

MASSACHUSETTS HISTORICAL COMMISSION  
HISTORIC REHABILITATION TAX CREDIT PROGRAM  
ROUND 37 AWARDS  
7.21.16

Rd 37	City/Town	Name of Property	Use**	Prior Rounds Applications	Qualif. Rehab. \$	20% = \$	Likely Total Project Cost	Proponent Name	Company	Total Prior Awards	Round 32 Awards	Round 33 Awards	Round 34 Awards	Round 35 Awards	Round 36 Awards	Total Prior Awards	Remaining Credit to Award	Round 37 Awards
545	Attleboro	Watson, Newell & Company, 67 Mechanics Street	R	32, 33, 34, 35, 36	\$26,691,421.00	\$5,338,284.20	\$35,688,553.00	Lawrence Curtis	Mechanic Redevelopment Limited Partnership		\$0.00	\$100,000.00	\$100,000.00	\$100,000.00	\$300,000.00	\$600,000.00	\$4,738,284.20	\$300,000.00
382	Boston / Back Bay	New England Power Building, 185 Dartmouth Street / 441 Stuart Street	O, C	26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36	\$24,045,841.00	\$4,809,168.20	\$70,758,875.00	David Greaney	Stuart Street Holdings LLC, c/o Synergy Investment & Development	\$1,700,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$400,000.00	\$300,000.00	\$3,300,000.00	\$1,509,168.20	\$300,000.00
629	Boston / Beacon Hill	Saint John the Evangelist Mission Church, 35 Bowdoin Street	R, C	35, 36	\$7,081,977.00	\$1,416,395.40	\$9,104,244.00	Jan Steenbrugge	Ad Meliora					\$0.00	\$0.00	\$0.00	\$1,416,395.40	\$300,000.00
505	Boston / Charlestown	Ropewalk Building 58, Charlestown Navy Yard, 5th Street	R	30, 31, 32, 33, 34, 35, 36	\$29,562,737.00	\$5,912,547.40	\$33,409,427.00	Joseph F. Timilty	Frontier Enterprises Inc.	\$0.00	\$0.00	\$0.00	\$400,000.00	\$500,000.00	\$500,000.00	\$1,400,000.00	\$4,512,547.40	\$500,000.00
573	Boston / Dorchester	57 Bicknell Street	R	33, 34, 35, 36	\$3,322,321.00	\$664,464.20	\$6,987,799.00	John B. Cruz, III	Cruz Development Corporation			\$0.00	\$0.00	\$250,000.00	\$250,000.00	\$500,000.00	\$164,464.20	\$50,000.00
631	Boston / Downtown	Boston Young Men's Christian Union Building, 48 Boylston Street	R	35, 36	\$17,415,023.00	\$3,483,004.60	\$22,566,653.00	Karen LaFrazia	St. Francis House Inc.					\$0.00	\$500,000.00	\$500,000.00	\$2,983,004.60	\$500,000.00
632	Boston / Downtown	Custom House Block, 62-70 Long Wharf	C, O	35, 36	\$22,694,853.00	\$4,538,970.60	\$54,305,412.00	Richard Cohen	Capital Long Wharf LLC					\$0.00	\$500,000.00	\$500,000.00	\$4,038,970.60	\$500,000.00
455	Boston / Downtown	Old Colony Trust Company (New England Center for Homeless Veterans), 17 Court Street & 30 Cornhill St	R,	29, 30, 31, 32, 33, 34, 35, 36	\$29,966,473.00	\$5,993,294.60	\$34,878,850.00	Andrew McCawley	Vietnam Veterans Workshop d/b/a New England Center for Homeless Veterans	\$800,000.00	\$400,000.00	\$500,000.00	\$400,000.00	\$500,000.00	\$500,000.00	\$3,100,000.00	\$2,893,294.60	\$500,000.00
576	Boston / Jamaica Plain	Jean Louis A. M. Cheverus School, 30 Sunnyside Street	A	33, 34, 35, 36	\$3,114,951.00	\$622,990.20	\$3,362,321.00	Eneas Andujar V. William	Hyde Square Task Force, Inc.			\$0.00	\$200,000.00	\$200,000.00	\$0.00	\$400,000.00	\$222,990.20	\$100,000.00
