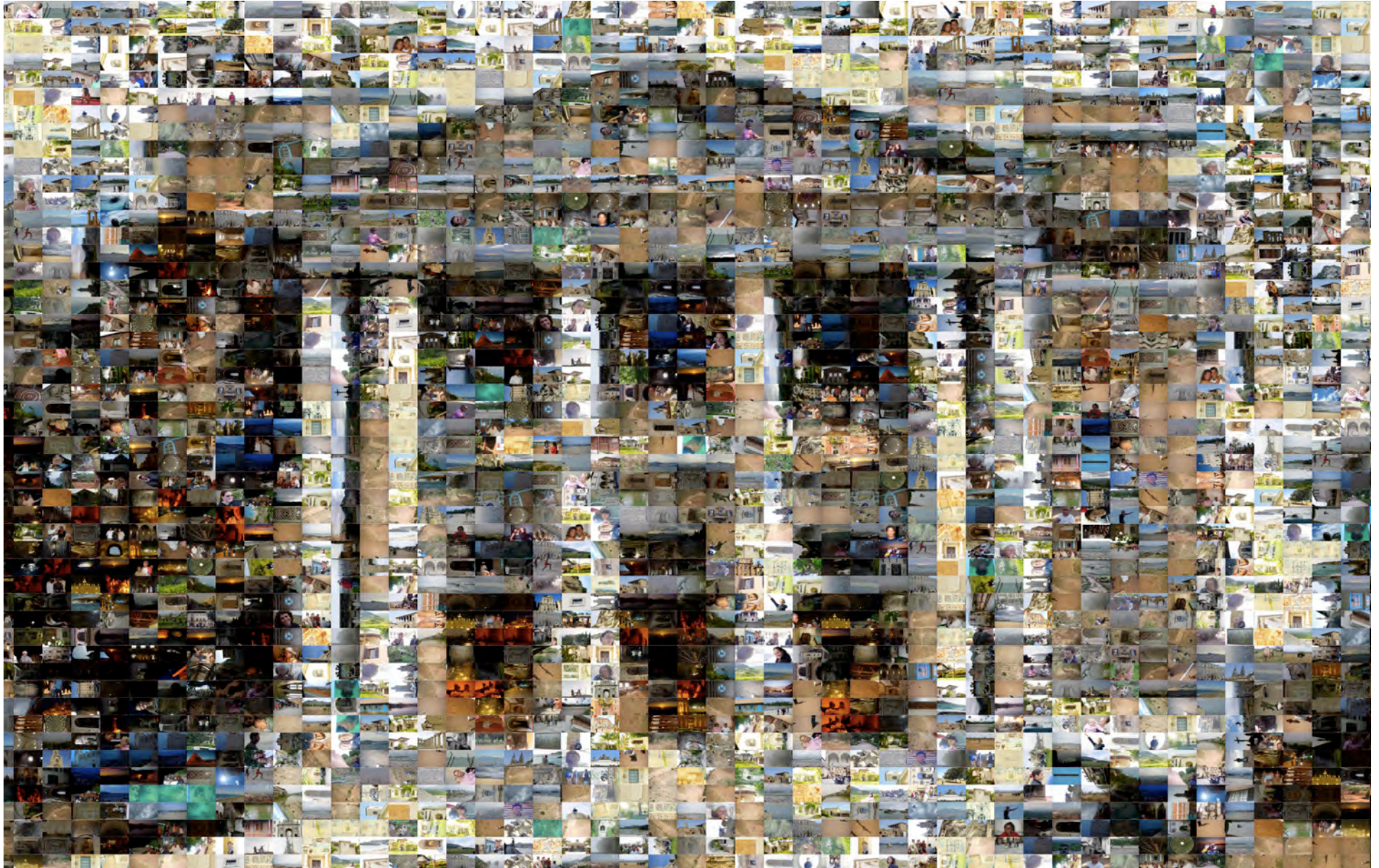


HISTORIC PRESERVATION DESIGN + DEVELOPMENT

Revitalizing Cleary and Logan Squares: A Report to Historic Boston, Inc.



MIT SCHOOL OF ARCHITECTURE + PLANNING
DEPARTMENT OF URBAN STUDIES AND PLANNING



Massachusetts
Institute of
Technology



HISTORIC PRESERVATION DESIGN + DEVELOPMENT

Revitalizing Cleary and Logan Squares: A Report to Historic Boston, Inc.

A Report proposed by students of
Course 11.949 Historic Preservation, Design and Development
The Department of Urban Studies and Planning
School of Architecture + Planning
Massachusetts Institute of Technology, Cambridge, MA

Historic Boston Inc.
Boston, Massachusetts

December 2009

ACKNOWLEDGEMENTS >

HISTORIC BOSTON INC.

Kathy Kottaridis, Executive Director
Jeff Gonyeau, Senior Program Manager

HYDE PARK MAIN STREETS

Patrice Gattozzi, Executive Director

MENINO ARTS CENTER

Cheryl Murphy, President

INSTRUCTORS

Susan Silberberg-Robinson, Lecturer MIT
Matt J. Kiefer, Guest Lecturer
Karl Siedman, Senior Lecturer MIT
Steven Moga, Teaching Assistant MIT

TEAM MEMBERS

Alex Keating, co-manager
Soledad Mendez, co-manager
Benjamin Brandin
Faiza Arshad
Bernadette Baird-Zars
Nick Iuviene
Anna Josephson

A special thanks to Historic Boston Inc. whose valuable input and guidance throughout the semester has helped us create this book. Also to professor Karl Siedman for his assistance in understanding market analysis.

We are particularly indebted to all of the Hyde Park community members, residents and business owners who took time out of their busy schedules to attend our meetings and give us feedback.

COMMUNITY MEMBERS

Paul Bunker, Hyde Park Bank
Abiodun Shobowale, GAIN TV
Amy Helburn, UMASS-Boston
Andrea Chong, Boston University
Ann Harrick, Resident
Ann Marie Menting, Resident
Barbara Baxter, HPNA, resident
Barbara Hamilton, East River St.
Neighborhood Association,
Bisi Asere, Pastor – The Apostolic Church
Bob Vance, “02136”
Brian Clinton, Sons & Daughters of Hyde Park
Carol Faherty, Resident
Carol McClintock, Hyde Park cooperative bank
Carole Schlessinger, Crosby, Schlessinger and Smallridge
Dean Lampros, Southwest Boston CDC
Gloria Ganno Hyde Park Historical Society
Jan Kenney, Hyde Park Arts Association
Janice Kenney, Hyde Park Arts Initiative
Jeong-Jun Ju, Boston Redevelopment Authority
Jerry Joseph, resident
Joe Lyons, Hyde Park Main Streets
Jaime Lyons, Hyde Park Main Streets
John Pulgini, Hyde Park Board of Trade
Julie Beckham, Riverside Theater Works
Lisa Consalvo, Hyde Park Main Streets
Liz Hardy Jackson, Artist
Liz Meyer, Resident

Lynch Morris Parham, Resident
Madeline HaJonse, Hyde Park Arts Association
Marie Mercurio, Boston Redevelopment Authority
Martha McDonough, Citizens for Preservation of Readville
Maureen Flaherty, Hyde Park Business Owner
Melissa Williams, Riverside Theater Works
Michael Gallerani, Main Streets
Michael Morgan, Hyde Park Main Streets
Mike Feloney, Southwest Boston CDC
Mike Matthews, Hyde Park Savings Bank,
Mike Tallon, Townsends Restaurant
Norm Williamson, HP cooperative bank
Pat Alvarez, South West Boston CDC
Pat Clark, HP Bulletin
Pat Tierney, Stanton & Tierney
Peter Carley, Resident
Regina Durga, Resident
Rita Walsh, Resident
Robert Hannan, Hyde Park Historical Society
Robert Menapace, Hyde Park Main Streets
Ron, Ron’s Ice Cream and Bowling
Russ Rylko, Resident
Sylvia McDowell, Boston Women’s Heritage Trail
Ted Schwartzberg, Boston Redevelopment Authority
William Conroy, Boston Transportation Department

CONTENTS

5 PROJECT OVERVIEW

- 6 Introduction
- 7 Process
- 7 Goals

9 HYDE PARK IN CONTEXT

- 10 Introduction: History
- 15 Demographics and Market Study
- 17 Physical Analysis
- 23 Ongoing Initiatives

27 STRATEGIES

- 28 Site Analysis
- 31 Selection Criteria

35 RECOMMENDATIONS

- 36 Introduction
- 38 Everett Theater
- 40 Cleary Square Cluster
- 49 Cleary North Cluster

57 DISTRICT WIDE IMPROVEMENTS

- 58 Historic Center Plan
- 67 Historic District

73 CONCLUSIONS

77 RESOURCES

81 APPENDIX

PROJECT OVERVIEW

PROJECT OVERVIEW

Introduction

In the fall of 2009 this report was prepared by a team of Masters students in the Department of Urban Studies and Planning at the Massachusetts Institute of Technology (MIT) for the purposes of advising the investment decisions of Historic Boston Inc.(HBI) in Cleary and Logan Squares in Hyde Park, Boston, MA. The report was prepared as a final project for the course 11.949 “Historic Preservation, Design and Development,” co-taught by Susan Silberberg-Robinson and Matthew J. Kiefer, with the assistance of Steven Moga.

HBI, a non-profit organization concerned with the preservation, renovation, and adaptive reuse of historic buildings as well the development of historic neighborhood centers, partnered with the Hyde Park Main Streets (HPMS) organization to facilitate the development of a neighborhood preservation and revitalization strategy, focused on the commercial district of Cleary and Logan Squares. This initiative is part of a larger “Historic Neighborhood Centers” effort by Historic Boston, Inc. that also includes a sister project site at Field’s Corner in Dorchester, Massachusetts.



Hyde Park Municipal Building at Logan Square

Process

Utilizing secondary data and community outreach the team analyzed the current assets, challenges and opportunities that Cleary and Logan Squares offer with regard to social, physical, and economic development. The work presented in this book was carried out in three main phases, including; researching background materials on the history of the district and relevant ongoing planning initiatives, an on-site inventory and analysis of the district's characteristics, and the formulation of recommendations.

Four community meetings were held at various locations throughout Hyde Park, including the Main Streets office, the Menino Art Center, and the Hyde Park branch of the Boston Public Library. These meetings were used to facilitate focus groups with residents and business owners, as well as present the culmination of each of the three project phases and receive feedback. One focus group was dedicated specifically to discussing community needs and desires with respect to potential development. The final presentation was held on December 10th, 2009 at the Hyde Park Municipal Building.

Goals

This work is intended to help advance a model of neighborhood development that utilizes the preservation of historic resources as a tool to catalyze sustainable economic and social development that celebrates existing context and character. In exploring the nexus between historic preservation, design, and development in Hyde Park's Cleary and Logan squares, three main priorities were defined:

- That investments be targeted in areas that would catalyze further improvements throughout the district, as well as contribute to enhanced urban design outcomes in the future.
- That the rehabilitation of historic resources not be viewed as an end in and of itself, but rather as a tool through which valuable and desired services and goods be made available to the existing population of Hyde Park.
- That investment decisions be aimed at celebrating and reestablishing important themes and narratives that appear throughout the history of Hyde Park and that support its current residents.



Hyde Park Traffic Jam 2009, Cleary Square



Mural of the people of Cleary and Logan Squares
photographed by artist K Hawkins

HYDE PARK IN CONTEXT

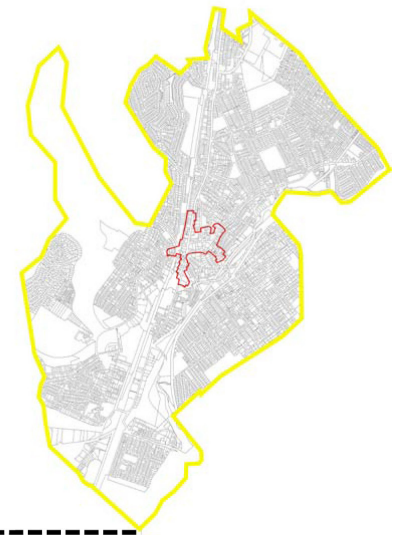
HYDE PARK IN CONTEXT

Introduction: History

As a neighborhood, Hyde Park represents the City of Boston's southernmost tip. The reason the area now serves as one of the city's outer communities stems from its roots as one of Boston's first suburbs. The district incorporated as its own town in 1868 and maintained this autonomy until it was annexed by Boston in 1912.

Hyde Park's extensive history, resources, and character make it an ideal investment locale for a Preservation-driven organization like HBI. The district is the site of the one of the nation's earliest civil engineering projects, the Mother Brook Canal (1639). Early European settlers diverted water from the Charles River to the Neponset by way of the canal with the intention of developing a water-powered mill complex. This sparked area development and farms, estates, and homes began to dot the landscape (Historic Boston Inc.). The area's population growth also created the demand for commercial businesses and civic institutions that ultimately grew to form the town center.

The introduction of two rail lines beginning in the 1830s further contributed to the growth of the commercial district as stations for both lines bordered two squares along the business district spine (Historic Boston Inc.). Over time, Cleary and Logan Squares have



Hyde Park and Cleary + Logan Squares in context

been defined by the physical constraints of the blocks they occupy as well as the community roles they serve. Cleary Square, located at the intersection of Hyde Park Avenue and River Street, occupies an area adjacent to a heavily trafficked rail line and a major auto thoroughfare. Even prior to the introduction

of the automobile, Cleary Square was closely associated with transportation. This can be attributed to the fact that Hyde Park Avenue, which runs longitudinally through the square, has always been characterized by the movement of through-traffic. Subsequently, the square has struggled to carve out any



Birds-eye panorama of Hyde Park, c.1890 (Norman Levanthal Map Collection, Boston Public Library)

notable pedestrian gathering space. Instead, the buildings and their varied uses over time have defined the space.

Conversely, Logan Square developed into the district's civic hub, also as a result of its location and the institutions that emerged.

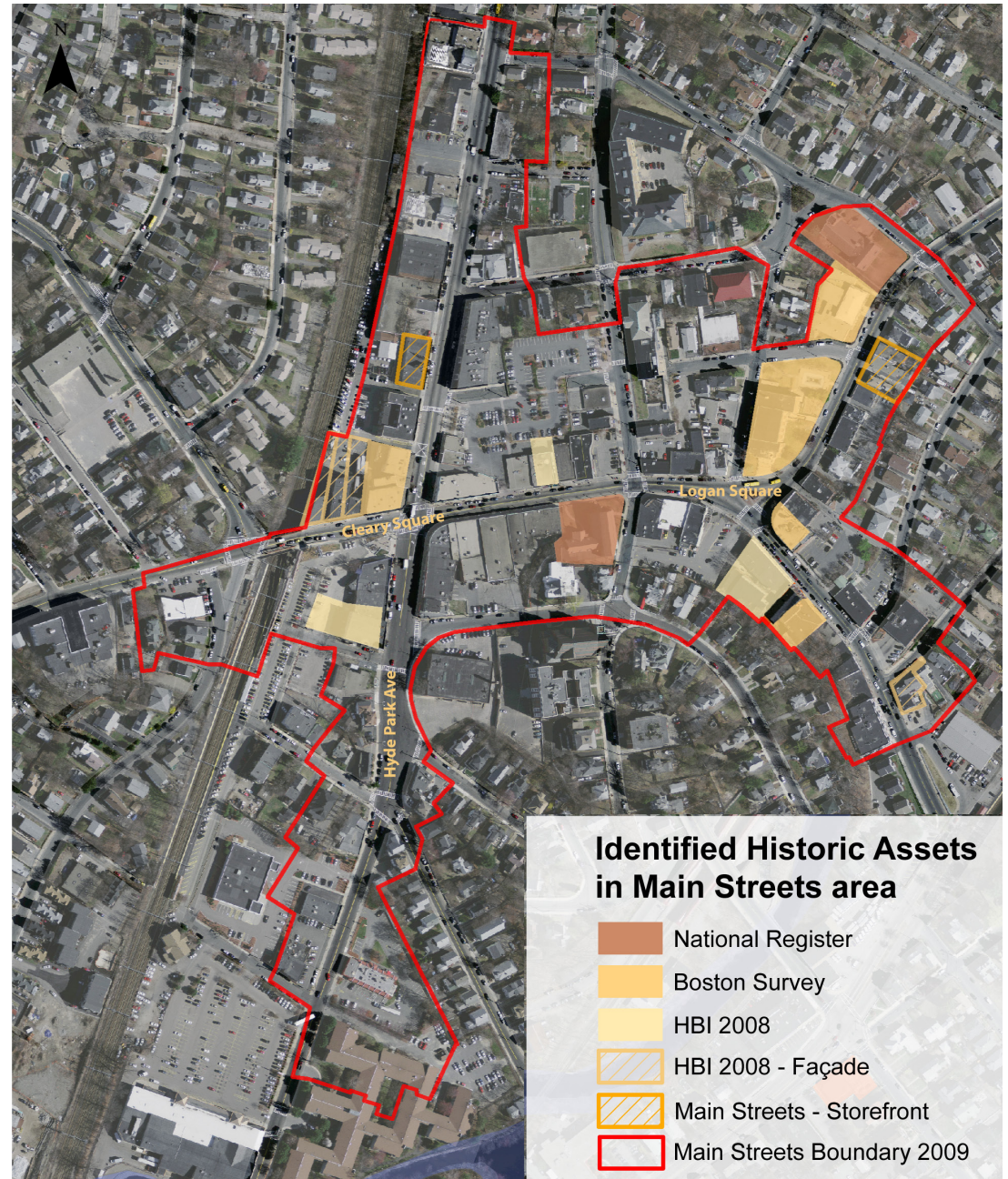
Logan Square's triangular shape and adequate distance from the train stations on the district's eastern and western edges (two blocks from the Hyde Park train station and three blocks from the Fairmount train stop), provided space for civic and commercial institutions to root themselves and evolve into a town center. An

eclectic mix of churches, banks, commercial stores, and municipal buildings populated the area around Logan Square. Time has expanded this mix to include restaurants, beauty salons and other specialty shops. The area continues to function as a locus of business, cultural, and social activity in Hyde Park.

Built Heritage

Hyde Park's development over time is most noticeable through its abundant built heritage. Anchored by the First Congregational and Christ Churches, both featured on the National Register of Historic Places, the Cleary and Logan squares district features many buildings of architectural merit. Many structures have been recognized as having historic merit, as shown by the map in the top right of this page.

The rich history of building in the Cleary-Logan area can be divided into three distinct eras of physical development: civic institution-building, from the 1880s-1916, the low-rise commercial buildings of the 1917-1920 era, and the 1944-1959 mid-century commercial. Beyond individual buildings, the unusual blend of these architectural styles comprise a historic resource in and of itself.

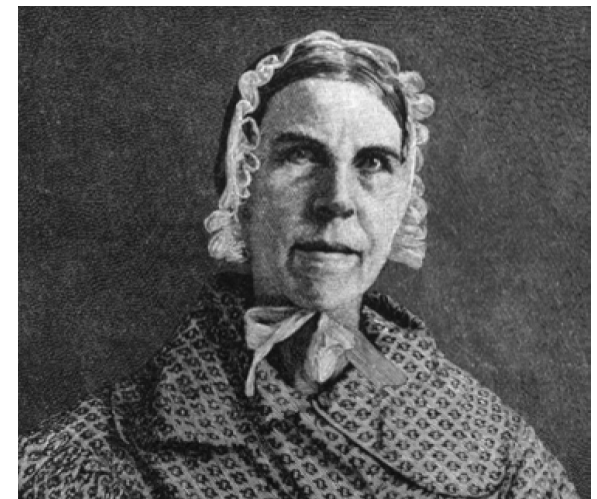


Historic Assets

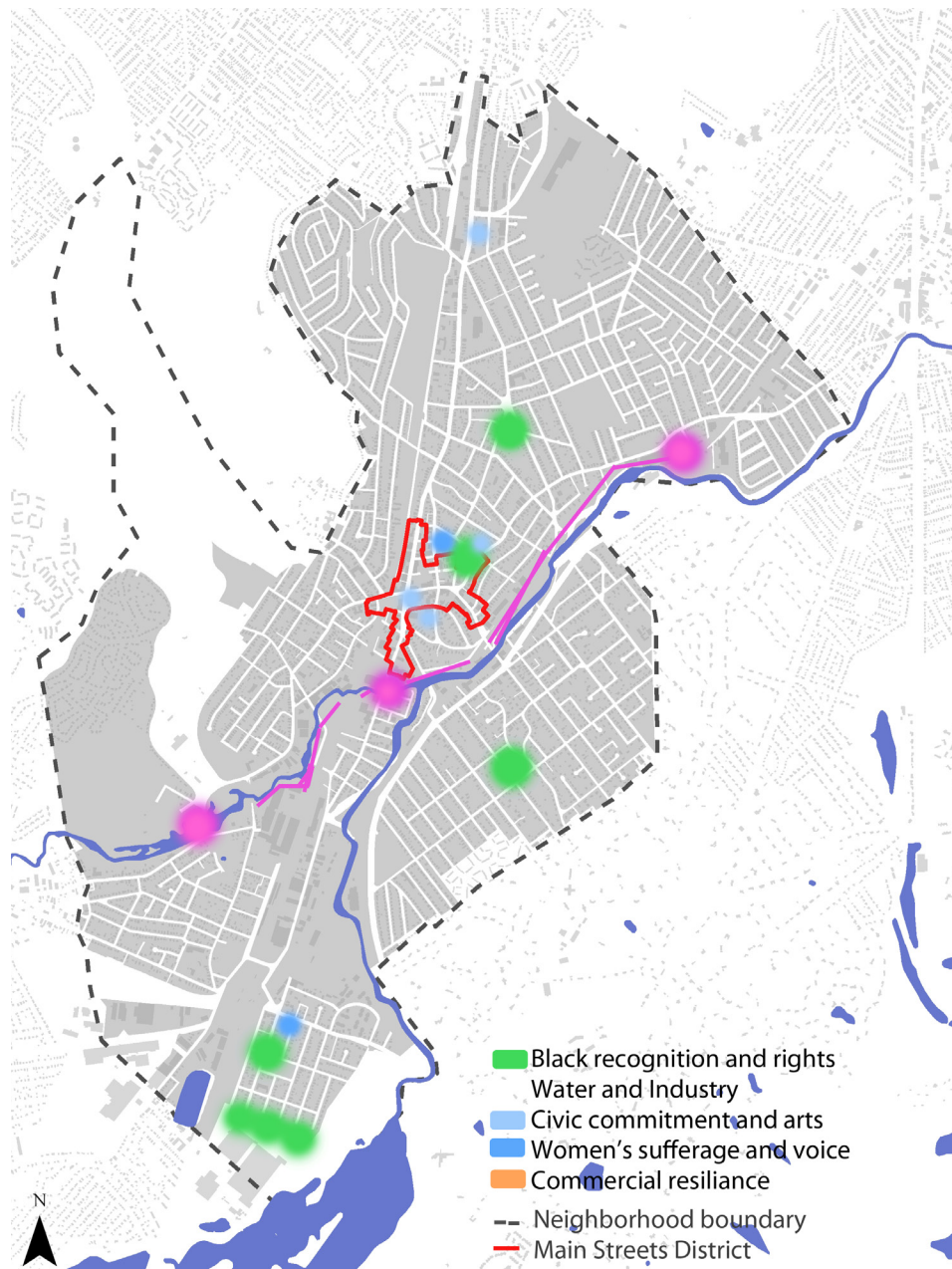
Cultural History

In addition to its rich built heritage, Hyde Park has played an often-overlooked role as an epicenter for much of the 19th and 20th centuries' most important social, cultural, and political debates. Most notably, Hyde Park residents such as the Grimke Sisters (Sarah and Angelina) and the Trotter family (James and William Monroe Trotter) constitute some of the most prominent forces behind the abolitionist, suffragette, and early civil rights movements in the United States.

