

MISSION GRAMMAR SCHOOL ADAPTIVE REUSE

BOSTON LANDMARKS COMMISSION

PREPARED BY:
MKC | ARCHITECTS



Mission Grammar School

OUR LADY OF PERPETUAL HELP

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PROJECT OBJECTIVES

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MISSION AND PROJECT NEEDS

Mission Grammar needs this project because its mission has outgrown the limits of its current campus. As Boston’s oldest Catholic elementary school, it is committed to expanding access and opportunity for children and families, regardless of zip code or income, yet the school now faces **rising costs, long wait lists, a shortage of early childhood and elementary seats, and demand that exceeds its physical space**. This expansion is intended to close that opportunity gap, strengthen the continuum of learning, and give more children the foundation they need to thrive. It responds by **growing enrollment from 306 to 450 scholars, expanding early childhood from ten to twelve classrooms, and modernizing facilities for 21st-century learning** through intentional, child-centered spaces that support whole-child development while honoring the historic legacy of the Mission campus.



“85% percent of brain development occurs before the age of three, and 90% before the age of five; access to quality early education is not optional—it’s essential. When we can work with families this early in a child’s life, it increases the strength of our partnership and the opportunity to make a lasting impact—not only for the child, but for their family.”

- Dr. Aliece Dutson

- + **306 Scholars**
Ages 3 months - 12 years old from over 70 zip codes across the Greater Boston area
- + **4:1 Educator to Scholar Ratio**
At Mission Grammar we prioritize the number of educators available so we can truly engage every scholar in developmentally appropriate and active learning.
- + **90% Scholars of Color**
90% of scholars identify as children of color and 40% of scholars speak a language other than English.
- + **42% Scholars Identify as Catholic**
We are home to a religiously and spiritually diverse scholar community, with 42% identifying as Catholic and 58% as non-Catholic, socially responsible leaders.
- + **\$1,038,477 Financial Aid**
Awarded in FY25 to make the school accessible to nearly **88%** of the student body, who otherwise could not afford a Catholic education.
- + **Top 3rd National Ranking**
Scholars perform above national averages, growing faster and achieving more than peers across math, reading, and language assessments.
- + **100% Matriculation Rate**
To a high-quality high school, with 96% attending Catholic top-tier exam and college-preparatory schools.

NET REVENUE GAIN



By expanding enrollment up to 450 scholars, we are positioned to generate a \$1 million net operating gain, further strengthen our long-term financial stability, and ensure that generations of scholars continue to benefit from a high quality, faith-filled education

PROJECT OBJECTIVES

COMMUNITY IMPACT & SUPPORT

“The City of Boston proudly recognizes Mission Grammar School and Mission Church on the groundbreaking of the first of three projects in their Mission to Lead campaign, an effort to expand their campus and create new opportunities for students and families. This is a transformative investment in Boston’s children and the Mission Hill community. For more than 135 years, **Mission Grammar has been a steadfast pillar in Roxbury and Mission Hill, providing high-quality, faith-based education for generations of Boston families. This expansion reflects their enduring commitment to equity, academic excellence, and faith-based education.** The Boston City Council celebrates Mission Grammar’s lasting contributions to our city and its continued leadership in helping young scholars learn and thrive.”

-Official Resolution offered by Boston City Councilor Sharon Durkan

OUR
MISSION
TO LEAD
THE
FUTURE

Mission to Lead is a transformational \$30 million investment in the future of Mission Grammar School. We will increase the number of scholars we serve, expand our campus to ensure our facilities match the strength of our programs, and equip our faculty and staff with the resources they deserve—ensuring all our scholars, today and in the future, are prepared to make their mark.

“I am excited and energized by every opportunity ahead for Mission Grammar.”

- PETER LYNCH

We invite you to join our most ambitious fundraising effort yet, one that will change the lives of our scholars and their communities today and accelerate our impact for generations to come.

City of Boston
IN
CITY COUNCIL



OFFICIAL RESOLUTION

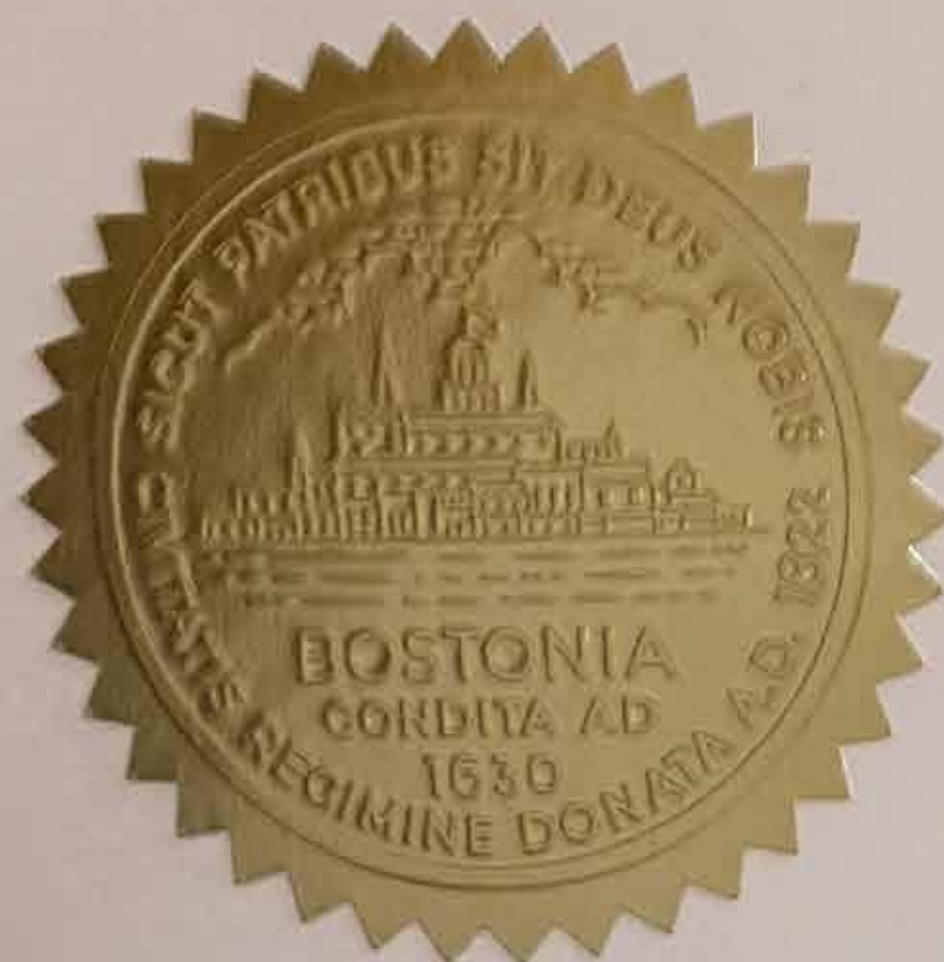
OFFERED BY

Councilor Sharon Durkan

Be It Resolved, that the
Boston City Council Celebrates:

**The Mission Grammar School
Groundbreaking**

The City of Boston proudly recognizes Mission Grammar School and Mission Church on the groundbreaking of the first of three projects in their Mission to Lead campaign, an effort to expand their campus and create new opportunities for students and families. This is a transformative investment in Boston’s children and the Mission Hill community. For more than 135 years, Mission Grammar has been a steadfast pillar in Roxbury and Mission Hill, providing high-quality, faith-based education for generations of Boston families. This expansion reflects their enduring commitment to equity, academic excellence, and faith-based education. The Boston City Council celebrates Mission Grammar’s lasting contributions to our city and its continued leadership in helping young scholars learn and thrive.



By: Elizabeth Bearden
President of the City Council

Attest: Alex Grintas
Clerk of the City of Boston

Offered by: Sharon Durkan

Date: March 2, 2026

PRESERVATION-FOCUSED ADAPTIVE RE-USE

Project 2 expands Mission Grammar School into the underutilized portions of the historic rectory while preserving the building’s existing character and exterior identity.

The primary street-facing elevations remain virtually unchanged, with exterior work limited to targeted interventions needed to support the new school use.

MODERN LEARNING ENVIRONMENT

Mission Grammar has outgrown the existing building, with enrollment demand, wait lists, and program needs that exceed its current capacity.

The rectory renovation provides additional classrooms, administrative suites, extended learning zones, and a multi-purpose gathering hall within the historic fabric of the existing building.

CODE AND ACCESSIBILITY UPGRADES

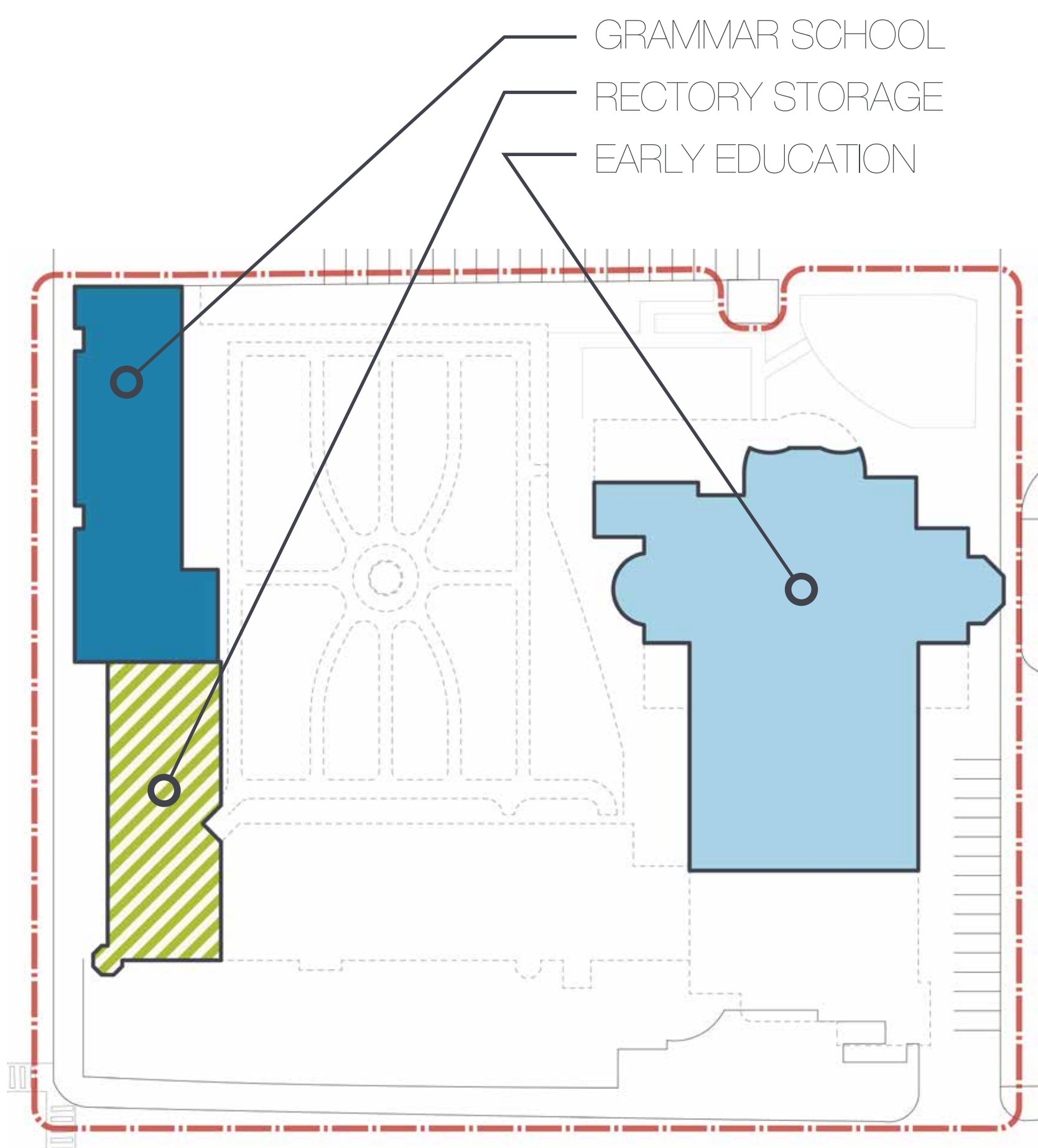
The existing rectory was not originally designed for modern elementary school use and requires targeted upgrades to meet current code, accessibility, and life-safety requirements.

Project 2 introduces the necessary floor, circulation, egress, and access improvements while limiting exterior alterations and preserving the historic character of the building.

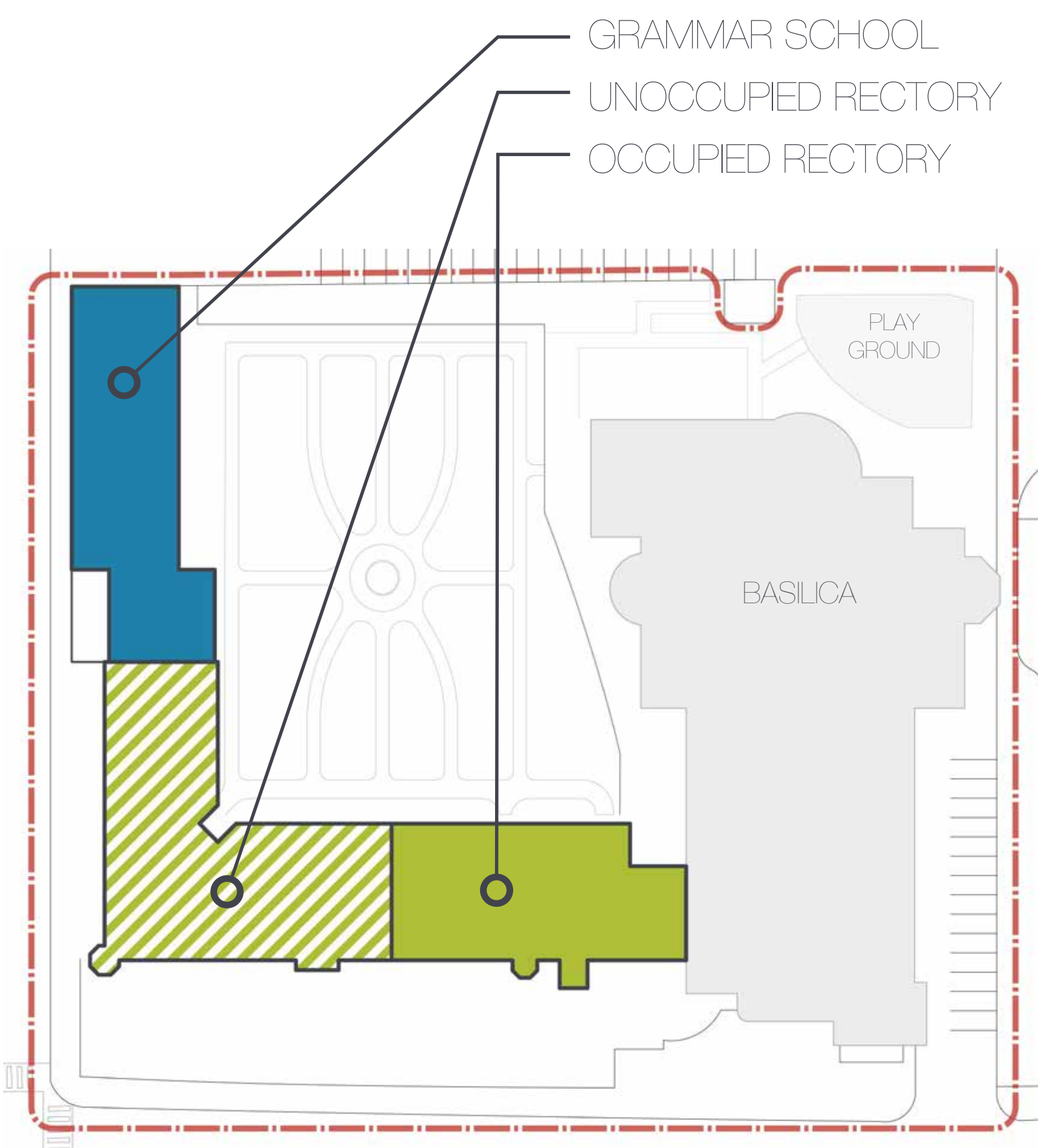
This project proposes the expansion of the existing grammar school into the existing underutilized rectory, while preserving the historic character and exterior identity of the building. Phase 1 of the campus renovation, which is now under construction, will provide dedicated residences for the priests adjacent to parish functions and the Basilica. This work will vacate the majority of the rectory in preparation for the school expansion planned as Phase 2. The purpose of this project is **to meet the growing need for quality educational options serving the community** by expanding capacity and providing additional academic space for Mission Grammar School within the existing rectory. The renovated rectory will support this growth by providing administrative suites, a multi-purpose gathering hall, extended learning zones, and additional classrooms, while limiting exterior alterations and retaining the building’s historic presence within the Mission Church complex.

CURRENT USE

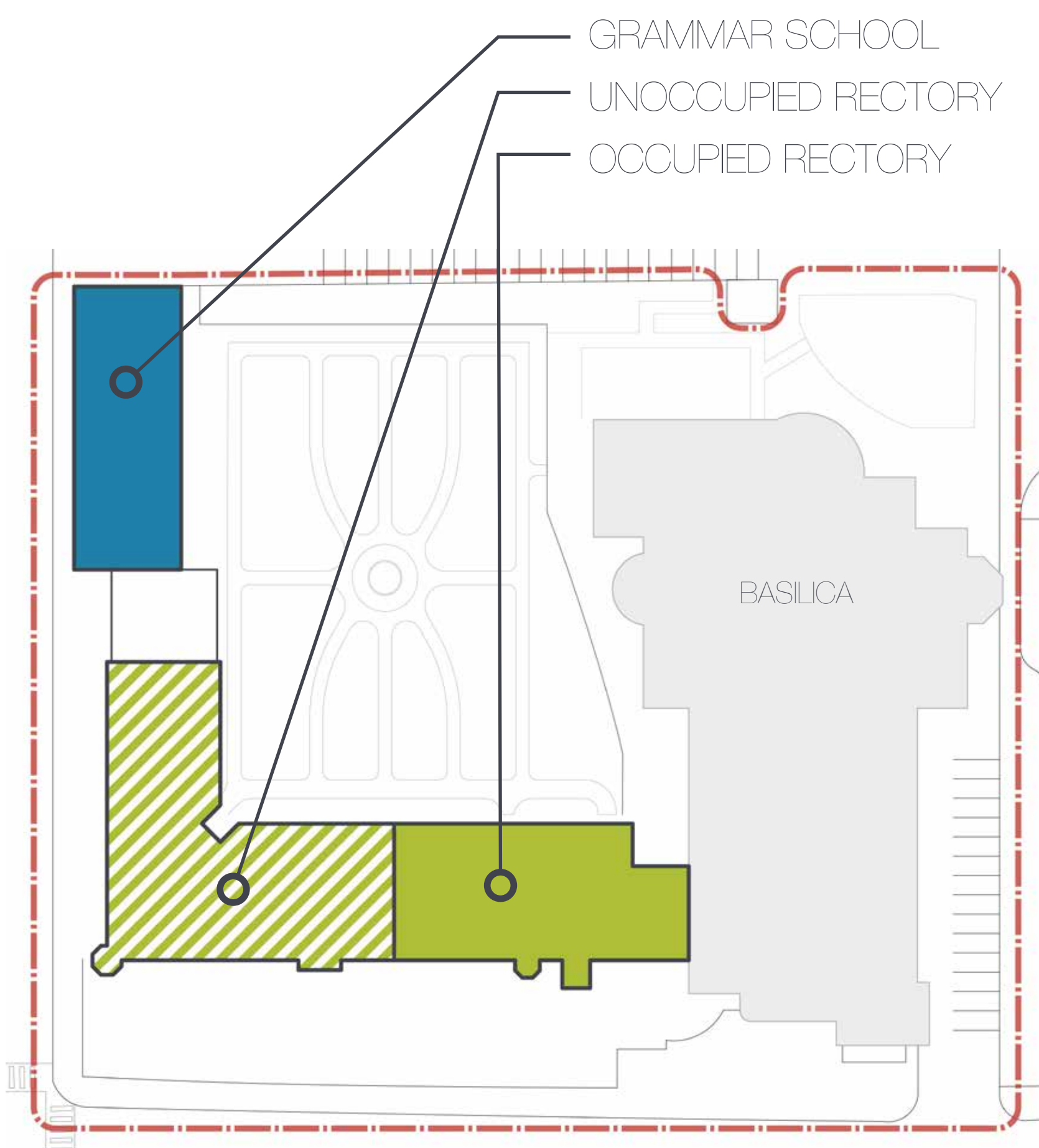
LEVEL BY LEVEL OCCUPANCY



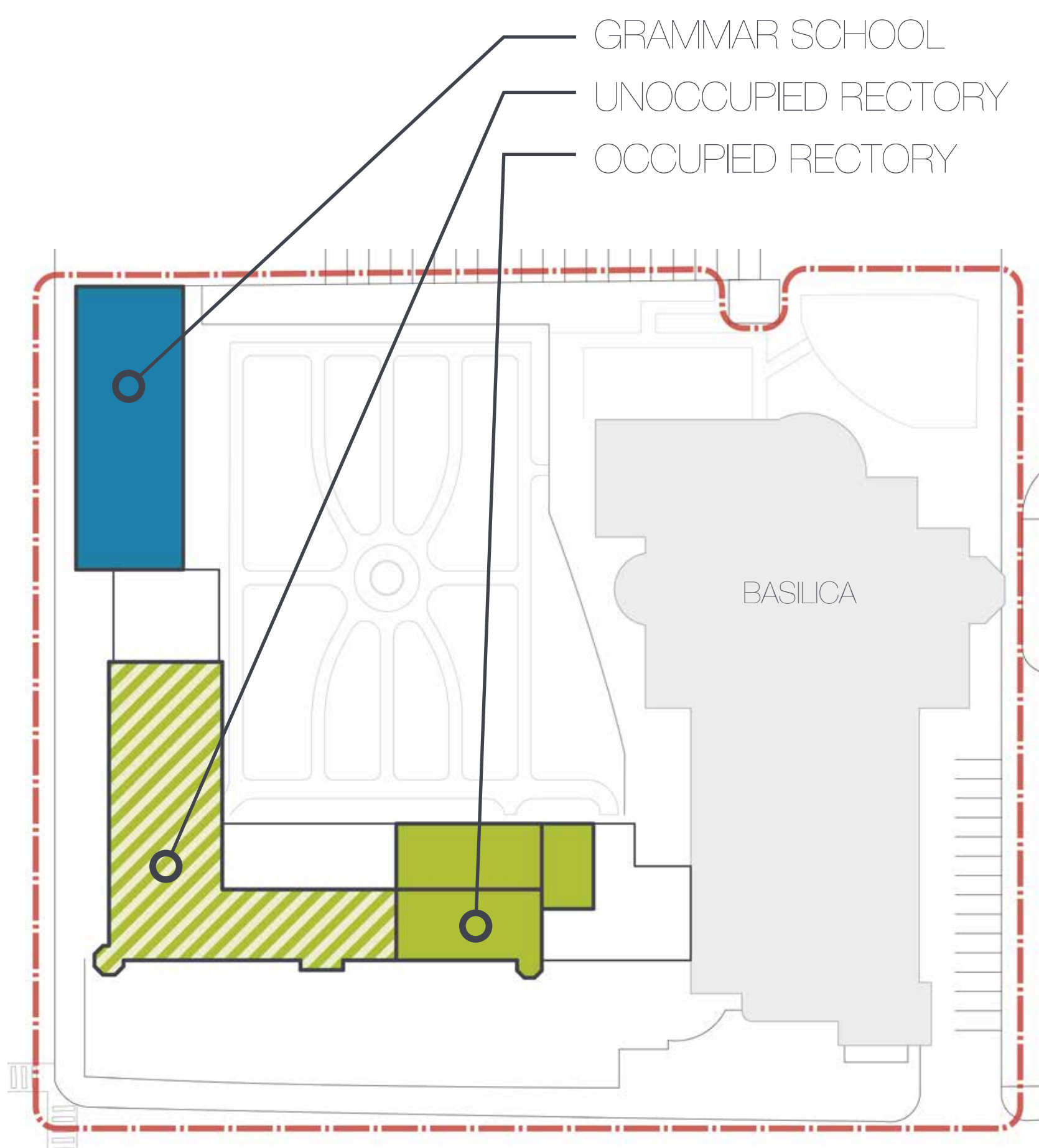
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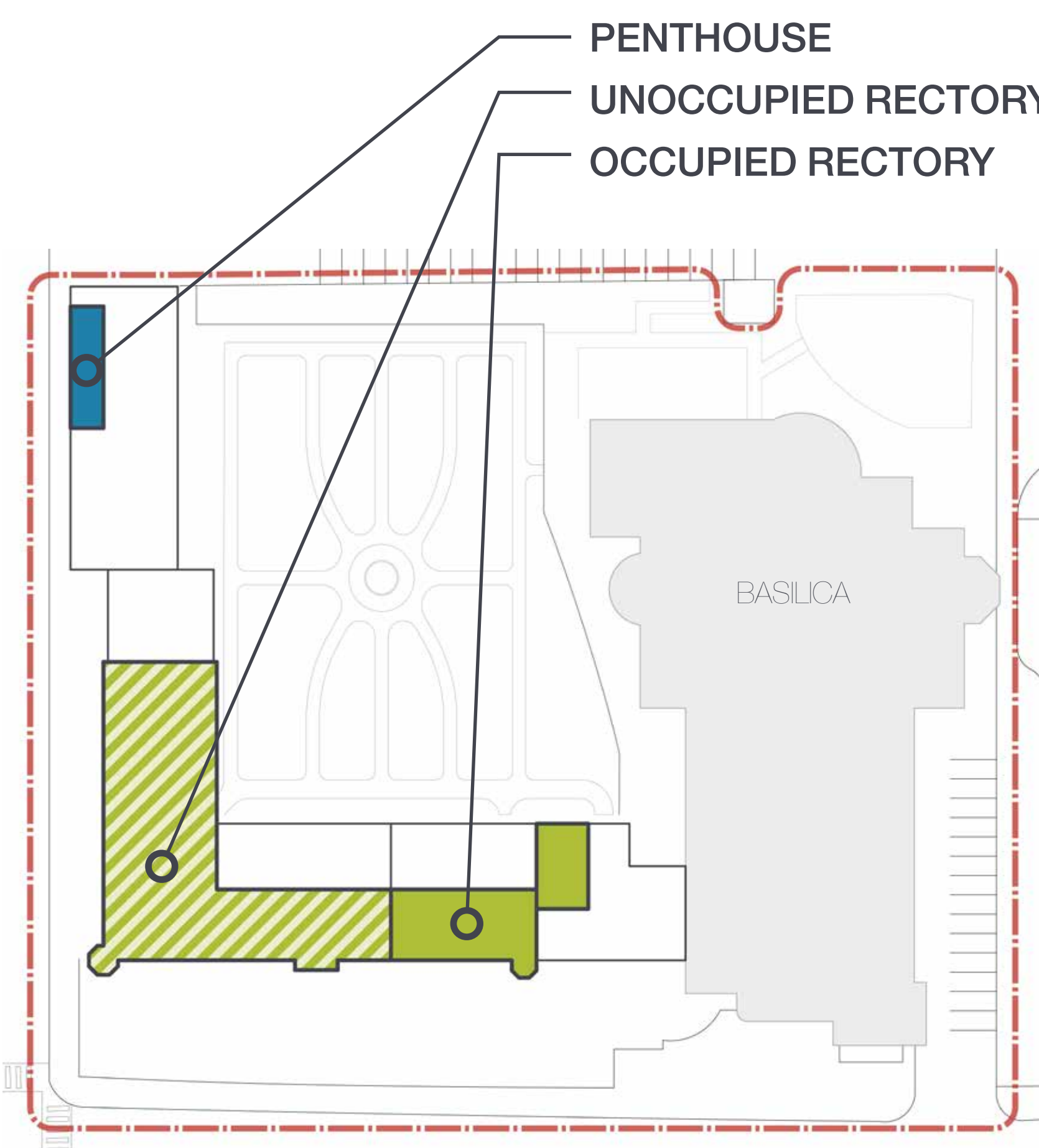
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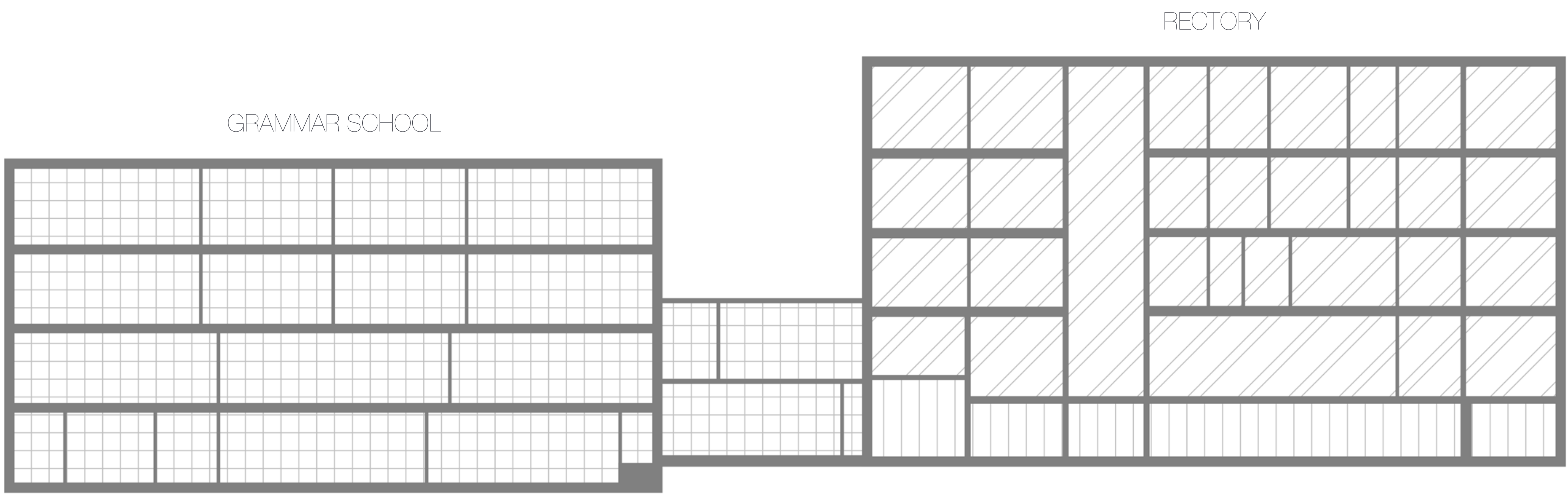
LEVEL 02



LEVEL 03

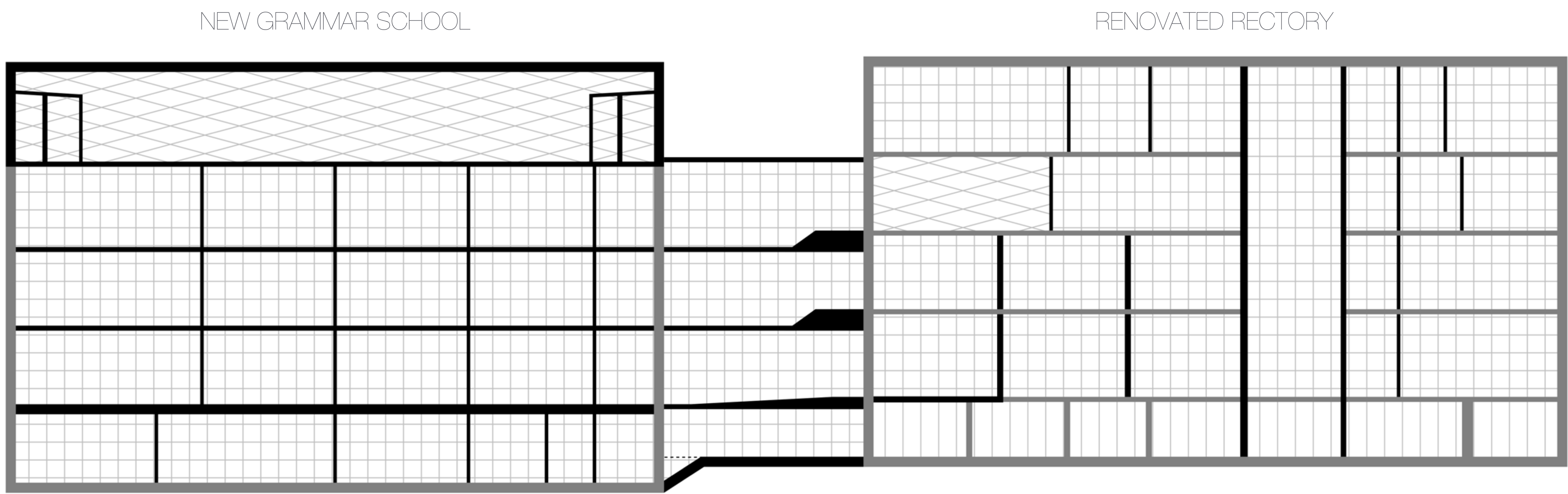


LEVEL 04



EXISTING SCHOOL AND RECTORY OCCUPANCIES
ST ALPHONSUS ST - BUILDING SECTION

TYPE 'E' TYPE 'R' TYPE 'S'



NEW SCHOOL AND RECTORY OCCUPANCIES
ST ALPHONSUS ST - BUILDING SECTION

TYPE 'E' TYPE 'A' TYPE 'S'

Although the Mission Church complex is not located within a specific landmark/historic district, it is designated as an individual landmark. As such, the study report adopted by the BLC for the property serves as the standards and guidelines. Attached is the study report for reference. In accordance with the report, the following sections are of particular importance:

Section 5.3: Current Zoning

Located at 1545 Tremont Street, Roxbury, Parcel 12, Ward 10 as depicted on the City of Boston Assessor's map as of July 2004, is zoned in the Mission Hill Neighborhood District, Tremont Community Facilities (CF) Subdistrict. According to Section 59-20 of Article 59 of the Boston Zoning Code, the purpose of the Community Facilities Subdistricts is to encourage the development and expansion of important community-based facilities in the Mission Hill Neighborhood District that provide educational, health, and cultural services to the community and are an important part of the fabric of the Mission Hill community.

