



**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: 7 Elmwood Street + 291 Roxbury Street, Boston, MA 02119
 1 Elmwood 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		
Scott Webster & Elmwood Realty Trust	Scott Webster		
PROPERTY OWNER	CONTACT NAME		
1 Elmwood Street	Boston	MA	02119
MAILING ADDRESS	CITY	STATE	ZIP CODE
619 - 325 - 1212	oneelmwood@gmail.com		
PHONE	EMAIL		

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? _____ Yes _____

IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS _____ [BPDA Article 80 \(https://www.bostonplans.org/projects/development-projects/1-elmwood-street\)](https://www.bostonplans.org/projects/development-projects/1-elmwood-street) _____
 (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 5,330 square feet. The site is located at 7 Elmwood street and 291 Roxbury street. The 3 story mixed-use building was constructed circa 1920. It has a gross building area of 3,240 square feet and consists of a restaurant on the 1st floor (Ashur Restaurant), a 4-bedroom, 1½ bathroom house on the 2nd and 3rd (½) level, and some recently finished office space in the basement (about 479 SF). The restaurant tenant holds a short-term lease, and the owner and his family occupy the rest. The building sits on a fully excavated and partially finished basement. The single-story section situated at the site's Roxbury/Elmwood Street corner frontage is wood framed and has a brick exterior. It has a flat roof with a rubber membrane surface, which is beneath a roof deck that is utilized by the upper-level single-family house. The rear building section is 2½ stories, wood-framed, has older composite and vinyl siding and it has a gable roof with an asphalt shingle surface.

A new development project proposes to construct a seven-story building containing 47 compact units, 2,728 square feet of commercial/retail space, and over 4,000 square feet of shared tenant amenities including bike storage, a gym, flex rooms, lounge, and dining area, storage, and a roof deck. The project will create seven (7) affordable units at 80% AMI and is in very close proximity to the Roxbury Crossing MBTA orange line stop. The project has been designed under the Boston Compact Living Pilot Program guidelines, focusing on smaller units, more shared amenities, no parking, and ample bike storage. 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; as well as make the nearby road crossings safer for tenants, neighbors, and the Roxbury Crossing Community College Community. In addition, the project will be a highly energy-efficient building following the passive house guideline and will utilize Cross Laminated Timber (CLT), which will replace the steel and concrete used for the building.

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.

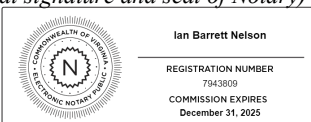
VI. NOTARIZED* SIGNATURES: Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional 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* scott a webster
 PRINT Minkoo Kang (Placetailor) PRINT Scott Webster
 *(If building is a condominium or cooperative, the chairman must sign.)

On this 21st day of April, 20 22 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

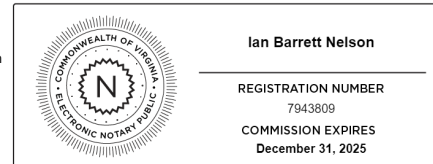


State of Virginia, County of Virginia Beach
 Notarized online using audio-video communication
 7943809

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

On this 21st day of April, 20 22 before me, the undersigned Notary Public, personally** appeared scott a webster (name of document signer), proved to me through satisfactory evidence of identification, which were Massachusetts Driver's License 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 of Virginia, County of Virginia Beach
 Notarized online using audio-video communication
 7943809

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.

1 ELMWOOD ST.

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MAPS & PLOT PLAN



zoning planning & development agency Zoning Viewer 1 elmwood street

0903432001

Regulations may apply! Please contact us for more detail.

See Street View by StreetSmart

Assessing

Parcel ID 0903432001
Address 291 ROXBURY ST., 02119
Owner ELMWOOD STREET REALTY TRUST
[Assessor's Report](#)
[Property Viewer](#)

Zoning

Zoning District Roxbury Neighborhood
Zoning SubDistrict COMMUNITY COLLEGE CF
Subdistrict Type Community Facilities
Zoning Overlays None
Map No. 6A-6C
Article 50 (Table)

Others

Boston MHC Historic Inventory Areas

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

zoning planning & development agency Zoning Viewer

0903433000

Regulations may apply! Please contact us for more detail.

See Street View by StreetSmart

Assessing

Parcel ID 0903433000

Address 7 ELMWOOD ST., 02120

Owner WEBSTER SCOTT A

[Assessor's Report](#)

[Property Viewer](#)

Zoning

Zoning District Roxbury Neighborhood

Zoning SubDistrict COMMUNITY COLLEGE CF

Subdistrict Type Community Facilities

Zoning Overlays Urban Renewal Area Overlay District

Map No. 6A-6C

Article 50 (Table)