579	Boston / Roxbury	117 Centre Street	R	33, 36	\$1,079,078.00	\$215,815.60	\$1,151,338.00	Avanessian	117 Centre Street LLC						\$0.00	\$0.00	\$215,815.60	\$100,000.00
424	Boston / Roxbury	2101-2115 Washington Street	R, C	28, 29, 30, 31, 32, 33, 34, 35, 36	\$17,275,870.00	\$3,455,174.00	\$18,665,000.00	Russell Tanner	Madison Park Development Corporation	\$0.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$1,500,000.00	\$1,955,174.00	\$100,000.00
577	Boston / Roxbury	Sewall Building, 41 Dimock Street	Health	33, 34, 35	\$11,560,764.00	\$2,312,152.80	\$15,125,237.00	Dr. Myechia Minter-Jordan	Dimock Support Corporation	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,312,152.80	\$300,000.00
607	Boston / Roxbury	The Gables, 49-51 Cheney Street	R	35, 36	\$5,102,808.00	\$1,020,561.60	\$10,128,369.00	Frank Shea	Wilshire Apartments, LLC					\$0.00	\$0.00	\$0.00	\$1,020,561.60	\$200,000.00
580	Boston / South End	The Alonzo Dexter Residence, 1902 - 1904 Washington Street	R, C	33, 34, 35, 36	\$3,133,743.00	\$626,748.60	\$3,254,984.00	Brent A. Berc	11 Newcomb Street LLC			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$626,748.60	\$100,000.00
187	Boston / South End	Ellis Memorial and Eldredge House, 66 Berkeley Street	C	17, 18, 33, 36	\$3,802,701.00	\$760,540.20	\$4,079,151.00	Leo J. Delaney	Ellis Memorial & Eldredge House	\$520,000.00		\$50,000.00	\$0.00		\$50,000.00	\$620,000.00	\$140,540.20	\$50,000.00
609	Brookline	The Mary McCabe House, 11 Manchester Road	R	34	\$79,950.00	\$15,990.00	\$79,950.00	Thomas Hu					\$0.00		\$0.00	\$15,990.00	\$15,990.00	
559	Dedham	Norfolk House, 19 Court Street	R	32, 33, 34, 35, 36	\$4,075,740.00	\$815,148.00	\$5,501,918.00	Peter W. Smith	19 Court Street LLC		\$0.00	\$0.00	\$200,000.00	\$300,000.00	\$200,000.00	\$700,000.00	\$115,148.00	\$50,000.00
142	Dudley	Stevens Linen Mill, 8 Mill Street	R	14, 16, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 34, 35, 36	\$30,992,995.00	\$6,198,599.00	\$39,621,026.00	George S. Peterson	Stevens Mills LLC	\$3,700,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$400,000.00	\$400,000.00	\$5,100,000.00	\$1,098,599.00	\$400,000.00
338	Fall River	Mechanics Mill, 1082 Davol Street	C, O, R	24, 25, 26, 27, 29, 30, 31, 32, 33, 34, 35, 36	\$14,900,000.00	\$2,980,000.00	\$16,500,000.00	Allen Macomber	Mechanics Mill One, LLC	\$1,300,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$300,000.00	\$300,000.00	\$2,500,000.00	\$480,000.00	\$300,000.00
408	Fall River	Wampanoag Mill No. 2 - Mill No. 2, Picker House No. 2, Boiler House No. 2, & Engine Room No. 2 (No longer phased), 69 Alden Street	R	27, 28, 29, 30, 31, 32, 33, 34, 35, 36	\$25,036,638.00	\$5,007,327.60	\$28,654,495.00	Thomas F. Kirkpatrick	Knitting Mill Apartments LLC	\$1,400,000.00	\$300,000.00	\$400,000.00	\$200,000.00	\$400,000.00	\$400,000.00	\$3,100,000.00	\$1,907,327.60	\$400,000.00