Section 6.2: Impact of Alternatives**D. Preservation Plan**

A preservation plan allows an owner to work with interested parties to investigate various adaptive use scenarios, analyze investment costs and rates of return, and provide recommendations for subsequent development. However, it does not carry regulatory oversight.

Section 8.1: Alterations and Additions

Alterations or Additions that may be needed to assure the continued use of the historic structure or site should not radically change, obscure or destroy character defining spaces, materials, features or finishes. The commission encourages new uses that are compatible with the historic structure or site and that do not require major alterations or additions.

Section 8.3: General Standards and Criteria

- 5.** New materials should, whenever possible, match the material being replaced in physical properties and should be compatible with the size, scale, color, material and character of the property and its environment.
- 6.** New additions or alterations should not disrupt the essential form and integrity of the property and should be compatible with the size, scale, color, material and character of the property and its environment.
- 7.** New additions or related new construction should be differentiated from the existing thus, they should not necessarily be imitative of an earlier style or period.

Section 9.1: Specific Standards and Criteria - Introduction

While all of the buildings that comprise the Mission Church complex are preferably preserved, the Boston Landmarks Commission may consider demolition of whole or portions of individual secondary buildings as part of a larger plan to preserve the basilica and the sense of the complex.

- 2.** The standards and criteria acknowledge that there will be changes to the exterior of the buildings, and are intended to ensure that these changes are sensitive to the architectural character of the complex and the buildings.
- 4.** Since it is not possible to provide one general guideline, factors that will be considered in determining whether later additions and/or alterations can, or should, be removed include:
 - a.** Compatibility with the original design integrity in scale, materials and character.
 - b.** Historic association with the property.
 - c.** Quality of the design and execution of the addition/alteration.
 - d.** Functional usefulness.

Section 9.3: The Mission Church Complex

1. Existing views of the basilica shall be preserved unless otherwise approved by the Commission. Changes to views of the basilica shall be considered by the Commission only as part of proposed alterations to the complex. Computer modeling will be helpful to the Commission in evaluating proposed changes to views.
2. Retaining existing relationships among buildings and open spaces is preferred, including massing, scale, and siting. In the event of demolition or new construction, spaces between buildings and setbacks from the street shall be representative of existing relationships.
3. The relationship of the individual buildings to the street shall be retained, including street edges, setbacks, rhythm of entrances, and fenestration patterns.

Section 9.4: The Secondary Buildings

2r. An exterior addition shall be considered only after it has been determined that the existing building cannot meet the new space requirements, as additions can significantly alter the historic appearance of the building.

1. New additions shall be designed so that the character defining features of the building are not radically changed, obscured, damaged or destroyed
2. New additions shall be designed so that they are differentiated from the existing building; they should not necessarily be imitative of an earlier style or period.
4. New additions shall be of a size, scale and of materials that are in harmony with the historic building.
3. With the priorities of preserving the basilica and the integrity of the Mission Church complex as a whole, demolition of whole or portions of secondary buildings may be considered by the Commission. (See Introduction to section 9.1)
4. In those instances where demolition of whole or portions of secondary buildings is allowed, building materials, architectural ornament, and original sash shall be salvaged and reused on site as appropriate, or made available for reuse by others.

Section 9.5: Landscape/Building Site

1. The general intent is to preserve the original or later contributing landscape features that enhance the landmark property.
3. The courtyard shall be preserved.
 - a. All trees within the courtyard and defining its edge shall be preserved.
 - b. The formal character of the organization of paths within the courtyard shall be preserved, including their termination at a central focus.
8. New additions/alterations to the site including fences, parking lots, loading docks, ramps, etc. shall be as unobtrusive as possible and preserve any original or later contributing site features as well as the historic character of the site.
11. Original layout and materials of the walks, steps, and paved areas shall be maintained. Consideration will be given to alterations if it can be shown that better site circulation is necessary and that the alterations will improve this without altering the integrity of the landmark.

Section 9.6: New Construction

1. New construction within the designated parcel (Ward 10 Parcel 12 at the time of designation) shall be consistent with the character of the Mission Church complex (see section 9.3) and shall be subject to review.
2. For new construction, setbacks in building height at the approximate height of existing cornice lines shall be required.
3. Materials for new construction shall be compatible with existing historic buildings.

ABUTTING PROPERTIES

NAMES & ADDRESSES

OWNER	MAIL ADDRESSEE	PID	FULL ADDRESS
MISSION MAIN REVITALIZATION		1000001015	SMITH ST, ROXBURY CROSSING, MA 02120
CITY OF BOSTON		1000010000	1481 TREMONT ST, ROXBURY CROSSING, MA 02120
CITY OF BOSTON		1000010005	1497 TREMONT ST, ROXBURY CROSSING, MA 02120
CITY OF BOSTON		1000011000	1499 TREMONT ST, ROXBURY CROSSING, MA 02120
BOSTON SOCIETY REDEMPTORIST		1000012000	1545 TREMONT ST, ROXBURY CROSSING, MA 02120
MISSION ASSOCIATES LLC MASS LLC	C/O WESTON ASSOCIATES INC	1000012010	80 SMITH ST, ROXBURY CROSSING, MA 02120
CITY OF BOSTON		1000014000	40 SMITH ST, ROXBURY CROSSING, MA 02120
CHARLESBANK COOPERATIVE CORP	C/O CHARLESBANK COOPERATIVE CP	1000015000	650 HUNTINGTON AV, ROXBURY CROSSING, MA 02120
JAG IG LONGWOOD PROPERTY LLC	C/O PROPERTY MANAGER	1000016000	75 ST ALPHONSUS ST, ROXBURY CROSSING, MA 02120
LONGWOOD APARTMENTS LLC	C/O LONGWOD APARTMENTS LLC	1000017000	1575 TREMONT ST, ROXBURY CROSSING, MA 02120
LONGWOOD APARTMENTS LLC		1000017010	95 ST ALPHONSUS ST, ROXBURY CROSSING, MA 02120
WU HIPING J		1000019000	3 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
7 WORTHINGTON STREET LLC		1000021000	7 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
JOHN L LACROIX JR TRUST		1000022000	9 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
KENMORE PROPERTY GROUP LLC		1000023000	11 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
HASSMAN DAVID		1000025000	15 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
EDRAOS PATRICIA		1000029000	23 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
AFSHARI OMID		1000033000	31 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
MISSION MAIN REVITALIZATION		1000001005	SMITH ST, ROXBURY CROSSING, MA 02120
FABIANO GERALD		1000018000	1 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
LUBAVITCH OF CAMBRIDGE INC		1000020000	5 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
HASSMAN DAVID		1000024000	13 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
ALESSANDRO ROBERT A TS	C/O ROBERT ALESSANDRO	1000026000	17 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
ILLIGENS BEN		1000027000	19 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
21 WORTHINGTON LLC		1000028000	21 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
WORTHINGTON INVESTMENTS LLC	C/O SARA RILEY	1000030000	25 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
EMERSON DERYL K		1000031000	27 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
TWENTY 9 WORTHINGTON STREET		1000032000	29 WORTHINGTON ST, ROXBURY CROSSING, MA 02120
GENOVESE JEFFREY		1000032002	29 WORTHINGTON ST 1, ROXBURY CROSSING, MA 02120
USHER CHRISTINA		1000032004	29 WORTHINGTON ST 2, ROXBURY CROSSING, MA 02120
HASSMAN DAVID		1000032006	29 WORTHINGTON ST 3, ROXBURY CROSSING, MA 02120
BOSTON REDEVELOP AUTHORITY	C/O BOSTON REDEVEL AUTH	1000034010	WORTHINGTON ST, ROXBURY CROSSING, MA 02120
BOSTON HOUSING AUTHORITY		1000516000	1492 TREMONT ST, ROXBURY CROSSING, MA 02120
BURNEY PROPERTY HOLDINGS LLC		1000551000	16 BURNEY ST, ROXBURY CROSSING, MA 02120
BOSTON HOUSING AUTHORITY		1000552000	12 BURNEY ST, ROXBURY CROSSING, MA 02120
WEINOGRAD BRUCE TS		1000555000	1524 TREMONT ST, ROXBURY CROSSING, MA 02120
1522 TREMONT LLC		1000556000	1522 TREMONT ST, ROXBURY CROSSING, MA 02120
TREMONT & BURNEY LLC		1000558000	1518 TREMONT ST, ROXBURY CROSSING, MA 02120
TREMONT & BURNEY LLC		1000558001	1508 TREMONT ST, ROXBURY CROSSING, MA 02120
9-11 BURNEY LLC		1000560000	11 BURNEY ST, ROXBURY CROSSING, MA 02120
SJM DEVELOPMENT LLC	C/O LAROSA COMPANIES	1000561000	15 BURNEY ST, ROXBURY CROSSING, MA 02120
BURNEY STREET 17-19 LLC		1000563000	19 BURNEY ST, ROXBURY CROSSING, MA 02120
LIU SHAN WOO		1000564000	73 DELLE AV, ROXBURY CROSSING, MA 02120
MI SHA		1000567000	8 CARMEL ST, ROXBURY CROSSING, MA 02120
GROMA CCP WMI DST		1000571000	1536 TREMONT ST, ROXBURY CROSSING, MA 02120
MISSION HILL HEALTH MOVEMENT MASS INC		1000572000	1534 TREMONT ST, ROXBURY CROSSING, MA 02120
SOCIEDAD REAL ESTATE HOLDINGS INC		1000573000	1530 TREMONT ST, ROXBURY CROSSING, MA 02120
9 CARMEL LLP		1000574000	9 CARMEL ST, ROXBURY CROSSING, MA 02120
GIBBONS JAMES J JR	C/O JAMES J GIBBONS JR	1000576000	15 CARMEL ST, ROXBURY CROSSING, MA 02120
DELLE AVENUE LLC MASS LLC	C/O WESTON ASSOCIATES INC	1000579000	DELLE AV, ROXBURY CROSSING, MA 02120
DELLE AVENUE LLC MASS LLC	C/O WESTON ASSOCIATES INC	1000580000	DELLE AV, ROXBURY CROSSING, MA 02120
CHEROKEE STREET LLC MASS LLC	C/O WESTON ASSOCIATES INC	1000583000	DELLE AV, ROXBURY CROSSING, MA 02120
TRUSTEES OF TUFTS COLLEGE		1000600000	ST ALPHONSUS ST, ROXBURY CROSSING, MA 02120
ALPHONSUS REALTY LLC MASS LLC		1000602000	140 ST ALPHONSUS ST, ROXBURY CROSSING, MA 02120
TREMONT & PONTIAC LLC	C/O JASON SAVAGE	1000605000	1558 TREMONT ST, ROXBURY CROSSING, MA 02120
LUCERNE GENEVA LLC		1000606000	1552 TREMONT ST, ROXBURY CROSSING, MA 02120
1548 LLC		1000607000	1548 TREMONT ST, ROXBURY CROSSING, MA 02120
TRUSTEES OF TUFTS COLLEGE		1000611000	PONTIAC ST, BOSTON, MA 02115
BERN SANDRA R TS	C/O SANDRA R BERN TS	1000613000	1560 TREMONT ST, ROXBURY CROSSING, MA 02120
133 ST ALPHONSUS LLC		1000614000	133 ST ALPHONSUS ST, ROXBURY CROSSING, MA 02120

OWNER	MAIL ADDRESSEE	PID	FULL ADDRESS
1580 TREMONT LLC	C/O COGENCY GLOBAL INC	1000659000	1580 TREMONT ST, ROXBURY CROSSING, MA 02120
FIFTEEN-78 TREMONT ST CONDO	C/O CIRCLE PROPERTIES INC	1000660000	1578 TREMONT ST, ROXBURY CROSSING, MA 02120
892 NORTH MAIN STREET LLC	C/O RAKESH SONI	1000660002	1578 TREMONT ST, ROXBURY CROSSING, MA 02120
REAL ESTATE BOSTON LLC		1000660004	1578 TREMONT ST 2, ROXBURY CROSSING, MA 02120
REAL ESTATE BOSTON LLC		1000660006	1578 TREMONT ST 3, ROXBURY CROSSING, MA 02120
REAL ESTATE BOSTON LLC		1000660008	1578 TREMONT ST 4, ROXBURY CROSSING, MA 02120
ALPGENE LLC		1000662000	1574 TREMONT ST, ROXBURY CROSSING, MA 02120
ALPGENE LLC		1000663000	1572 TREMONT ST, ROXBURY CROSSING, MA 02120
BRIGHAM DELLE LLC		1000666000	4 S WHITNEY ST, ROXBURY CROSSING, MA 02120
3-5 SOUTH WHITNEY STREET CONDOMINIUM TRUST		1000667000	3 S WHITNEY ST, ROXBURY CROSSING, MA 02120
LONG DO STEVEN THANH		1000667002	3 S WHITNEY ST 1, ROXBURY CROSSING, MA 02120
COLEMAN FAMILY REVOCABEL		1000667004	3 S WHITNEY ST 2, ROXBURY CROSSING, MA 02120
SHAH MINESH		1000667006	3 S WHITNEY ST 3, ROXBURY CROSSING, MA 02120
SMIRNOV DMITRIY		1000667008	3 S WHITNEY ST 4, ROXBURY CROSSING, MA 02120
WANG FAMILY TRUST		1000667010	3 S WHITNEY ST 5, ROXBURY CROSSING, MA 02120
CHANG KIMBERLY		1000667012	3 S WHITNEY ST 6, ROXBURY CROSSING, MA 02120
IBRAHIM NASRIEN E		1000667014	3 S WHITNEY ST 7, ROXBURY CROSSING, MA 02120
KO CHRISTINA		1000667016	3 S WHITNEY ST 8, ROXBURY CROSSING, MA 02120
1566 TREMONT REALTY TRUST		1000670000	1566 TREMONT ST, ROXBURY CROSSING, MA 02120
NG LING CHEE		1000672000	1562 TREMONT ST, ROXBURY CROSSING, MA 02120
LIU TAI-KUO		1000515000	1500 TREMONT ST, ROXBURY CROSSING, MA 02120
1480 TREMONT REALTY TRUST		1000517000	1486 TREMONT ST, ROXBURY CROSSING, MA 02120
COMMERFORD WILLIAM E	C/O LIAM P COMMERFORD TS	1000548000	57 DELLE AV, ROXBURY CROSSING, MA 02120
PHILLIPS GLORIA		1000549000	59 DELLE AV, ROXBURY CROSSING, MA 02120
AAM ASSOCIATES LLC		1000550000	18 BURNEY ST, ROXBURY CROSSING, MA 02120
DOYNE DERMOT		1000553000	8 BURNEY ST, ROXBURY CROSSING, MA 02120
MISSION HILL 6 GMF LLC		1000554000	2 CARMEL ST, ROXBURY CROSSING, MA 02120
TREMONT & BURNEY LLC		1000557000	1520 TREMONT ST, ROXBURY CROSSING, MA 02120
BURNEY STREET 17-19 LLC		1000562000	17 BURNEY ST, ROXBURY CROSSING, MA 02120
HARRIS KATHLEEN T		1000565000	12 CARMEL ST, ROXBURY CROSSING, MA 02120
10 CARMEL REALTY TRUST		1000566000	10 CARMEL ST, ROXBURY CROSSING, MA 02120
MISSION HILL 6 GMF LLC		1000568000	6 CARMEL ST, ROXBURY CROSSING, MA 02120
MHB REALTY LLC MASS LLC		1000569020	30 PONTIAC ST, ROXBURY CROSSING, MA 02120
TWENTY-6 PONTIAC ST CONDO		1000569025	26 PONTIAC ST, ROXBURY CROSSING, MA 02120
LYNCH BRYAN W		1000569027	26 PONTIAC ST, ROXBURY CROSSING, MA 02120
MOSELEY JONATHAN		1000569029	26 PONTIAC ST, ROXBURY CROSSING, MA 02120
DARLING JOHN	C/O JOHN DARLING	1000569030	6 PONTIAC ST, ROXBURY CROSSING, MA 02120
DOUTHIT JONATHAN A		1000569031	26 PONTIAC ST, ROXBURY CROSSING, MA 02120
ELEVEN CARMEL STREET LLC MASS LLC	C/O 11 CARMEL STREET LLC	1000575000	11 CARMEL ST, ROXBURY CROSSING, MA 02120
LEMMA AMARE		1000577000	17 CARMEL ST, ROXBURY CROSSING, MA 02120
DELLE AVENUE LLC MASS LLC	C/O WESTON ASSOCIATES INC	1000578000	DELLE AV, ROXBURY CROSSING, MA 02120
DELLE AVENUE LLC MASS LLC	C/O WESTON ASSOCIATES INC	1000581000	DELLE AV, ROXBURY CROSSING, MA 02120
DELLE AVENUE LLC MASS LLC	C/O WESTON ASSOCIATES INC	1000582000	DELLE AV, ROXBURY CROSSING, MA 02120
CHEROKEE STREET LLC MASS LLC	C/O WESTON ASSOCIATES INC	1000584000	DELLE AV, ROXBURY CROSSING, MA 02120
TRUSTEES OF TUFTS COLLEGE		1000601000	ST ALPHONSUS ST, ROXBURY CROSSING, MA 02120
1548 LLC		1000608000	PONTIAC ST, ROXBURY CROSSING, MA 02120
TRUSTEES OF TUFTS COLLEGE		1000612000	PONTIAC ST, BOSTON, MA 02115
ELDORA/MASSACHUSETTS AV LLC	C/O DAVID GELLER	1000615000	137 ST ALPHONSUS ST, ROXBURY CROSSING, MA 02120
CASTING TANES		1000615005	139 ST ALPHONSUS ST, ROXBURY CROSSING, MA 02120
FRIENDS PUDDINGSTONE PK INC	C/O LINCOLN PROPERTY COMPANY	1000616000	145 ST ALPHONSUS ST, ROXBURY CROSSING, MA 02120
LUCERNE GENEVA LLC		1000657000	3 TORPIE ST, ROXBURY CROSSING, MA 02120
TUTELAYE REALTY TRUST		1000658000	1 TORPIE ST, ROXBURY CROSSING, MA 02120
1576 TREMONT LLC	C/O RAKESH SONI	1000661000	1576 TREMONT ST, ROXBURY CROSSING, MA 02120
BUCKLEY JOHN S ETAL	C/O SAMUEL ZARZOUR	1000664000	1570 TREMONT ST, ROXBURY CROSSING, MA 02120
BRIGHAM DELLE LLC MASS LLC		1000665000	2 S WHITNEY ST, ROXBURY CROSSING, MA 02120
BRIGHAM DELLE LLC		1000666010	6 S WHITNEY ST, ROXBURY CROSSING, MA 02120
YIDEBEN REALTY LLC	C/O BOB XIE	1000668000	1 S WHITNEY ST, ROXBURY CROSSING, MA 02120
REAL ESTATE BOSTON LLC		1000669000	1568 TREMONT ST, ROXBURY CROSSING, MA 02120
1564 TREMONT STREET REALTY LLC	C/O 1564 TREMONT ST RLTY LLC	1000671000	1564 TREMONT ST, ROXBURY CROSSING, MA 02120

ABUTTING PROPERTIES

SITE PARCEL MAP



This presentation is limited to the proposed work within the Mission Church Complex parcel as it relates specifically to the existing Rectory building. **For clarity, the two adjacent parcels shown on this diagram are not part of the Mission Church Complex campus**, but rather are under separate ownership. The client-owned parcel associated with the Mission Church Complex and the scope of work is held by the Boston Society Redemptorist Fathers. The Mission Church Complex includes three primary buildings, the Basilica, the Rectory, and the Grammar School. Within the Redemptorist-owned parcel, the focus of this presentation is limited specifically to the existing Rectory and its immediate site area. No exterior work to the Basilica is proposed as part of the scope presented on this slide.

SEPARATE OWNERSHIP (NOT IN PROJECT SCOPE)

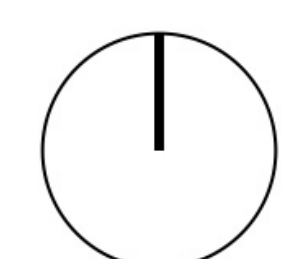
OFFICE / RENTAL / RESIDENTIAL
OWNER: MISSION ASSOCIATES LLC, MASS LLC, MARK J DONAHUE
PARCEL: 1000012010

PROJECT SITE

MISSION CHURCH COMPLEX
OWNER: BOSTON SOCIETY REDEMPTORIST FATHERS INC
PARCEL: 1000012000

SEPARATE OWNERSHIP (NOT IN PROJECT SCOPE)

MISSION HILL PLAYGROUND
OWNER: CITY OF BOSTON
PARCEL: 1000011000



HISTORY & CONTEXT

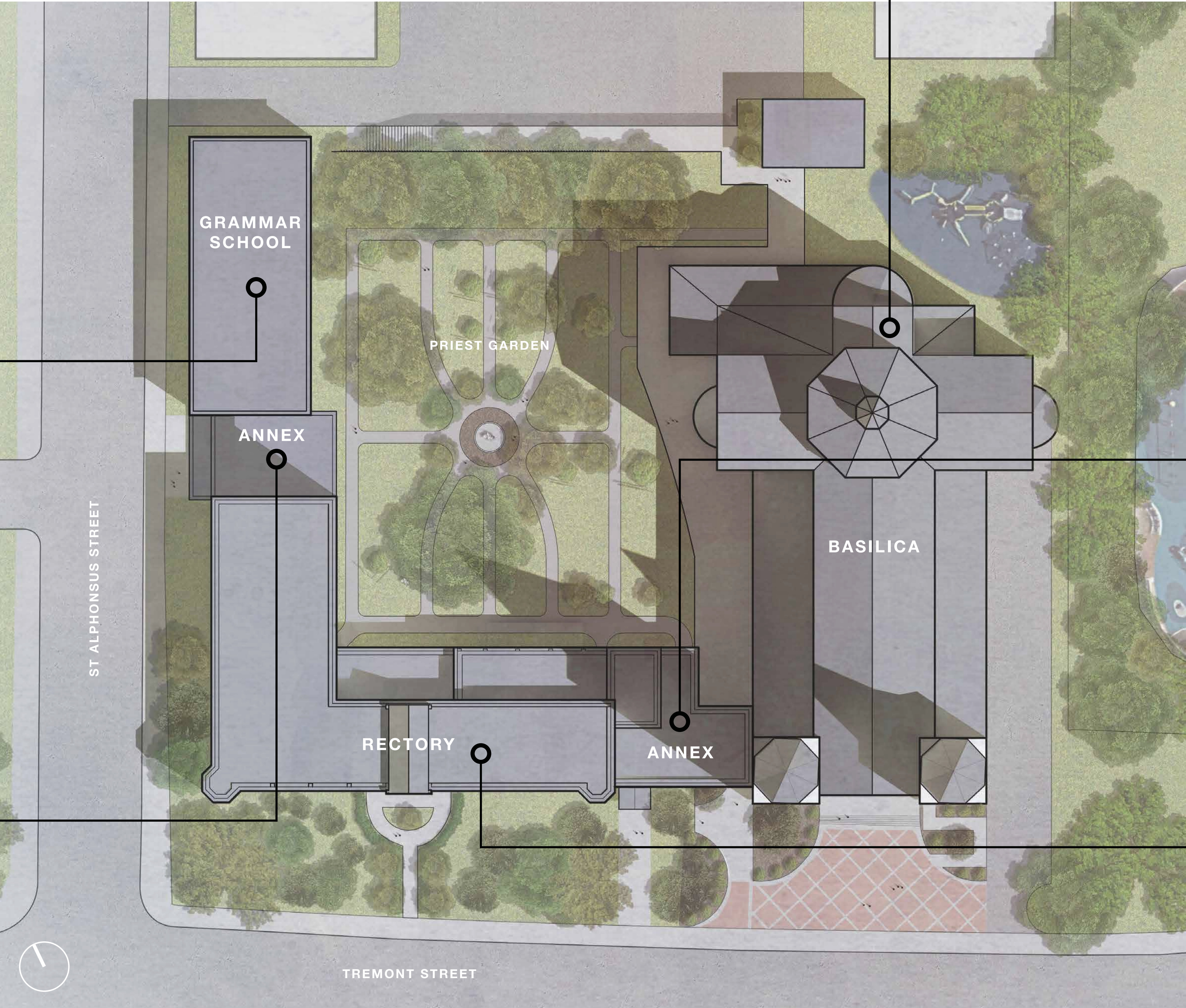
“The first built and most substantial building is the basilica, Mission Church, which was erected between 1876 and 1878. The tower additions followed in 1910. The basilica continues to function as a house of worship. The grammar school, which served as a rectory for two years, was built in 1901. The building continues to function as a school. The final building erected on the site was the rectory, built in 1903. Annexes joining the rectory to the basilica and to the grammar school were constructed concurrently. **The rectory continues to serve its original purpose, but houses significantly fewer priests than it once did.**”

- BLC study report on the Mission Church Complex

GRAMMAR SCHOOL
Constructed in 1901



ANNEX
Constructed simultaneously with the rectory in 1903



BASILICA
Constructed between 1876 and 1878

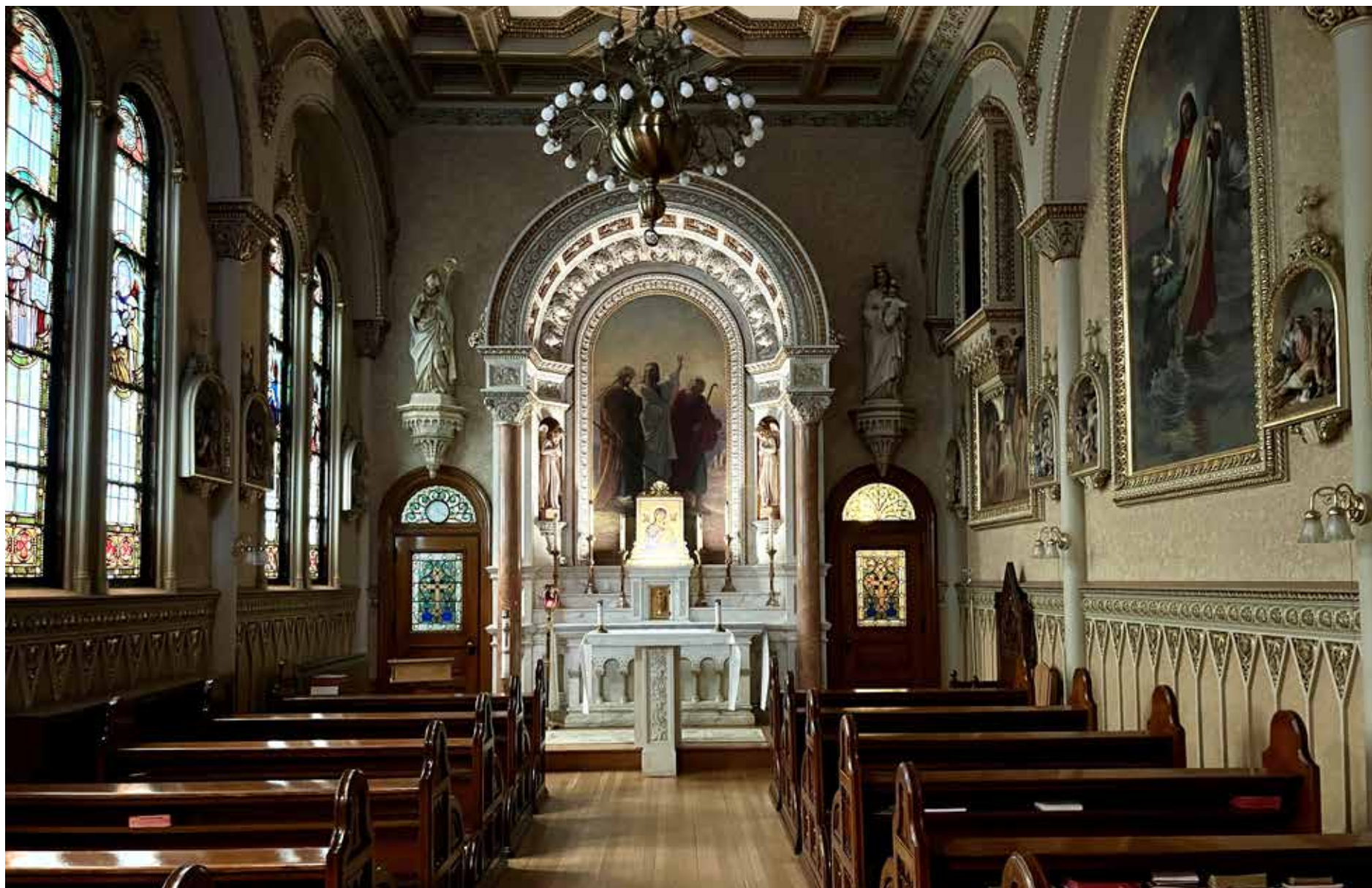


ANNEX
Constructed simultaneously with the rectory in 1903



RECTORY
Constructed in 1903





View from inside the Chapel of the Rectory Building



View of Mission Church in 1890 with the former wooden Mission Church standing where the Rectory Building is now



The Datchet House, before it was torn down for the Rectory Building



Construction of the Rectory Building



HISTORY

The Mission Church Rectory was constructed in 1903 as the permanent residence and working house for the Redemptorist priests who administered the basilica and parish. It was the final major building erected on the upper campus and replaced an earlier estate house that had long occupied the site. That earlier residence, known as the Datchet House, was built in 1723 by Colonel Francis Brinley as a country estate and was named in memory of his ancestral home in England. Over the eighteenth century it passed to prominent Boston merchant Robert Pierpont, who expanded the house so extensively that it became locally known as “Pierpont’s Castle.” By the time the Redemptorists purchased the five-acre Parker Hill estate in September 1869, the mansion remained on the property and was incorporated into early parish life.

