St. James African Orthodox Church
50 Cedar St., Roxbury, 1910

**Total Projected Development Costs**
$5.6 million

**Project Size**
8,040 sf building

**Proposed Uses**
• To be determined

**Status**
Pre-development planning

**HBI Role**
Owner and Developer

**Designations**
• Boston Landmark
• National Register of Historic Places within the Roxbury Highlands Historic District

**Capital Sources Summary**
- State Historic Tax Credits $480,000
- Federal Historic Tax Credits $620,849
- New Markets Tax Credits $1,219,954
- Fundraising $3,292,675
- TOTAL SOURCES $5,613,478

**Development Cost Summary**
- Acquisition Costs $400,000
- Soft Costs with Contingency $884,400
- Hard Costs with Contingency $3,537,600
- Financing Costs $194,508
- Development Fee $596,970
- TOTAL COSTS $5,613,478

**Background**
The church at 50 Cedar Street was originally designed for a Norwegian Evangelical congregation by Boston architect, Edward Thomas Patrick Graham. Graham’s design features a blend of Shingle and Late Gothic Revival architectural elements. In its early years, the church served small pockets of Norwegian immigrants in Boston who worked in manufacturing and the fishing industry. By 1955, the demographics of the neighborhood had changed and the African Orthodox Church purchased the building. The church was founded decades earlier by George Alexander McGuire, the former Chaplin-general of Marcus Garvey’s Universal Negro Improvement Association (UNIA). Firmly rooted in the Garvey movement and racial autonomy, the church fostered a sense of self-determinism among the growing Black population of Roxbury throughout the 1960s, 70s, and 80s. By 2011, the church congregation had dwindled and was no longer able to care for the aging building.

**Community Impact**
• Reactivates a long vacant historic building in Highland Park for new uses