



BRICKS & MORTAR

News from HISTORIC BOSTON INCORPORATED • Winter 2013

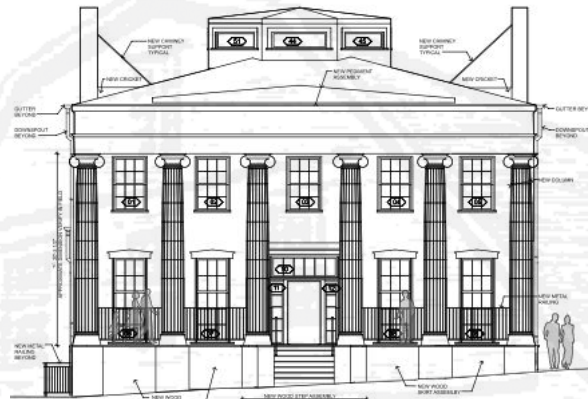
HBI Announces \$1M Trilogy Fund Campaign

In June, Historic Boston Inc. (HBI) held a gala groundbreaking for the rehabilitation and reuse of the 1875 Hayden Building, HH Richardson's only commercial building in Boston, located in the heart of downtown. The Hayden Building, together with the Alvah Kittredge House in Roxbury, and the 1868 Vertullo Building in Hyde Park are the cornerstones of HBI's Trilogy Fund, a \$1 million capital campaign to support preservation of these important places. The campaign, co-chaired by Mayor Thomas M. Menino and developer Ronald M. Druker, has already reached one-third of its goal.

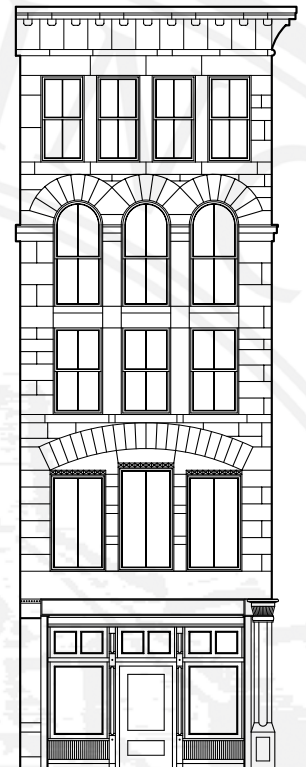
HBI's campaign team is reaching out to friends and foundations to identify resources that will help achieve the campaign's target.



The Vertullo Building



Alvah Kittredge House



Hayden Building



HBI and Roslindale Main Street Select Development Partner for Historic Substation

HBI and its partner, Roslindale Village Main Street (RVMS) have secured a purchase and sale agreement for the former Higgins Funeral Home, allowing for a larger mixed-use residential and commercial development project that includes redevelopment of the 1911 Roslindale MBTA Substation building.

continues on page 2

"We are asking all of you who appreciate the historic character of our City to join with us by donating to The Trilogy Fund for Historic Boston," said Druker. "Every dollar helps preserve and reposition three at-risk buildings for new uses and enables HBI to continue its groundbreaking work redeveloping historic properties that have shaped our city."

"HBI is enormously grateful to Mayor Menino and to Ron Druker for their leadership of our Trilogy Fund campaign," said HBI Board Chair Matthew Kiefer. "These three projects represent over \$10 million in investment in our neighborhoods and the Trilogy Fund will help us fill their financing gap."

According to HBI Executive Director Kathy Kottaridis, "This campaign allows HBI to step up the pace of construction

on three tough rehabilitation projects. The Trilogy Fund offers an opportunity for people who care about Boston and our unique architectural heritage to be part of ensuring its future."

Gifts at every level make a difference. You can help by making a tax-deductible contribution to The Trilogy Fund from Historic Boston's web site:

www.historicboston.org

or by sending your check to:



Historic Boston Inc.
20 Eustis Street
Roxbury, MA 02119

For more information, contact Kathy Kottaridis at (617)442-1859 or kathy@historicboston.org.

Historic Boston Incorporated Board of Directors

Matthew J. Kiefer, President
Director, Goulston & Storrs

Chrystal Kornegay, Vice President
Chief Executive Officer, Urban Edge

W. Tod McGrath, Treasurer
President, advisoRE, LLC

Jay Wickersham, Clerk
Partner, Noble & Wickersham LLP

Emily H. Axelrod
Former Director of the Rudy Bruner Award for Urban Excellence

Celia Grant
Director, Marketing & Creative,
Associated Industries of Massachusetts

Alex Krieger
Principal, Chan Krieger Sieniewicz

Drew Leff
Principal, GLC Development Resources LLC

Kathleen MacNeil
Partner, MDA Partners LLC

Paul F. McDonough, Jr., President Emeritus
Attorney, Goulston & Storrs

Henry Moss
Principal, Bruner/Cott & Associates, Inc.