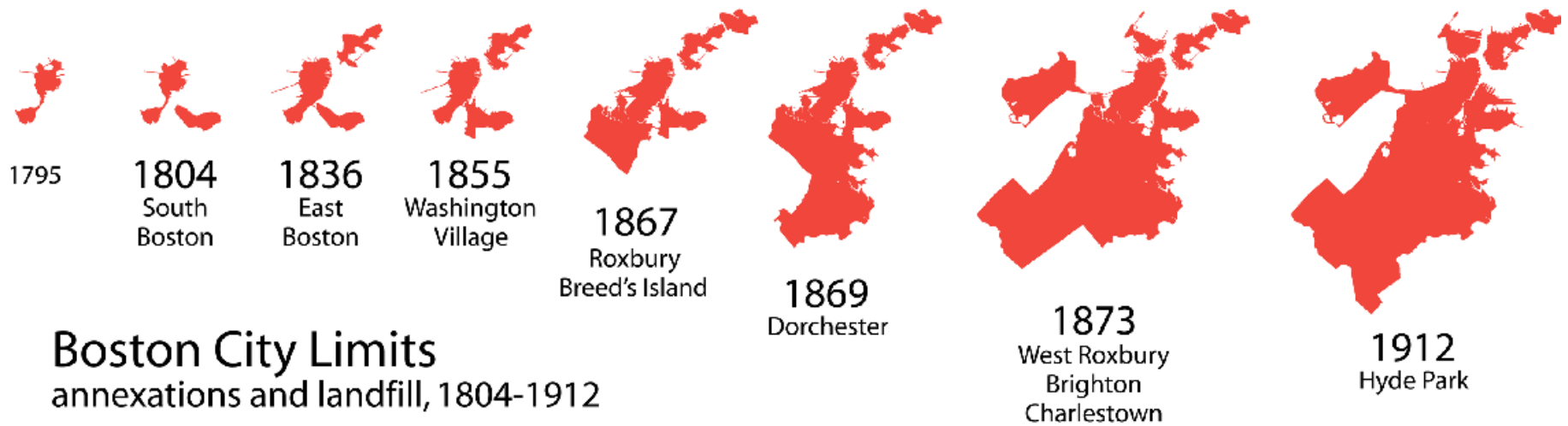
The Grimke sisters, controversial in their time, were among the first vocal female proponents of gender equality and the anti-slavery movement in the 1800s. In 1869, the sisters, along with 40 other Hyde Park women cast ballots at a local polling station despite the fact that women's suffrage was not federally recognized until 1920.



Sarah Grimke. Wood engraving in "History of Woman Suffrage" by Elizabeth Cady Stanton, 1881. Accessed online at www.ashp.cuny.edu.



Map of historic narratives



Annexations and Landfill, Wikipedia: History of Boston

William Monroe Trotter, who graduated valedictorian of his Hyde Park high school class and Magna Cum Laude from Harvard in 1895, was another leader in America's push for progressive social change. As a co-founder of the Boston Guardian Newspaper (1901), and later, along with W.E.B Du Bois, of the Niagra Movement (1905), Trotter was at the center of the African American civil rights movement and one of the main opponents of the accommodationist movement led by Booker T. Washington and the Tuskegee Institute.

Finally, Camp Meigs in Hyde Park was home to the training ground of the one of the first official black military units, the Civil War's 54th Regiment.

Boston's annexation of Hyde Park in 1912 changed the dynamic of the place from a regional town to the city's southern neighborhood outpost. This ultimately transformed the Cleary/Logan Square district in that it could no longer operate as the town center. The introduction of the car in the early 1900s only accelerated the area's transition. Hyde Park Avenue became a major auto thoroughfare connecting the neighborhood and southern suburbs to central Boston. Managing this transition has become a key theme for Hyde Park. Today, the "Small Town in the City" struggles to project a solidified identity, and Cleary and Logan Squares must manage their competing roles as both an anchor district and metropolitan outpost.



commemorating the 54th Infantry at Hyde Park playground

Demographics and Market Study

In the one hundred and forty years since the town's incorporation, Hyde Park has attracted a diverse mix of residents. Historically, Irish, Italian and Polish people populated Hyde Park. This is not all that different from other Boston neighborhoods such as Dorchester, South Boston, and Charlestown.

In more recent decades the neighborhood has diversified greatly and now includes large Black and Hispanic populations. Between 1990 and 2000, the number of foreign-born residents in Hyde Park grew by 62%, from 17% to 28% of the district population. This rate of

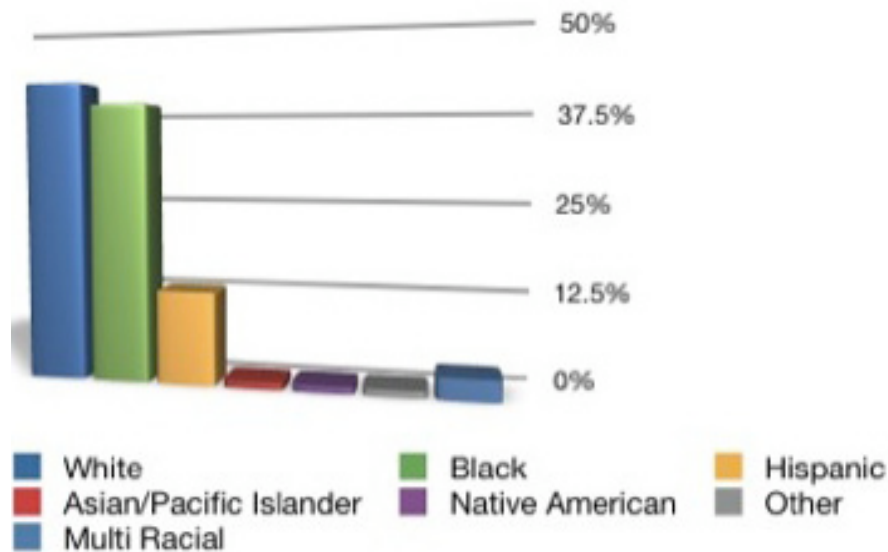
increase is double that of the Boston average, 32% (Mayor's Office of New Bostonians, Report 2009, page 27). A significant percentage of Hyde Park's minority population is Haitian, but Jamaican, Dominican, and Nigerian people also live in the neighborhood. (Boston Redevelopment Authority, 2009)

In addition to an ethnically diverse (majority-minority) population, present day Hyde Park is socioeconomically diverse as well. Residents hail from unusually diverse racial, ethnic, and socioeconomic backgrounds. Well-known as a desirable location to raise a family due to its relative affordability, low crime rates, proximity to the city center, as well as its

wealth of civic infrastructure and neighborhood schools, Hyde Park represents one of the top choices in Boston for lower income and recent immigrant families to locate in order to enjoy as high a quality of life as possible. As a result, a significant percentage of Hyde Park's residents are in fact working two jobs in order to sustain their families and maintain their homes in the area.

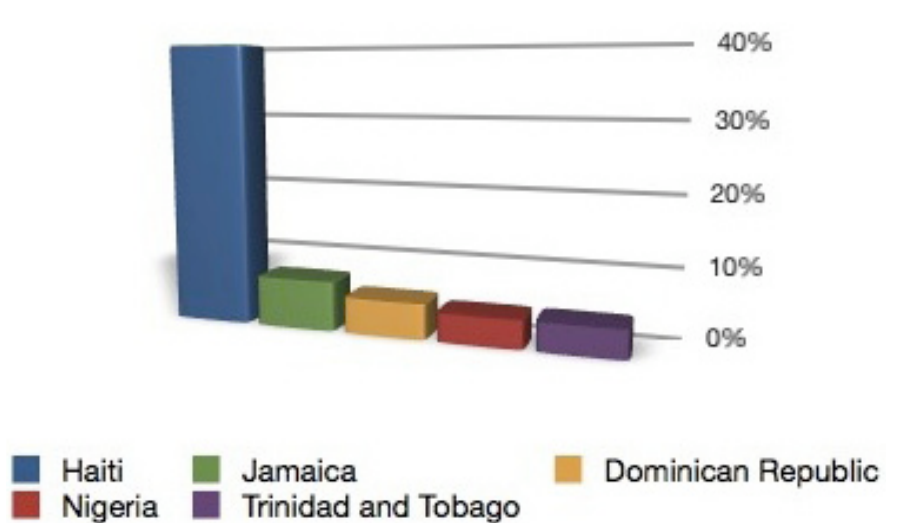
Numerous references to the stresses placed upon Hyde Park residents were made during community meetings. The work schedules of immigrant residents often make it impossible for them to attend public meetings and this is perceived as a lack of civic engagement.

Hyde Park: Racial Composition



Hyde Park residents by Race and Ethnicity, 2000.

Hyde Park: Top Countries of Origin



Foreign born residents in Hyde Park by country of origin, 2000. Mayor's Office of New Bostonians, Report 2009, with data from the US Census 2000.

The neighborhood's heterogeneity has contributed to a mix of businesses in the Cleary/Logan Square district. In 2009, ConsultEcon and M.I.T. professor and economic development consultant Karl Seidman performed a market study of the neighborhood. Their research identified a diverse economy in Hyde Park.

The neighborhood's most dominant sectors are retail, civil and personal care services, along with manufacturing. More importantly, the market study highlighted some key opportunities that Hyde Park should build upon. These opportunities include immigrant business owners who are invested in the district and the existence of a range of income groups living in the area. However, the market study failed in some key ways: it overlooked the buying power of the immigrant population, underrepresented the cultural values of all stakeholders, and contained very little information about consumer spending patterns.

The key takeaway is that a truer picture of the neighborhood's economic power could be determined by better integrating the role of minority businesses in the district and Hyde Park's total spending power into a strategic plan. Recent research shows that the local economy could benefit from including new entrepreneurs into strategic planning, expanding residential property development in the Cleary/Logan Squares area, and increasing the mix of commercial businesses there.



Commercial buildings on Hyde Park Avenue



Neighborhood Ice Cream Parlor on Hyde Park Avenue



View of River Street from Cleary Square

Physical Analysis

The history of Cleary and Logan Squares has significantly shaped the physical composition of the district. Three events in particular contributed to the area's current configuration. The annexation of Hyde Park by the City of Boston was one major milestone corresponding with physical change in the district. Prior to annexation, Hyde Park had a far more dense environment than it does currently.

Circa 1900, the area bordering Logan Square contained numerous three and four story buildings. Throughout the 20th Century, this density diminished as Hyde Park assumed a new role as a Boston neighborhood and the two squares shifted their role from an independent "town center" to a neighborhood commercial district.

The second transformative event to affect Hyde Park was the introduction of alternative forms of transit other than the horse-drawn carriage. Streetcars and automobiles shifted the focus away from the pedestrian and instead prioritized the individual's experience of the physical environment from these new modes of transit.

In this new era of rapid transit, commercial businesses on the second and third stories of buildings would have been less effective at attracting the attention of fast-moving travelers. Indeed, throughout the United States this era saw the physical remodeling

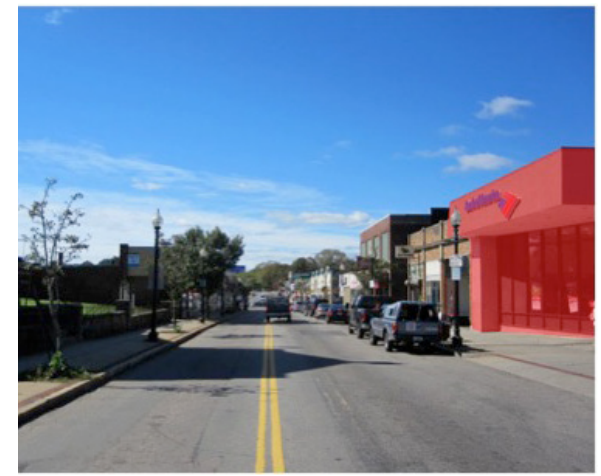


Historic Scale: Looking West at intersection of Maple and River Street circa 1900 (Image Courtesy of Jeff Gonyeau, HBI)

of many building facades and footprints to enhance their appearance from the vantage point of cars and streetcars rather than that of the pedestrian.

The third event that contributed to Hyde Park's physical change was the continued regional suburbanization of the Boston fringe. The combination of falling home prices following the end of World War II, the expansion of Boston's regional mass transit system, and the expansion of the U.S. interstate highway system all enabled people throughout the Boston metropolitan area to move to outer suburbs in pursuit of newer suburban homes and the "American Dream."

The introduction of shopping malls only hastened the decline of many local commercial districts. Over time, each of these three events



Current Scale: Looking West at intersection of Maple and River Street 2009

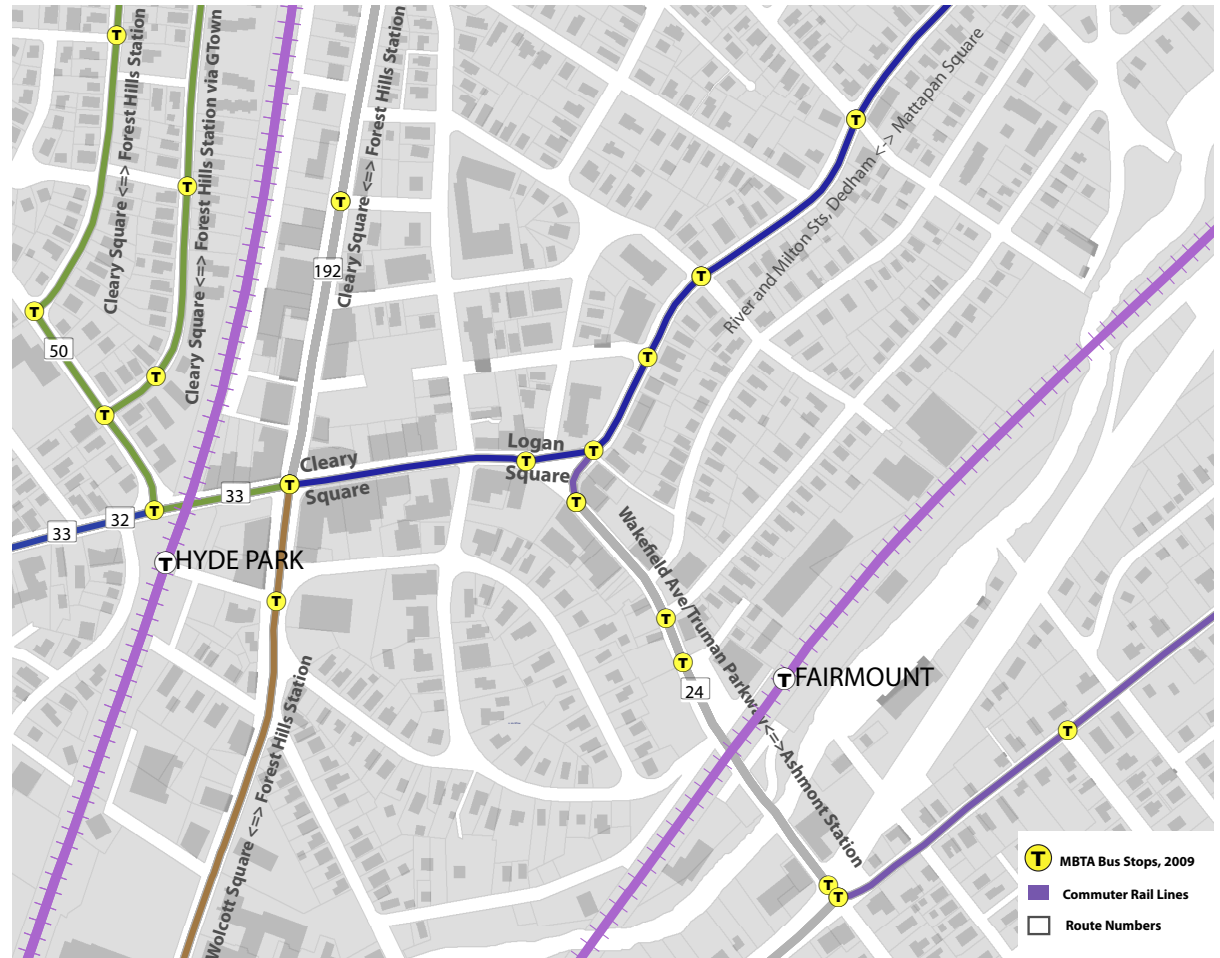
contributed to a shift in development trends in Hyde Park that reduced the density of Cleary and Logan Squares.

Currently, much of the area that the squares encompass is populated by one and two-story buildings. Some of the multi-story structures have been architecturally modified to the extent that their upper story windows have been sealed or eliminated altogether. Still, many of the low-rise buildings in the Cleary and Logan Squares area retain the ornamental details evidencing the time period in which they were constructed. Almost all of the buildings in the immediate vicinity of Cleary and Logan Squares (particularly the section along Hyde Park Avenue between Winthrop and Oak Streets, and along River Street and Fairmount Avenue between Hyde Park Avenue and Maple Street) have commercial stores on the first floor level.

Transportation analysis

Logan and Cleary Squares owe much of their historic growth to their unique setting between two MBTA commuter rail stops, Fairmount and Hyde Park. These two lines are within a five-minute walk and offer a 15-minute ride into downtown Boston for the lowest commuter rail charge. However, the gap between trains, from 20 minutes to two hours, imposes the need for advance planning. The Fairmount/Readville line may in the near future become more frequent, but the timeline for implementation remains unclear. An additional challenge is presented by the high degree of personal vehicle dependence among district residents – the highest of any Boston neighborhood; despite high accessibility to the commuter rail, only 8% of Hyde Park commuters use public transit to go to their workplace.

In addition to the commuter rail, over nine bus lines crisscross the central business core at Cleary and Logan Squares, many along previous trolley routes which serviced the district up to 1948. Some buses run as frequently as every ten minutes and offer direct service to Fairmount, Dedham, Forest Hills Station, Mattapan, Roslindale, Ashmont Station, and even Haymarket. Most noticeable are the large numbers of middle school and high school youth who attend the many schools around the squares, as well as Hyde Park children who commute elsewhere for their education. While this use of public transit is desirable, many of the current waiting areas are strained and offer inadequate amenities and climate protection.



Existing Public Transit Routes in Cleary and Logan Squares

The area between Logan and Cleary squares hosts a significant amount of through-traffic both on the north-south axes, via Hyde Park Avenue, as well as on the northeast-southwest route, via River St. These two high-traffic pathways intersect in Cleary Square, aggravating an already vulnerable pedestrian environment.

Some detailed suggestions are presented for traffic calming, signage, and other initiatives that could help Hyde Park better take advantage of its through-traffic while simultaneously encouraging a quality environment for pedestrians, cyclists, users of public transit, and casual shoppers.

Street and sidewalk analysis.

The present street layout in the district caters to the car. Both squares, but Cleary Square in particular, are designed to facilitate heavy through-traffic and this street arrangement fails to communicate that one has arrived in any particular place. The road structure around Cleary and Logan Squares exhibits wide traffic lanes, relatively narrow sidewalks, and no bike lanes. In many places, the sidewalks only provide enough space for two people to stroll alongside one another. This physical constraint of such a key element of pedestrian infrastructure, along with the high volume of automobile traffic, detracts from the individual's experience and interaction with the built environment.



Billboards on River Street

Above is an image of billboards, designed to be seen from the car, atop of the one story commercial buildings on River Street just across from Logan Square. This is only one example of the auto-scale signage common throughout Cleary and Logan Squares



Our team conducted analyses of each street, with a primary focus on Hyde Park Avenue and River Street. Hyde Park avenue, shown above, demonstrates the excessive road size and minimal walkable sidewalk that we have found to be typical to this area. Typically three lanes of traffic, as Hyde Park Avenue

Street width analysis at Hyde Park Avenue has above, would require 30 feet of road, plus another ten feet for the on street parking. At this intersection the road is excessively wide at 60 feet. By decreasing the roads to their appropriate size his added space could enhance sidewalks, create bicycle lanes or simply implement traffic calming measures.



Sidewalk analyses throughout the district.
Left image taken at Hyde Park Avenue facing North.

A side walk analysis demonstrated for us that the size of the sidewalk is only as large as its walkable area. In Cleary and Logan Squares the sidewalks have are often only large enough for one or two people to walk together, this is inadequate for a pedestrian commercial center.

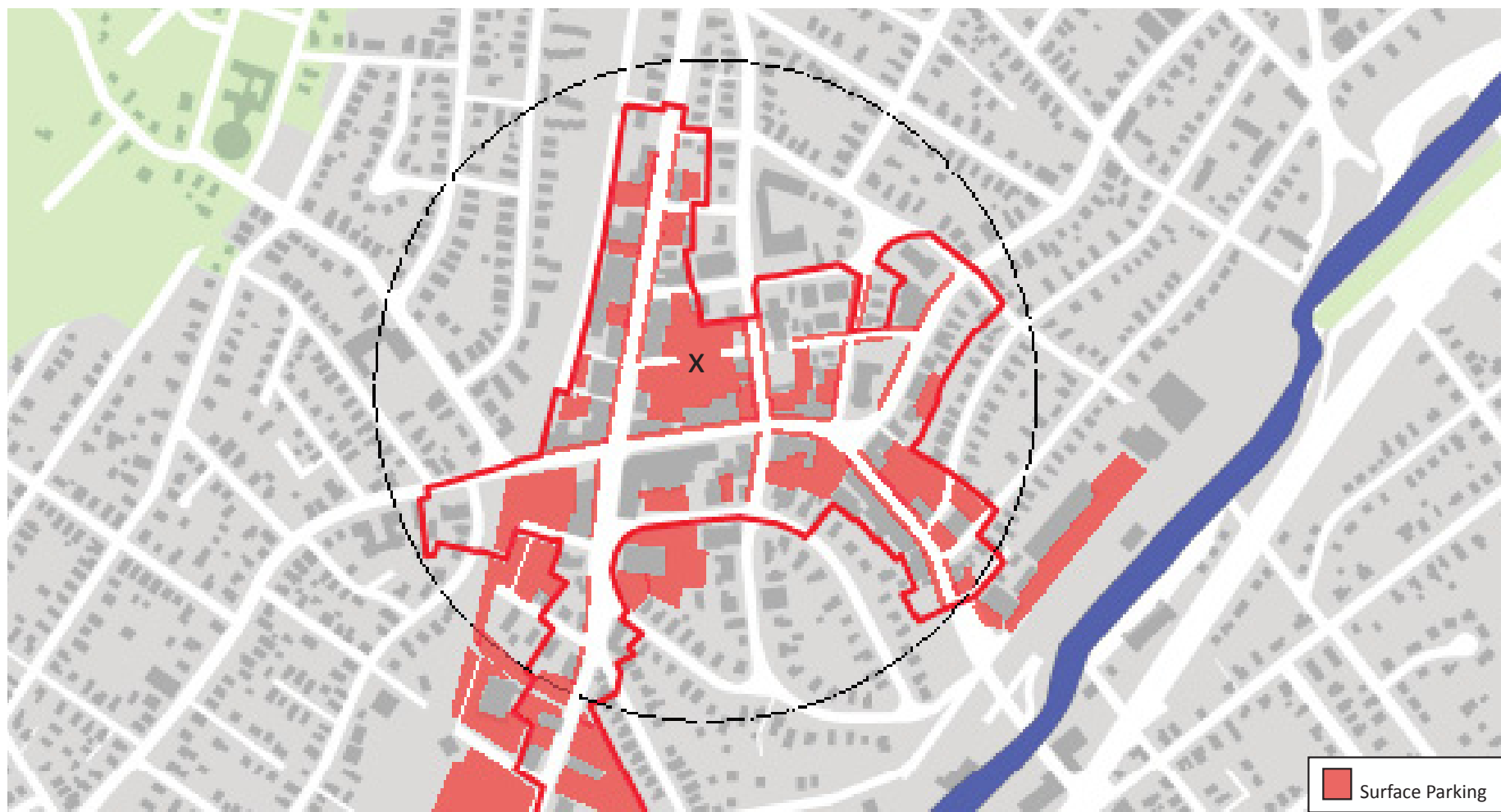


Center image taken at River Street facing West.

The sidewalks fail to provide space for heavier pedestrian flows that could yield increased commercial activity.



Right image taken at River Street facing East.



map depicting all public and private parking in the district including on-street parking. The central parking lot in the district is marked with an “x”

Further evidence of Hyde Park’s dedication to the car are the many parking lots that populate the district. Interviews conducted as part of this analysis revealed that residents and district users perceive a shortage of parking in the area around Cleary and Logan Squares. However,

as the parking lot graphic demonstrates, when taken together the amount of street-level parking located directly in and around the commercial district is in fact ample. A preliminary parking space count of the above area yielded nearly 2000 spaces.

A key problem however, is that private institutions, banks and individual retailers control many of the parking spaces, limiting the amount of available public parking and reducing the ability of visitors to make “one-stop” shopping trips in the district.

Image analysis.

An “image analysis” of the district revealed further challenges to be addressed by any future redevelopment or investment initiative. For example, the present entrances or ‘gateways’ to the commercial district don’t convey a strong sense of arrival into a distinct district. In the first image here, one can see that the lack of landmarks deters the visitor from identifying the district. Particularly the lack of development on the commercial street ahead (River Street) contributes to the lack of a sense of arrival. This “missing tooth syndrome” can easily be ameliorated, however at Cleary Square, the wide roads that do not define the space will be a more difficult challenge.

A second major group of challenges presented by the district is a lack of a cohesive district image, in particular one that celebrates the neighborhood’s ethnic and cultural diversity rather than muting it. Newly enhanced and expanded district-wide coalitions are key to reimagining and broadcasting a new image.

Thirdly, design interventions ought to be pursued that can redefine and reprogram the public and “open” space in the district, in order to reduce the currently perceived appearance of extensive loitering. People in these spaces are often simply waiting for public transit or relaxing, but poorly programmed and designed spaces facilitate the impression that people are loitering. Providing pedestrians, commuters and residents alike, with a place to stop and relax is required to alter this negative



A ‘Gateway’ into Logan Squares from the North



A bus stop at Logan Squares

perception and make the community feel welcomed here.

