



The NEW URBAN COLLABORATIVE. LLC

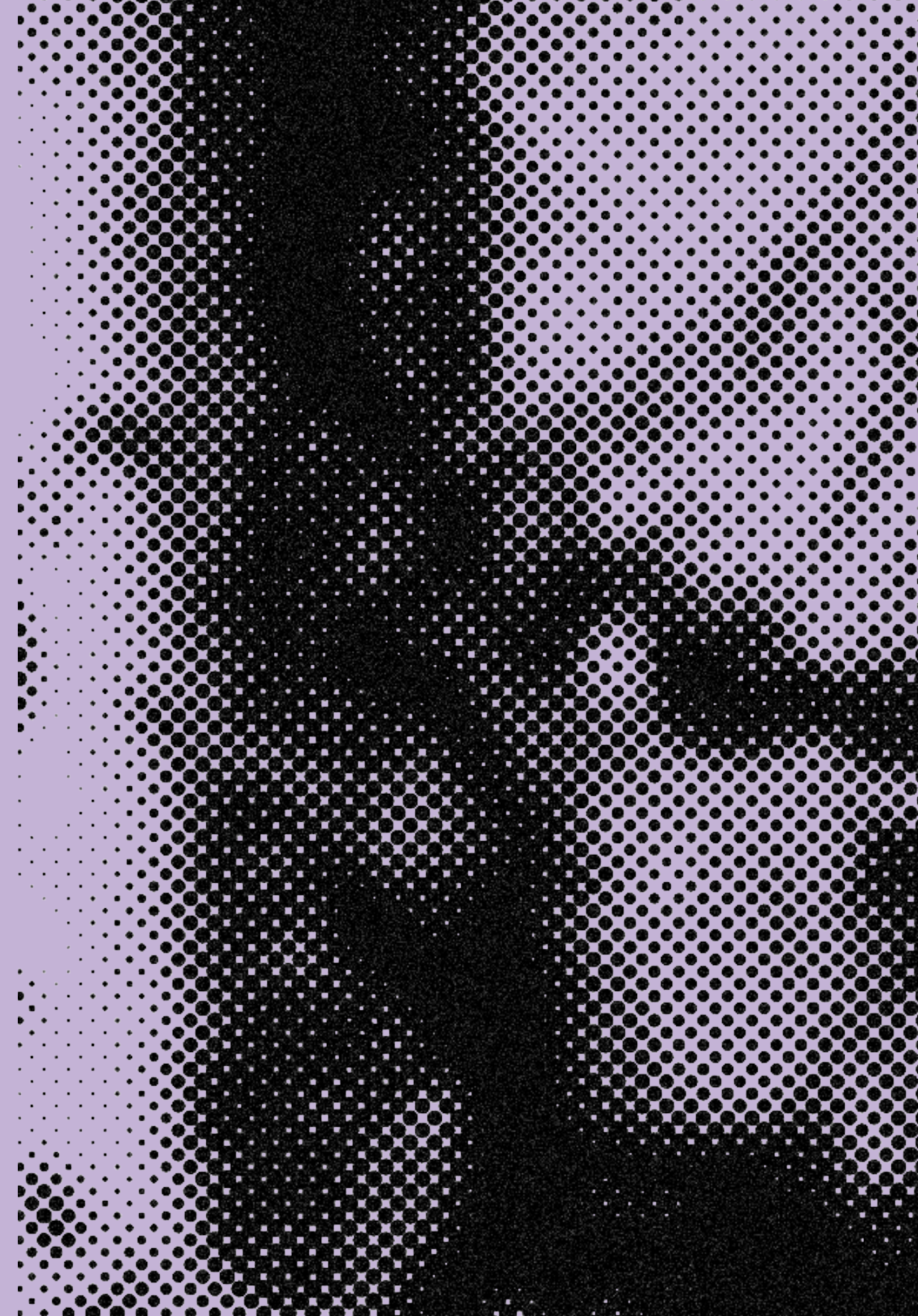
12/13/2022

BLC Advisory Review

23 Kenilworth St, 27-29 Kenilworth St, 49 Dudley St

ERT: 1270752, 1270753, 1270751

BOA: 1296092, 1296093, 1296094





Dudley - Kenilworth Homes

- 20 Units (Reduced from 22 units, Includes 3 IRUs)
5 Studios, 2 One-bed, 13 Two-bed
- Approx. 600 SF - 1,850 SF per unit
- All Electric, Passive-House
- Sidewalk Extension + Parklet Proposed
- 2,400 SF Community Space Proposed

PLACETAILOR
REAL ESTATE
DEVELOPMENT

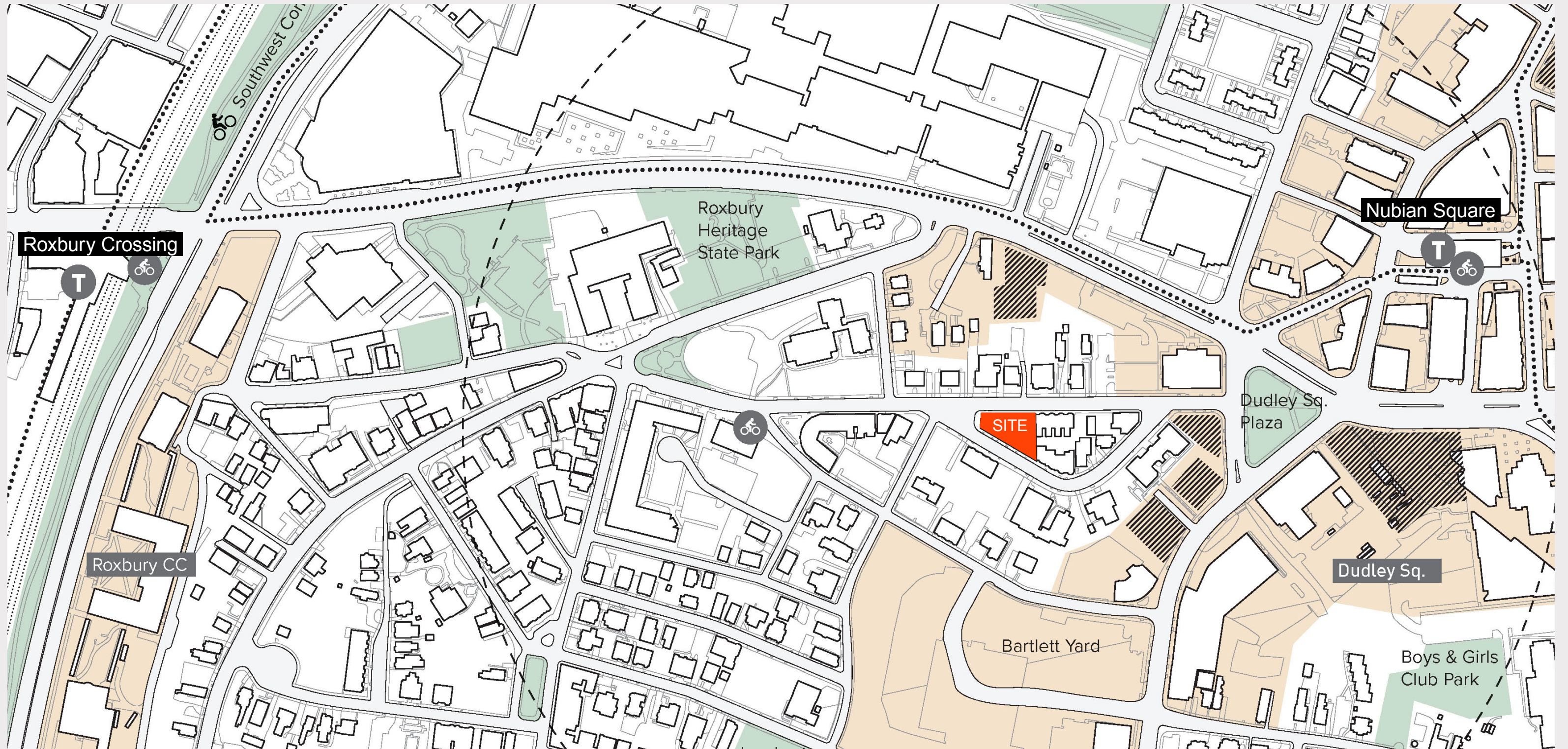
49 DUDLEY ST
23 KENILWORTH ST
27-29 KENILWORTH ST

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PROJECT SUMMARY

- 1 CONTEXT & EXISTING CONDITION
- 2 PROPOSED DESIGN
- 3 PRESERVATION STRATEGY



PLACETAILED	49 DUDLEY ST	04
REAL ESTATE	23 KENILWORTH ST	—
DEVELOPMENT	27-29 KENILWORTH ST	46

LOCATION

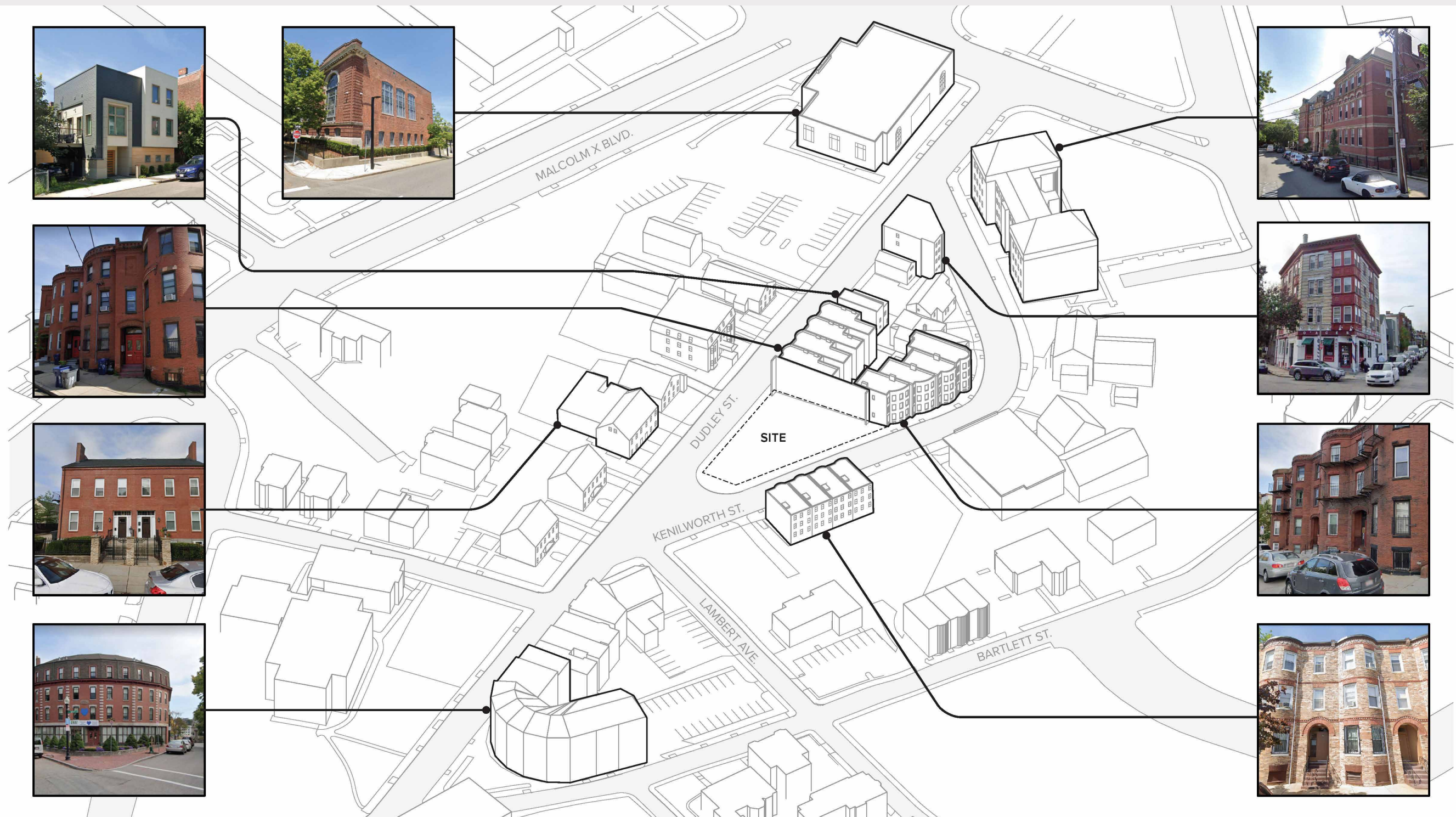
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REAL ESTATE	23 KENILWORTH ST	—
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NEIGHBORHOOD LANDMARKS & ACTIVE DEVELOPMENTS