Carolyn M. Osteen
Partner, Ropes & Gray

Susan Silberberg
Lecturer, MIT Department of
Urban Studies and Planning

HBI Council of Advisors

Edward P. Lawrence, Esq., Chairman
Partner, Ropes & Gray

Nancy R. Coolidge
International Tourism

Andrea Gilmore
Regional Director, Building
Conservation Associates, Inc.

Charles J. Grigsby
Former Senior Vice President,
Mass Capital Resource Company

Theodore C. Landmark
President, Boston Architectural Center

David Rockwell
Director of Lending, Massachusetts
Housing Partnership

Lynne M. Spencer
Principal, Mendlers, Torrey & Spencer, Inc.

Ranne P. Warner
President, Blackstone Exchange LLC

Historic Boston Incorporated

20 Eustis Street • Boston, MA 02119
617-442-1859 • 617-442-2243 (fax)

email: hbi@historicboston.org
www.historicboston.org

www.historicbostonblog.org



Design: **J. Kaliontzis**
Writer: **Linnea Walsh**



The long vacant MBTA Substation would be repurposed for restaurant and specialty retail food use

Conceptual renderings of the substation's interior

Roslindale Substation from page 1

According to Jeffrey Morgan, HBI's Real Estate Development Director, while planning is in the very early stages, HBI and RVMS, working through various development options, have interviewed and selected Rhode Island-based real estate development firm Peregrine Group LLC as a partner in the redevelopment of the combined site. The partnership plans to update the Roslindale community at an upcoming meeting.

The development concept will focus on a family oriented farm-to-table restaurant and specialty food market for the soaring two-story interior substation space. The adjacent Higgins property will be developed into market rate apartments.

Beverly Gallo, Principal of Peregrine Group LLC's Urban Initiative said "We thank HBI and RVMS for their confidence in the Peregrine Group. We look forward to working with the Roslindale community to create a distinctive and vibrant place."

"This redevelopment strategy will reactivate this significant corner of Roslindale Square," said HBI's Morgan. "We look forward to keeping the Boston Redevelopment Authority, owners of the substation site, and Roslindale residents apprised of our progress every step of the way."

Please follow HBI's website www.historicboston.org and blog, www.historicbostonblog.org, for regular updates about the Roslindale substation project.



Mayor Menino greets HBI friends and guests

HAYDEN BUILDING RESIDENCES BREAK GROUND



More than 150 Bostonians

joined HBI at a groundbreaking celebration for the \$5.5 million rehabilitation of the historic Hayden Building in Chinatown in June. At this event HBI also unveiled **The Trilogy Fund**, a \$1 million capital campaign for three priority projects including the Hayden Building and announced the campaign's Chairmen: Mayor Thomas M. Menino, and developer Ronald M. Druker.

The Hayden Building will be completed in February of 2013 as four market-rate apartments and a street level commercial space. Built for his father-in-law's estate in 1875, the Hayden Building is architect Henry Hobson Richardson's only remaining commercial building design in Boston.



Above: Trilogy Fund Chairman Ronald Druker and HBI Board members Emily Axelrod and Jay Wickersham



The team from Mei Mei Food Truck served up dumplings and specially brewed teas



Steel drummer Justin Petty



Above: Mayor Thomas Menino, Kathy Kottaridis, Ronald Druker, and Matthew Kiefer

Left: Michael Fitzgerald, William Onuoha, Kathy Kottaridis and Carl Nold

"We are asking all of you who love Boston to join with us by donating to The Trilogy Fund for Historic Boston"

Ronald M. Druker,
Chairman, The Trilogy Fund

Malcolm X - Ella Little - Collins House Named One of Nation's 11 Most Endangered Historic Places

The National Trust for Historic Preservation named the Malcolm X-Ella Little Collins House in Roxbury one of America's 11 Most Endangered Historic Places for 2012. The designation calls attention to HBI's work with the Collins family to restore the deteriorated Boston Landmark and find new uses for it that honor the human rights leader and his history in Boston.



Fifth graders from the nearby Higginson/Lewis School joined Annie Collins for the day's announcement.

Q&A: Architect David Lee on Preservation, Interpretation and Malcolm X

HBI: You proactively offered to help with the Malcolm X House. Why?

DL: I grew up on the South Side of Chicago, near the mosque which served as headquarters for the Nation of Islam. Malcolm X is a mythic figure for me. Like so many men of my generation, I was inspired by Malcolm X's Autobiography, and his sense of manhood. The opportunity to help restore a monument to such an important figure for the country as a whole was a no brainer for me.

