



Gary Webster &lt;gary.j.webster@boston.gov&gt;

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**Proposed Development at 124-126 Warren St., Roxbury / Warren Homestead**

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**Forman, Samuel** [REDACTED]  
To: "Gary.J.Webster@Boston.gov" <Gary.J.Webster@boston.gov>

Wed, Aug 15, 2018 at 9:20 AM

Mr. Gary.J.Webster

Boston Planning & Development Agency  
One City Hall, Ninth Floor  
Boston, Massachusetts 02201

Re Proposal for New Development at [124 126 Warren Street, Roxbury](#)

Dear Mr Webster

I have been alerted by historically minded citizens and voters of Roxbury that a proposed commercial development at [124 126 Warren Street](#) threatens to impact negatively the Warren House, which adjoins at [130 Warren Street](#). At the behest of a petition by Roxbury residents in 2015, the Landmarks Commission has recognized the Warren House as important for historic designation.

The proposed building will have a large sheer wall facing the Warren House, thereby boxing it in and ruining its setting. I recall that the previous building on the [124-126 Warren Street](#) site was a 19<sup>th</sup> century Italianate duplex house, which fell victim to suspected arson. While I and everyone I have spoken to applaud revitalization in the Dudley Square area, it is imperative to do so in a manner respecting the rich historical and architectural heritage of Roxbury for both current and future residents. It is a heritage of neighborhood, City, State, and National significance.

I am the modern biographer of Dr. Joseph Warren (1741-1775), who was born and raised on the Warren homestead. Warren was nationally famous in early America – 14 counties across the country are named after him – and his stature and significance has been undergoing a modern resurgence. A few of the achievements of this notable Bostonian include:

- One of the most active and influential Sons of Liberty, Warren was the closest political protégé of American Revolutionary Samuel Adams
- Authored the 1774 Suffolk Resolves, a forerunner of the Declaration of Independence and the most notable product of the First Continental Congress
- Was president of the Massachusetts Provincial Congress, the *de facto* governor of Massachusetts in early 1775
- Dispatched Paul Revere and William Dawes on the iconic Midnight Ride on the evening of April 18, 1775. Warren's mobilization of the Massachusetts militia and minutemen was the proximate act initiating the Revolutionary War
- Was the hero of the Battle of Bunker Hill, June 17, 1775, where he was killed in action. In honor of his leadership and heroics he was posthumously commissioned by Congress as a Major General in the Continental Army

The Warren family and their Roxbury home are also notable for:

- Development of the Warren or Roxbury Russet apple, the first uniquely American apple crop, in their 17<sup>th</sup> and 18<sup>th</sup> century orchards anchored on this site
- Childhood home of Dr John Warren (1753 1815), nationally prominent physician and founder of Harvard Medical School.
- Dr John Collins Warren (1777 1853), co founder of Massachusetts General Hospital and its Ether Dome. He was responsible for originally memorializing the Warren home site at [130 Warren Street](#)
- Construction entirely from puddingstone, a stone unique to Eastern Massachusetts.

Please contact me if I may clarify any of the foregoing points.

Sincerely,

Samuel A. Forman



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**Gary Web ter** gary.j.web.ter@bo ton.gov

Wed, Aug 15, 2018 at 11 37 AM

To: "Forman, Samuel" [REDACTED]

Mr. Forman- Confirming receipt of your email. This and all other comments will be compiled and posted on the BPDA project page at the conclusion of the comment period. You can view the project page here: <http://www.bostonplans.org/project/development/project/124-126-warren-street>

Best,

Gary

[Quoted text hidden]

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**boston planning &  
development agency**

**Gary J Web ter, Jr**

*Project Manager*

617.918.4457 (o)

**Boston Planning & Development Agency (BPDA)**

One City Hall Square | Boston, MA 02201

[bostonplans.org](http://bostonplans.org)



Gary Webster &lt;gary.j.webster@boston.gov&gt;

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**Serious concerns re: 124-126 Warren Street proposal, Roxbury**

1 message

**Stephen Jerome** [REDACTED]

Wed, Aug 15, 2018 at 4:40 PM

To: gary.j.webster@boston.gov

Cc: brian.golden@boston.gov, Kim Janey@boston.gov, Annissa Essaibi George@boston.gov, Michelle Wu@boston.gov, Michael.Flaherty@boston.gov, Ayanna Pressley &lt;ayanna.pressley@boston.gov&gt;, Roxbury Path Forward &lt;roxburypathforward@gmail.com&gt;

Dear Mr. Webster:

As a member of the Roxbury Historical Society and a frequent walking tour leader in Roxbury, I share the serious concerns raised by the Historical Society's Board of Directors and others about the [124-126 Warren Street](#) proposal. In particular, I am concerned about the deleterious effect the proposed building will have on the Warren House, [130 Warren Street](#), a proposed Boston Landmark next door to the site that commemorate the birthplace site of Dr. Joseph Warren of Revolutionary War fame.

Whatever is built on this site should be contextual to the Warren House and its surroundings. As currently designed, the proposed building bears no connection to the elegant Second Empire style double house that stood until recently at 124-126 Warren Street, a building that complemented the Warren House and the adjoining Moreland Street Historic District. In this highly significant historical setting, rebuilding a replica of the destroyed double house, with the same setback (preserving the Roxbury puddingstone and granite retaining wall and stairs) and appearance from the Warren House side of the site may be the most appropriate approach by the developer. It may be possible to introduce more massing along the Winthrop Street elevation, but the building should reflect the character of the Moreland Street Historic District, and the materials and style of the former house, not the larger scale and massing of Dudley Square.

In Charlestown, new development in the Navy Yard and elsewhere has often harmonized with the historic architecture of the neighborhood. I'm perplexed that Roxbury's new development for the most part has not reflected similarly high standards of design excellence. The proposed new building at 124-126 Warren Street presents a singular opportunity for enhancing this setting, but as currently configured, it is an affront to the Warren House and the Moreland Street Historic District and resembles a bland building that could be anywhere.

Yours truly,

Steve Jerome  
Architectural Historian  
[16 Harvard Street](#)  
[Charlestown, Massachusetts](#)

cc: Brian Golden  
Kim Janey  
Ayanna Pressley  
Michelle Wu  
Annissa Essaibi George  
Michael Flaherty  
Roxbury Path Forward



Gary Webster &lt;gary.j.webster@boston.gov&gt;

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**Opposition to Proposed Project at 124-126 Warren Street**

1 message

**Kimberly R. Lyle** [REDACTED]

Wed, Aug 15, 2018 at 11:16 PM

To: gary.j.webster@boston.gov

Cc: Brian Golden@boston.gov

Good evening,

I am writing to express my opposition to the 124-126 Warren Street project. I attended the public meeting at the B2 police station a few weeks ago where you witnessed the overwhelming majority of fellow Roxbury residents in attendance oppose the project.

I am opposed to this project for several reasons:

- The scale of the project is not consistent with the existing homes and apartments in the Moreland Street Historic District. The project requires far too many variances and the neighborhood has expressed that we will not support them.
- The proposed project is far too big for the lot it sits on and it will dwarf an abutting historic building.
- All of the proposed units are micro-studio apartments which does not adequately address the housing needs of current Roxbury residents. I would like to see developers think creatively about how to build housing not only for the college students and young professionals they are trying to attract to Roxbury at the expense of its current residents, but for Roxbury residents -- families, couples, seniors, and young professionals with low-to-moderate incomes -- who have made the neighborhood a place where people want to live.

Thanks for making sure my comments are reflected in the public record for this project.

Kimberly R. Lyle  
Clifford Street Resident, Roxbury

# **The Roxbury Historical Society**

**DILLAWAY-THOMAS HOUSE  
ROXBURY HERITAGE STATE PARK**

**183 Roxbury Street  
Roxbury, MA 02119**

August 6, 2018

RE: 124-126 Warren Street Proposal

To Whom It May Concern:

The undersigned members of the board of the Roxbury Historical Society write to you out of a deep sense of concern about the impact of the proposed project for 124-126 Warren Street on the historic Warren House at 130 Warren Street next door.

In 2015 neighbors successfully petitioned the Boston Landmarks Commission to landmark the Warren House.

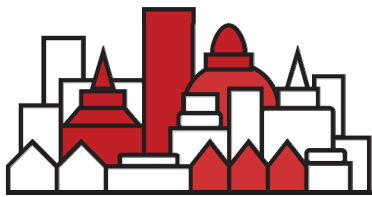
Joseph Warren was a significant figure in the American Revolution, who led the Battle at Bunker Hill, drafted the Suffolk Resolves (the precursor to the Declaration of Independence), and instigated Paul Revere's midnight ride, among many other accomplishments. Historians are in agreement that Warren would have been the first president of the United States had he not died at Bunker Hill. Please see the attached landmarking forms, which detail the importance of this site.

In light of the Landmarks Commission's recognition of the *national* level of importance of the Warren House, it is imperative that its setting not be destroyed. The proposed building will have a sheer wall facing the Warren House, which will have the effect of boxing it into its lot and diminishing its setting as a place commemorating national history.

Development at 124-126 Warren Street should be consonant with the previous building on the site, an Italianate Victorian duplex house, which was lost in a suspected arson. It is imperative that the Warren House and its surroundings be treated with respect. It is a monument on the order of other sites of national importance like the Paul Revere House or Mount Vernon.

Very Truly Yours,  
Roxbury Historical Society Board

Edmund Barry Gaither  
State Representative Byron Rushing  
Judge Leslie Harris (retired)  
Jon Ellertson  
Curtis Perrin  
Marcia Butman  
Marisa Luse  
Liz Miranda  
Christle Rawlins-Jackson  
Celia Grant



# Boston Landmarks Commission

City of Boston  
The Environment  
Department

Boston City Hall, Room 709  
Boston, Massachusetts 02201  
617-635-3850

## LANDMARK PETITION FORM

**FOR BLC USE ONLY**  
DO NOT WRITE OR STAMP IN THIS BOX

Petition number: \_\_\_\_\_

Received on: \_\_\_\_\_

Attest:

\_\_\_\_\_  
*Executive Director*

Schedule for preliminary hearing:  
\_\_\_\_\_

**Note:** This petition must be completed in full in order to be accepted and scheduled for a preliminary hearing. *The petition may be returned if all questions have not been answered completely.* Type or print legibly. Please contact BLC staff if you have any questions regarding the petition process.

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### PETITION

We, ten undersigned voters of the City of Boston, petition the Boston Landmarks Commission as authorized by Chapter 772 of the acts of 1975 of the Commonwealth of Massachusetts, as amended.

**TO DESIGNATE**

**TO AMEND THE  
DESIGNATION OF**

**TO RESCIND THE  
DESIGNATION OF**

**THE FOLLOWING:** 130 Warren St., Roxbury, MA 02119  
(street address, neighborhood, and zip code, and street boundaries if District or Protection Area)  
Warren House, Warrenhurst, Warren Memorial House, Warren Farm  
(name, historic and/or common)

\*\*\*\*\*

### PROPERTY OWNER'S NAME AND MAILING ADDRESS FROM ASSESSOR'S RECORDS:

NAME: CREIGHTON PETER H TS / ONE-30 WARREN NOMINEE TR

ADDRESS: P O BOX 170499, BOSTON, MA ZIP CODE: 02117

WARD AND PARCEL NUMBER FROM ASSESSOR'S RECORDS: WARD 12 / PARCEL ID: 1200111000

(The assessor's office is located on the 3<sup>rd</sup> floor of Boston City Hall. Assessing information is also available at <http://www.cityofboston.gov/assessing>, under the "Assessing On-line" option. A copy of the tax bill or list of owner(s) may be attached to the petition as necessary.)