Others

Boston MHC Historic Inventory Areas

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

PROPERTY SEEN FROM DISTANCE







ELEVATIONS









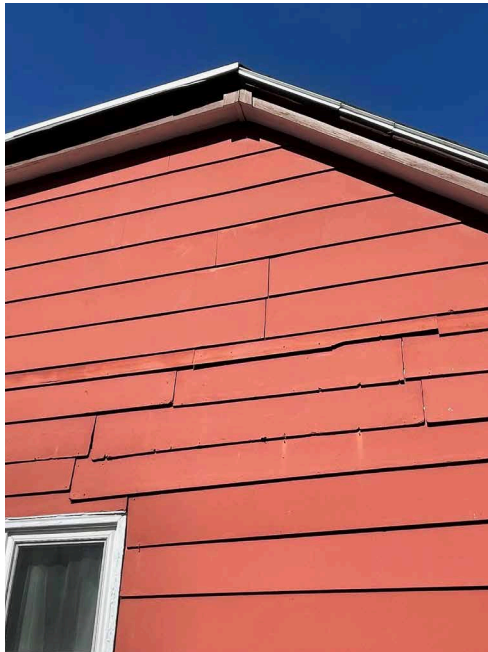
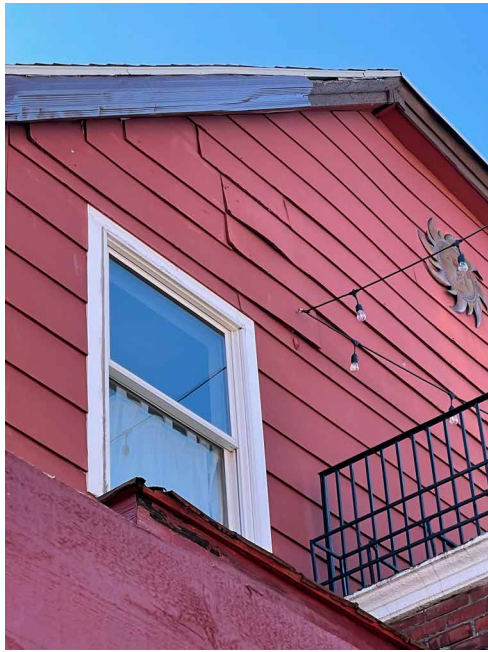
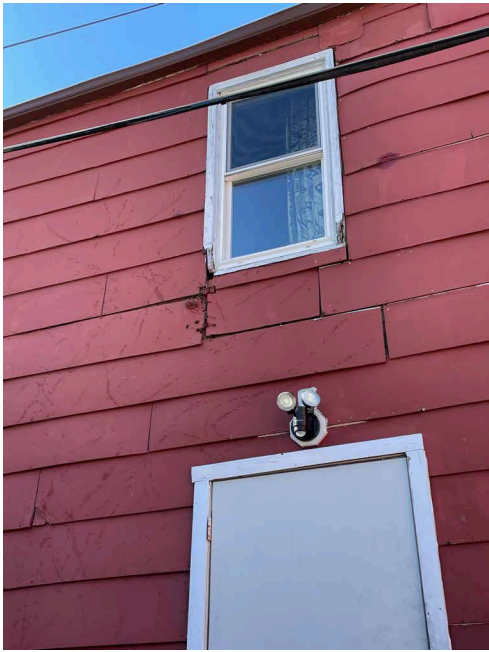


REASON FOR DEMOLITION

Summary of current building issues:

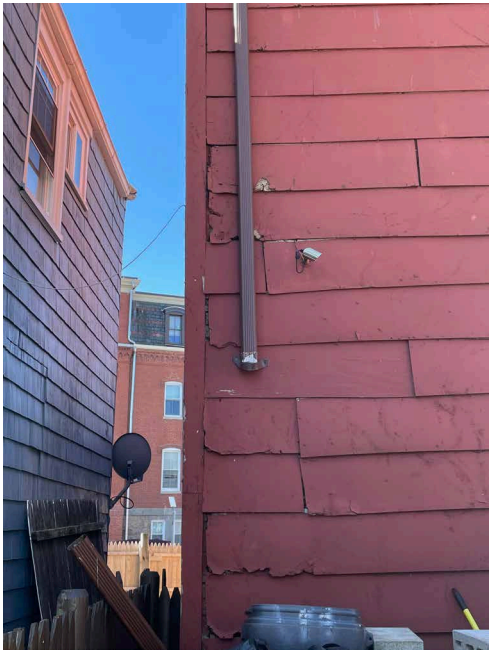
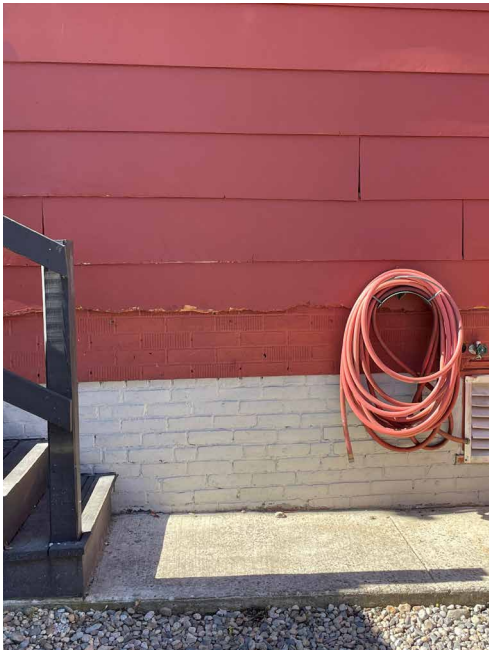
- Building envelope is antiquated, with signs of water and weather damage
- Minimal thermal insulation
- Existing structural members are under-sized
- Current interior stairs exceed rise/run building code requirements

We believe that the building has limited historical significance paired with several current building deficiencies. The anticipated renovation expense will be high to rectify these issues, thus making it not a viable option to preserve the existing building.



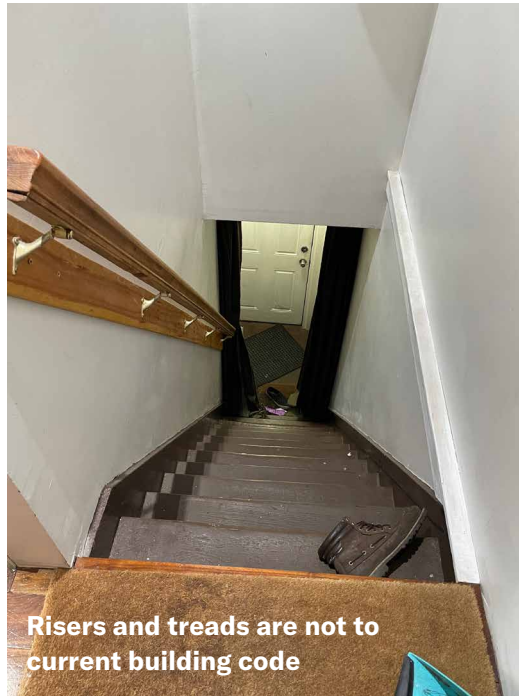
Exterior

The building's exterior conditions exhibit failing materials and outdated siding, soffits, and trims damaged.