HBI: What is the greatest challenge in the restoration of the Malcolm X-Ella Little Collins house?

HBI selected David Lee, partner at the Boston-based firm Stull and Lee, to assess the Malcolm X-Ella Little-Collins House, and provide conceptual design for its re-use. David discussed with HBI his work on this important landmark, the meaning of Malcolm X in his life, and what this restoration project represents for the community.

DL: A unique challenge is figuring out to which period we should be interpreting the house's preservation. It's been a puzzle figuring out the Collins family's living quarters since 1941. Mrs. Collins was an inveterate tinkerer, adding walls and such.

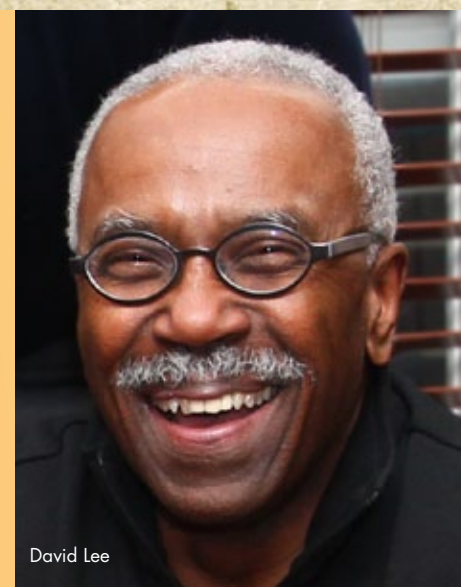
HBI: What do you know of Malcolm's living space?

DL: He spent most of his time on the third floor where there was a kitchenette and cook stove in one of the rooms, and a second room which was the room he slept in. There was also a larger room



Ella Little-Collins and Malcolm at 72 Dale Street, 1941

The only surviving house from the formative years of Malcolm Little, the house at 72 Dale Street in Roxbury was purchased by his half-sister, Ella Little Collins in 1941, just before she brought the young teen to Boston from Michigan. In 1946 Malcolm was convicted of grand larceny and armed robbery. During the next six years while incarcerated in Massachusetts prisons for six years, he joined the Nation of Islam. Upon his release, he adopted the name "Malcolm X" and rose quickly in the Nation's ranks in the 1950s and 60s as a controversial minister and crusader for human rights. Ella Collins, a stalwart supporter of her brother, helped finance his activities, including his transformational hajj to Mecca in 1964.



David Lee

outside his space used primarily by the family but that he used from time to time. Malcolm shared the staircase going down to the lower levels of the home, but in effect he had his own apartment within the house.

HBI: How did you go about picking your team of professionals to assist you in the restoration project?

HBI welcomes the attention and resources of the National Trust to a place that is relatively unknown in the life of the civil rights leader. Listed as a Boston Landmark in 1998, the building has fallen into serious disrepair. Earlier this year, HBI struck an agreement with Ella's son, Rodnell, to assess the property's condition and explore re-use scenarios that would help to restore and sustain the property. HBI commissioned Stull and Lee to assist the effort.

HBI has been awarded two grants from The 1772 Foundation and two from the National Trust totaling \$90,000 for restoration planning and projects at the Malcolm X-Ella Little Collins House.

For more information about the project or the National Trust's designation, please visit the www.preservation-nation.org. To support HBI's project fundraising, please visit Historic Boston's website at www.historicboston.org.



Top: Helen Pimentel, Esther Schlorholtz, Mayor Menino, Annie Collins, Rodnell Collins, and Clarence "Jeep" Jones

Middle: Donald Stull, Barry Gaither, Napoleon Jones Henderson, Marita Rivero

Above: Malcolm X-Ella Little-Collins house today

Left: Marita Rivero, Alicia Leuba, Mayor Menino, Rodnell Collins, Annie Collins and Kathy Kottaridis



Ella Little Collins in front of her home, 1950s

array of people who shaped the country we live in. Sites such as Mount Vernon are covered universally in the history books. I believe it is important that we also recognize historical figures that are not only more contemporary but in some cases are considered controversial. The fact that this site is being preserved says something to both Roxbury and the nation about the legacy and importance of Malcolm X as a leader and a person.

HBI: Are there technical aspects of this site and project that are challenging?

DL: The Malcolm X-Ella Little Collins House is like a detective story, in that we need to assemble pieces of stories

DL: I am really pleased to have an extraordinary team --all of whom are excited about this important undertaking. They are Leslie Donovan with Tremont Preservation Services, Rene Mugnier, of Rene Mugnier Associates, structural engineers, consulting mechanical engineer George Pyro, and David Lopes, of Wellington Construction in Dorchester, who is providing construction expertise. For all of them this is a very special project.