275	Fitchburg	Fitchburg Yarn Mill, 1428 Main Street	R	21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36	\$28,279,974.00	\$5,655,994.80	\$37,440,936.00	Lawrence Curtis	Fitchburg Yarn Limited Partnership	\$3,200,000.00	\$300,000.00	\$400,000.00	\$200,000.00	\$100,000.00	\$200,000.00	\$4,400,000.00	\$1,255,994.80	\$200,000.00
339	Great Barrington	Monument Mills, 174 Front Street	O, C, R	24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36	\$27,449,098.00	\$5,489,819.60	\$32,761,973.00	Whitmore B. Kelley	Monument Mountain Management Trust	\$2,000,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$400,000.00	\$300,000.00	\$3,600,000.00	\$1,889,819.60	\$300,000.00
307	Great Barrington	Saint James Place, 352 Main Street	E	22, 23, 24, 25, 26, 36	\$11,539,837.00	\$2,307,967.40	\$11,539,837.00	Sally Harris	Saint James Place	\$1,100,000.00			\$264,000.00		\$300,000.00	\$1,664,000.00	\$643,967.40	\$300,000.00
410	Hanover	Kennedy Building, Cardinal Cushing Center, 369 Washington Street	R	27, 28, 29, 30, 31, 32, 33, 34, 35, 36	\$10,903,678.00	\$2,180,735.60	\$14,356,985.00	POUA Holdings, LLC., c/o Bill Grogan	Planning Office for Urban Affairs, Inc.	\$900,000.00	\$200,000.00	\$200,000.00	\$100,000.00	\$200,000.00	\$200,000.00	\$1,800,000.00	\$380,735.60	\$100,000.00
671	Haverhill	Newcomb Brothers Block/Ellis and Hussey Building, 24-26 Essex Street/8-16 Wingate Street	R, C	36	\$9,716,650.00	\$1,943,330.00	\$11,200,000.00	Eric J. Chinburg	16 Wingate Street LLC						\$0.00	\$0.00	\$1,943,330.00	\$400,000.00
561	Haverhill	Shoe and Leather Associates Building, 98 - 112 Essex Street	R	32, 33, 34, 35, 36	\$17,556,724.00	\$3,511,344.80	\$22,152,641.00	Michael J. Mattos	AHSC Essex Street Associates LLC		\$0.00	\$0.00	\$0.00	\$500,000.00	\$500,000.00	\$1,000,000.00	\$2,511,344.80	\$400,000.00
412	Lawrence	Wood Worsted Mill Building F, 280 Merrimack Street	C	27, 28, 29, 30, 31, 32, 33, 34, 35, 36	\$52,466,410.00	\$10,493,282.00	\$63,324,227.00	Salvatore Lupoli	280 Riverwalk LLC	\$1,400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$500,000.00	\$500,000.00	\$3,600,000.00	\$6,893,282.00	\$400,000.00
637	Lenox	Cameron House, 109 Housatonic Street	R	35, 36	\$5,032,874.00	\$1,006,574.80	\$9,421,198.00	Andrew Burnes	HallKeen Management, Inc.					\$0.00	\$300,000.00	\$300,000.00	\$706,574.80	\$300,000.00
529	Leominster	James G. Carter Middle School (Leominster High School), 261 West Street	R	31, 32, 33, 34, 35, 36	\$13,567,725.00	\$2,713,545.00	\$14,716,962.00	Marc Dohan	NewVue Communities	\$0.00	\$0.00	\$400,000.00	\$400,000.00	\$500,000.00	\$300,000.00	\$1,600,000.00	\$1,113,545.00	\$300,000.00
486	Leominster	Jewett Piano Case Factory, 140 Adams Street	R	29, 30, 31, 32, 33, 34, 35, 36	\$11,026,740.00	\$2,205,348.00	\$12,690,419.00	Louis Russo	L.D. Russo, Inc.	\$700,000.00	\$300,000.00	\$200,000.00	\$300,000.00	\$400,000.00	\$200,000.00	\$2,100,000.00	\$105,348.00	\$50,000.00