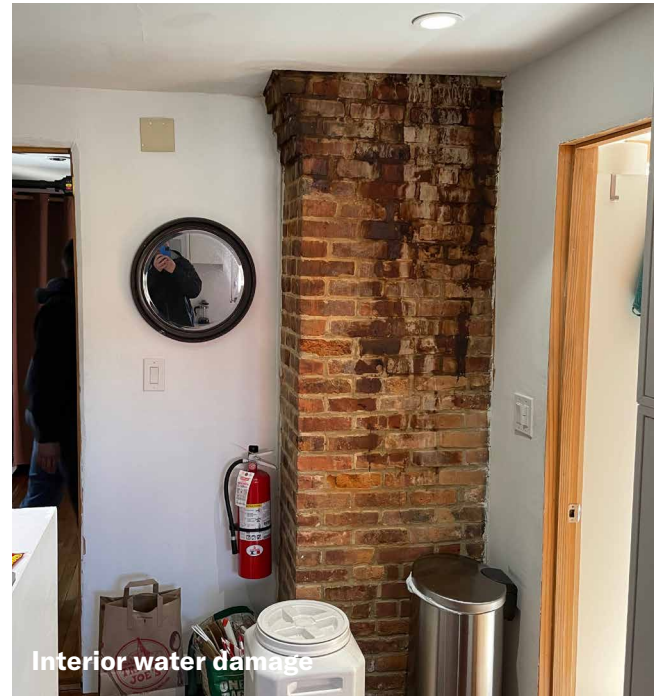




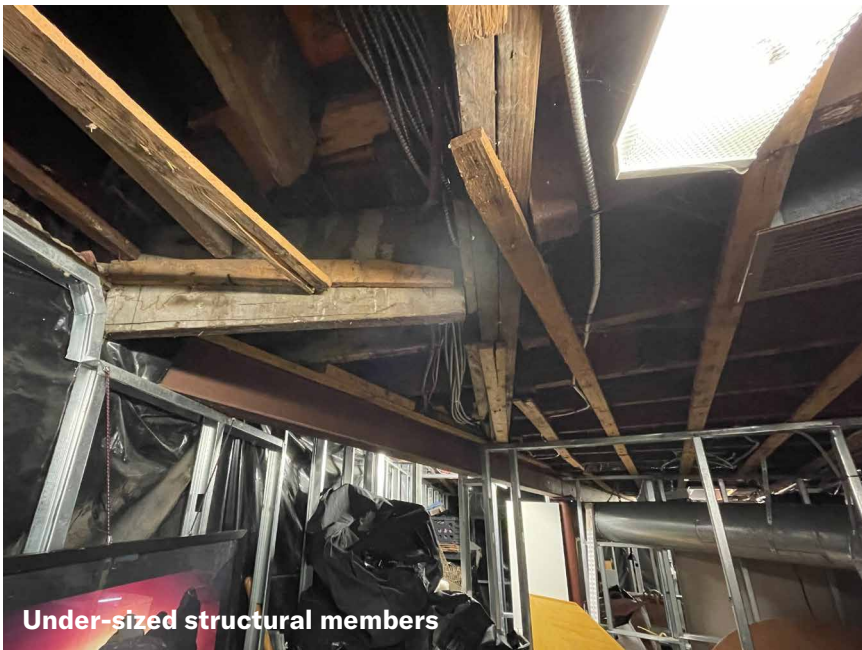
Interior Stairs



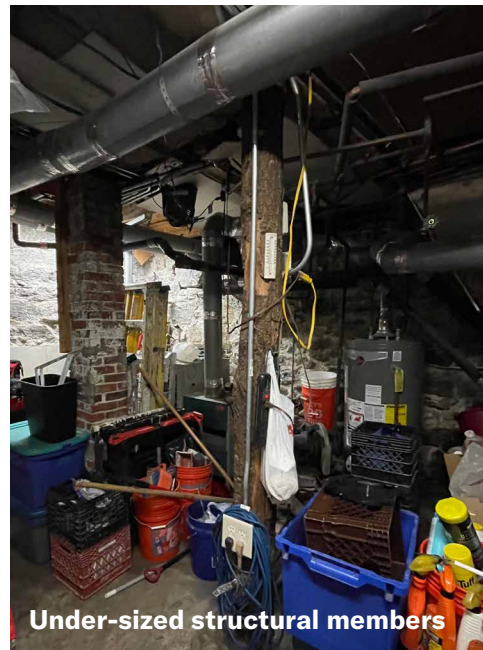
Risers and treads are not to current building code