HBI: How can architecture and preservation bring meaning to the life of Malcolm X in Boston?

DL: As a nation, there is a need to recognize the importance of a diverse

and physical evidence to understand the time when Malcolm lived there. Our primary objective architecturally is to create a place that is static and dynamic at the same time. Static in that it needs to present a period frozen in time to convey what the house was like when Malcolm lived there. Dynamic, in that we need to make this an economically viable proposition, that is inviting, educational, generates visitor interest, financial support and possibly rental income.

HBI: Historically and for our communities, what would be the best outcome from this project?

DL: I would love to see an institution or consortium of institutions bring important educational programming there, including perhaps providing quarters for visiting scholars. Restoring this property and having it listed on the National Register in a largely African-American community would be a special source of pride in a city widely acknowledged for its historic places.

Making History “Home Sweet Home”



Anna Clapp Harris Smith House, circa 1890

HBI and North Bennet Street School sell partnership project to first time home-buyer.

When it came time for HBI to sell the 1804 Anna Clapp Harris Smith Home in Dorchester, there were unique challenges. To be sure, the home at 65 Pleasant Street had a great history and new curb appeal, but one overwhelming question loomed: *Who would or could take on the daunting project of completing the house's rehabilitation?*

HBI and North Bennet Street School's Preservation Carpentry Department formed the Handmade Houses Partnership in 2009 with a goal of purchasing a threatened historic building and carrying out the improvements necessary to stabilize the building and provide hands-on project experience for students at North Bennet Street School before selling it to someone who would complete the interior.



Stacey Cordeiro and students from North Bennet Street School at work on the exterior of the house.

With a \$300,000 grant from the 1772 Foundation the two organizations negotiated a two year purchase option for the Anna Clapp Harris Smith House in early 2010, enabling the partnership to work on the home for two years, improving its value

and preventing it from being demolished for development.

The transformation of this overlooked federal period farmhouse was striking. Foundations, chimneys and sills were rebuilt, shingles removed and clapboards repaired and painted, and new 12 over 12 windows were built by North Bennet Street students to replicate original fenestration. Finally, the house was painted with early 19th century colors and suddenly the dour and deteriorated tenement house was an attractive and welcoming home.

According to HBI Senior Project Manager, Lisa Lewis, “It was never HBI’s intention to complete the rehabilitation of 65 Pleasant Street, but rather to give it a kick start while searching for a permanent owner or developer who would complete the work.”

In the meantime, Stacey Cordeiro of Jamaica Plain had been searching for her ideal house for several years and, upon seeing a “For Sale” sign on site, called HBI. Stacey worked for a small contractor, Living Structures, which specializes in remodeling projects and energy efficiency retrofits. With the skills necessary to complete the rehabilitation of the house into two residential units – one for her and a second to rent – Stacey was the perfect match for the house. HBI provided Stacey with a mortgage while she works on the house, and upon occupancy, she has plans to refinance her new home.

Follow Stacey Cordeiro’s blog, *The Handmade House* at thehandmadehouse.wordpress.com



Letter from the Executive Director

Dear Friends,

For HBI, it is an organizational imperative that preservation projects support real life today and preserve the rich history that distinguishes each Boston neighborhood from all others. Preservation creates new affordable housing and new retail spaces for small businesses, but it also dusts off historic buildings that aren't featured on Boston's site-seeing maps and uncovers the stories of the average and extraordinary people responsible for shaping where we live today.

Take, for example, the 1836 Alvah Kittredge House, an overlooked gem of Greek Revival period architecture that is beloved by today's Roxbury residents who remember it warmly as “The RAP House” – headquarters for Roxbury Action Program between the 1970s and 1990s. Similarly, the story of the 1875 Hayden Building, designed by renowned architect H.H. Richardson, could be a static look at period architecture. However, the story is richer for the building's colorful 20th century history as an adult bookstore and peepshow outlet in the former Combat Zone -- an area that today is among Boston's hottest development districts.

HBI's Trilogy Fund, a one-time, \$1 million capital campaign, benefits three wonderful historic buildings in three different neighborhoods: the Kittredge House, the Hayden Building, and the 1868 Vertullo Building in Hyde Park. Each building's rehabilitation is an expensive proposition by standard real estate measures, but a short study of HBI's projects will tell you that it's worth it: our preservation projects are physically catalytic, economically sustainable, and an inspiration to their communities. With your help, we will preserve these three places and add our own generation's story to their long lines in Boston history. Why don't you join us?