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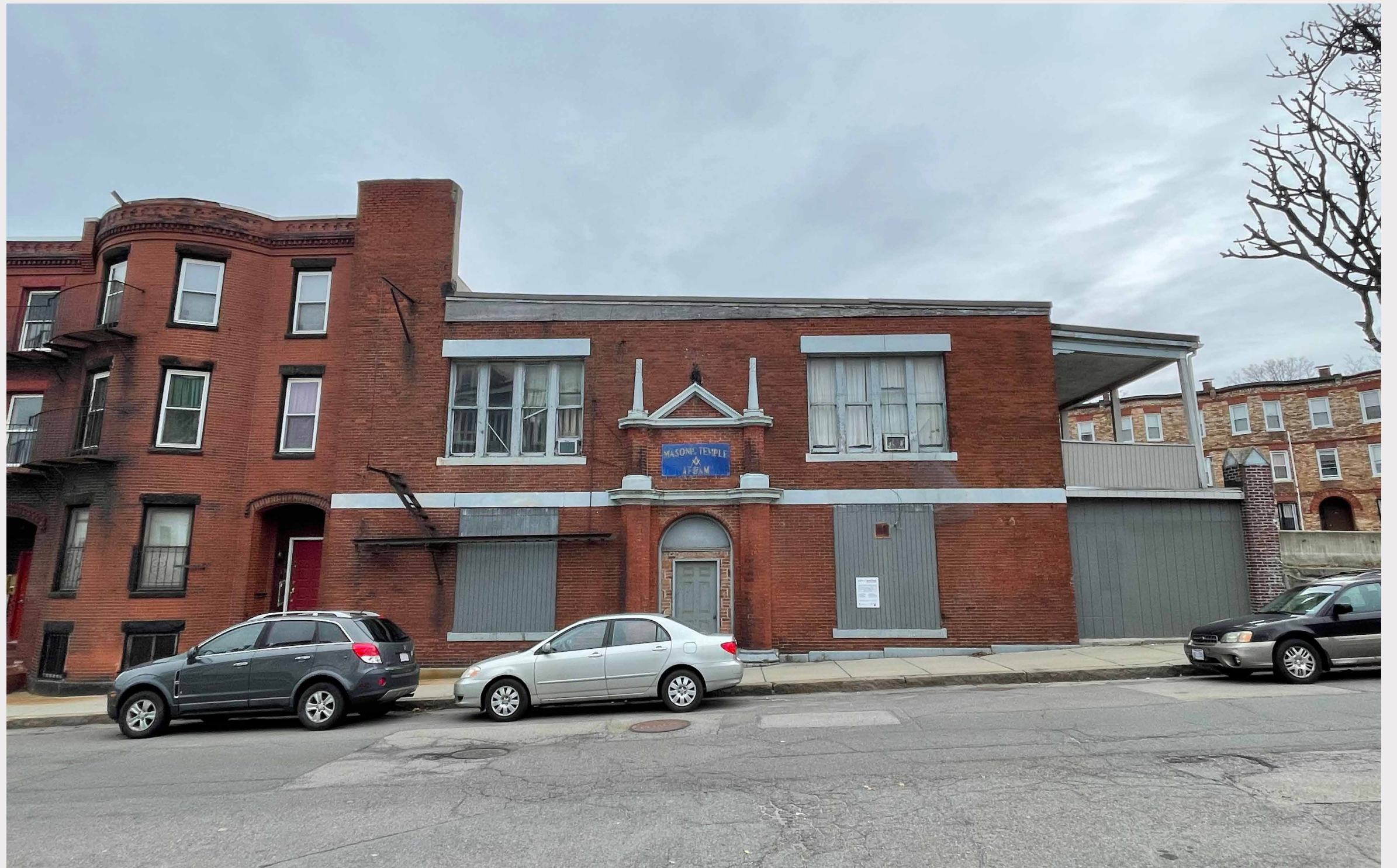
PLACETAILED
 REAL ESTATE
 DEVELOPMENT

49 DUDLEY ST
 23 KENILWORTH ST
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ABUTTING SCALE

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PLACETAILED
REAL ESTATE
DEVELOPMENT

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**BUILDING ELEVATION
DUDLEY STREET**

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PLACETAILED
REAL ESTATE
DEVELOPMENT

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23 KENILWORTH ST
27-29 KENILWORTH ST

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BUILDING ELEVATION INTERSECTION

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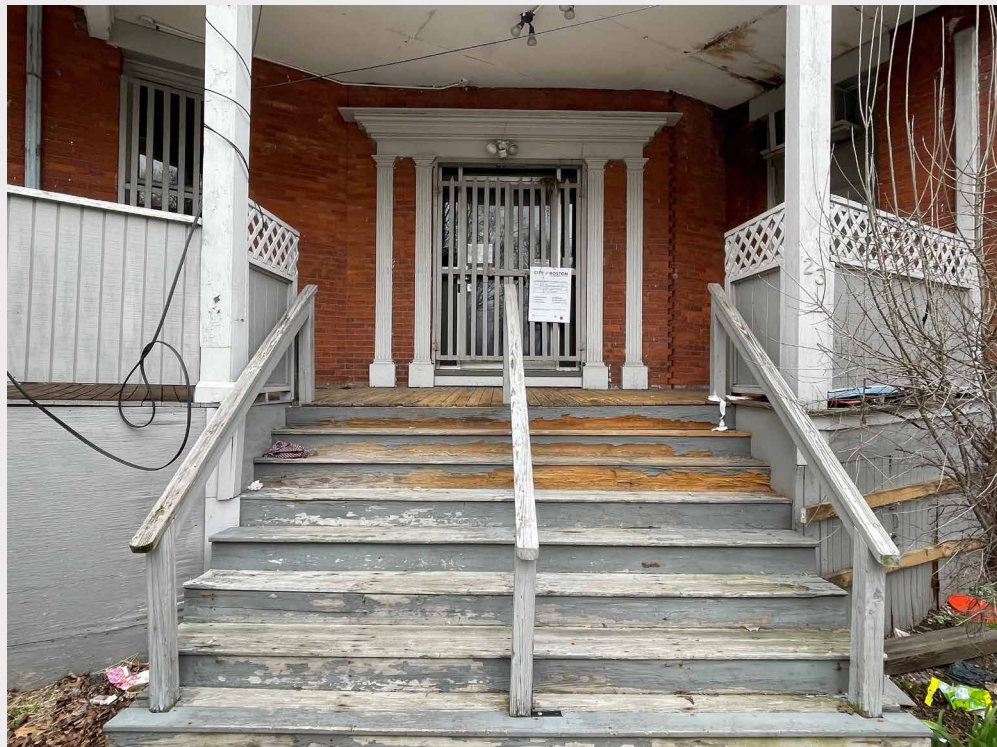
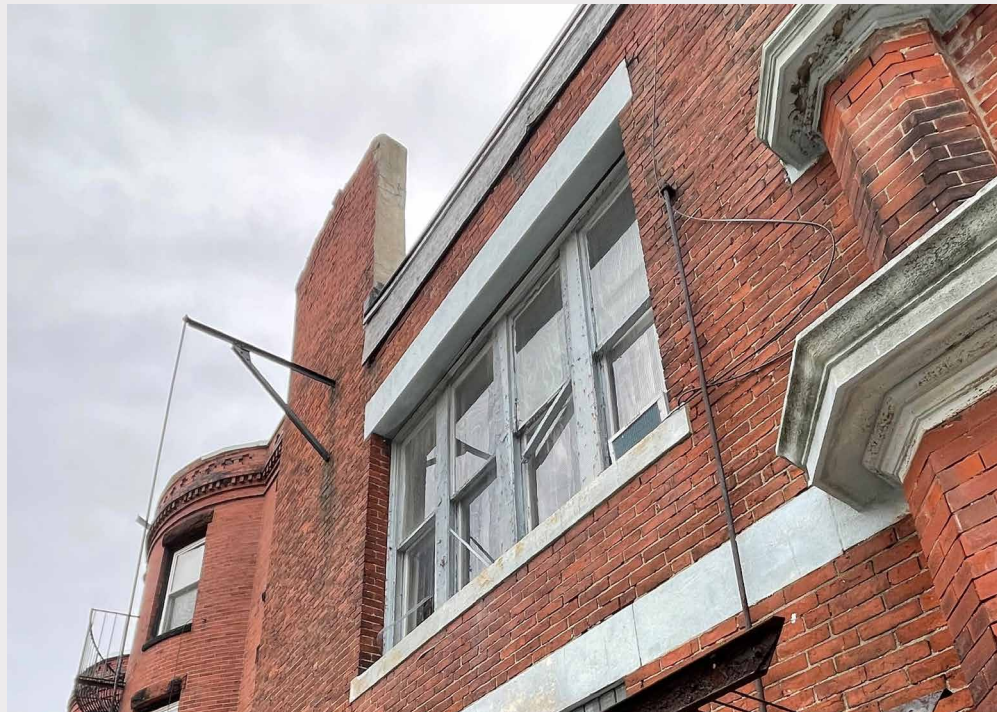
PLACETAILOR
REAL ESTATE
DEVELOPMENT

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23 KENILWORTH ST
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**BUILDING ELEVATION
KENILWORTH STREET**

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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.

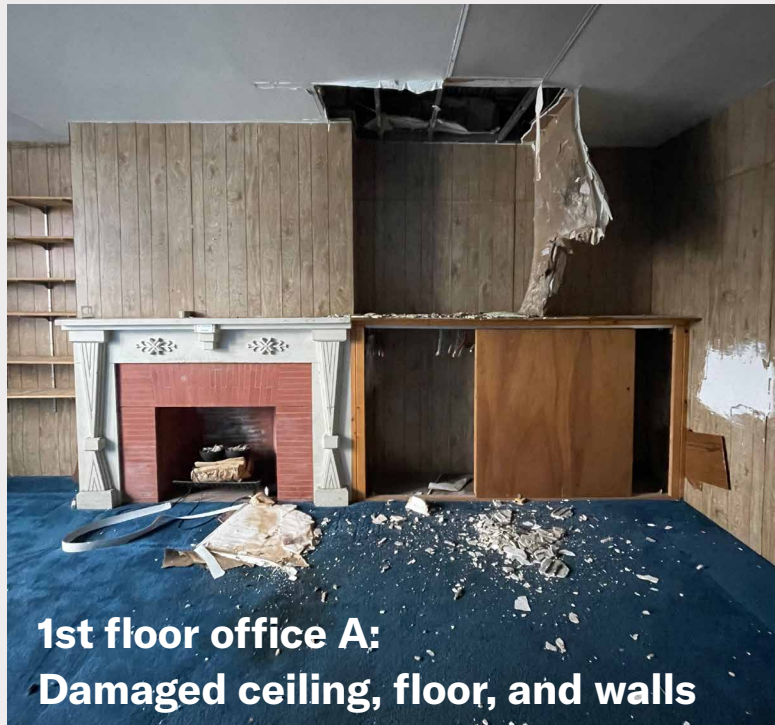
PLACETAILED
REAL ESTATE
DEVELOPMENT

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BUILDING EXTERIOR

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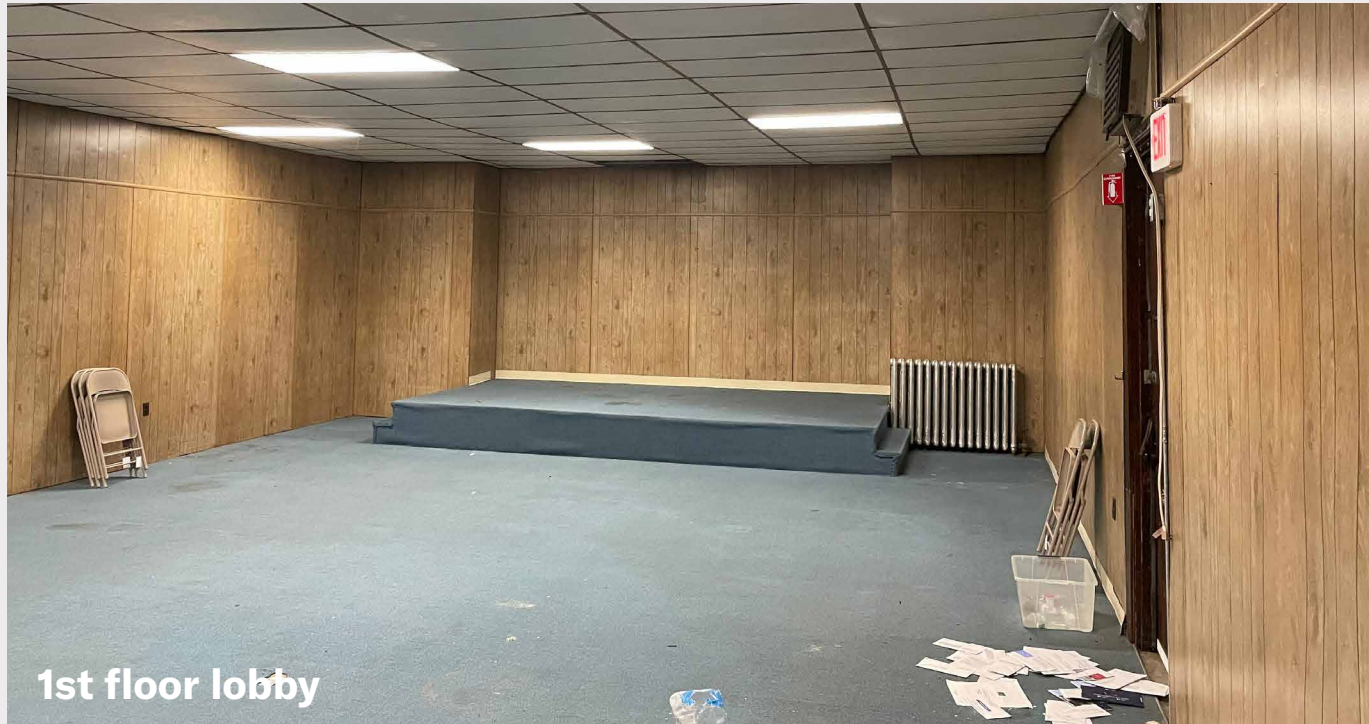
**1st floor office A:
Damaged ceiling, floor, and walls**



