



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Mailing Address:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____

COMPLETE ON _____

SIGNIFICANT _____

HEARING DATE _____

PLEASE PRINT LEGIBLY. SCAN AND EMAIL TO BLC@BOSTON.GOV

I. PROPERTY ADDRESS _____ Combined Lot: 39 - 45 Dudley Street + 51 Dudley Street, Boston, MA 02119
 49 Dudley Street _____ ZIP CODE _____
 NAME of PROPERTY _____

The names, phone numbers, postal and email addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicant.

II. APPLICANT _____

Minkoo Kang (Placetaylor)	Project Manager		
CONTACT NAME	RELATIONSHIP TO PROPERTY		
103 Terrace Street, 2nd Floor	Boston	MA	02120
MAILING ADDRESS	CITY	STATE	ZIP CODE
917 - 378 - 4843	kang@placetaylor.com		
PHONE	EMAIL		
Masonic Nubian LLC	Evan Smith		
PROPERTY OWNER	CONTACT NAME		
103 Terrace Street, 2nd Floor	Boston	MA	02120
MAILING ADDRESS	CITY	STATE	ZIP CODE
617 - 639 - 0633	smith@placetaylor.com		
PHONE	EMAIL		

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? _____ Yes _____
 IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS Received zoning rejection by the ISD. Currently the project is reviewed by the neighborhood groups, ZBA hearing date TBD
 (If necessary, attach additional pages to provide more information.)

IV. DESCRIPTION OF PROPOSED DEMOLITION: (REQUIRED)

A BRIEF OUTLINE OF THE PROPOSED WORK **MUST** BE GIVEN IN THE SPACE PROVIDED BELOW. Describe the structure(s) to be demolished, including the number of existing housing units, and the number of new housing units to be constructed. Attachments are required to show details about the proposed project.

The proposed project for demolition sits on two lots with a combined area of 9,260 square feet. The site is located at 39-45 Dudley street and 51 Dudley street. The 2 story building was constructed circa 1895. It has a gross building area of 3,850 square feet. The building sits on an excavated and partially finished basement. Due to the level difference, the building is seen as 2 stories from Dudley street and a single story from Kenilworth Street. The building is wood framed with brick exteriors and a flat roof system. Interior finishes include drywall wallboard systems, drop ceilings, and vinyl tiles floors. A wood-framed deck is added to the building on the side of the Dudley/Kenilworth street corner. Previously the building was occupied by a single tenant used as a religious facility. Currently, the building is vacant, showing clear signs of deterioration that are unfit for occupancy. The property was listed on the Lead-MA database; the entry was submitted on 1994-02-10. Additional photos showing the current spatial condition are attached to this form.

According to the interactive map provided by the Massachusetts Historical Commission (<https://maps.mhc-macris.net/>), the property was designated as National Register Determination of Eligibility (NRDOE) in 1977 and National Register District (NRDIS) in 1989. It further notes that the building has been altered beyond recognition, but it is considered an English Revival architecture style.

A new development is proposed to construct a three-story building containing 22 residential units and 2,460 square feet of community space. The project will create three (3) affordable units at 80% AMI and is in very close proximity to the Nubian Station MBTA silver line stop. The building will be hyper energy-efficient, following the passive house guideline. The project also includes an expansion of the sidewalk and public realm. These public realm improvements are intended to increase outdoor seating and visitor bike storage and make the nearby road crossings safer for tenants and neighbors.

V. REQUIRED DOCUMENTATION: The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process.

- 1. PHOTOGRAPHS:** *Current, clear, high-quality color photographs of the property, properties affected by the proposed demolition, and surrounding areas must be labeled with addresses and dates.* Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable. There are no file size limits in the application, but a file size less than or equal to 20MB per photograph is preferred.**
- 2. MAP:** A *current and clear* map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be a full-page-sized street map, such as from a BPDA locus map or an internet mapping site.
- 3. PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
- 4. PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.)
- 5. PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

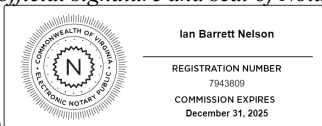
NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

VI. NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

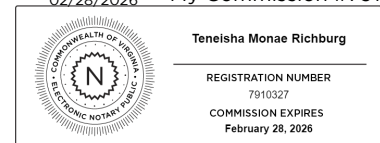
The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT Minkoo Kang OWNER* [Signature]
 PRINT Minkoo Kang (Placetailor) PRINT Evan Smith (Masonic Nubian LLC)
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 21st day of April, 2022, before me, the undersigned Notary Public, personally** appeared Minkoo Kang (name of document signer), proved to me through satisfactory evidence of identification, which were Republic of Korea Passport, to be the person whose name is signed on the preceding or attached document in my presence.
Ian Barrett Nelson (official signature and seal of Notary)
 My Commission expires: 12/31/2025



State: VA & County: Prince William (SS)
 On this 19th day of April, 2022, before me, the undersigned Notary Public, personally** appeared Evan Smith (name of document signer), proved to me through satisfactory evidence of identification, which were Driver License, to be the person whose name is signed on the preceding or attached document in my presence. Acknowledged before me TMR
Teneisha Monae Richburg (official signature and seal of Notary)
 My Commission expires: 02/28/2026 My Commission #7910327



Notarized online using audio-video communication

**During the declared state of emergency due to COVID-19, digital notarization is allowed.

Notarized online using audio-video communication

Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.

