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Secretary of the Commonwealth

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May 16, 2014

**SECRETARY GALVIN TO PRESENT 2014 HISTORIC PRESERVATION AWARD TO  
HAYDEN BUILDING, BOSTON**

Secretary of the Commonwealth William F. Galvin, Chairman of the Massachusetts Historical Commission, announces the selection of the Hayden Building, Boston (Downtown), to receive a 2014 Massachusetts Historical Commission Historic Preservation Award.

“The Massachusetts Historical Commission is proud to recognize the extraordinary accomplishments of this year’s awardees,” said Secretary Galvin. “The projects the Commission is recognizing this year are particularly diverse and represent the many creative ways that significant historic resources are being preserved across the Commonwealth. After decades of perseverance, the Hayden Building, the only remaining commercial design in Boston by master H. H. Richardson, and a building that many now consider the prototype for the modern skyscraper, is truly a preservation success story.”

The Hayden Building, located in downtown Boston on Washington Street, is the city’s only surviving example of commercial architecture by preeminent American architect Henry Hobson Richardson, whose Richardsonian Romanesque style influenced generations of architects. Richardson designed the narrow, five-story structure for his father-in-law John C. Hayden in 1875. Over its history, the building housed a variety of establishments, including a tailor shop, dental office, jewelers, an Army/Navy store, a record shop, and an adult peepshow venue. Falling into obscurity during the Combat Zone’s heyday, the building was rediscovered as Richardson’s work in 1973.

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Despite being designated a City of Boston Landmark in 1977, the Hayden Building experienced a ten-year period of vacancy in the 1980s and early 1990s, and a fire destroyed its interior, leaving it structurally unsound and open to the elements. After the fire, the building was threatened with condemnation, at which point Historic Boston Incorporated (HBI) intervened by purchasing it and the adjacent building. HBI then accomplished structural stabilization, exterior envelope repairs, and preparation of the first floor for commercial activity, aided by a grant from the Massachusetts Preservation Projects Fund.

While HBI saved the Hayden Building from demolition in 1993, they could not complete the upper floors, as the neighborhood's reputation made funding such a project challenging. By 2010, however, the neighborhood's revitalization allowed HBI to sell its interests in the non-historic adjacent building and reinvest the funds in the Hayden's long-empty upper stories. The rehabilitation of the four upper floors not only completed a preservation effort nearly two decades in the making, but also created four rental apartments that will provide ongoing revenue for HBI's future preservation activities. The project was supported by Massachusetts Historic Rehabilitation Tax Credits.

The recently completed project included cleaning interior brick, reinforcing roof framing, and reconfiguring interior lateral bracing to accommodate useable space and meet code. The design team planned luxury rental units that acknowledge and complement the building's historic character with 21<sup>st</sup>-century design and amenities. Exterior rehabilitation included thorough masonry work, a new roof membrane and perimeter coping, new secondary egress off the south wall to bring the building up to code, and a reopened original entry on Lagrange Street. All windows were rebalanced and repaired as needed, and painted to match samples on file at the Boston Landmarks Commission. The final project achieved LEED Platinum certification for sustainability and energy efficiency.

This is the 36<sup>th</sup> year of MHC's Preservation Awards program. Projects are considered annually for awards in the categories of Rehabilitation and Restoration, Adaptive Reuse, Education and Outreach, Archaeology, Stewardship, and Landscape Preservation. Individuals are considered in the categories of Individual Lifetime Achievement and Local Preservationist. Secretary Galvin serves as the chair of the 17-member Massachusetts Historical Commission.

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Secretary Galvin presented the awards this afternoon, May 16, in a ceremony at the Massachusetts Archives Building, 220 Morrissey Blvd., Dorchester. The Hayden Building in Boston (Downtown) is one of 10 projects, individuals, and organizations to be honored.

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