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

Left to right: Neighborhood resident Tai Pai-Yung Jimenez, her daughter Coco, Kristen Willis, Haviv Saeed, Sidi Saeed, Siru Saeed, John Jon Ellerton, 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.
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)
50 CEDAR STREET, ROXBURY

Hawthorne Street Residences – Massing Study
ST. JAMES AFRICAN ORTHODOX CHURCH (c.1910)
50 CEDAR STREET, ROXBURY

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