\*\*\*\*\*

We recommend the designation category to be: (check one; see instructions for details)

☒ LANDMARK (check one of the following) ☒ Exterior only ☐ Interior only ☐ Exterior and Interior  
☐ LANDMARK DISTRICT ☐ ARCHITECTURAL CONSERVATION DISTRICT ☐ PROTECTION AREA

SURVEY RATING CATEGORY AND SIGNIFICANCE

City of Boston Building Inventory Form #: BOS.11753

Survey Rating Category (from Building Inventory Form): (check one)

- ☒ National Significance (formerly I. Highest Significance)
- ☒ State Significance (formerly II. Major Significance)
- ☒ Local Significance (formerly III. Significant)
- ☒ Contributing to a Historic District & May Contribute to a Historic District (formerly IV. Notable & V. Minor)
- ☐ Non-Contributing (formerly VI. Non-Contributing)

The Building Inventory form can be accessed online through the Massachusetts Cultural Resource Information System (MACRIS) at <http://http://mhc-macris.net/>, or by contacting BLC staff. In the absence of a Building Inventory Form or Survey Rating Category, please contact BLC staff with a request for a National Register of Historic Places Criteria Statement and survey rating category. **The BLC shall not accept petitions for buildings rated Local Significance, Contributing to a Historic District or May Contribute to a Historic District, and Non-Contributing (formerly III, IV, V and VI, or unrated).** In lieu of accepting petitions for buildings rated Local Significance and lower, the BLC shall invite petitioners or other parties to submit a letter requesting the Commission to review the rating and consider changing it. It shall be the obligation of anyone requesting a rating change to submit information that will assist BLC staff and the Commission with its review.

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RESEARCH CHECKLIST

Please fill out the checklist below to indicate sources of information, if applicable. Check which resources were reviewed and include a citation, or indicate "N/A" if unable to locate. For information and guidance on researching, please visit the BLC's website at <http://www.cityofboston.gov/landmarks/resources.asp>.

<input checked="" type="checkbox"/>	Historical maps/atlasses	Bromley Atlases, McIntyre Map of Boston
<input checked="" type="checkbox"/>	Historical images	MACRIS, Digital Commonwealth, Historic New England, BPL
<input checked="" type="checkbox"/>	Building permits	Boston Permits Database
<input checked="" type="checkbox"/>	Deeds	Suffolk Assessor's Database
<input type="checkbox"/>	Probate records	
<input type="checkbox"/>	City directories	
<input type="checkbox"/>	Census records	
<input type="checkbox"/>	Obituaries	
<input checked="" type="checkbox"/>	Manuscripts/diaries/journals	See attached bibliography
<input type="checkbox"/>	Newspaper/magazine articles	
<input checked="" type="checkbox"/>	Books	See attached bibliography
<input checked="" type="checkbox"/>	Other	NRHP Nomination form (Moreland Street Historic District)

**We recommend this action for the following reasons:** *(Include architectural and/or historical significance from the Building Inventory Form and/or additional research materials, if available. Attach additional sheets as necessary.)*

The General Warren memorial house, standing at 130 Warren Street in Roxbury, is built of local Roxbury puddingstone, and is unique in the nation in being a habitable memorial structure designed by the descendants of a national historic personage. No other memorial to a major historical figure in the United States can claim this status of being a habitable monument.

This is a building of national, state, and local historic importance and should be landmarked to preserve its legacy. The building is under threat from development pressures.

The first Warren homestead was a cottage farm-house built in 1720 by Joseph Warren whose grandson the physician General Joseph Warren played a leading role in American Patriot organizations and won renown in the Revolutionary War and as a founding father. In 1846, Dr. John C. Warren, who was the nephew of the General, had the original derelict house replaced with a stone house to better memorialize the site.

General Joseph Warren was a leading figure of the American Revolutionary Era and gave his life at the Battle of Bunker Hill directing the original Minutemen. Warren's achievements exerted a potent influence over the formation of our country, and he stands in the first rank of famous names from the evolutionary period. No one was more active than Joseph Warren in the proceedings that culminated at the battles of Concord and Lexington, the Siege of Boston, and the Declaration of Independence. He was born at this site on June 11, 1741, and his descendants lived on the land for over a century after. He was the associate of John Hancock and John Adams, the promoter of Paul Revere's ride as well as John Dawes's, and the composer of the Suffolk Resolves.

John Warren his younger brother, a distinguished physician and anatomist and founder of Harvard Medical School, was also born on this site. As a surgeon in the American Continental Army during the Revolution, he honed not only his surgical but also his teaching skills by educating his colleagues in Boston's military hospital, and Dr. John Warren was a driving force in post-war Boston medicine.

John Warren's son, Dr. John C. Warren, also a distinguished surgeon, had this memorial cottage built on the site of his father and uncle's birthplace. John C. Warren is known as the first doctor to demonstrate the use of surgical anesthesia, the founder of the New England Journal of Medicine, the one-time president of the American Medical Association, the first Dean of the Harvard Medical School, and a founding member of Massachusetts General Hospital.

The site and its structure are of historical significance to the neighborhood, to the City of Boston, to Massachusetts, and to the United States. The following collection of images demonstrates that the Warren House has been a commemorative site for 170 years. It deserves a permanent place in American memory.

( Continued on attached sheets. )

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#### **REQUIRED ATTACHMENTS:**

1. **A location map must be submitted with the petition form. The outline of the building, structure, or site and its property boundaries (for proposed Landmarks), or the proposed District boundaries or Protection Area boundaries, must be clearly delineated.** Maps may be obtained digitally, via an online mapping site, or through the City of Boston's "Assessing On-line" function, available at <http://www.cityofboston.gov/assessing>. City of Boston Topographic and 100" Survey maps, available at the Boston Redevelopment Authority (BRA) on the 9<sup>th</sup> floor of Boston City Hall, may also be submitted.
2. **Include photographs of the property or district petitioned.** High quality, color photographs are preferred.



The Warren Homestead in Roxbury is currently unoccupied, unregarded as a historic site of national importance, and unprotected for the future – while it boasts a large FOR LEASE sign on the front lawn. The adjacent neighboring historical structure recently burned due to accident or vandalism and has been leveled to an empty lot. Development pressures in now-booming Dudley Square have resulted in the demolition of several houses and buildings of considerable historic value over the last few years in proximity to the Warren House.

As of this writing, calls to the property's owner or manager remain unanswered, and the offered lease terms, whether it is for sale, and whether provision is being implemented to recognize its historic value for new tenants are unknown.

**This is a building of national, state, and local historic importance and should be landmarked to preserve its legacy.**



This memorial house, still standing at 130 Warren Street in Roxbury, is built of local Roxbury puddingstone, and is *unique in the nation in being a habitable memorial structure designed by the descendants of a national historic personage*. No other memorial to a major historical figure in the United States can claim this status of being a *habitable monument*.

The first Warren homestead was a cottage farm-house built in 1720 by Joseph Warren whose grandson the physician General Joseph Warren played a leading role in American Patriot organizations and won renown in the Revolutionary War and as a founding father. In 1846, Dr. John C. Warren, who was the nephew of the General, had the original derelict house replaced with a stone house to better memorialize the site.

General Joseph Warren was a leading figure of the American Revolutionary Era and gave his life at the Battle of Bunker Hill directing the original Minutemen. Warren's achievements exerted a potent influence over the formation of our country, and he stands in the first rank of famous names from the Revolutionary period. No one was more active than Joseph Warren in the proceedings that culminated at the battles of Concord and Lexington, the Siege of Boston, and the Declaration of Independence. He was born at this site on June 11, 1741, and his descendants lived on the land for over a century after. He was the associate of John Hancock and John Adams, the promoter of Paul Revere's ride as well as John Dawes's, and the composer of the Suffolk Resolves. We recall that Joseph Warren:

- Valued his **Roxbury** roots. He was a student and later a teacher at Roxbury Latin School.
- Performed key services to the **City of Boston**. Among other things he was the official physician to the poor; was a founding member of the Committee of Correspondence; agitated as one of the most radical of the Sons of Liberty; some say was the stage manager of the Boston Tea Party; and authored the foundational Suffolk Resolves.
- Was the *de facto* **Governor of Massachusetts** at the outset of the Revolutionary War. He was president *pro tem* of the Massachusetts Provincial Congress.

- Dispatched Paul Revere on the iconic Midnight Ride; directed the Siege of Boston in its earliest phase; and was recognized posthumously as a **U.S. Continental Army Major General** for heroics at Bunker Hill. He has long been considered an American military hero of national significance.

John Warren his younger brother, a distinguished physician and anatomist and founder of Harvard Medical School, was also born on this site. As a surgeon in the American Continental Army during the Revolution, he honed not only his surgical but also his teaching skills by educating his colleagues in Boston's military hospital, and Dr. John Warren was a driving force in post-war Boston medicine.

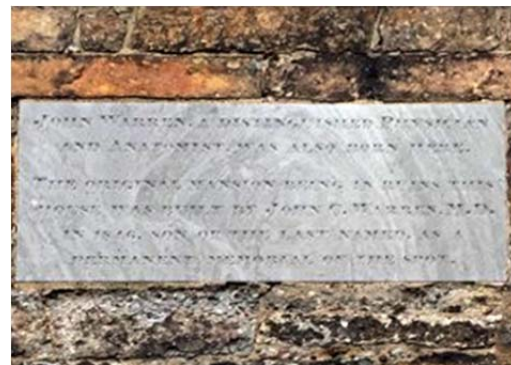
John Warren's son, Dr. John C. Warren, also a distinguished surgeon, had this memorial cottage built on the site of his father and uncle's birthplace. John C. Warren is known as the first doctor to demonstrate the use of surgical anesthesia, the founder of the *New England Journal of Medicine*, the one-time president of the American Medical Association, the first Dean of the Harvard Medical School, and a founding member of Massachusetts General Hospital.

Across the street from this house in what was formerly Warren Square, a monumental statue of Joseph Warren was erected, but this memorial was sadly taken away and is temporarily housed at the Roxbury Latin School in West Roxbury. Warren Square was obliterated during the urban renewal period of the 1960s. The Warren Memorial Homestead is therefore the most important and sole remaining piece of a memorial complex designed to honor an important figure and family in the founding of the United States of America.

On the front of the house, set into the puddingstone, are two plaques inscribed as follows:

“ON THIS SPOT STOOD A HOUSE ERECTED IN 1729, BY JOSEPH WARREN OF BOSTON, REMARKABLE FOR BEING THE BIRTHPLACE OF GENERAL JOSEPH WARREN, HIS GRANDSON, WHO WAS KILLED ON BUNKER HILL, JUNE 17, 1775.”

JOHN WARREN, A DISTINGUISHED PHYSICIAN AND ANATOMIST, WAS ALSO BORN HERE. THE ORIGINAL MANSION BEING IN RUINS, THIS HOUSE WAS BUILT BY JOHN C. WARREN, M.D. IN 1846, SON OF THE LAST NAMED, AS A PERMANENT MEMORIAL OF THE SPOT.