39-45 & 51 DUDLEY ST.

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MAPS & PLOT PLAN



Zoning Viewer | Address or Parcel ID...

0903229000

Regulations may apply! Please contact us for more detail.

See Street View by StreetSmart

Assessing

Parcel ID: 0903229000
 Address: 39 45 DUDLEY ST, 02119
 Owner: MASONIC DUDLEY LLC
 Assessor's Report
 Property Viewer

Zoning

Zoning District: Roxbury Neighborhood
 Zoning SubDistrict: 3F-4000
 Subdistrict Type: Three-Family Residential
 Zoning Overlays: Boulevard Planning District, Neighborhood Design Overlay District
 Map No. 6A-6C
 Article 50 (Table)

Others

Boston MHC Historic Inventory Areas

Esri Community Maps Contributors, Harvard University, City of Boston, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Zoning Viewer | Address or Parcel ID...

0903228000

Regulations may apply! Please contact us for more detail.

See Street View by StreetSmart

Assessing

Parcel ID: 0903228000
 Address: 51 DUDLEY ST, 02119
 Owner: MASONIC DUDLEY LLC
 Assessor's Report
 Property Viewer

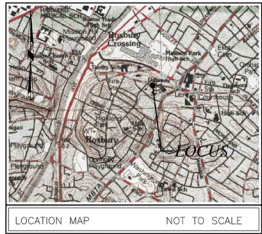
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Esri Community Maps Contributors, Harvard University, City of Boston, MassGIS, © OpenStreetMap, Microsoft, Esri Canada, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



RECORD OWNER:

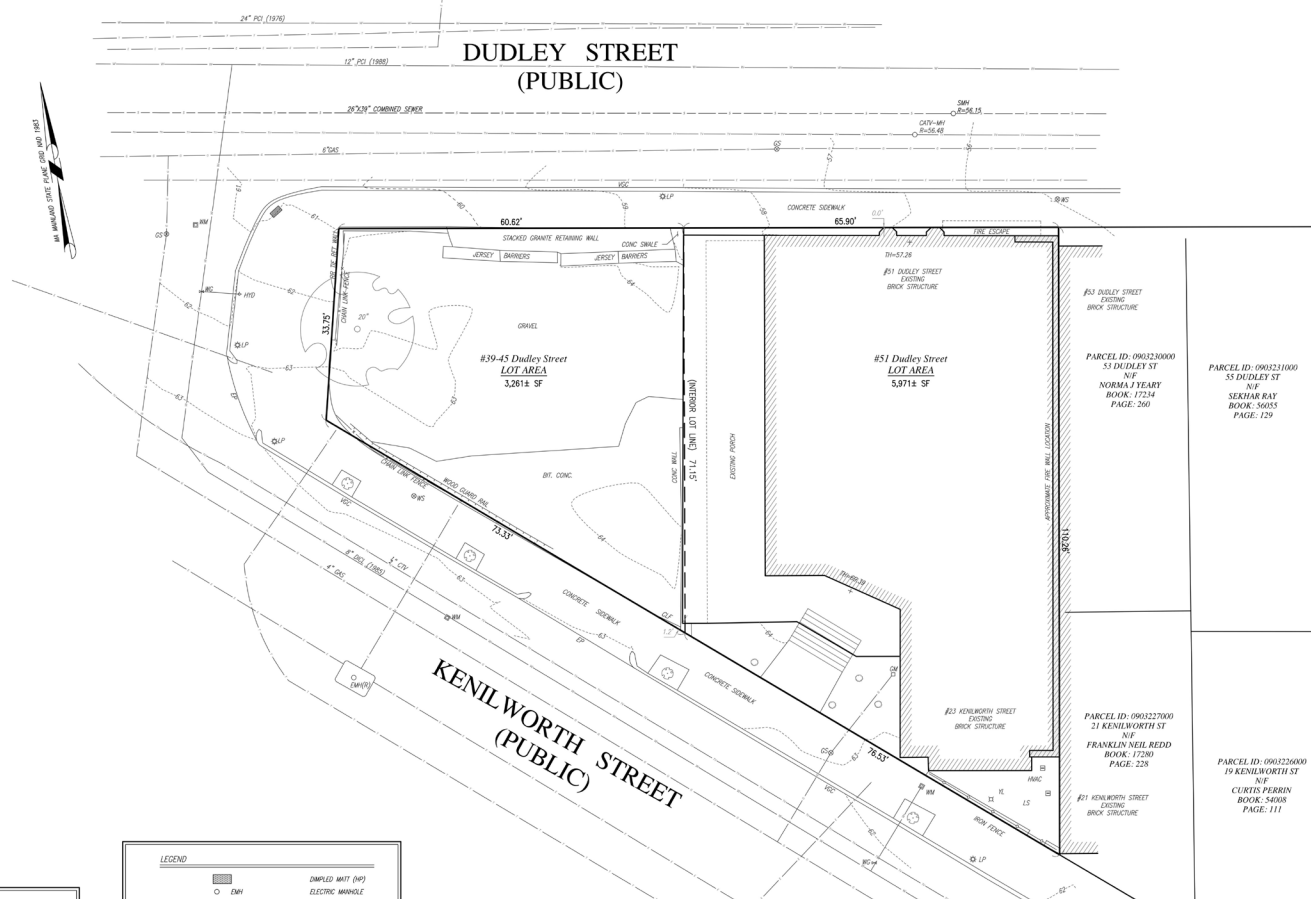
PARCEL ID: 090328000
 39-45 DUDLEY STREET (VACANT)
 PARCEL ID: 090329000
 51 DUDLEY STREET
 MASONIC DUDLEY, LLC
 183 WEST CANTON STREET
 BOSTON, MA 02116
 DEED BOOK 62393 PAGE 202