While the physical shape of the district has radically changed over the past hundred and fifty years, the civic and business communities have demonstrated resilience and an ongoing belief in the power of Logan and Cleary Squares as a commercial and civic district.



A ‘Gateway’ into Cleary Square from the South



The Public Library with its contemporary addition

Recently, the new Townsends development at 81 Fairmount Avenue has embraced Logan Square’s history of building density. The new structure is three stories – with first floor retail and two residential stories above. Additionally, many civic buildings in the district have been renovated with modern additions that celebrate their history while embracing the need to accommodate new uses and contemporary style.

Ongoing Initiatives

As this project is aimed at informing future investment opportunities for HBI, it is critical that all relevant ongoing planning initiatives be identified. Hyde Park is currently the subject of regional and city wide planning efforts that include a comprehensive neighborhood rezoning initiative and the development of a “Smart Growth Corridor” along the Neponset waterway. Bearing in mind the future implications of these projects, along with the resources of existing actors in Hyde Park, such as the Main Streets organization, will greatly strengthen HBI’s investment plan moving forward.



Hyde Park Rezoning Initiative and Neighborhood Strategic Plan

The Boston Redevelopment Authority (BRA) is in the process of rezoning Hyde Park. The neighborhood is one of the last in Boston to receive a zoning update. The zoning code has not been altered since it was established in 1965, and because the neighborhood has changed significantly over the last half century the city believes the zoning should better align with Hyde Park’s present character. While the BRA will handle the rezoning task, the city hired consulting firm Crosby/Schlessinger/Smallridge to produce a new neighborhood plan.

In order to engage the community in the planning and rezoning process, the BRA selected an advisory group of 13 community members to assist the BRA team in shaping the Neighborhood Zoning Article that will result from the planning and rezoning process. The BRA should complete the process by the end of 2010.



Main Streets Storefront Grants Program

The Hyde Park Main Streets Organization offers a storefront improvement program. The program is available to all business and property owners within the downtown Main Street District. Under the program guidelines, small grants can help with storefront improvements including signage, windows, doors, exterior brickwork, awnings, lighting, and painting. Main Streets provides design assistance if necessary.

Smart Growth Corridor/MBTA Indigo Line

Beginning in 2001, the Massachusetts Bay Transit Authority began exploring transforming the current Fairmount commuter rail line into a subway line with additional stops serving a smart growth corridor. The goal is to phase out the commuter rail line and offer a cheaper mass transit option to some of Boston's most underserved areas, expand housing development around the existing and proposed stations, connect people to jobs, and enhance quality of life by better connecting Boston's neighborhoods. ("Boston's Newest Smart Growth Corridor", Goody Clancy, KKA Associates, & Byrne McKinney & Associates, 2005)

The importance of this transit and development plan to future investment in the Cleary and Logan Squares main streets district is that the new line will run along the east side of Logan Square. This would provide Hyde Park residents with both commuter rail line and a mass transit line. The plan calls for some of the current stations to be retrofitted or redeveloped to accommodate the new line and users. The Fairmount station stands adjacent to a brownfield site – the Lewis Chemical Site – that would be remediated under the plan. Located alongside the Neponset River, the site represents a unique opportunity for transit-oriented development that could include housing, artist studios, commercial businesses, office space, and recreation opportunities along the river. (Goody Clancy, KKA Associates, & Byrne McKinney & Associates) There is no

current timeline for when the plan would be enacted.



STRATEGIES

STRATEGIES

Building on the research and site inventory and analysis phases of the project, this section outlines the larger strategic framework that was developed to guide all recommendations to HBI. This framework attempts to ground individual investments in historic resources within a broader vision for neighborhood revitalization. The strategy itself centers around an effort to include the perspectives of all residents and professionals involved in the outreach process and to produce a plan for the long-term regeneration of the Hyde Park commercial district that is sustainable and equitable.

Site Analysis

As highlighted in the demographic and image analysis sections, the diverse mix of users, businesses, and narratives characteristic of Cleary and Logan Squares are examples of macro-level changes occurring in present day Hyde Park. By targeting investment at projects that will directly and indirectly stimulate the integration of varied spaces, uses, and cultures operating within the Main Street District, HBI and other organizations and investors have an opportunity to not only build a more balanced and successful commercial district, but also play a part in creating and consolidating the critical social networks that will make these gains sustainable.



Civic institutions: a proud history of formal gathering spaces

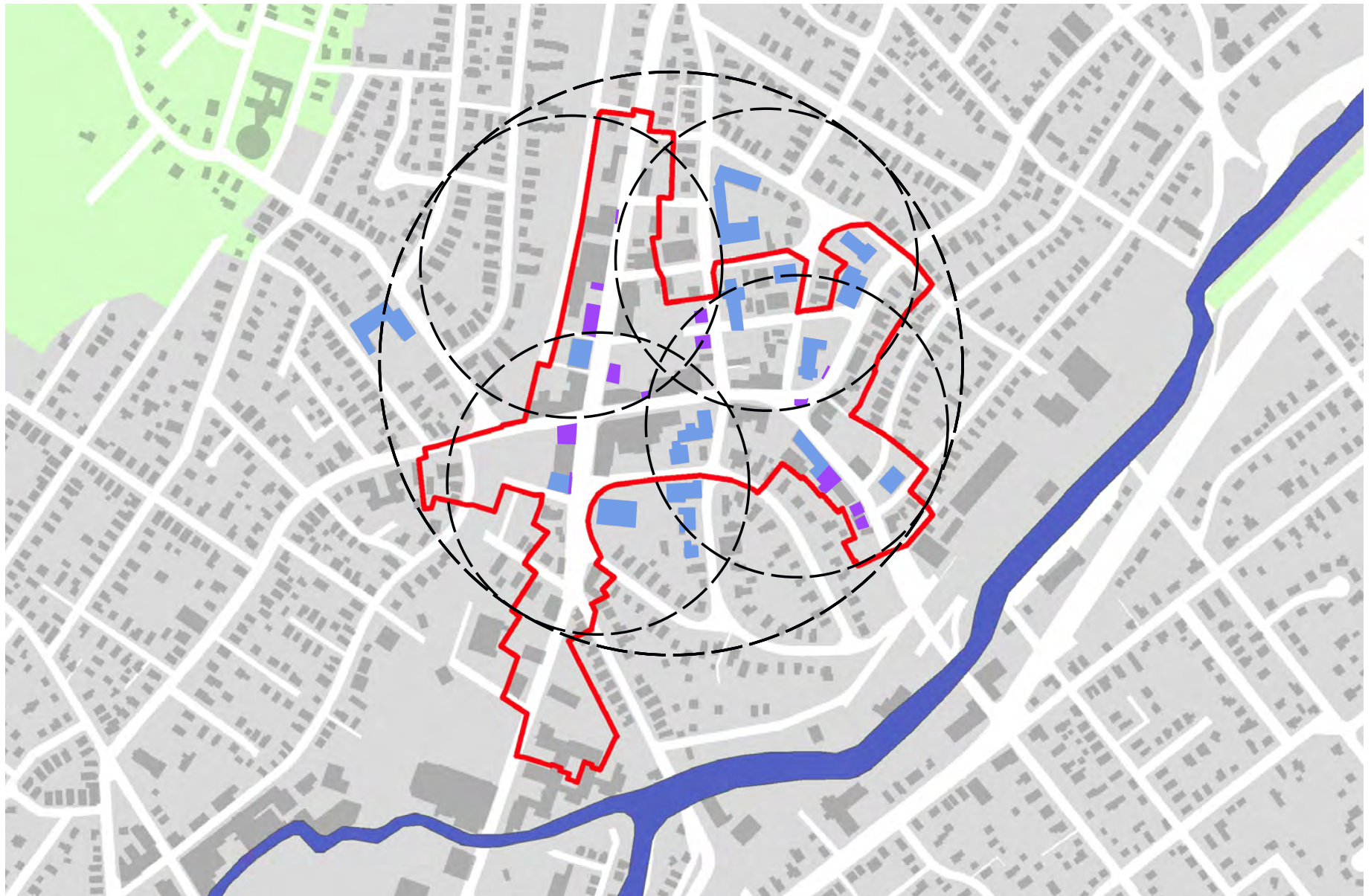


Informal civic spaces: places to chat and gather

The strong history of neighborhood civic investment may be one of the most palpable features of the Hyde Park Main Streets district. Buildings such as the Public Library, William B. Rogers Middle School, the Christ Church, and the YMCA not only establish a core of architectural resources, they also ensure a high level of civic activity and social resources in the area.

That said, it is critical to recognize that civic engagement is not confined to officially designated spaces and buildings, and that it takes place wherever residents and visitors congregate, communicate, work, and play. The map to the left represents some of the “unofficial” civic spaces identified in the district, including sites ranging from the Peoples Club of Nigeria Community Center and Ron’s Ice Cream and 20th Century Bowling to certain bars and restaurants and bus stops and the improvised playground used by children on the municipal parking lot in the evening.

When these spaces are viewed as a whole, patterns emerge, one of which is the importance of the central space occupied by the municipal parking lot to the functioning of the commercial district as a whole. While Cleary Square and Logan Square are commonly viewed as disparate spaces, an investment strategy aimed at improving the wider district must coordinate efforts and uses between the two, and it is the municipal parking lot and its relationship to the retail spine on River Street that can best provide the physical link necessary to facilitate this cohesive activity.



■ Informal civic spaces ■ Main Streets Boundary
■ Formal civic spaces ■ Spheres of activity

Overlapping spheres of civic activity

Selection Criteria

The observations of the district as recorded in the previous section, paired with community feedback and comments received during this planning effort, informed the selection criteria that was employed to establish the recommended investment priorities for HBI.

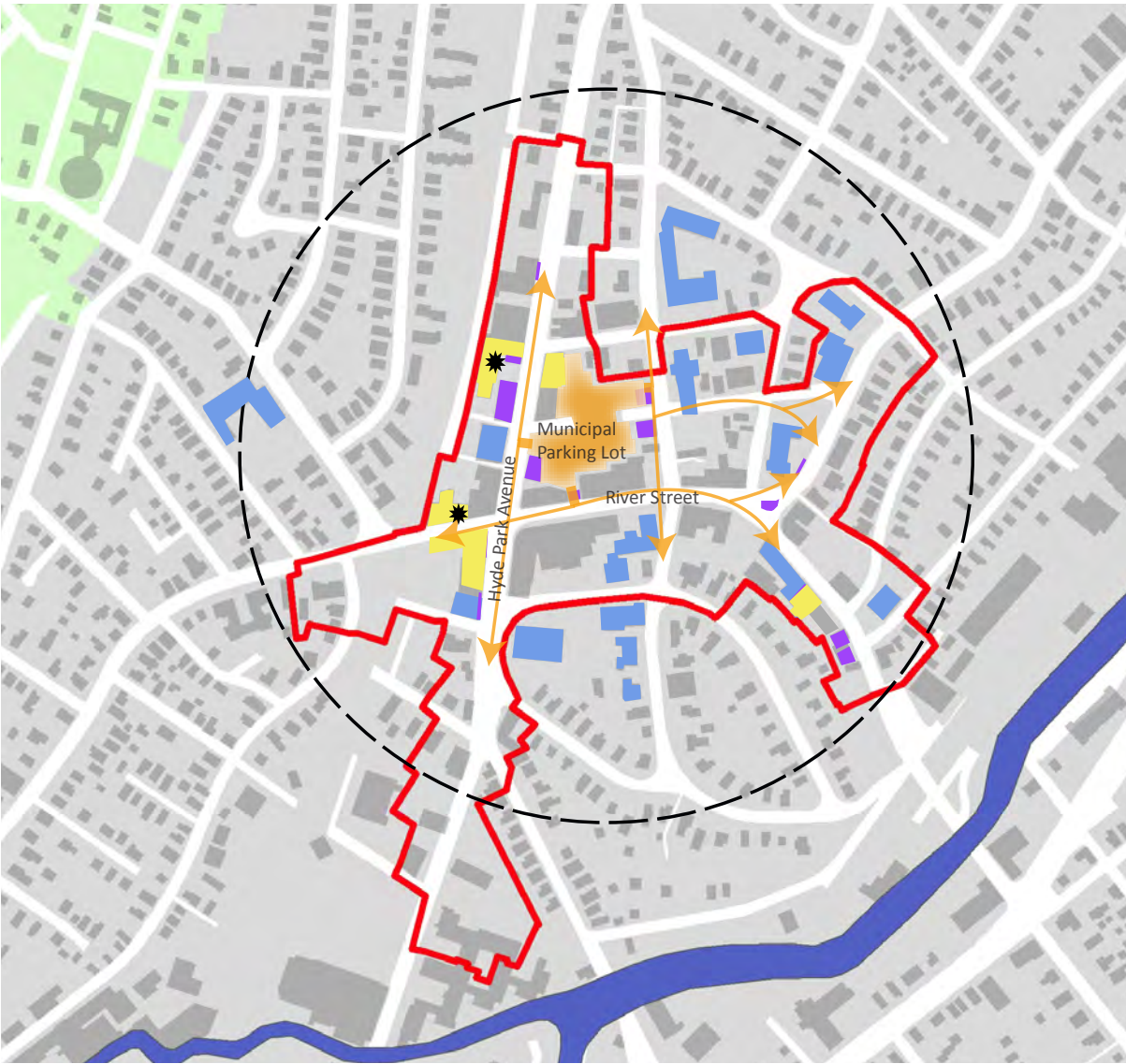
In ranking the key intervention sites specific criteria were developed. While this set of criteria was applied to individual buildings, the physical, social, and economic contexts were stressed, and structures were not only judged on their individual merits but also on their potential to serve as catalysts for improvements in their immediate vicinity – which, in turn, would spark regeneration of the district as a whole.

Criteria I: Historic Value

With the mandate to explore how historic assets can be catalysts for economic regeneration and increased quality of life, focus was placed on structures that, through their nature, age, or narratives, can be examples for how to communicate the history of the district.

Physical building history

Although all structures present in this study area are linked to narratives, memories, and patterns of use, some buildings, through their physical composition or the diligent documentation of their functions, have higher capacities to communicate their history. Such structures were prioritized, especially those



Completing the circle: gathering spaces, movement, and the sites selected for initial investment

- Informal civic spaces
- Formal civic spaces
- Cluster investments
- Main Streets Boundary
- Area of study
- Pedestrian movement

with connections to histories unique to Hyde Park.

Intangible history

In addition to the physical aspects of a structure, certain buildings can also be attributed intangible value through the types of stories with which they are associated. While a full investigation of the historic narratives associated with all structures in the district was beyond the scope of this work, all information found is presented and an ongoing effort to connect sites with narratives throughout the neighborhood is recommended.

Criteria II: Catalyst Potential

Any investment made in an individual building has the potential to create positive spillover effects; some structures have much more potential to create these effects because of their location, uses and users, adjacent public spaces and abutting commercial uses.

Highly visible site

Conscious of the symbolic power of rehabilitation, both vehicular and pedestrian viewlines were considered in ranking structures on their ability to maximize the effect of investment to the district. Sites with more exposure were prioritized.

An area of need

Some areas have visibly greater need for improvement than others, by taking on these particularly challenging areas we eliminate the growth of future decay. It is wise to promote initiatives supported by civic institutions here, and to take advantage of these assets, when in areas not already served, or likely to be served, by the private market in a desirable fashion.

Proximity to existing business investment

Throughout Hyde Park's Main Street district, numerous business owners have invested significant time and resources into their properties. The area is particularly lucky to benefit from a strong and committed presence of minority and immigrant business owners. By targeting investments in close proximity to complementary business clusters, a revitalized historic resource will not only be

more economically viable, but will also serve as a clear statement of support to the existing community.

Proximity to resources

Partnerships, open and public spaces, large-scale investments, i.e. TOD and other resources are crucial to success. A key component of the proposed investment strategy is the opportunistic package of linkages between a rehabilitated historic structure and its surrounding areas. Buildings with more potential for interaction and porosity with their adjacent spaces and movements – as well as possible organizational and programmatic overlaps and partnerships – were significantly prioritized.

Promotes walk-ability

While a multitude of structures with excellent historic potential exist throughout Hyde Park, sites that were within easy walkable range of the commercial core were prioritized. In addition, sites whose unique features allowed for a spillover of the rehab investment into improvements to the pedestrian realm were highlighted.

Criteria III: Feasibility

The plans in this document are meant to provide a vision, as well as tangible and feasible steps for implementation. While detailed feasibility studies prior to implementation are the responsibility of HBI, projects that immediately presented greater potential for actualization were prioritized.

Financial

The current appraised value per square foot of the building, its estimated condition and rehabilitation needs, as well as its potential to generate income, appreciate, or house tenants for a demanded –and desired- use, influenced the feasibility ranking of any given site.

Contextual

All structures were evaluated within clusters of neighboring buildings and spaces. The likelihood and potential for the adjacent buildings, spaces, and activities to become agents of positive regeneration also influenced the feasibility ranking of a specific building.

Long-Term potential

While many of the buildings analyzed in Hyde Park make difficult cases for short-term real estate investment, the probability of desirable outcomes – social as well as financial – figure in to the present-day feasibility of any given structure.

Criteria IV: Meets Community needs

All interventions and development efforts are to serve the community of Hyde Park residents and users. While the community meetings tended to focus on discussion of the present-day demands of the district, an attempt is made to balance these desires with the probable long-term (10-20 year horizon) future of community development and needs.

Promotes affordability

All sites that presented potential to foster affordable commerce, productive/creative activities, or residential opportunities were prioritized, in alignment with the overall goals and strategy for the district.

Potential use

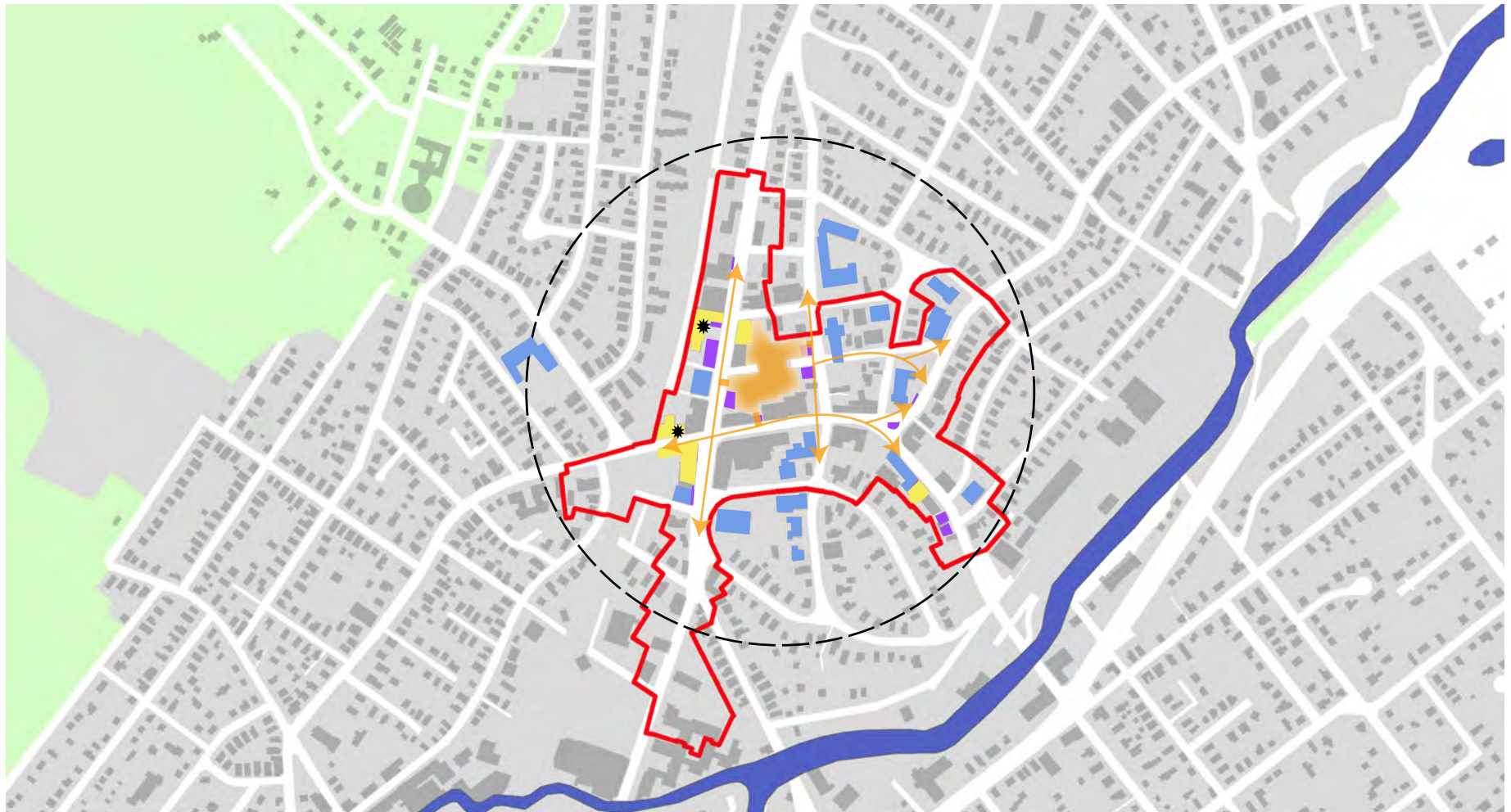
A list of all desired uses and services was compiled, drawing on conversations held during each community meeting, as well as discussions from the BRA rezoning meetings and a review of the recent market study. Given that different uses require different building footprints and benefit from different locations, a conscious effort was given to reconciling those uses and services listed by residents and outlined in the market study with the realities of potential sites.

RECOMMENDATIONS

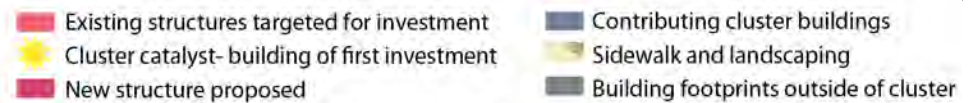
RECOMMENDATIONS

After an extensive review of the historical resources, both built and cultural, located in and around Cleary and Logan squares, as well as the current-day socioeconomic context and community desires, it is recommended that Historic Boston Incorporated target its primary investments at three discrete locations:

1. The currently vacant Everett Theater at the heart of Logan Square (One Fairmount Avenue).
 - The rehabilitation and reactivation of this historic theater as both a live performance hall and a medium-sized movie theater will bring a much-needed entertainment resource to the Hyde Park Community as well as help reestablish Hyde Park as a regional destination.
2. The Tuxedo Building (Address: 1285 River Street. Build Date: c. 1915, alt. c. 1970) and its surrounding “Cleary Square cluster.”
 - The restoration of the existing “Tuxedos” sign, a landmark in the district, along with the recruitment of a clothing retailer to fill the current vacancy will not only bring a desired and economically viable retailer to Hyde Park, but also begin to revitalize a key gateway to the commercial district. In addition, it is recommended that one to two additional stories of live-work space be added to the current one story structure, encouraging a return to the historic three-story scale of the block and creating appropriate density at this transit location.
3. The Lamp Building [Address: 1217-R Hyde Park Avenue. Build Date: 1925] and its surrounding “Cleary North cluster.”
 - The “Lamp Building” represents a rare, large-footprint vacancy at the northern gateway of the commercial district, and its L shaped footprint provides both street frontage and a set back façade with possible public space in front. It is recommended that the revitalized building facilitate three uses, featuring an art supplies store fronting Hyde Park Avenue, an Internet Café on the top floor of the set back section, and a employment services center below. The current parking lot space should be restructured into a shared patio, utilized by the new Internet Café and the adjacent “Ron’s Ice cream and 20th century bowling” to the south and “Cottage Café” bar to the North.



Site plan demonstrating selected sites



Each of these intervention sites includes a proposal which considers not only the outcome of historic restoration for that property, but also the “ripple effect” that its

rehabilitation and activation could have on surrounding buildings and public spaces. This map demonstrates the location of these three specific intervention “clusters” within the wider neighborhood.

EVERETT THEATER

The Everett Theatre is located at the heart of Logan Square. It has been a vacant or underutilized property for nearly two decades, and today remains one of the neighborhood's highest potential untapped assets. As identified in a April 2009 market study of the district completed by ConsultEcon and Karl Seidman Consulting, Inc., the lack of entertainment options in the area is a critical missing sector. Reactivating the Everett Theatre would provide the neighborhood with sorely needed entertainment activity, serve as a regional attraction, and act as a catalyst for the district businesses and community. There has generally been broad support for this redevelopment strategies and currently several organizations and individuals are working towards identifying the appropriate operators and tenants for the theatre and attracting the necessary financing.

Building Profile

First constructed in 1915, the building that houses the Everett Theater was originally permitted for “stores, offices, and motion picture exhibition,” though live theater events were also featured early on, including a performance by comedian Milton Berle on May 29th, 1925. The theater itself changed names in 1935 to the Fairmount Theater, possibly due to the rededication of then Everett Square to Joseph A. Logan Square in 1933. In the decades afterwards, the Everett Theater became the Nu-Pixie cinema, which operated



Everett Theatre in the 1920's Image courtesy of Jeff Gonyeau, HBI

from the 1960s through the mid 1980s. According to building department records, in its final manifestation the theater space was utilized as an auction hall, beginning in 1987.