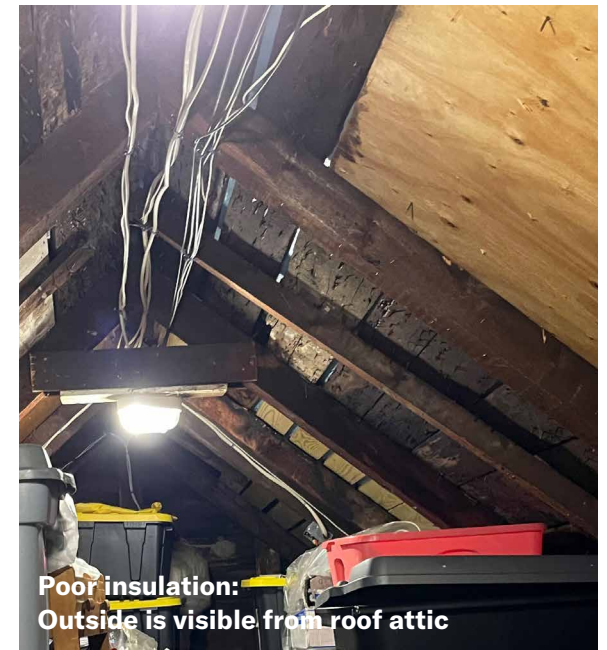
Interior water damage



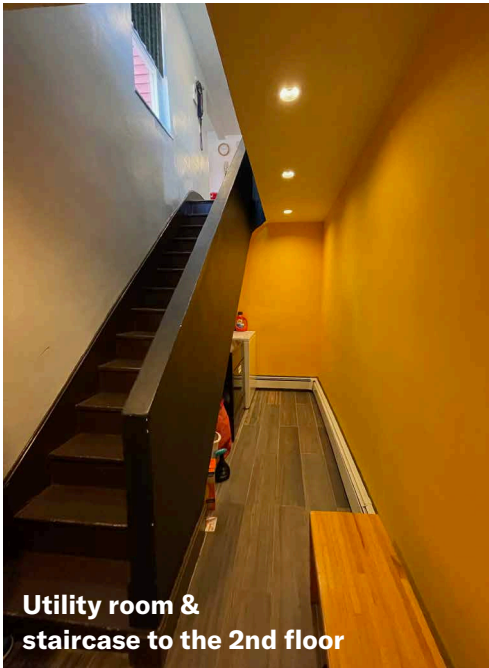
Under-sized structural members



Under-sized structural members



**Poor insulation:
Outside is visible from roof attic**



Utility room & staircase to the 2nd floor



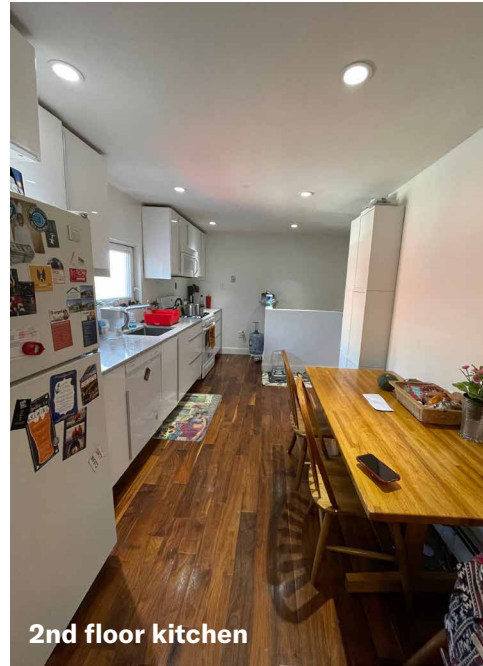
2nd floor living room



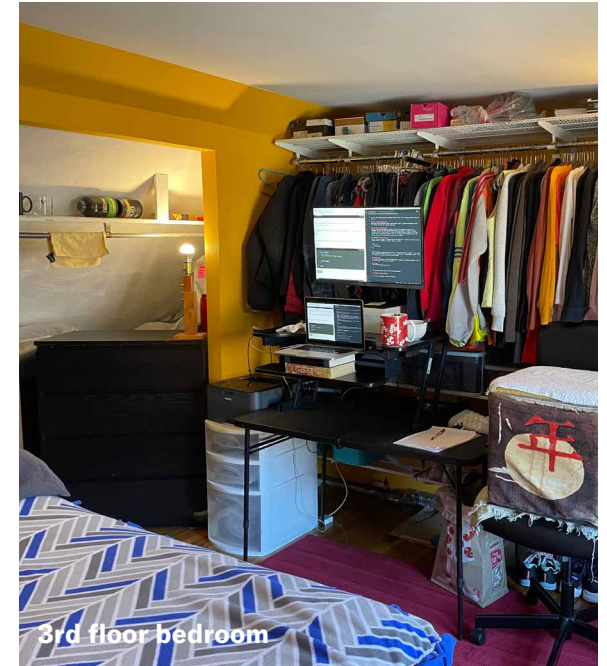