Several unusual aspects of the site and current structure assert themselves worthy of designation as a historic site:

1. The 17<sup>th</sup> and 18<sup>th</sup> century Warren Farm is where the first commercial and uniquely American apple variety was bred. Various called the Warren, Roxbury, and Boston Russet, American apple farming started here.
2. Birthplace and childhood home of Dr. Joseph Warren, an American Founder.
3. The current structure is a *habitable monument*, one intended at its construction 170 years ago to mark an important location, set on the same footing as the predecessor derelict structure, but to be lived in and used. This characteristic is unique among monuments of national or regional significance.
4. The Warren House is one of the few intact, all-puddingstone structures in Massachusetts. Puddingstone is literally the land of Roxbury and is the state rock of Massachusetts. The builder's intention of use by the living provides testament to the story of the land just as much as of its people.

The site and its structure are of historical significance to the neighborhood, to the City of Boston, to Massachusetts, and to the United States. The following collection of images demonstrates that the Warren House has been a commemorative site for 170 years. It deserves a permanent place in American memory.

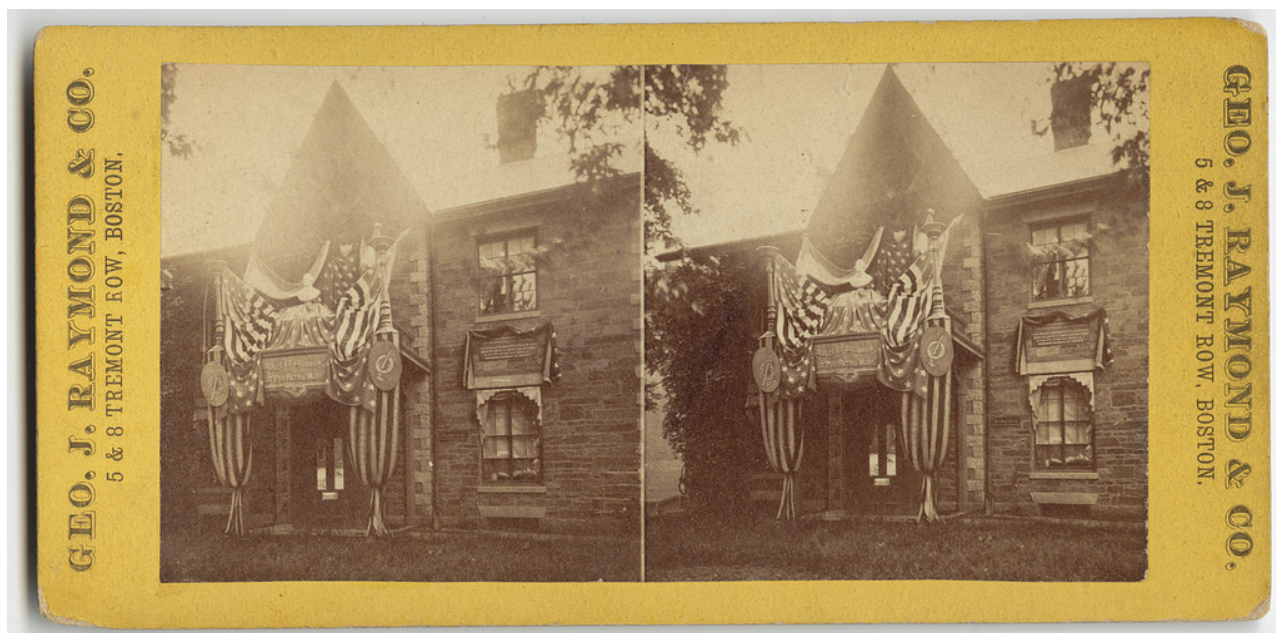


WARREN MEMORIAL DECORATED WITH BUNTING IN COMMEMORATION



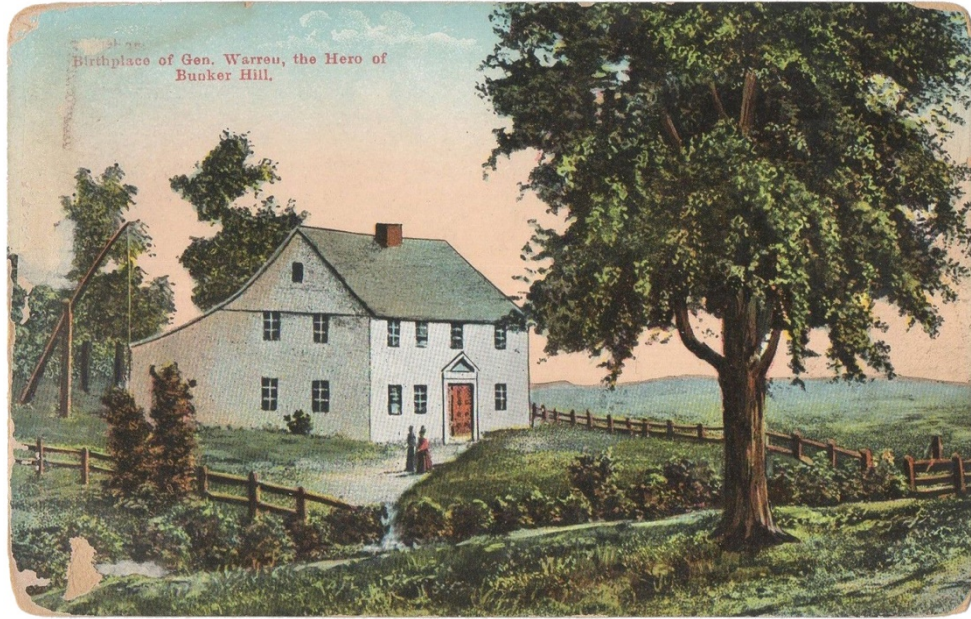


HISTORICAL ENGRAVING SHOWING VIEW OF WARREN HOUSE



STEREO-CARD SHOWING COMMEMORATIVE EXERCISES AT WARREN HOUSE





POSTCARD WITH IMAGE OF ORIGINAL WARREN FARM.



PORTRAIT OF GENERAL WARREN BY JOHN SINGLETON COPLEY



PAINTING OF WARREN'S DEATH AT BUNKER HILL BY JOHN TRUMBULL



WARREN STATUE (REMOVED FROM ROXBURY DURING URBAN RENEWAL)



◀ 15 Photos ▶

**MLS # 71908208 - New  
Commercial/Industrial - Commercial**

**130 Warren Street - Unit 2  
Boston, MA 02119**

List Price: **\$5,500**

**Suffolk County**

Directions: **Warren Street in between Winthrop and Moreland Street**

**Remarks**

**Spectacular opportunity to establish a business in an historic building located at Dudley Square. The 3305 sq ft space has a private entrance from the main foyer, will include off-street parking, has a total 7 rooms and additional storage space. Suite 2 encompasses two levels of office space and is equipped with a private alarm system. Th building also offers plenty of front yard space and owners are open to a street sign for business advertising. Additional outdoor space is available for benches, etc. Triple net lease. Space being offered at below \$20/sqft/year. Very easy to show. Office layout available upon request.**

**Property Information**

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>0</b>	Land: <b>\$161,200</b>	Space Available For: <b>For Lease</b>
Office:	<b>1</b>	<b>3305</b>	Bldg: <b>\$175,800</b>	Lease Type: <b>Triple Net Lease (NNN)</b>
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$337,000</b>	Lease Price Includes: --
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
			# Stories: <b>3</b>	21E on File: <b>No</b>
Total:		<b>3305</b>	# Units: <b>2</b>	
Disclosures:				

Drive in Doors:	Expandable: --	Gross Annual Inc:
Loading Docks:	Dividable: --	Gross Annual Exp:
Ceiling Height:	Elevator: <b>No</b>	Net Operating Inc:
# Restrooms: <b>1</b>	Sprinklers: --	Special Financing: --
Hndcp Accessibl: --	Railroad Siding: --	Assc: -- Assoc Fee: \$

Lot Size: <b>11013</b>	Frontage:	Traffic Count:
Acres: <b>0.25</b>	Depth:	Lien & Encumb: --
Survey: --	Subdivide: --	Undrgrnd Tank: --
Plat Plan: --	Parking Spaces: <b>3</b>	Easements: --
	Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Reg: <b>No</b>

**Features**

Construction : **Stone/Concrete**  
 Location: **Urban, Park, Historic, Highway Access, Public Transportation, Central Business District, Interior Lot, Neighborhood**  
 Parking Features: **Open, Stone/Gravel, Paved Driveway, Unpaved Driveway, Shared**  
 Utilities: **Public Water, Public Sewer, Natural Gas**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions:  
 Year Established: **1900**  
 Year Established Source: **Public Record**

**Tax Information**





FRONT



REAR/SIDE (SOUTH)



REAR/SIDE (NORTH)

## BIBLIOGRAPHY

### GENERAL REFERENCES

- Bunker Hill Monument Association, *Inauguration of the Statue of Warren* (Boston: Bunker Hill Monument Association, 1858).
- John H. Cary, *Joseph Warren: Physician, Politician, Patriot* (Urbana: Univ. of Illinois Press, 1961).
- Samuel A. Forman, *Dr. Joseph Warren: The Boston Tea Party, Bunker Hill, and the Birth of American Liberty* (Gretna, Louisiana: Pelican, 2011).
- Monument to Joseph Warren, Its Origin, History, and Dedication, 1894-1904* (Boston: Municipal Printing Office, 1905).
- Richard Frothingham, *Life and Times of Joseph Warren* (Boston: Little, Brown, 1865).
- Yawu Miller, "Roxbury History Preserved in Warren Street House," *The Bay State Banner* (March 19, 2014).
- Rhoda Truax, *The Doctors Warren of Boston: First Family of Surgery* (Boston: Houghton Mifflin, 1968).

### BOSTON MASSACRE ORATIONS

Warren's Boston Massacre commemorative orations, delivered at Boston's Old South Meeting House, cast an inclusive, aspirational view for the future United States and for all Americans. Warren's speeches, where he spoke on behalf of the Town of Boston and the Sons of Liberty, were widely reprinted and influenced public opinion throughout the fledgling United States:

- Joseph Warren. "An oration delivered March 5th, 1772: At the request of the inhabitants of the town of Boston; to commemorate the bloody tragedy of the fifth of March, 1770," 2d ed. (Boston: Edes and Gill, by order of the town of Boston, 1772).

*"May our land be a land of liberty,  
the seat of virtue, the asylum of the oppressed,  
a name and a praise in the whole earth."*

- Joseph Warren, "Boston Massacre Oration, March 6, 1775," original manuscript held at Massachusetts Historical Society in the John Collins Warren papers. Published as, "An oration delivered March sixth, 1775 at the request of the inhabitants of the town of Boston, to commemorate the bloody tragedy of the fifth of March, 1770," (New York: John Anderson Printer, 1775).

*"On you depend the fortunes of America.  
You are to decide the important question,  
on which rest the happiness and liberty of millions yet unborn.  
Act worthy of yourselves."*

## SUFFOLK RESOLVES

Reference for *The Suffolk Resolves*, the September 1774 document written by Joseph Warren and adopted word for word by the First Continental Congress. It is considered by historians as the most impactful document of that congress, a forerunner paving the way for the *Declaration of Independence*:

-“Suffolk Resolves,” *Essex Gazette* (September 20, 1774).