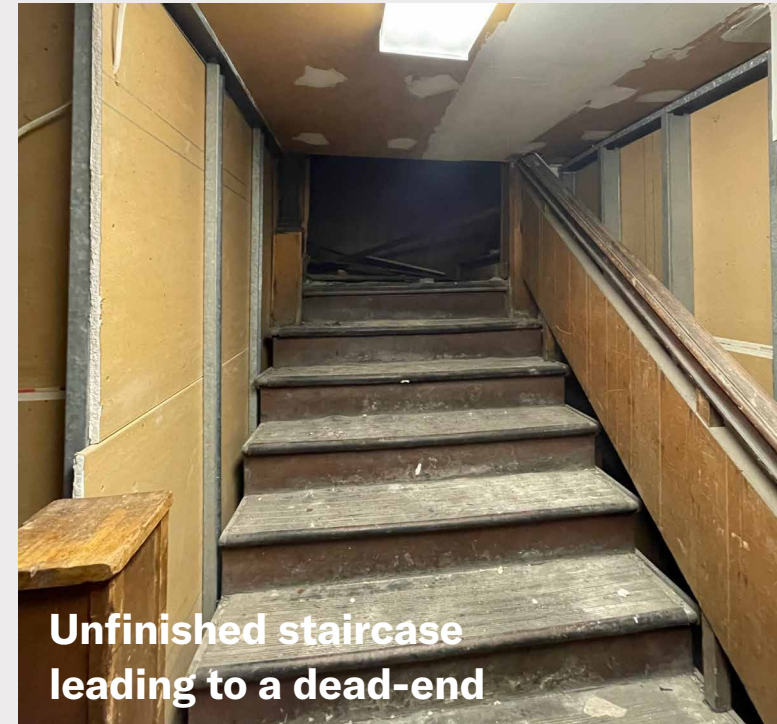
**1st floor office B:
Damaged ceiling, floor, and walls**



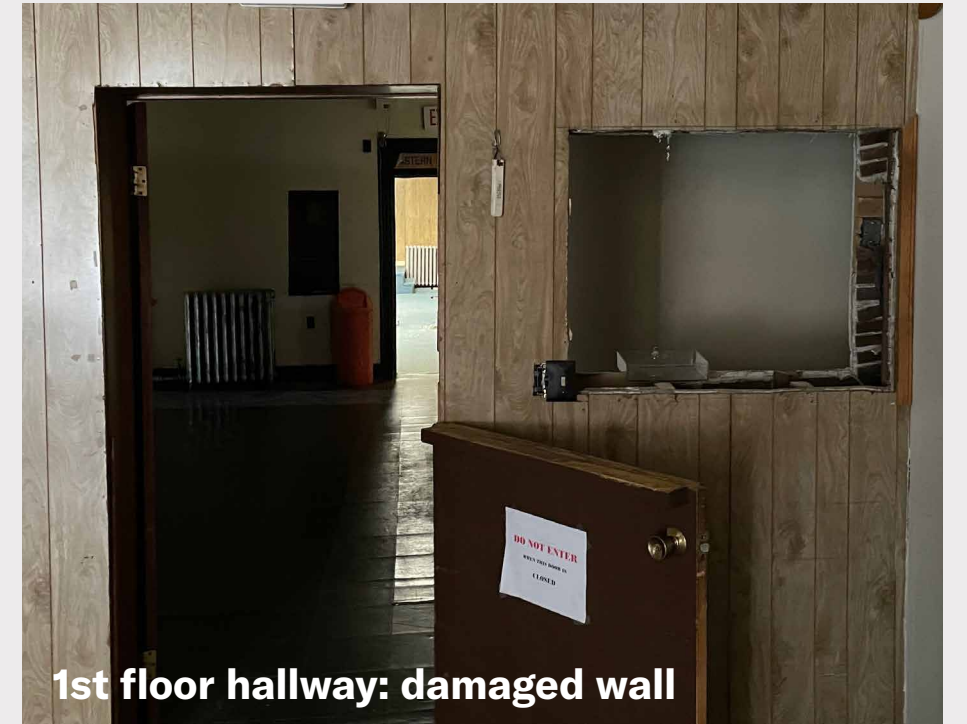
Abandoned space



1st floor lobby



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



1st floor hallway: damaged wall

PLACETAILED
REAL ESTATE
DEVELOPMENT

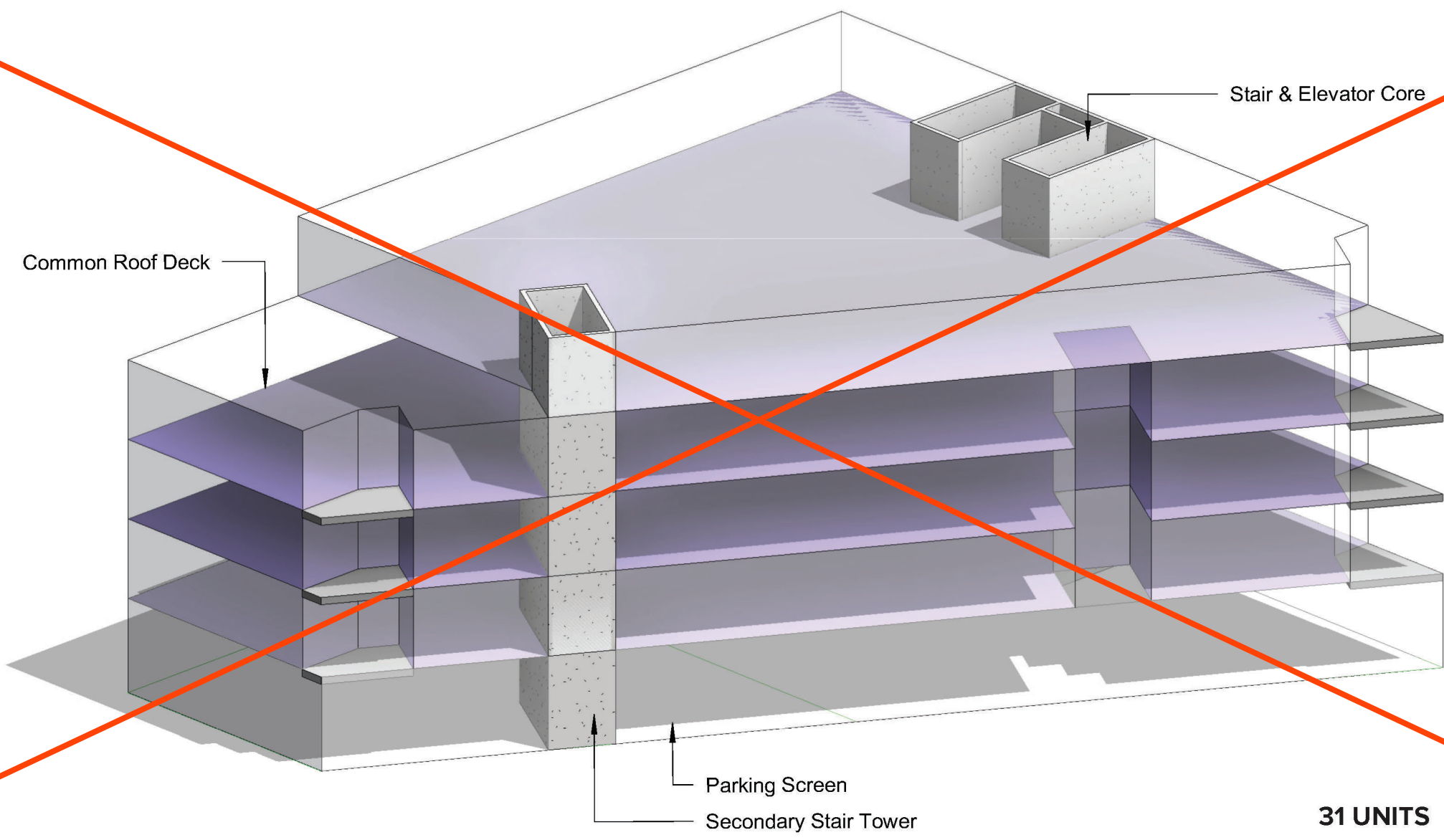
49 DUDLEY ST
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BUILDING INTERIOR

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- 1 CONTEXT & EXISTING CONDITION
- 2 PROPOSED DESIGN**
- 3 PRESERVATION STRATEGY



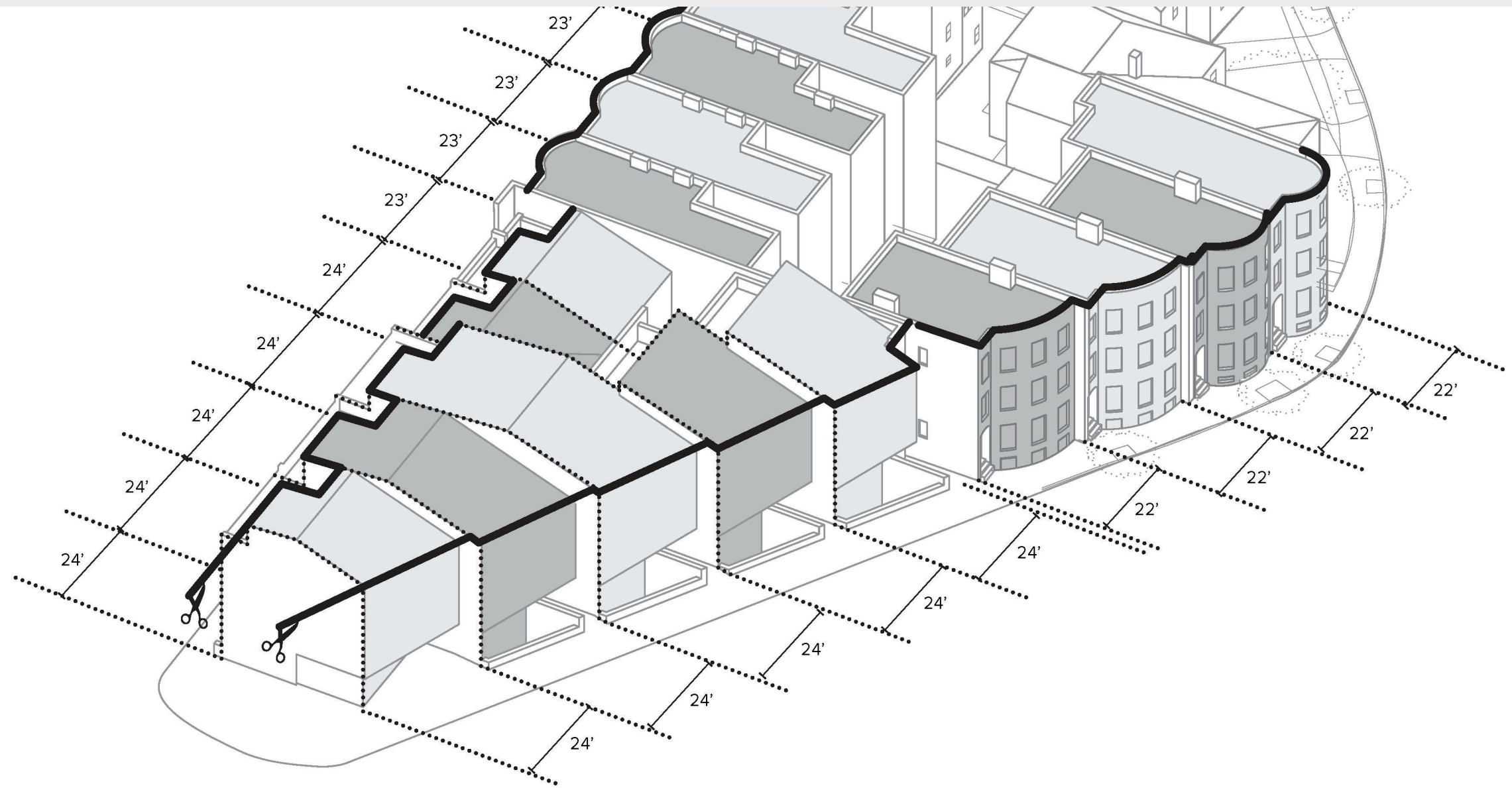
PLACETAILOR
REAL ESTATE
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PROPOSED BY PREVIOUS DEVELOPER