2nd floor Master Bedroom



Basement office

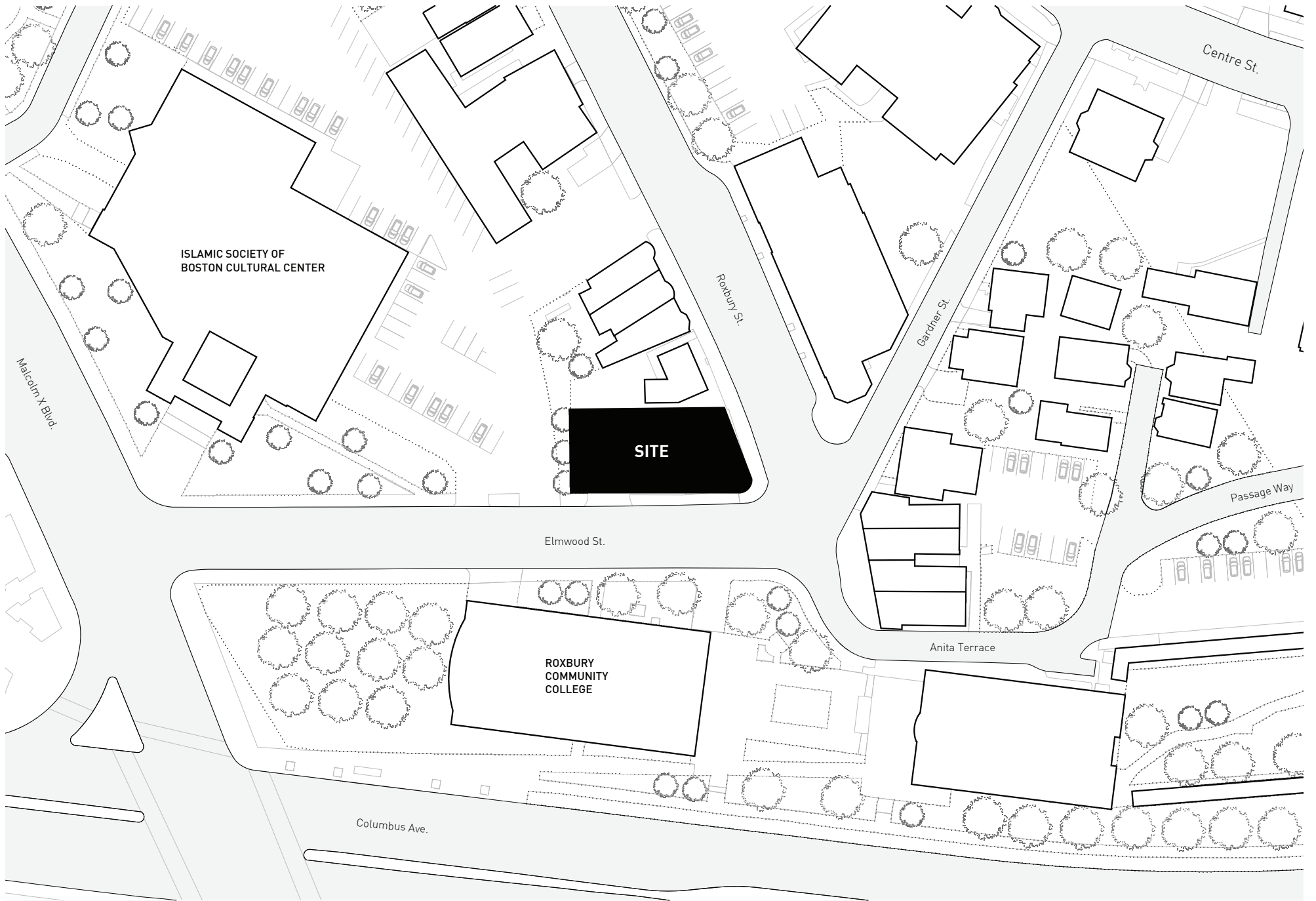


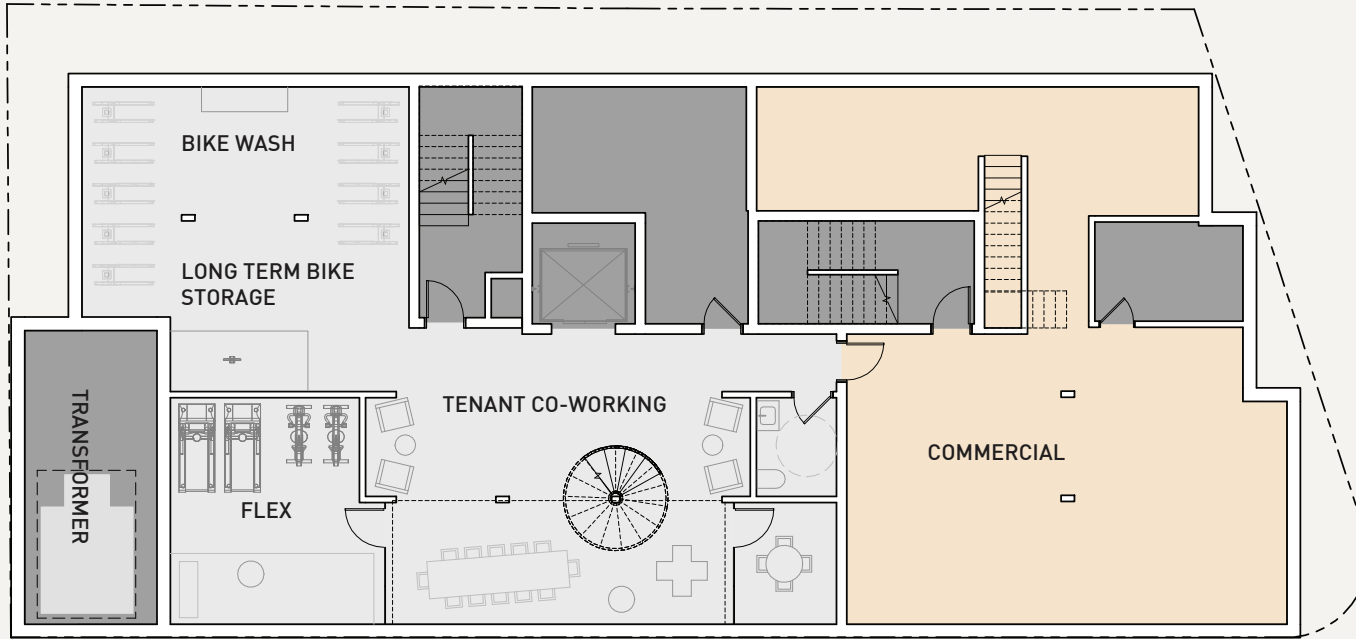
2nd floor kitchen

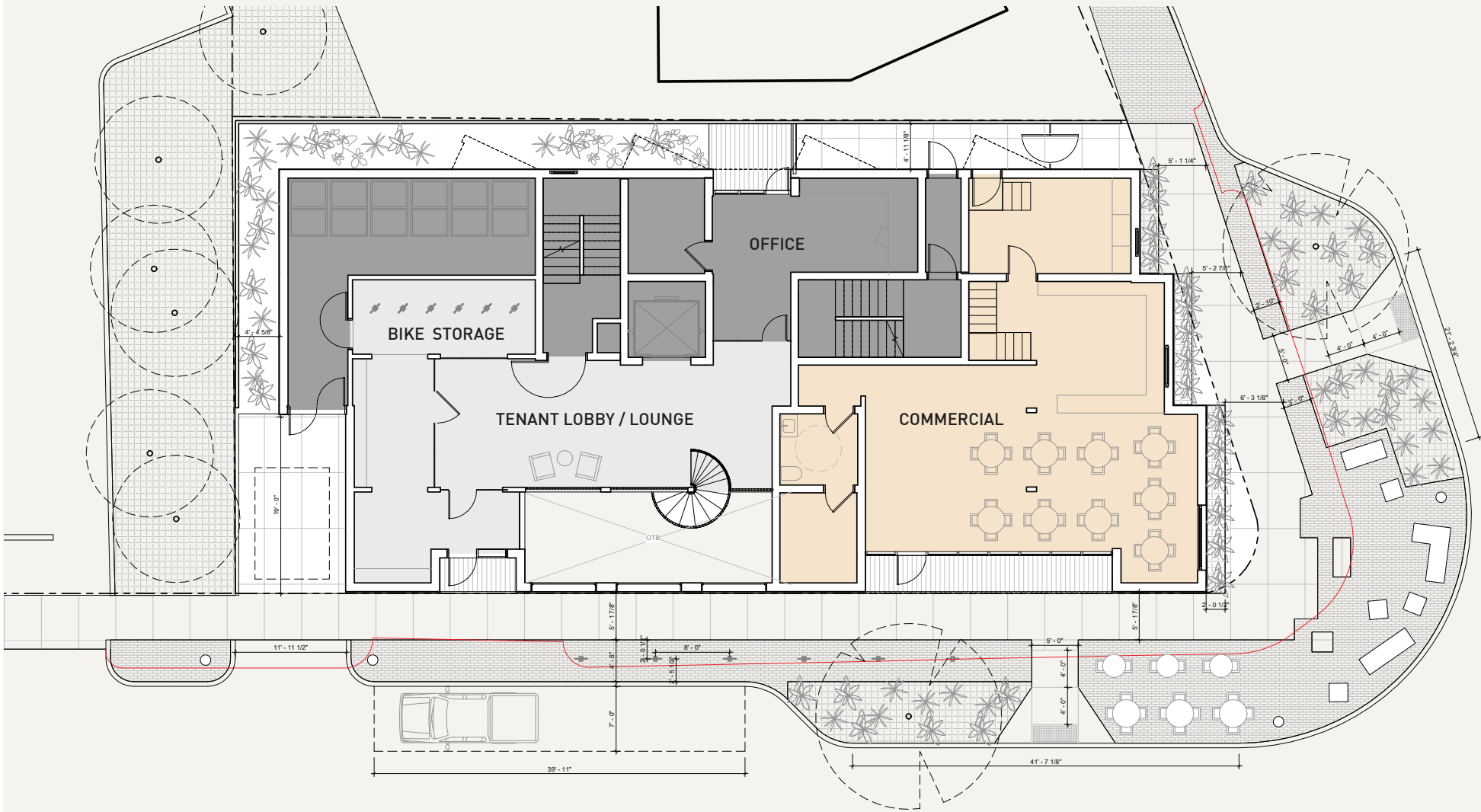


3rd floor bedroom

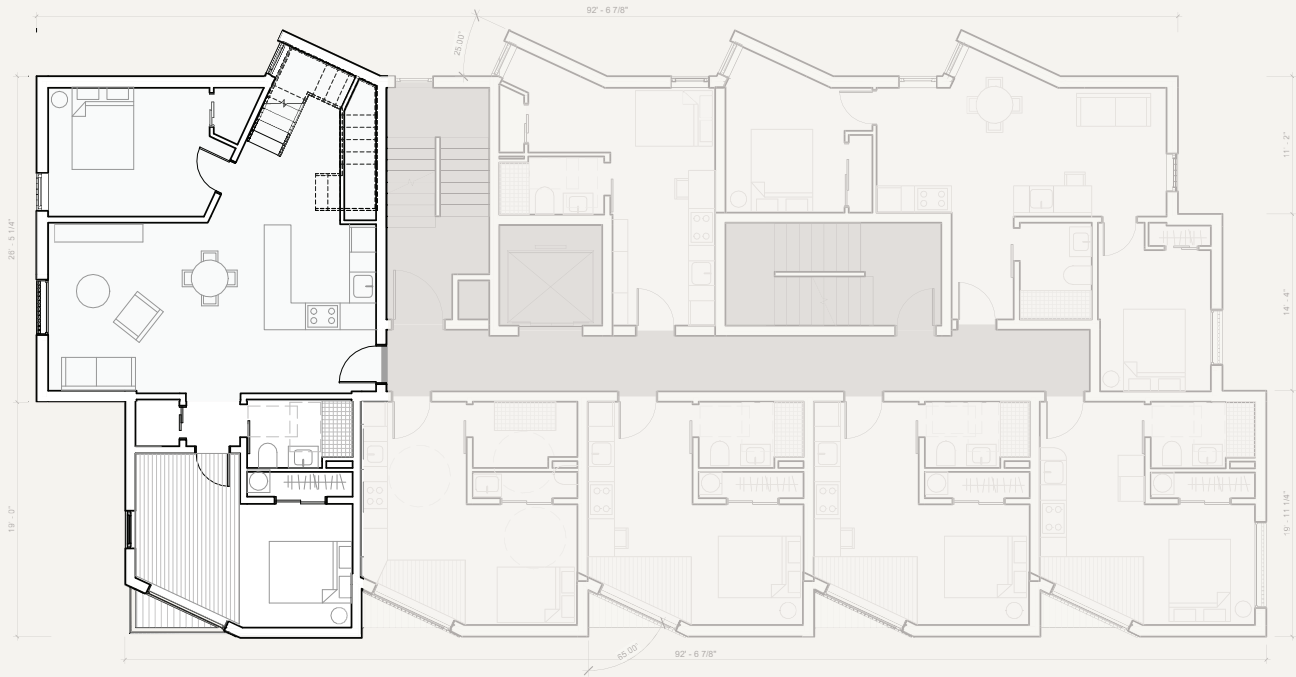
PLANS & ELEVATION FOR NEW STRUCTURE



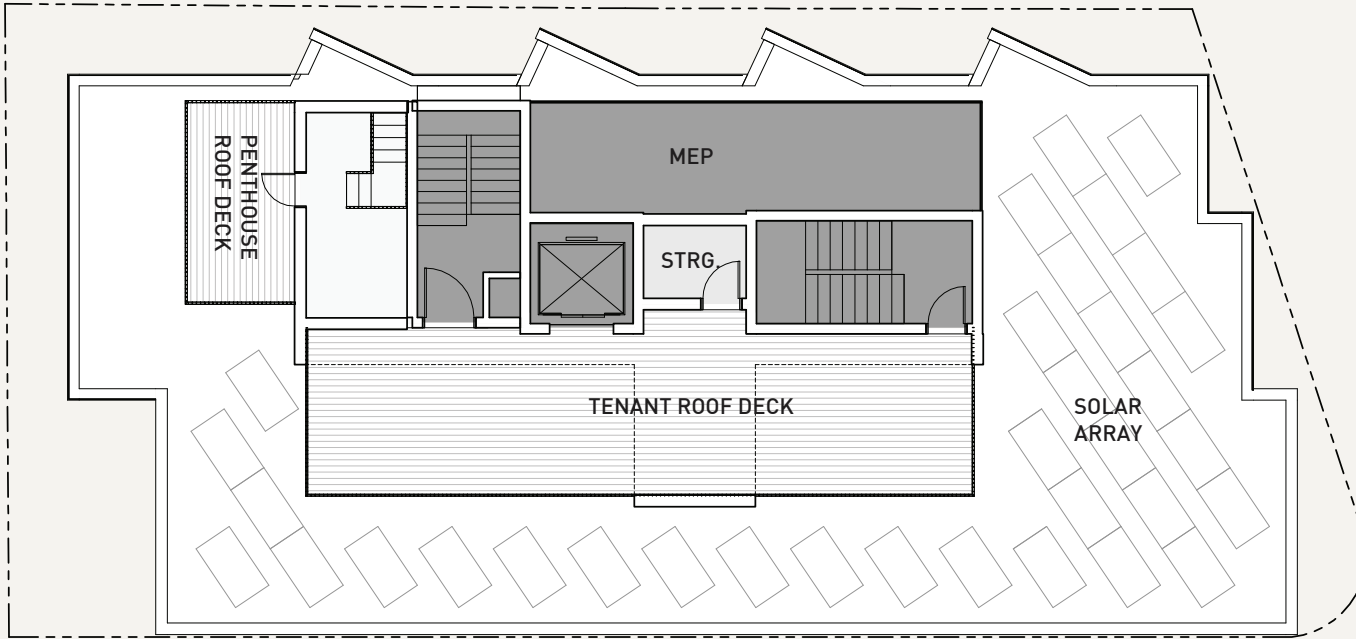


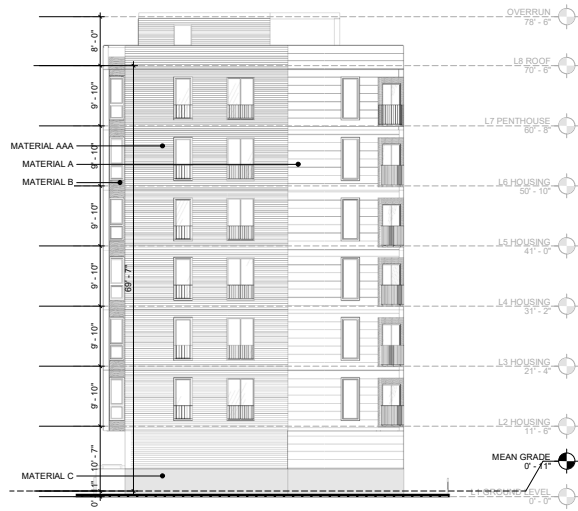






L7
PENTHOUSE