## PAUL REVERE AND SIEGE OF BOSTON

As president of the Massachusetts Provincial Congress, Joseph Warren dispatched Paul Revere on the iconic Midnight Ride on the eve of the Revolutionary War, and directed the Siege of Boston in its early months. Here is an official document emblematic of those roles:

-Joseph Warren, “In Congress at Watertown,” (Watertown, Mass.: Published by Edes and Gill, April 1775). Reprinted in: *American Broadsides* (Worcester: American Antiquarian Society).

*“The barbarous murders on our innocent brethren on Wed the 19th Instant [of April 1775],  
has made it absolutely necessary that we immediately raise an army  
to defend our wives and our children from the butchering hands of an inhuman soldiery.”*

## WARREN RUSSET APPLE

References documenting the Warren Russet apple (aka Roxbury Russet and Boston Russet) as originating on the Warrens’ farm and in Roxbury orchards:

-Alexander H. Everett, “Joseph Warren,” in *American Biography*, ed. Jared Sparks (Boston: Hilliard, Gray, & Co. 1838), 103-104.

-S. A. Beach, N. O. Booth, & O.M. Taylor, *The Apples of New York*, vol. 1 (Albany: J.B. Lyon Co., 1905).





1200111000

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### Assessing

**Parcel ID :** 1200111000  
**Address :** 130 WARREN ST  
**Owner :** CREIGHTON PETER  
H TS  
**More Info :** [Assessor's Report](#)  
**See Also :** [Property Viewer](#)

### Zoning

**Zoning District :** Roxbury  
Neighborhood  
**Zoning Subdistrict :** MFR/LS  
**Subdistrict Type :** [Multifamily](#)  
[Residential/Local](#)  
[Services](#)  
**Overlays :** [NDOD](#), Boulevard  
Planning,  
Neighborhood Design  
Review,  
**Map No. :** 6A-6C  
**Article :** [50](#)

Questions?

## ROXBURY PATH FORWARD NEIGHBORHOOD ASSOCIATION

August 14, 2018

Brian Golden, Director  
Boston Planning and Development

Gary Webster, Project Manager  
Boston Planning and Development

City Hall, 9<sup>th</sup> Floor  
One City Hall Square  
Boston MA 02201

Re: 124-126 Warren St. Roxbury, Warren St. Studios Project

Director Golden and Mr. Webster:

This letter is in response to the proposed plan for new construction at 124-126 Warren St. I write on behalf of **Roxbury Path Forward Neighborhood Association** to strongly oppose the Warren St. Studios Project. I have lived in this area of Roxbury for almost my whole life, the last several years as the neighborhood association president. I am an active community member and serve on two IAG committees for nearby developments including the 90-unit Michael Haynes Apartments at 280 Warren St, a project with overwhelming support from this neighborhood association. I have enjoyed working with the DND on the Neighborhood Homes Project because it brings opportunities for affordable homeownership to our neighborhood. I believe that I know this area well, along with my neighbors. Many, like me, grew up in this neighborhood. It's common for people of color to own their own homes in our neighborhood and to have been home owners for over 50 years. We are pulling together with new people living in Roxbury for the first time attracted to our close-knit enclave where people know each other.

Below is a summary of impacts to the **Moreland St. Historic District Neighborhood**, an area of 1, 2, and 3 family homes, many that are home owner occupied. Although the area is a 3F-4000 zoning subdistrict, it's also common to see 4-unit row house sections like the one that abuts the project site and a few larger apartment buildings. There is a great mix of housing types that can be converted to different uses for a changing population.

The proposal for 124-126 Warren St. is extremely deficient and some of the information is misleading. There is no regard to the surrounding neighborhood or the immediate abutting properties. The developer is ignoring much of the neighborhood, comparing the proposed project to a few, large 100-year old apartment buildings and other buildings that have a completely different zoning. The apartment buildings have been part of our neighborhood for decades and are now family occupied HUD expiring use affordable housing properties. These properties house some of Boston's lowest income

families, a very different demographic than the target market for the proposed project which seeks to attract young professionals as an alternative to downtown neighborhoods.

In regard to the **Joseph Warren Homestead** and the abutting row houses that surround the site, the proposal has no regard for Roxbury's Article 50 Zoning Code and is ignoring the character and history of our federal register historic district. The Moreland St. Historic District is a real, unique section of the city and needs to be protected and preserved by the BPDA and the City of Boston. The district has very few replacement buildings. In addition to the housing, here and there architectural elements like pudding stone walls, rod iron fencing and welcoming front yards and porches unify a historic section of Roxbury. This proposal shows little respect for the Moreland St. Historic District.

### **Size, Scope and Use**

The Project does not conform in any way to the zoning of the site. A 51-ft. high building will stick out like a sore thumb, negatively changing the Warren St. view from the hill descending into Dudley Square and from Dudley Square up the hill approaching the site. It would completely block off the Warren Homestead from view in a way that the former building, a second empire duplex that burned down, never did. If you ride around Roxbury on Warren St. you will see some apartment buildings, but mostly a neighborhood of trees, historic homes and the beautiful Warren Gardens Urban Wild. A massive building project will destroy these unique, historic views.

The project will destroy the character of the Moreland St. Historic District. A 21 room micro-unit building is too large for this site. The neighbor's views, air circulation and sunlight will be blocked by this building. At present, many neighbors have views toward the city that will be negatively impacted by the proposed 5 story building. The retail and roof deck will change the character from a quiet, stable neighborhood to temporary, student housing. Students seem more than willing to rent rooms for \$1,000 per month while the area's African American residents rent rooms for between \$650 and \$850. A member of the developer's team did the project no good when he stated during the public meeting that his own children would like to live in this building in Roxbury. The projected rent of \$1,200 - \$1,400 is for a different demographic than current Roxbury residents and will accelerate gentrification. When the building opens, there is nothing to stop the owner from charging even higher rent. There will be nothing to stop the owner from filing for liquor and entertainment licenses after the project is built. Dudley Square is already planned to become more vibrant with several large restaurants, a hotel, and bars planned. We think it is appropriate that this project not have a restaurant and instead retain the 100-year old stone wall which is a symbol of our neighborhood. This proposed project will harm the residents of the Moreland Historic District during construction and after.

**Construction** – Noise and vibrations due to construction of a large project will impact the abutting neighborhood buildings. There is a substantial threat that construction could cause damage to historic homes and buildings. Noise will disturb neighbors.

**Design** – A large design is incompatible with the Historic Moreland St. Neighborhood homes and buildings. Residents oppose providing variances for 21 studios when the site's zoning requires over 20,000 sq. ft. for that number of units. Similarly, we oppose the zoning relief required because the project design does not meet the dimensional requirements for setbacks on the front, side and rear. We are not a Downtown Seaport District location. We are a small neighborhood where the zoning calls for 4 units on 5,188 sq. ft. The Moreland St. Historic District is a very special place and needs to have special consideration by the BPDA. Jonathan Greeley at BPDA directed that the Landmarks Commission be consulted with regard to the design for a replacement building. Yet no design meetings have taken place. According to a public records request made to the BPDA and the City of Boston, there are no meeting minutes from a BPDA Design Overview Meeting for 124-126 Warren St. The developer should be required to listen to neighborhood residents and to develop a design that more closely meets the

site's zoning as well as the character of the Moreland Street Historic District, and the materials and style of the former house, instead of the larger scale and massing that is appropriate to Dudley Square.

### **Roxbury Article 50 Zoning Code**

This project ignores Roxbury District Zoning Art. 50 with a maximum height of 45 Ft. for this property. A restaurant is conditional at this location. Housing for this site is 4,000 sq. ft. for the first three units and 1,000 sq. ft. for each additional unit. Therefore, the zoning only allows 4 units at this location. Zoning should not be ignored. Allowing this project will set a bad precedent for Roxbury. This project would be the beginning of creating a change in Roxbury that will alter the character of the Moreland St. Historic District neighborhood. The Article 50 Roxbury Zoning Code is meant to require that similar types of uses are within the district and to protect Roxbury from projects such as this. The developer should be offering a much smaller project in size, height and density.

### **Runoff from Property**

The project documents state that plantings will absorb storm water and rain. The proposal does not take into account that reducing the setbacks and front lawn to add parking in the rear will increase the pollutants in the runoff water draining into the abutting properties. This large building will catch the rain and snow that builds up at the site ultimately increasing the runoff from the site onto other properties because the setbacks are not adequate.

### **Parking, Biking and Walking**

The developer seems to be proposing the idea that the project will somehow promote the use of bicycles and walking in the area. This neighborhood has few jobs and doesn't have an elementary school or enough supermarket options. Most residents rely on private cars even if they use Uber or Lyft. Therefore, providing only 5 parking spaces is unacceptable to neighborhood residents. The Roxbury Municipal Court House, Boston Day and Evening Academy and Dearborn Stem are in close proximity and do not have enough off-street parking. Winthrop St. has residential permit parking. Even if residents move into the building without a car as the developer has suggested, there is nothing stopping a tenant from buying a car and parking on the surrounding streets.

### **Traffic Safety**

There are concerns about traffic safety and visibility across the Warren and Winthrop St. intersection. Exiting Winthrop St. onto Warren St. is already difficult with the laundromat at the end of the street and the new Dearborn Stem School building. The entrance into this site is narrow and very close to the intersection. Residents oppose the variance that is required to build the project without maintaining the required 30' radius from the street edge intersection. §50-44.3

### **Dudley Square EDA and other Development Projects**

The 24 story Rio Grande building with a mix of residential units and retail has been proposed in Dudley Square. The Canton Corporation has proposed another project with 5 stories and 100 apartments on Malcolm X Blvd. directly across from the post office. These projects are much closer to the Orange line rapid transit and are part of the Dudley Square Economic Development Area (EDA). The Dudley Greenville Rental Apartments referred to in the application as part of the neighborhood context is also in the Dudley Square EDA. This project does not have the higher density zoning and 55 ft. height allowed in the Dudley Square EDA. I don't know why the project refers to One Newcomb Place which is in an area with a restricted parking overlay and is compliant without any off-street parking. While this project is proposed in an area where off street parking is required.

### **Project and Imagine Boston 2030 Plan**

The Imagine Boston 2030 Plan has no mention of the Moreland St. Historic District neighborhood. We are not designated as an area for future, high density development. This project is 1 mile away from the Orange Line rapid transit. In fact, we have very poor public services and overcrowded bus lines that bring you to the bus terminal, not the train. The Imagine Boston 2030 states that any development be consistent and respectful of the character of the neighborhood in which it is proposed. We are not a waterfront or a downtown neighborhood. For our community of homeowners and long-term renters, the Warren St. Studios project will be a drastic departure from the family and other housing that can be easily converted for use by many different segments of the market and types of individuals or families.

### **Public Meeting**

The development team exploited the planning process. During the public meeting, we heard from a variety of people seeking employment who attended the public meeting not because of the building design or the neighborhood. They seemed to have no familiarity with the neighborhood and listed addresses in Brockton and Dorchester. They made statements about trying to get jobs from the project since the BPDA already had a plan for Roxbury. An iron worker stood up at the front of the room to cut off an abutting property owner as he was speaking. The iron worker was saying something about supporting the building as housing for elders even though this proposal with 26 bike spaces and 5 off street parking spaces is designed for a younger segment of the housing market. The iron worker behaved like a member of the project team, remaining for a long time after the meeting ended. He was overheard by one resident speaking to a member of the project team about working on the project. Individuals who are looking for work should attend a separate job fair rather than taking time from the agenda or intimidating residents into not speaking. Some residents didn't get any time to speak because of this. The development team should not benefit from this kind of behavior.