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STRATEGY

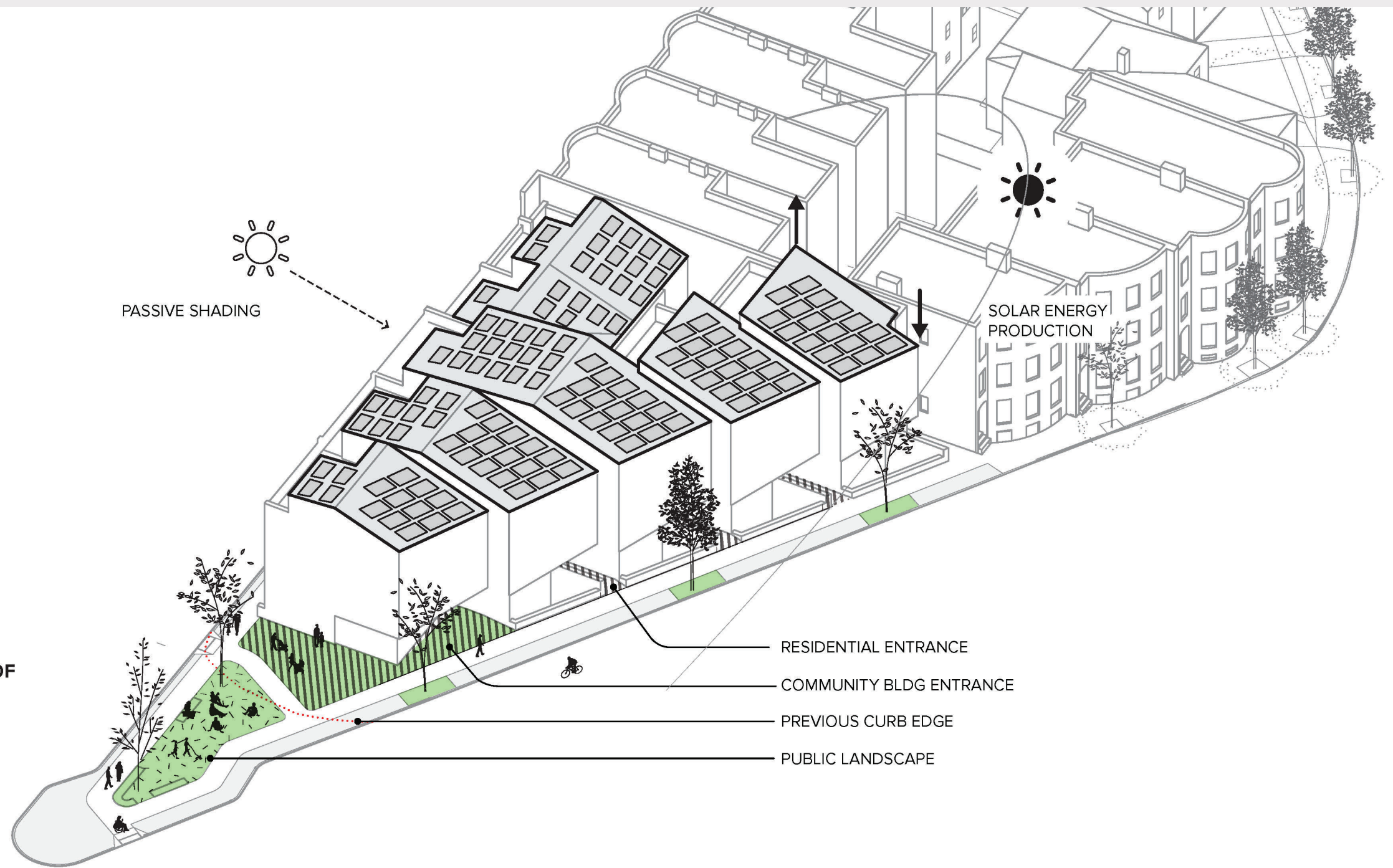
- + RESPOND TO ROW-HOUSE RHYTHM
- + STEP BACK FOR ENTRANCES
- + BREAK UP MASSING
- + KEEP VERTICAL GESTURE

PLACETAILED	49 DUDLEY ST	14
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CONTEXTUAL MASSING

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**+ 2,000 NEW SF OF
PUBLIC SPACE**



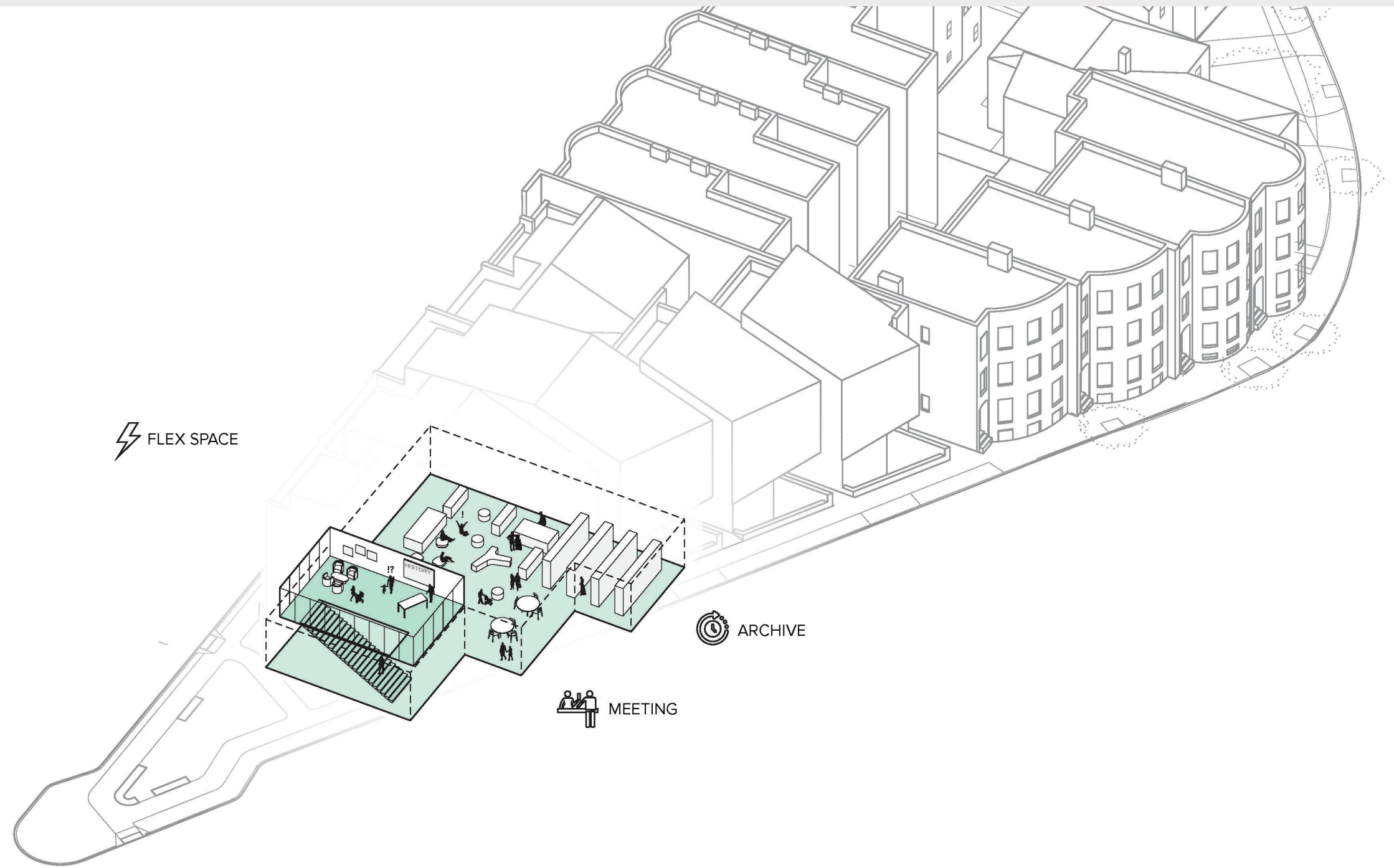
PLACETAILOR
REAL ESTATE
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27-29 KENILWORTH ST

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SOLAR PERFORMANCE + SIDEWALK EXTENSION

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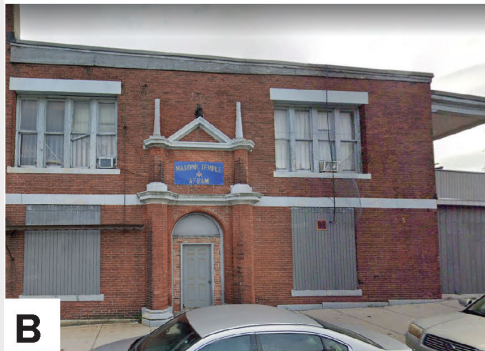
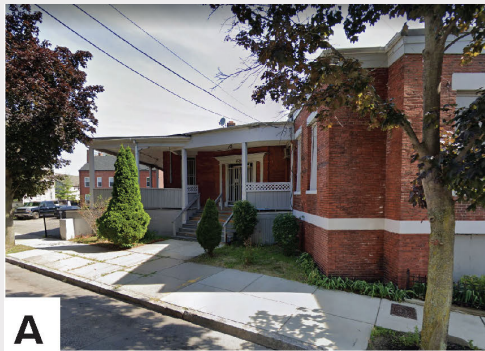
PLACETAILOR
 REAL ESTATE
 DEVELOPMENT

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COMMUNITY SPACE

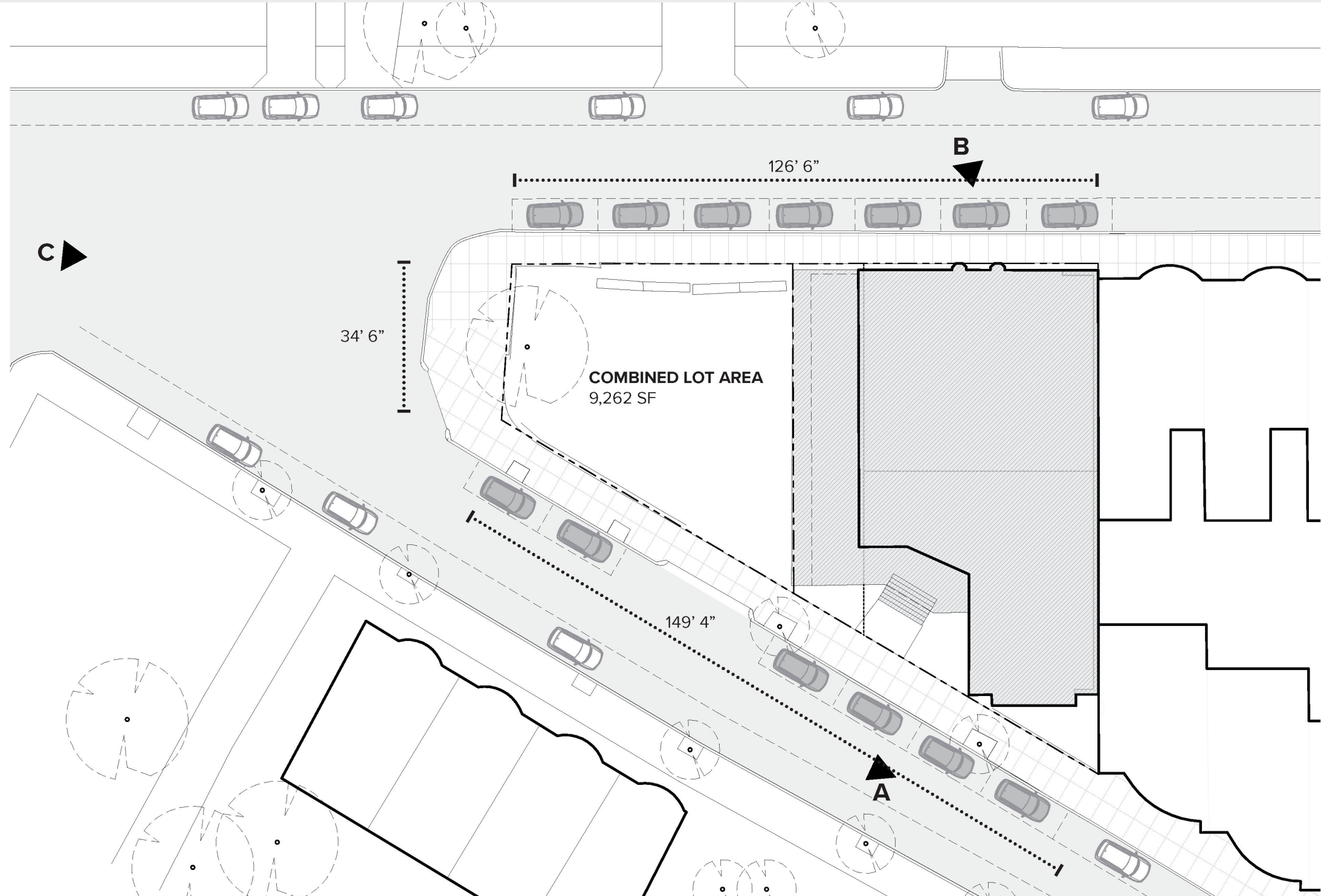
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EXISTING CONDITIONS

