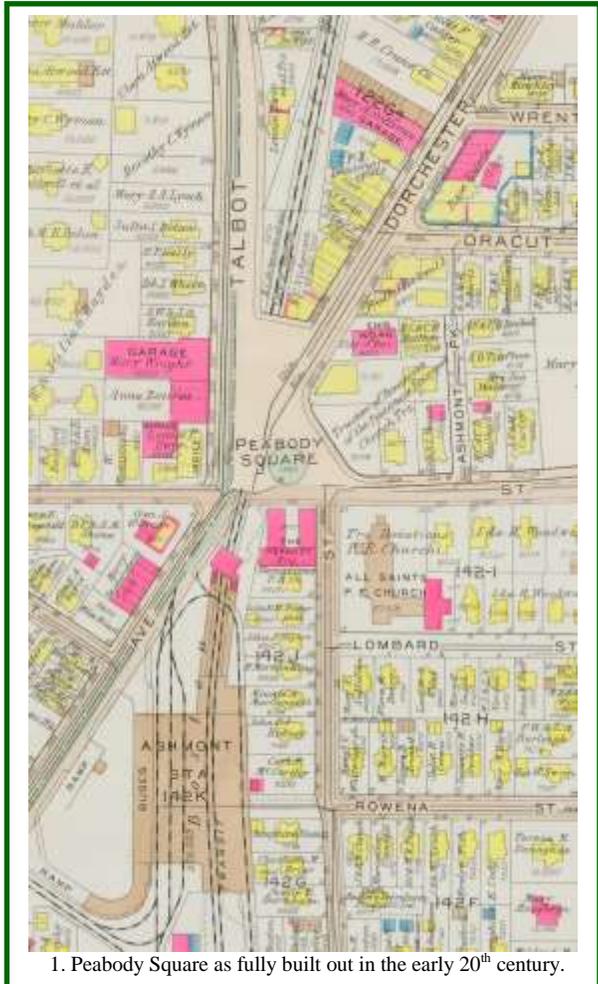
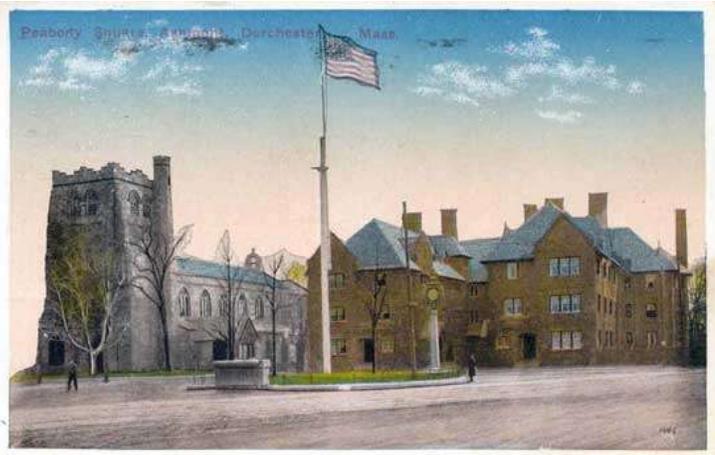