Site Selection

The restoration of the Everett Theater presents numerous opportunities to spur further revitalization in the commercial district of Hyde Park. Beyond its potential to increase the economic vitality of the Logan Square area through the spillover of moviegoers into nearby restaurants and bars and the extension the

district's operational hours more generally, the restored theater itself would serve as a draw due to its unique character. As Historic Boston, Inc. has noted, out of a survey of all theaters built in Boston, the Everett stands as the one of the only sites that has remained sufficiently unaltered that it could be fully restored to its original function and character. The theater, one of the few in Boston originally constructed to show films, is also strategically located between two other creative gathering spaces in Hyde Park, French's Opera House (41-49 Fairmount Avenue), and the former



Everett Theatre interior
(Image Courtesy of Jeff Gonyeau, HBI)

Knights of Columbus Hall (35-37 Fairmount Avenue). This agglomeration presents the possibility of reinforcing a cultural spine in the Cleary and Logan Square district that would be unique in its character throughout all of Boston, outside of downtown. This would also help reestablish Hyde Park as a regional attraction. In particular, Cleary and Logan Squares could capitalize on their uniquely diverse demographics and become Boston's only minority-majority theater district showing works both rich in history and in culture.

Proposed Investment

The restoration of the Everett Theater is recommended as a priority for HBI as it presents a high profile, signature project to

Investment	Expense
Historic Theatre Sign Replacement	\$30,000
Theatre Façade and Foyer Improvements	
Remove plywood from foyer entry doors and install new tempered glass into the door frames:	\$2,500
Install new transom window above entry doors:	\$4,000
Install functional and aesthetic lighting at entry arch, inside lobby (including ceiling fixtures), movie poster boxes, ticket booth, and in lobby behind French doors:	\$7,500
Design and materials for art installation in foyer:	\$2,500
Clean out, painting, general conditions:	\$5,000
Architectural and other design fees	\$3,500
Foyer and façade improvement total	\$25,000
Estimated project total	\$55,000

Estimate of sign replacement and facade and foyer improvement costs. Provided by Jeff Gonyeau of HBI

mark the beginning of further investments in the district. HBI has an exiting partnership with the current property owners and has, in addition to reviewing an existing 1997 feasibility study, been committed to supporting the efforts to bring architectural and technical assistance to the project.

It is highly recommended that HBI continue to engage with the property owners and assist in bringing the full and accurate restoration of the Everett Theater to fruition. Building on the desires voiced by community members, it is also recommended that the original dual function (live theater as well as film) be reinstated, as this flexibility would ensure that the space serves as many local and regional residents as possible.

Financial Analysis

Due to the large amount of existing analysis conducted on behalf of the property owners, as well as HBI, no further specific analysis was conducted as part of this work. Below are the most recent HBI financials that outline the cost of restoring the façade and foyer of the Theater.

The rendering on the following page depicts the revitalization of the Theater bringing a variety of people to the district both from the neighborhood as well as from farther away. This influx of theatergoers will spark further commercial generation in the neighboring restaurants, cafes and pubs, bringing new life to Cleary and Logan Squares.



Rendering of reactivated Everett Theater

CLEARY SQUARE CLUSTER

Brief Site History

Cleary Square was one of the first areas of Hyde Park to develop and was strategically located on an early stage coach line near the surrounding communities of Dedham, and on route to Providence, through Connecticut, and on to New York City (Fairmount Historical Record 1895). When the Hyde Park stop was established on the Providence Railroad line in 1835, the Square began to serve as the commercial hub for the growing residential population. By the end of World War I, the buildings facing Cleary Square were occupied by a diverse set of small businesses, catering both to the local population and travelers, while accommodating new light manufacturing industries. By the middle of the 20th Century, the area around Cleary Square was a “tremendous” regional shopping center, drawing people from Roslindale, Milton and Dedham (Father Burke, cited in Hyde Park-Boston 200, p18).

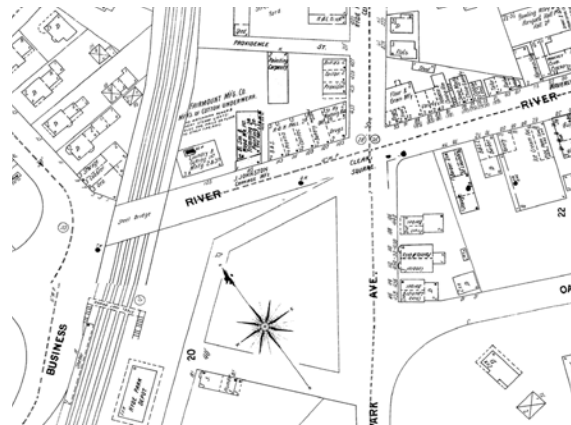
With the growing use of the automobile and changing residential patterns, Hyde Park, along with most urban districts, experienced a period of sharp disinvestment and out-migration between the nineteen fifties and the nineteen eighties. By the mid-seventies to eighties, Cleary Square had lost most of its shoppers to nearby auto-oriented malls and shopping centers. Established retailers closed, building owners demolished vacant upper stories, and new stores struggled to



1868



1886



1900



1917

The above maps demonstrate the development of the Cleary Square over time.

stay open. The past decade, however, has brought a resurgence of business activity back into Cleary Square, initiated primarily by new immigrant residents. In opening businesses that cater to a new demographic of shoppers, the recent investments have reinvigorated the

district. Equivalent reinvestment in the physical structures and civic infrastructure still lags behind the rest of the district, and therefore presents an important area for significant attention.

Building Profiles

1299-1301 River Street (a)

Though the plot on which 1299-1301 River Street stands dates back to an 1857 survey of “Land in Dorchester” (Reference George Parrott for the Real Estate and Building Co.) and various industrial and commercial uses have occupied the space since (see appendix), the Boston Assessors’ office lists that the current day one-story brick building occupied by Liane’s Chinese and Boutique 2000 was developed in 1929.

While there is little recorded history specific to the 1299-1301 lot pre-1930, recent information reveals that the building underwent significant retrofitting to install the required utilities for the restaurant and hair salon that currently occupy the space. Four owners are currently listed with an ongoing mortgage dating from 2007. The building enjoys remarkable visibility from three directions; the structure is prominent for pedestrians or motorists traveling north along Hyde Park Avenue, is the first frontage visible when crossing the tracks to the commercial district from the west, as well as facing pedestrians as they enter and exit the commuter rail train to Providence and Boston.

1295-1297 River Street (b)

The two-story component of the 1929 masonry brick building stands on what is now 1295-1297 River Street. Up until 1930, this plot was a part of the 1299-1301 plot. Building records from 1930 show that the two-story building hosted a paint business.

1285 River Street (c)

The current ‘Tuxedos’ building was plot #145 in the first-known survey of Hyde Park, stretching to the corner of Cleary Square. Two years later, in 1860, the corner lot was lopped off. The first recorded uses are in 1876, when a three-story building contained two carriage shops and a plumber.

Fifteen years later, an imposing three-story structure with a saw-tooth roof hosted ‘Johnson’s Carriage Manufacturing,’ complete with woodworking, trimming and painting services. During the same time, a building set back from the road hosted a two-story dye factory. By 1917, the carriage manufacturers’ building had been replaced by a one-story stone building with wood-frame frontage with three storefronts, and was possibly backed by a residence.

Kennedy Block and Burnes Brothers. (d)

Although divided into a parcel early on, this area was apparently not developed until the late 1880-90s. In the early decades of the 20th century, the back sides of the building were semi-separate from the front lots and open to the depot yard, although it is not known if they were a distinct retail entrance.

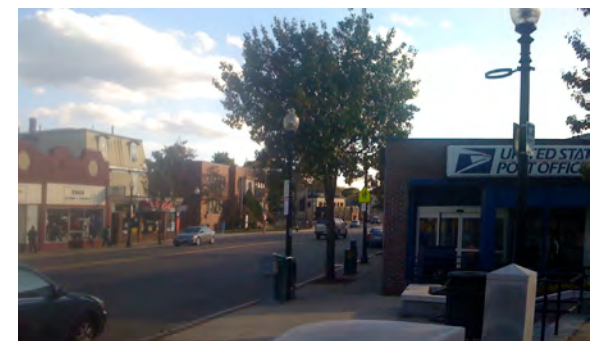
By the early 20th century, a handsome Georgian Revival three-story brick and masonry building, built in 1901, stretched down Hyde Park Avenue to the south. First established as ‘Kennedy’s’ in 1894, “Hyde Park’s Greatest

Mercantile Establishment” contained major retail venues, such as Burnes Brothers (see below), ‘The Mammoth’ for groceries, provisions and salted meat, a paint store, and a bowling alley (Advertisement, Fairmount Bulletin, v 5, p39). Of these, Kennedy’s Clothing and Shoes, at the very least, was still thriving in the mid-20th Century, expanding their clothing business to all of Boston. One resident, quoted in the Boston 200 series, said that “hardly anyone in Hyde Park would think of going for clothes or shoes anywhere else..if you lived outside of walking distance, he would give you [street] car fare...”(p19).

The most prominent occupants at the end of the Kennedy Block arrived in 1904, when Charles Lyman Burnes of New Brunswick and his brother Robert moved their successful five-year-old department store, RN Burnes, from 47 Fairmount Ave to the new larger location. A 1908 chronicle records that “their business extends for a radius of fifteen miles... immense stock of house-furnishing goods... and a large storehouse filled with goods.” (Historic Homes and Places, p1673). Charles Burnes became a Hyde Park resident and was a prominent member of countless civic clubs and organizations, from the Masons and Odd Fellows to the Knights of Pythias, the Hyde Park Congregational Church, and the Home Furnishers Association. In 1918, the Burnes Brothers purchased the entire Kennedy Block (Boston Landmarks Commission, 1980).



Fallon Building at Hyde Park Ave and River St. (e)



View of post office (d)



View of neighboring buildings across the Hyde Park Ave (f)



Site Selection

As a possible investment for HBI, this cluster of buildings represents an opportunity to restore historic density on River street and revitalize a major gateway into the district. This cluster is extremely close to public transportation and surface parking. While the cluster's historic character is anchored by the Fallon Building, (which continues to define the character of Cleary Square, the early 20th Century architectural styles of the three above-mentioned sites are also central to the image of the larger district.

In spite of these strengths, the block is most certainly an area of need. Vacant commercial spaces point to and reinforce the neglect of and dis-investment in the intersection. The bright side of neglect is that historic character remains intact. One of the most striking examples is Tuxedos, whose iconic mid-century sign has potential to be reused, in place, for a business that could be a neighborhood draw.

The nearby social resources include the Colored Christian Ladies Relief Association, the government presence of the post office, the railway and police stations and a great number of churches. Physical resources include the public walkway between the commuter rail parking lot and the street. Other physical attributes include the bridge nearby, which, like all of Hyde Park's bridges, provides light and air to the buildings nearby and affords a view of the treetops at the nature reserve.

Proposed Investment

The proposed investment for this site calls for HBI to target the Tuxedo Building, as a partner or owner, in order to restore the façade of the existing structure and identify a potential clothing resale store, possibly similar to Boomerangs in Jamaica Plain, to lease the space. This proposed usage was called for in both the April 2009 Market Study as well as in more recent community meetings. By reestablishing the Tuxedos site as a destination, the surrounding retail uses will benefit. In addition, it is hoped that two or more stories can be added on to the existing structure and help spur similar increase in density on the 1299-1301 site.

The establishment of a building on this corner opposite Tuxedos will complement the initial investment in increasing the density of Tuxedos and its neighbors, while also providing a valuable mixed use development in Cleary square, bringing an increased pedestrian presence to the site and justifying further actions to calm traffic on Hyde Park Avenue.

While an existing vision of an upgraded and expanded plaza space directly adjacent to the post office has been explored by Crosby Schlessinger Smallridge LLC as part of the BRA's rezoning initiative, this corner site could actually be packaged for a larger scale Transit Oriented Development, not unlike the Townsends development in Logan Square.

Finally, it is hoped that this investment will, in the long-term, catalyze an increase in the density of the post-office block directly to the Southwest to match that of its southernmost building, the former Burnes Brother's store.

As the graphic to the right shows, the restoration of the historic heights on River street and Cleary Square, as referenced earlier in the Physical Analysis section, will not only provide space for valuable mixed use development, but also accomplish positive urban design outcomes. The upper most perspective shows the present day condition looking west on River street, at Hyde Park Avenue. The middle perspective shows the positive definition of space that will accompany a return to increased and balanced density, creating a contained streetscape. Finally, the bottom perspective highlights the activation of first floor retail that will help re-establish a more comfortable, pedestrian oriented scale in Cleary Square.

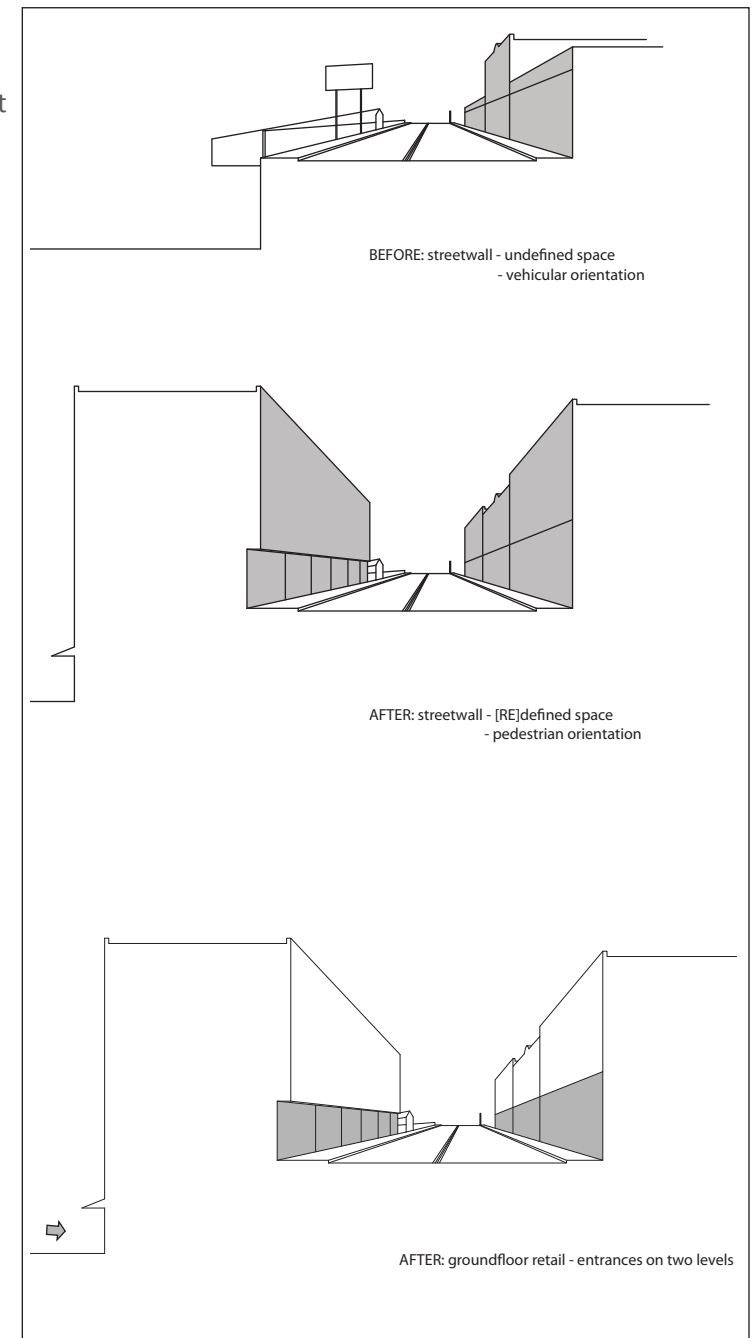




Image of Tuxedos with proposed investment



Cleary Square existing conditions

Cleary Square with proposed investment

Financial Feasibility Analysis

Tuxedo Building

Although the Tuxedo site is currently vacant, and its trademark sign in disrepair, loan documents show that it was purchased in 2007. The new owner has taken out a large mortgage on the property that appears to be several times its purchase price. Although it would appear the owner has plans to develop the property, there has been no evidence of progress in the last two years. With the reactivation of the first floor retail, as well as the proposed addition of two new stories of affordable apartments and/or offices, when fully rented and leased, the redeveloped building would provide a cash flow, after expenses, of just less than \$110,000 a year. Given standard loan terms, this cash flow could support a bank loan of \$900,000. With an equity contribution of \$260,000 and a subordinate loan of \$180,000 there would still exist a gap of \$387,000. Tax credits or grants would be needed to cover the gap.

While further analysis is needed to assess the estimated development costs, rents, and operating costs assumed in this financial analysis, if, through grants and tax credits, the remaining gap needed to finance this project can be identified, HBI, or other potential neighborhood investors, should pursue this development as a viable and strategic investment.

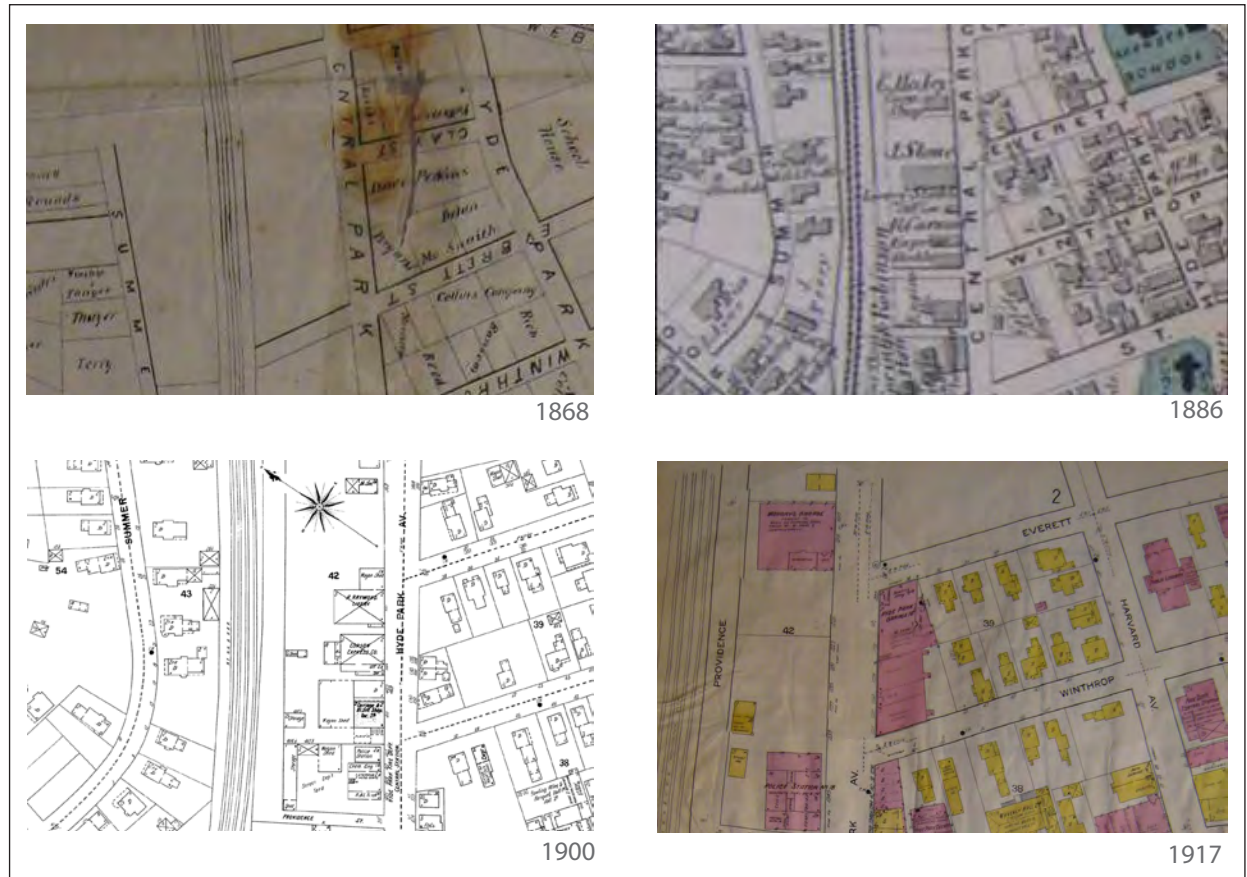
Tuxedo Building		
Acquisition Cost		\$476,000
Renovation Costs	\$120	\$1,001,880
Soft Costs?	25%	\$250,470
Total Hard and Soft Costs		\$1,728,350
Square Footage		8,349
Rentable Square Footage	85%	7,097
Commercial Space		2,342
Apartments		4,755
Gross Rent (Commercial)	25	\$58,547
Gross Rent (Residential)	15	\$71,321
Operating Expenses	-3	-\$21,290
NOI	\$15.30	\$108,579
Supportable Loans		
Supportable Debt (DSCR)	1.2	
LTV	75%	
Interest	8%	
Amortization (yrs)	20	
Annual Supportable Debt Service		\$90,482
Senior Loan		\$901,462.15
Equity Contribution		\$259,252.50
Subordinate Debt		\$180,292.43
Equity and Debt Total		\$1,341,007.08
Gap		\$387,342.92
Gap Financing		
HTC		\$345,670.0
NMTC		\$518,505.0
Total in tax credits		\$864,175.0
Subordinate Calculations		
NOI after Loan		\$18,096
DS @DSCR of 1.1		\$16,451.33
Loan Amount		\$180,292.43
Bldg Value		1,206,431

Tuxedo Building Cost Analysis

CLEARY NORTH CLUSTER

Brief Site History

Since the first few decades of Hyde Park's incorporation, the northern entrance to Cleary Square has hosted essential services for travelers and residents on the move. Convenient for north-south traffic in need of a wheel repair as well as for area residents looking to upgrade their buggies, the thriving livery and carriage center of the 1890s gained importance and re-investment as Hyde Park Avenue developed into a major automobile thoroughfare. The area's current character was acquired between the end of WWI and the beginning of the Great Depression.



Historic Maps of Hyde Park Avenue (north of Cleary Square/River Street intersection) display changing form over time. Hyde Park Avenue titled “Central Park Avenue” pre-1900.

Building Profiles

Lamp Building (a)

By the end of the 19th Century, the first two major structures indicating the entrance to a commercial center for travelers to Hyde Park from the north stood on the Lamp parcel. A two-story parapet-fronted “Raymond’s Livery” faced Everett Street, and was adjoined to the south by a schoolhouse-like “Corson’s Livery,” bulwarked by two slivers of offices on the southern side. Fifteen years later, Raymond’s had become a boarding stable, but maintained the same ownership.

Lowney Building (b)

Remarkably, the 1857 survey of Hyde Park lays out ‘plot number 108’ on the exact same lines as the parcel of the current Lowney building. Although the lot lines repeatedly appear on maps, there is no record of any buildings on the site for at least another three decades. By the turn of the century, the plot had been divided and two multi-family frame homes stood on the site. The parcel was reconstituted sometime in the next five years.

1220 Hyde Park Ave (c)

A combination of parcel number 109 and parcel number 107 from the 1857 survey, this unusually-shaped triangular parcel remained unbuilt until the end of WWI, when the two parcels were consolidated.

Corson’s Livery had changed to an express parcel service, and likely changed hands soon after. A 1911 map reports “Mahoney’s Express” had taken over the business, likely expanding or moving from its previous location at 125 Fairmount. Raymond, a former vice president of the Hyde Park National Bank, must have been successful in his ventures in the northern half of the district and elsewhere, as one year later both properties were registered under his name. By the end of WWI, both multi-story frame buildings had been replaced by a single brick garage, “Mahoney’s” on the northern half of the parcel.

By 1917, a two-story brick building was constructed with three storefronts; the first recorded tenants sold and warehoused furniture. This structure likely forms the core of the current building, whose brown and white facade likely date to 1950-1970.