When the Redemptorists first arrived, the original wooden Mission Church was constructed adjacent to this manor house in 1870. After a major fire in 1876 damaged portions of the residence, the remaining wing continued in use for several decades. In 1903, the surviving structure was demolished and replaced with the present rectory. Designed by Franz Joseph Untersee, the building reflects Queen Anne and Victorian Gothic influences, consistent with the period’s ecclesiastical residential architecture. At the same time, enclosed annexes were constructed to connect the rectory directly to the basilica and to the grammar school, creating a unified upper-campus composition centered around the courtyard. The rectory includes a private chapel and a library for the resident priests, underscoring its role not only as housing but as a place of study, prayer, and community life. Due to the site’s grade change, the building’s principal level is elevated above the lower level, reinforcing its formal presence along Tremont Street.

TODAY’S USE

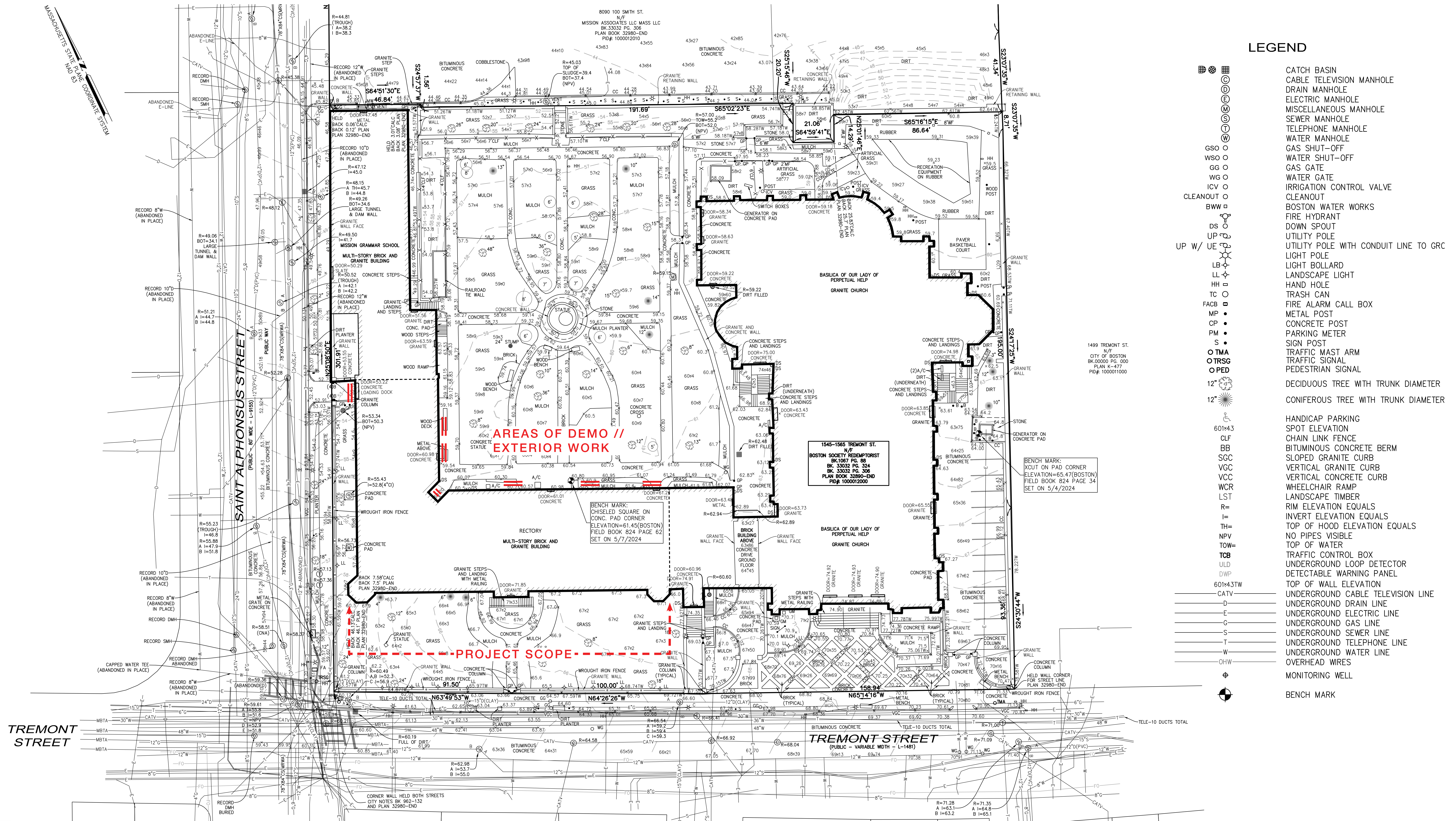
Today, the rectory continues to serve as the residence and operational base for the Redemptorists at Mission Church. The scale of the building was designed to reflect the size of the resident community at its peak. While the rectory has continued to serve its original purpose into the modern era, fewer men entering the priesthood has contributed to a gradual decline in the resident population from historic levels, leaving portions of the building underutilized relative to its original scale and intent. The building continues to support parish administration and day-to-day ministry functions.

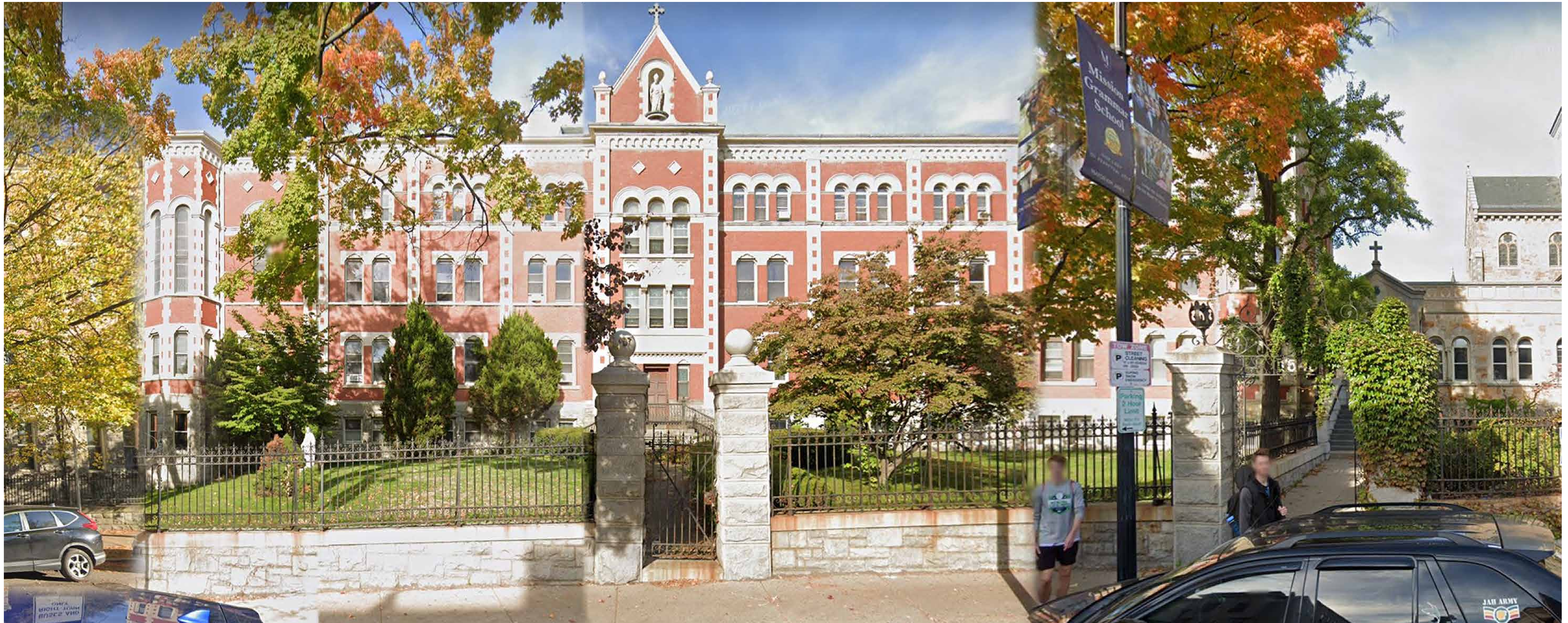
At the same time, there are signs of growth in Catholic education and increasing demand for school-related space on the campus. Construction has begun on Project 1, which will reorganize the rectory to align the residential portion of the building with current needs by relocating the priests into a smaller, dedicated portion of the building. This work is intended to position the remaining underutilized areas of the rectory for a future phase of adaptive reuse, with the goal of renovating those spaces into an expansion of the Mission Grammar School.

SITE PLAN

EXISTING SITE SURVEY

*FOR FULL SIZE SHEETS SEE END OF SUBMISSION





TREMONT ST [MISSION HILL] - EXISTING RECTORY



ST ALPHONSUS ST [MISSION HILL] - EXISTING SCHOOL & RECTORY



SOUTH RECTORY FACADE [TREMONT ST]



SOUTH RECTORY FACADE [STAIR CONDITION]



WEST RECTORY FACADE [ST ALPHONSUS ST]



WEST RECTORY FACADE [ST ALPHONSUS ST]



WEST RECTORY FACADE [GARAGE CONDITION]



NORTH RECTORY FACADE [COURTYARD VIEW]



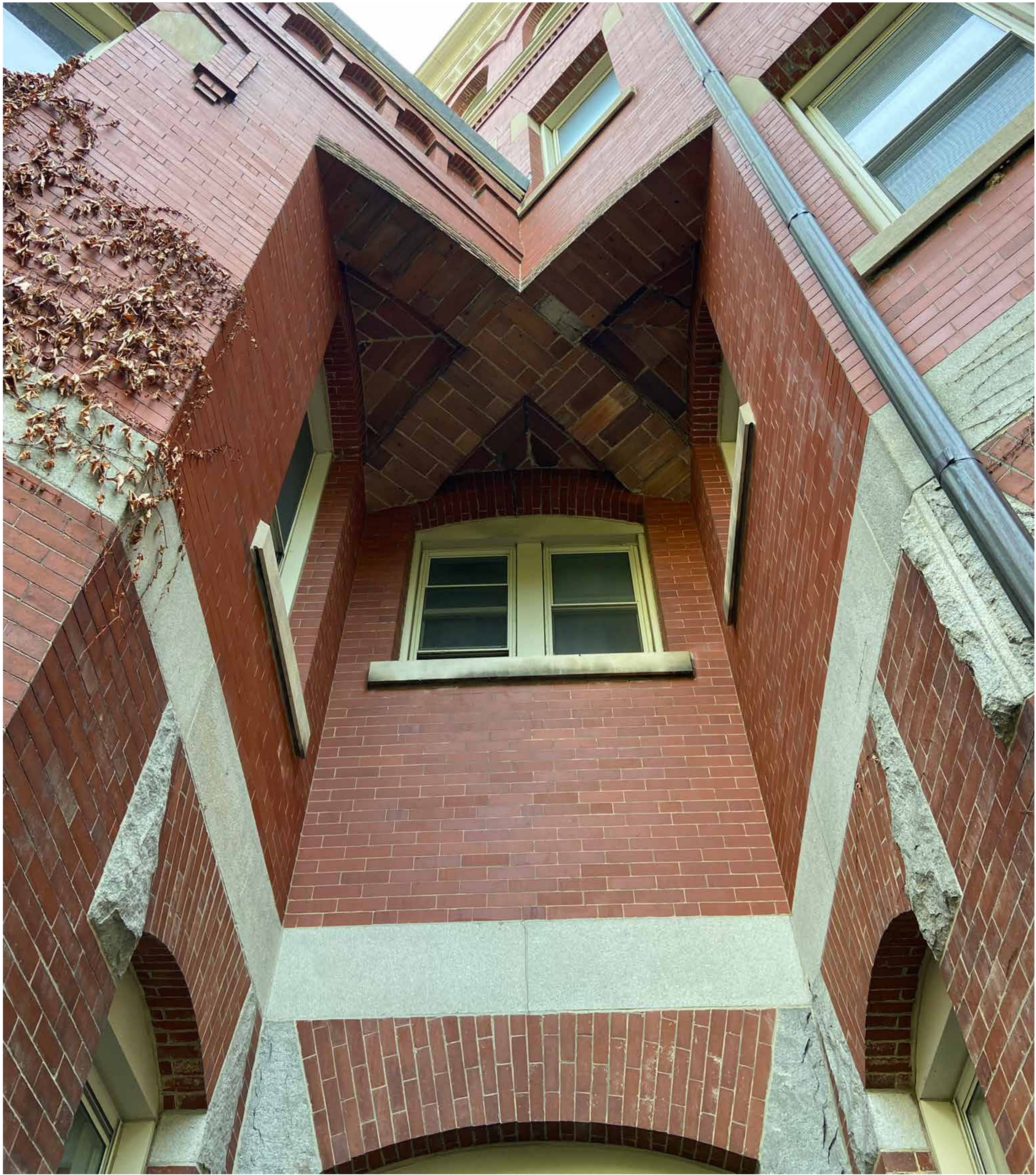
NORTH RECTORY FACADE & STAIR CONDITION [COURTYARD VIEW]



NORTH RECTORY FACADE & STAIR CONDITION [COURTYARD VIEW]



NORTH EAST RECTORY FACADE & INSIDE CORNER CONDITION [COURTYARD VIEW]



NORTH EAST RECTORY FACADE & INSIDE CORNER CONDITION [COURTYARD VIEW]



LEVEL 04 & LEVEL 05 PENTHOUSE STAIR CONDITION [INTERIOR VIEW]



LEVEL 05 PENTHOUSE WALL CONDITION [INTERIOR VIEW]

PROJECT SCOPE

Project 2 is the second phase of a three-part campus improvement plan for Mission Grammar School, and continues the adaptive reuse strategy begun in Project 1. Project 1, which has already been approved and is currently under construction, reorganizes the historic rectory so that the Redemptorists and parish functions occupy a smaller, dedicated portion of the building, including priest residences, the preserved rectory chapel, and parish offices. Project 2 then adapts the remaining underutilized portion of the rectory into new elementary school space for Mission Grammar. Although the two uses will remain within the same historic structure, they are being organized to function separately, with the school portion operating independently from the parish and residential portion of the building. This allows the rectory to continue supporting its original religious mission while also responding to the growing need for school-related space on the campus.

The design approach for Project 2 is rooted in preservation and limited intervention. The goal is to retain as much of the existing exterior building elevations as possible, with as few exterior alterations as possible. From the primary street-facing elevations, the historic character of the rectory will remain virtually unchanged. The only notable alteration of the street side elevations is the infill of an existing garage door associated with an awkward half-level condition that must be removed in order for the school plan to function effectively. The more visible exterior work occurs on the courtyard elevations, where the changes remain targeted and minimal. In order to adapt the rectory’s irregular floor levels and existing room layout into a functional elementary school, a limited number of windows must be removed where new floors or interior walls intersect existing openings. Where openings are infilled, the intent is to tooth new masonry into the existing brickwork where feasible, while preserving existing headers and sills where indicated. Where new window openings are needed, the project proposes to reuse salvaged existing windows rather than introduce new units that would be inconsistent with the historic character of the building. A limited number of new exterior doors are also required for code and egress, and these are proposed in locations where existing windows currently occur to minimize disruption to the masonry elevations. Finally, the project proposes a new skylight above the school lobby, allowing natural light to transform an underused entry condition into a more generous and welcoming arrival space. Upon entering through the historic wood doors, students and visitors will arrive in a lobby that feels appropriate to the scale, dignity, and historic importance of the rectory.



+ Virtually No Street-Facing Changes

The primary street-facing elevations remain largely unchanged, preserving the historic character of the rectory and allowing the project to operate within the design parameters of the existing building.

+ Brick Infill to Match Existing Construction

At removed openings, brick infill will be toothed into the existing masonry where feasible, with existing headers and sills retained where possible to preserve the original facade composition.

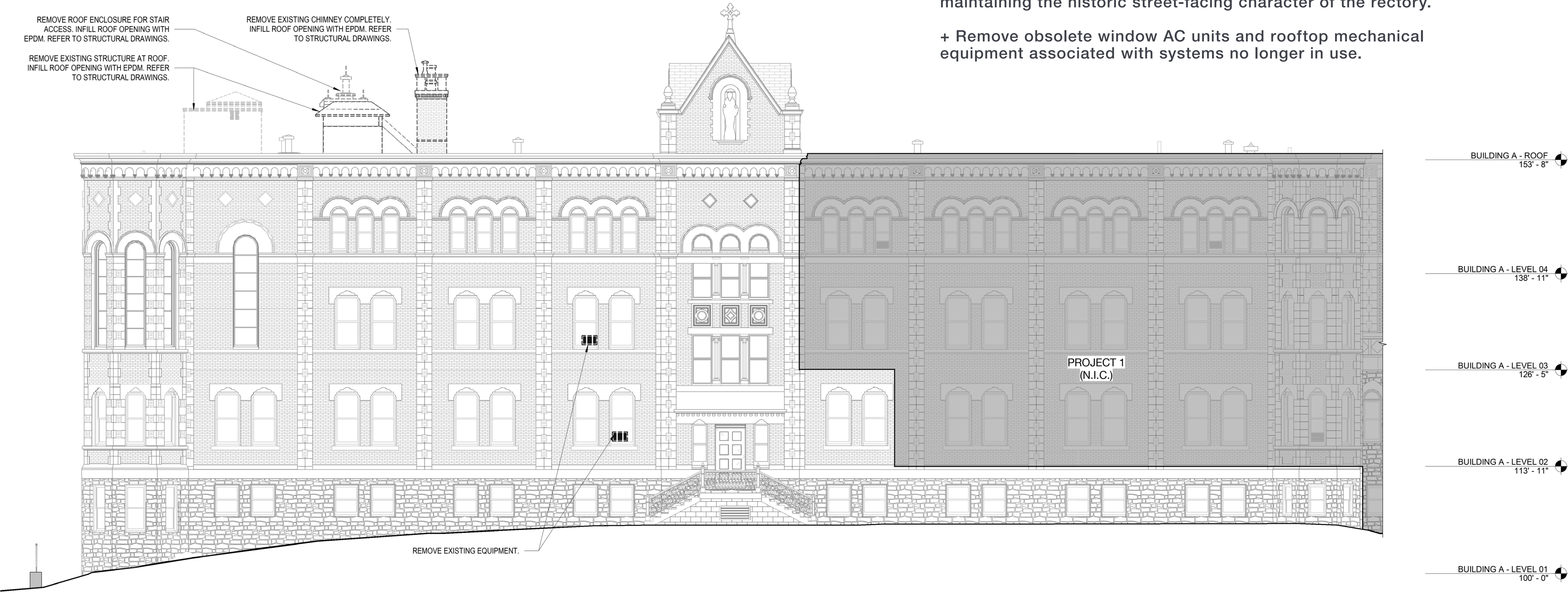
+ Salvage and Reuse of Existing Windows

Where window changes are required, existing windows will be salvaged and reused where possible, helping new work remain consistent with the historic character of the building.

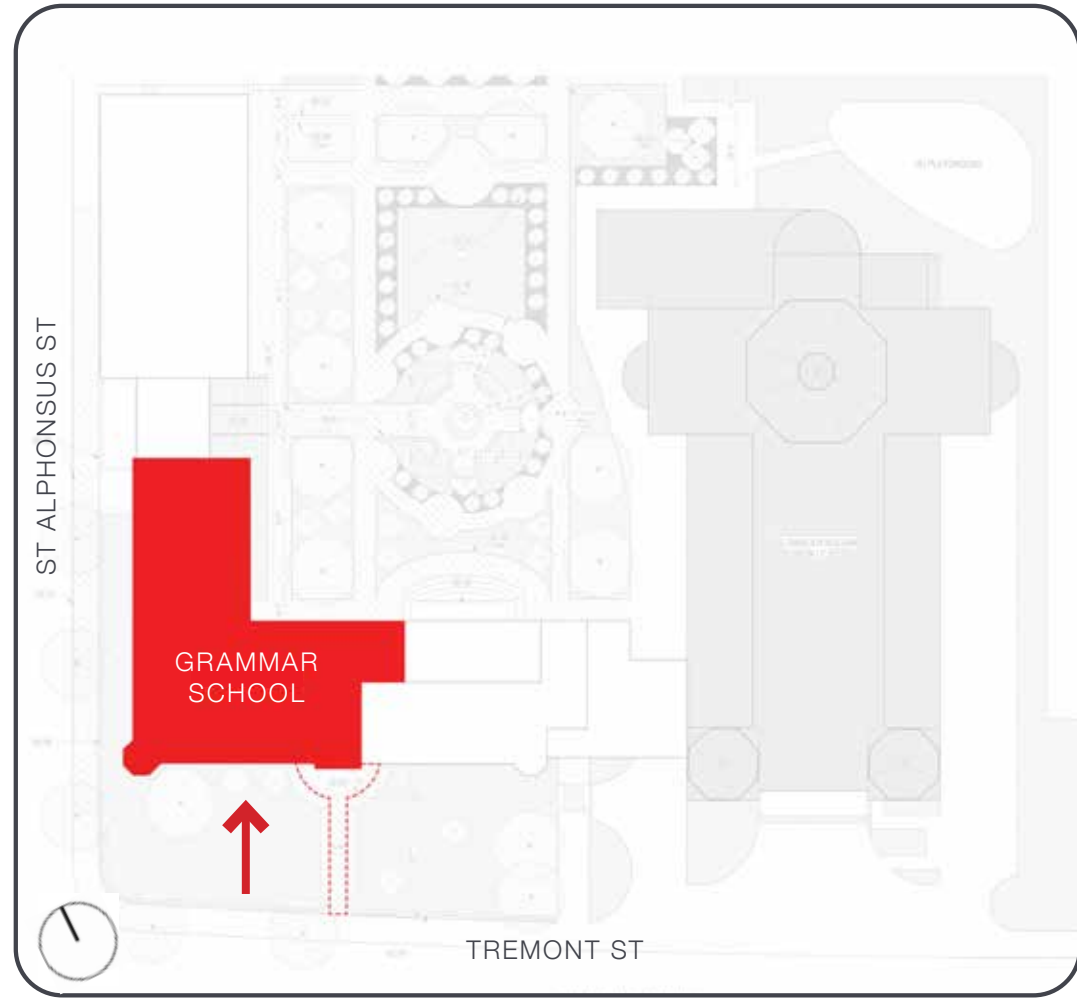
+ New Doors for Code and Courtyard Access

A limited number of new exterior doors are being introduced where required for code compliance and courtyard access, using existing window locations where possible to minimize impact on the historic elevations.

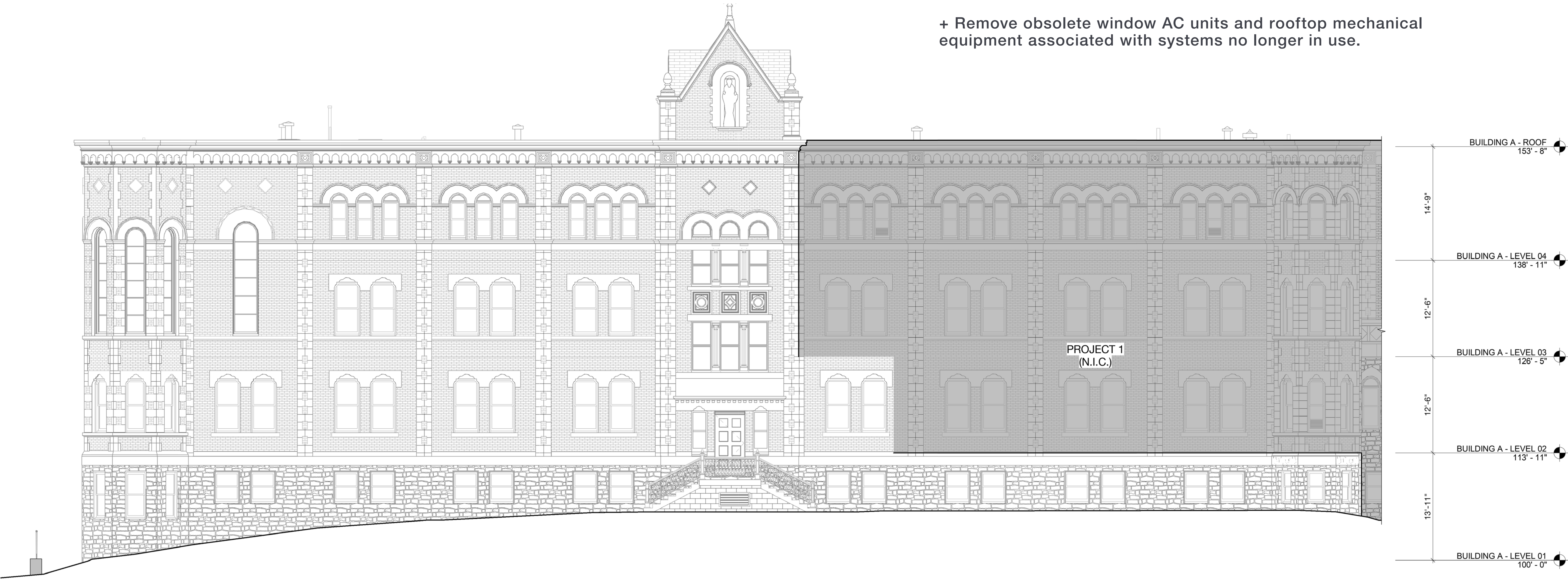
- + Preserve the south facade with no new exterior openings, maintaining the historic street-facing character of the rectory.
- + Remove obsolete window AC units and rooftop mechanical equipment associated with systems no longer in use.