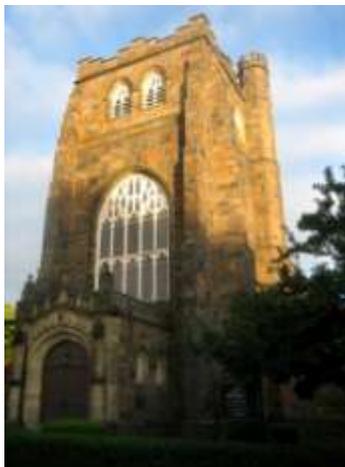
IMAGES OF PEABODY SQUARE, DORCHESTER



1. Peabody Square as fully built out in the early 20th century.



2. Historic post card showing All Saints, the Peabody Apartments, and the clock.



3. All Saints Church tower today.



4. The clock and the Peabody Apartments.



5. The Hotel Argyle and the Ashmont Block.



6. O'Brien's Market.



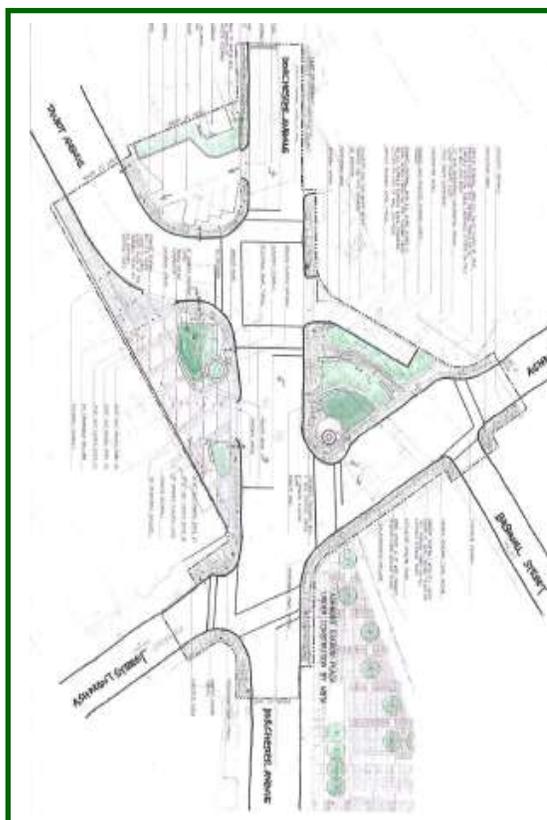
7. The re-born Ashmont Grill.



8. New Ashmont Station entrance, from Peabody Square.



9. Rendering of The Carruth, Trinity Financial.



10. Proposed street pattern reconfiguration for Peabody Square, spring, 2009.

For more information about the history of and ongoing development in Peabody Square, visit www.smams.org or www.dorchesteratheneum.org