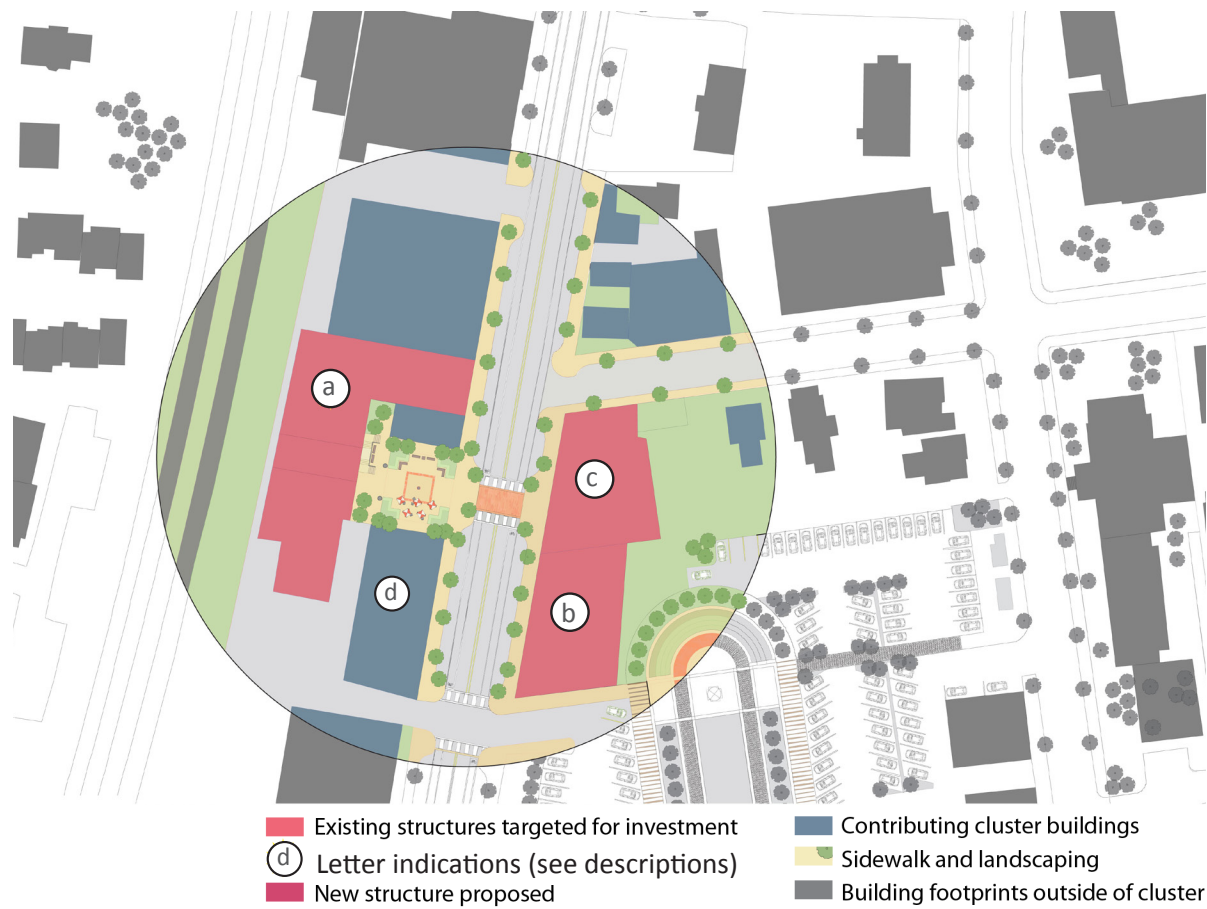
The current two-story brick structure was recorded in 1917 as the “Hyde Park Garage,” with a small repair shop tucked behind the first-floor entry, a small office on the corner, and second-floor bowling alley.



Existing Lamp Building Detail



Existing Lamp Building Detail



Ron's Ice Cream Parlor (d)



Street view of 1220 Hyde Park Ave and the Lowney Building Beyond



Site Selection

The basis for the selection of this site centers on the presence of an agglomeration of high visibility historic buildings with large footprints. The cluster is in an excellent location to serve as a gateway to Hyde Park's commercial district and to catalyze an improved sense-of-place

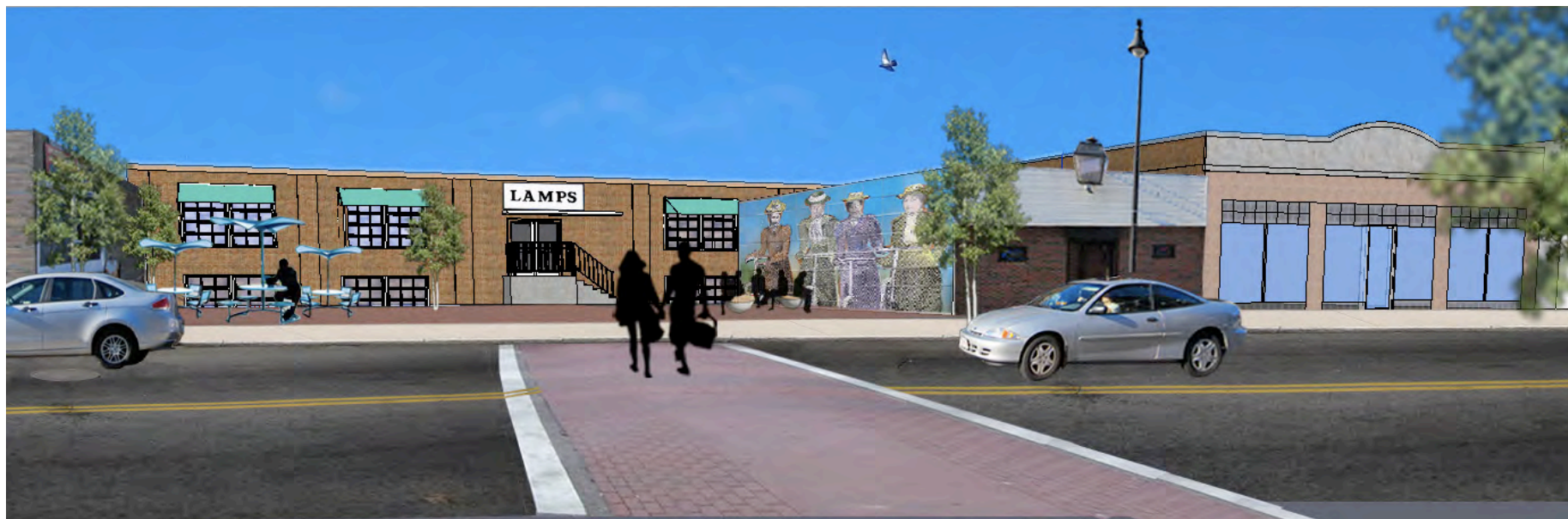
for the area. A few spaces in this cluster lend themselves particularly well to uses that neighborhood residents have identified as a priority. For example, the large floor-area of the Lamp Building (roughly 15,000 s.f.) could be dedicated to much-needed youth

programming, an indoor-outdoor market space or a small-business incubator.

The building could also easily facilitate the for-profit ventures that the community has expressed a desire for; including an arts supplies store, bookstore, internet café, or an electronics store. The Lamp Building parking lot could also be activated for community events, or as a shared patio, providing a well defined public space that the district currently lacks and offering communal space for the adjacent buildings and businesses.

Directly across Hyde Park Avenue to the East, the 1224 site currently houses the RCN cable company on the entire ground floor, with underutilized office space in its second story. The proximity of these underused business spaces (the Lamp Building and 1224 Hyde Park Avenue) to thriving business such as Ron's Ice Cream and The African Cuisine restaurant increases the economic outlook of new investments and existing ones.

Finally, the revitalization of this area of the commercial district will make significant strides towards filling the gap in activity that characterizes the northern section of the district, as well as strengthening the role of the municipal parking lot areas as a district center that connects complementary uses across the two squares.



Lamp Building with proposed investment

Proposed Investment

The vision for HBI's investment in this site begins with the purchase, renovation and adaptive reuse of the vacant Lamp Building. As noted above, the site provides a particularly opportune footprint, which could house up to three individual tenants. These tenants might include an art supply store in the portion of the building that abuts the existing sidewalk, an internet café on the second story that is set back, and an employment resource center directly below that.

This rare possibility of creating coordinated retail and social service uses, as well as high

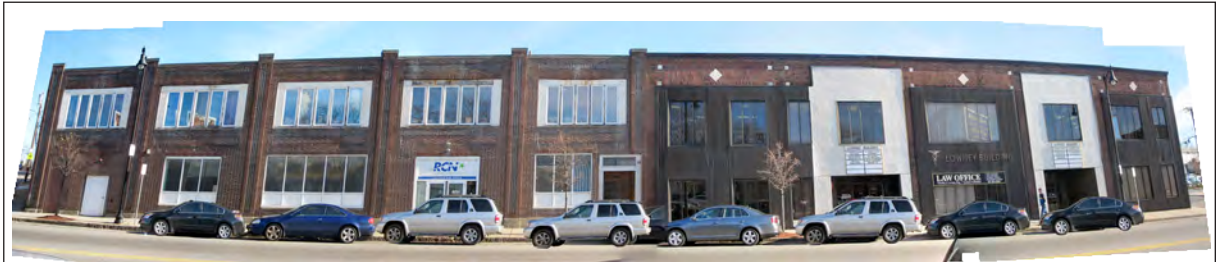


Lamp Building existing conditions

quality outdoor space presents an opportunity to spur increased activity in the surrounding buildings and encourage improvements to the public realm. Also, by partnering with the bar

whose sidewall faces onto the existing parking space, a mural could be created to improve the atmosphere in the new patio, as well as celebrate a feature of local history such as the suffrage movement.

Finally, through coordination with Hyde Park Main Streets and the local businesses, efforts should also be made to promote a more pedestrian, retail oriented use on the first floor of 1224 Hyde Park Avenue. By encouraging RCN to move to the second story, significant space would be freed up for retail and community uses that directly abut the central municipal parking lot. The 1224 Hyde Park Avenue building and neighboring Lowney Building would also both benefit from façade improvements, which would become more likely in light of the increased investment nearby.

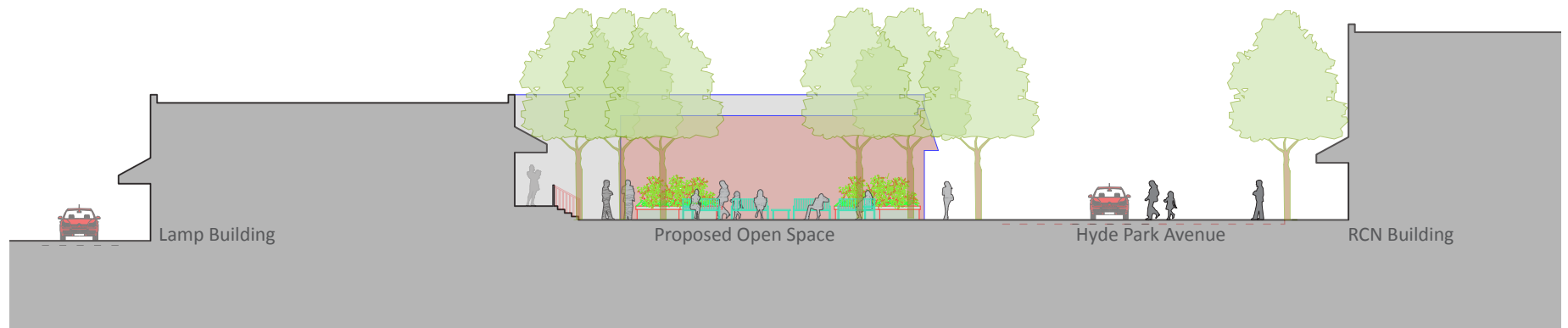


Underutilized Ground Floor (RCN Building)



Facade Additions (Lowney Building)

Existing Detail of RCN and Lowney Buildings



Section: Proposed Lamp Building patio
(Hyde Park Avenue and RCN building with reactivated first floor retail to right)

Financial Feasibility Analysis

The Lamp Building investment strategy, serving as one possible development strategy, calls for an arts supply store, an internet cafe, and a employment resource center. The art supply store, requested by the local community, would certainly play an important role in supporting the strong artist community active in Hyde Park as well as the numerous school art programs. Additionally there is neither an employment resource center, nor an internet cafe in the general vicinity of Cleary and Logan Squares despite high numbers of low and moderate income, underemployed families, educational institutions, and young people.

Based on some rough estimates, to acquire and renovate the building would cost roughly \$4 million, \$2.3 million of which can be supported by a traditional market rate loan. With a 15% equity contribution and a subordinate debt of \$460,000 there would be a remaining gap in financing of a little more the \$670,000. Based on the financial analysis, this gap could be covered with historic tax credits.

It should be noted that there is the possibility that chemicals were used at this site and before any significant resources are expended on this property, an analysis needs to be conducted to determine if remediation is going to be needed and if so how much it will cost. The recalculation of the financial analysis including any remediation costs could alter the possibilities for the development of this property, though further federal and state funds may be available to assist in this endeavor.

Lamp Building		
Acquisition Cost		\$645,000
Renovation Costs	\$150	\$2,257,200
Soft Costs?	25%	\$564,300
Total Hard and Soft Costs		\$3,466,500
Square Footage		15,048
Rentable Square Footage	85%	12,791
Gross Rent	22	\$281,398
Operating Expenses	-4	-\$51,163
NOI	18	\$230,234
Supportable Loans		
Supportable Debt (DSCR)	1.2	
LTV	75%	
Interest	8%	
Amortization (yrs)	20	
Annual Supportable Debt Service		\$191,862
Senior Loan		\$1,911,493.79
Equity Contribution		\$519,975.00
Subordinate Debt		\$382,298.76
Equity and Debt Total		\$2,813,767.55
Gap		\$652,732.45
Gap Financing		
HTC		\$693,300.0
NMTC		\$1,039,950.0
Total in tax credits		\$1,733,250.0
Subordinate Calculations		
NOI after Loan		\$38,372
DS @DSCR of 1.1		\$34,884.00
Loan Amount		\$382,298.76

Lamp Building Cost Analysis

DISTRICT WIDE IMPROVEMENTS

DISTRICT WIDE IMPROVEMENTS

It is hoped that the above-mentioned investments, coordinated with other current planning initiatives will help promote a more walkable, mixed-use, and sustainable commercial district in Hyde Park. Issues that must be addressed to further these goals include:

- Shared parking programs to free up additional high quality public spaces
- The calming of through-traffic -- especially along Hyde Park Avenue
- The creation of a “space-based” civic coalition that integrates the existing and varied social networks of the district

Finally, it is recommended that a strategy of creating a National Historic District in Cleary and Logan Squares be pursued not only for the benefits it would bring to the economic vitality and image of the district, but also as an open and inclusive project to promote the community interaction necessary to sustain these gains.

The Historic Neighborhood Center plan encompasses a variety of important threads that must intertwine to give the district a comprehensive identity and feel. Supporting Historic Boston Inc.’s creation of the Historic Neighborhood Centers initiative as a way to

develop a more comprehensive approach to using historic preservation tools to sustain and renew communities, the following pages present a cohesive concept for the commercial district as a whole.

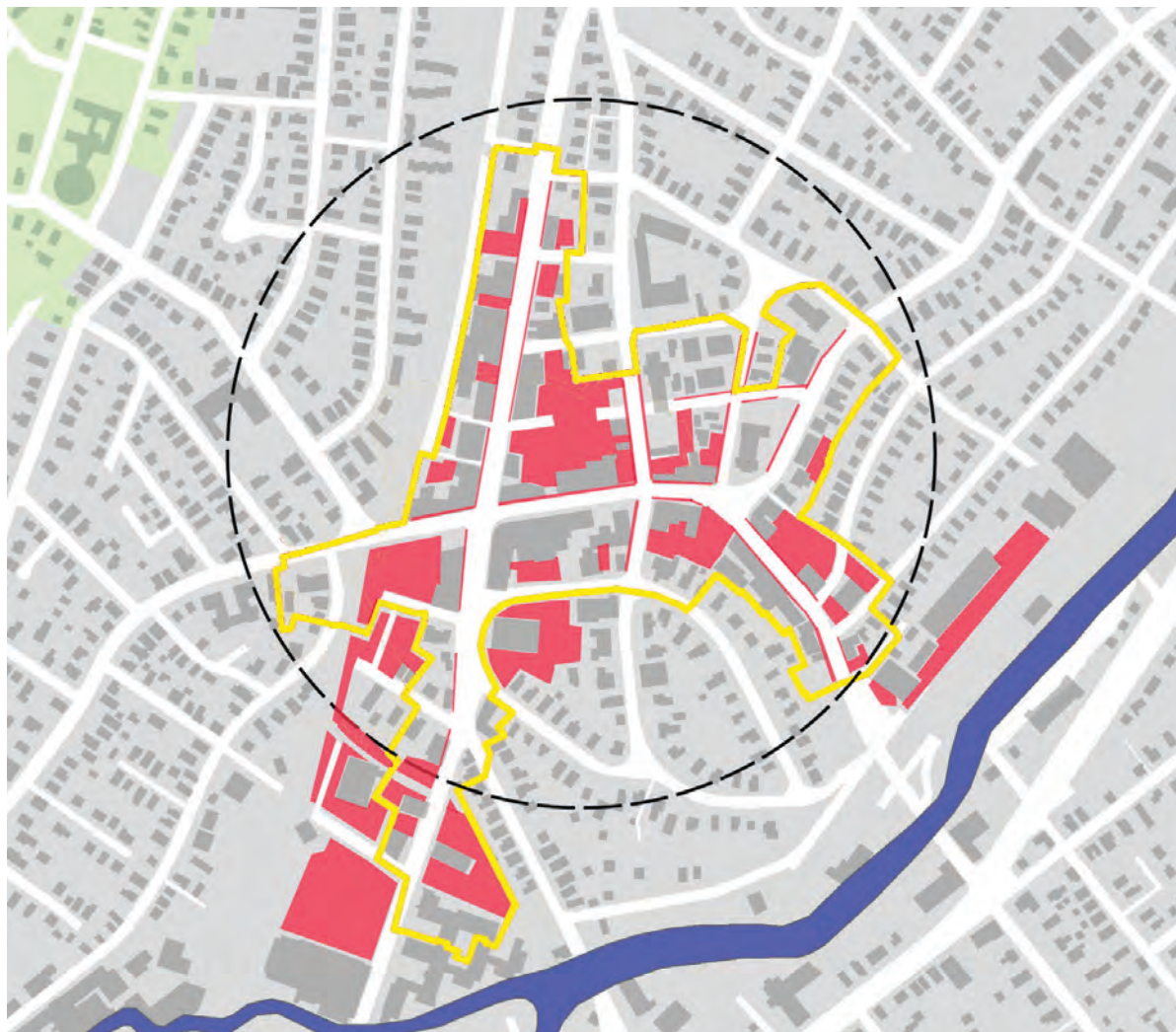
The intention of the plan is to expose the existing strengths of the community by recommending general improvements as well as providing unique spaces for residents themselves to re-envision and engage with their district. Because cities are ever-changing, this plan is meant to retain flexibility and allow for change and unforeseen opportunities. The Historic Neighborhood Centers Plan includes recommendations and strategies to develop:

- Spaces to walk, chat, and linger: sidewalks, streets, and open spaces which attract and retain pedestrians.
- Spaces to play and celebrate: parking-lots reinvented as multi-functional civic spaces.
- A district of ongoing creativity: public arts as the medium for district image, tradition, change and community-building.
- Area-wide regeneration through physical improvement: historic preservation as a new investment tool.
- Revitalized civic coalitions; linkage of new and old Bostonians (see ‘historic district’ and ‘conclusion’)
- Heritage at the forefront: district designation, youth historians, and ongoing narratives. (see ‘conclusion’)



Proposed Historic Neighborhood Center plan: Cleary and Logan Squares

■ Existing structures
 ■ Proposed green/
open space
 ■ Proposed structures



Spaces for cars and people: parking lots across the district

■ Current surface parking ■ Unbuilt parcels
■ Building footprints

Spaces to walk, chat and linger

Creating sidewalks, streets, and open spaces which attract and retain pedestrians is one strategy to make the district more welcoming to pedestrians. It is also good to increase the area's friendliness to youth, to promote district commerce, and to better connect the two squares into a unified experience.

Traffic Circulation and Sidewalks

Especially given the current vehicular pressures on the district, traffic circulation and sidewalks are a key strategic area to encourage district-wide improvement. These corridors of movement can have a profound effect on the perception of entering a defined 'place' for pedestrians and drivers. Wide roads increase traffic speed and deter pedestrian use; large intersections increase traffic accidents and can make pedestrian crossings unsafe. All of these elements currently define Cleary and Logan Squares.

The streetscape in the core retail district caters to the vehicle, and the excessively wide roads, devoid of bike lanes, create barriers in the community fabric. In focus groups, the need for controls to slow traffic and create safer pedestrian crossings was explicitly expressed repeatedly by the community. Markings on roadways and in intersections can define pedestrian zones and serve as passive traffic control devices. In particular, extending the sidewalk in strategic locations -especially corners - broadens the overall perception of pedestrian space and decreases the feeling

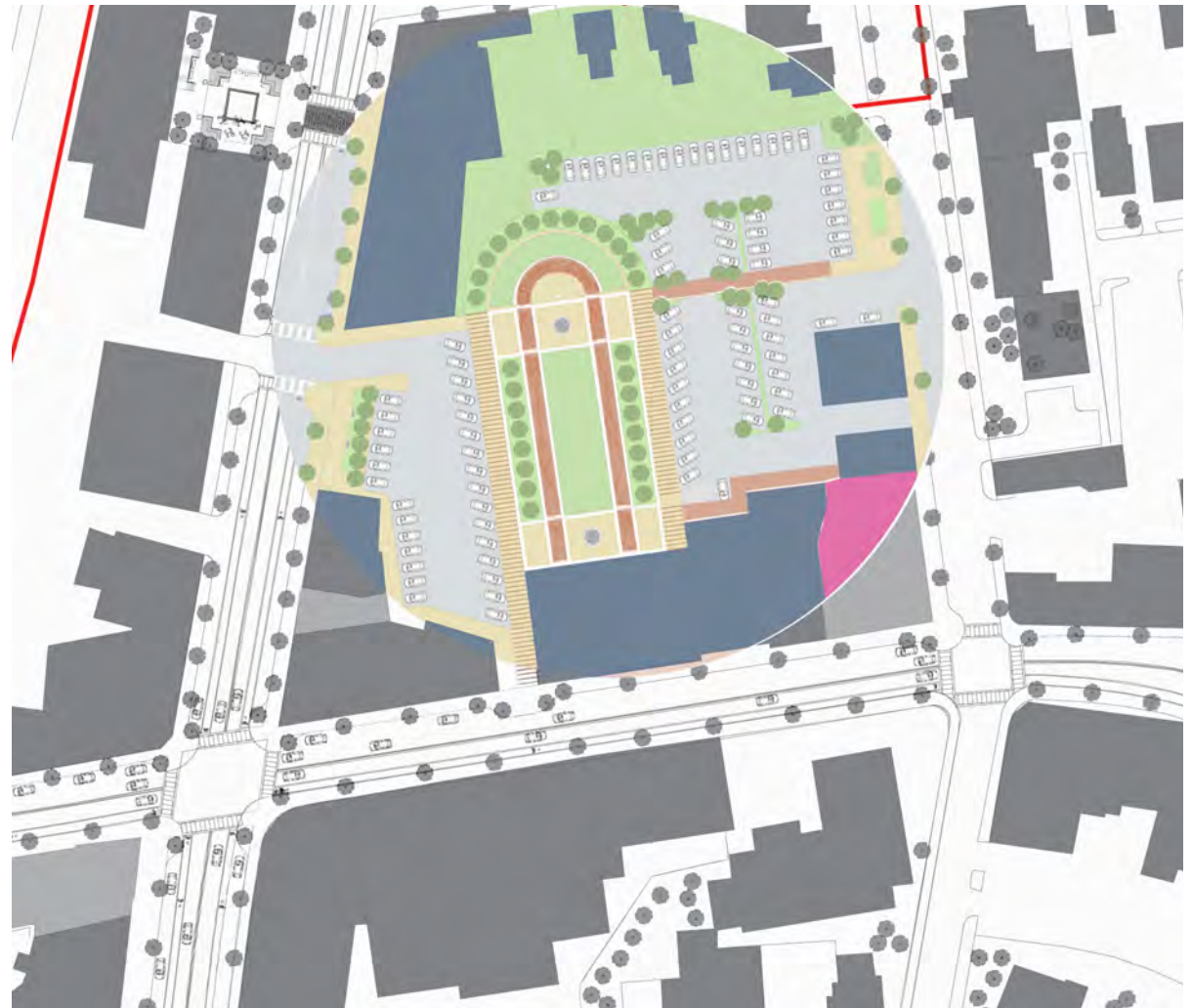
of the size of the street. This perceived ‘tightening’ of the street will act as a traffic calming device, despite the fact that the car lanes have not changed in width. In addition, bike lanes should be added to address the need for alternative modes of transportation and recreational uses.

Spaces to play and celebrate: parking-lots reinvented as new civic squares.

Cleary and Logan Squares benefit from the fact that the majority of the parking lots are located off the main streets and, behind buildings, leaving valuable streetside building frontage. The adjacent graphic illustrates the dominance of parking spaces in the district, especially as when compared to the land used by buildings and sidewalks. Despite the perceived lack of parking availability in the area, it is apparent that there is no shortage of parking spots, and that the existing spaces are simply underutilized.

In the case of Cleary and Logan Squares, a parking lot currently occupies a prime space at the center of the district, the logical location for a ‘town square’ where outdoor space can be utilized for the community to congregate, rather than be segmented into two squares.