- DEFUNCT CURB CUTS
- WASTED CORNER CONDITION
- UNSAFE PED. CROSSING

ON-STREET PARKING
13 SPACES



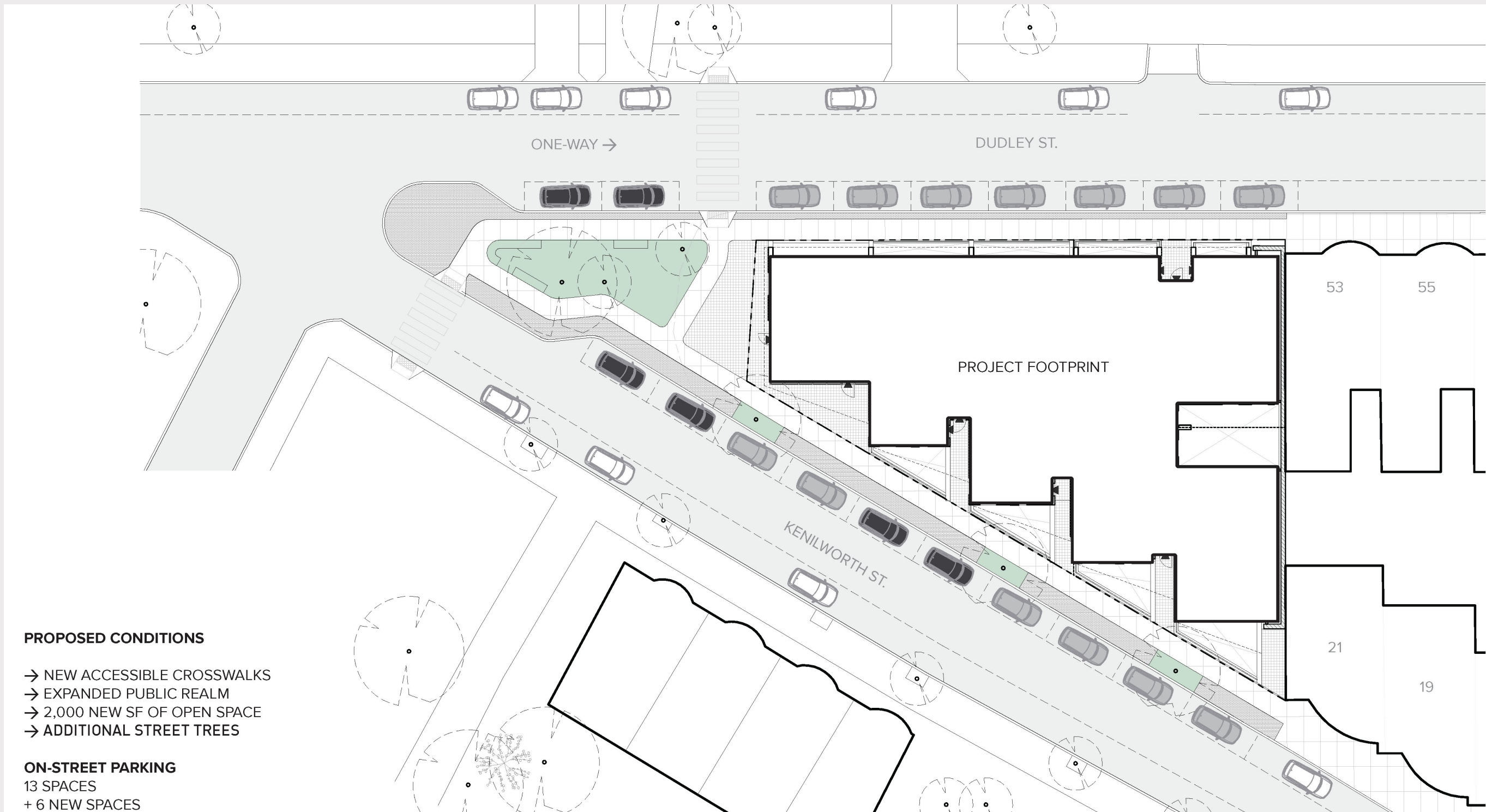
PLACETAILED
REAL ESTATE
DEVELOPMENT

49 DUDLEY ST
23 KENILWORTH ST
27-29 KENILWORTH ST

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EXISTING BUILDING SITE PLAN

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PROPOSED CONDITIONS

- NEW ACCESSIBLE CROSSWALKS
- EXPANDED PUBLIC REALM
- 2,000 NEW SF OF OPEN SPACE
- ADDITIONAL STREET TREES

ON-STREET PARKING

13 SPACES
+ 6 NEW SPACES

PLACETAILEDOR	49 DUDLEY ST	18
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PROPOSED SITE PLAN

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PROJECT ELEMENT

CONTEXTUAL PRECEDENT



STANDING SEAM SLOPED ROOF



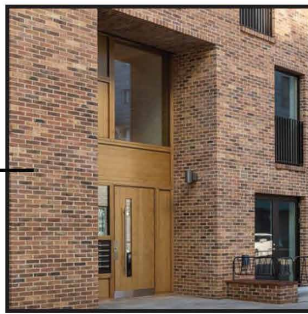
ABUTTING CHURCH SLOPED ROOF



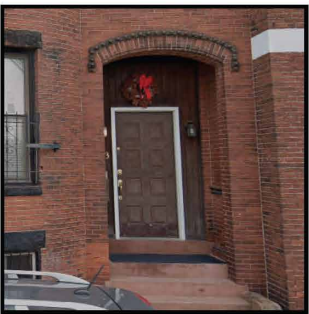
SMALL FORMAT TERRACOTTA SHINGLE (NeXclad)



SMALL FORMAT BRICK ROW-HOUSE



INSET ENTRANCE SPACE



INSET ENTRANCE SPACE



ARTICULATED METAL RAILING FOR DEFENSIBLE SPACE, LIGHT WELLS & WINDOWS



HALF-BARS & LOW YARD RAILINGS

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REAL ESTATE
DEVELOPMENT

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27-29 KENILWORTH ST

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MATERIAL

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PAVING STRATEGY

Examples of pavement combinations to both ensure accessibility and incorporate contextual references.



UNDERSTORY PLANTS

- Native species
- Drought-tolerant
- Pollinators



HACKBERRY street tree



GINKGO street tree

MATERIAL & PLANTS

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PLACETAILOR
REAL ESTATE
DEVELOPMENT

49 DUDLEY ST. 21
23 KENILWORTH ST. —
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VIEW FROM DUDLEY STREET

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PLACETAILED
REAL ESTATE
DEVELOPMENT

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**KENILWORTH STREET
COMMUNITY SPACE ENTRANCE**



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23 KENILWORTH ST
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**KENILWORTH STREET
BUILDING ENTRANCE**

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REAL ESTATE
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23 KENILWORTH ST
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**DUDLEY STREET
BUILDING ENTRANCE**

Meetings & Correspondance with the City & Neighborhood Groups

Date	Note
2021-04-19	Project start, Documents signed
2021-09-13	Property deed transferred Masonic Dudley LLC to Masonic Nubian LLC
2021-06-30	Masonictailor Operating Agreement signed, LLC created
2021-08-08	First request to present project to HPNC
2021-08-24	Abutter meeting (Informal, organized and flyered by PT RED)
2021-10-18	HPNC project presentation request
2021-10-19	First presentation JESNA
2022-02-08	Zoning Board Refusal letter received & Appeal filed
2022-03-23	Official Abutters Meeting (Sponsored by the Mayor's office of neighborhood services)
2022-03-25	HPNC formal meeting request by Evan (PT RED)
2022-04-05	Follow up request to HPNC
2022-04-08	HPNC development review form submitted
2022-04-11	HPNC presentation scheduled for May 10th
2022-04-19	Second presentation JESNA
2022-04-22	HPNC postponed the project presentation to July until HPACD commission is resolved
2022-04-22	Article 85 application submitted to BLC
2022-05-21	Open house held by PT RED: neighborhood gathering on site to discuss project
2022-05-26	Second open house held by PT RED: neighborhood gathering on site to discuss project
2022-06-21	Third presentation JESNA
2022-07-12	First Presentation HPNC: Voted to defer the vote
2022-07-19	Fourth presentation JESNA: Pre-vote meeting
2022-07-19	Open Letter from HPNC Steering Committee to JESNA received
2022-09-13	HPNC vote received
2022-09-21	BPDA Article 80 meeting
2022-09-27	ZBA Hearing: Deferred, New hearing date scheduled on December 2nd
2022-10-12	BPDA Design Review
2022-10-24	BPDA Design Review 2 (PWD + CPWD)
2022-11-07	BPDA Design Review 3
2022-11-16	BPDA sponsored public meeting

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REAL ESTATE	23 KENILWORTH ST	—
DEVELOPMENT	27-29 KENILWORTH ST	46

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14 Months +

of Community Engagement

2

Open Houses hosted by the developer

4

Meetings with JESNA

2

Meetings with HPNC

3

Design Review with BPDA

MEETINGS & CORRESPONDANCE WITH THE NEIGHBORHOOD

- 1 CONTEXT & EXISTING CONDITION
- 2 PROPOSED DESIGN
- 3 PRESERVATION STRATEGY**

May 13, 2022

Mingkoo Kang
Placetailor
103 Terrace Street, 2nd floor
Boston, MA 02120
kang@placetailor.com

NOTICE OF PRELIMINARY DETERMINATION

Re: **Application #22.1156D2954**
Review of proposed demolition of the existing structure at 39-45, 51 Dudley Street in Roxbury, MA 02119

Dear Mr. Kang:

Pursuant to review under Section 5, Article 85, Chapter 665 of the Acts of 1956 as amended, the staff of the Boston Landmarks Commission (BLC) has found **the existing structure at 39-45, 51 Dudley Street in Roxbury, MA 02119** to be significant under criteria (A), (D), and (E) of Section 85.5.3. This application will, therefore, be presented at a BLC hearing to determine whether the buildings will be subject to demolition delay.

A. Section 85.5.3(a) states “...the building is listed in the Landmarks Commission’s Comprehensive Preservation Survey as a building that is: (i) listed on the National Register of Historic Places; (ii) recommended for such listing; or (iii) the subject of a pending application for such listing...”

B. Section 85.5.3(b) states “...the building is the subject of a petition to the Landmarks Commission for designation as a Boston Landmark.”

C. Section 85.5.3(c) states “... the building is historically or architecturally significant because of period, style, method of building construction, or important association with a famous architect or builder...”

D. Section 85.5.3(d) states “...the building has an important association with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the city...”

E. Section 85.5.3(e) states “...the building is one whose loss would have a significant negative impact on the historical or architectural integrity or urban design character of the neighborhood.”

The property owner shall be responsible for properly securing the building during the time that it is subject to review under this Article.

In accordance with the zoning regulations, the Article 85 Demolition Delay Review is tentatively scheduled to be heard at the BLC hearing scheduled for May 24, 2022. Applicants can request an extension of time to allow for a more flexible rescheduling of their hearing date in order to accommodate submitting two alternatives to demolition for staff review prior to the BLC hearing, and/or to prepare additional documentation for the hearing. Should you wish to

CITY of BOSTON

1 CITY HALL SQUARE BOSTON, MA 02201-2021 | ROOM 709 | 617-635-3850 | ENVIRONMENT@BOSTON.GOV

CRITERIA A (LISTED IN BLC PRESERVATION SURVEY)

“...the building is listed in the Landmarks Commission’s Comprehensive Preservation Survey as a building that is: (i) listed on the National Register of Historic Places; (ii) recommended for such listing; or (iii) the subject of a pending application for such listing...”

CRITERIA D (ASSOC. HISTORIC PERSON OR EVENTS)

“...the building has an important association with one or more historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the city...”transform from a largely agricultural settlement to a fashionable streetcar suburb of Boston.”

CRITERIA E (HISTORICAL OR ARCHITECTURAL INTEGRITY)

“...the building is one whose loss would have a significant negative impact on the historical or architectural integrity or urban design character of the neighborhood.”

Lodge, Lodge, Lodge - the many socializings, socialisms, and societies of one corner

Updated: 4 days ago



Gothic decorative elements over the doorway at the Masonic Lodge on Dudley & Kenilworth Streets that is under threat of demolition

There are many reasons to love this neighborhood. What makes it such a unique place are all these many reasons and the ways they come together. Some people love our natural setting, the puddingstone outcrops, the big hill with its views, the many green spots, some almost wild – with coyotes and other animals taking up residence. One may also love all the people of so many different races, backgrounds, classes, preferences, and ideals – impossible to summarize or describe the incredible variety of personalities here, although in one respect we are held together in a love of this place.

The many neighborhood connections and different people is also something that extends across time. In Highland Park there have been comings and goings for well over 10,000 years, often with newcomers taking up places right alongside those who have been around a while. In this respect, some of our buildings and houses have stories to tell, as they too have held many different lodgers over time.