### **Summary**

In the Moreland St. Historic District Article 50 is working nicely. Much of new construction is rescuing buildings in dilapidated condition and returning them to use by new neighbors attracted by the neighborhood's characteristics. This neighborhood's future health and interconnectedness should not be jeopardized for the sake of profit by a developer. This neighborhood should be protected for the residents who have enjoyed the area for the last 50 years and future generations who also love old homes. The quality of life should not be diminished by a building that is not in conformity to the neighborhood. We ask for the BPDA's support in requiring this developer to work with residents instead of attempting to build a project that doesn't fit the neighborhood or conform to the zoning of the lot.

Once again, we are not part of Dudley Square and whatever plans might be valued by property and business owners in Dudley Square are not applicable to our neighborhood. We are a small, unique, historically relevant, family neighborhood within Roxbury committed to remaining.

Yours Sincerely,

Lorraine Wheeler  
Roxbury Path Forward Neighborhood Association  
Moreland St. Historic District



August 15, 2018

Brian Golden, Director  
Boston Planning and Development  
City Hall, 9<sup>th</sup> Floor  
One City Hall Square  
Boston MA 02201  
cc: Gary Webster

Re: 124-126 Warren St. Roxbury, Warren St. Studios Project

Greetings Director Golden:

As a long-time member of the Roxbury Historical Society, I am strongly opposed to the proposed development at 124-126 Warren St. The project is too large for the lot and out-of-character or complement to this historic neighborhood, most especially the adjacent Warren Homestead and for the Moreland Street Historic District. There is an overall disregard for the Article 50 Roxbury zoning code provisions for Roxbury in this proposal, something that was brought out at the hearing held at the Landmark Commission meeting about the Warren Homestead which I attended.

While I no longer live in Roxbury, having moved to Dorchester, I have worked for more than 25 years in the Dudley neighborhood, currently as program manager for the Fellowes Athenaeum Trust Fund of the Boston Public Library, which funds programs at the Dudley Branch. I care about Roxbury and the Dudley Business district deeply. The rich history and the fact that there are many historic buildings on Warren Street would be further disrupted were this project to be built. In fact, I mourn the fact that this parcel is empty because of the neglect of the original building that was there due to neglect on the part of its owners.

Thank you for your consideration of these remarks.

In community,

Candelaria Silva-Collins  
[REDACTED]



Gary Webster &lt;gary.j.webster@boston.gov&gt;

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**124-126 Warren St, Roxbury, MA 02119/ Studio Project**1 message

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**Maria Texer** [REDACTED]

Wed, Aug 15, 2018 at 3:17 PM

To: "Brian.golden@boston.gov" <Brian.golden@boston.gov>, "Gary.j.webster@boston.gov" <Gary.j.webster@boston.gov>  
Cc: "Chynah tyler@mahou e gov" Chynah tyler@mahou e gov, "mary doherty@mail hou e gov" <mary.doherty@mail.house.gov>, "Sonia.Chang-Diaz@masenate.gov" <Sonia.Chang-Diaz@masenate.gov>, "Mayor@boston.gov" <Mayor@boston.gov>, "Kim.janey@boston.gov" <Kim.janey@boston.gov>, "Michael.F.Flaherty@boston.gov" <Michael.F.Flaherty@boston.gov>, "A.E.George@boston.gov" <A.E.George@boston.gov>, "Ayanna Pre ley@bo ton gov" Ayanna Pre ley@bo ton gov, "Michelle Wu@bo ton gov" Michelle Wu@bo ton gov, "Jerome.smith@boston.gov" <Jerome.smith@boston.gov>, "Joshua.McFadden@boston.gov" <Joshua.McFadden@boston.gov>, "roxburypathforward@gmail.com" <roxburypathforward@gmail.com>

Director Golden:

As a resident of Winthrop St, I oppose the proposed development of 124-126 Warren St. There are many issues with this project including its large size and lack of respect for the historic neighborhood. The project creates problems with density, height, parking, traffic visibility and the historic district.

Mary Jane Texeria  
[17 Winthrop St](#)  
[REDACTED]



Gary Webster &lt;gary.j.webster@boston.gov&gt;

## Comments for 124 – 126 Warren Street – Roxbury Neighborhood Article 80 Small Project

1 message

Sophia Transtamar [REDACTED]

Wed, Aug 15, 2018 at 10:19 AM

To: brian.golden@boston.gov, gary.j.webster@boston.gov

Cc: Chynah.tyler@mahouse.gov, mary.doherty@mail.house.gov, Sonia.Chang-Diaz@masenate.gov, Mayor@boston.gov, Kim.janey@boston.gov, Michael.F.Flaherty@boston.gov, A.E.George@boston.gov, Ayanna.Pressley@boston.gov, Michelle.Wu@boston.gov, Jerome.Smith&lt;Jerome.smith@boston.gov&gt;, Joshua.McFadden&lt;Joshua.McFadden@boston.gov&gt;, roxburypathforward@gmail.com

Dear Mr. Golden and Mr. Webster,

I am a resident of Winthrop Street in Roxbury residing less than 5 miles from the proposed project site referenced above. I attended the Community meeting hosted at the Community Room at Area B-2 Neighborhood Police Station on Monday, July 30, 2018.

I am concerned about the twenty one (21) proposed micro/studio units proposed at this location. I do not support the following aspects of the proposed development project at 124-126 Warren Street in the Roxbury:

- The proposed twenty-one (21) units to be located on the 5,188 sf parcel;
- The proposed estimated gross floor area of 14,442 sf;
- The proposed unit square footage of less than 1,000 sf of living space per unit;
- The proposed Floor Area Ratio (FAR) of something greater than 1;
- The proposed building height over 45-feet;
- The proposed non-green/lawn open space of less than 200 sf/dwelling unit, since an estimated 80% of the existing neighboring 1-, 2- and 4-family dwellings meet or exceed 200 sf open space per dwelling unit;
- The proposed five (5) parking spaces of which four (4) are proposed to be dedicated to ride-sharing parking spots; and
- The proposed design of the building which overshadows the Warren Mansion located at 130 Warren Street.

I have been a resident of Winthrop Street for over 7-years. I am vested in the Dudley Square neighborhood and more so the neighborhood that includes and surrounds Winthrop Street. I would like to see 124 126 Warren Street developed into a space that provides a sense of TRUE affordable housing, as well as space focused on commerce and economic development that will be open to the public.

Thank you for receiving my written comments and please feel free to contact me via email or by phone (617 838 7978) should you have any questions.

Sincerely,

Sophia Transtamar  
Winthrop Street Resident  
Roxbury, MA 02119



Gary Webster &lt;gary.j.webster@boston.gov&gt;

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## opposition to the building of micro units on 124-126 Warren St

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**Doreen Ward** [REDACTED]

Wed, Aug 15, 2018 at 1:09 AM

To: Gary.J.Webster@boston.gov, Joshua McFadden &lt;joshua.mcfadden@boston.gov&gt;

Good Morning Mr. Webster,

I am writing to express my opposition to the building of micro units at 124-126 Warren Street. The reasons are listed below.

- \*The building will have an too many units without parking in on an already crowded street.
- \*The building changes the face of the neighborhood with its facade.
- \*The building a propo ed over hadow the hi toric Warren Hou e
- \*The excessive number of units will make it impossible for the abutting neighbors to park. The street is narrow with limited parking.
- \*Given the opening of the new school, the traffic both day and evening will be excessive. The school has an evening component

The neighborhood residents have clearly stated they do not want the 21 units.

- \* The propo ed reque t to change the current variance will crowd the abutting neighbor
- \* The small size of the units will potentially bring a transient population to a family oriented neighborhood of long time residents.

I trust the board will strongly support the opposition voiced by the community.

Thank you,

Doreen Ward

44 Woodbine Street  
Roxbury, MA 02119



Date	First Name	Last Name	Organization	Opinion	Comments
7/16/2018	Dorothea M.	Jones	RSMPOC	Support	The 4 income restricted units do not represent 1/3, 1/3, 1/3. Why is the distribution of units not being adhered to on this project? Please clarify why or why not?
7/17/2018	Kris	Aubuchon		Oppose	This is the same type of development that the Tommy's Rock Neighborhood Association is fighting against across the street at 125 Warren St. This area is residential family housing and is not zoned for this. Previously this lot was used for a two-family home. Studio rental units do not complement the surrounding neighborhoods. People who live in these units will bring cars that they will park on increasingly congested side streets. These types of buildings are filled with undergraduate students and are very disruptive to neighborhoods that families have lived in for decades. Winthrop and St James Street are residential sidestreets used as passthrough routes that are not designed to bear the associated traffic that comes with high density buildings. Additionally, by calling these "commuter" apartments developers are simply avoiding the cost associated with providing reasonable parking space and are instead increasing their own profit at the expense of the surrounding neighborhoods. The cost of developments like these to the neighborhoods they're located in is far too high.
7/17/2018	Alissa	Zimmer	Resident	Oppose	The BPDA needs to stop allowing developers to make buildings that are primarily market rate housing and ONLY studios/one bedrooms. Even the four "affordable" (under a terrible definition that doesn't reflect the reality of the people who live here) units are studios. Where are families who need affordable housing supposed to go? There is nowhere for them and that is the fault of the BPDA. Another example of this is the new building that's going up by Forest Hills. I saw that the developer submitted a request to drop their plan for 3 bedroom apartments, for 1 bedrooms. Knowing the BPDA, this change will be approved no problem... I do support mixed use buildings, but would want the business owners to be folks who are local, particularly women or people of color who actually represent the neighborhood! These are opportunities to elevate the people of Boston, but all the BPDA does is throw out those opportunities.
7/17/2018	Charlie	Denison	LivableStreets Alliance	Support	I support this project, however I would request a few adjustments. The size, scale, massing, and design of this project is appropriate given the neighborhood context. I am pleased that it includes ground-floor retail. However, the 5 on-site car parking spaces result in a large blank wall, a curb cut and a garage entry to the building on one side. I would ask that the on-site car parking be removed from the project entirely and that the space within the building currently dedicated to this be used to expand the bike parking room both in size and number of spaces (currently proposed at 26) as well as additional retail, living, or amenity space, with windows and doors added to the exterior wall. Thank you.
7/17/2018	Alexandra	Pelletier		Oppose	These micro units are targeting a very specific rental population that will likely see high turnover and less neighborhood and community participation. Affordability may also cause challenges for the single or newly coupled demographic entering the work force. After reading this: <a href="https://www.boston.gov/sites/default/files/boston2030_executive_summary.pdf">https://www.boston.gov/sites/default/files/boston2030_executive_summary.pdf</a> this property doesn't address the senior housing challenges, the middle class families nor probably the students (although this does sound like a dorm however). Given the vision of 2030 and the challenges in our Boston neighborhoods (and increasing lack of space), this development doesn't align with the goals to improve Boston Housing- rather it exacerbates them. I respectfully ask for the city to reconsider this development. We don't have enough land in Boston to solve all the housing problems, let's not waste this property on micro units.
7/18/2018	Michael	Messina		Support	This project will bring much needed studio apartment housing to Boston. There is a severe shortage of housing stock in this city and rents continue to rise. Local communities should not be able to block important development and stifle Boston's economic growth.