NOTES:

1. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS, SEPTEMBER OF 2021.
2. ALL ELEVATIONS ARE BASED ON THE BOSTON CITY BASE (B.C.B.)
3. SUBJECT SITE IS IN THE "ROXBURY NEIGHBORHOOD" DISTRICT AS DEPICTED ON THE BOSTON PLANNING AND DEVELOPMENT AGENCY ZONING VOWER.
4. SUBJECT SITE IS IN THE "BOSTON MHC HISTORIC INVENTORY AREA."
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP NO. 2202(00075), WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2016, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



LEGEND

□ DM	DIMPLED MANHOLE
□ GM	ELECTRIC MANHOLE
□ GS	GAS METER
□ GS	GAS SERVICE
□ AC	FRANC SWIFT
+ HD	PAVE SIGNPOST
○ LP	LIGHT POLE (PUBLIC)
○ MH	MANHOLE (UNNAMED)
○ SHWB	SHRUB
○ SHW	SEWER MANHOLE
+ TW	TREES
○	DECIDUOUS TREE
+ WG	WATER GATE
□ WM	WATER METER
○ WS	WATER SERVICE
□ LL	LAND LIGHT
—	IRON FENCE
—	CHAIN LINK FENCE
—	CONTOUR LINE
—	LANDSCAPE AREA
—	BUILDING OVERHANG
—	ELECTRIC LINE
—	GAS LINE
—	GUARD RAIL
—	WATERWAY
—	SAWTOOTH SEWER
—	CABLE CONDUIT

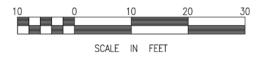
ZONING REQUIREMENTS
 ROXBURY NEIGHBORHOOD DISTRICT
 3F-4.000 ZONING SUBDISTRICT
 MAP NUMBER: 6A/6B/6C
 NEIGHBORHOOD DESIGN REVIEW, BOULEVARD PLANNING & NEIGHBORHOOD DESIGN OVERLAY DISTRICTS

AREA	2,000 SF FOR ONE UNIT
FRONTAGE/WIDTH	25 FEET
BUILDING HEIGHT	35 FEET/ 3 STORIES
MAX. FLOOR AREA RATIO	0.8

MINIMUM YARDS:

FRONT	20 FEET
SIDE	10 FEET
REAR	30 FEET

*REFER TO TABLE F - "ROXBURY NEIGHBORHOOD DISTRICT - RESIDENTIAL SUBDISTRICTS - DIMENSIONAL REGULATIONS" FOR ADDITIONAL REQUIREMENTS AND/OR RESTRICTIONS THAT MAY APPLY.



REVISIONS



DRAWN BY: DB
 DESIGNED BY: ---
 CHECKED BY: DLA

Merrill
 Engineers and Land Surveyors
 427 Union Street, Plymouth, MA 01960 / T: (508) 746-6660
 26 Union Street, www.merrill.com

EXISTING CONDITIONS PLAN
 #39-45 & 51 DUDLEY STREET
 ROXBURY, MASSACHUSETTS 02119
 OWNER/APPLICANT
 PLACETAILED C/O EWIN SMITH, PRESIDENT
 BOSTON, MASSACHUSETTS 02120

NOVEMBER 17, 2021
 SCALE: 1" = 10'
 JOB NO. 21-324
 LATEST REVISION:

SHEET 1 OF 1

PROPERTY SEEN FROM DISTANCE









Site: 39 - 45 & 51 Dudley Street

38 Kenilworth Street

19 - 21 Kenilworth St

ELEVATIONS





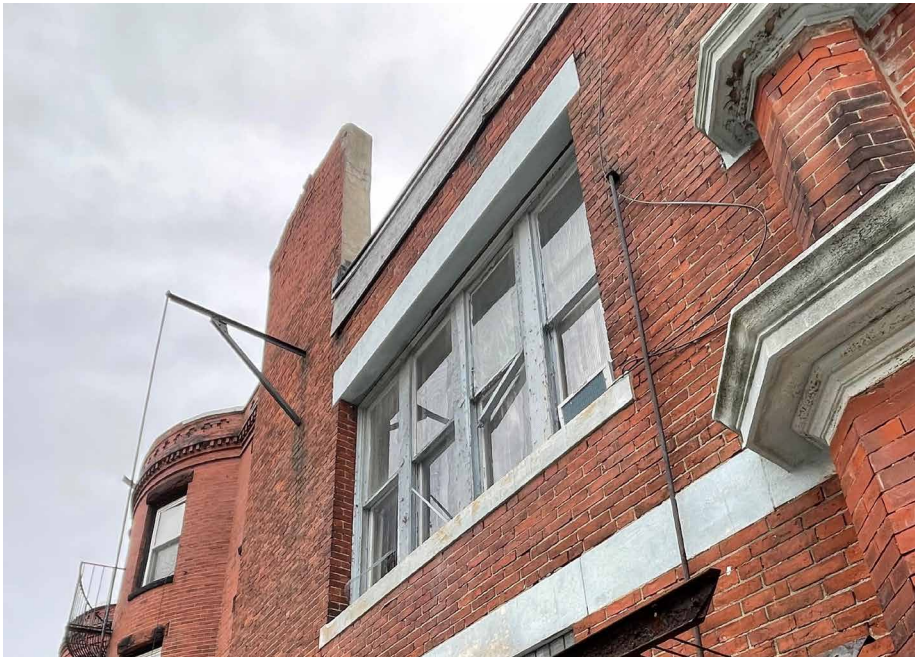


REASON FOR DEMOLITION

Summary of current building issues:

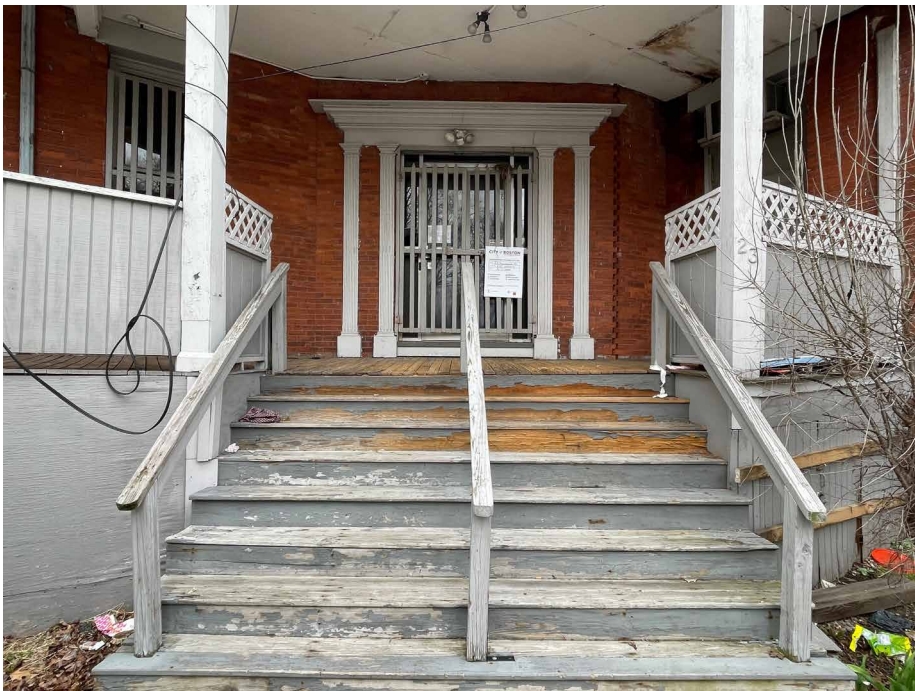
- Unoccupied and poorly managed property: Broken floors and ceilings, etc.
- Building envelope is antiquated, with signs of water and weather damage
- Minimal thermal insulation
- Existing structural members are under-sized
- Current interior stairs exceed rise/run building code requirements

We believe that the building has limited historical significance paired with several building deficiencies. The building has not been used for several years that resulted in further deterioration of the interior space. The anticipated renovation expense will be high to rectify these issues, thus making it not a viable option to preserve the existing building.



Exterior

The building's exterior conditions exhibit failing materials. The wood deck, soffits, and trims are damaged, and the masonry shows signs of water leakage.