One building with such a tale is the "Lodge" located at the fork of the road at Dudley and Kenilworth Streets. If you have ever wondered why the streets are in such an odd pattern here, it's

KEY TAKEAWAYS

- The building has served the community as a place of gathering and entertainment throughout history.
- The importance of physical and tangible remains to remember the building and neighborhood's history.
- Built in 1899 by noted architect A. Warren Gould
- Originally built to house the Dudley Association (Used as a community club for socializing & entertainment)
- Lettish Workingmen's Association (Served as a place of community and meeting until 1945)
- The Most Worshipful George Washington Carver Grand Lodge (Formed in 1945, property sold in 2020)
- The building caught fire in the 1980s

OPT-A Preserving Historical Artifacts

- a. Material Reuse
(Interior finishings, furniture, objects)
- b. Exhibition of building and site history
- c. Artistic re-creation of neighborhood history
(Mural on exterior or interior walls)



OPT-B New Design Inspired by Original Drawing



OPT-A Preserving Historical Artifacts

PLACETAILOR	39-51 DUDLEY ST	30
REAL ESTATE		—
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Material Reuse

Various forms of wood and bricks are used in the current building. Depending on the material's condition, it may be reused for interior finishing, partition walls, or other decorative uses in the new building.



Exhibition on Building & Site History

The current building design proposes a community space. Part of the community space and the common area can host an exhibition curated focusing on the history of the existing building and the site.

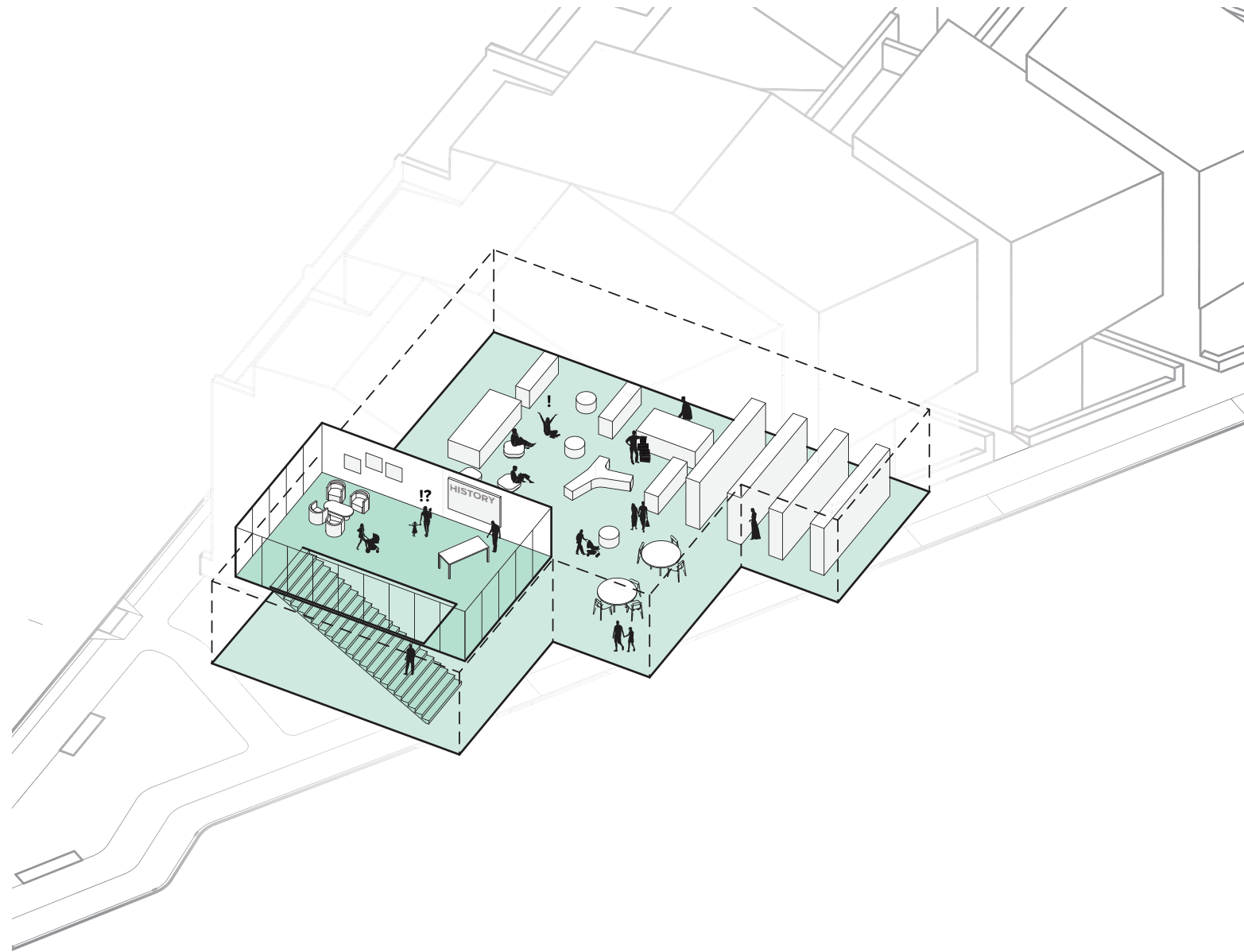


Artistic Interpretation of Neighborhood History

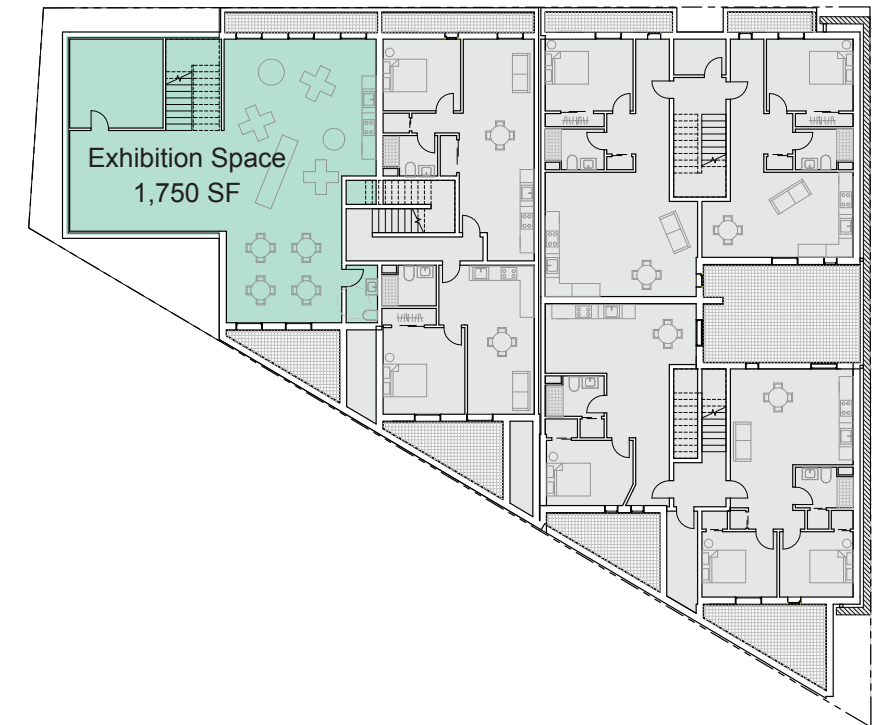
A mural project on the new building's exterior or interior can be commissioned to a local artist group. The artwork's subject matter will focus on the history of the building, neighborhood, and community.



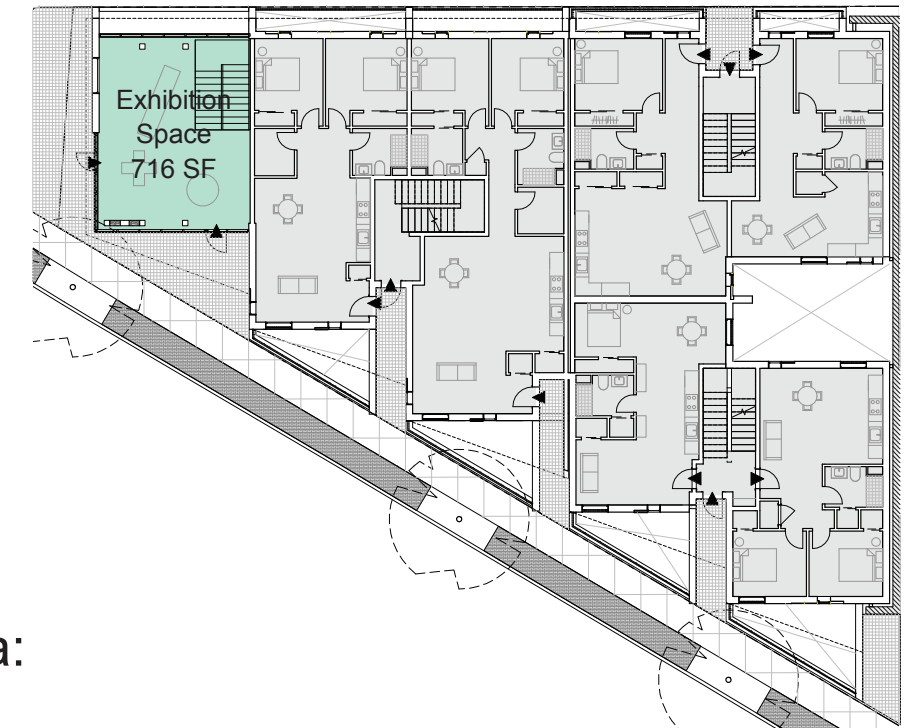
Exhibition in Proposed Community Space



Level 1



Garden Level



■ Potential Exhibition Area:
Approx. 2,460 SF

POTENTIAL EXHIBITION SPACE IN NEW BUILDING

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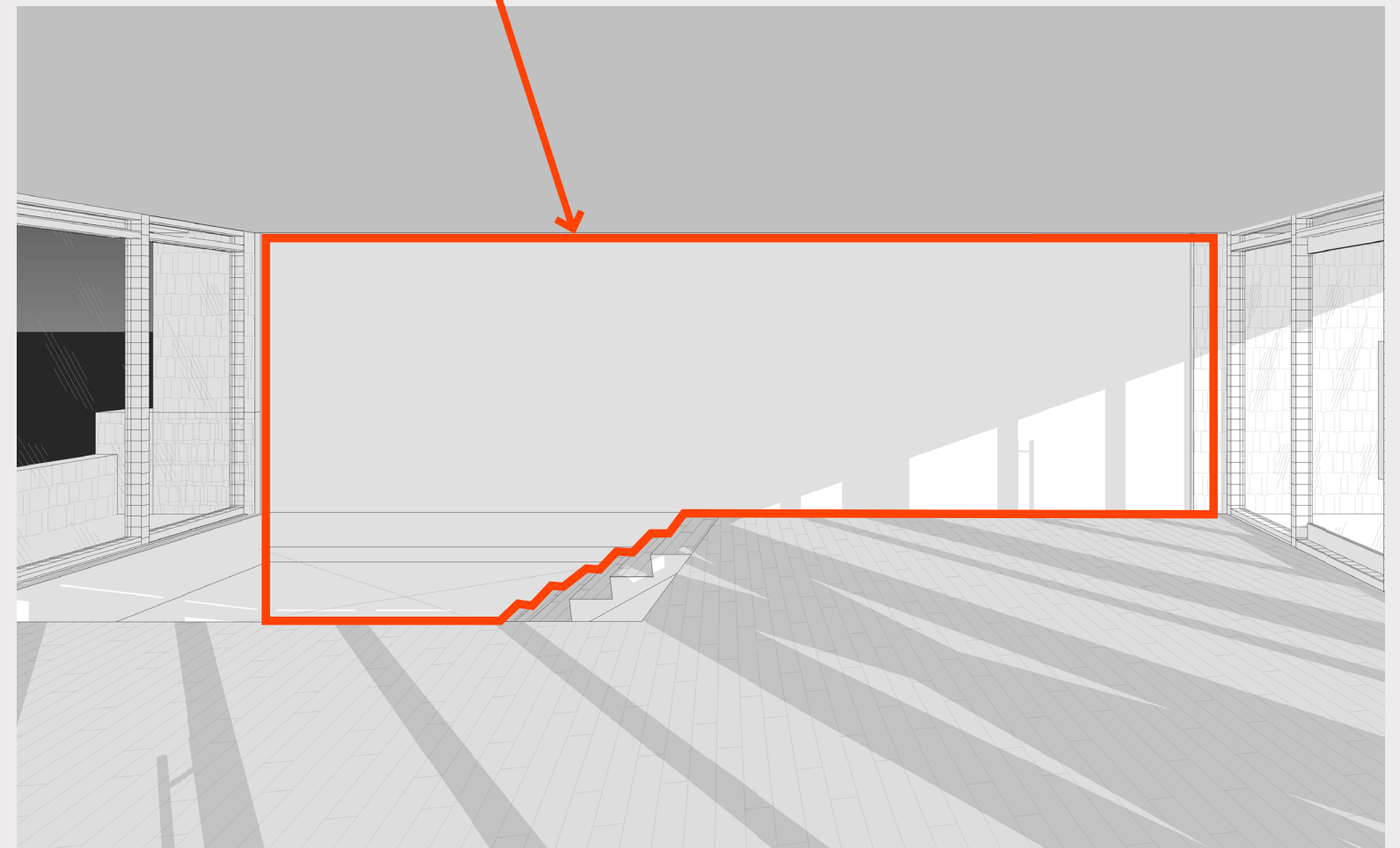
West Facade

The west facade faces the intersection of Dudley Street and Kenilworth Street. The location is in front of the extended sidewalk, which will have greenery and a seating area. This wall has the most exposure making this side of the building an ideal location for a Mural.