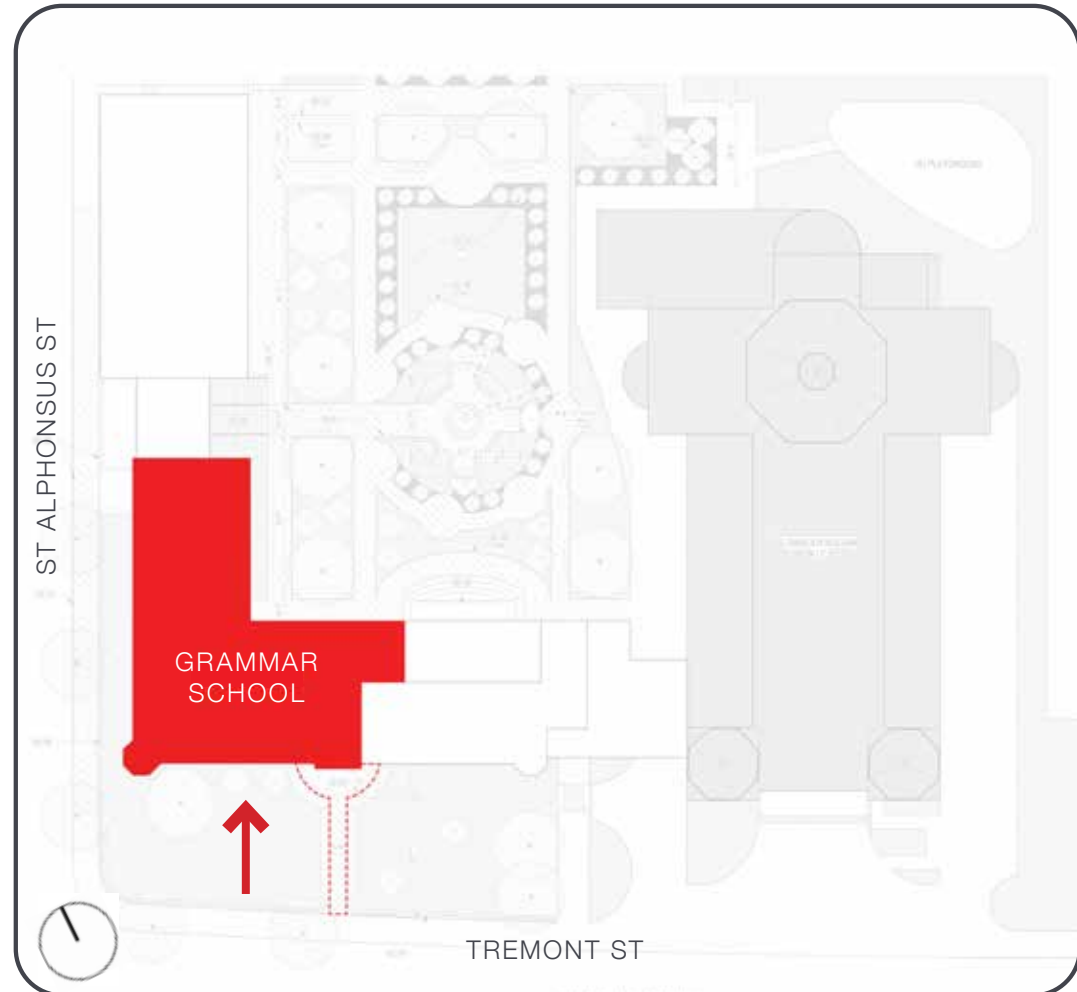
SOUTH ELEVATION
[FROM TREMONT ST]



- + Preserve the south facade with no new exterior openings, maintaining the historic street-facing character of the rectory.
- + Remove obsolete window AC units and rooftop mechanical equipment associated with systems no longer in use.



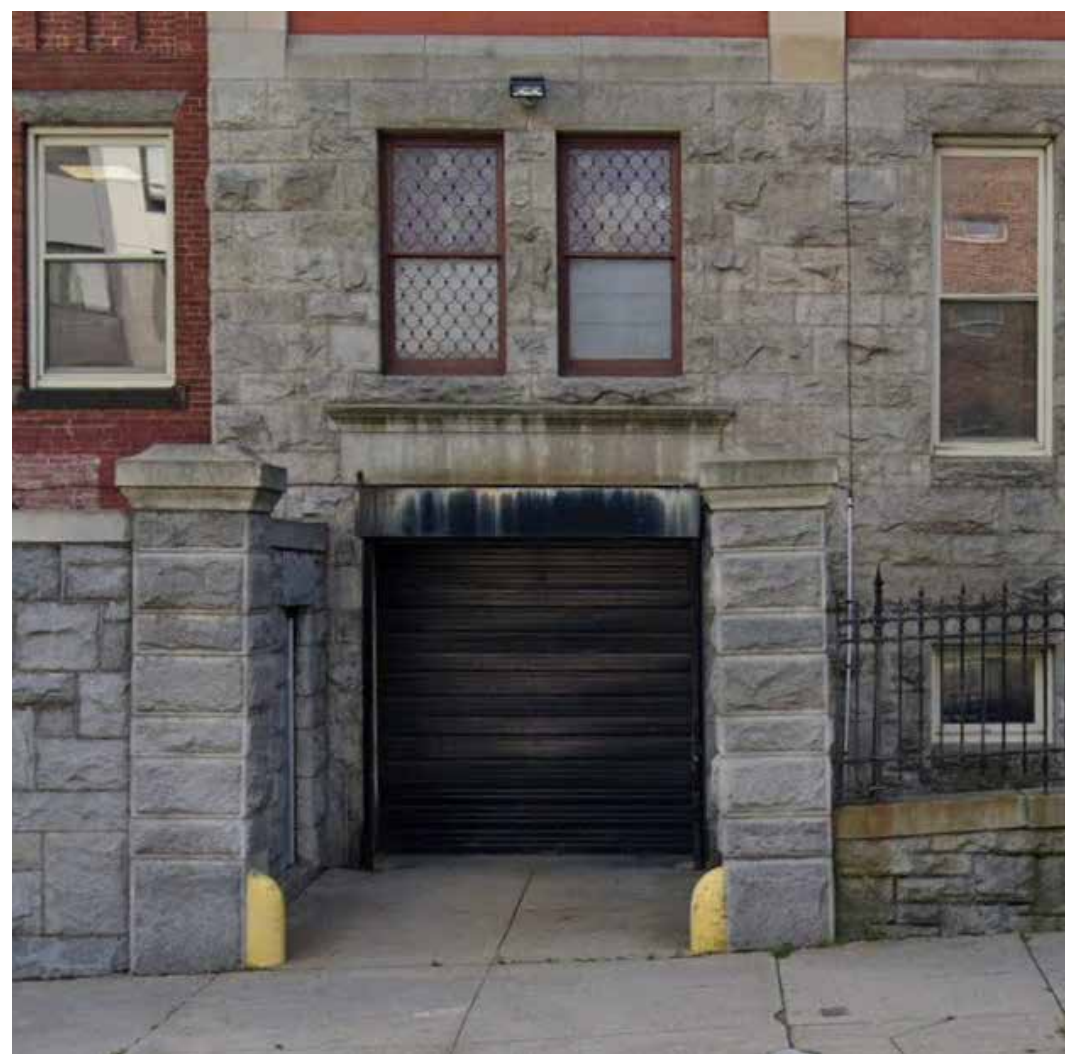
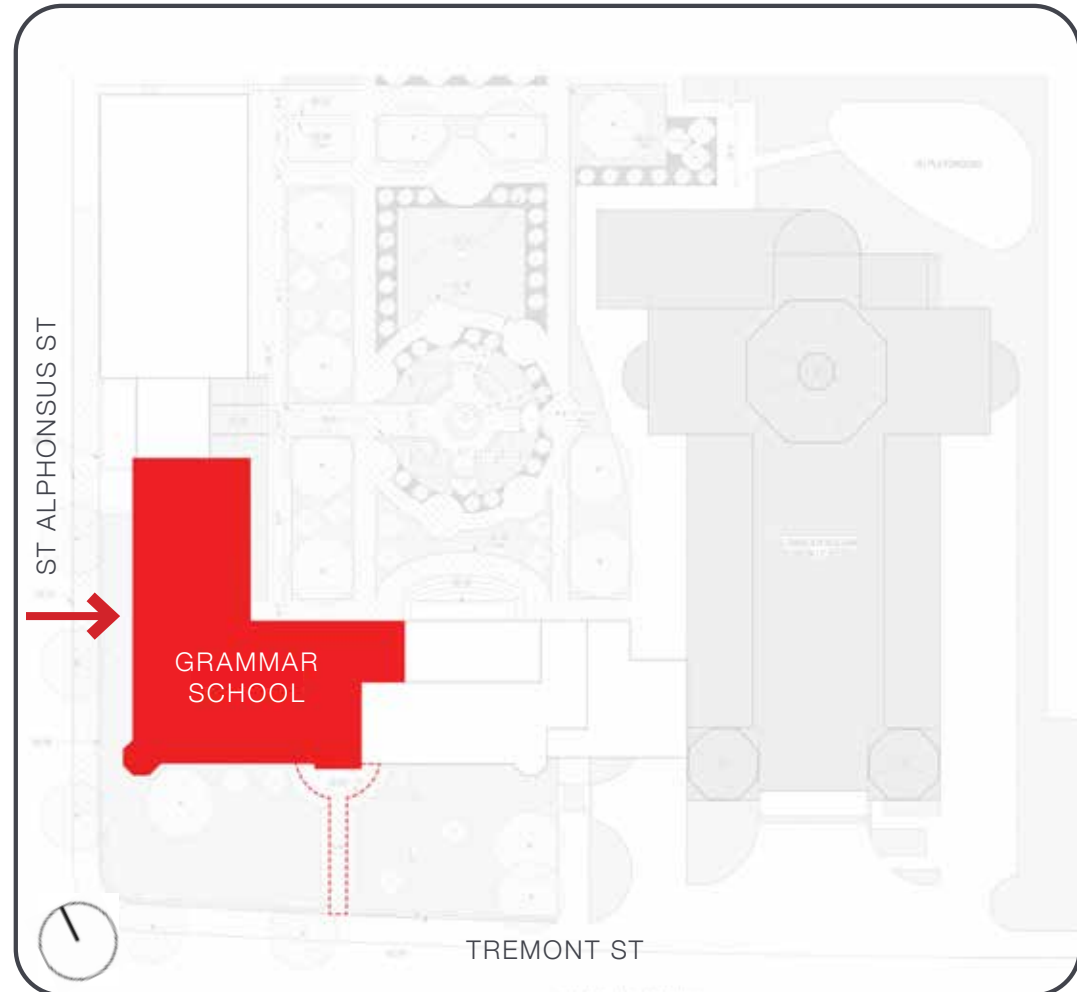
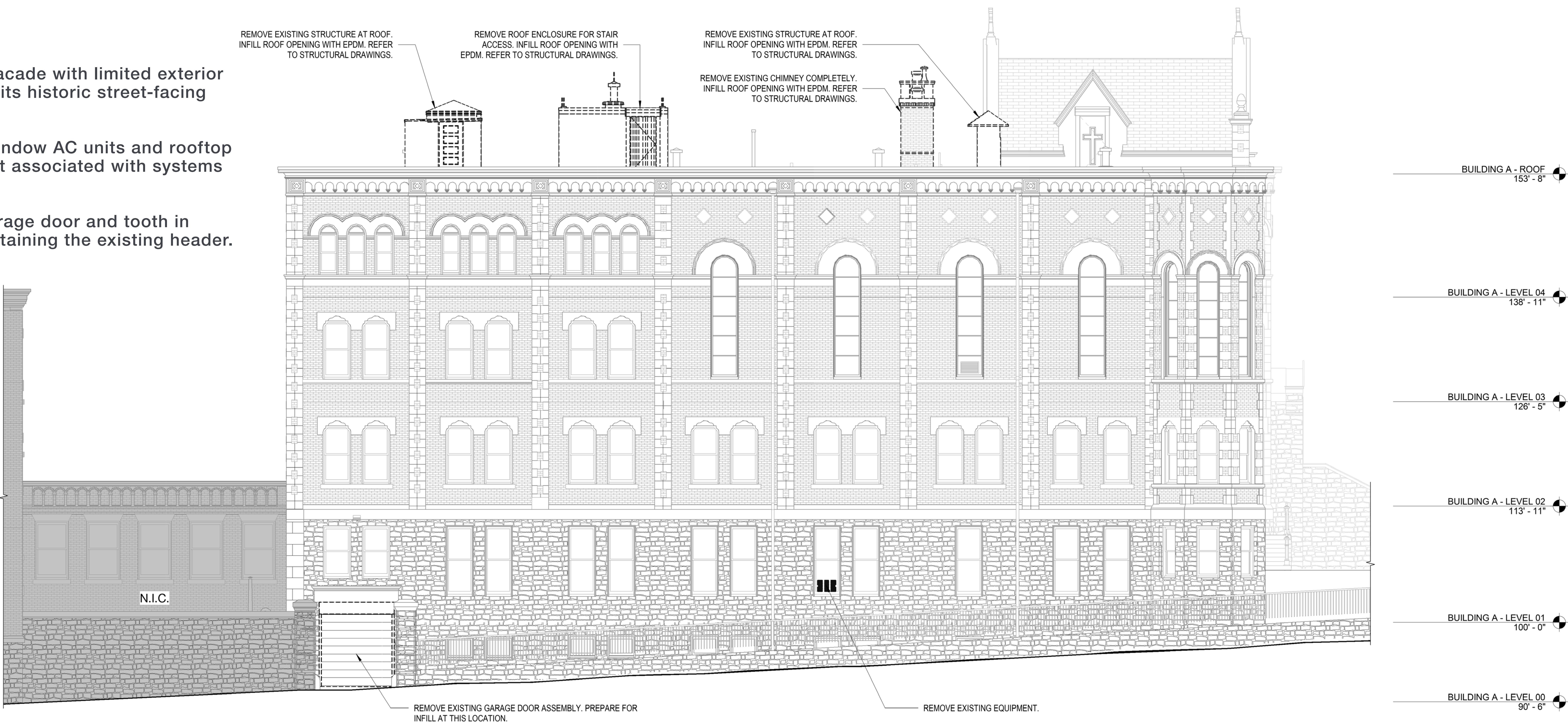
SOUTH ELEVATION
[FROM TREMONT ST]



RECTORY - ADAPTIVE REUSE

EXISTING WEST ELEVATION

- + Preserve the west facade with limited exterior changes, maintaining its historic street-facing character.
- + Remove obsolete window AC units and rooftop mechanical equipment associated with systems no longer in use.
- + Remove existing garage door and tooth in masonry infill while retaining the existing header.

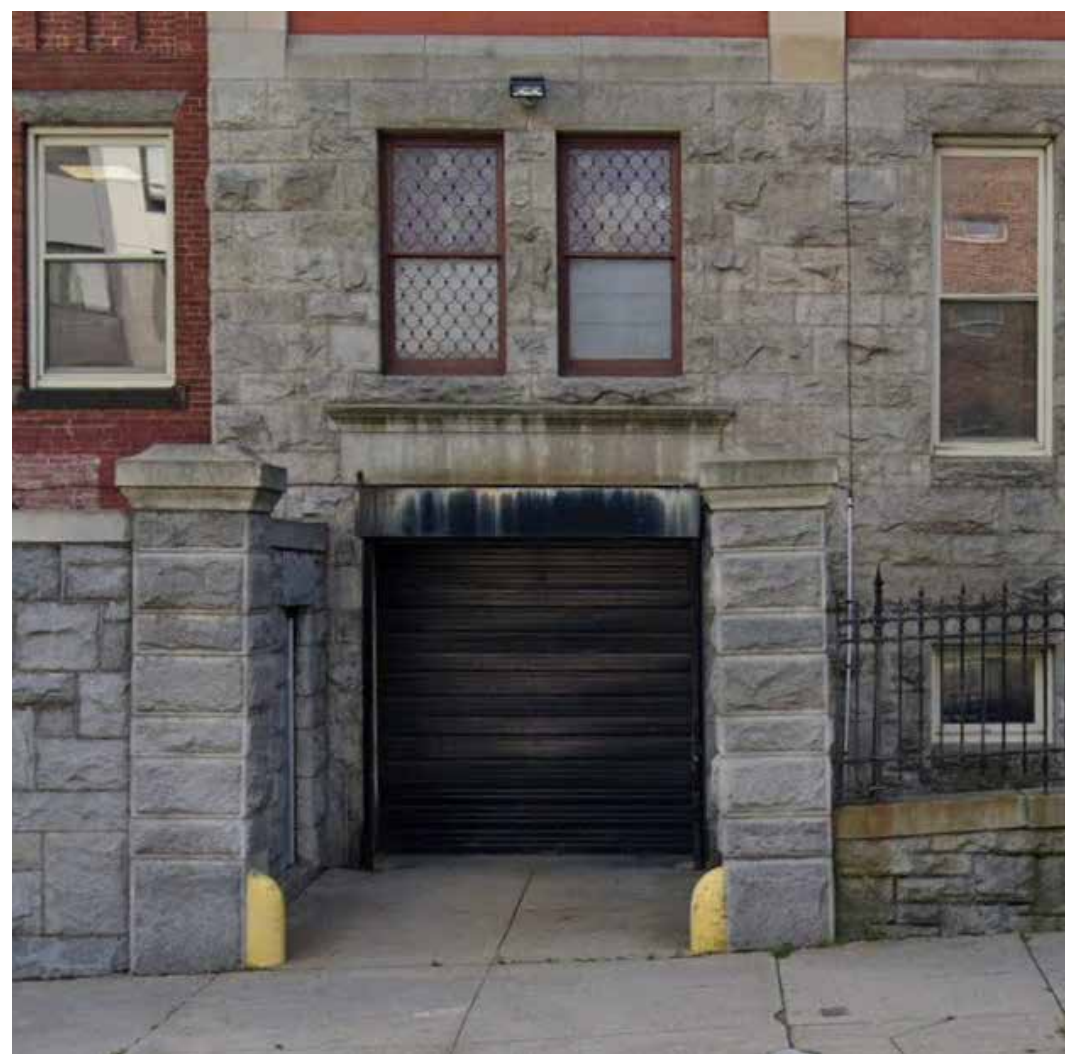
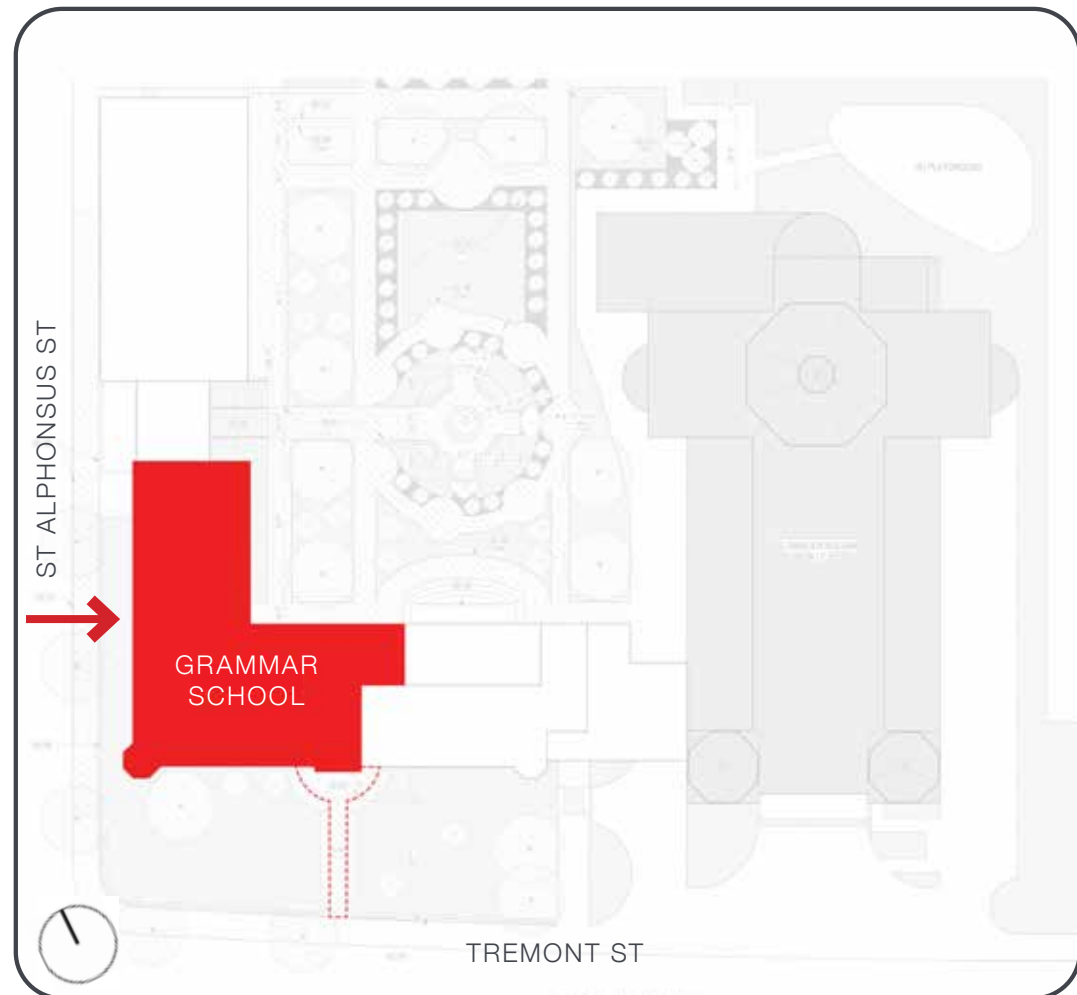
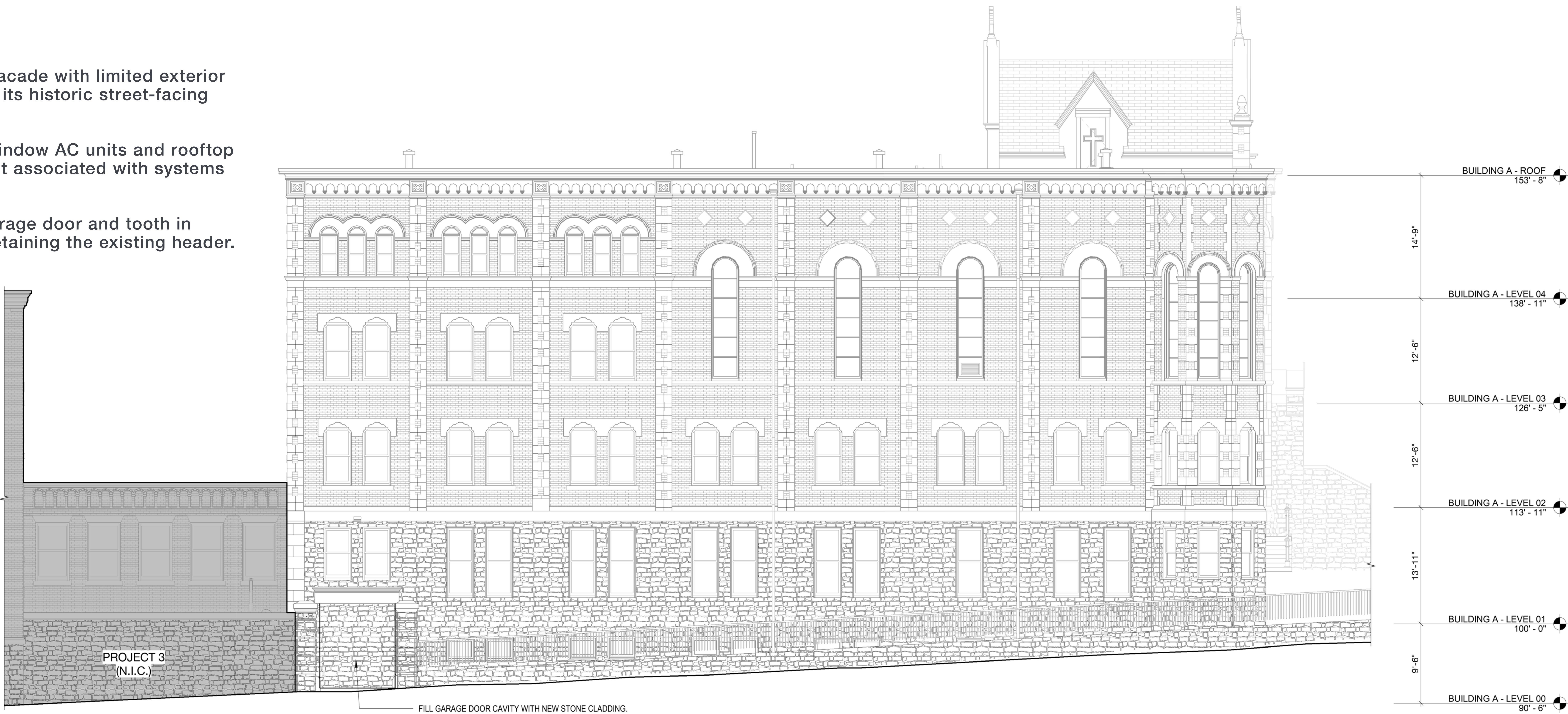


WEST ELEVATION
[FROM ST ALPHONSUS ST]

RECTORY - ADAPTIVE REUSE

PROPOSED WEST ELEVATION

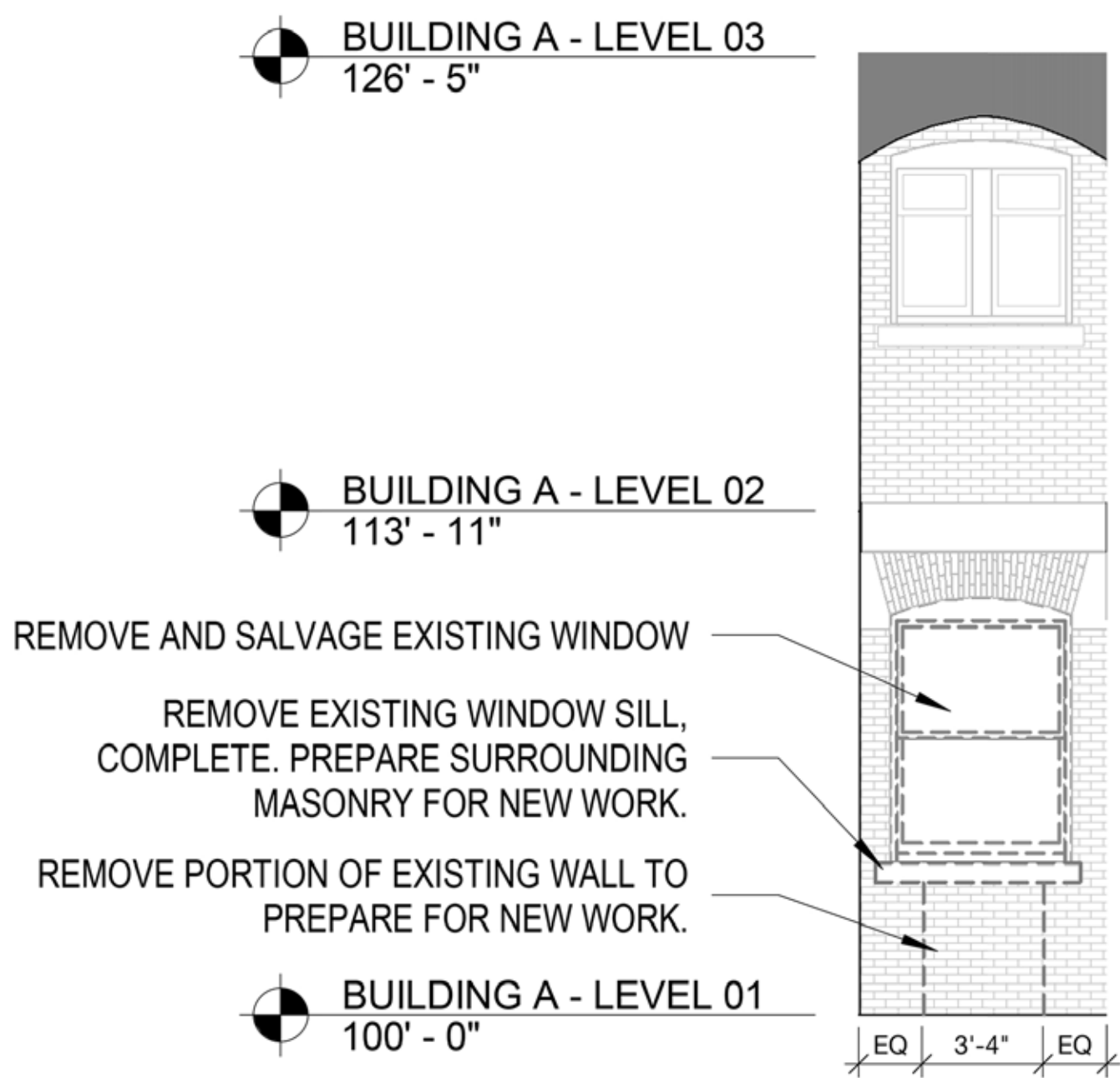
- + Preserve the west facade with limited exterior changes, maintaining its historic street-facing character.
- + Remove obsolete window AC units and rooftop mechanical equipment associated with systems no longer in use.
- + Remove existing garage door and tooth in masonry infill while retaining the existing header.