Sincerely,

Kathy Kottaridis
Executive Director
Historic Boston Incorporated



HBI Welcomes Jeffrey Morgan as Real Estate Development Director

HBI is pleased to welcome Jeffrey Morgan, architect, urban designer, and real estate developer, to its team as Director of Real Estate Development.

“HBI benefits from Jeff's talent and breadth of experience in urban architecture, design and real estate development. His skills will contribute greatly to HBI's continued investments in Boston's historic neighborhoods,” said HBI Executive Director Kathy Kottaridis. “He has hit the ground running on several key projects that meet HBI's mission of re-purposing historic buildings to meet current and future economic needs of the city's neighborhoods.”

Mr. Morgan's architectural portfolio includes the design of market rate and affordable multi-family housing, and mixed-use and retail infill in urban neighborhoods. His work has garnered design awards in affordable housing, interior design, historic preservation, master planning, and urban design. As a real estate professional, he has owned and managed market-rate residential properties and a commercial office/artist studio building. He has also participated as a real estate developer in pioneering efforts to revitalize distressed urban areas.

Mr. Morgan is an Edward M. Gramlich Fellow of the Harvard University Joint Center for Housing Studies and NeighborWorks America, where his research focused on the role of CDCs in micro-business development and neighborhood business district revitalization. A native of Des Moines, Iowa, he received a Bachelor of Arts in Architecture in 1981 and Bachelor of Architecture in 1983 both from Iowa State University.



HBI HISTORIC BOSTON INCORPORATED

20 Eustis Street
Boston, MA 02119

Tel: 617•442•1859
Fax: 617•442•2243
Email: hbi@historicboston.org



Non-Profit Org.
U.S. Postage
PAID
Boston, MA
Permit No.
52413



HBI People & Places

HBI Receives Two Boston Preservation Awards

HBI is the proud recipient of two **2012 Boston Preservation Alliance Preservation Achievement Awards** for signature projects completed in 2011. The **Eustis Street Fire House**, which serves as home to HBI, won in the category of Rehabilitation/Restoration Preserving Boston's Architectural or Cultural Heritage, while HBI's **Everett Square Theatre Sign** restoration won for Lighting Design in Harmony with Boston's Built Environment. The Boston Preservation Alliance annual Preservation Achievement Awards pay tribute to outstanding achievements in historic preservation and compatible new construction in Boston.

To learn more about HBI and other Preservation Alliance award winners for 2012, please visit www.bostonpreservation.org.

Eustis Street Fire House Wins Commonwealth Award

Secretary of State **William Galvin** presented HBI with one of this year's **Preservation Achievement Awards** at a luncheon ceremony hosted by the **Massachusetts Historical Commission** in May. One of 12 award recipients, HBI's project – which was also the recipient of \$297,000 in State Rehabilitation Tax Credits – was honored for restoring the City's oldest fire house.

According to **State Historic Preservation Officer Brona Simon**, "HBI is to be commended for taking on a very challenging project and demonstrating historic preservation's valuable role in the Commonwealth's economy."

HBI awarded \$200,000 by Boston Redevelopment Authority for Kittredge House

The **Boston Redevelopment Authority Board** authorized \$200,000 in October for rehabilitation of the historic **Alvah Kittredge House** in Roxbury. Acquired by HBI in 2011, the Kittredge House is a rare example of a high-style Greek Revival architecture in Roxbury. Built by furniture maker Alvah Kittredge in 1836, and home to well-known 19th century architect Nathaniel Bradlee in 1871, the house has

been vacant and degrading for over two decades. With this funding, HBI can ensure that two of the five housing units can be offered at affordable rates. "The restoration of the Alvah Kittredge House is a wonderful investment that will bring even more energy to this part of Roxbury," said **Mayor Thomas M. Menino**. "I applaud the efforts of Historic Boston, an important ally in the effort to preserve irreplaceable properties in our city." The house is a key focus of **HBI's Trilogy Fund**; HBI is seeking to raise the necessary funds to begin construction work in the spring.

New Tenants in HBI Buildings

HBI welcomes new tenants at the **Old Corner Bookstore** and the **Vertullo Building** in the fall of 2012. **Frozenyo**, a locally owned frozen yogurt company will take over the space formerly occupied by The Body Shop at the Old Corner Bookstore on Washington Street, downtown. In Hyde Park, **Green Paws**, an independent pet supply store that sells healthy environmentally safe pet food and accessories, has signed a lease to operate in the Vertullo Building in Hyde Park. Owner **Amber Amado**, a Milton resident, is excited to open this new business in November. Net revenues from HBI properties help to support the organization's projects and operations.