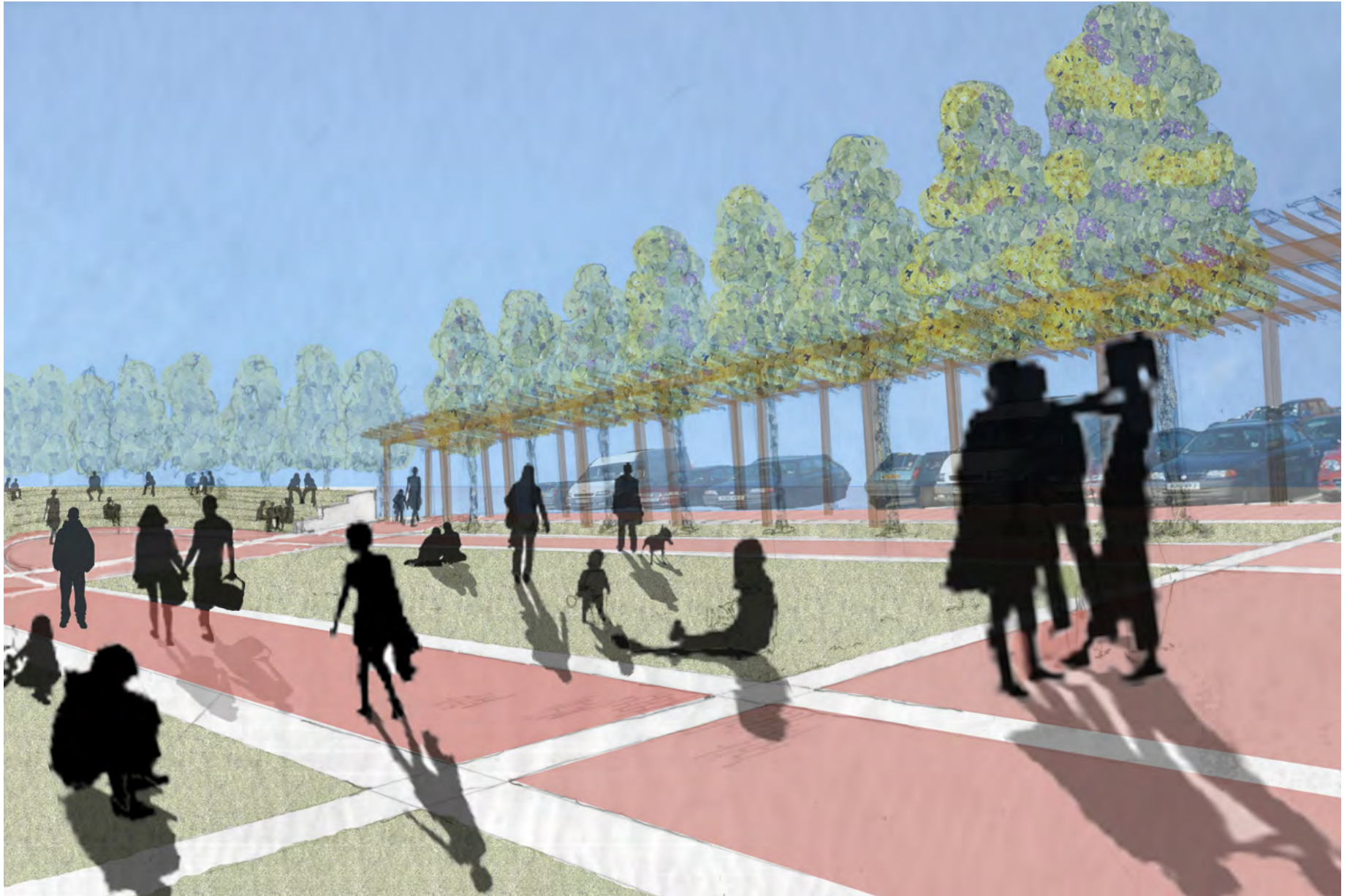
Many sectors of the community will benefit by improving and re-purposing the lot, notably the adjacent local businesses, civic, and community services in the immediate area. By re-facing the surrounding buildings to address the new center of the municipal lot, accessibility across



Proposed Municipal Parking Lot reprogramming: Creates functional open space at heart of district with the loss of only 37 parking spaces.

the district can be enhanced and businesses can reap the benefit of more pedestrians and visitors to this new center.

This plan proposes a variety of options for redistributing, restructuring, and repurposing



Perspective rendering of the Plaza Design

parking lots:

Shared parking:

Shared parking is a tool through which adjacent property owners cooperatively manage their parking lots and reduce the number of overall spaces necessary. The need for shared parking is evident by the typical vacancy in each parking lot [SS-R1]. Although the scope of this report did not permit a detailed analysis of parking vacancy, informal observation during on (Monday-Saturday 9am-5pm) and off peak hours (Monday-Saturday 5pm-9pm, Sunday 12pm-9pm) showed that even during periods of peak activity, numerous spaces were empty and more than half during off peak hours. If lots were shared and used more efficiently, the amount of land needed for parking, as well as any potential wait time for a space, could be significantly reduced, freeing space for pedestrian circulation and development of temporary uses, such as farmers markets. We propose that shared parking, under the 'contractual approach model' be enforced in Cleary and Logan Squares. By becoming a parking management district, with membership of each building owner in the district, all uses within the district would have access to all of the parking spaces at any given time.

Multiple uses and Programming:

As a result of their single-purpose use as storage spaces for vehicles, parking lots are often vacant and barren. For the pedestrian, parking lots can be disorienting and uninhabitable, creating voids in the

urban fabric that diminish the sense of place in a given neighborhood. By limiting and discouraging social interactions, Businesses on River Street have already shown interest in opening their rear facades to this new "town square". This type of action could be one catalyst for this kind of change. This master plan demonstrates how the central space can transcend its current status as an expanded pathway across the neighborhood to become the outdoor public space that the community needs. In response to local concerns, the proposal maintains much of the existing parking capacity in the lot, and only replaces spaces which could be easily replaced elsewhere. Parking here will necessarily be limited to a short time.

Coordinating timing:

Another technique of multi-purposing parking lots is coordinating their use with the appropriate times of day and days of the week. The community has demonstrated the need for after-school activities for children and youth attending the many nearby schools; in addition, residents have specifically noted the need for outdoor sporting activities. A relatively inexpensive investment would be to limit accessibility to portions of parking lots during designated hours and service the community's children by painting the pavement and providing basketball nets and four square courts. If well-monitored, these can offer a necessary service to the youngest members of the community. A weekend farmers market has the potential to create a community space that

engages and promotes the diverse ethnicities of the district. Not only would this serve the existing community but could become a regional draw offering a wide range of goods from various cultures. In addition, this could generate revenue through a vendor fee for use of the spaces each week.

Fostering a district of ongoing creativity:



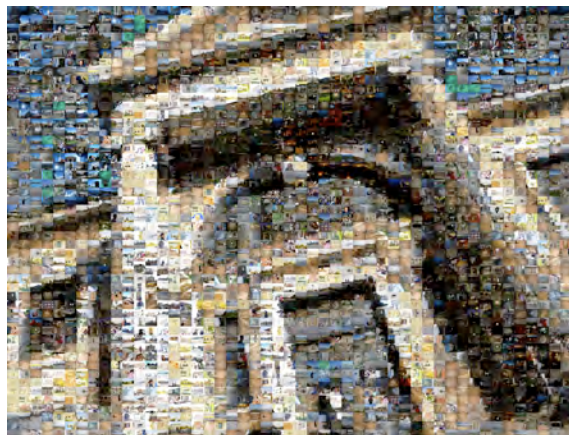
An example of parking lot used for farmers market



A parking lot with painted basketball courts for temporal use

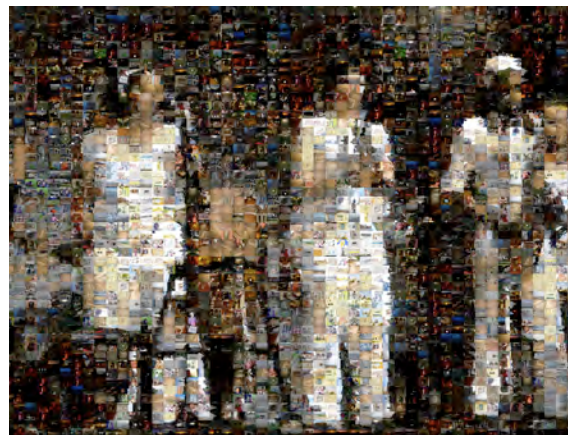
public arts as the medium for change

Cleary and Logan Squares have a well-established and long-running tradition in the arts. The area's great history as a theater district is continued today by the flourishing Riverside Theater, to be expanded with the addition of Everett Theater upon its renovation. As seen in the illustration on the previous page, there is a conglomeration of arts organizations and studio spaces including The Menino Arts Center, Open Studios and Hyde Park Arts Initiative in the area, all within close proximity to Cleary and Logan Squares. That said, more effort could be made to expose this asset through partnerships and public arts projects. An example of a project of this kind could include an initiative to create cohesive signage throughout the district. A partnership with the arts organizations in the area could foster a variety of styles that encompass the diversity of the community and also allow for local artists to contribute to the image of the



neighborhood. For example, each street may take on a different image or be inspired by a different cultural or ethnic group.

Other public arts projects could include statues, murals or installations in the community spaces of the two squares. Cleary and Logan Squares could benefit from these opportunities to highlight their relevant historical figures and spaces and to identify the area as a historic place. This may be a means to attract both locals and tourists to the area. History is an open, inclusive and continuous story; expressing this ongoing narrative could become another opportunity for local arts groups to display their work and engage the passerby into the installation. One example of this could be the advertisement of local ethnic eateries that express the current demographic of the area.



Example district-wide project: the “wall of hands”
Some of the many unused sections of storefronts could be connected by a single project carrying the marks of past and future residents. In this example, a thin clay layer could be stamped with the hands prints on a yearly basis of all Hyde Park residents. Handprints for notable historic residents could also be added.

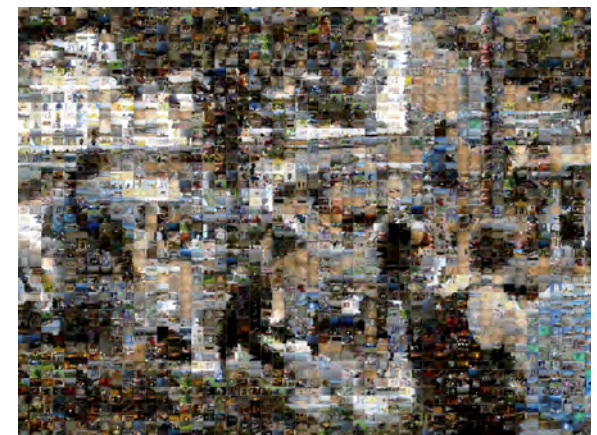
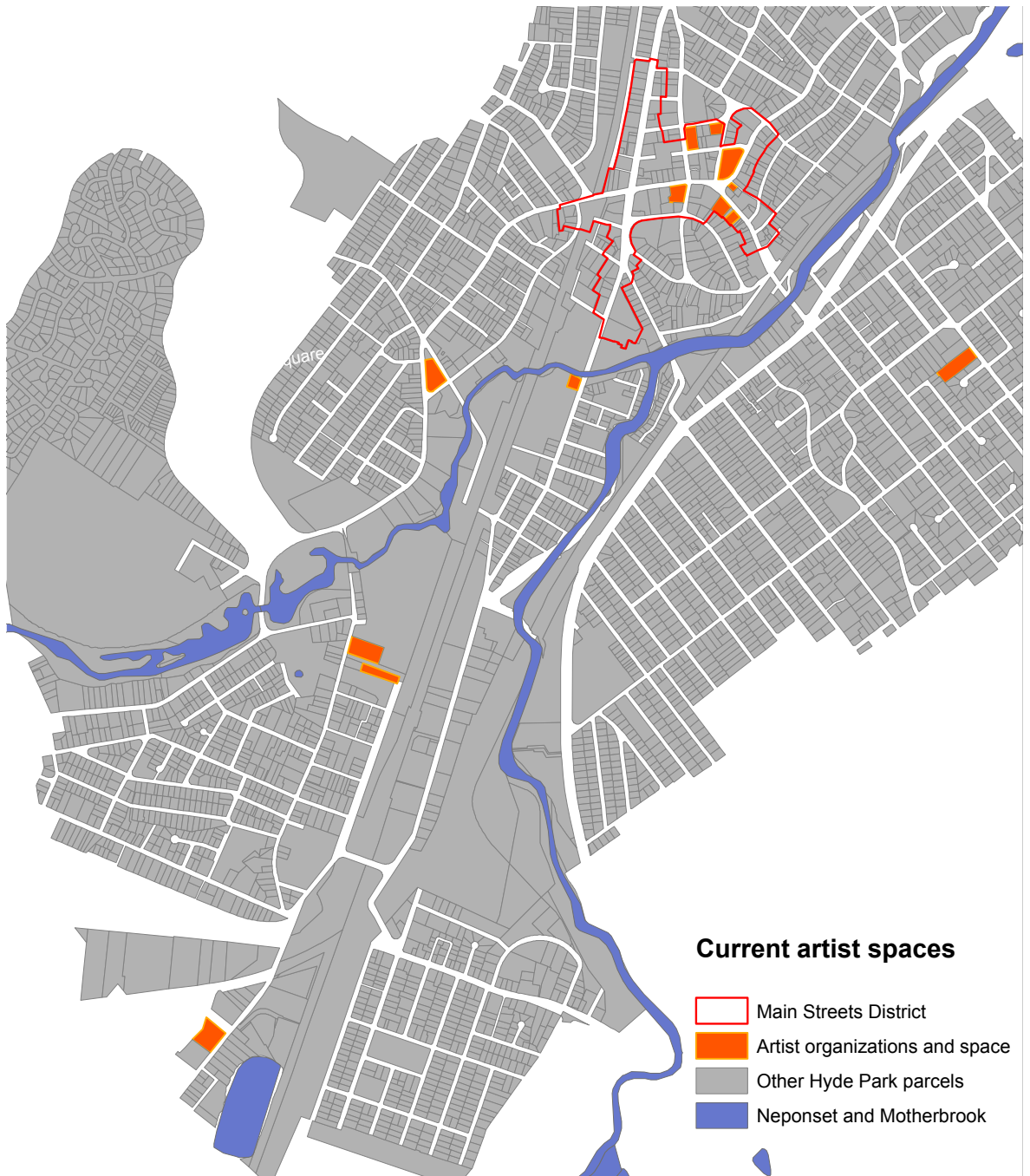


Photo mosaics of images of Hyde Park, an example of possible artistic projects that could be used in installations throughout the district

The map demonstrates the agglomeration of Arts organizations and spaces within Hyde Park, in particular within Cleary and Logan Squares. While a recognized asset within the Hyde Park community, this agglomeration has not before been mapped. Further leveraging this existing asset will not only strengthen initiatives within Hyde Park, but could also help to create a city-wide, arts-based attraction.



New development and zoning opportunities

Cleary and Logan Squares have a great need for an increase in residences to sustain the commercial activity at its core. There are a few “missing teeth”, as urban designers call them, or vacant spaces in between buildings that are currently used as parking lots. These spaces are ideal locations for new developments as

they would fill the gaps in between buildings, provide a continuous ground floor commercial use, enhance the pedestrian experience and complete the image of the neighborhood. Below is an rendering depicting an image of what River Street could look like if the existing

bank parking lot were to be filled with new development. By re-establishing the street wall and adding retail to the first story the pedestrian experience from River Street to Fairmount Avenue is reconnected.



Rendering of new development connecting Fairmount Avenue to River Street

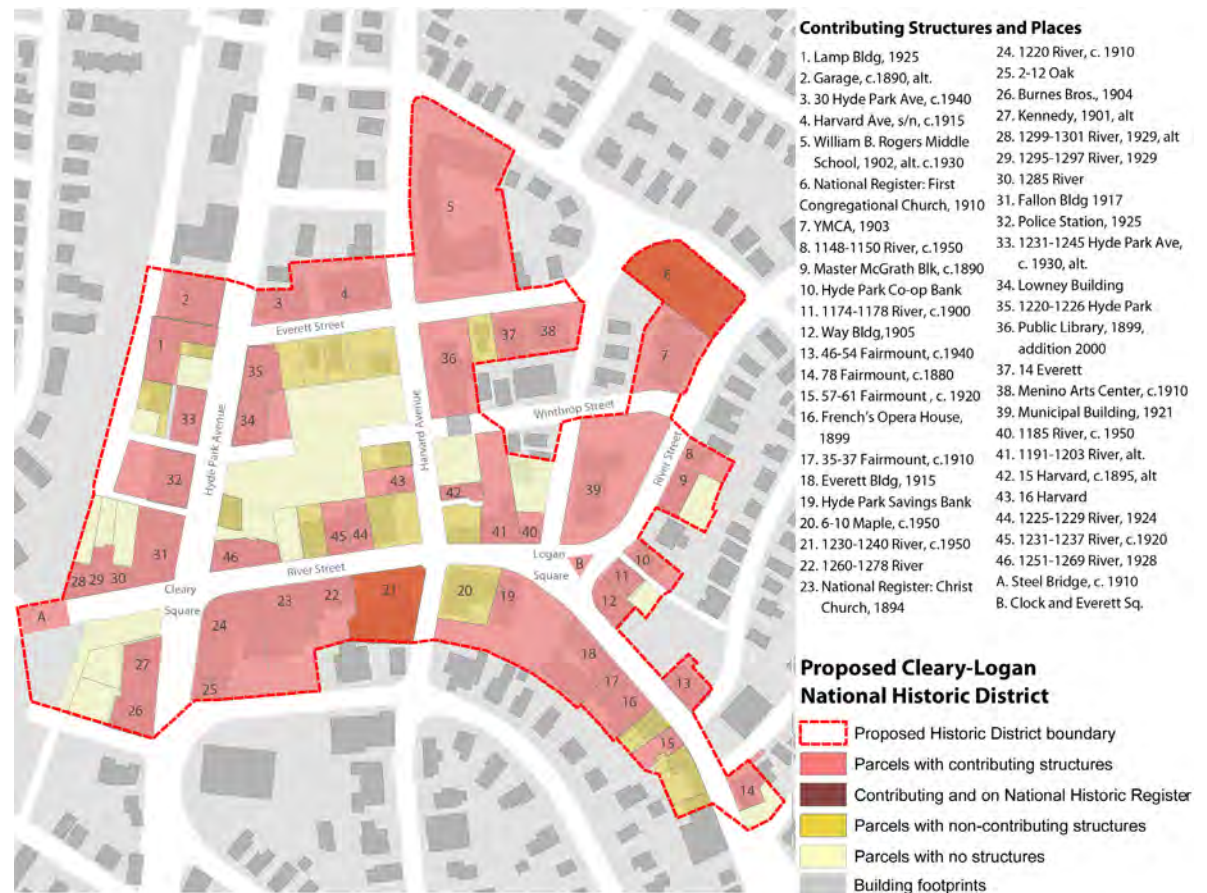
Existing parking lot

HISTORIC DISTRICT

After careful review of the district assets, it is recommended that Hyde Park pursue a National Register district classification for the central commercial area encompassing Cleary and Logan Squares. Along with the significant historical quality of built spaces, the district is intertwined with strong narratives of civic investment, commercial sustainability, struggles for social recognition, landscape recreation, and water-centered industrial innovation. In the commercial and civic core, these narratives not only convey a clear sense of a layered past, but also of a cohesive community. The narratives are interwoven into an urban fabric with architecturally coherent diversity. Along with an unusual density of turn-of-the-century suburban civic structures, the district includes linear commercial blocks of buildings dating back to the early twentieth century. Many significant mid-century vernacular modern alterations, especially storefronts, reference an often-overlooked and under-represented period of Boston's history.

Implications of a National Historic District Designation

While historic district designation can be perceived as a restriction of the right to develop, the national register designation is not statutorily binding in any way. It does, however, yield a number of important financial benefits to building owners who upgrade their property while preserving the buildings historic



character of the structure. Becoming part of an historic district is a choice, and in no way mandated to individual property owners.

Benefits

Historic Tax Credits

Buildings in a National Historic District can qualify for up to 20% of costs for restoration, adaptive reuse, or rehabilitation projects which respect the original character of the structure.

Recognition

The National Historic District name typically brings positive recognition to the district, encourages investment, and increases real estate valuations (Coulson and Leichenko, 2001).

Stewarding local heritage

Despite the fact that it is a primarily symbolic measure, the designation is a first step to formalizing feelings of local pride regarding the historic narrative and built heritage in Hyde Park.

Community-building

In addition, the process of applying for the designation presents the potential to bring new district actors and participants into a more active civic and political role and strengthen their commitment to Hyde Park.

Challenges

Historic districts can imply an elite neighborhood and create a perceived notion of socioeconomic exclusivity in a district. Many neighborhoods that apply for historic district designation do fall into upper-income brackets. However, this does not in any way mean that registering Hyde Park as a historic district will preclude economic improvement or inhibit access to affordable housing.

Another common fear is that development opportunities will be curtailed by historic district designation. In fact, several studies have shown that commercial property values increase more quickly in historic districts than others, likely due to the increased positive perceptions of the place.

Process

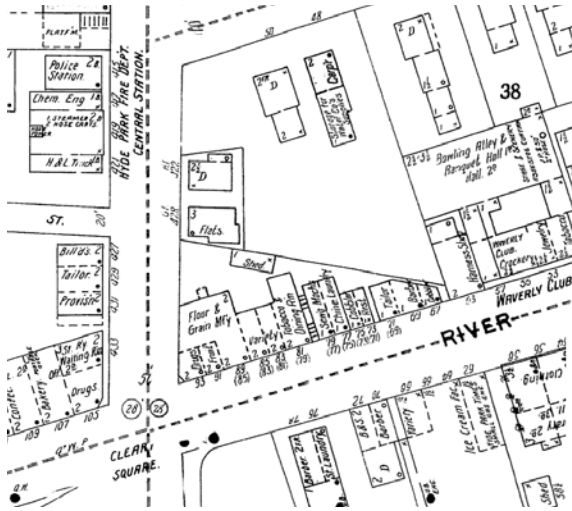
Applications for a district to join the National Register begin with the local board of the Boston Landmarks Commission (BLC). If the BLC board approves a proposal, it is then reviewed by the Massachusetts State Historical Commission. Next, the Commission's recommendation – positive or negative – is submitted to the National Historic Registry, an office of the National Park Service at the Department of the Interior. If approved by all of these entities – a process that can take up to two years – Federal tax credit dollars can be released. See appendix II for more detail.



A district in progress: Hyde Park in 1878. Source: Boston Public Library.

Feasibility

While traditional preservationists probably would not consider Hyde Park as a district to be of classic historic value, the current literature and practice among preservationists typically acknowledges the power of a collection of buildings and spaces to communicate narratives just as much, or more so, than individual structures. While not all buildings in Hyde Park exhibit historic significance, collectively they form a legible and unique compilation of civic and commercial buildings. Despite the fact that the formal wording does not specifically discuss the inclusion of more vernacular commercial architecture, the historic value of a district is generally espoused by key decision-makers at the local level, whose recommendations, barring any unusual circumstances, are typically not challenged by state or national authorities.



A wealth of activity: River Street in 1905. Source : Sanborn Maps

Requirements

Qualifying Criteria for the district and its contributing structures:

A Cleary and Logan Square Historic District proposal would present a viable case for designation as a National Register District, and fits the qualifying definition that a district “possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development” (Bulletin 15, 1997). The dense storefronts from the first half of the twentieth century, interspersed with grander civic structures, contribute to a distinct “unified entity... composed of a wide variety of resources...that are interrelated” (National Register, 11).

To be considered for historic designation, a neighborhood section must meet at least one of the criteria outlined by the National Park Service. The proposed Cleary and Logan square district satisfies criteria A and C described below:

Criteria A: Specifically, that the district illustrates well a “historic trend that made a significant contribution to the development of a community, a State, or the nation” (Title 36, chap 60).

Criteria C: Some buildings “Embody distinctive characteristics of a type, period, or method of construction”(sub criteria A), such as the Congregational Church, the Everett Theater, and the Library. Buildings such as the Christ Church, “Represent the work of a master.”(sub criteria B) and could be argued to “possess high artistic value” (sub criteria C). Most of the district, however, could fall under the classification that it, “represent[s] a significant and distinguishable entity whose components may lack individual distinction.”

More detailed research could qualify more buildings and spaces under Criteria B, which requires an association with significant historic figures.

The William B. Rogers Middle School, if it retains elements of the previous Hyde Park High School, could be connected to the Trotters and other prominent citizens of Hyde Park’s early history. Cleary and Logan

Squares could likely possess historical links to civic demonstrations for the women’s suffrage and abolitionist movements, most notably spearheaded by the Grimke sisters and Mableton Sunderland.

Geography and Boundaries:

In addition, a historic district must “have a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations.” The proposed historic district between Cleary and Logan squares would meet these criteria by constraining its boundaries to the commercial and civic heart of the neighborhood. The area exhibits a distinct density, topography, and style of buildings in comparison to the surrounding spaces and structures.