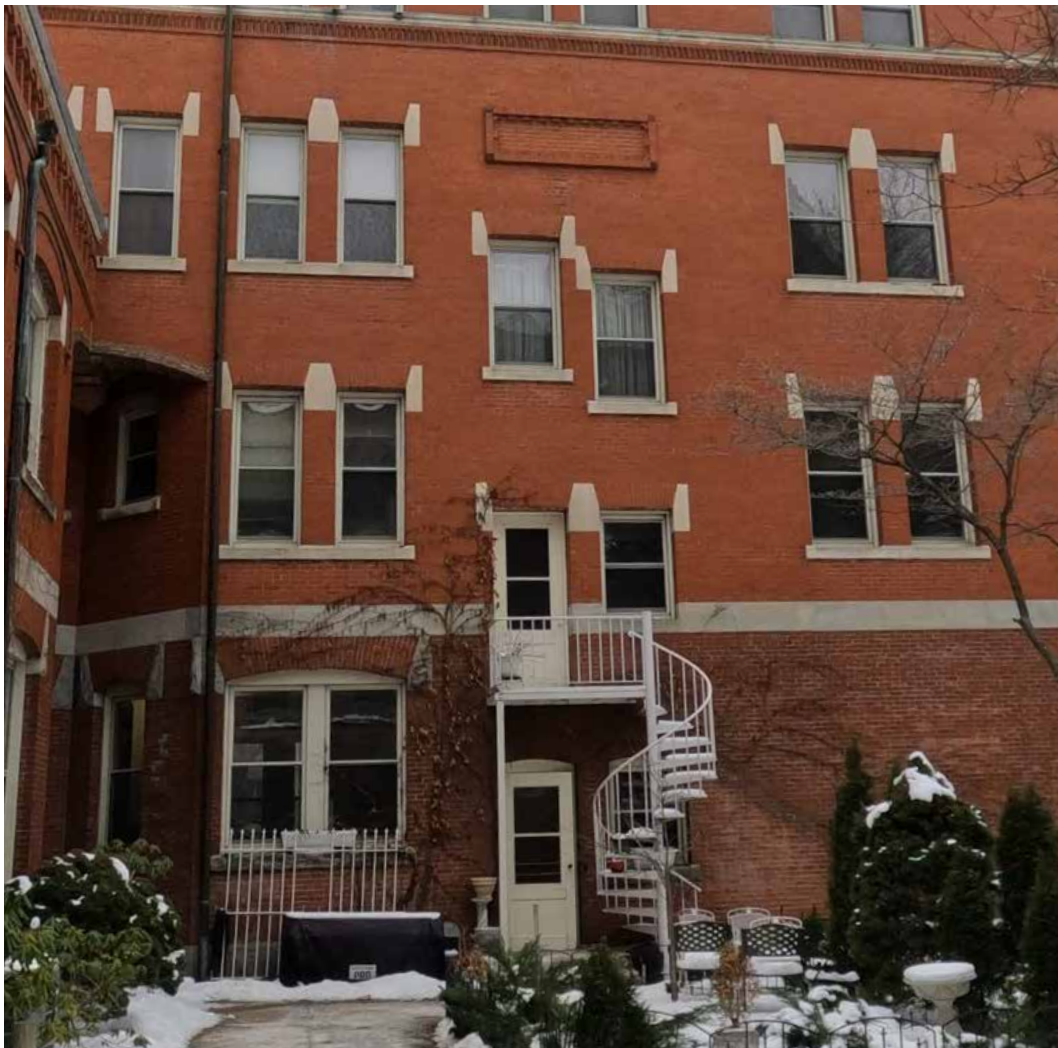
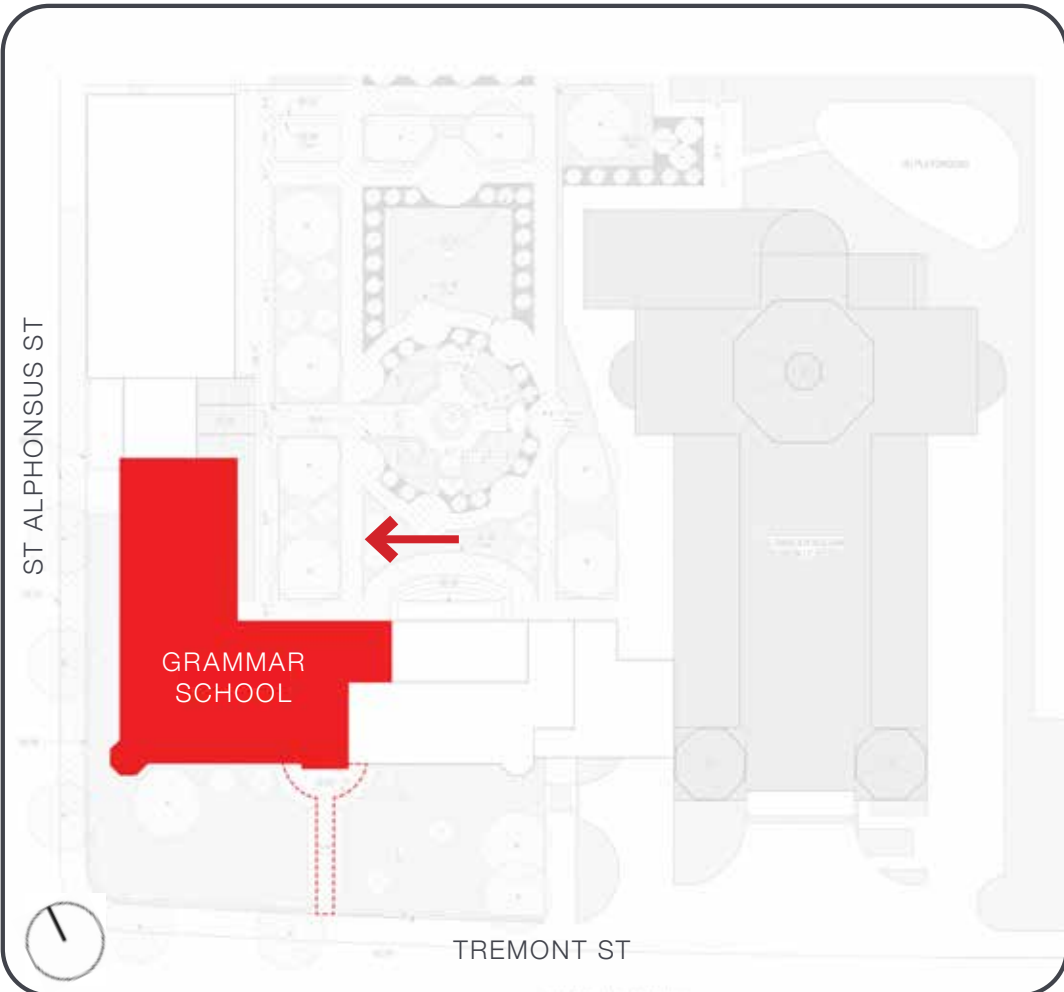
WEST ELEVATION
[FROM ST ALPHONSUS ST]

RECTORY - ADAPTIVE REUSE

- + Courtyard-facing elevation only; proposed window and door changes are not visible from the public street.
- + Remove half-level stair openings where new school floor plates intersect existing windows and doors.
- + Tooth in masonry infill, retain headers and sills where feasible, and salvage windows for reuse.
- + Replace one existing corner window with a code-required exit door for the new fire stair.

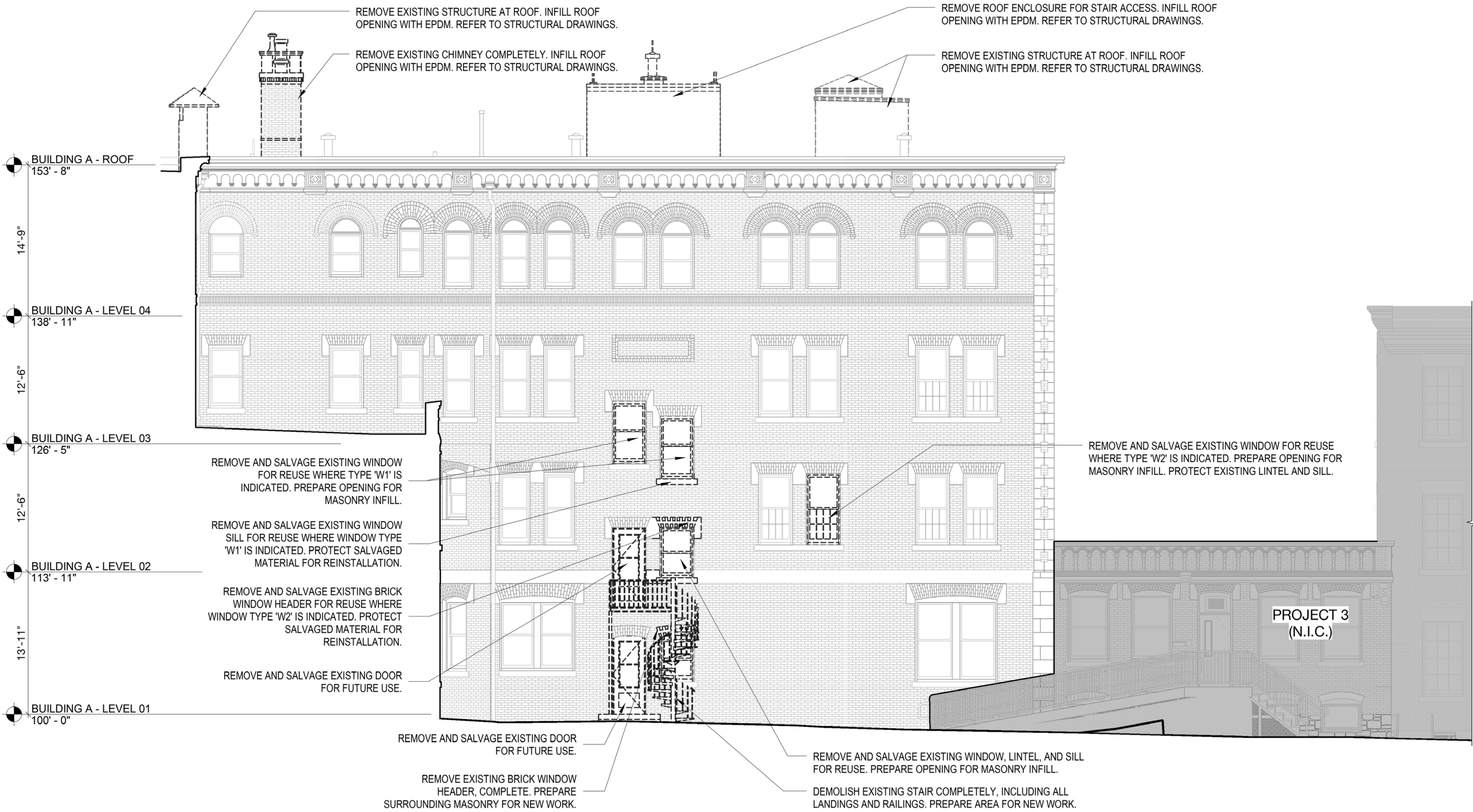


INSIDE CORNER ELEVATION
[FROM COURTYARD]



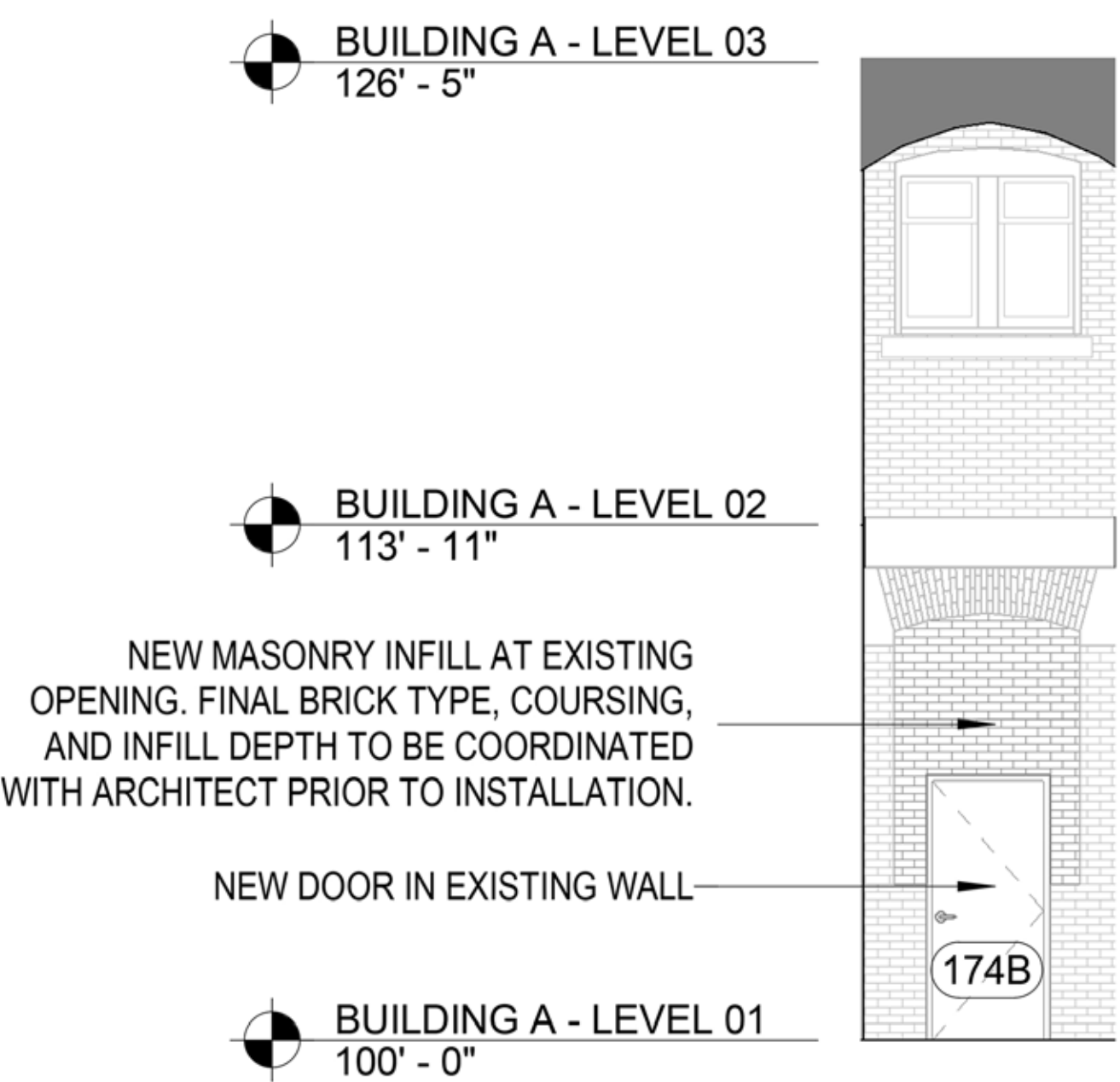
EAST ELEVATION
[FROM COURTYARD]

EXISTING EAST ELEVATION

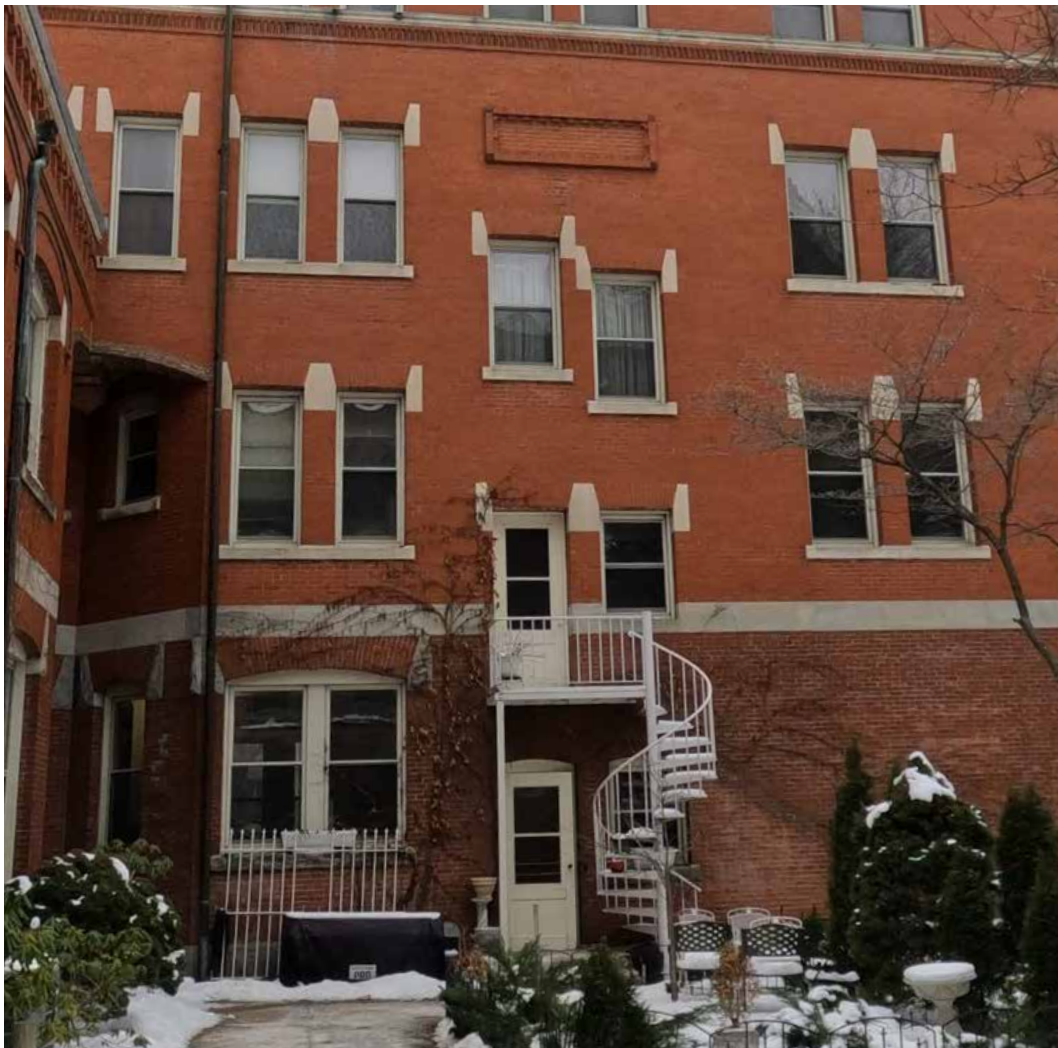
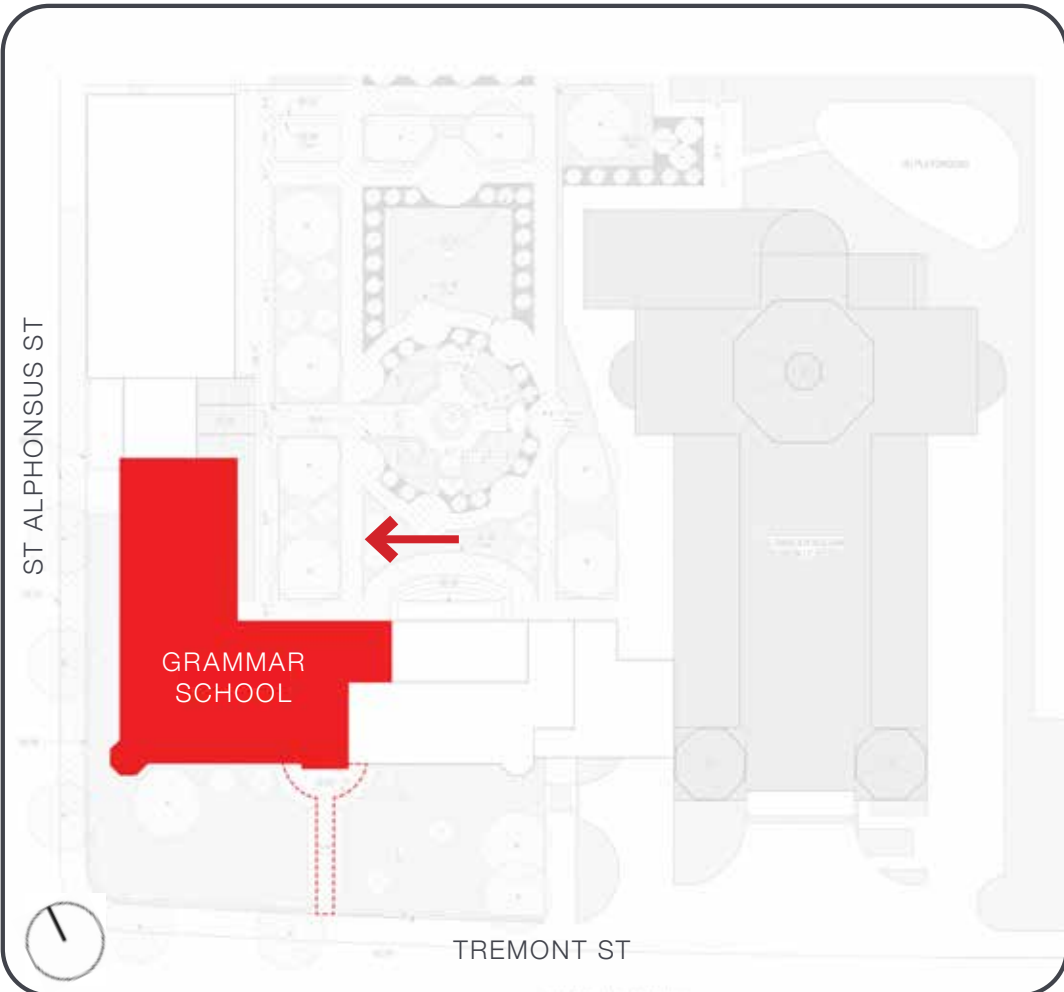


RECTORY - ADAPTIVE REUSE

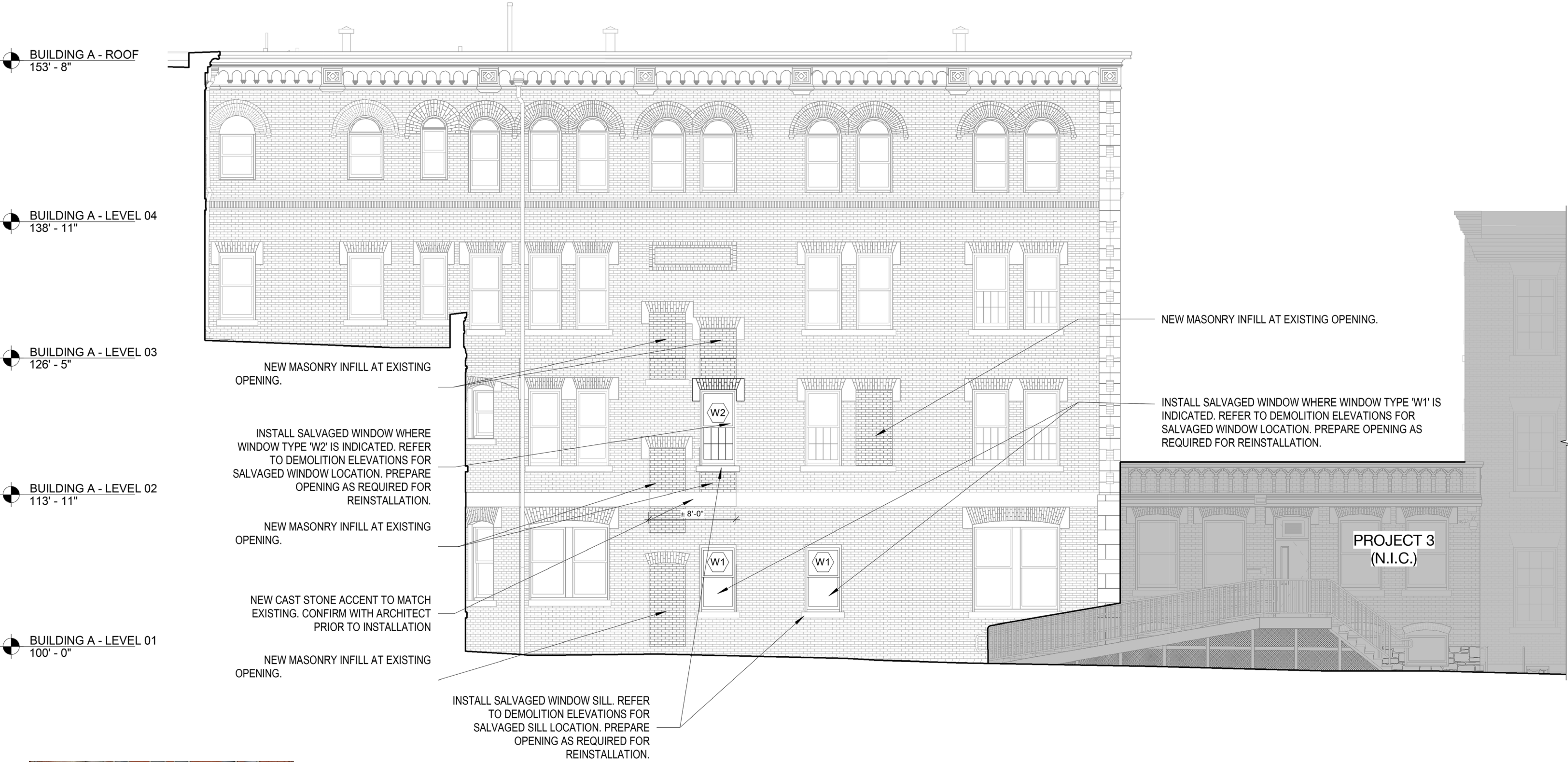
- + Courtyard-facing elevation only; proposed window and door changes are not visible from the public street.
- + Remove half-level stair openings where new school floor plates intersect existing windows and doors.
- + Tooth in masonry infill, retain headers and sills where feasible, and salvage windows for reuse.
- + Replace one existing corner window with a code-required exit door for the new fire stair.



INSIDE CORNER ELEVATION
[FROM COURTYARD]



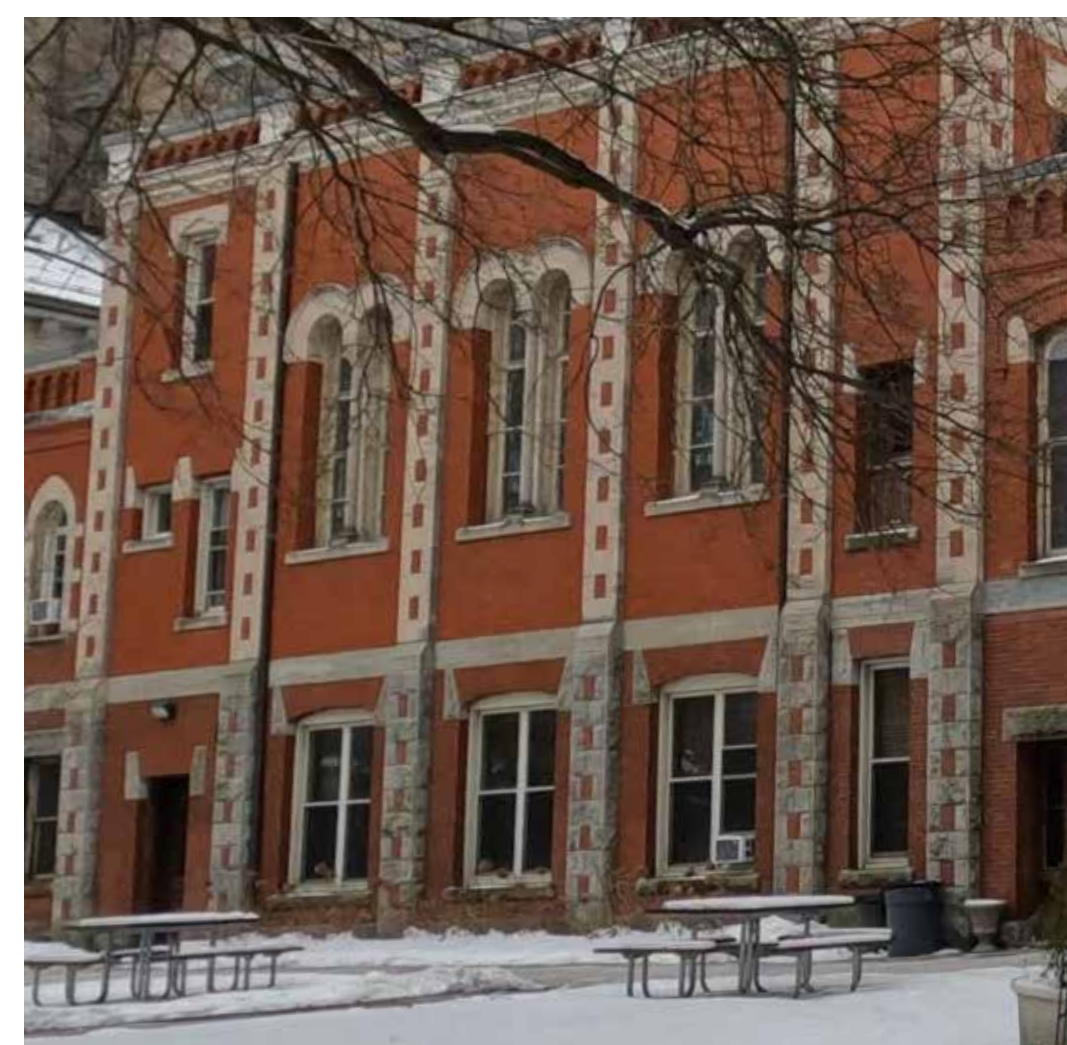
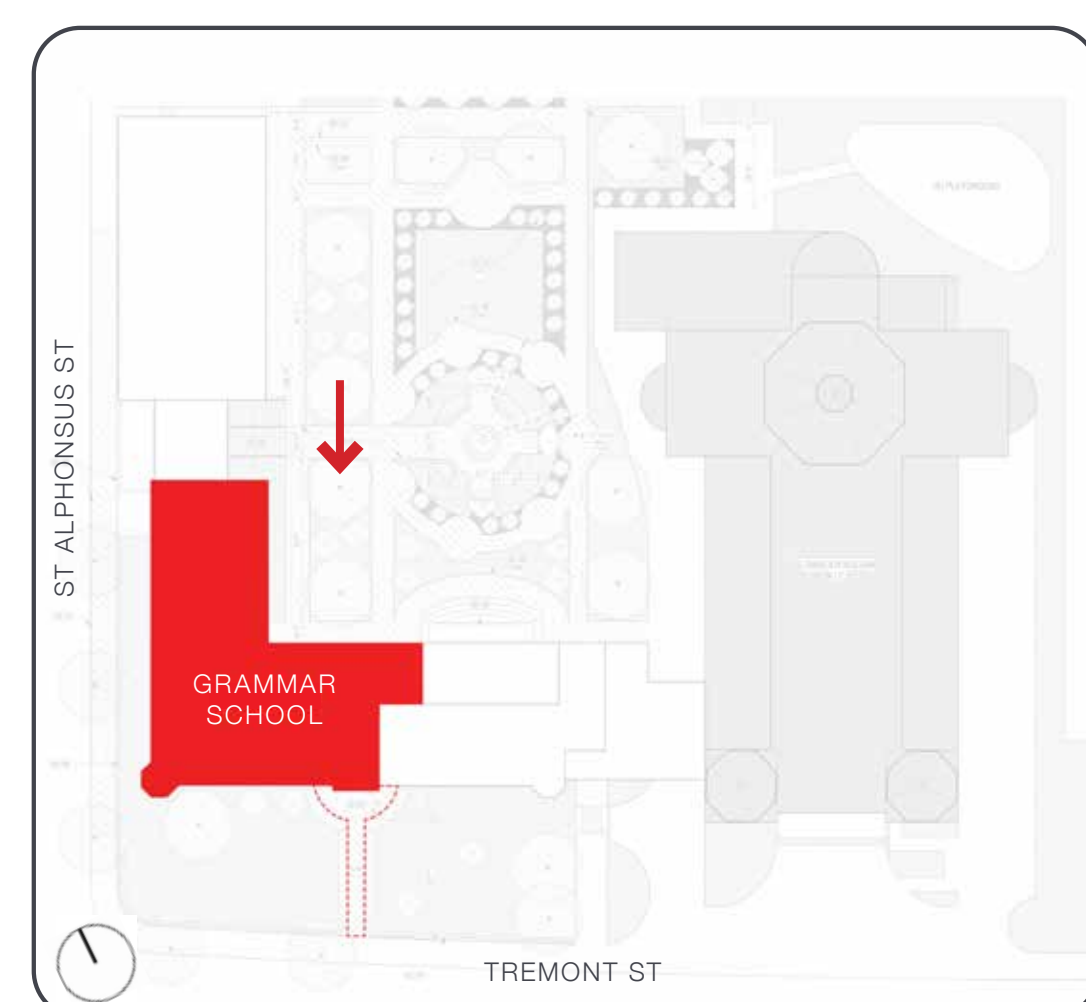
PROPOSED EAST ELEVATION



