

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



View of St. James African Orthodox Church from Cedar Street

Church purchased the building. The church was founded decades earlier by George Alexander McGuire, the former Chaplain-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