124-126 Warren Street Public Comments via website form

7/19/2018	Curtis	Perrin		Oppose	This project will completely overshadow and box in the Joseph Warren House next door, which is an official pending landmark in the City of Boston with NATIONAL significance. Warren was important for his involvement in the American Revolution, in particular the drafting of the Suffolk Resolves, which was later transformed into the Declaration of Independence. He is famous for leading the Battle of Bunker Hill. Historians say he would have been the first president of the United States had he not died at Bunker Hill. Warren's house is a landmark of national importance and should not be boxed in by insensitive development that does not respect this important site in terms of its design.
7/23/2018	Jon	Ellertson	HPNC	Oppose	Too dense and blocks historic Warren House. Developer needs to bring other street views which will clearly illustrate how proposed building relates to Warren House. Highly recommend new building be smaller and set back to honor the Warren House.
7/24/2018	Andrew	Shelburne		Oppose	This project completely disregards the neighboring historic Joseph Warren House and property which should be a National Historic Landmark given the history of the Joseph Warren. Please work with the Landmarks Commission to make sure anything built on these parcels respects the Joseph Warren House which is just as important as the Paul Revere house to our nation's history. This proposed building is entirely too close to the Joseph Warren house please ensure that this building is set back from the Joseph Warren house so that it does not over shadow the Warren House. The previous building at this location was respectful in scale and massing to the Warren House please review the previous building for context. Years from now more and more people will wonder in amazement how so much historic architecture and historic urban fabric was destroyed in Roxbury, we wonder this today in the shadow of urban renewal and in the present as development speeds along. We need more density in Roxbury as the city grows yes but not in a way that disrespects what's left of our historic architecture. Also Roxbury Puddingstone is our State's official rock and it's sad to see it ripped out of all these parcels to be used as landfill elsewhere. These stone walls add to the historic context of Roxbury and developers should be advised to reuse these stones in projects and or rebuild stone walls in place. Roxbury is named after this stone and its being removed everywhere. The Warren House is built of it, as are many other important buildings all over Boston. Thank you, Andrew Shelburne
7/25/2018	Vincent	Coyle	Ironworkers Local 7	Support	I support this project to put local trades people to work.
7/27/2018	Greg	Somar	H&co real estate	Support	I live in the area and do real estate in the area as well. This will be great for buyers to want to buy in Roxbury

7/30/2018	Emilia	Diamant	Jeremiah Program	Oppose	<p>To whom it may concern: As the primary lessee at 130 Warren, I am writing in opposition to the plan for 124-126 Warren Street. Jeremiah Program partners with low-income single mothers and their young children to help families break the cycle of poverty, two generations at a time. We have been tenants at 130 Warren Street since March 2015, and have not heard any information about the proposed building until notice about the hearing was sent by the City. At no point has the developer or anyone associated with this project reached out to the staff at Jeremiah Program NOR the owners of 130 Warren Street, who are not directly affiliated with our organization. While we are excited about more housing in the neighborhood, four out of twenty-one affordable studio apartments does not meet the needs of Jeremiah families or the larger Roxbury community. We would welcome partnership discussions or opportunities but none have been initiated with us. We are also extremely concerned about the use of space in a very tight area. Construction would disrupt our programming, and surely a building of the proposed size would block out light to our unit. The historic Warren Home has been many community organizations over the years--it is a pillar of the community. To not consider a relationship with its owners or tenants when proposing to build new space is a gross oversight. To not consider the way the proposed project would interact with its neighbors and change the fabric of our block seems out of touch. I am happy to be contacted for further discussion. Thank you, Emilia Diamant Executive Director, Jeremiah Program</p>
7/30/2018	Alex	Pierpont	130 Warren Nominee Trust	Oppose	<p>With a partner, I am the owner of 130 Warren Street, which is adjacent to this proposed project. Our property is a historic building, the Warren Mansion. In this location was the farm of Joseph Warren, who was a major leader of the revolution, until he was killed at Bunker Hill. Our property is being considered for designation as a historical landmark by the Boston Landmarks Commission. Joseph Warren was thought of as a potential first president. It is also a distinctly Roxbury project, constructed of local Roxbury Pudding Stone and of architectural significance. We feel the proposed building at 124-126 Warren Street would seriously compromise our site. Our building is set back from Warren Street, and this project would cut off out light and view. It would also cut off view of our historical building from the street. The zoning district for the proposed project is Multifamily Residential/ Local Services. It is a generous zone. Even so, the project proposed far exceeds the limits set by the zoning commission. My biggest objection is with the size of the project and the lack of setbacks. For example, the FAR is 1.0, while this project is 3. That means the project is 3 times bigger than the zoning allows. The lot area per dwelling allows 4 units of housing (4000sf of land for first three units, then 1000 sf for the next ones). The developer is asking for 21! The front yard minimum depth is 20 feet, the side yard is 10 feet and the rear is 20 feet. And we haven't spoken about parking requirements yet. This neighborhood is very difficult for parking, and we need more spots. What these lots are good for is exactly what the code is telling us. It would be perfect for a 4-family house, with big units for families. And that is what the community needs. We would support a large 4-family house and we would tolerate exceptions to the zoning for that. Imagine 5 people living in each unit. That would be 20 people, not far off from the goals of the project, but in a building that is much more acceptable to the neighborhood. We understand the need for additional housing in Roxbury. As neighbors, we would be willing to work with the developer reasonably to relax the requirements so that he can put up a large building (as big as ours next door) that would be scaled and designed for the neighborhood it is going into. But as it is currently designed, this project cannot go forward without harming the local fabric of the neighborhood and hurting the exposure of our building to the community. Thank you, Alex Pierpont</p>

7/30/2018	William	Munze		Support	I like this proposal. That lot has sat vacant far too long, the need for this kind of housing is strong and the design does fit in with the neighborhood. There are some nice views of downtown coming down the hill on Warren so the rooftop deck might actually have a nice skyline view. Very close to Dudley and several bus lines go right past that address. The project does not displace anyone, but fills in a vacant lot. This would benefit the local businesses, the neighboring homeowners whose property values are depressed because they live next to an abandoned lot, the families who can now rent a 3 bedroom someplace because the demand is eased up a little. And it'll benefit Roxbury residents like myself who walk past that eyesore every day.
7/31/2018	Amanda	Nichols		Oppose	This projects sets a dangerous precedent. Disregard for the historic district status of the area this is being built in and disregard for the needs of those who live here. This is a flophouse/dorm in shiny new clothes. We need and want neither. Far too big a project for the space, and the owners fail to care for the area as it is now- it won't get better with a building added on. ??Tis does not belong in Roxbury at all.
7/31/2018	cheryl	spence	roxbury path forward	Oppose	hello the number of variances are very concerning. under article 50 and 80 there are rules and regulation set in place to protect the abutters and local residents from over building and density here are my concerns: historical neighborhood lack of green space density with 21 units set back beyond what is allowed height article 50 3f4000 neighborhood also, the lack of attention the lot has been given goes to show that when the absent owner claims he will be hands on when it is built is not justifiable, considering during the snow and high winds they did nothing until 311 was called. sad but true if they cared that much it would not be considered derelict.
8/3/2018	Ron	Davis		Support	I feel its a positive move and will help people in the community have affordable housing!
8/3/2018	Giuseppe	Di Caprio		Support	In the effort of revitalizing Dudley square, it's crucial to bring in the neighborhood new residents with disposable income. I understand that people want to protect locals from displacement: My argument is that allowing new housing on vacant lots, including these micro-unit building, is part of that solution and alleviates the pressure on existing housing. I also believe that this building will attract young professionals that will likely not affect the traffic and will rely mostly on public transportation.
8/4/2018	Crystal	Davis		Support	Unfortunately, the days of "Rent Control" are far gone. This was a way to allow Boston residents to obtain affordable housing. This Project allows working people a fighting chance to live decently.
8/4/2018	Herion	Karbunara		Support	This building looks great. it would fill a void in an otherwise empty lot who has gone through many troubles in the past many years and it bring light and life to the corner of Winthrop and Warren Ave leading up towards roxbury - dorchester.



8/7/2018	Kai	Palmer-Dunning	Reclaim Roxbury	Oppose	<p>Although, I do not personally oppose the general concept of this project proposal, I defer to community consensus. I attended the July 30 public meeting and the overall consensus was that the density of the proposed housing breakdown was too high. 1. With Winthrop St being a one-way feeding into Warren St, the high density of the building would undoubtedly negatively affect traffic and pedestrian flow on Warren St especially during peak travel times. The five underground parking spots with an entrance essentially on the corner of Winthrop St could potentially create issues for traffic flow because building residents are trying to access the underground parking garage from Warren Street rather than going around the block and coming down Winthrop St the right way. Also, with a density of 21 units, the building manager can encourage residents to rely on public transit but they can not mandate it and there is even less control over residents' guests. With limited parking along that section of Warren St, resident and guest parking could create a major problem. 2. At the public meeting, Michael McGough and Derek Rubinoff stressed that in order to keep rents low, they had to use a micro unit plan. Micro units are a valid solution to housing from both a cost and space efficiency standpoint, however making the entire building micro units drives up density and blocks access for renters that need/want other affordable unit options. A woman at the public meeting suggested that creative thinking could be used to both maintain the use of micro units and incorporate other unit types while keeping rents down. I encourage the development team to holistically consider other options rather than taking an all or none approach to the unit breakdown. 3. While I give credit to Derek Rubinoff and the other architects that worked on creating a design that is sensitive to the aesthetic context of the neighborhood, it does needlessly box in the historic Warren House next door. In addition to lowering building density, the project should aim to efficiently lower the overall building footprint specifically on the Warren House side. (Example: stagger the building design so that parts of the building are set back further from the street to allow for both light and view into the Warren House property). 4. The BPDA and developers that want to develop in Roxbury should consult residents early on in the design phase of projects, especially if RFPs and project proposals quote and claim to adhere to the Roxbury Strategic Master Plan. Also, while this project proposal is not included in PLAN Dudley, it is part of the Roxbury SPA. The need for dense market rate housing and its impact on the community should be considered, especially with a large residential development like Bartlett Station being built less than a mile away. I encourage the BPDA to take all of this into consideration, less they invite further outrage and dissent from the community.</p>
8/11/2018	Joseph	Feaster	Urban League of Eastern Massachusetts	Oppose	<p>As Chairman of the Board of ULEM, we oppose this development for the following reasons: 1. We were unaware of this project. 2. Insufficient community benefits. 3. No assurances of any economic gain for local residents. 4. No inclusion or diversity indicated in submission.</p>