Community Space

Other potential areas for the mural include the walls in Community Space. The reception area on the first floor, in particular, would be ideal given that it is the building's most active and visible area.



Historic Narrative

Mural

Preserved Ornament

Large Scale Imagery

Reused Material

Drawings & Photos



Dudley Gallery

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Framed Artifacts

Furniture Made With Reused Material

3D Printed Building Models

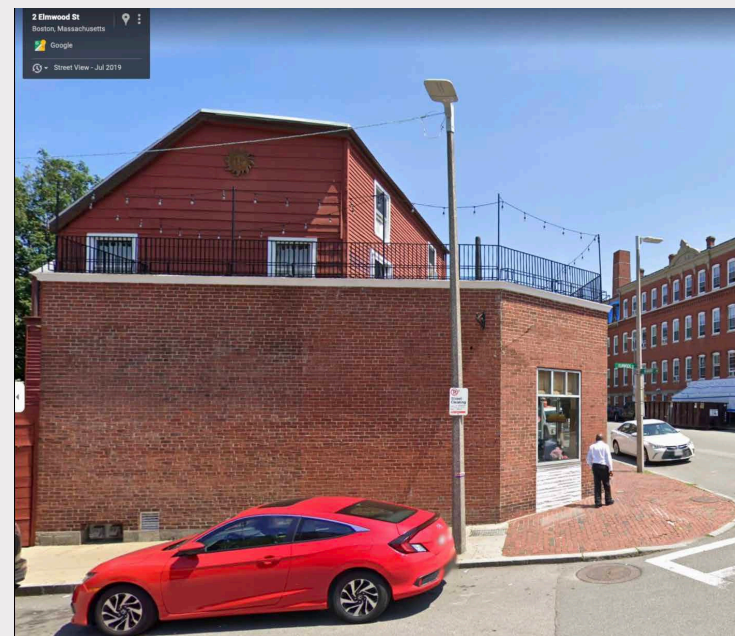
PLACETAILEDOR	49 DUDLEY ST	34
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CONCEPT RENDERING

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Billboard Hope

Billboard Hope is an art initiative founded by Roxbury resident Dayenne Walters in the hope of getting the work of local artists of color on billboards and walls in the community. Billboard Hope has shown the work of local artists Sharif Muhammad, L'Merchie Frazier, Lucilda Dassardo-Cooper, Mithsuca Berry, Merlo Philiossaint, Farah Jeune, DaNice D. Marshall, Ekua Holmes, Chanel Thervil, Carlos W. Byron, Ngoc Tran Vu, and Hakim Raquib — all pillars of the Boston creative community.



ART 4 CHANGE
ART 4 ACTIVISM
ART 4 HEALING

We believe art can heal us—by honoring nature, calling for social justice, through reclamation, celebration, and rededication; art can turn pain into power.

Based on our world and its current reality, what's your vision for a healing?

7/31–8/31
OPEN CALL

Learn more about entering your work:
<https://forms.gform.com/221407241933150>
Entries accepted: July 31–August 31, 2022

BILLBOARD HOPE

Billboard Hope's mission is to empower local artists and artists of color to create art that sparks conversation and hope. For more about us, check out www.bhbr.org/billboard-hope

Billboard Hope: Hope & Inspiration For the Future
March 18 · 🌐

Don't miss this online event!
https://linktr.ee/Billboard_Hope
Featuring Billboard Hope artists and their work in a talkback on process, inspiration, and art-ivism. You're in the online audience where you can chat with each other and the artists. We're ready to kick off the start of Year Two, celebrating the Billboard Hope spirit with art and live music--

Billboard Hope is a public art project that curates the work of local artists on neighborhood billboards. Our mission is to empower artists as agents of hope and inspiration, and to use the billboard platform to start conversations between neighbors that strengthen the surrounding communities of color.

Carlos W. Byron Farah Jeune Sharif Muhammad Merlo Philiossaint Hakim Raquib Ngoc-Tran Vu

2 1 Share

Like Comment Share

Links: <https://www.facebook.com/Billboard-Hope-Hope-Inspiration-For-the-Future-103318128435738/>

<https://artsandbusinesscouncil.org/billboard-hope/>

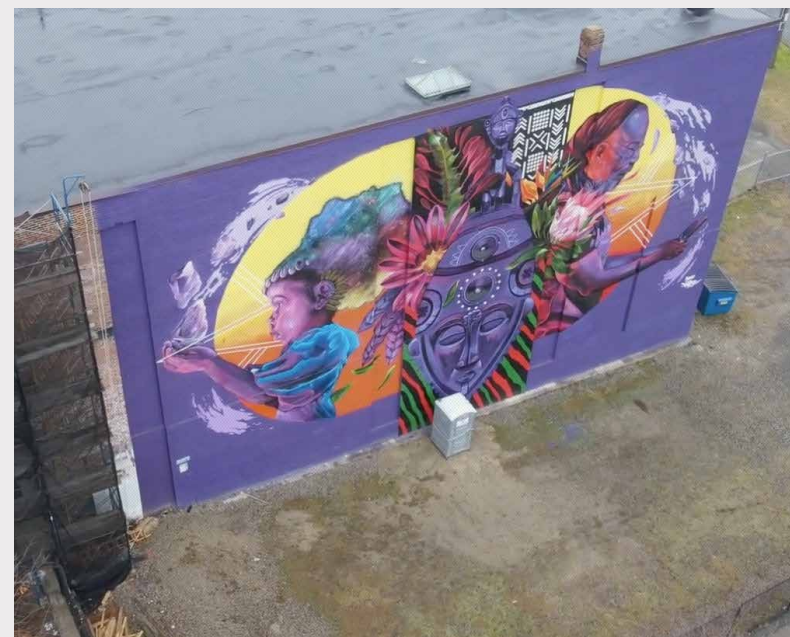
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COLLABORATORS

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Copper Collaborative

Copper Collective is a non-profit organization that Sean Webster and other young creatives from the Roxbury neighborhood co-founded in 2019. The areas of focus are urban sustainability, amplifying arts & culture, and community development. Its mission is to build a more equitable ecosystem through projects that educate, activate, and inspire.



SERVING THE COMMUNITY

Our work is providing support to individuals and families from underserved demographics. We work with businesses and organizations to deliver impact throughout the year.

We hear you. We Cu. We are you.

ACTIVATING SPACES & PLACES

Parks and blighted land throughout Roxbury, Dorchester, and Mattapan are underutilized and underrepresented.

We see these spaces as prime opportunities to turn previously neglected locations into thriving cultural destinations.

We partner with local businesses, artists, entrepreneurs, and community members to curate thriving pop-up events, performances, and marketplaces that drive our economy forward.

BRINGING ART TO LIFE

Art is in us and all around us. In collaboration with the city's finest local artists, we're using the community as our canvas and setting the stage for a colorful future.

We want people to experience our communities art in more ways than one which is why we partner with a wide range of creatives.

We've got a number of unique events and immersive experiences to share with the city. Make sure you stay in the loop!

Links: www.coppercivic.org

PLACETAILED
REAL ESTATE
DEVELOPMENT

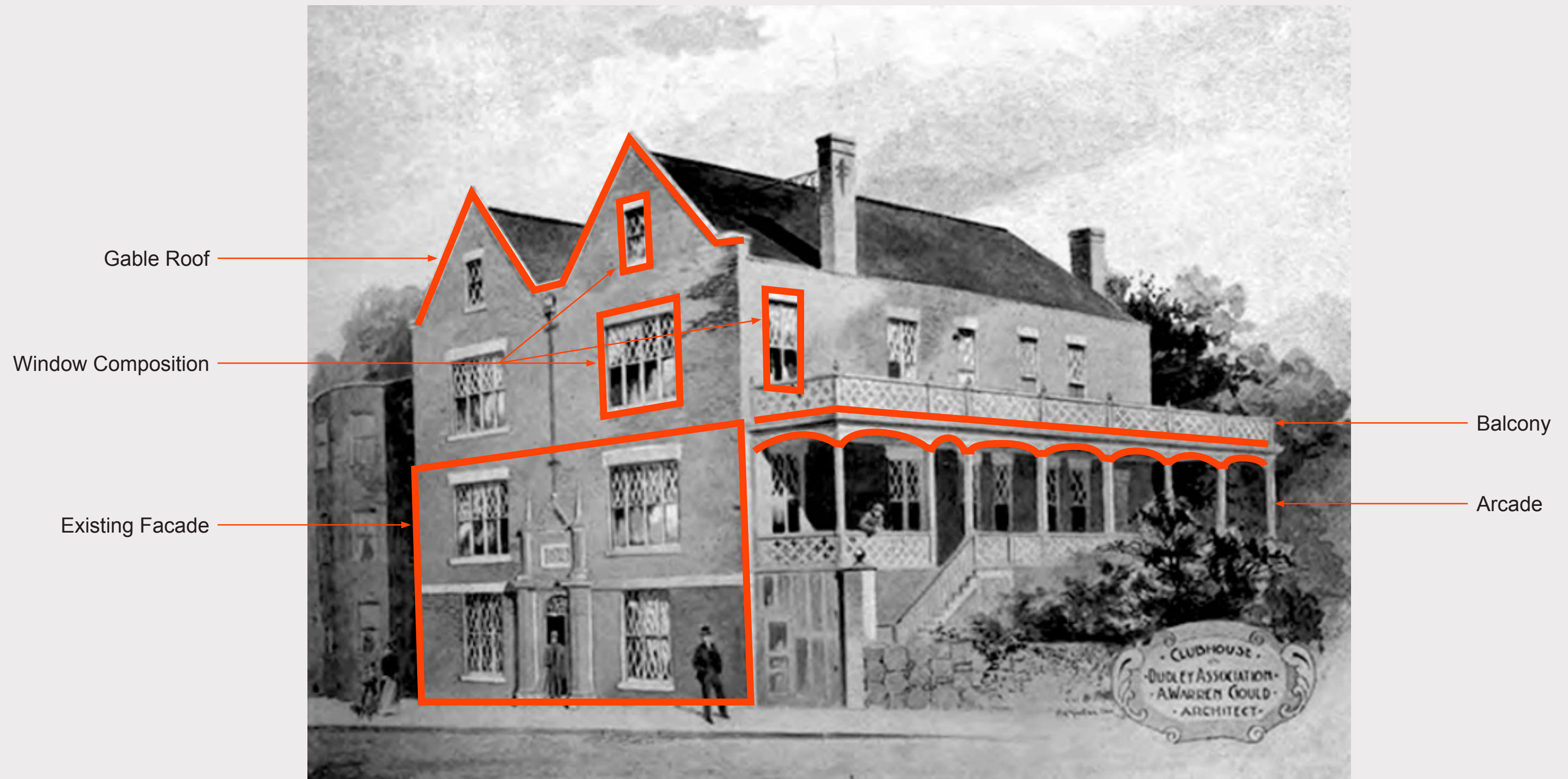
39-51 DUDLEY ST

36
—
46

COLLABORATORS

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OPT-B New Building Design Inspired by Original Drawing