442	Lowell	Hamilton Manufacturing Company Mill #6 - Unit B, 101 Jackson Street	C, R	28, 29, 30, 31, 32, 33, 34, 35, 36	\$22,405,301.00	\$4,481,060.20	\$25,036,408.00	Dorcas Grigg-Saito	LCHC Unit B Holder Corp.	\$900,000.00	\$300,000.00	\$200,000.00	\$200,000.00	\$400,000.00	\$0.00	\$2,000,000.00	\$2,481,060.20	\$200,000.00

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10	Lowell	Massachusetts Mills: Boiler House and Mill No. 3 / Picker House, 95 Bridge St	R	1, 2, 3, 5, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36	\$34,545,000.00	\$6,909,000.00	\$43,060,800.00	Michael J. Mullins	Massachusetts Mills III Limited Partnership	\$5,100,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$100,000.00	\$6,000,000.00	\$909,000.00	\$100,000.00
343	Ludlow	Ludlow Manufacturing Company Mill #10, 40 State Street	R	24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36	\$22,452,658.00	\$4,490,531.60	\$27,795,284.00	Lawrence Curtis	Ludlow Mill Housing Limited Partnership	\$2,500,000.00	\$300,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$200,000.00	\$3,150,000.00	\$1,340,531.60	\$200,000.00
513	Lynn	Cobbett Hill Apartments (formerly Cobbett Junior High School and English High School), 500 Essex Street	R	30, 31, 32, 33, 34, 35, 36	\$17,042,146.00	\$3,408,429.20	\$23,912,274.00	Charles Gaeta	Cobbett Hill School LLC	\$400,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$400,000.00	\$300,000.00	\$2,000,000.00	\$1,408,429.20	\$300,000.00
567	Lynn	Security Trust Company Building, 23 Central Avenue	R	32, 33, 34, 35, 36	\$10,378,876.00	\$2,075,775.20	\$11,698,784.00	John McGrail	Union One Thirty Eight, LLC		\$0.00	\$400,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$1,300,000.00	\$775,775.20	\$200,000.00
583	Malden	Malden City Infirmary, 341 Forest Street	R	33, 34, 35, 36	\$12,081,191.14	\$2,416,238.23	\$28,225,114.00	Thomas Beirbaum	Volunteers of America			\$0.00	\$300,000.00	\$400,000.00	\$300,000.00	\$1,000,000.00	\$1,416,238.23	\$300,000.00
610	Malden	The Browne - Masonic Building, 126-150 Pleasant Street	C, R	34, 35, 36	\$9,249,152.00	\$1,849,830.40	\$22,120,727.00	Gregory Jennison	126-150 Pleasant Street Associates LLC				\$0.00	\$0.00	\$300,000.00	\$300,000.00	\$1,549,830.40	\$300,000.00
568	Mansfield	Lowney Chocolate Factory, 150 Oakland Street	R	32, 33, 34, 35, 36	\$33,033,743.00	\$6,606,748.60	\$40,917,081.00	Robert Palmer	Chocolate Factory LLC		\$0.00	\$400,000.00	\$400,000.00	\$500,000.00	\$500,000.00	\$1,800,000.00	\$4,806,748.60	\$500,000.00
677	Natick	13 West Central Street	R, C	36	\$4,352,173.00	\$870,434.60	\$7,459,195.00	Dean Calivas	Stonegate West Central LLC						\$0.00	\$0.00	\$870,434.60	\$300,000.00
612	New Bedford	139 Union Street	C, R	34, 35, 36	\$1,139,950.00	\$227,990.00	\$1,394,350.00	Teri Bernert	Waterfront Historica Area League					\$0.00	\$150,000.00	\$150,000.00	\$77,990.00	\$50,000.00