EAST ELEVATION
[FROM COURTYARD]

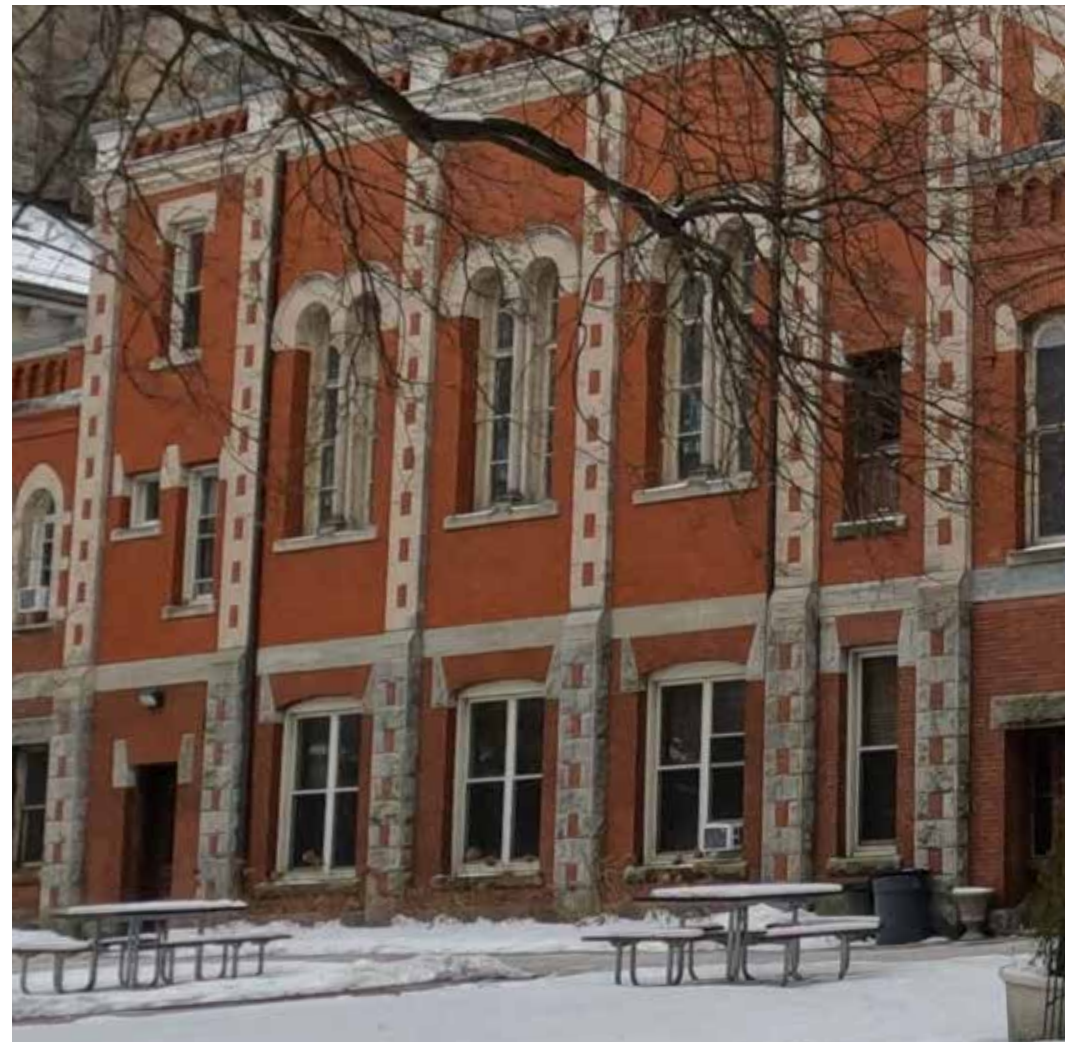
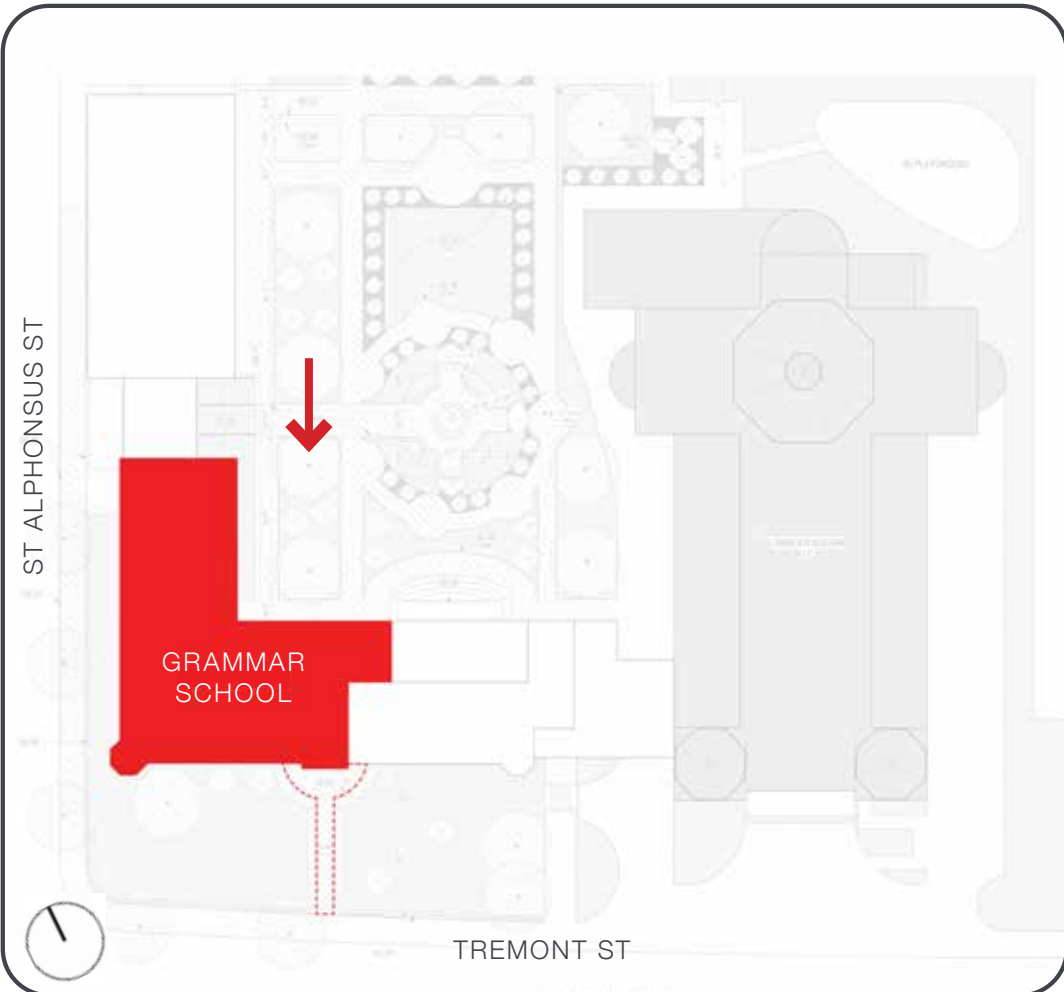
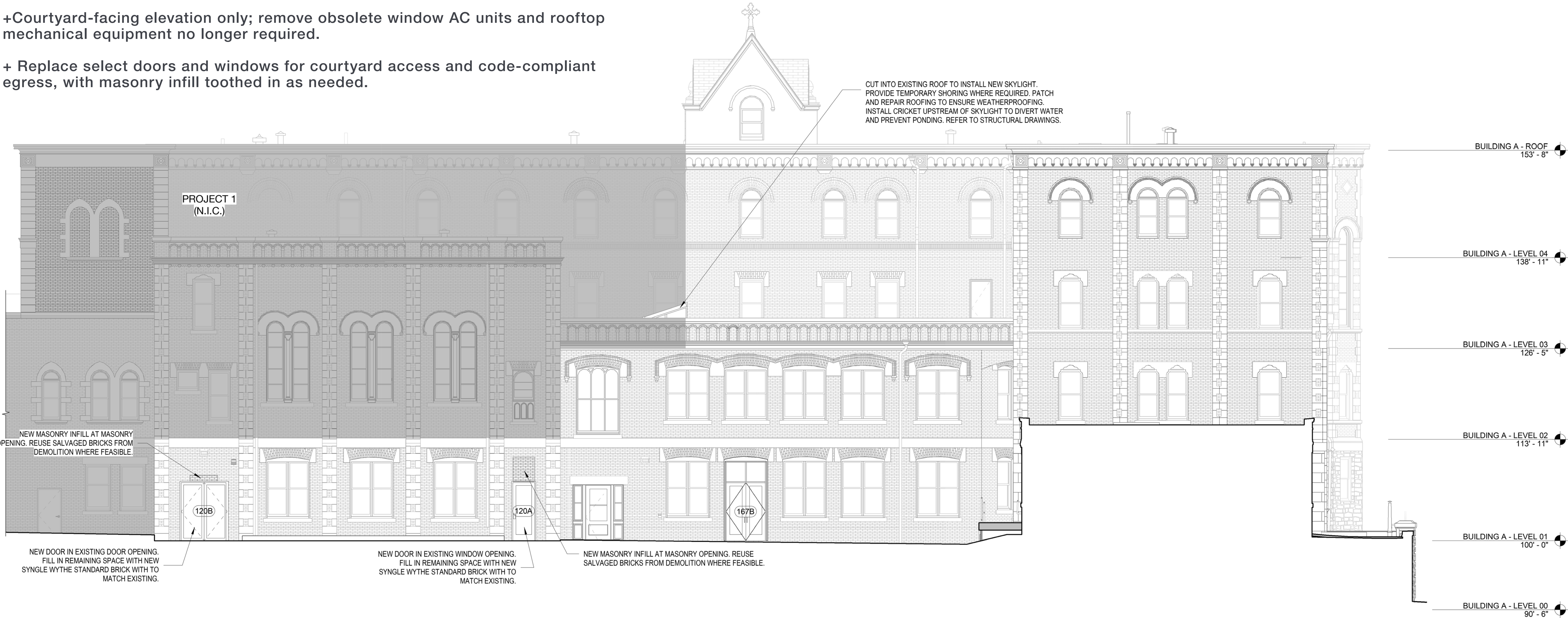
EXISTING NORTH ELEVATION

+ Replace select doors and windows for courtyard access and code-compliant egress, with masonry infill toothed in as needed.

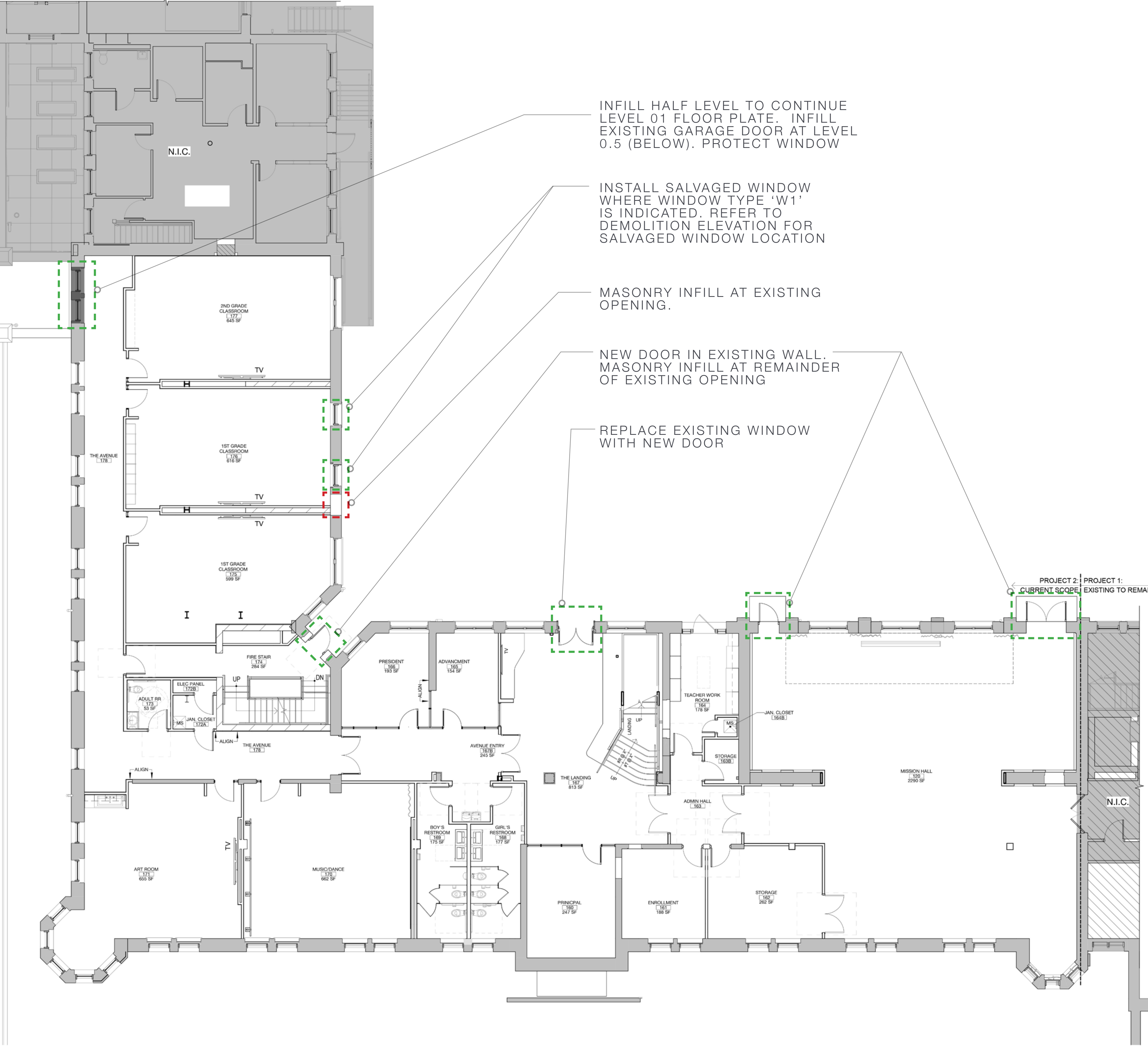


NORTH ELEVATION
[FROM COURTYARD]

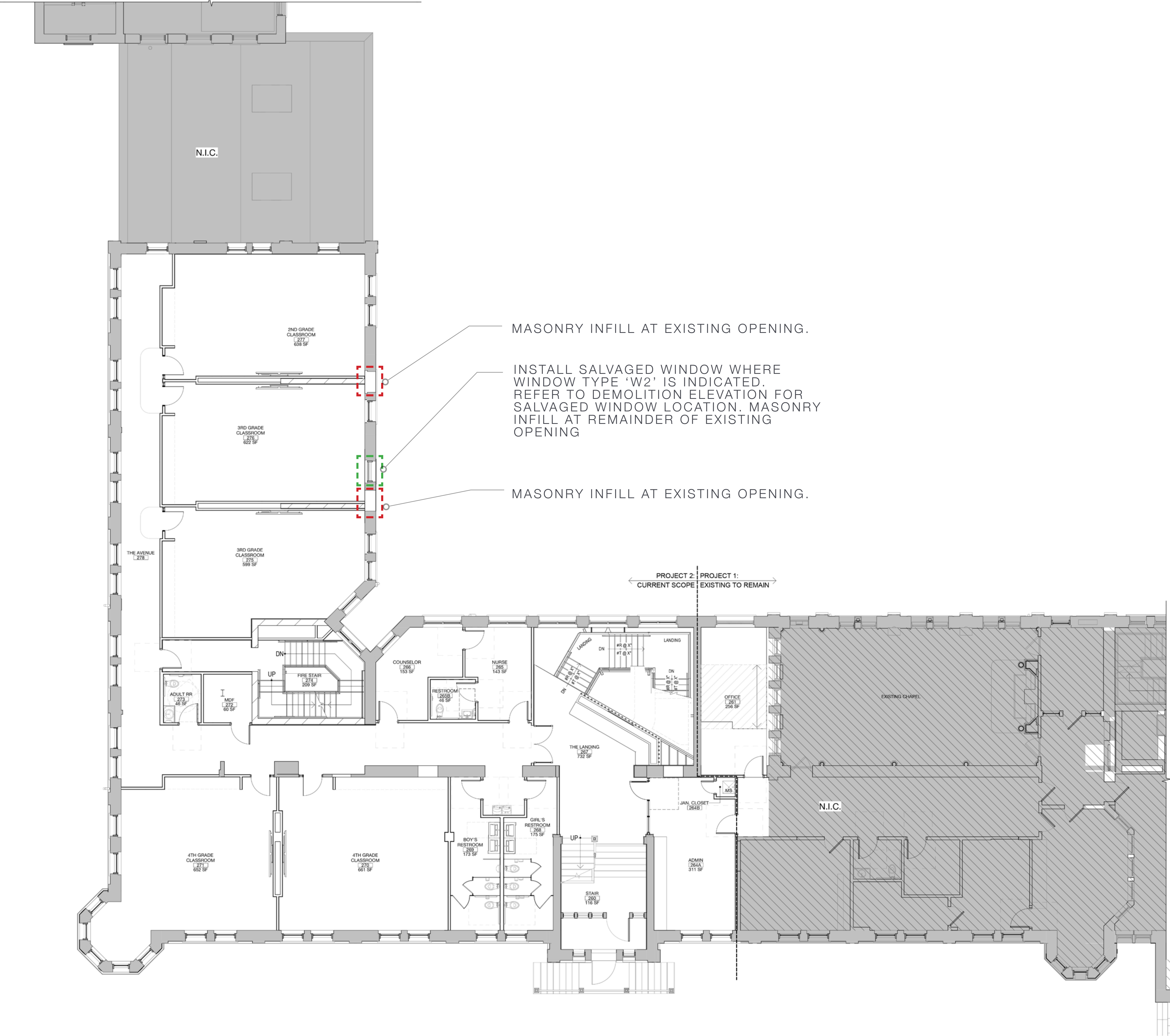
- +Courtyard-facing elevation only; remove obsolete window AC units and rooftop mechanical equipment no longer required.
- + Replace select doors and windows for courtyard access and code-compliant egress, with masonry infill toothed in as needed.



NORTH ELEVATION
[FROM COURTYARD]