8/12/2018	Lavette	Coney	Mount Pleasant, Forest and Vine Neighborhood Association	Oppose	Let us be clear, we are NOT against development. We are strongly in favor of responsible and ethical development. I attended the last community meeting at the B-2 Police Station and we oppose this project because the building is not in conformity to the zoning of the lot. Any building should be smaller and conform to zoning and stay within the footprint of the building that burned in 2014. The size of individual residential units should be mixed between 1 bedroom and 2 bedroom rental units to accommodate what has always been a family neighborhood. Condominiums would also work. In addition, there has not been any consideration for what the neighborhood residents desire on this variance requests. Overwhelmingly, a majority of the participants at the meeting at B-2 (where notes were not taken by BPDA) opposed the developer's idea for the replacement of a two-family structure. The negative impacts of such over crowding of individuals who are not related, thus bringing in a density that will effect traffic, parking, and quality of life for those already living in the surrounding community. The developer would not want to have such a structure impeding on any property that would adversely affect his own property or quality of living, so why should a monstrosity of a structure be built at the expense of the people who have resided in the neighborhood for many years and generations.
8/12/2018	Edward	Jordan	A-plus Welding & Engineering Inc.	Support	This is housing we desperately need. There are several Roxbury Seniors who can benefit from this project.
8/12/2018	kathy	seeram		Support	I am in support of this project. Affordable housing is needed.
8/13/2018	Jessuly	Berrios		Support	I am a Roxbury resident. I have read the proposal and support this initiative.
8/14/2018	Israel	Bracho		Support	I am a Roxbury resident and I support the proposed building!
8/14/2018	Kathryn	Williams	Tommy's Rock Neighborhood Assoc.	Oppose	I and the Tommy's Rock Neighborhood Assoc. are opposed to this project. The zoning variances that are being requested for this proposed project are completely without defence. The zoning analysis provided in section 10 on page 14 of the Article 80 Small Project Review Application clearly shows how unacceptable the variances will be with a change of the FAR from 1 to 2.78, change from a 2 unit dwelling to a 21 unit dwelling and tripling of the gross floor area sf and more more. All of these proposed zoning variances create density that it is at a level that should be discouraged by the BPDA and the Mayor's office based on article 50 and the Roxbury Strategic Master Plan long before public meetings are held. These proposed changes need to be reviewed in detail with the neighborhood residents and urban planners at additional public meetings. Article 50 was written to protect the residents of Roxbury from unacceptable development and the standards set must be maintained. This small project review application is not be acceptable without the presentation of the project adhering to the zoning bylaws. The BPDA as representatives of Roxbury residents can require the developer to provide the project plans adhering to the bylaws. This will allow the residents to see the true impact of the proposed project. It is the BPDA's responsibility to provide the community with the tools it needs to effectively respond to the BPDA's request for comments. No community member found this project acceptable at the public meeting. More work with the community is required to adhere to article 80. I have focused in the zoning bylaws, but more discussion is needed about the impact on the historic Warren House, the transportation issues, the environmental issues, the displacement issues, the greater need for income restricted units and much more. This project is not ready for community and BPDA (as the community's representative) support.

124-126 Warren Street Public Comments via website form

8/15/2018	Doreen	Ward	Ms.	Oppose	I am writing to express my opposition to the building of micro units at 124-126 Warren Street. The reasons are listed below. *The building will have an too many units without parking in on an already crowded street. *The building changes the face of the neighborhood with its facade. *The building as proposed overshadows the historic Warren House *The excessive number of units will make it impossible for the abutting neighbors to park. The street is narrow with limited parking. *Given the opening of the new school, the traffic both day and evening will be excessive. The school has an evening component. The neighborhood residents have clearly stated they do not want the 21 units. * The proposed request to change the current variances will crowd the abutting neighbors. * The small size of the units will potentially bring a transient population to a family oriented neighborhood of long time residents. I trust the board will strongly support the opposition voiced by the community.
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8/15/2018	Benjamin	McNeil		Oppose	<p>I am a resident of Roxbury, and home owner at 134 Warren St., which makes me a direct abutter to the proposed development at 124-126 Warren St. This letter is in opposition to the currently proposed development. The proposal for 124-126 Warren St. is a five-story development that consists of 21 Microunit rentals, at a unit size of approximately 450 sq ft each; and has no setback area. Further, the proposed building site is next to the historic Warren House at 130 Warren St. I am opposed to this project for the following reasons: First, the scale of the project is too large for the parcel of land and the surrounding properties and requires at least ten variances. For example, only four residential units are permitted on a parcel of this size. The permitted floor to area ration (FAR) for this parcel is 1.0. As is, this project proposes a 2.78 floor to area ratio. Clearly, the land is too small for the density the Developer proposes. Second, this project does not account for the needs of this community. Long-term residents of this community need the opportunity to buy property and remain in their community. Providing, microunits for transient residents drives up property value. Instead of providing lifelines for people to remain in Roxbury, it forces them out. Finally, this project adds to an already sprawling traffic issue. The project proposes a small amount of parking and does not account for the potential for twenty-one new drivers in the neighborhood. Until the city adequately addresses the severe traffic and public transportation problems in the area, this neighborhood will remain a residential driving neighborhood. Adding twenty-one new cars to the mix will be a problem. Please note, I am not against development writ large. This is vacant land and should be put to good use. However, the proposed development is not good use. If the Developer is willing to change their development in the following ways I would be more amenable to supporting the development. First, the Developer should propose a building with a mix of ownership opportunity and rental micro-units. For example, if the Developer included two or three bedroom condominiums geared towards ownership by current residences amongst the rental microunits the needs of the community are closer to being met. Second, in the community meeting the Developer agreed to including in the deed restrictive covenants preventing him or any future owner from converting the property to a sober home or a halfway house. I have not seen any evidence of this in the documentation submitted to the Boston Planning and Development Authority (?BPDA?) but it is a requirement. Per capita Roxbury has more recovery centers, sober homes and half-way houses than any other area of Boston. Roxbury has done their part. Third, the retail space should be a restaurant. Dudley Square and the surrounding area needs an infusion of economic activity that attracts people to the area to spend money. A family style or sit-down restaurant accomplishes this as there are few choices available in Dudley Square. Finally, I am adamant that contract riders requiring that residents of Roxbury comprise 30% of the project team at all levels from general labor to professional services. The entire process of developing this area should benefit this area. Until, the changes proposed in this letter are made I, as an abutter, vehemently oppose this project. Lastly, the developer has only provided token consideration to the opinions of the community members. Once this project is re-started, which it should, he is advised to listen to what the community is saying. Regards, Ben McNeil</p>
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8/15/2018	Sidra	Saiyed		Oppose	<p>I am a resident of Roxbury, at 134 Warren St., I am a direct abutter to the above referenced project and I oppose this project as it is currently planned. This is my letter of opposition to the development of 124-126 Warren St. The proposal for 124-126 Warren St. is a five-story development that consists of 21 Microunit rentals, at a unit size of approximately 450 sq ft each; and has no setback area. Further, the proposed building site is next to the historic Warren House at 130 Warren St. We are opposed to this project for the following reasons:</p> <p>First, the scale of the project is too large for the parcel of land and the surrounding properties and requires at least ten variances. For example, only four residential units are permitted on a parcel of this size. The permitted floor to area ration (FAR) for this parcel is 1.0. As is, this project proposes a 2.78 floor to area ratio. Clearly, the land is too small for the density the Developer proposes. Second, this project does not account for the needs of this community. Long-term residents of this community need the opportunity to buy property and remain in their community. Providing, microunits for transient residents drives up property value. Instead of providing lifelines for people to remain in Roxbury, it forces them out. Finally, this project adds to an already sprawling traffic issue. The project proposes a small amount of parking and does not account for the potential for twenty-one new drivers in the neighborhood. Until the city re-installs a subway line in Dudley Sq., this neighborhood will remain a driving neighborhood. Adding twenty-one new cars to the mix will be a problem. Please note, I am not against development. This is vacant land and should be put to good use. However, the proposed development is not good use. If the Developer is willing to change their development in the following ways I would be more amenable to supporting the development. First, the Developer should propose a building with a mix of ownership opportunity and rental micro-units. For example, if the Developer included two or three bedroom condominiums geared towards ownership by current residences amongst the rental microunits the needs of the community are closer to being met. Second, in the community meeting the Developer agreed to including in the deed restrictive covenants preventing him or any future owner from converting the property to a sober home or a halfway house. I have not seen any evidence of this in the documentation submitted to the Boston Planning and Development Authority (? BPDA?) but it is a requirement. Per capita Roxbury has more recovery centers, sober homes and half-way houses than any other area of Boston. Roxbury has done their part. Third, the retail space should be a restaurant. Dudley Square and the surrounding area needs an infusion of economic activity that attracts people to the area to spend money. A family style or sit-down restaurant accomplishes this as there are few choices available in Dudley Square. Finally, I am adamant that contract riders requiring that residents of Roxbury comprise 30% of the project team at all levels from general labor to professional services. The entire process of developing this area should benefit this area. Until, the changes proposed in this letter are made I, as an abutter, vehemently oppose this project. Lastly, the developer has only provided token consideration to the opinions of the community members. Once this project is re-started, which it should, he is advised to listen to what the community is saying.</p>
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8/15/2018	Osama	Alturkistani		Oppose	<p>I am a resident of Roxbury, at 134 Warren St., I am a direct abutter to the above referenced project and I oppose this project as it is currently planned. This is my letter of opposition to the development of 124-126 Warren St. The proposal for 124-126 Warren St. is a five-story development that consists of 21 Microunit rentals, at a unit size of approximately 450 sq ft each; and has no setback area. Further, the proposed building site is next to the historic Warren House at 130 Warren St. We are opposed to this project for the following reasons:</p> <p>First, the scale of the project is too large for the parcel of land and the surrounding properties and requires at least ten variances. For example, only four residential units are permitted on a parcel of this size. The permitted floor to area ration (FAR) for this parcel is 1.0. As is, this project proposes a 2.78 floor to area ratio. Clearly, the land is too small for the density the Developer proposes. Second, this project does not account for the needs of this community. Long-term residents of this community need the opportunity to buy property and remain in their community. Providing, microunits for transient residents drives up property value. Instead of providing lifelines for people to remain in Roxbury, it forces them out. Finally, this project adds to an already sprawling traffic issue. The project proposes a small amount of parking and does not account for the potential for twenty-one new drivers in the neighborhood. Until the city re-installs a subway line in Dudley Sq., this neighborhood will remain a driving neighborhood. Adding twenty-one new cars to the mix will be a problem. Please note, I am not against development. This is vacant land and should be put to good use. However, the proposed development is not good use. If the Developer is willing to change their development in the following ways I would be more amenable to supporting the development. First, the Developer should propose a building with a mix of ownership opportunity and rental micro-units. For example, if the Developer included two or three bedroom condominiums geared towards ownership by current residences amongst the rental microunits the needs of the community are closer to being met. Second, in the community meeting the Developer agreed to including in the deed restrictive covenants preventing him or any future owner from converting the property to a sober home or a halfway house. I have not seen any evidence of this in the documentation submitted to the Boston Planning and Development Authority (? BPDA?) but it is a requirement. Per capita Roxbury has more recovery centers, sober homes and half-way houses than any other area of Boston. Roxbury has done their part. Third, the retail space should be a restaurant. Dudley Square and the surrounding area needs an infusion of economic activity that attracts people to the area to spend money. A family style or sit-down restaurant accomplishes this as there are few choices available in Dudley Square. Finally, I am adamant that contract riders requiring that residents of Roxbury comprise 30% of the project team at all levels from general labor to professional services. The entire process of developing this area should benefit this area. Until, the changes proposed in this letter are made I, as an abutter, vehemently oppose this project. Lastly, the developer has only provided token consideration to the opinions of the community members. Once this project is re-started, which it should, he is advised to listen to what the community is saying.</p>
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8/15/2018	Meeta	Mistry	Unit owner 134 Warren St	Oppose	<p>Boston Planning and Redevelopment Authority Address Boston, MA ZIP Re: Proposed 124-126 Warren St. Development I am a resident of Roxbury, at 134 Warren St., I am a direct abutter to the above referenced project and I oppose this project as it is currently planned. This is my letter of opposition to the development of 124-126 Warren St. The proposal for 124-126 Warren St. is a five-story development that consists of 21 Microunit rentals, at a unit size of approximately 450 sq ft each; and has no setback area. Further, the proposed building site is next to the historic Warren House at 130 Warren St. We are opposed to this project for the following reasons: - First, the scale of the project is too large for the parcel of land and the surrounding properties and requires at least ten variances. For example, only four residential units are permitted on a parcel of this size. The permitted floor to area ration (FAR) for this parcel is 1.0. As is, this project proposes a 2.78 floor to area ratio. Clearly, the land is too small for the density the Developer proposes. - Second, this project does not account for the needs of this community. Long-term residents of this community need the opportunity to buy property and remain in their community. Providing, microunits for transient residents drives up property value. Instead of providing lifelines for people to remain in Roxbury, it forces them out. - Finally, this project adds to an already sprawling traffic issue. The project proposes a small amount of parking and does not account for the potential for twenty-one new drivers in the neighborhood. Until the city re-installs a subway line in Dudley Sq., this neighborhood will remain a driving neighborhood. Adding twenty-one new cars to the mix will be a problem. Please note, I am not against development in general. This is vacant land and should be put to good use. However, the proposed development is not good use. If the Developer is willing to change their development in the following ways I would be more amenable to supporting the development. - First, the Developer should propose a building with a mix of ownership opportunity and rental micro-units. For example, if the Developer included two or three bedroom condominiums geared towards ownership by current residences amongst the rental microunits the needs of the community are closer to being met. - Second, in the community meeting the Developer agreed to including in the deed restrictive covenants preventing him or any future owner from converting the property to a sober home or a halfway house. I have not seen any evidence of this in the documentation submitted to the Boston Planning and Development Authority (?BPDA?) but it is a requirement. Per capita Roxbury has more recovery centers, sober homes and half-way houses than any other area of Boston. Roxbury has done their part. - Third, the retail space should be a restaurant. Dudley Square and the surrounding area needs an infusion of economic activity that attracts people to the area to spend money. A family style or sit-down restaurant accomplishes this as there are few choices available in Dudley Square. Also, I am adamant that contract riders requiring that residents of Roxbury comprise 30% of the project team at all levels from general labor to professional services. The entire process of developing this area should benefit this area. - Finally, 134 Warren is where me and my spouse have decided to raise our family. We intend to be long term residents of this community. We chose this community because of the close-nit culture, and the history. Including twenty-one units of transient housing erodes the culture, and blocking the Warren house sends the message that our history is not important. In essence, allowing this building as proposed undercuts the very reasons we chose Roxbury as a place to raise our family. Until, the changes proposed in this letter are made I, as an abutter, vehemently oppose this project. Lastly, the developer has only provided token consideration to the opinions of the community members. Once this project is re-started, which it should be, the developer is advised to listen to the community. Thank you, Meeta Mistry PhD.</p>
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8/15/2018	NADINE	RIGGS	Neighbor	Oppose	Roxbury is under siege from developers who have no respect for the fabric of our historical community. I am not opposed to new housing but I am oppose to developers who feel they have the right to make money on the backs of the community. They justify their plans for these huge structures because they have to make their money back on their investments. They come in with false promises of "no one will have cars or there won't be any students living here when we know these are promises they can't keep. It's insulting. The Warren building will be buried in a cave if this structure is allowed to be built. Honor the foot print of the space and the desires of the community. Nadine Riggs 43 Winthrop St Roxbury, MA . 02119 617-959-3546
8/15/2018	Kevin	Parker		Oppose	<p>Boston Planning and Redevelopment Authority Address Boston, MA ZIP Re: Proposed 124-126 Warren St. Development I am a resident of Roxbury, at 134 Warren St., I am a direct abutter to the above referenced project and I oppose this project as it is currently planned. This is my letter of opposition to the development of 124-126 Warren St. The proposal for 124-126 Warren St. is a five-story development that consists of 21 Microunit rentals, at a unit size of approximately 450 sq ft each; and has no setback area. Further, the proposed building site is next to the historic Warren House at 130 Warren St. We are opposed to this project for the following reasons: First, the scale of the project is too large for the parcel of land and the surrounding properties and requires at least ten variances. For example, only four residential units are permitted on a parcel of this size. The permitted floor to area ration (FAR) for this parcel is 1.0. As is, this project proposes a 2.78 floor to area ratio. Clearly, the land is too small for the density the Developer proposes. Second, this project does not account for the needs of this community. Long-term residents of this community need the opportunity to buy property and remain in their community. Providing, microunits for transient residents drives up property value. Instead of providing lifelines for people to remain in Roxbury, it forces them out. Finally, this project adds to an already sprawling traffic issue. The project proposes a small amount of parking and does not account for the potential for twenty-one new drivers in the neighborhood. Until the city re-installs a subway line in Dudley Sq., this neighborhood will remain a driving neighborhood. Adding twenty-one new cars to the mix will be a problem. Please note: I am not against development. This is vacant land and should be put to good use. However, the proposed development is not good use. If the Developer is willing to change their development in the following ways I would be more amenable to supporting the development. First, the Developer should propose a building with a mix of ownership opportunity and rental micro-units. For example, if the Developer included two or three bedroom condominiums geared towards ownership by current residences amongst the rental microunits the needs of the community are closer to being met. Second, in the community meeting the Developer agreed to including in the deed restrictive covenants preventing him or any future owner from converting the property to a sober home or a halfway house. I have not seen any evidence of this in the documentation submitted to the Boston Planning and Development Authority (BPDA) but it is a requirement. Per capita Roxbury has more recovery centers, sober homes and half-way houses than any other area of Boston. Roxbury has done their part. Third, the retail space should be a restaurant. Dudley Square and the surrounding area needs an infusion of economic activity that attracts people to the area to spend money. A family style or sit-down restaurant accomplishes this as there are few choices available in Dudley Square. Finally, I am adamant that contract riders requiring that residents of Roxbury comprise 30% of the project team at all levels from general labor to professional services. The entire process of developing this area should benefit this area. Until, the changes proposed in this letter are made I, as an abutter, vehemently oppose this project. Lastly, the developer has only provided token consideration to the opinions of the community members. Once this project is re-started, which it should, he is advised to listen to what the community is saying. Thank you, Kevin</p>