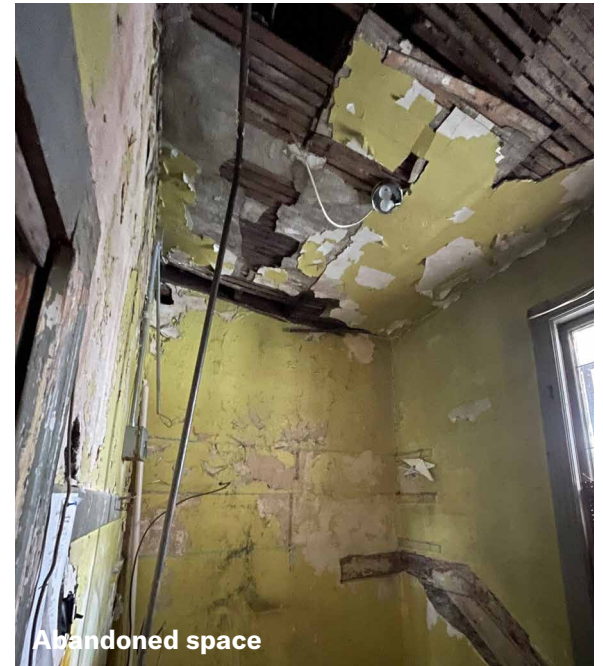




**1st floor office A:
Damaged ceiling, floor, and walls**



**1st floor office B:
Damaged ceiling, floor, and walls**



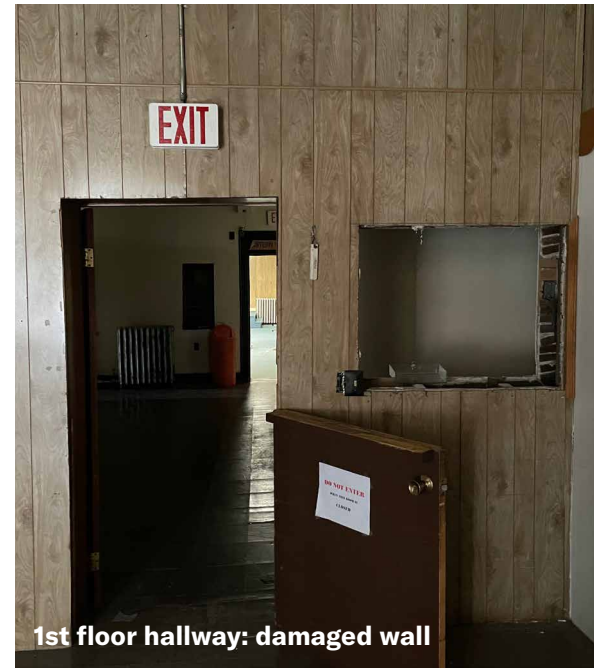
Abandoned space



1st floor lobby

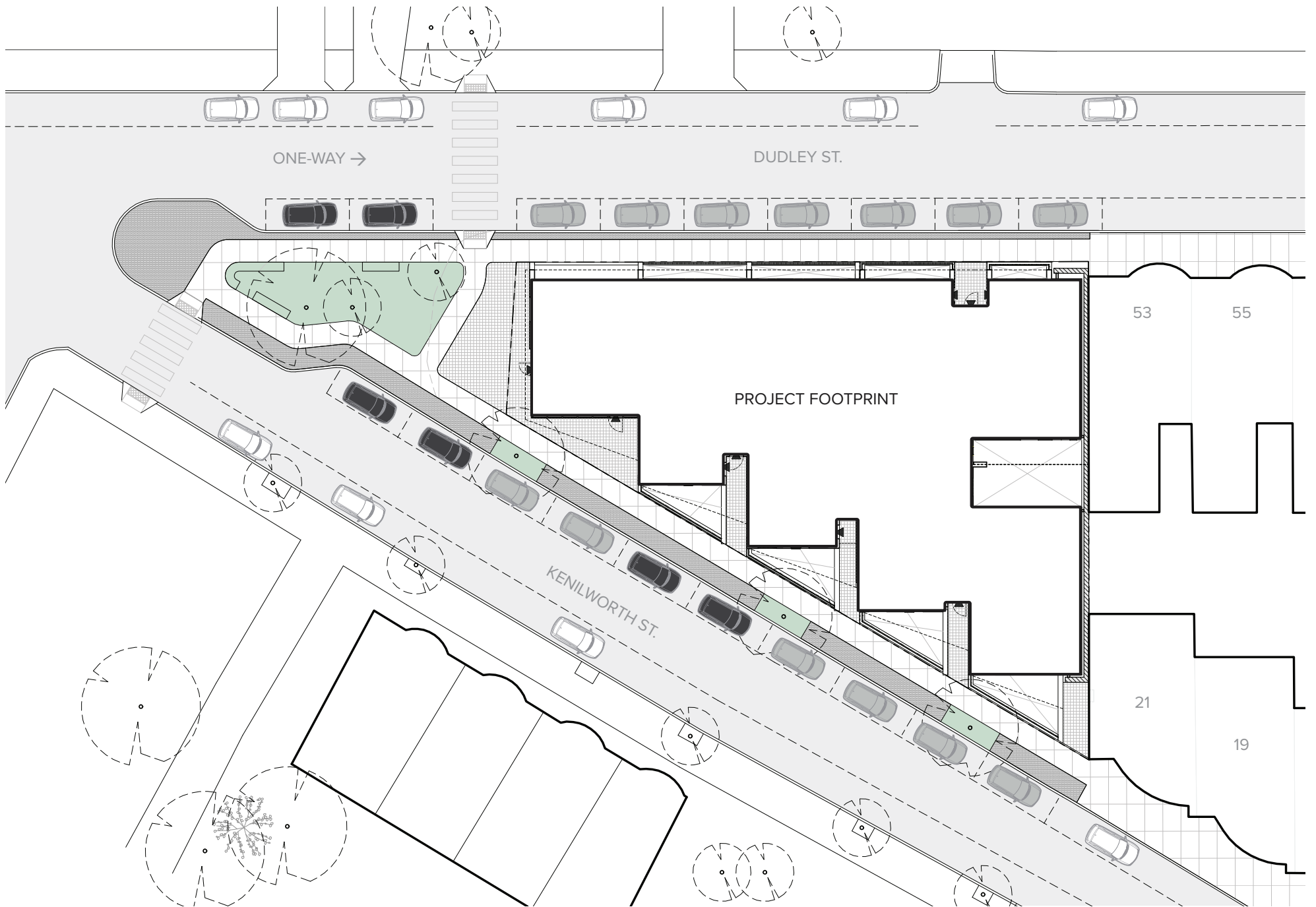