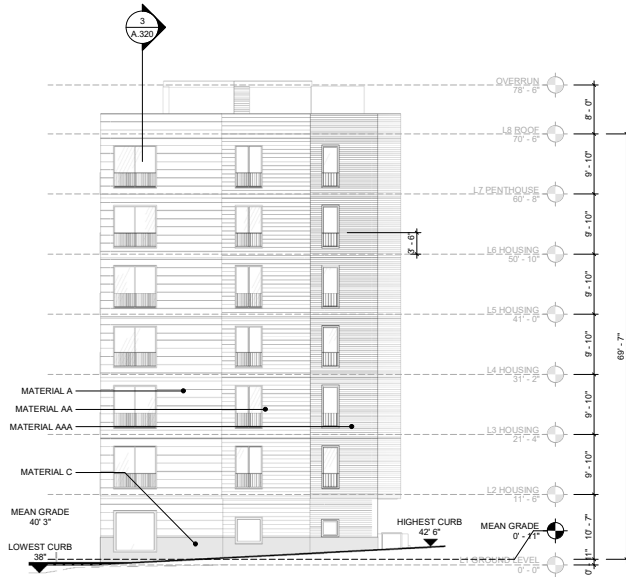




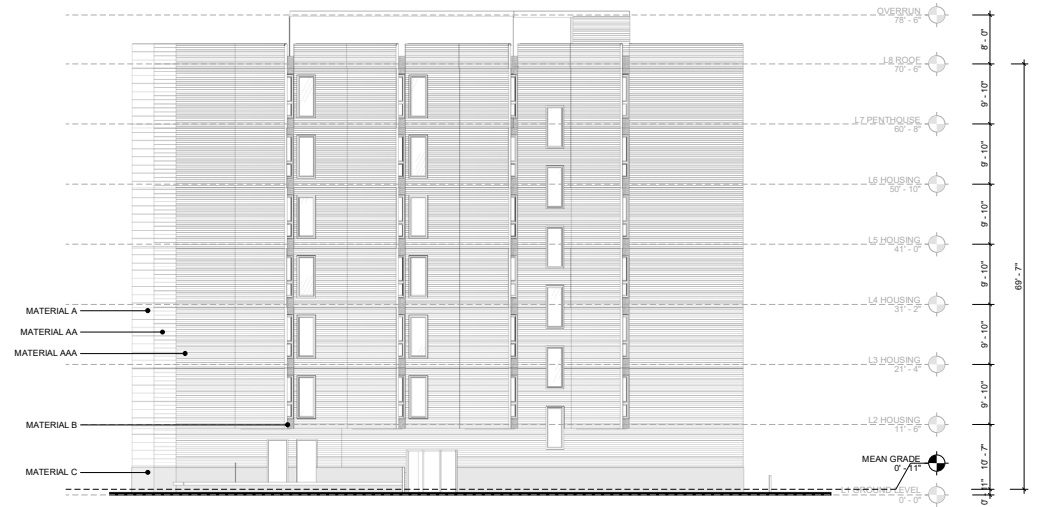
② NORTH ELEVATION
3/32" = 1'-0"



④ WEST ELEVATION
3/32" = 1'-0"



③ SOUTH ELEVATION
3/32" = 1'-0"



① EAST ELEVATION
3/32" = 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 : 116450
Document Type : TTG
Recorded Date : December 29, 2020
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Recorded Book and Page : 64469 / 179
Number of Pages(including cover sheet) : 2
Receipt Number : 867445
Recording Fee : \$105.00

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

The instrument below should be filed AT ONCE with the Suffolk County Registry of Deeds, New Chardon Court House, 24 New Chardon Street, Boston, MA. 02114-4703, together with a filing fee of \$105.00 plus postage.