Gable Roof

Window Composition

Existing Facade

Balcony

Arcade



PLACETAILOR
REAL ESTATE
DEVELOPMENT

49 DUDLEY ST
23 KENILWORTH ST
27-29 KENILWORTH ST

39
—
46

NEW DESIGN OVERVIEW

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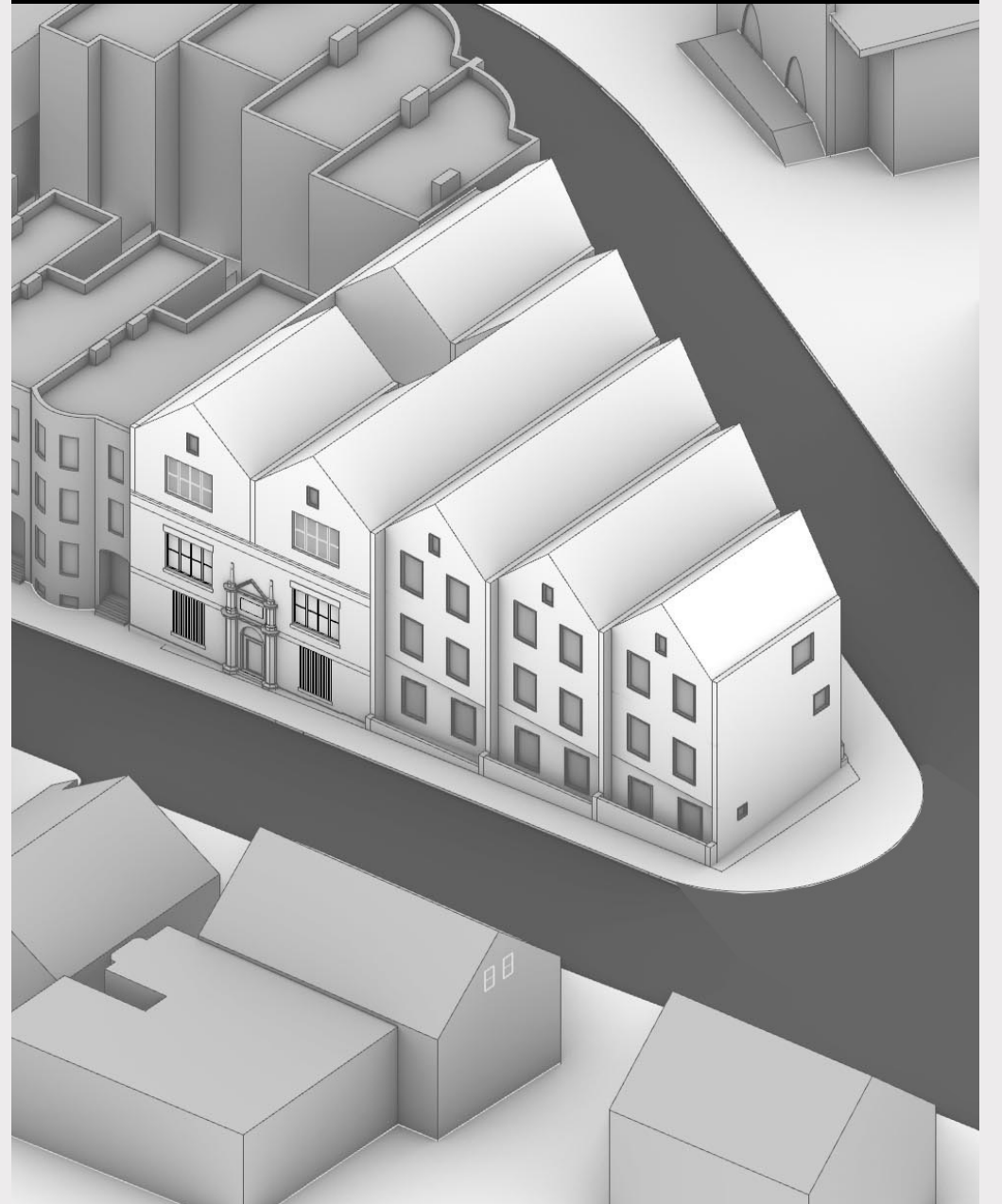
Zoning Set



OPT A: Community Space + Parklet



**OPT B: Dudley St Facade Preservation
No Community Space
No Parklet**



PLACETAILOR
REAL ESTATE
DEVELOPMENT

49 DUDLEY ST
23 KENILWORTH ST
27-29 KENILWORTH ST

40
—
46

AXON FROM DUDLEY STREET

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Zoning Set



OPT A: Community Space + Parklet



**OPT B: Dudley St Facade Preservation
No Community Space
No Parklet**



PLACETAILED	49 DUDLEY ST	41
REAL ESTATE	23 KENILWORTH ST	—
DEVELOPMENT	27-29 KENILWORTH ST	46

VIEW FROM DUDLEY STREET

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Zoning Set



OPT A: Community Space + Parklet



**OPT B: Dudley St Facade Preservation
No Community Space
No Parklet**



PLACETAILEDOR	49 DUDLEY ST	42
REAL ESTATE	23 KENILWORTH ST	—
DEVELOPMENT	27-29 KENILWORTH ST	46

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VIEW FROM KENILWORTH STREET

Zoning Set

Dudley Street



Kenilworth Street



OPT A: Community Space + Parklet

Dudley Street



Kenilworth Street



**OPT B: Dudley St Facade Preservation
No Community Space
No Parklet**

Dudley Street



Kenilworth Street



PLACETAILOR	49 DUDLEY ST	43
REAL ESTATE	23 KENILWORTH ST	—
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ELEVATIONS

Letter from John Elliot Square Neighborhood Association (JESNA)

Hi Neighbors,

As the 39-51 Dudley Street project's abutting neighborhood association, a group of about 20-23 residents made a collective decision (at the June 21st JESNA meeting) to move forward with distributing a survey to clarify neighbors' concerns regarding the facade and unit count (density). The survey was emailed to the JESNA email list on 6/23rd.

A vote was originally slated to take place to support (or not support) the project for their upcoming ZBA meeting.

However, at that same meeting, it was decided by the residents to ask the developer, New Urban Collaborative, to produce a facade design study to present to us on July 19th, when we will take a vote in person and a vote via email on July 20th.

The email to the developer was sent on June 23rd to request this facade study.

The developer is cc:d on this email today to ensure the facade study incorporates the feedback/voices of the abutters & surrounding community.

Jeffrey and Evan:
Please come prepared to present the study and clarification on ownership of this project.

The results of the survey (available for viewing on 7/19) are as follows:

There were 24 responses-
*1 stakeholder was out of JESNA boundaries
**1 stakeholder had 2 responses (2 & 16)
***As a result, two surveys were not tallied, only one

As a result, we tallied 22 survey respondents in total.

Out of the 22 Respondents:

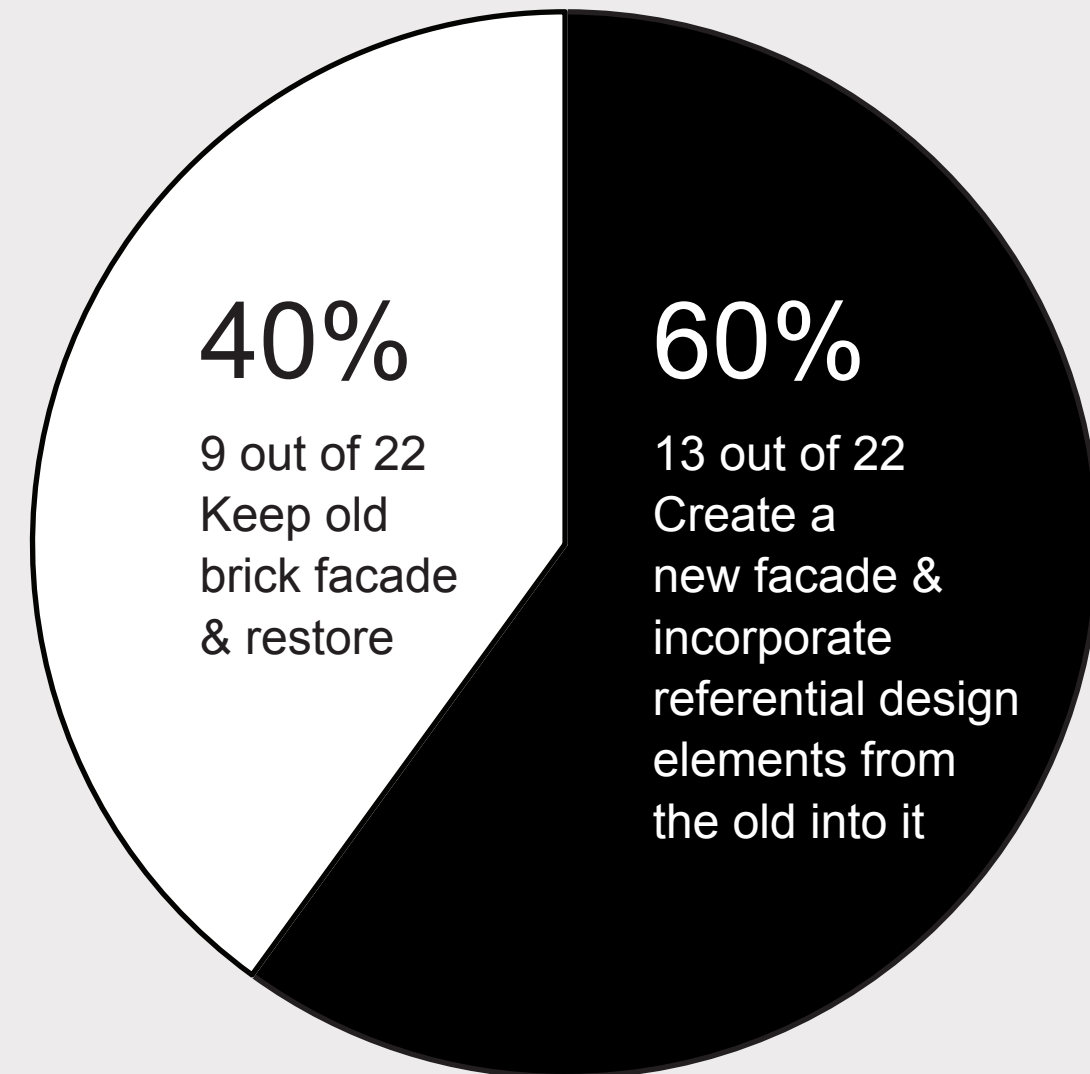
DESIRED UNIT COUNT
•12 residents chose 22-20 units (54%)
•1 resident chose 19-17 (.08%)
•9 residents chose 16-14 (40%)

DESIRED FACADE
•9 residents chose Keep old brick facade & restore (40%)
•13 chose Create a new facade & incorporate referential design elements from the old into it (60%)
•0 residents chose Create a modern facade (0.0%)

FYI- Highland Park Neighborhood Coalition deferred to vote on this project on 7/12 and will be on hiatus until fall 2022.

We look forward to seeing everyone next Tuesday, July 19th; 6pm-8pm at the First Church in Roxbury.

Desired Facade



0% Create a modern facade

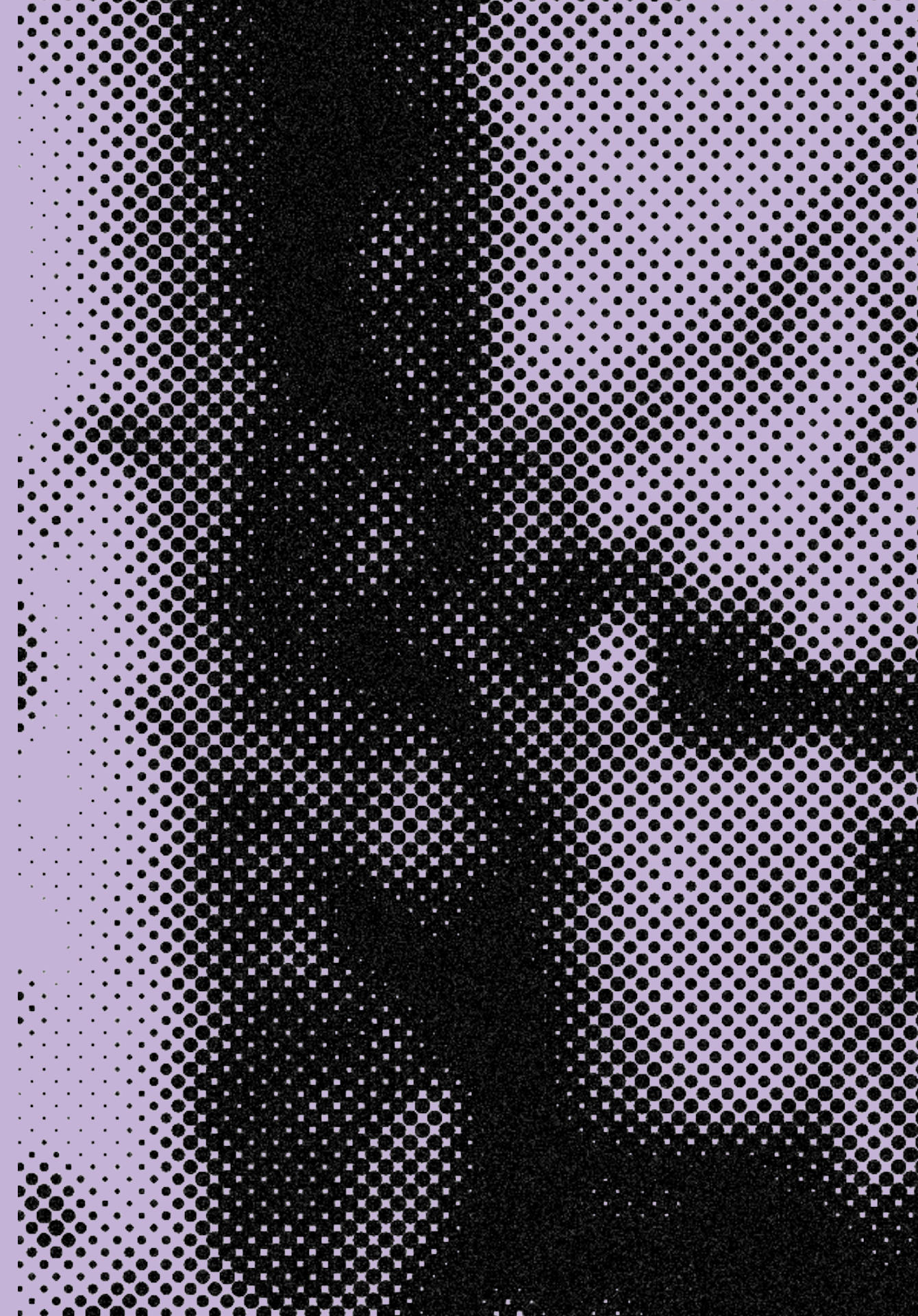
COMMENTS FROM JESNA MEETING

PLACETAILED	49 DUDLEY ST	44
REAL ESTATE	23 KENILWORTH ST	—
DEVELOPMENT	27-29 KENILWORTH ST	46

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