678	New Bedford	First Baptist Church, 149 William Street	E	36	\$1,466,100.00	\$293,220.00	\$1,557,600.00	Sue Richard	Your Theatre, Inc						\$0.00	\$0.00	\$293,220.00	\$250,000.00
491	New Bedford	Manomet Mills - Mill No. 1 (Bays 31 - 55), 200 Riverside Avenue	R	29, 30, 31, 32, 33, 34, 35, 36	\$16,765,095.00	\$3,353,019.00	\$23,170,439.00	Lawrence Curtis	Riverside Lofts Limited Partnership; by: Riverside Lofts GP LLC, its general partner	\$400,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$100,000.00	\$300,000.00	\$1,000,000.00	\$2,353,019.00	\$300,000.00
531	New Bedford	Seamen's Bethel/Mariner's Home, 15 Johnny Cake Hill	Museum, Place of Worship	31, 32, 33, 34	\$1,924,218.00	\$384,843.60	\$2,638,342.00	Fred Toomey	New Bedford Port Society	\$0.00	\$0.00	\$0.00	\$300,000.00			\$300,000.00	\$84,843.60	\$50,000.00
394	Northampton	Gardiner Green Hubbard Hall, 47 Round Hill Rd	R	26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36	\$9,008,000.00	\$1,801,600.00	\$11,580,000.00	Peter Picknelly	Historic Round Hill Summit, LLC c/o OPAL Real Estate Group	\$900,000.00	\$150,000.00	\$200,000.00	\$100,000.00	\$0.00	\$100,000.00	\$1,450,000.00	\$351,600.00	\$100,000.00
589	Northampton	Gawith Hall, 46 Round Hill Road	R	33, 34, 35, 36	\$8,471,585.00	\$1,694,317.00	\$9,948,000.00	Peter Picknelly	Historic Round Hill Summit, LLC c/o OPAL Real Estate Group		\$0.00	\$300,000.00	\$300,000.00	\$300,000.00	\$200,000.00	\$800,000.00	\$894,317.00	\$200,000.00
590	Northampton	Skinner Hall, 54 Round Hill Road	R	33, 34, 35, 36	\$2,958,066.00	\$591,613.20	\$3,666,000.00	Peter Picknelly	Historic Round Hill Summit, LLC c/o OPAL Real Estate Group		\$0.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$300,000.00	\$291,613.20	\$100,000.00
639	Oak Bluffs	Wesley Hotel, 70 Lake Avenue		35, 36	\$1,902,625.00	\$380,525.00	\$8,825,625.00	Rich Cooper	Wesley MV OpCo LLC					\$0.00	\$100,000.00	\$100,000.00	\$280,525.00	\$100,000.00
640	Pittsfield	White Terrace Apartments, 592-596 North Street	C, R	35, 36	\$8,220,000.00	\$1,644,000.00	\$8,920,000.00	Madeline C. Culpo	White Terrace Realty, Inc.				\$0.00	\$0.00	\$0.00	\$0.00	\$1,644,000.00	\$400,000.00
591	Plymouth	Plymouth Post Office Building, 6 Main Street Extension	C, R	33, 34, 35, 36	\$3,610,300.00	\$722,060.00	\$5,160,450.00	George N. Vasvatekis	1620 Capital, LLC.			\$0.00	\$0.00	\$0.00	\$100,000.00	\$100,000.00	\$622,060.00	\$300,000.00
592	Salem	Congress and Dow Apartments, 105 - 109 Congress Street	R	33, 34, 35, 36	\$2,310,967.00	\$462,193.40	\$3,249,536.00	Mickey Northcutt	Congress & Dow, LLC			\$0.00	\$100,000.00	\$75,000.00	\$50,000.00	\$225,000.00	\$237,193.40	\$100,000.00
593	Salem	Congress and Dow Apartments, 111 Congress Street	R	33, 34, 35, 36	\$2,376,484.00	\$475,296.80	\$3,500,765.00	Mickey Northcutt	Congress & Dow, LLC			\$50,000.00	\$100,000.00	\$75,000.00	\$50,000.00	\$275,000.00	\$200,296.80	\$50,000.00