LFP

INSTRUMENT OF TAX TITLE REDEMPTION

The City of Boston, holder of a tax title acquired by an instrument of taking recorded with Suffolk Deeds, Book and Page 41259 /339 for non-payment of 2006 taxes assessed to:

REARDON THOMAS B
ELMWOOD STREET REALTY TRUST

ON THE FOLLOWING LAND IN SAID CITY, vis;

Parcel Number: 0903432001
Property Location: 291 ROXBURY ST
Property Size: 3054 SQ.FT.

acknowledges satisfaction of the tax title account secured thereby.
Witness the execution of the instrument December 15, 2020

CITY OF BOSTON

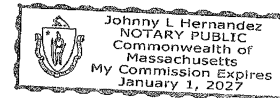
BY: *Anna M. Bach*
Asst. Collector-Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

Boston, December 15, 2020

Then personally appeared the above name Assistant Collector-Treasurer of the City of Boston and acknowledged the foregoing instrument to be the free act and deed of the City of Boston, before me



[Signature]
Notary Public
My Commission Expires:

THIS FORM APPROVED BY COMMISSION OF CORPORATION AND TAXATION

Suffolk County Registry of Deeds
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Recording Fee : \$105.00

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

The instrument below should be filed AT ONCE with the Suffolk County Registry of Deeds, New Chardon Court House, 24 New Chardon Street, Boston, MA. 02114-4703, together with a filing fee of \$105.00 plus postage.

LFP

INSTRUMENT OF TAX TITLE REDEMPTION

The City of Boston, holder of a tax title acquired by an instrument of taking recorded with Suffolk Deeds, Book and Page 46060 /079 for non-payment of 2009 taxes assessed to:

WEBSTER SCOTT A

ON THE FOLLOWING LAND IN SAID CITY, vis;

Parcel Number: 0903433000
Property Location: 7 ELMWOOD ST
Property Size: 2349 SQ.FT.

acknowledges satisfaction of the tax title account secured thereby.
Witness the execution of the instrument December 15, 2020

CITY OF BOSTON

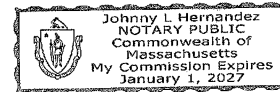
BY: *Celia M Barak*
Asst. Collector-Treasurer

THE COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

Boston, December 15, 2020

Then personally appeared the above name Assistant Collector-Treasurer of the City of Boston and acknowledged the foregoing instrument to be the free act and deed of the City of Boston, before me



[Signature]
Notary Public
My Commission Expires:

THIS FORM APPROVED BY COMMISSION OF CORPORATION AND TAXATION

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Receipt Number : 867445
Recording Fee : \$80.00

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

State Form 290

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 34235

Date: 12/07/2020
Ward, Parcel: 09-03432-001
UNIT:

ON REAL ESTATE LOCATED AT: 291 ROXBURY ST

2021 Assessed To: ELMWOOD STREET REALTY TRUST

Assessment 2020 Area: 1,252 SF Land: 133,600 Building: 394,700 Total: 528,300 Tax: 10,135.28

Taxes and Apportioned Assessments	Year 2021	Year 2020	Year 2019	Total
1st Quarter Balance				
2nd Quarter Balance	36.53			
3rd Quarter Balance				
4th Quarter Balance				
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:	0.49			
Total Owed:	37.02			37.02

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk	NONE					
Street						
Sewer						
Inspectional Services:						TOTAL NONE

TOTAL DUE ON THIS CERTIFICATE: 37.02

Water Charges: Contact Water & Sewer Commission

It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 12/07/2020. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.
Oliver Murphy
Asst. Collector-Treasurer

Fee for this certificate, 150.00

Applicant's Name: GAUGHEN

This form approved by the Commissioner of Department of Revenue

Suffolk County Registry of Deeds Electronically Recorded Document

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Recording Information

Document Number : 116453
 Document Type : CML
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 Recorded Time : 11:38:18 AM

Recorded Book and Page : 64469 / 185
 Number of Pages(including cover sheet) : 2
 Receipt Number : 867445
 Recording Fee : \$80.00

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

State Form 290

COMMONWEALTH OF MASSACHUSETTS
 City of Boston
 OFFICE OF THE COLLECTOR-TREASURER
 Certificate of Municipal Liens

NO: 34236

Date: 12/07/2020
 Ward, Parcel: 09-03433-000
 UNIT:

ON REAL ESTATE LOCATED AT: 7 ELMWOOD ST

2021 Assessed To: WEBSTER SCOTT A

Assessment	2020	Area:	Land:	Building:	Total:	Tax:
		2,349 SF	34,100	200	34,300	864.76

Taxes and Apportioned Assessments	Year 2021	Year 2020	Year 2019	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance				
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:				NONE

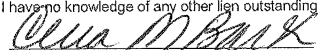
Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk	NW					
Street						
Sewer	E					
Inspectional Services:						TOTAL NONE

TOTAL DUE ON THIS CERTIFICATE: NONE

Water Charges: Contact Water & Sewer Commission

It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 12/07/2020. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.

 Asst. Collector-Treasurer

Fee for this certificate, 50.00

Applicant's Name: GAUGHEN

This form approved by the Commissioner of Department of Revenue