8/15/2018	Cyrus	Tehrani		Support	I support this project because we have a huge shortage of smaller sized units like studios and 1-beds in Boston (according to Sheila Dillon). These units right now are extremely expensive, which forces singles to room in housing that has historically been used to house families. If we want to keep more families and singles in Boston we have to build smaller sized units like these. This is also being built on a vacant lot. Building new housing on vacant/underutilized lots is crucial to solving our displacement. Please approve this project as proposed.
8/15/2018	S	K		Oppose	Not for families, not for the community
8/15/2018	Maxence	Metayer	Resident	Oppose	August 15, 2018 Brian Golden, Director Boston Planning and Development City Hall, 9th Floor One City Hall Square Boston MA 02201 Re: Oppose: 124-126 Warren St. Roxbury, Warren St. Studios Project Director Golden: I have been a resident of the Moreland Street Historic District for almost twenty (20) years. This is the only neighborhood my children know. They have learned to ride their bikes in our neighborhood park, have been a member of the Boys and Girls Club since they were eligible, have performed classical music in community events, and we have truly been a fabric of this community. Over the years, we have seen many new faces move into this community and most have shared that they decided to move to this area because of the space. This is the very thing that this and the other developments continue to threaten; building over-sized buildings and number of units in spaces where in the past, may not have been suitable for a three-family building. Many have shared that over-crowding and lack of space, traffic, in addition to the affordability of the homes, were the reasons why they moved to Roxbury, especially the Moreland St. Historic District. As a resident of the Moreland St. Historic District neighborhood, I oppose the proposed development at 124-126 Warren St. There are many issues with the project including its large size and lack of respect for this historic neighborhood. The project creates problems with density, height, use, parking, traffic visibility and the historic district. There is an overall disregard for the Article 50 Roxbury zoning code provisions for Roxbury. Developers know the size of the lot before they purchase it. Allowing one to come into our community and obtain variances is a blatant disregard to our residents' needs and the reason why we live in here. This project does not add value to our community and it is unacceptable. Regards, Maxence Metayer 19 Montrose Street, maxmet3@yahoo.com cc: Gary Webster
8/15/2018	Francis	Adams	Resident	Oppose	August 15, 2018 Brian Golden, Director Boston Planning and Development City Hall, 9th Floor One City Hall Square Boston MA 02201 Re: Oppose: 124-126 Warren St. Roxbury, Warren St. Studios Project Director Golden: As a resident of the Moreland St. Historic District neighborhood, I oppose the proposed development at 124-126 Warren St. There are many issues with the project including its large size and lack of respect for this historic neighborhood. The project creates problems with density, height, use, parking, traffic visibility and the historic district. There is an overall disregard for the Article 50 Roxbury zoning code provisions for Roxbury. Developers know the size of the lot before they purchase it. Allowing one to come into our community and obtain variances is a blatant disregard to our needs and our community. This project does not add value to our community and it is unacceptable. Regards, Francis Adams 19 Montrose Street, negativeatoms921@gmail.com cc: Gary Webster

124-126 Warren Street Public Comments via website form

8/15/2018	Kristen	Adams	Resident	Oppose	August 15, 2018 Brian Golden, Director Boston Planning and Development City Hall, 9th Floor One City Hall Square Boston MA 02201 Re: Oppose: 124-126 Warren St. Roxbury, Warren St. Studios Project Director Golden: As a resident of the Moreland St. Historic District neighborhood, I oppose the proposed development at 124-126 Warren St. There are many issues with the project including its large size and lack of respect for this historic neighborhood. The project creates problems with density, height, use, parking, traffic visibility and the historic district. There is an overall disregard for the Article 50 Roxbury zoning code provisions for Roxbury. Developers know the size of the lot before they purchase it. Allowing one to come into our community and obtain variances is a blatant disregard to our needs and our community. This project does not add value to our community and it is unacceptable. Regards, Kristen Adams 19 Montrose Street, negativeatoms921@gmail.com cc: Gary Webster
8/15/2018	Shanrita	Wakefield		Oppose	We need affordable housing for long term residents of this community. This does not seem geared in the area of need
8/15/2018	Kimberly	Lyle		Oppose	I am writing to express my opposition to the 124-126 Warren Street project. I attended the public meeting at the B2 police station a few weeks ago where you witnessed the overwhelming majority of fellow Roxbury residents in attendance oppose the project. I am opposed to this project for several reasons: The scale of the project is not consistent with the existing homes and apartments in the Moreland Street Historic District. The project requires far too many variances and the neighborhood has expressed that we will not support them. The proposed project is far too big for the lot it sits on and it will dwarf abutting historic building. All of the proposed units are micro-studio apartments which does not adequately address the housing needs of current Roxbury residents. I would like to see developers think creatively about how to build housing not only for the college students and young professionals they are trying to attract to Roxbury at the expense of its current residents, but for Roxbury residents -- families, couples, seniors, and young professionals with low-to-moderate incomes -- who have made the neighborhood a place where people want to live.