594	Salem	Congress and Dow Apartments, 52 - 60 Dow Street	R	33, 34, 35, 36	\$5,187,198.00	\$1,037,439.60	\$7,963,973.00	Mickey Northcutt	Congress & Dow, LLC			\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$350,000.00	\$687,439.60	\$100,000.00
325	Springfield	Court Square Building, 13-31 Elm Street	R, O, C	23, 24, 25, 26, 27, 28, 29, 30, 31	\$29,580,530.00	\$5,916,106.00	\$32,543,000.00	Peter Picknelly	Historic Court Square LLC	\$1,800,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$2,800,000.00	\$3,116,106.00	\$200,000.00
642	Springfield	Maple Commons Apartments - Building 1, 24-26 High Street	R	35, 36	\$3,710,447.00	\$742,089.40	\$4,578,967.00	Gordon Pulsifer	Maple Green Limited Partnership (Maple Green LLC its General Partner)					\$0.00	\$0.00	\$0.00	\$742,089.40	\$300,000.00
643	Springfield	Maple Commons Apartments - Building 2, 25-31 High Street	R	35, 36	\$3,710,447.00	\$742,089.40	\$4,578,967.00	Gordon Pulsifer	Maple Green Limited Partnership (Maple Green LLC its General Partner)					\$0.00	\$100,000.00	\$100,000.00	\$642,089.40	\$250,000.00
644	Springfield	Maple Commons Apartments - Building 3, 33-35 High Street	R	35, 36	\$4,081,491.00	\$816,298.20	\$5,036,863.00	Gordon Pulsifer	Maple Green Limited Partnership (Maple Green LLC its General Partner)					\$0.00	\$100,000.00	\$100,000.00	\$716,298.20	\$300,000.00
645	Springfield	Maple Commons Apartments - Building 4, 52 High Street	R	35, 36	\$2,968,357.00	\$593,671.40	\$3,663,173.00	Gordon Pulsifer	Maple Green Limited Partnership (Maple Green LLC its General Partner)					\$0.00	\$100,000.00	\$100,000.00	\$493,671.40	\$200,000.00
646	Springfield	Maple Commons Apartments - Building 5, 56 High Street	R	35, 36	\$2,968,357.00	\$593,671.40	\$3,663,173.00	Gordon Pulsifer	Maple Green Limited Partnership (Maple Green LLC its General Partner)					\$0.00	\$100,000.00	\$100,000.00	\$493,671.40	\$200,000.00
647	Springfield	Maple Commons Apartments - Building 6, 57-59 High Street	R	35, 36	\$2,968,357.00	\$593,671.40	\$3,663,173.00	Gordon Pulsifer	Maple Green Limited Partnership (Maple Green LLC its General Partner)					\$0.00	\$100,000.00	\$100,000.00	\$493,671.40	\$200,000.00
648	Springfield	Maple Commons Apartments - Building 7, 61 High Street	R	35, 36	\$1,484,179.00	\$296,835.80	\$1,831,587.00	Gordon Pulsifer	Maple Green Limited Partnership (Maple Green LLC its General Partner)					\$0.00	\$100,000.00	\$100,000.00	\$196,835.80	\$100,000.00
649	Springfield	Maple Commons Apartments - Building 9, 86-92 School Street	R	35, 36	\$2,968,357.00	\$593,671.40	\$3,663,173.00	Gordon Pulsifer	Maple Green Limited Partnership (Maple Green LLC its General Partner)					\$0.00	\$0.00	\$0.00	\$593,671.40	\$250,000.00
651	Springfield	The Saint James, 573 State Street / 5 Oak Street	R	35, 36	\$4,647,464.00	\$929,492.80	\$7,082,872.00	Paul Oldenburg	Saint James Commons Associates					\$400,000.00	\$200,000.00	\$600,000.00	\$329,492.80	\$300,000.00