Age and physical characteristics of the contributing structures:

Buildings must be more than 50 years of age (or predate 1960 for the coming year) and communicate significance through their physical characteristics.

Context:

The proposed Cleary and Logan Square Historic district exemplifies a periurban transit-oriented conglomeration of commerce, residences, and industry developed over 150 years. The prominent civic and religious structures reflect built and intangible heritages.

Four distinct periods of development can be associated with Hyde Park:

1890s-1917: Civic growth, commercial investment and establishment of place identity.

This era is marked by the construction of prominent civic structures and landmark commercial blocks. Some of the district's most-recognizable buildings are from this era, such as Christ Church, the Congregational Church (both churches are listed on the historic register), French's Opera House, the Public Library, and the Way Building. The historic clock in the middle of Logan Square also dates from this era.

1918-1929: Decelerating investment.

After World War I, building continued in Hyde Park, but on a lesser scale than the multi-story large blocks of previous decades. Typical buildings of this era include 1295-1297 River St., the current Menino Arts Center, 1217 Hyde Park Avenue (the Lamp Building), and the Municipal Building, all built in 1921.

1929-1944: Depression.

Significantly reduced building activity marked this period, with the exception of a few civic structures, such as the William Rogers Middle School.

1944-1959: Reinvestment and modernism.

Hyde Park experienced a brief revival of building after World War II. Many of the modern commercial building facades in the district date from this era, with recognizable



Image of the existing Motherbrook Danal adjacent to the district.

diagonal doorways, aluminum window divisions, and broader marquee space. 1148-1150 River is one example of this, along with Ron's Ice Cream, and most of the structures lining River Street between Harvard and Hyde Park avenues.

Connected districts and related areas:

The case for designating Hyde Park's commercial area as a historic district is only strengthened when taken in the context of its surrounding areas, many of which could apply for National Registry listing in their own

right. Fairmount, the predominantly residential neighborhood to the East, was home to many African-American residents of Hyde Park, including the notable Trotter family. To the south and west, significant industrial structures still line the banks of the Neponset River and one of America's first man-made waterways, the Motherbrook Canal. Directly north and south of the Logan-Cleary district are two distinct residential areas, one with many late Victorian and Italianate structures surviving with little adaptation from their original forms.

CONCLUSIONS

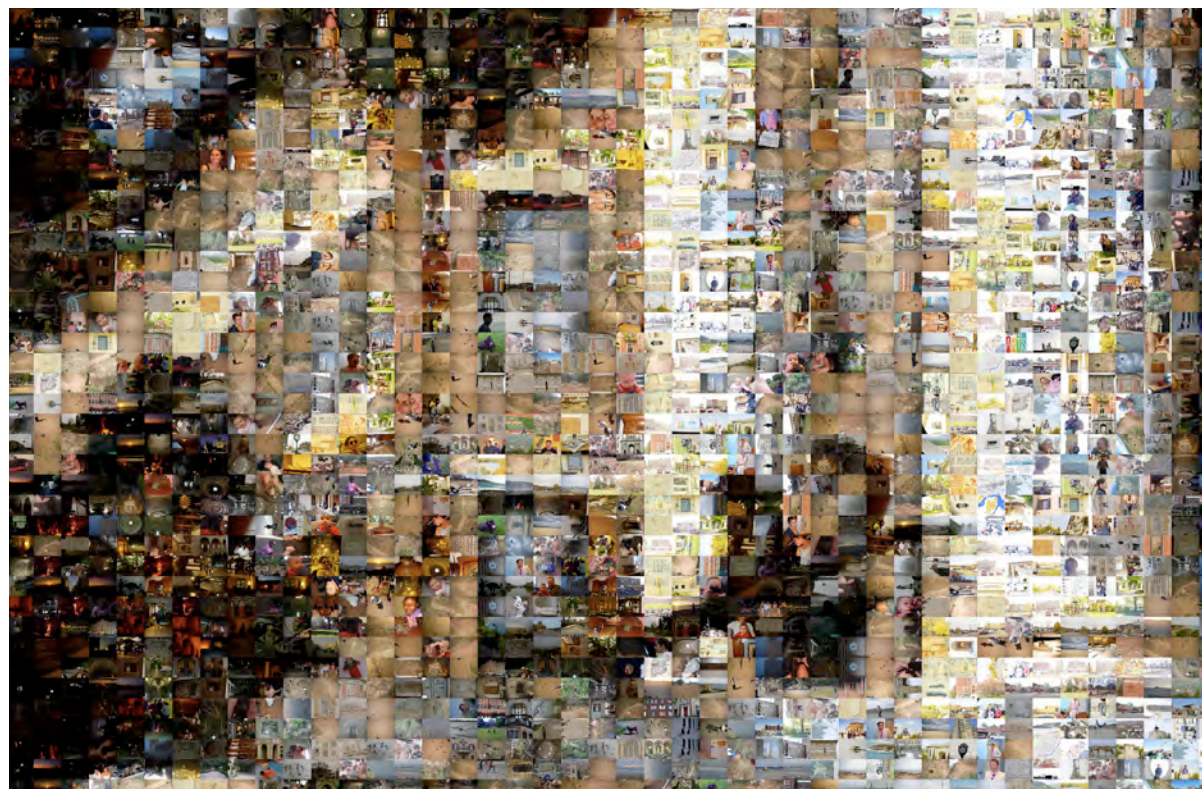
CONCLUSIONS

Hyde Park enjoys a wealth of built, natural, and social assets. Throughout the district, structures and narratives from many eras communicate a rich and ongoing heritage of civic progressiveness and commercial resilience. Socially, the district enjoys an unusual blend of socioeconomic, racial, ethnic, and age groups. The basic organization of structures, spaces, and retail presents all of the necessary elements conducive for a thriving pedestrian district full of commerce, residences, and creativity.

To spark the kind of district-wide revitalization process respectful of historic resources and inclusive of new residents, and committed to maintaining an economically and racially diverse district, a multi-pronged strategy must take place, with three complementary components of action moving forward:

1) Renovation of pilot buildings.

First, the physical regeneration of catalyst structures is one area in which the direct investments of HBI would be most prominent. The physical renovation of a building, and the demonstrated faith in the district's history and future which it symbolizes, is an invaluable tool for sparking investment and interest in heritage across the district. The high quality of the result, based on HBI's experience in financing and physically revitalizing historic structures across Boston, will challenge other property owners and citizens to expand their perceived values and visions of the district.



2) Revitalization of adjacent spaces.

The success of these pilot investments will depend a great deal on the spaces around them. Any targeted physical improvement of a building should partner with other actors to fund a physical revitalization of the surrounding pedestrian and vehicular environment. In this way, the valuable resources of HBI will not only embody the vision of Hyde Park for well-preserved buildings, but for a thriving and welcoming commercial district which embraces its rich built heritage.

3) Strengthening the civic infrastructure.

Finally, nice spaces only count for so much. At the end of the day, the future users and uses determine the future success of the project and the district. Going the extra mile to ensure programming, cooperation with local institutions, and sparking the imaginations of district youth and immigrants will be key to ensure that investments are successful, well-stewarded, and truly provide a platform on which to celebrate an ongoing history.

Moving forward

This report uncovered several areas of inquiry that deserve further exploration and research. Some of the heavily-altered buildings likely have century-old structural cores, but this will require a more extensive investigation to determine with certainty. A more detailed understanding of the movement of individuals and groups through the unbuilt spaces should occur to ensure the planning of well-used and healthy public spaces, sidewalks and streets. While informal evidence gathered strongly indicated a surfeit of district parking, more quantitative data would strengthen arguments and clarify the need more precisely to an automobile-dependent community wary of change.

Finally, and most importantly, a district-wide coalition is necessary to catalyze any investment. To spur this type of coalition, or to expand the constituencies of existing organizations, will require effort. Conducting a series of individual meetings with district leaders from a variety of backgrounds and positions would be a first step. Through these conversations, a small pilot project – perhaps pursuing historic district designation, or around public art and programmed space, for example – could be identified, and carefully brought to fruition. This process would ideally emphasize the contributions of individuals and strengthen their ownership of the district.



RESOURCES

RESOURCES

Boston Landmarks Society. <http://www.archive.org/details/surveyplanni80bost>

Boston Redevelopment Authority. "Planning Initiatives." Hyde Park Planning and Rezoning 14 May 2009. Web. 6 Dec 2009.

Boston Redevelopment Authority, Research Division. "New Bostonians 2009." Oct 2009. Web. 6 Dec 2009.

ConsultEcon, Inc., and Karl F. Seidman Consulting. Retail Market Study and Action Plan for Cleary and Logan Squares in Hyde Park, MA. 2009. Print.

Coulson, N. Edward, and Robin M. Leichenko. "The Internal and External Impact of Historical Designation on Property Values." The Journal of Real Estate Finance and Economics. 23. 1 (2001): 113-124.

Cutter, William R. Historic homes and places and genealogical and personal memoirs. V. IV. Lewis Historical Publishing Company, New York, 1908.

The Fairmount Bulletin, 1906, in the Hyde Park Historical Record, volumes I-IX. Hyde Park Historical Society. Ed. Edmond Davis and William Lowry. Accessed online 12/2009 <http://www.archive.org/details/hydeparkhistoric09hyde>

Goody Clancy, KKA, KKA Associates, and Byrne McKinney. Boston's Newest Smart Growth Corridor: A Collaborative Vision for the Fairmount/Indigo Line. 2005. Web. 6 Dec 2009.

Historic Boston Incorporated. "Historic Context Statement: Hyde Park." 15 May 2008n. pag. Print.

"Hyde Park Main Streets." Storefront Improvement Grants: How the Program Works. Web. 6 Dec 2009.

Hyde Park, Boston 200 Neighborhood History Series. The Boston 200 Corporation. 1976.

MBTA. "MBTA > About the MBTA > Transit Projects." Fairmount Line Improvements. Web. 6 Dec 2009.

National Register Bulletin 15, National Parks Service. 1990; revised 1991,1995,1997. Accessed November 30, 2009. <http://www.nps.gov/history/nr/publications/bulletins/nrb15/nrb15.pdf>

Notes of the Hyde Park Historical Society, Hyde Park Historical Record, volumes I-IX. Hyde Park Historical Society. Ed. Edmond Davis and William Lowry. Accessed online 11/2009 at <http://www.archive.org/details/hydeparkhistoric09hyde>

Environmental Data Resources, Digital Sanborn Maps 1867-1970. Internet Resource. Accessed electronically 9/2009-12/2009 through

ProQuest at <http://sanborn.umi.com/>

Title 36, part 60, U.S. Code of Federal Regulations, National Archives and Records Administration. Retrieved Nov. 23, 2009.http://edocket.access.gpo.gov/cfr_2006/julqtr/pdf/36cfr60.4.pdf

APPENDICES

APPENDIX I

Details of investigated structures

APPENDIX II

Supplementary demographic and landuse maps of the district.

APPENDIX III

Project process documentation.

- a. List of contacted stakeholders
- b. Notes from community meetings
- c. Asset mapping sequence
- d. Financing regeneration in Hyde Park through New Market Tax Credits

Appendix I: Development details for selected structures

This appendix reflects information gathered on development details of structures selected for initial review phase for buildings with real estate potential, or those with documented historic significance.

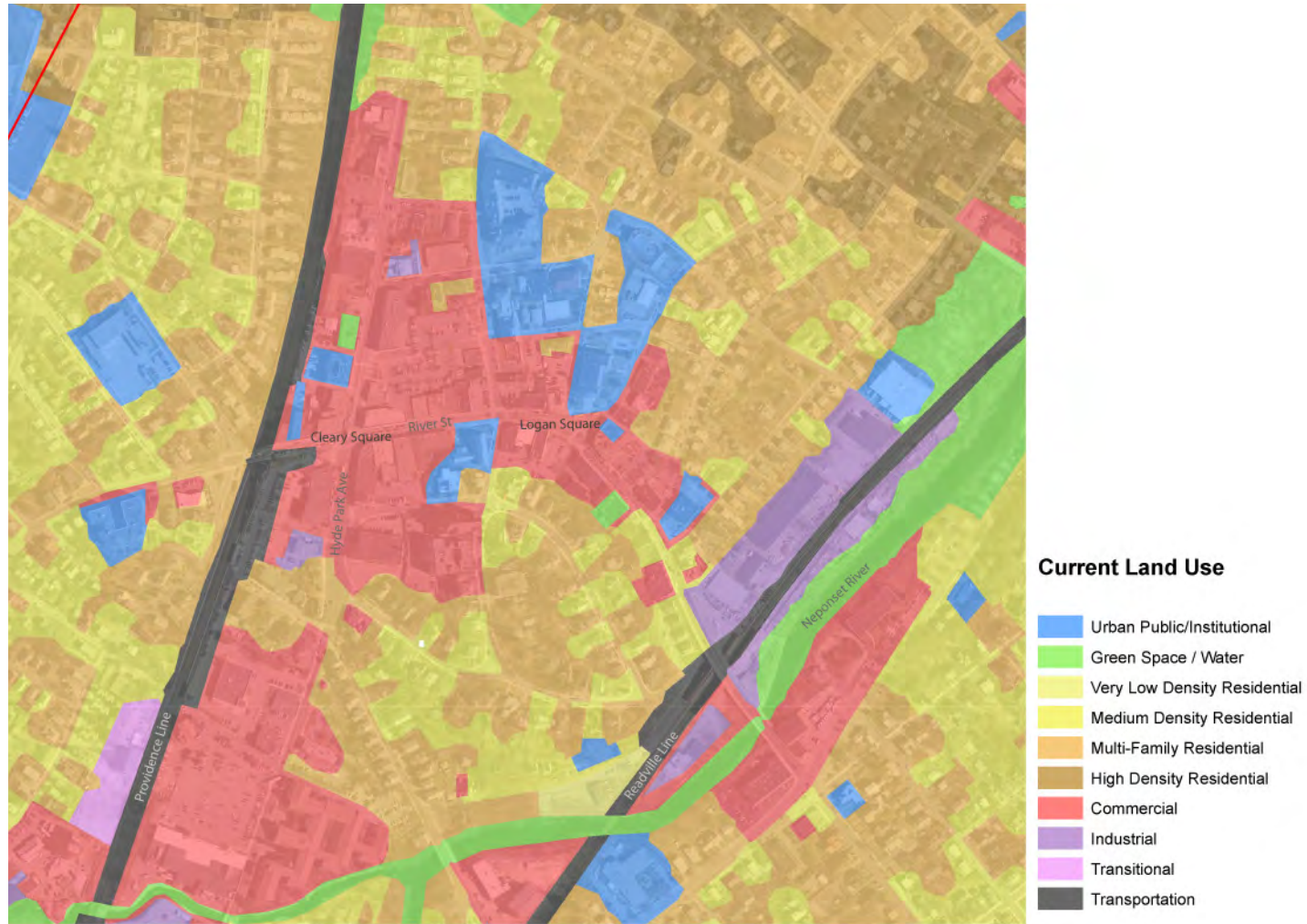
Everett Theater 1 Fairmount Ave <i>Civic</i>	1915	Current Owner: Mary Staunton Current Use: Commerce, offices, vacant Zoned: Commercial Lot Size (square feet): 18074 Appraised Value 2009: \$878,500	<i>Potential and alignment with criteria:</i> Clear catalyst for arts/culture regeneration. Siting in strong area, with high visibility, next to other evening commerce. Apparent social backing. Attractive structure.
Commercial Block 1231-1237 River St <i>Commerce</i>	c. 1925	Current Owner: Lester Harold Dana Current Use: Vacant-Previously Chez Tata Zoned: Commercial Lot Size (square feet): 5470 lot Appraised Value 2009: \$396,000	<i>Potential and alignment with criteria:</i> Two-story square, brick, one unusual diagonal doorway, small decorative stone band. Second story inaccessible boarded up with green-painted wood. On former site of Waverly Hall, once-renowned venue for civic gatherings, dances, and events for
Driving School 1295-1297 River St - Actually 1293-1288? <i>Commerce</i>	c.1925	Current Owner: TWELVE-85 RIVER STREET LLC Current Use: Driving School Zoned: Commercial Lot Size (square feet): 8217 Appraised Value 2009: \$681500 - Purchased in 2007 for 476,0 density.	<i>Potential and alignment with criteria:</i> Two story building with some preserved masonry frontage, large windows. Houses Camp Meigs association. Large square footage feasible for double use, possible leader for increased
Hyde Park Learning Center/Papa Ginos/ 1260-1278 Hyde Park Ave <i>Commerce Civic</i>		Current Owner: Marshall Dana Current Use: Hyde Park Learning Center Zoned: Commercial Lot Size (square feet): 25755 Appraised Value 2009: \$1,495,500	<i>Potential and alignment with criteria:</i> Intriguing historic structure on the Northbound side of Cleary Square (across from the post office) that is being wasted for office space now. Could be enticing retail.
First Congregational Church 1131 River St <i>Religious</i>	1910	Current Owner: Northeastern Conference Corporation Current Use: Adventist Church Zoned: tax-exempt Lot Size (square feet): 27314 sq feet Appraised Value 2009: \$1,850,000	<i>Potential and alignment with criteria:</i> Wonderful early 20-th century stonemasonry. In relatively good condition- no significant cracks or shifting noticed. Many community events based out of Congregational Church. Was new home for church after relocating from more central
Lamp Building 1217-R Hyde Park Ave <i>vacant</i>	1925	Current Owner: Current Use: Commercial/Industrial Zoned: Commercial Lot Size (square feet): 11126 Appraised Value 2009: \$648,600	<i>Potential and alignment with criteria:</i> Clear catalyst for arts/culture regeneration. Siting in strong area, with high visibility, next to other evening commerce. Apparent social backing. Attractive structure. Large footprint/use, potentially good for community space, kids
George Robert White Building 26 Central Ave <i>Non-profit</i>	late 1800s-early 1900s	Current Owner: City of Boston Current Use: Menino Arts Center Zoned: Lot Size (square feet): 11431 Appraised Value 2009: \$2,030,500	<i>Potential and alignment with criteria:</i> Not ideal location away from River/Fairmount streets in Logan Square but the building is a historic site. One advantage is the building's location near the Library and Muni Building. No depreciation 2008-2009, in contrast to most other buildings.

RCN Building 0 0		c. 1915	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	commercial	Potential and alignment with criteria:
Kennedy Block 1269 Hyde Park Ave commercial		c. 1900	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	John D. Corey Commercial Commercial 14223 \$1,077,500	Potential and alignment with criteria: 1.location - prominent site, could be a partnership project for facade improvement (ie. FC), could be a site for future development with second or second and third stories - residential or not, TOD, prime location near corner park that
YMCA 1137 River St Civic		1903	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	YMCA rebuilding Commercial	Potential and alignment with criteria: Already in good use. Appears to have construction from several eras.
Burnes Brothers Building - Haitian Church 1283 Hyde Park Ave Religious		1901	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	John Walsh Haitian Church Residential/Commercial 13669 \$687,000	Potential and alignment with criteria: Large footprint/use, potentially good for community space, kids space, affordable businesses, area of need 3. financially feasible 4. proximity to open/public space 5. gateway improvement, street calming.Upper-stories boarded up,
Masonic Temple/French's Opera House 41-49 Fairmount Ave Civic		1899	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	Black Pool Realty Theater Commercial 8737 (lot) \$1,222,000	Potential and alignment with criteria: Currently well-used as theatre. Upper floor uses unknown.
676-680 Truman Hwy 676-680 Truman Hwy Commerce			Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	Thomas Papadopolous Commercial/vacant Commercial 4620 \$197,000	Potential and alignment with criteria: Prominent corner site on National Register highway. Attractive, underused building with large parking in front.
15 Harvard Ave 15 Harvard Ave vacant bottom floor - housing			Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	Loretta Disangro + Harvard Realty Trus Commercial vacant commercial/residential 5200 (lot) \$374,000	Potential and alignment with criteria: Very visible, both from River St/ Hvd intersection and library. Long brick 2-story, recessed slightly into incline, curved upper fenestration mainly blocked in. Residential upper story potential - quiet street and facing onto trees, open on both
1171 Hyde Park Ave 1171 Hyde Park Ave Vacant		likely pre-1917	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	LLC half vacant, half Autozone Commercial 16886 \$738,500	Potential and alignment with criteria: Tile façade, stone. In need of investment. Modern retailer currently occupying 2/3 of space - future investigation to see degree of alterations.

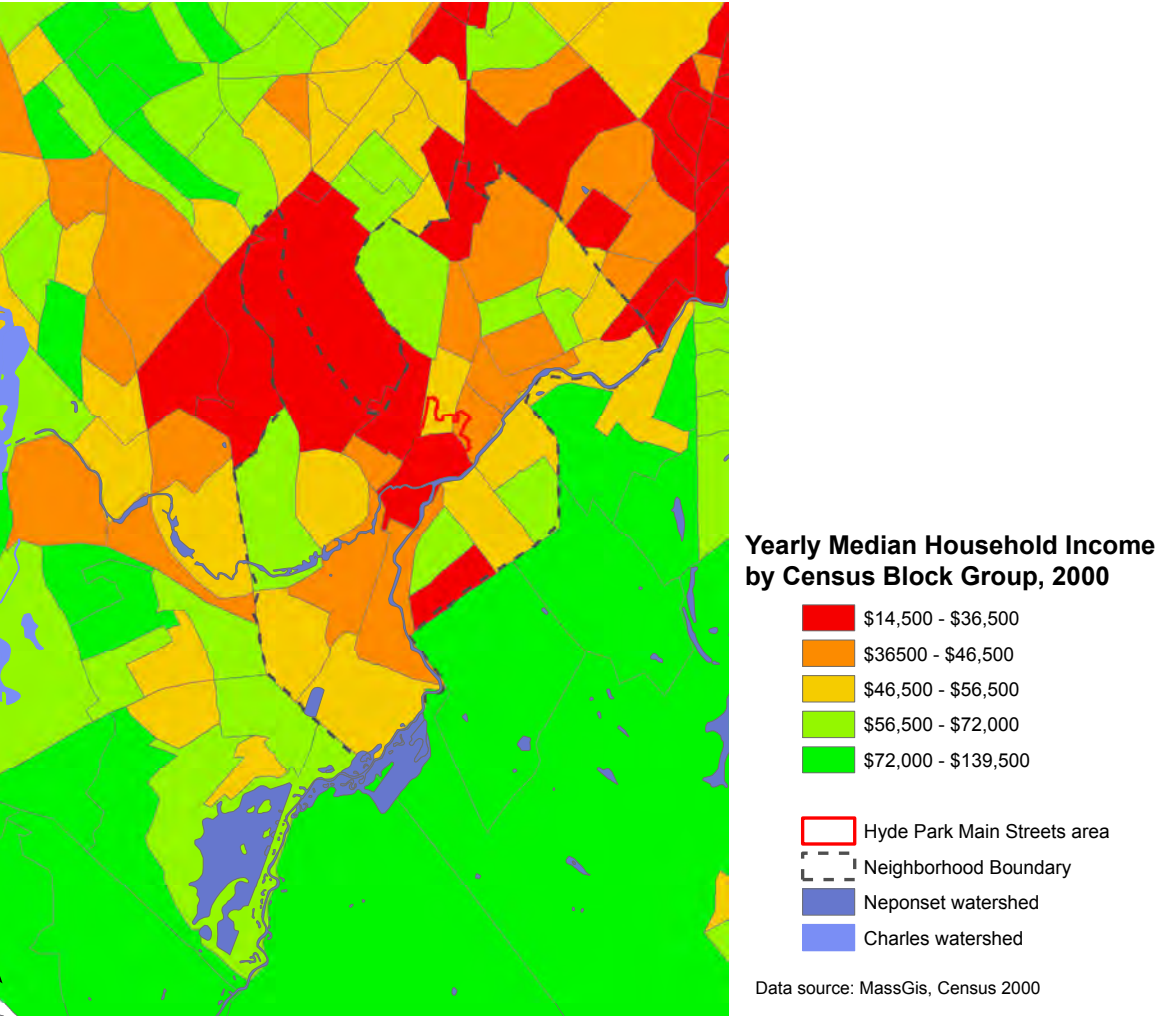
Tuxedos 1285 River St <i>Commercial</i>		<i>Current Owner:</i> <i>Current Use:</i> <i>Zoned:</i> <i>Lot Size (square feet):</i> <i>Appraised Value 2009:</i>	TWELVE 85 RIVER ST LLC Miahydepark Tuxedo Commercial 8100 \$262,500	<i>Potential and alignment with criteria:</i> Iconic signage, possibly on base of stone building c. 1915, Prominent site, attached to other sites for possible 2-3 story investment, proximity to immigrant businesses, TOD, gateway improvement, walkability. 3. financially feasible? 4.
Leane's Chinese 1299-1301 River St <i>Commerce</i>	c.1925	<i>Current Owner:</i> <i>Current Use:</i> <i>Zoned:</i> <i>Lot Size (square feet):</i> <i>Appraised Value 2009:</i>	Kwok F. Li Leane's Chinese Commercial 5990 \$376,000	<i>Potential and alignment with criteria:</i> One-story cast stone lintels with some ornamentation. Newer bricking-over with unattractive newer facade. 50-front footage. Disadvantage in that it is at the 'end' of strip, advantage of visibility as entering district. Was plot 144 in
1148 River 1148-1150 River St <i>Commerce</i>	Mid-cent	<i>Current Owner:</i> <i>Current Use:</i> <i>Zoned:</i> <i>Lot Size (square feet):</i> <i>Appraised Value 2009:</i>	Dennis Curran - River St Realty 5300 \$247,500	<i>Potential and alignment with criteria:</i> Example of mid-20th century architecture. In relatively good condition, frontage may have woodrot near gutter - extensive? No depreciation 2008-2009, in contrast to most other buildings. Adjacent to Master McGrath Block
2-family house on Webster 21-23 Webster St <i>vacant</i>	late victorian	<i>Current Owner:</i> <i>Current Use:</i> <i>Zoned:</i> <i>Lot Size (square feet):</i> <i>Appraised Value 2009:</i>	FEDERAL HOME LOAN MTG CORP vacant 2-family residential 4504 sf of living space - 15 rooms/ \$286,000	<i>Potential and alignment with criteria:</i> Elegant two-family on raised corner plot. Symmetric, turn of century style, wooden clapboard exterior (once painted?) and space for trim decoration. Good site for pairing with affordable housing developer- rehab costs
Christ Church 1220 River St <i>Religious</i>	1894	<i>Current Owner:</i> <i>Current Use:</i> <i>Zoned:</i> <i>Lot Size (square feet):</i> <i>Appraised Value 2009:</i>	 	<i>Potential and alignment with criteria:</i> One of oldest remaining structures in Hyde Park
Lowney Bldg 1220-1226 Hyde Park Ave <i>Civic</i>	c. 1915	<i>Current Owner:</i> <i>Current Use:</i> <i>Zoned:</i> <i>Lot Size (square feet):</i> <i>Appraised Value 2009:</i>	Irene M Lowney commercial Commercial 11529 \$1,378,000	<i>Potential and alignment with criteria:</i> Legible historic building on prominent site, attached to other sites. Second story could change to residential or offices, first story could be retail, large site could host electronics, music instruments or art supply stores, walkable, near parking lot,
37 Everett St 37 Everett St <i>Commerce</i>		<i>Current Owner:</i> <i>Current Use:</i> <i>Zoned:</i> <i>Lot Size (square feet):</i> <i>Appraised Value 2009:</i>	Salvatore Colantino vacant Commercial 9101 \$644,000	<i>Potential and alignment with criteria:</i> Strategic location adjacent to municipal parking lot, library, and central River St. Not on central street, however. Second floor potential. Currently vacant - previously had postcard industry.

