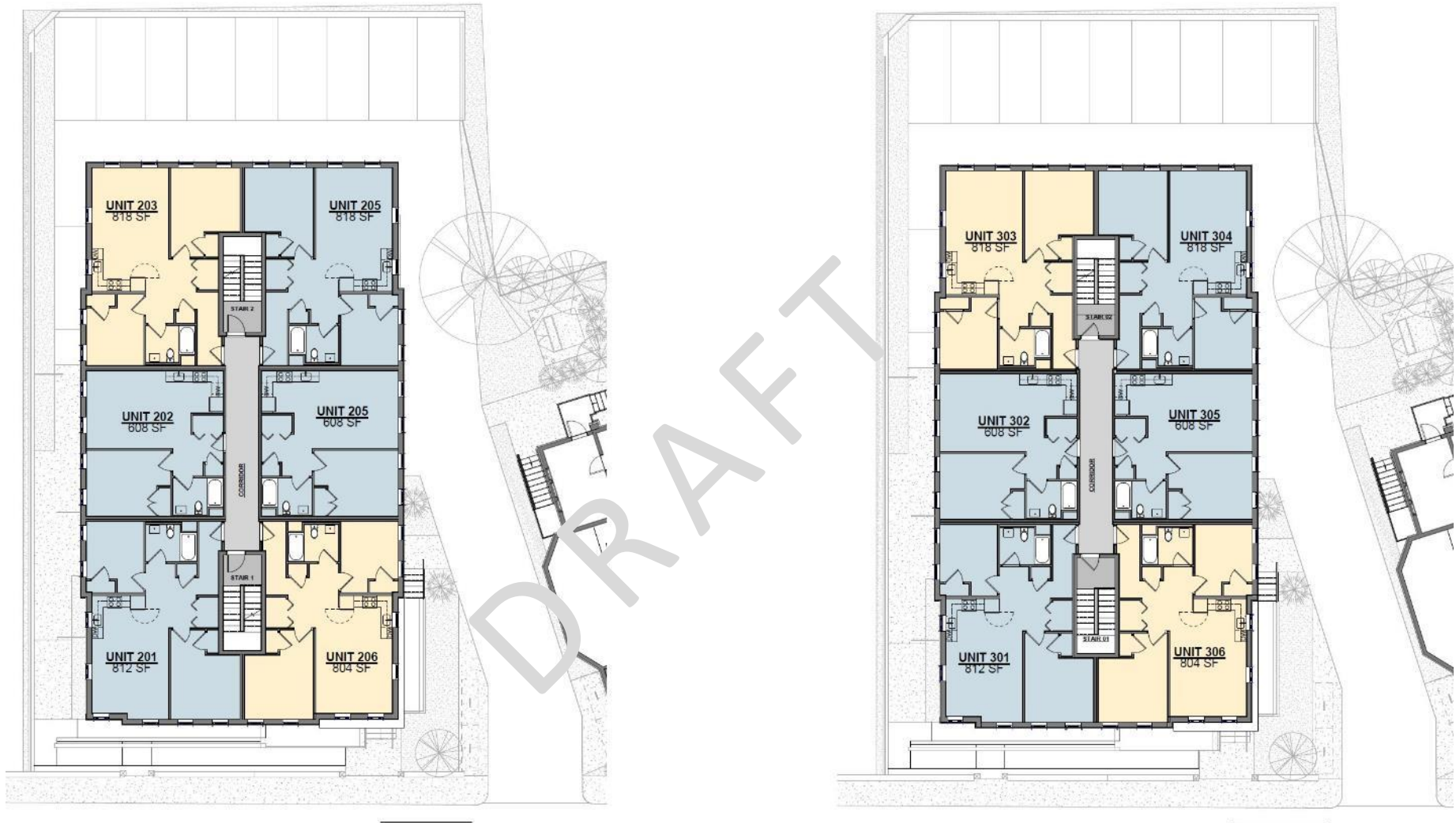
## Cedar St Church & Hawthorne Street Residences: Ground Floor Site Plan



# ST. JAMES AFRICAN ORTHODOX CHURCH (c.1910)

50 CEDAR STREET, ROXBURY

## Cedar St Church & Hawthorne Street Residences: Second & Third Floor Plan



# ST. JAMES AFRICAN ORTHODOX CHURCH (c.1910)

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## Hawthorne Street Residences – Massing Study





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## Hawthorne Street Residences – Massing Study





**THANK YOU!**

# ST. JAMES AFRICAN ORTHODOX CHURCH (c.1910)

50 CEDAR STREET, ROXBURY

## Project Equity Goals

### 1. Selection of General Contractor:

- Track record of achieving minority hiring goals
- Excellent subcontractor relationships for meeting MBE and labor goals

### 2. Meet and exceed City of Boston Minority Business and Labor goals:

- 50% City residents
- 40% Minority Business Enterprise contractors
- 40% Minority Employment across both phases
- 10% WBE Participation

### 3. 14 New Units of Workforce income housing for purchase

- HBI is working with DND on implementing a model “neighborhood displacement” methodology for this project.
- Engagement of MBE in property management of condominiums.

### 4. Site access and historic interpretation of church

- Access to the public for viewing the interior of the church
- Permanent signage, and special interpretive programs for revealing community history