**Unfinished staircase
leading to a dead-end**

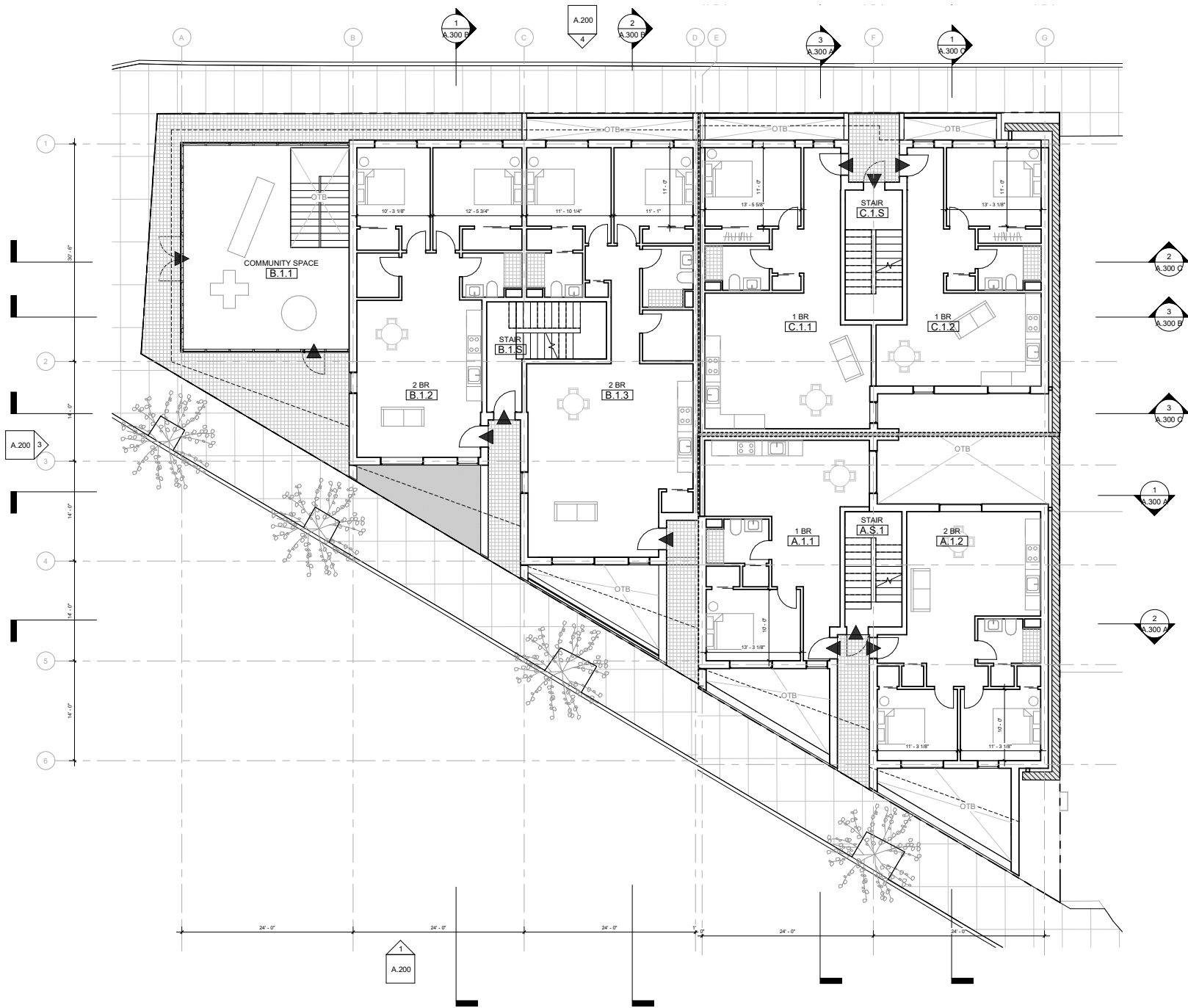


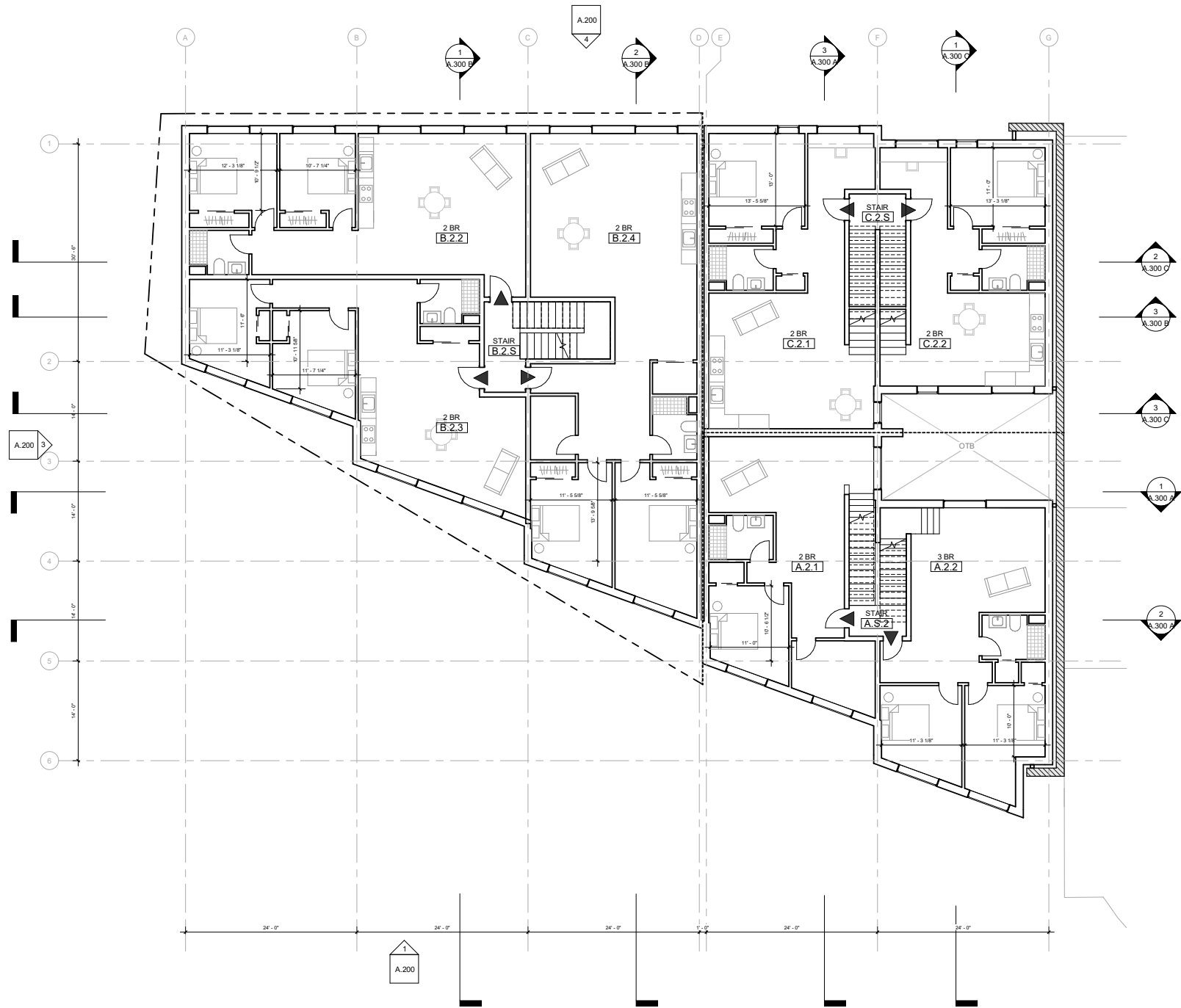
1st floor hallway: damaged wall

PLANS & ELEVATION FOR NEW STRUCTURE



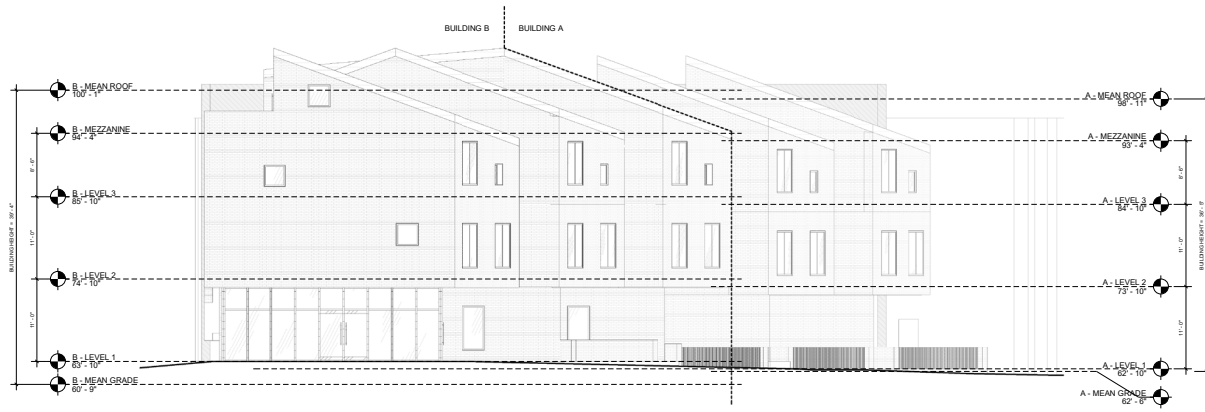








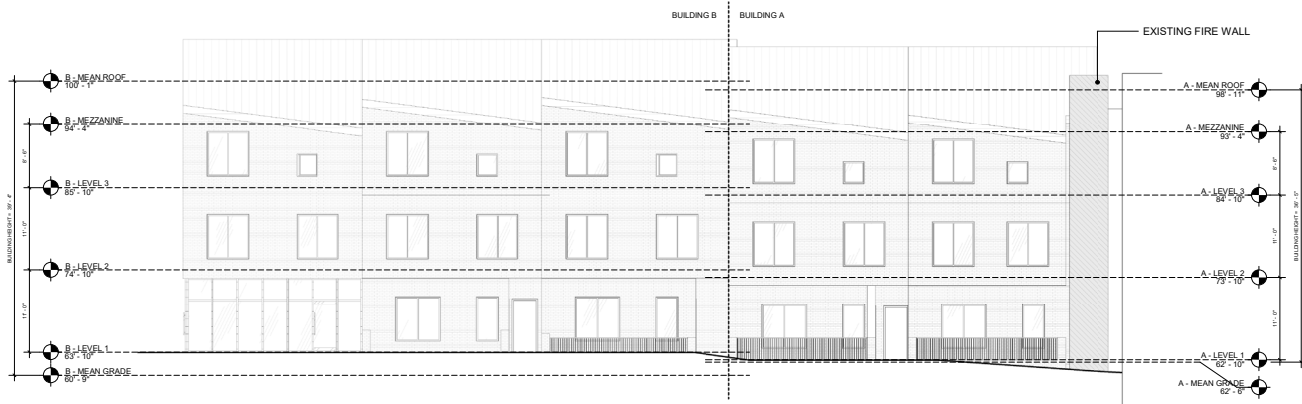




3 CORNER ELEVATION
1/8" = 1'-0"



4 DUDLEY ELEVATION
1/8" = 1'-0"



5 KENILWORTH ELEVATION
1/8" = 1'-0"



PROOF OF OWNERSHIP

Suffolk County Registry of Deeds Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 103984
Document Type : DED
Recorded Date : September 17, 2021
Recorded Time : 11:56:30 AM