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HIGHLIGHTS IN THE HISTORY OF PEABODY SQUARE, DORCHESTER

- 1630** Town of Dorchester founded, just before Boston.
- 1804** Dorchester Turnpike laid out as a toll road from Milton to Boston; made a “free way” and renamed Dorchester Avenue in 1854.
- 1849** Ashmont Street laid out from Washington Street to Neponset Avenue.
- 1870** Dorchester annexed by the City of Boston.
- 1872** Shawmut Branch Railroad, part of the Old Colony Railroad, is set out through the area, sparking new development.
- 1884** O’Brien’s Market built, to design of Whitney Lewis, on southwest corner of Square.
- 1888 - 1892** Hotel Argyle, Ashmont Block, and stable built on Ashmont Street on western edge of Square.
- 1891** City of Boston lays out Talbot Avenue.
- 1892** Construction begins on All Saints Church, Episcopal, to design of Ralph Adams Cram and Bertram Grosvenor Goodhue; benefactors are Colonel Oliver W. and Mary Lothrop Peabody.
- c. 1892** Col. Peabody buys land to east and south of Dorchester Ave./Ashmont Street/Talbot Ave. intersection; donates land at intersection to be used as a park, initially a modest, circular green.
- 1893** City names area Peabody Square, in honor of Col. Peabody’s gift.
- 1894 - 1897** New train station built at north end of Square; Richardsonian Romanesque in design.
- 1895** City builds firehouse, to design of Edmund March Wheelwright, at northeast corner of Square.
- 1895 - 1896** Col. Peabody builds Peabody Apartments on southeast corner of Square, to design of Edwin J. Lewis; this fine building was intended to help shield All Saints from the bustle of Dorchester Ave.
- 1899** Col. Peabody’s brother gives the Square’s granite basin and drinking fountain—one spout for people, and one for horses—in memory of the Colonel, who died in 1896.
- 1909** City installs the 15 foot tall, four-face monument clock, manufactured by the E. Howard Company, with a case designed by architect William D. Austin.
- 1928** Train station on north side of Square torn down; new headhouse and massive, multi-modal shed station are built by the MBTA on the south side of the Square.
- 1940s** The Englewood, a 1941 Sterling diner, is placed on the site of old train station.
- 1970s** Englewood Apartments built on site of diner, which was moved, and went on to movie stardom.
- late 1970s** Ashmont Station rehabbed, its old headhouse torn down, and the station entrance moved south.
- 1983** Monument clock designated a City of Boston Landmark, and undergoes limited repair work funded by the Edward Ingersoll Browne Fund.
- 1993** Friends of Peabody Square formed to help make improvements to park in honor of its centennial.
- 1999** Friends of Peabody Square (“Friends”) re-formed and advocates a complete restoration of clock and substantial improvements to the park and infrastructure of the Square.
- 1999** St. Mark’s Area Main Streets (SMAMS) founded to help revitalize the business district along Dorchester Ave. from Melville Ave. to Ashmont Station. See www.smams.org for more info.
- 2000 - 2006** Community advocacy efforts coalesce to rehabilitate Dorchester’s four Red Line T stations. Separate community advisory groups eventually formed to focus on each station. MBTA commits funding for the design and construction of projects in 2005.
- 2002** Balzer Family Clockworks moves clock to their Maine workshop, restores it to mechanical action, and reinstalls it in the Square. \$50K restoration funded by the Browne Fund and the city’s Neighborhood Improvements through Capital Expenditures (N.I.C.E.) Program.
- 2003** Friends advocate complete replanting of park; local landscape designer Maryellen Sullivan donates design; Browne Fund provides \$10K for sitework and new plantings installed to Sullivan design.
- 2003 - 2004** SMAMS and Friends sponsor community meetings and charrettes to generate ideas for larger improvements to Square.
- 2004** SMAMS hires Gail Sullivan Associates to run a formal community visioning process to further refine and develop ideas for improvements; identified four scenarios for reconfiguring traffic patterns; process funded by a \$24K technical assistance grant from Boston Main Streets.
- 2004** Mayor Menino awards SMAMS a \$150K grant to complete a traffic engineering study and to develop buildable designs for a reconfiguration of the Square; MBTA also contributes \$25K.
- 2004 - 2005** Community lobbies MBTA to create a transit oriented development parcel on underused land at Ashmont Station; T approves idea, and awards development through an rfp process to Trinity Financial for The Carruth—a 6-story, mixed-use building using green design elements.
- 2005** Noted chef and Ashmont Hill resident Chris Douglass buys the Ashmont Grill and transforms it into a hip, high-quality restaurant and neighborhood meeting place.
- 2006** Ashmont Station project begins with demo of old station. Construction begins on The Carruth.
- 2006 - 2007** Design process for Square reconfiguration carried out with a community committee, the Boston Transportation Department, Judith Nitsch Engineering, and Carol R. Johnson Associates.
- 2007** SMAMS district named a site for the Charles River Watershed Association’s Green Street Pilot Demonstration Project. See www.crwa.org for more info.
- 2008** The Carruth completed; residential units occupied; Wainwright Bank, Flat Black Coffee, At Home Real Estate, Tavolo (a new Italian restaurant by Chris Douglass), and SMAMS office all open.
- 2010** Ashmont sculptor Joe Wheelwright’s bronze “Sleeping Moon” is installed on the T plaza after a community process and fundraising effort led by the Dorchester Arts Collaborative and SMAMS.
- 2010** Planning for the restoration of All Saints underway; architects begin historic structure report.
- 2010-2011** Peabody Square infrastructure reconstruction is completed; new traffic pattern, pedestrian amenities, and green spaces represent a major improvement to the neighborhood.
- 2011** Ashmont Station completed; plaza linking station with Square becomes permanent home to the Ashmont/Peabody Square Farmer’s Market, run by SMAMS.