

236 STATE HOUSE, BOSTON

ARTICLES OF ORGANIZATION

We, Walter Muir Whitehill, President, William B. Osgood, Treasurer,
Roger Allan Moore, Clerk ~~SECRETARY~~ and
John Codman
Bertram K. Little
David T. W. McCord
Roger Allan Moore

William B. Osgood
Edward A. Taft
Walter Muir Whitehill

being a majority of the directors ~~(incorporating the provisions of the articles of organization)~~

HISTORIC BOSTON, INC.

At its first meeting, in compliance with the requirements of General Laws, Chapter 180, Section 8, hereby certify that the following is a true copy of the agreement of association to form a corporation, with the names of the subscribers thereto:

We, whose names are hereto subscribed, do, by this agreement, associate ourselves with the formation of forming a corporation under the provisions of General Laws, Chapter 180.

The name by which the corporation shall be known is

HISTORIC BOSTON, INC.

The location of the principal office of the corporation in Massachusetts is to be the ~~HEAD~~ or
City of Boston Street Room 1000, 50 Federal St.
The purposes for which the corporation is formed are as follows:

To preserve and protect the ancient buildings of Boston, and thus perpetuate for the education of posterity the architectural, historical, and general cultural heritage of this city, all more specifically as follows:

[Continued on page 1A]

[For additional provisions not inconsistent with law, see page 1B]

seven days' notice is waived, fill in the following waiver.)

We hereby waive all requirements of the General Laws of Massachusetts for notice of the meeting for organization, and appoint the twenty-fifth day of October, 1960, 12:30 o'clock P.M., at the Hotel Bellevue, Beacon St., Boston, Mass. the time and place for holding such first meeting.

WITNESS WHEREOF we hereto sign our names, this twenty-fifth day of October, 1960.

(Type or plainly print the name and address of each incorporator in space below.)

NAME	RESIDENCE Give Number and Street, City or Town
Walter Muir Whitehill	44 Andover St. North Andover, Mass.
William B Osgood	9 West Cedar St. Boston
Roger Allan Moore	26 West Cedar St. Boston
David T. W. McCord	310 Commonwealth Ave. Boston, Mass.
Edward A Taft	8 Walnut St. Boston, Mass.
Bertram K. Little	305 Warren Street. Brookline 46, Mass.
John Codman	74 1/2 Pinckney St. Boston, Mass.

The name, residence, and post office address of each of the officers of the corporation is as follows:

NAME CITY OR TOWN OF RESIDENCE POST OFFICE ADDRESS

LA

Purposes Continued

1. To acquire by purchase, gift, bequest, devise, or otherwise, buildings of architectural, historic, educational, literary, or general cultural importance and insofar as feasible, to restore them to and maintain them thereafter in their historic condition and uses, whether commercial, religious, civic, monumental, educational or otherwise.
2. To operate such enterprises as the corporation deems necessary or desirable upon and within such properties as it may acquire, and to devote the proceeds derived therefrom to the purposes of the corporation.
3. To execute and deliver deeds, contracts, leases, agreements, of any and all types with any firm, person, trust, or corporation and to apply for and hold any and all permits, consents, licenses, grants, rights, or interests whatsoever, which the corporation may deem necessary or desirable for the accomplishment of the purposes of the corporation.
4. To levy and collect rents, fees, and assessments with respect to the real, personal or mixed property it may acquire and to manage or let out to be managed all such property and any other such property owned and made available to it by any other firm, person, trust, or corporation which property the corporation deems to be of cultural significance.
5. To acquire, take and hold for the purposes of the corporation, by purchase, gift, devise, bequest, lien or any other manner, either absolutely or in trust, any property real, personal or mixed; to acquire, hold, sell, demolish or dispose of buildings, real estate and any interest therein; to construct buildings; to borrow money, issue obligations therefor, and mortgage any or all of the corporation's property as security therefor; to hold, sell and dispose of, invest and reinvest funds, stocks and securities donated to the corporation and otherwise acquired by it.
6. To do any and all things directly or indirectly related to any of the foregoing purposes or which will advance the purposes of the corporation.
7. To do any and all other lawful things which may be permitted under Section 501(c)(3) of the Internal Revenue Code of 1954, and which are also permitted by Chapter 180 of the General Laws of the Commonwealth of Massachusetts, each as now in force or hereafter amended. Conversely, any purpose or activity which is prohibited exempt organizations under said Section shall be deemed to be invalid and unauthorized, and any purpose or activity prohibited corporations organized pursuant to said Chapter shall be deemed to be invalid and unauthorized.

The name, residence, and post office address of each of the officers of the corporation is as follows:

NAME	CITY OR TOWN OF RESIDENCE	POST OFFICE ADDRESS
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The following additional provisions, not inconsistent with law, are hereby established for the conduct and regulation of the business or affairs of the corporation, for its voluntary dissolution, and for limiting, defining, and regulating the powers of the corporation, its officers, Board of Directors and members, namely:

1. The corporation may receive from any source or sources outright, in trust or otherwise, by gift, devise, bequest or otherwise, and hold cash, securities and real and personal property to the extent from time to time authorized by law.
2. The corporation may retain and may buy, sell, mortgage, pledge, invest and reinvest its assets in any stocks, shares, obligations, or real or personal property with- in or without Massachusetts, including without limita- tion, any interest in or obligations of any corporation, association, business trust, investment trust or invest- ment company, although some or all of the property so acquired or retained is unproductive or wasting or is of a kind or size which, but for this express authority, would not be considered proper, provided that none of the assets of the corporation shall be loaned directly or indirectly to any member or director.
3. The corporation may make contributions for the accom- plishment of its purposes, in such amounts as the direc- tors determine to be reasonable, to corporations, trusts, funds, foundations or community chests created or organ- ized in the United States or in any territory or posses- sion thereof, and organized and operated exclusively for religious, charitable, scientific, literary or educational purposes, no part of the net earnings of which inures or is payable to or for the benefit of any private share- holder or individual, and no substantial part of the activities of which is carrying on propaganda, or other- wise attempting to influence legislation, and which does not participate in or intervene in (including the pub- lishing or distributing of statements), any political campaign on behalf of any candidate for public office. It is intended that the organizations described herein shall be entitled to exemption from federal income tax under Section 501(c)(3) of the Internal Revenue Code, as now in force or hereafter amended. The directors may also make contributions to carry out the purposes of this corporation to states, territories or possessions of the United States, any political subdivision of any of the foregoing, or to the United States or the District of Columbia but only for religious, charitable, scientific, literary or educational purposes.
4. No part of the assets of the corporation and no part of any net earnings of the corporation shall be divided

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among or inure to the benefit of any officer, director, or member of the corporation, or any private individual, or be appropriated for any purposes other than the purposes of the corporation as herein set forth; and no part of the activities of the corporation shall be or include the carrying on of propaganda or otherwise attempting to influence legislation, or participating in, or intervening in (including the publishing or distributing of statements), any political campaign on behalf of any candidate for public office.

5. Except as otherwise required by law, the Agreement of Association and Articles of Organization may be amended from time to time by the affirmative vote of at least a majority of the members of the corporation provided that no amendment shall authorize or permit the corporation to be operated otherwise than exclusively for educational, scientific, religious, literary or other charitable purposes.
6. The corporation may at any time dissolve by the affirmative vote of at least a majority of the members provided that on such dissolution all of the net assets of the corporation shall be disposed of only for education, scientific, religious, literary or other charitable purposes.