Recorded Book and Page : 66307 / 164
Number of Pages(including cover sheet) : 4
Receipt Number : 926034
Recording Fee (including excise) : \$155.00

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 09/17/2021 11:56 AM
Ctrl# Doc# 00103984
Fee: \$.00 Cons: \$10.00

Suffolk County Registry of Deeds
Stephen J. Murphy, Register
24 New Chardon Street
Boston, MA 02114
617-788-8575
Suffolkdeeds.com

3

QUITCLAIM DEED

Masonic Dudley LLC, a duly recognized Massachusetts limited liability company with a principal place of business of 183 West Canton Street, Boston, Massachusetts for consideration paid in the amount of Ten and 00/100 Dollars (\$10.00)

Grant to Masonic Nubian LLC, a duly recognized Massachusetts limited liability company with a principal place of business of 103 Terrace Street, Boston, Massachusetts

With Quitclaim Covenants,

Parcel One

The land with the buildings thereon the southerly side of Dudley Street numbered Thirty-Nine (39), Forty-One (41), Forty-Three (43), and Forty-Five (45) in the numbering of said Dudley Street making the easterly corner of Kenilworth Street, adjoining an estate now or formerly Latvian Welfare Society Daugavas Vanagi of Boston, MA, Inc. (numbered 23 Kenilworth Street), and supposed to contain about thirty-two hundred ninety-five (3,295) square feet.

Said land is situated in Block 132 in the Roxbury District shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

Property Address: 39-45 Dudley Street, Boston, MA 02119

Parcel Two

A certain lot of land with the buildings thereon situated on the Southerly side of Dudley Street, in the Roxbury District of said Boston, containing 5,967 square feet, more or less, and bounded and described as follows:

Northerly: on Dudley Street, 65.90 feet;
Easterly: on land now or late of Wellington, 110.26 feet;
Southwesterly: on Kenilworth Street 76.53 feet; and
Westerly: by land now or late of the Roxbury Gas Light Company 71.15 feet

Property Address: 51 Dudley Street, Boston, MA 02119

Grantor hereby affirms under penalties of perjury that no other party has any other right of homestead, and hereby releases all claims of homestead.

(00046698 -1548/02)

Property Address: 39-45 & 51 Dudley Street, Boston, MA 02119

This conveyance does not constitute all or substantially all of the Grantor's assets located within the Commonwealth of Massachusetts.

Grantor hereby affirms under penalties of perjury that no other party has any other right of homestead, and hereby releases all claims of homestead.

Being the same premises conveyed to the Grantor(s) by deed dated December 19, 2019 and recorded with the Suffolk County Registry of Deeds at Book 62393, Page 199.

Remainder of page intentionally left blank

Witness my hand and seal this 13th day of September, 2021.

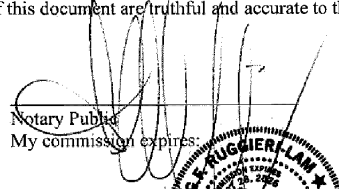
Masonic Dudley LLC


Jeffrey DuBard, Manager

COMMONWEALTH OF MASSACHUSETTS

Norfolk County, ss:

On this 13th day of September, 2021, before me, the undersigned notary public, personally appeared Jeffrey DuBard, Manager, proved to me through satisfactory evidence of identification, which were [] personal knowledge and/or [] photo identification, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose, and swore or affirmed to me that the contents of this document are truthful and accurate to the best of his/her/their knowledge and belief.


Notary Public
My commission expires:



Corporations Division

Business Entity Summary

ID Number: 001517324

[Request certificate](#)

[New search](#)

Summary for: MASONIC NUBIAN LLC

The exact name of the Domestic Limited Liability Company (LLC): MASONIC NUBIAN LLC

Entity type: Domestic Limited Liability Company (LLC)

Identification Number: 001517324

Date of Organization in Massachusetts: 07-23-2021

Last date certain: 01-01-2026

The location or address where the records are maintained (A PO box is not a valid location or address):

Address: 103 TERRACE ST
 City or town, State, Zip code, ROXBURY CROSSING, MA 02120 USA
 Country:

The name and address of the Resident Agent:

Name: EVAN SMITH
 Address: 103 TERRACE ST
 City or town, State, Zip code, ROXBURY CROSSING, MA 02120 USA
 Country:

The name and business address of each Manager:

Title	Individual name	Address
MANAGER	MASONICTAILOR LLC	103 TERRACE ST ROXBURY CROSSING, MA 02120 USA

In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:

Title	Individual name	Address
SOC SIGNATORY	EVAN SMITH	103 TERRACE ST ROXBURY CROSSING, MA 02120 USA
SOC SIGNATORY	COLIN BOOTH	103 TERRACE ST ROXBURY CROSSING, MA 02120 USA

The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:

Title	Individual name	Address

Consent
 Confidential Data
 Merger Allowed
 Manufacturing

View filings for this business entity:

- ALL FILINGS
- Annual Report
- Annual Report - Professional
- Articles of Entity Conversion
- Certificate of Amendment
- Certificate of Organization

[View filings](#)

Comments or notes associated with this business entity:

[New search](#)