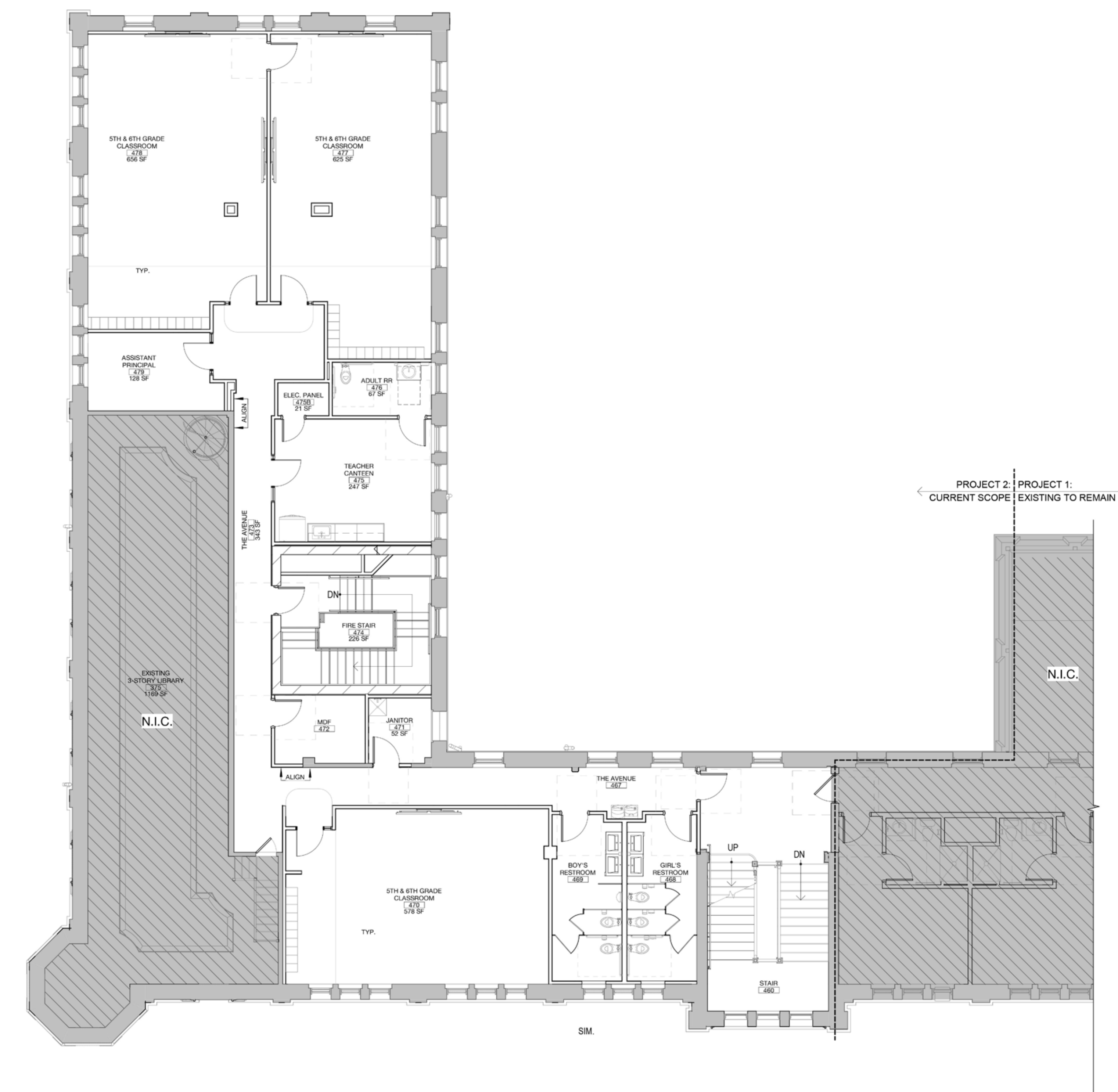


LEVEL 01 FLOOR PLAN

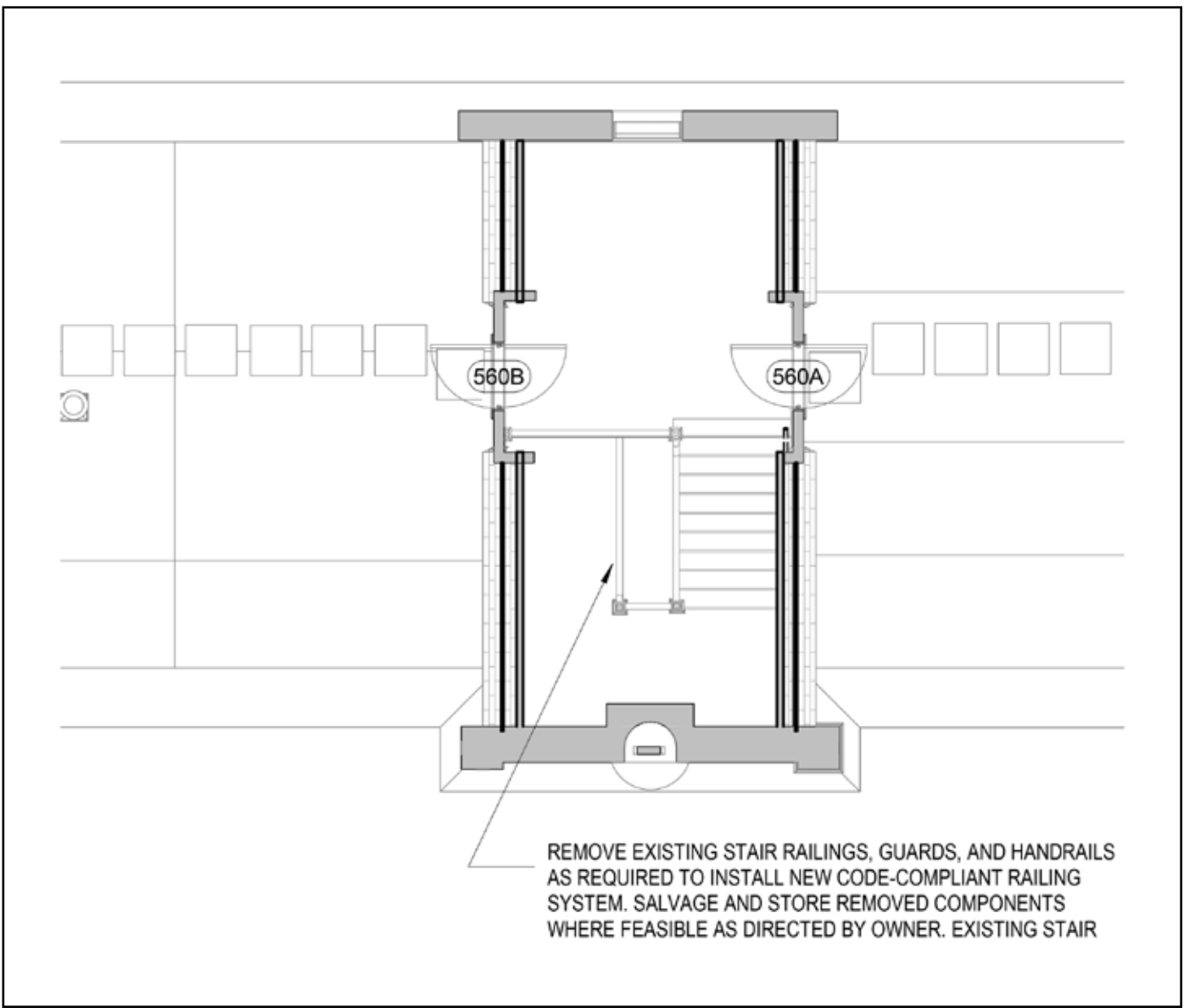


LEVEL 02 FLOOR PLAN

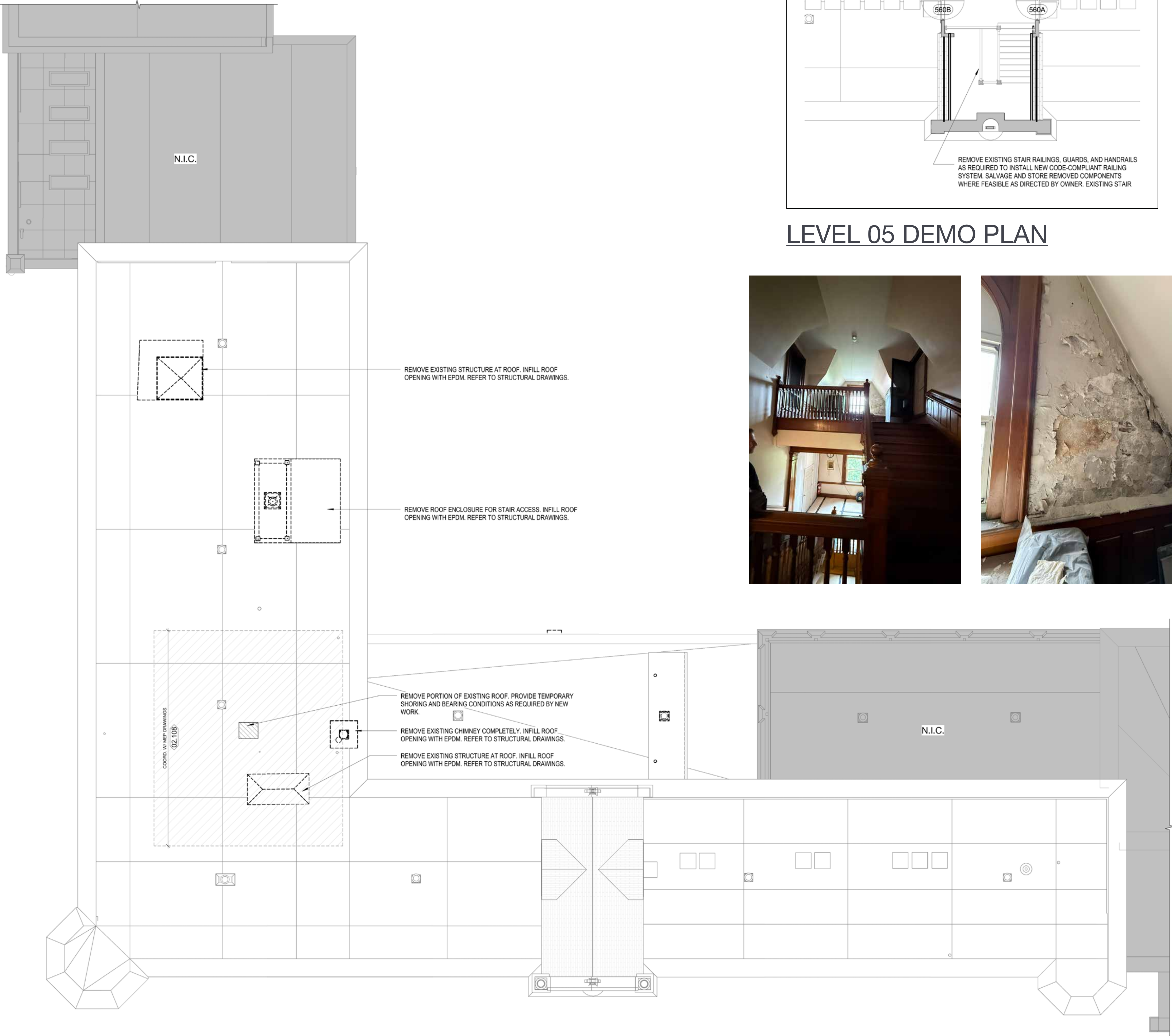
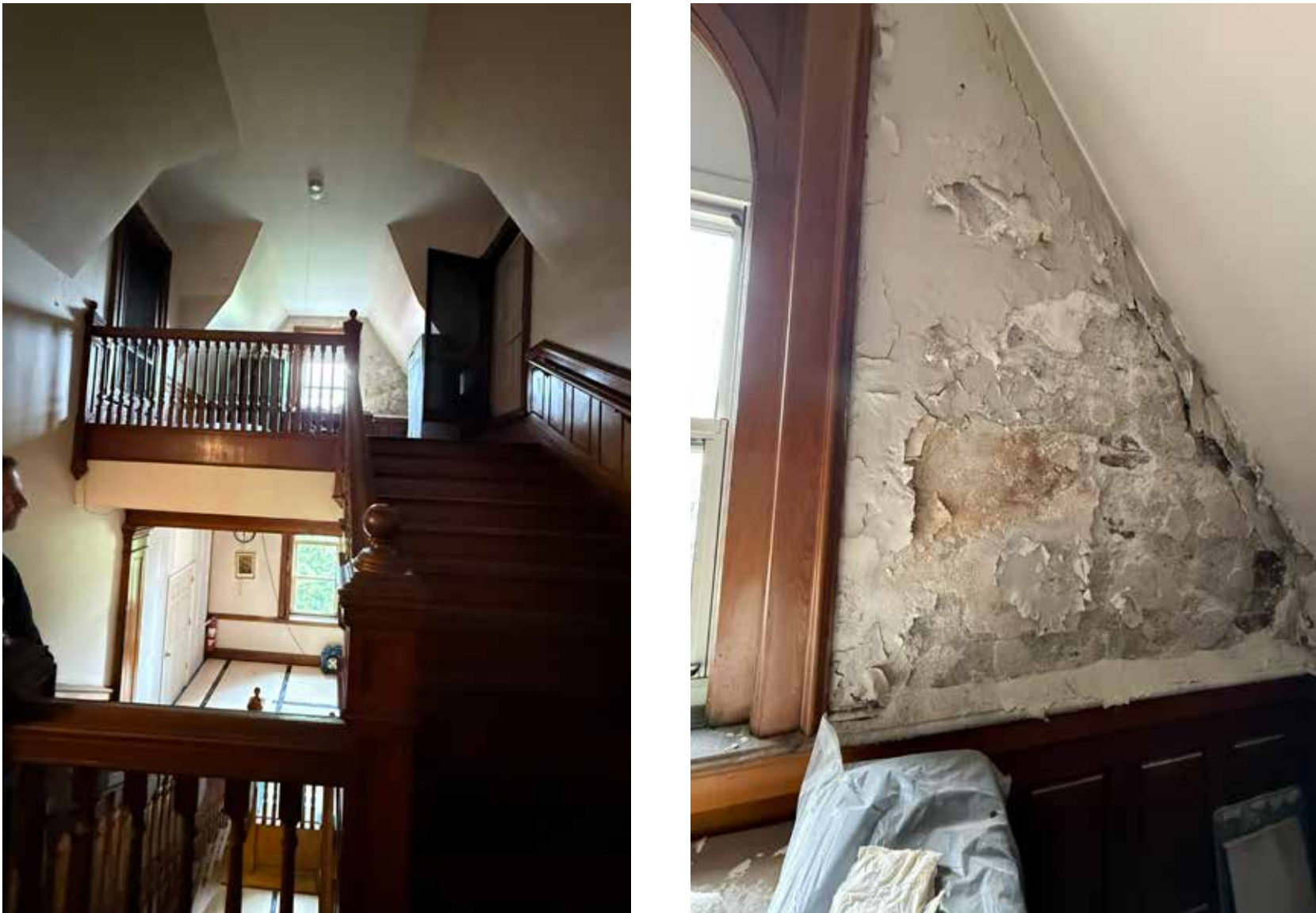
PROPOSED PLANS



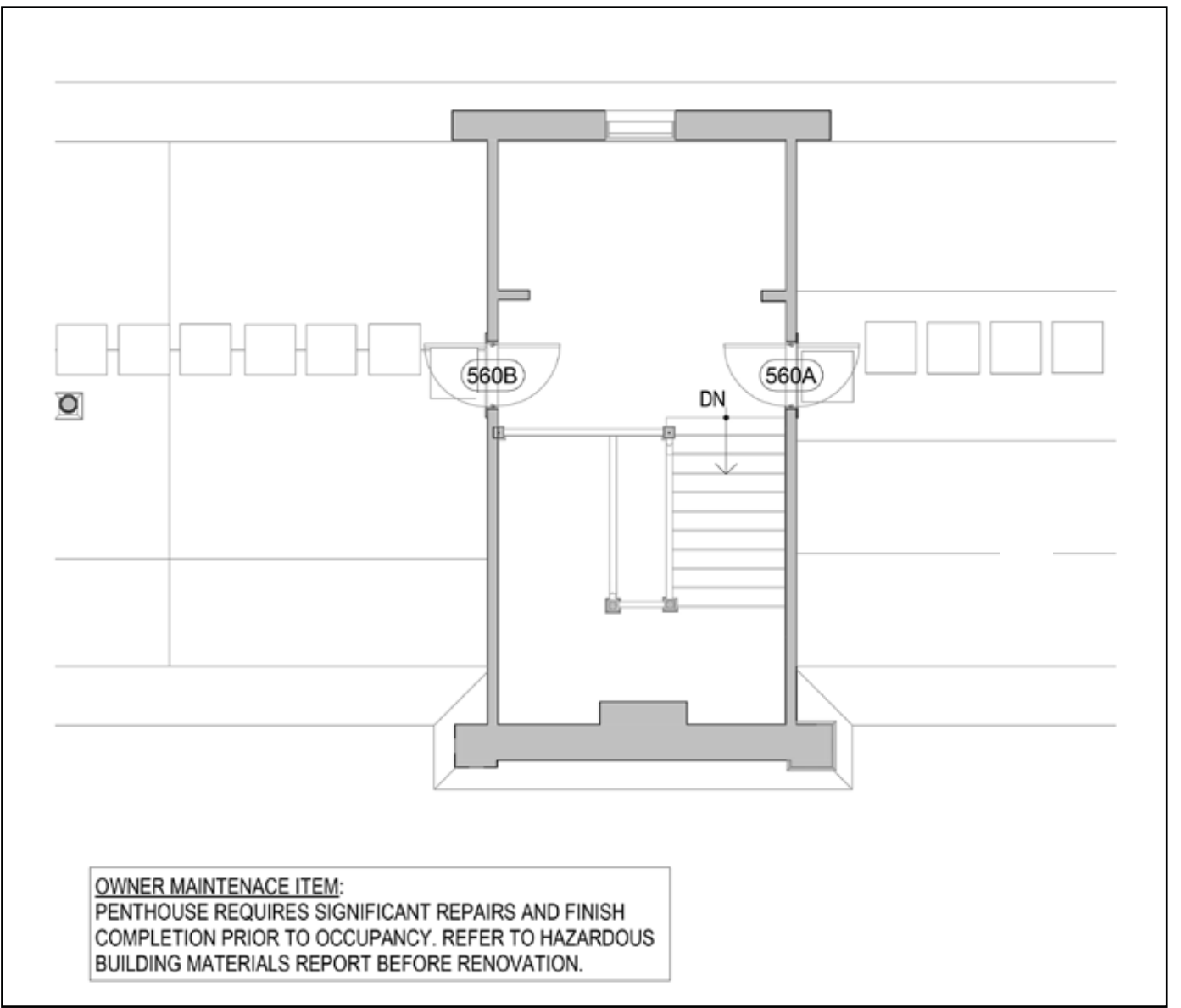
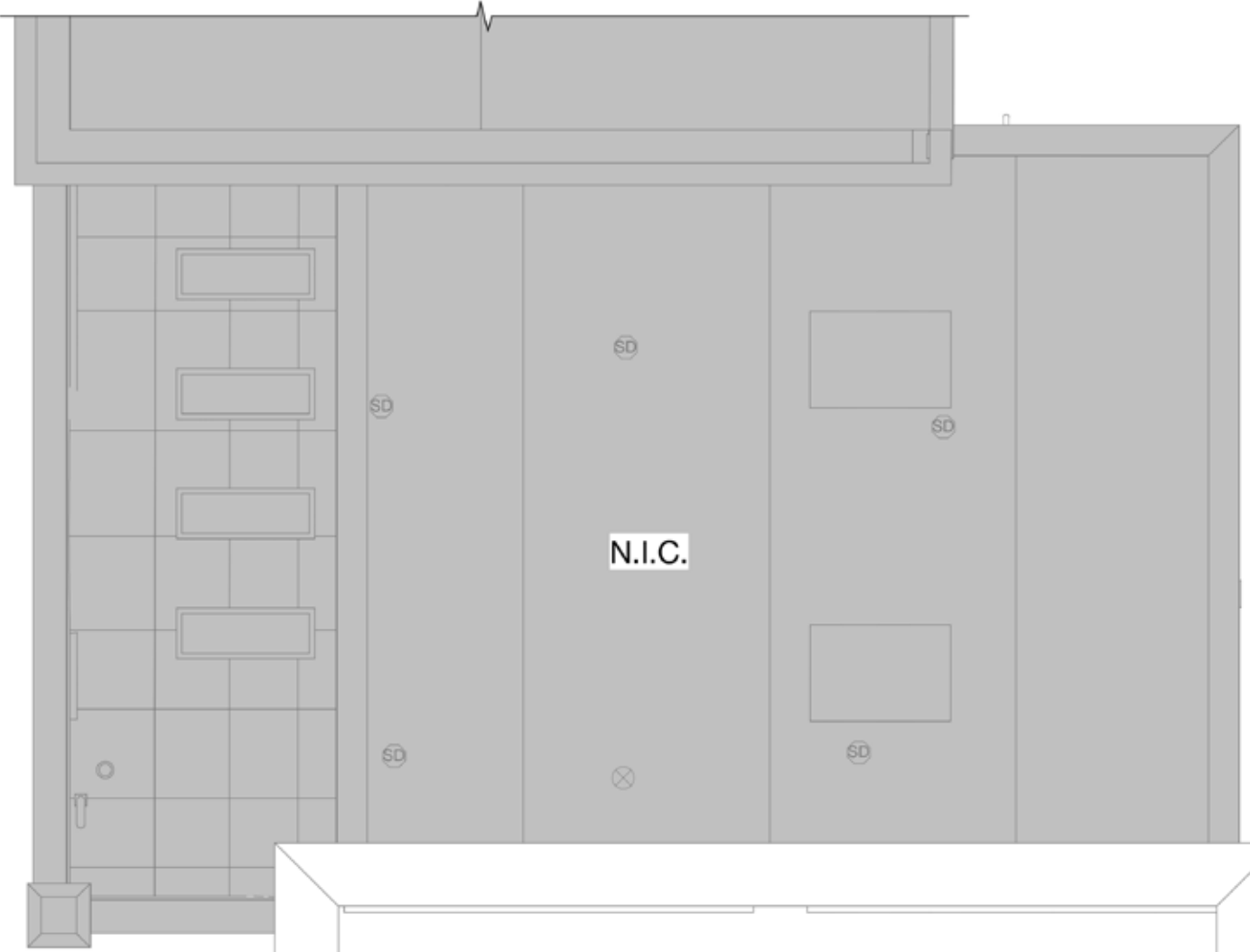
LEVEL 04 FLOOR PLAN



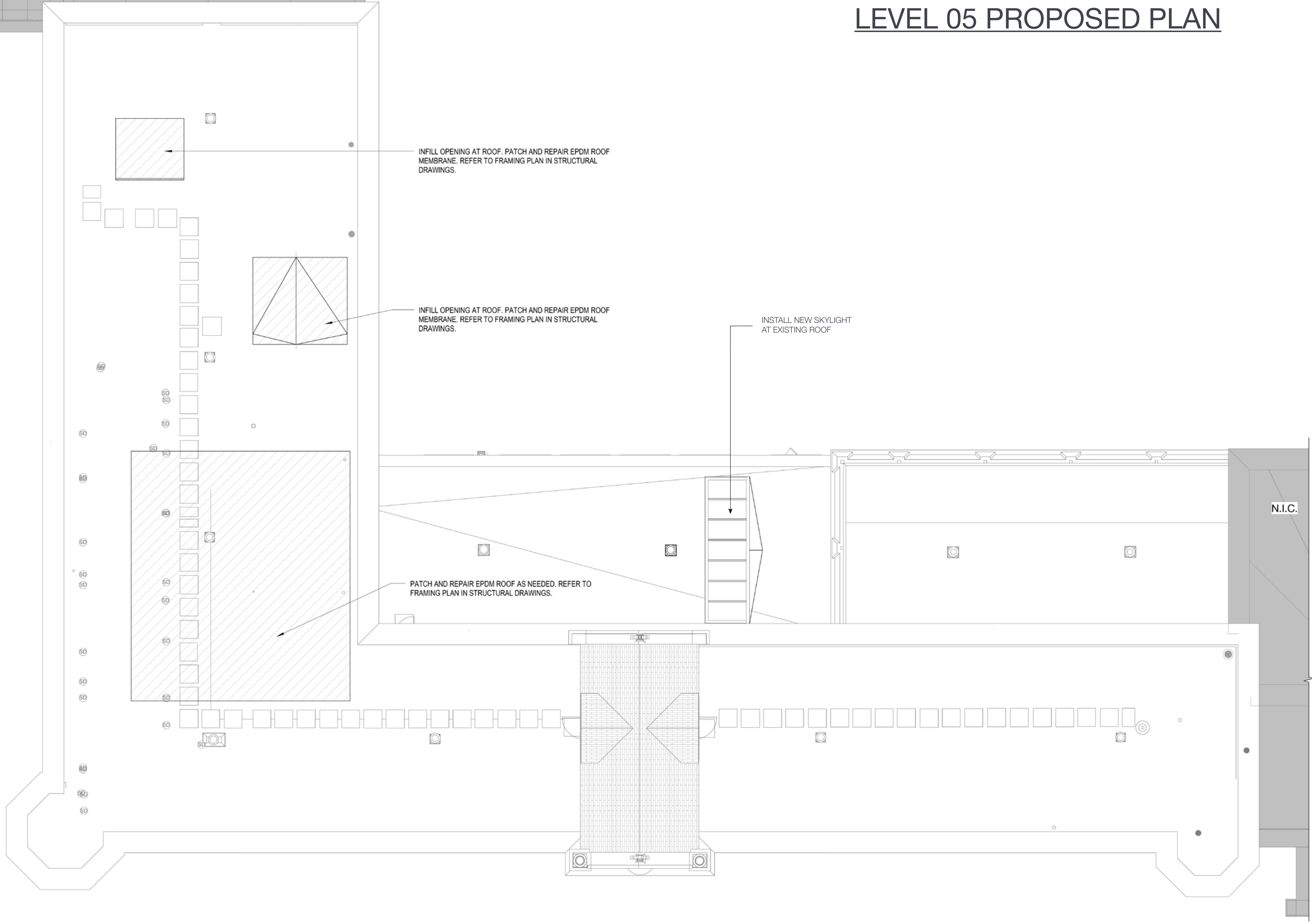
LEVEL 05 DEMO PLAN



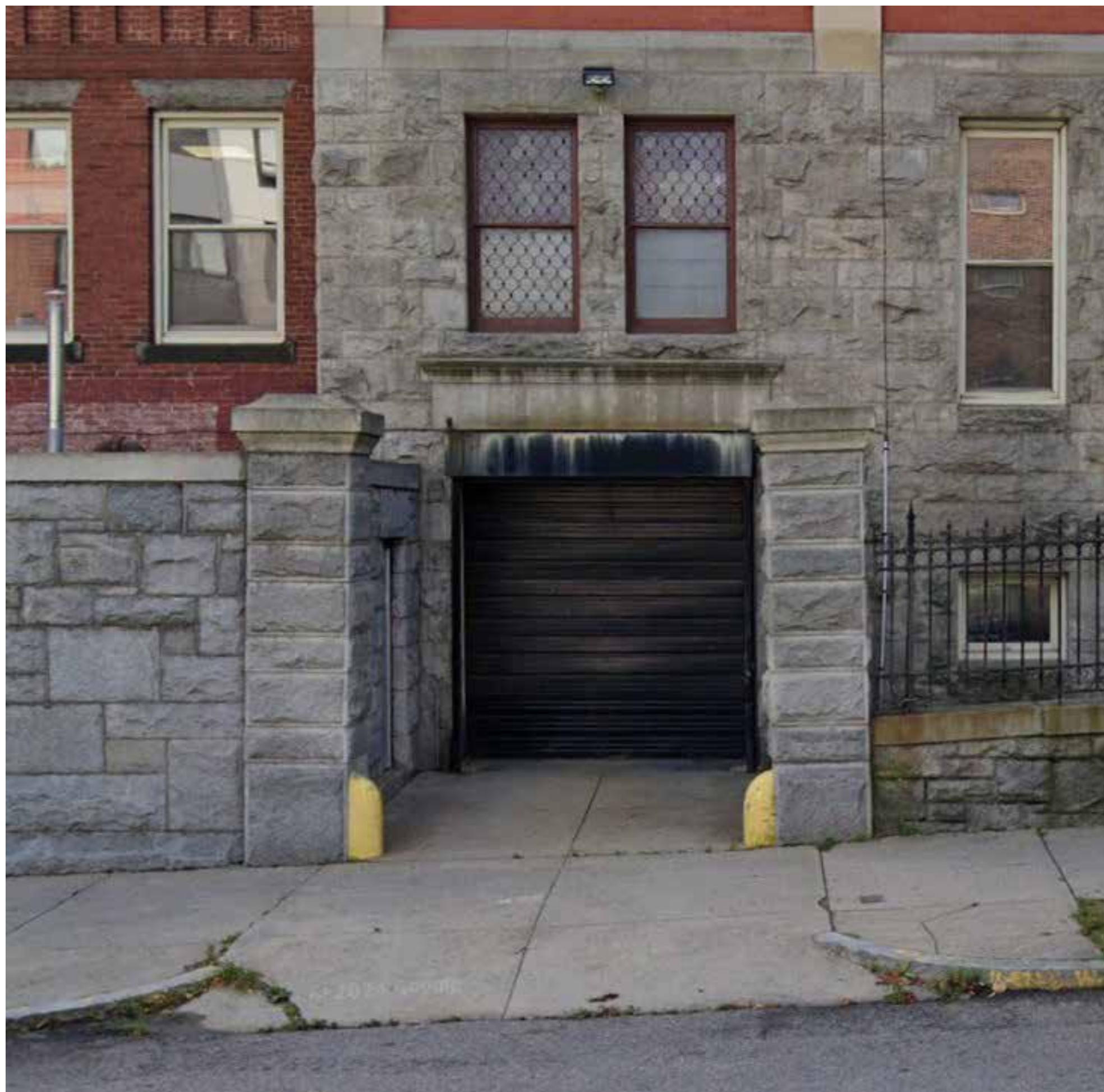
DEMO ROOF PLAN



LEVEL 05 PROPOSED PLAN

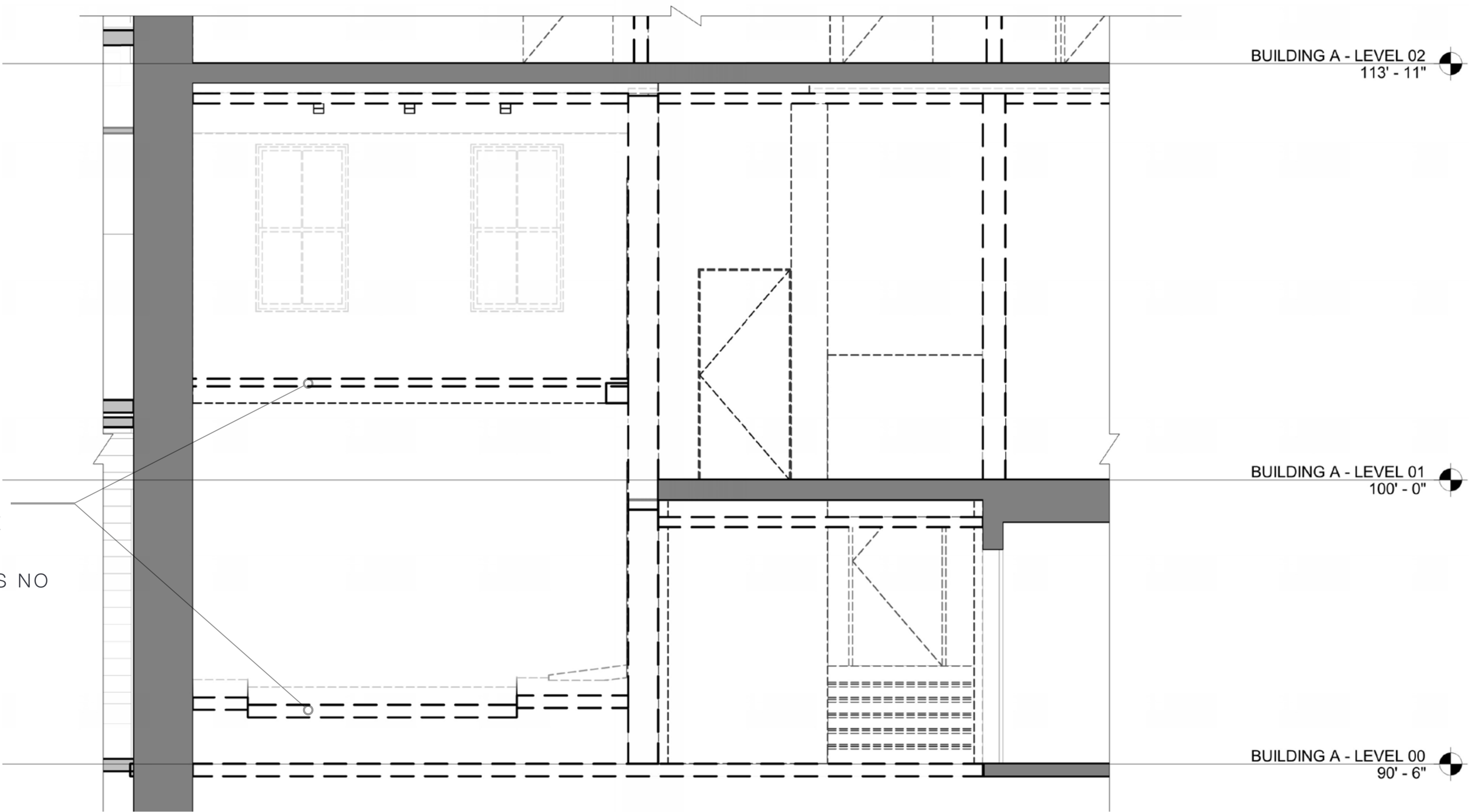


PROPOSED ROOF PLAN



GARAGE DOOR

EXISTING HALF-LEVEL FLOOR CONSTRUCTION AT FORMER GARAGE AREA TO BE REMOVED. EXISTING GARAGE DOOR SERVES THIS NON-STANDARD FLOOR CONDITION AND IS NO LONGER REQUIRED.



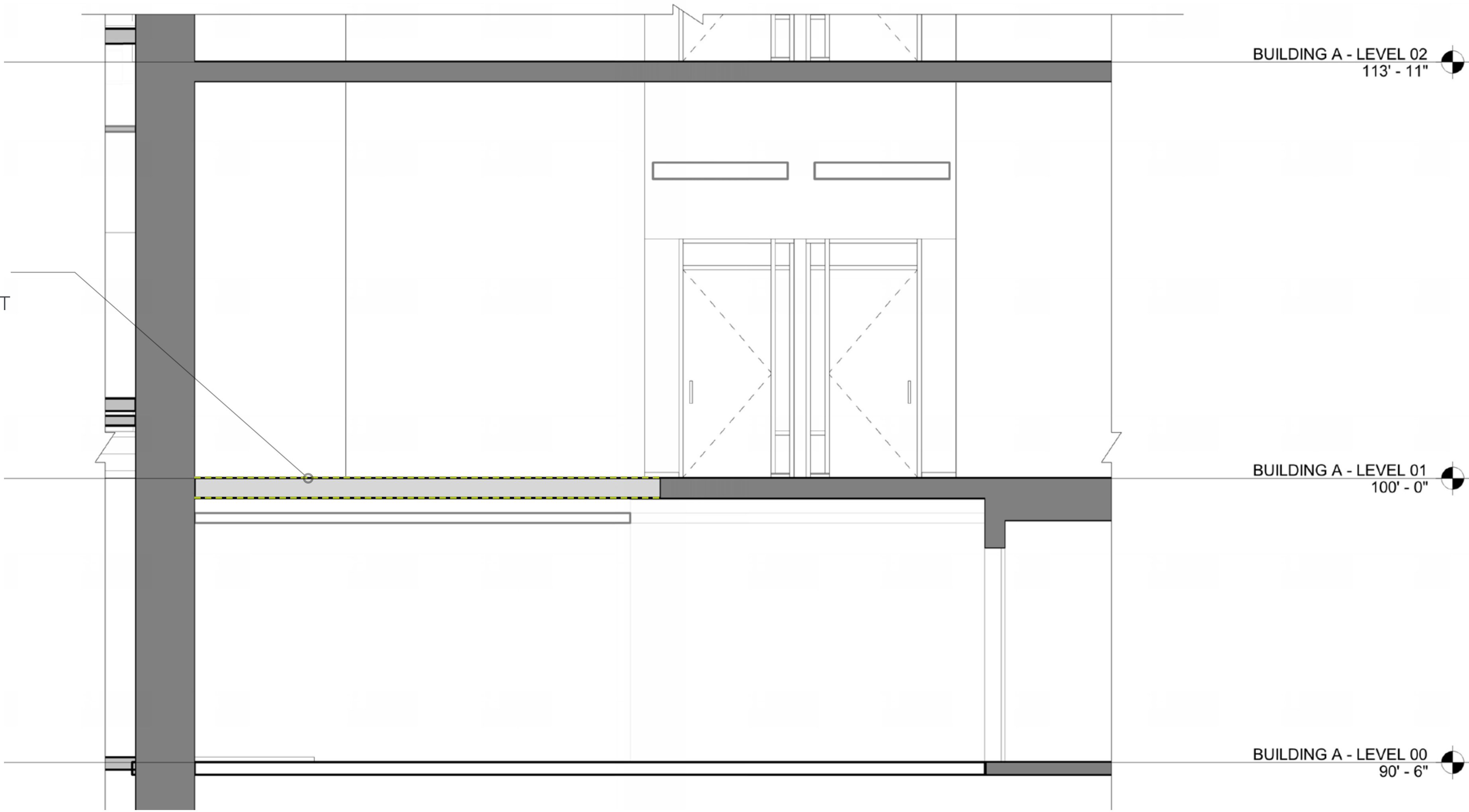
SECTION THRU EXISTING GARAGE



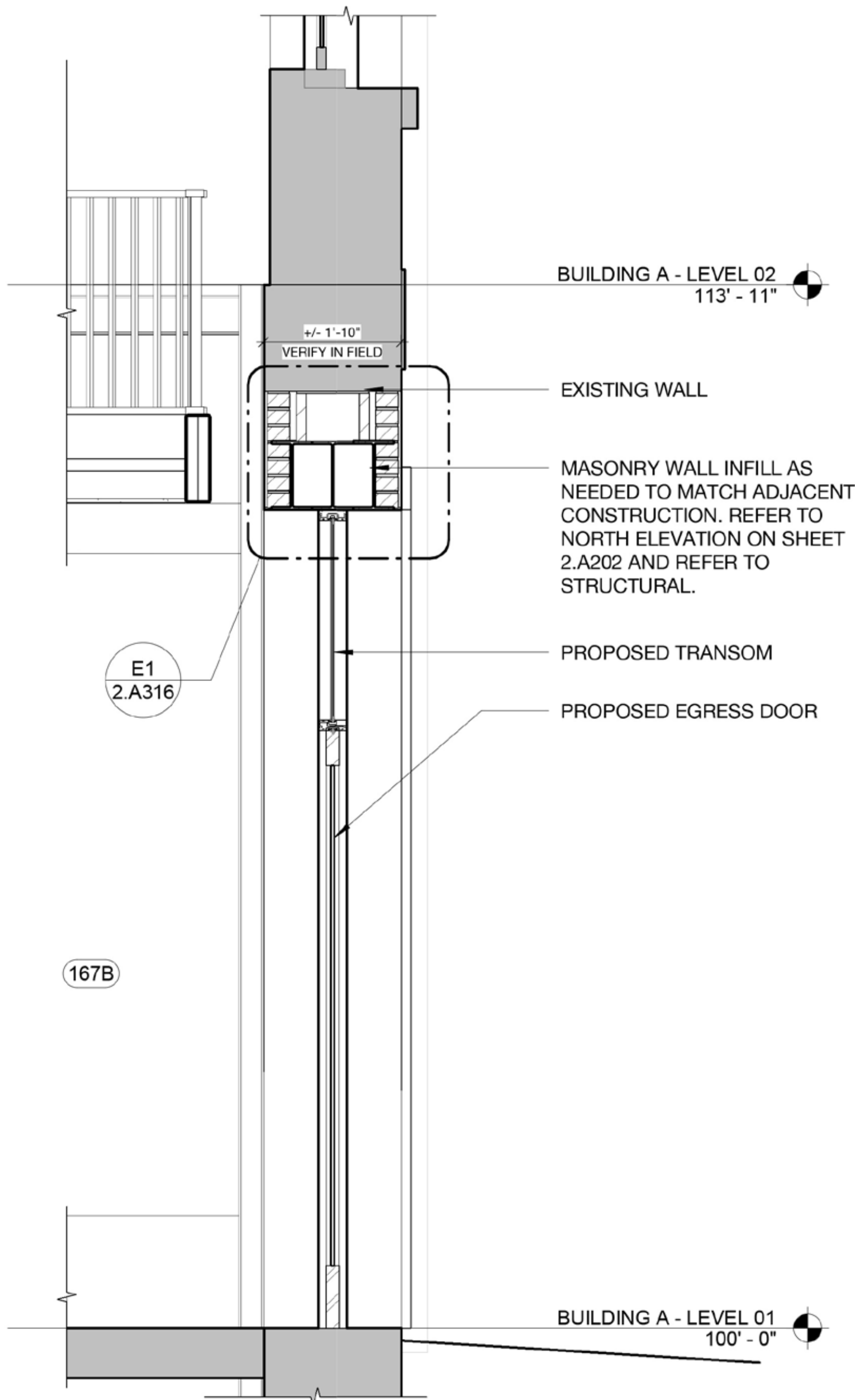
EXISTING GARAGE ELEVATION

NEW LEVEL 01 FLOOR PLATE INFILL AREA INTERSECTS THE EXISTING GARAGE DOOR OPENING. GARAGE DOOR TO BE REMOVED AND OPENING INFILLED TO MATCH ADJACENT MASONRY.