Master McGrath Bldg 1152-1154 River St <i>Commerce</i>	c.1900	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	DJMT LLC + MJJT LLC (different chunks) commerce Commercial (even parking lot parcel) 11843	Potential and alignment with criteria: listed on county assessor's site as 1148-1152 river st.
Baptist Church on Fairmount 35-37 Fairmount Ave <i>Religious</i>		Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	Bethesda Haitian Baptist Baptist Church, 1st Floor. 2nd Floor Unl 3517 \$588,500	Potential and alignment with criteria: Not particularly unique architecturally, but situated between two key structures on Fairmount Ave. High potential for physical upgrading. Upper-story windows boarded up, and entrance.Near Logan Square, in between higher-rent
Ron's 1231-1245 Hyde Park Ave <i>Commerce</i>	c.1930, alt c.1950	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	Ron Covitz Ron's Ice Cream commercial	Potential and alignment with criteria: High community use, landmark. Façade and frontage potential for rehab - adjoining open lot, facing municipal lot
RCN Building 1120 Hyde Park Ave. <i>Civic</i>	c. 1915	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	John Walsh Commercial Commercial 12370 \$641,000	Potential and alignment with criteria: Legible historic building on prominent site, attached to other sites. Second story could change to residential or offices, first story could be retail, large site could host electronics, music instruments or art supply stores,
1225-1229 River St 1225-1229 River St <i>Commerce</i>	c.1920	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	Myer Dana 3 stores commercial 4971 \$336,500	Potential and alignment with criteria: Yellow brick with decorative cast stone trim. One of the better-conserved commercial blocks in central area, but store facades not in synch with building. Potential to add another floor for housing/offices?On site of Waverly Hall -
Hyde Park Municipal Building 11 Central Ave <i>Civic</i>	1921	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	City of Boston 27314 sq feet	Potential and alignment with criteria: Structure recently restored. Adjacent open spaces -the front steps and patio and surrounding greenery- are key to feel of Logan Square and could be easily improved with little fiscal investment.
Fallon Building 1253-1263 Hyde Park Ave <i>Commercial</i>	1917	Current Owner: Current Use: Zoned: Lot Size (square feet): Appraised Value 2009:	Michael Moskow Commercial 13758 \$1,123,000	Potential and alignment with criteria: Already good corner anchor, attractive building.

Appendix II: Supplementary Maps



Unusual diversity of land uses in a neighborhood center



Unique diversity of incomes



Identified Assets - built sites

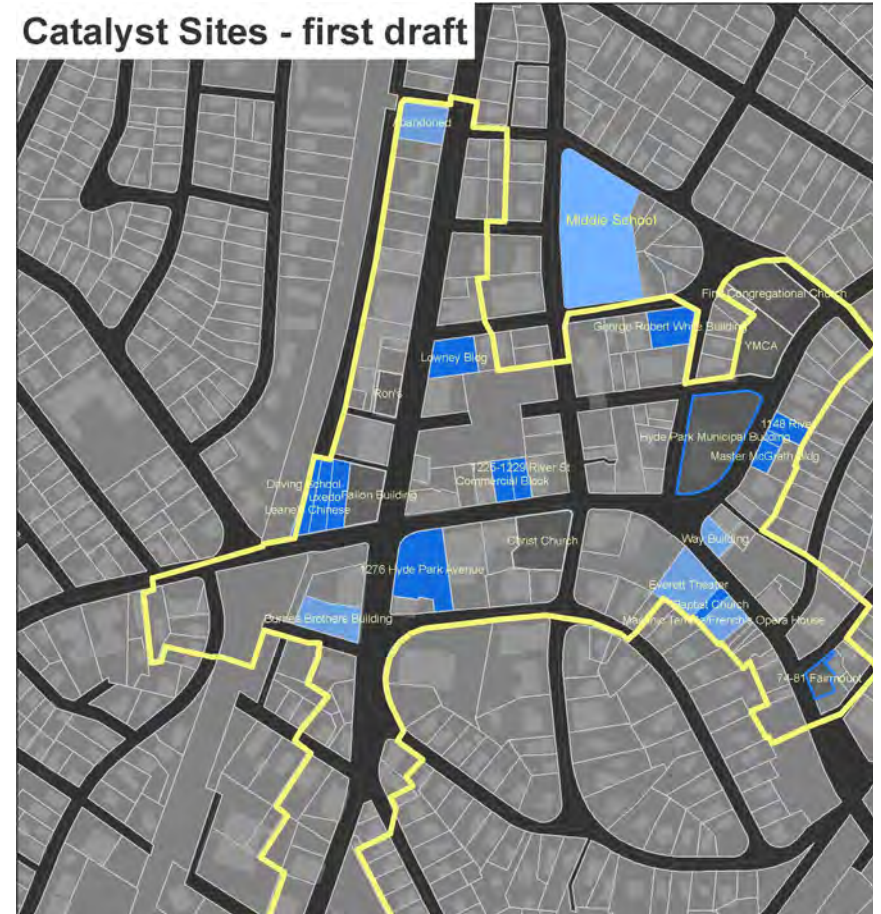
- National Register
- Boston Survey
- HBI 2008
- HBI 2008 - Façade
- Main Streets - Storefront
- MIT 2009

On these pages are a few examples of the innumerable stages in the team process of identifying key historical resources and areas that could serve as investment catalysts for the district as well as increase quality of life for district residents.

Geographic Logic



Catalyst Sites - first draft



Appendix III: Documentation of Process

a. STAKEHOLDERS CONTACTED

Name	Affiliation/position	Phone(s)	Email
Abiodun Shobowale	Business owner of GAIN tv – Global African Independent Network, Nigerian-origen, Hyde Park Resident		shobo.gaintv@gmail.com
Andrea Chong	Boston University	617-312-7974	114 West Street
Ann Harrick	resident and artists-at-large inc		anwyn@graffiti.net
Ann Marie Menting*	Hyde Park Resident	617-361-7571	735 Metropolitan Avenue, Hyde Park
Barbara Baxter	HPNA	617-474-8105	1003 Hyde Park Avenue, Hyde Park, barbarajmom@comcast.net
Barbara Hamilton	East River St. Neighborhood Association, on zoning review board	-	barbarajeane_hamilton@yahoo.com
Bisi Asere	Pastor – The Apostolic Church of HP – 7 year Resident. Nigerian.		soasere@yahoo.com
Bob Vance	"02136"		vance02136@gmail.com
Brian Clinton	Sons & Daughters of Hyde Park/Readville, Ma	(617) 635-3485	Brian.Clinton@cityofboston.gov
Carol Faherty	Hyde Park Resident	home: 617-364-5375/cell: 617-967-0547	32 Albion Street, Hyde Park
Carol McClintock	CEO, HP cooperative bank	364-6000	crm@hydeparkcoop.com
Carole Schlessinger	CSS (urban planning & Design Consultant for BRA and Hyde Park)	617 399 7000	cschlessinger@cssboston.com
Cheryl Murphy	the Menino's Art Center (MAC)	617-364-2787	c4arts@gmail.com
Cheryl Murphy	HPAA/MAC		c4arts@gmail.com
Dean Lampros	Southwest Boston CDC, HP res, historic pres interest	(617) 364-2599	dlampros@gmail.com
Gloria Ganno	Hyde Park Historical Society	617-364-9036	23 Williams Avenue, Hyde Park
Gloria Ganno	resident		ggano@rcix.com
Jan Kenney	HPAA – Resident.		Kenney125@gmail.com
Janice Kenney	Project coordinator, Hyde Park Arts Initiative	(617) 438-5172	kenney125@gmail.com
Jeong-Jun Ju	BRA urban planner (attended Hyde Park zoning meeting. Unknown project association)	617 918 4372	jeong-jun.ju.BRA@cityofboston.gov
Jerry Joseph	Does art through HPAA and MAC, 10 year resident – undergrad animation major (23), Haitian		jerryjerz@yahoo.com
Joe and Jaime Lyons	Hyde Park Main Streets	617-910-9280	31 Lincoln Street, Hyde Park
John Pulgini	Hyde Park Board of Trade	617-361-7500	
Julie Beckham	Riverside Theater Works	617 361 7024	julieb@rtwboston.org
Lisa Consalvo	Hyde Park Main Streets	617-364-6229	97 Child Street, Hyde Park
Liz Hardy Jackson	Artist	617 680 2599	lizhardy@aol.com
Liz Meyer	resident		lw_meyer@yahoo.com
Lynch Morris Parham			drlynch@msn.com
Madeline HaJonse	HPAA – secretary, MAC		

Name	Affiliation/position	Phone(s)	Email
Marie Mercurio	BRA planner for Hyde Park	617 918 4352	marie.mercurio.BRA@cityofboston.gov
Martha McDonough	Citizens for Preservation of Readville (CPR)	617-361-2683	26 Clifford Street, Hyde Park
Maureen Flaherty	Hyde Park Neighbor/Business Owner	617-361-7107	71 Beacon Street, Hyde Park
Melissa Williams	Riverside Theater Works	617-361-7024	45 Fairmount Ave, Hyde Park
Michael Gallerani	Main Streets		mikeg95@aol.com
Michael Morgan	Hyde Park Main Streets	617-320-6905	96 Highland Street, Hyde Park
Mike Feloney	Southwest Boston CDC	617-364-7300	11 Fairmount Avenue, Suite 101, Hyde Park, mfelony@swbcdc.org
Mike Matthews	Hyde Park Savings Bank, Main Streets	(617)361-6900	mrmatthews@hydeparkbank.com
Mike Tallon	Townsend's Restaurant	(617) 331-3070	mtallon@rcn.com
Norm Williamson	President, HP cooperative bank	364-6013	nbw@hydeparkcoop.com
	South West Boston Community		
Pat Alvarez	Development Corporation. Resident.		patalvarez@verizon.net
Pat Clark	HP Bulletin		patricknclark@gmail.com
Pat Tierney	Stanton & Tierney	617) 361-6400	pat.tierney@stantontierney.com
		(617)361-6900	
Paul Bunker	Hyde Park Bank - Main Streets	x 2114	pbunker@hydeparkbank.com
Peter Carley	Hyde Park Resident	617-947-6653	39 Garfield, Hyde Park
Regina Durga	resident	781-696-6118	regina.durga@siemens.com
Rita Walsh			
Robert Hannan	Hyde Park Historical Society	617-361-4398	
Robert Menapace	Hyde Park Main Streets	617-361-1794	7 Caval, Hyde Park
Ron	Ron's Ice Cream and Bowling	(617) 364-5274	ronsgourmet@aol.com
Russ Rylko	Citizen	617-361-4445	P.O. Box 365486
Sylvia McDowell	Boston Women's Heritage Trail	www.bwht.org	371 West Street, Hyde Park
Ted Schwartzberg	BRA planner for Hyde Park	617 918 4238	ted.schwartzberg.BRA@cityofboston.gov
	Boston Transportation Department: Division of Policy & Planning. He attended the Hyde Park Zoning meeting. Unknown project association		
William Conroy		617 635 2318	william.conroy@cityofboston.gov
YMCA-Hyde Park		617-361-2300	
	Boston Prep (6-12 grade charter, HP)	(617) 333-6688	

b. NOTES FROM COMMUNITY PRESENTATIONS

COMMUNITY PRESENTATION #1

October 19th, 2009. 6:30 pm
Hyde Park Main Streets Office

In attendance:

Hyde Park Main Streets board members, Jeffery Gonyeau, Matthew Kiefer.

General impressions:

Presentation was very well received - they were happy with our work and agreed with many of our conclusions including on some points that we weren't expecting.

Historic:

- Patrice has often wanted to create a historic trail but does not feel that C&S squares have enough landmarks to sustain this - can we think of creative ways to incorporate site for a historic trail? OR, a new way of thinking of this?
- we suggested keeping an "open" history, i.e. encouraging people to write their own histories in the area, visit some existing businesses etc.
- A visitors center may be proposed, bookstore, etc. for self-guided tours. (digitize?)
- They also thought the river trail that is being planned would be a great asset in bringing people into C&L squares - they would like us to expand on this.
- They like the idea of combining recreational activities with history - overlapping these roles
- we should think of how to do this. The river may be one opportunity to create this synergy
- what are others? Do we know if DCR (river

plans) have any historic markers planned? perhaps we can suggest this.

- We may also look into continued story telling - oral history methods.
- The active and semi-vibrant arts scene is an asset to us - we should try to think about ways this could be incorporated into our goals. (inclusivity) They mentioned that this resource is also fragile and that we may need to think of ways of embracing and fostering this relationship - they may need funding sources too.

Uses/Activities:

- some other arts in the area that exist and may be a good source for some ideas - stained glass windows, woodworking.
- they would like us to think of funding methods and partnerships for our ideas.
- how to make C&L squares a place to go/ stop/a destination.

Youth:

- Other members talked about activities for school kids - suggested sporting places, fields, basketball court, etc. - the river may be a good resource here - also perhaps parking lot improvements. - we may also encourage the involvement of kids in public arts, jobs etc.
- in general we should think of multi-purpose places.
- school buses often cause traffic - we may not get to fixing this but its worth thinking about.

Engagement:

- one person mentioned that the community is not represented at the meeting and that they need help in thinking about how to engage them, how to hear their voice. So, we may consider methods of community engagement. The gym is one example of the microcosm of the community.

COMMUNITY PRESENTATION #2

November 4, 2009, 6:30 pm
Menino Arts Center

In attendance:

Abiodun Shobowale:
Business owner of GAIN tv – Global African Independent Network, Nigerian Resident
Bisi Asere:
Pastor – The Apostolic Church of HP – 7 year Resident. Nigerian.
Madeline HaJonse:
HPAA – secretary, MAC
Jan Kenney:
HPAA – Resident.
Pat Alvarez:
South West Boston Community Development Corporation. Resident.
Cheryl Murphy:
HPAA/MAC
Jerry Joseph:
Does art through HPAA and MAC, 10 year resident – undergraduate animation major (23), Haitian.

Feedback and comments-

Transportation:

- getting around in HP is impossible.
- Georgetown – to HP – bus service is terrible, no subway, 30 minute wait – too long – that’s why people drive.
- 2 bus depots on HP ave cause heavy traffic during morning and afternoon commutes. (potential move of bus depot site? Potential move of route?)

Who uses Cleary and Logan Squares? When?:

Performing arts: used by HPers and by others
Churches – on weekends and at night- used by HPers and visitors. It is unclear who Cleary and Logan Squares serves. Who is the audience?
How to do you capture both, residents and visitors?
Saturday morning – should be survey time – this is when the square is full.

What services are missing?

Mall under construction on River street – on the boarder of Mattapan
Clothing stores, gift, best buy/electronics, clothing stores for everyone.
Existing – Diegos (under 20), Handmade African clothing,
Childrens store – Daffodils closed (owners got old)
Target , staples– all purpose.
Movie theater – currently closest is in Dedham – reached by car

Concerns about large development in the square?

Requires a balance of some of the big shops they need and small shops in the square.

Would like Cleary and Logan Squares to:

Become culturally hip
Have places to sit
Have coffee shop/eateries
Perhaps an antique shop

There are no reason to stay – people come, shop and leave – needs to be more welcoming – perhaps add a water fountain so people feel that they can sit down and not be loitering – it currently feels like you have to leave. We want a friendly beautiful place to stay and walk and bike. Chessboard tables?

What do you like about the squares?

Diversity.

Slowly becoming another JP, more Asians.
Child-friendly – pool, skating rink, skate park.
Now, muni, arts center, new ymca, library.
Lots of green space – stony brook, golf course, river.
Thompson center – handicapped people. (not in operation – owned by?)
Strong civic and historic area – feels prominent, important, sense of pride
Theater

Do the services speak to the residents?

To provide for us: Needs assessment – social services.
Could use more services for elders, maintenance, job training, etc.
There should be a commitment for HP residents to get jobs, youth jobs, green jobs, music, industry jobs.
Services for newcomer families – schools to engage parents – support families with two parents working. Programs to do this.
Jobs for residents – participative - working on the improvement of the area.

Impressions of the district:

-Divided.

People are not serviced by this area – they leave – they work outside.

Three areas:

- 1) Rosendale HP area – more diverse.
- 2) Cleary & Logan Squares HP area – does not reflect Haitian population – does not cater to them.
- 3) Georgetown HP area

Quality of life:

Becoming expensive.

HP is a haven for immigrants – safe but its expensive – middleclass prices, but minorities try to live here – everyone works 2 jobs. – MAINTAIN AFFORDABILITY.

Minority input – weak:

Main streets – not effective in reaching out to the community

Nor is the board of trade. HOW CAN we make this connection?

- going to them over and over again – asking: how can we help you? What do you need?
- speak to them one on one. Knowing their names.
- creating a relationship.

Public spaces:

Dangerous for pedestrians in the square – traffic calming.

Needs Night activity:

See Rosendale square – currently bustling all the time.

Small grocer, butcher, specialty shops (Italian import), bakery – Tutto Italiano should be in the square

For kids – sports stuff.

Movie theater, night club

Arts – music instruments stores, art supply store

Taste of Hyde Park – April trolley going to food stores.

Capture church crowd:

Sunday evenings – Saturday afternoon.

JP – there is art everywhere – diverse – makes you want to walk around there. – How can we bring arts to the street?

Next time – later evening meetings. Businesses close at 8.

NOTES FROM COMMUNITY PRESENTATION #3

November 16, 2009, 7:30pm

Hyde Park Public Library

In attendance:

Over 20 community members, representatives from various neighborhood organizations, as well as the neighborhood planner for the BRA, Ted Schwartzberg, and Jeff Gonyeau from HBI.

Questions Raised:

Traffic:

How will we connect traffic calming proposals to reality? According to a few audience members, pedestrian focus all well and good, but actual plans for HP ave were car-focused.

Historic districts:

Quite a few people wanted to know in more detail what we were proposing (residential? commercial? sites? that whole circle) and what it would entail (benefits? difficulties?). Jeff explained things pretty well, and we said that we are still in the preliminary stages. There didn't seem to be a great deal of enthusiasm, but not any strong opposition either. Most people seemed to agree with Jeff's statement that individual registration was more feasible. In any case, we'll need a bit more description in our final presentation and report.
-A member of the historic society asked about

our visions for drawing out the history of the district, and potential for interpretation. In particular, she wanted to know how we planned to connect the stories to our places.
-Special improvement district designation was also raised as a possibility we should investigate.

Clusters:

-One person asked why we didn't make our northern 'gateway' further north, in a more visible location, and gave the Dunkin Donuts building and the 'crazy building' (ie 'Nick's building') as better sites.
-Several members remarked that they liked our focus on Cleary, and also of the two intervention clusters. Patrice likes the lamp building.
-At the same time, about three people spoke to what they saw as the 'missing teeth' of Logan, and how to better support a still-fragile center, or how to connect the squares. Others said by starting with Cleary they might get overextended.

Development:

Another audience member challenged our connection to reality rather aggressively. While he said he liked our plans, he wanted to know more about implementation. Several other audience members sprang to our defense (and the

defense of the ability of planning, visioning, and dreaming of a better district to translate into implementation)

Uses:

A few questions were also raised about commercial v. residential.. ie, they want to see more detail on our vision for densifying the residential character of the district. We justified density for now just with the business vitality argument.

Zoning:

Connection to the re-zoning process, especially around traffic and residences (again) was raised a few times. According to Ted Schwarzberg, BRA planner II afterwards, the BRA is not aiming to actively increase or decrease parking with zoning.. they see the milton inflows as essential and want to attract more.

LAST BUT NOT LEAST: several people indicated they would like follow-up contact with us.

c. NEW MARKET TAX CREDITS.

Under conditions estimated by the current financial projections, a development project which combined the Lamp Building and the Tuxedo building would be of the scale required to cover the fixed costs and benefit from NMTC. Between 20-35% of the project costs could be saved in this way.

Program overview

New Market Tax Credits (NMTCs) are part of a federal initiative to provide debt financing aimed at stimulating economic development in lower-income communities. This definition is primarily applied to commercial or income-generating activity development, but can be stretched to include development of affordable housing. Used alone, the direct federal income tax credits have a 39% return rate over 7 years, but can be combined and leveraged to achieve higher rates of subsidy, typically between 20-35% of equity. Much of the success of the deal depends on balancing the financial incentives for the multiple parties involved.

Actors and requirements

NMTC benefits are shared by the investor, the institution which receives and distributes the funds from the Treasury, and the local entities which initiate and complete the projects:

a. Community Development Financial Institution (CDFI): A federal funding agency awards the grants on a yearly basis to select CDFIs. Grants are extremely competitive, and typically given in large quantities to be further

subdivided. Many of the nationally-recognized CDFIs are based in New England, such as the Massachusetts Housing Investment Corporation (MHIC).

b. Community Development Entities (CDE). Locally-based organizations with capacity to manage large sums of financing can become authorized to distribute their tax credit dollars to projects and local entities, even if outside their geographic area. To be granted the funds and then distribute them must meet certain requirements, and register for a special status as a CDE, defined as:

- A non-profit or for-profit corporation.
- With record of work in low-income communities, either through service or through the provision of capital.
- Located in a Low Income Community (LIC) or targeted at low-income individuals.
- With low-income community representatives on a governing or advisory board

c. Qualified Active Low-Income Community Business (QALICB) conduct the projects, and can be for-profit or non-profit entities, or a partnership temporarily formed around a specific initiative, such as:

- A partnership between a non-profit developer and a for-profit lender
- A CDC with financial management capacity
- An established construction firm that works in the area, and that preferably has a long-term commitment to the place and project.

- A non-profit that teams up with a for-profit
- d. Construction Lender: Construction financing is sometimes rolled into an NTMC package, in order to make the total amount of the debt – and thus the tax credit subsidy – more. If the same construction lender were used for all five neighborhoods, the financial benefits could potentially be increased.

Geographic criteria to receive NMTC funding: Recipients of funds must be located in census tracts with more than 20% poverty rates or have a median income of up to 80% of the regional or state average. Under this category, most of the Main Streets area in Hyde Park qualifies to apply for New Market Tax Credits.

‘Distressed areas’. Prioritization is given to projects in areas with poverty rates over 30%, low median incomes (under 60% AMI), and unemployment rates 1.5% over the national average. No area in Hyde Park qualifies for this priority standing.



■ Areas eligible for New Market Tax Credits, as of 2009

Source: <http://www.policymap.com/maps>