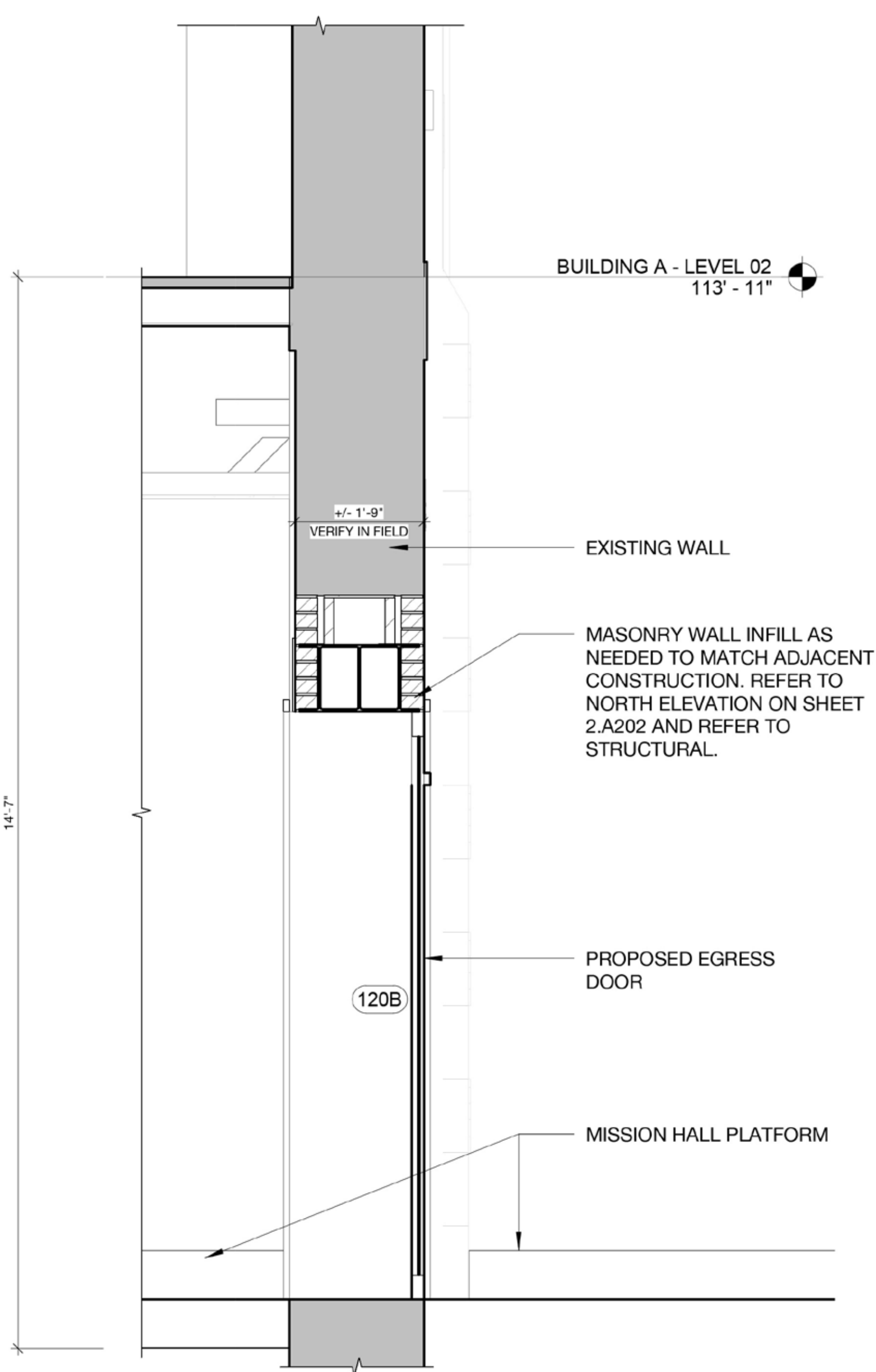
FORMER HALF-LEVEL FLOOR AREA INFILLED TO CREATE A CONTINUOUS FLOOR PLATE FOR SCHOOL USE. EXISTING GARAGE DOOR OPENING TO BE INFILLED TO MATCH ADJACENT MASONRY.



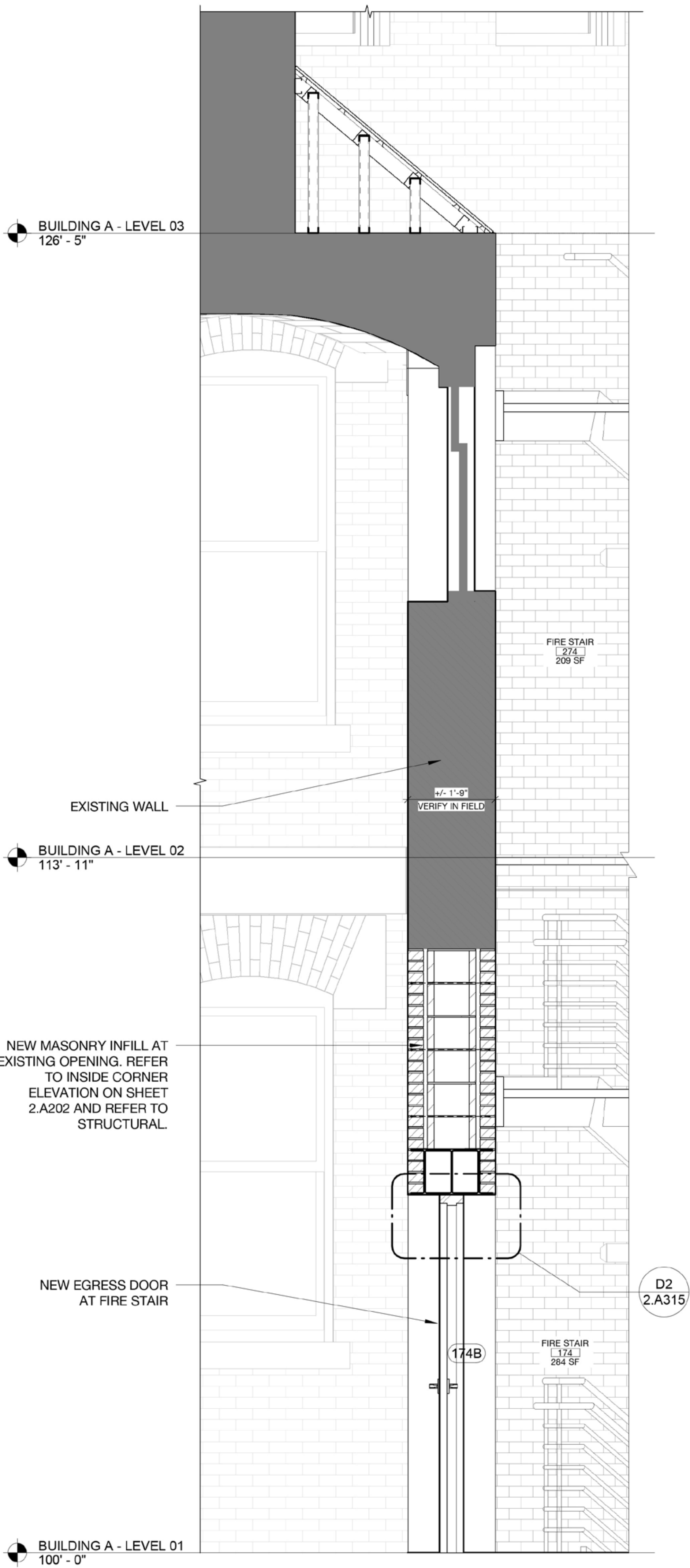
SECTION THRU PROPOSED INFILLED GARAGE



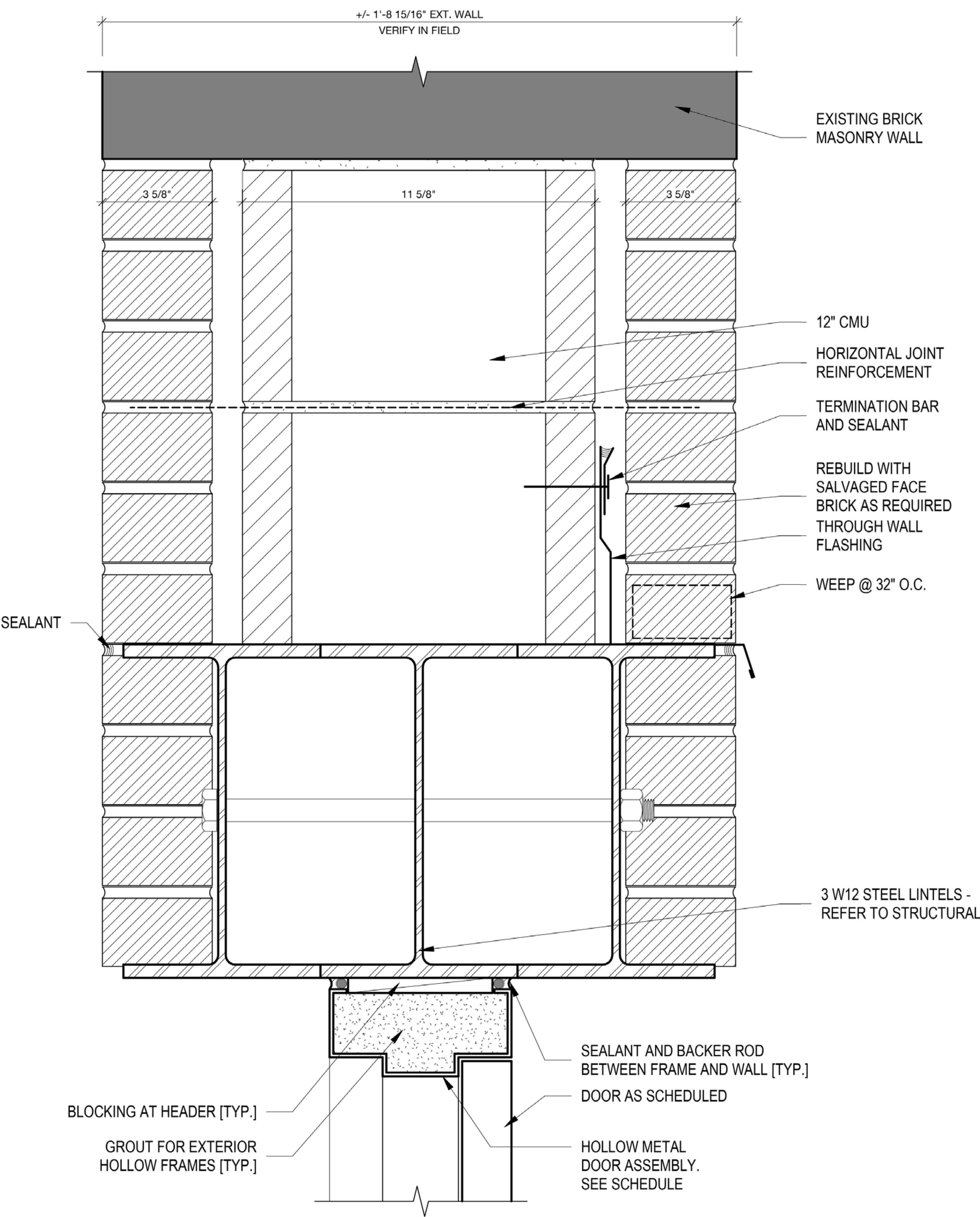
NORTH ELEVATION LOBBY
WALL SECTION
[FROM COURTYARD]



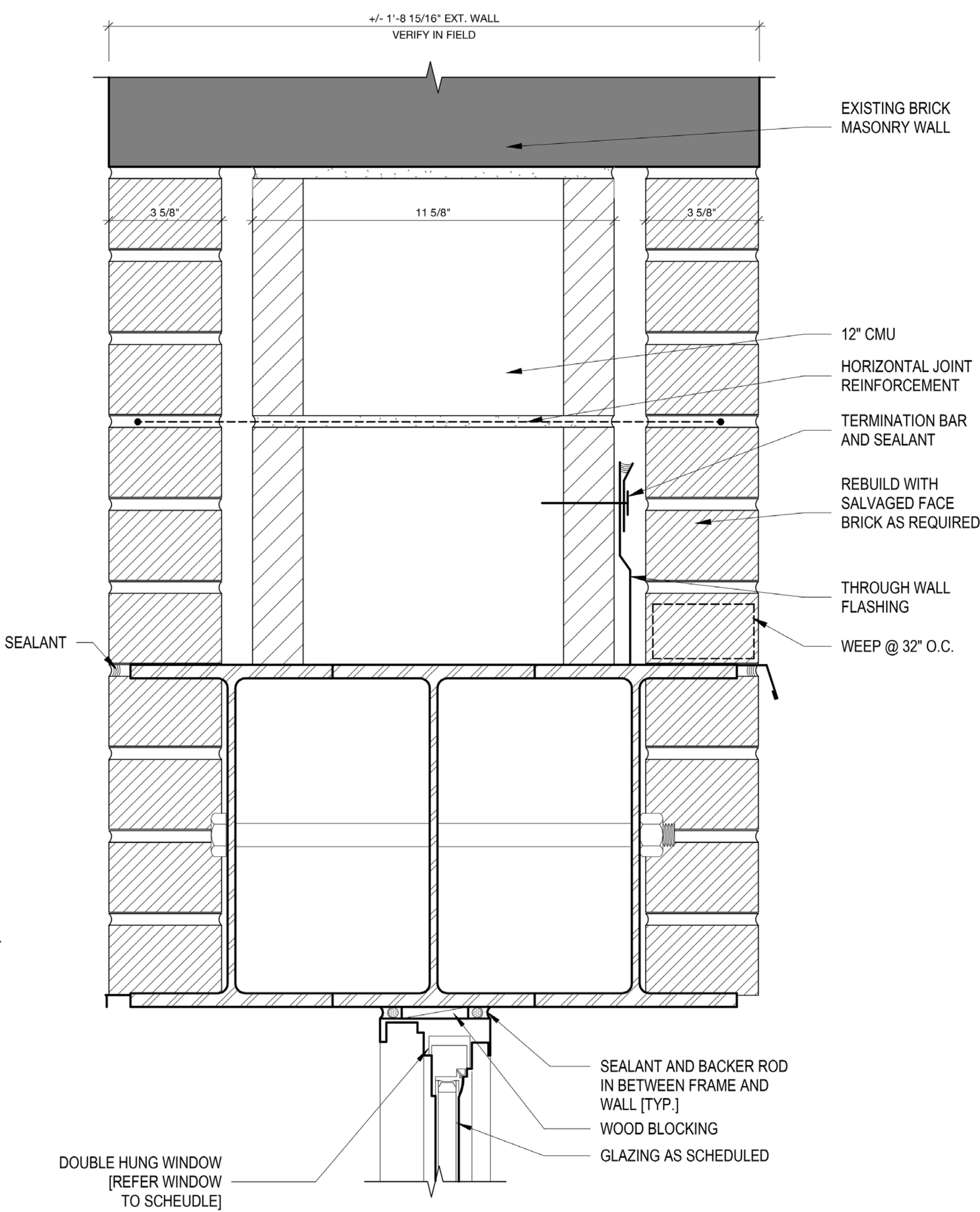
NORTH ELEVATION MISSION HALL
WALL SECTION
[FROM COURTYARD]



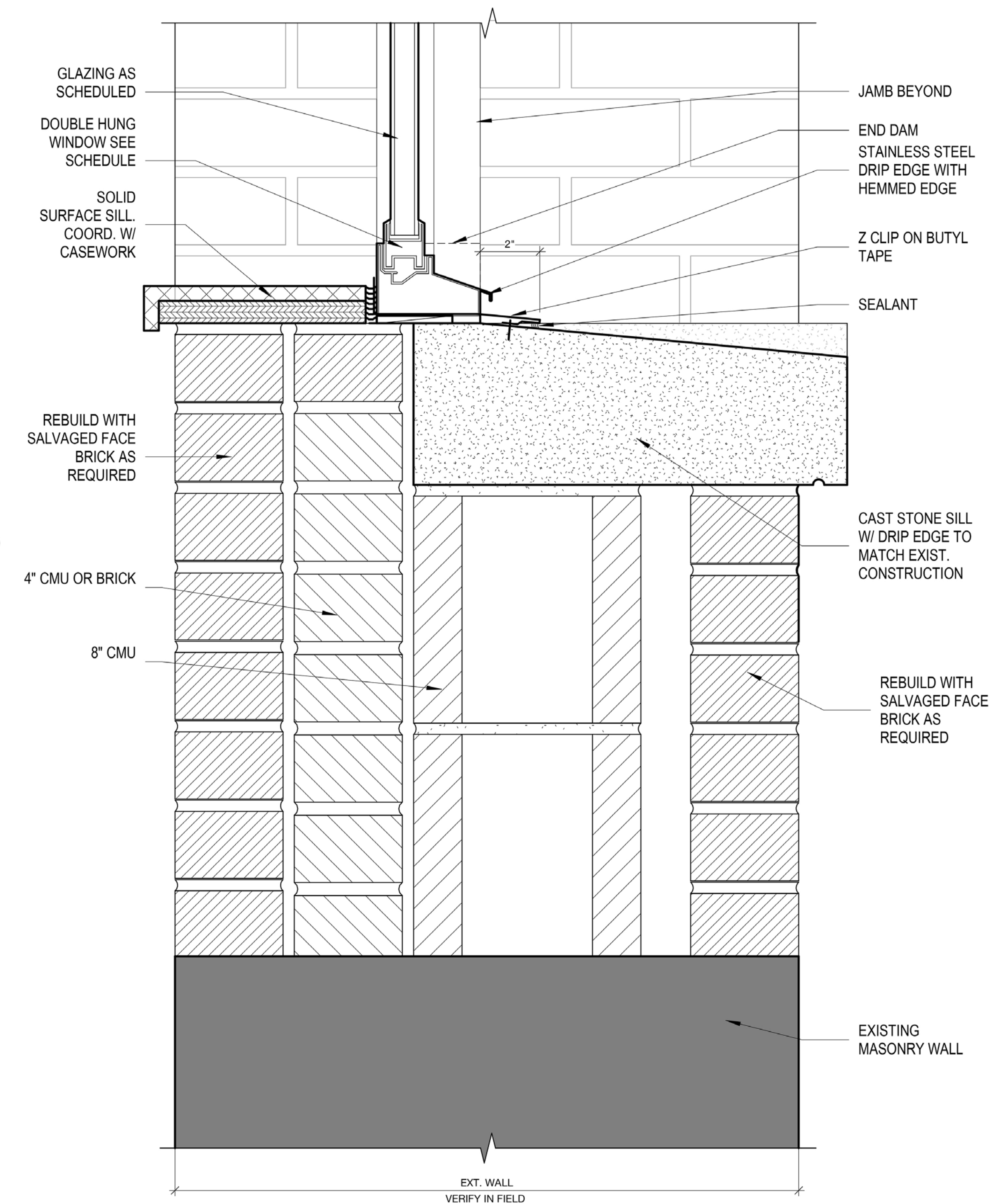
INSIDE CORNER
WALL SECTION
[FROM COURTYARD]



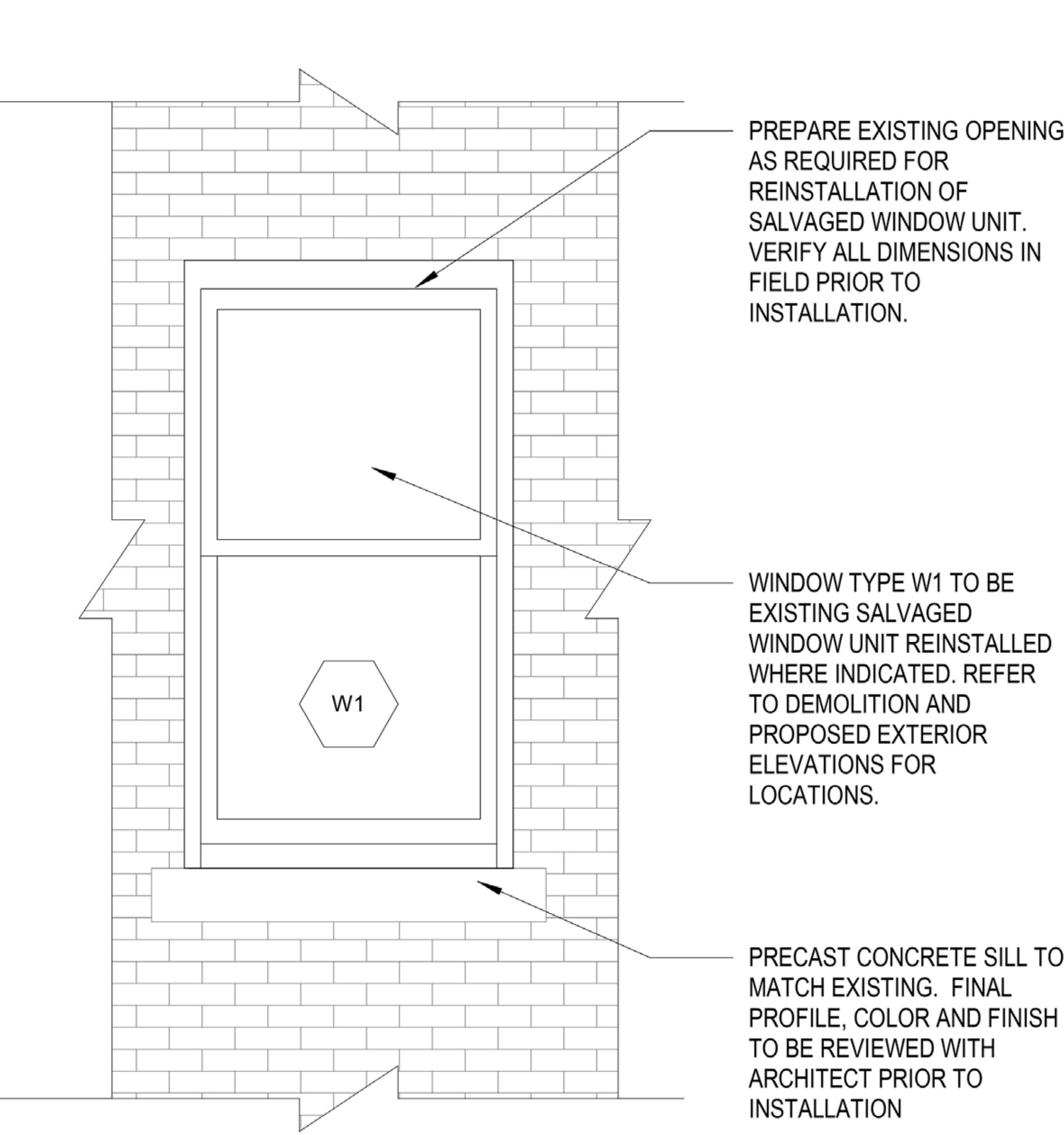
TYP. DOOR LINTEL @ EXISTING WALL



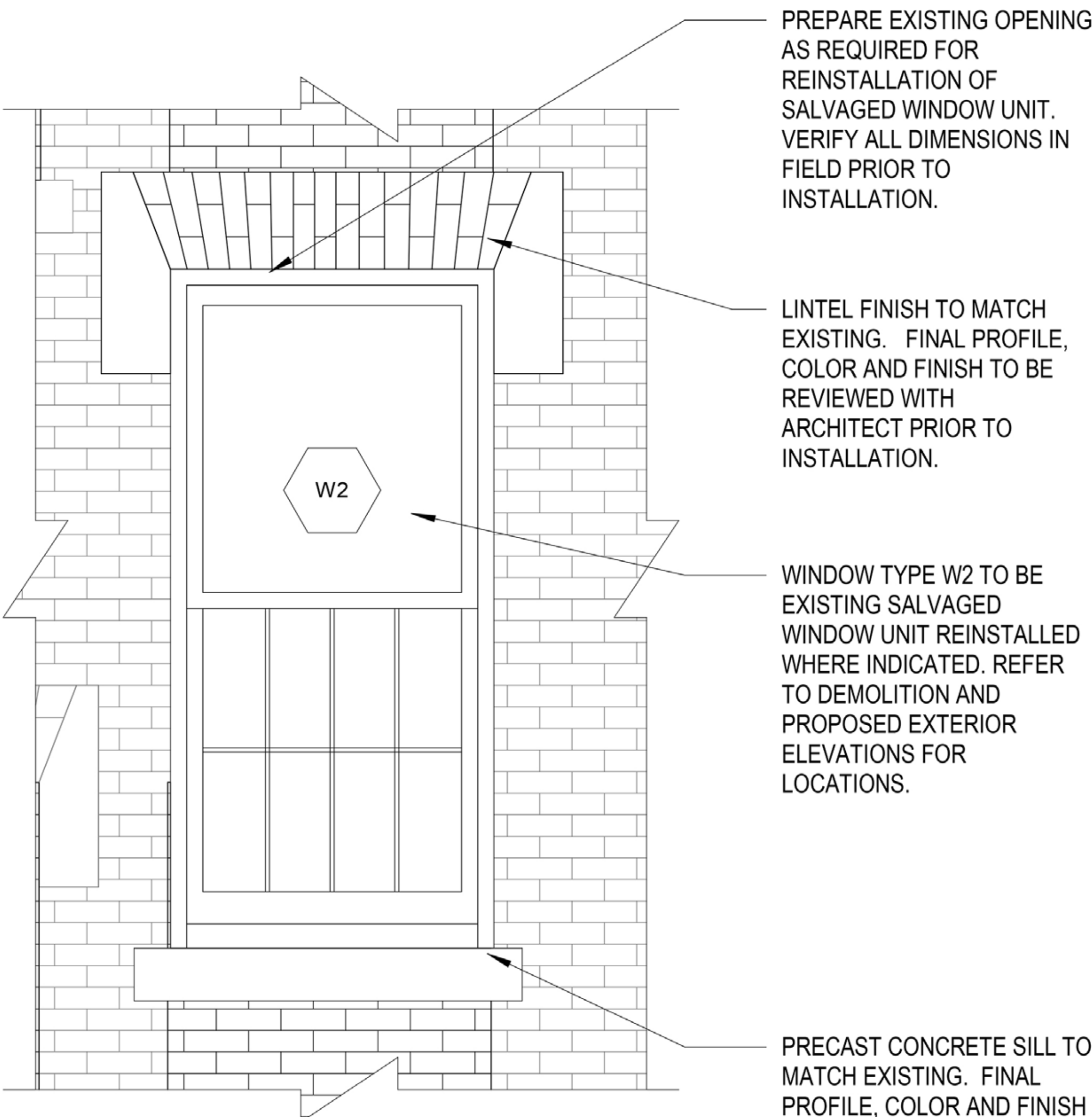
TYP. WINDOW LINTEL @ EXISTING WALL



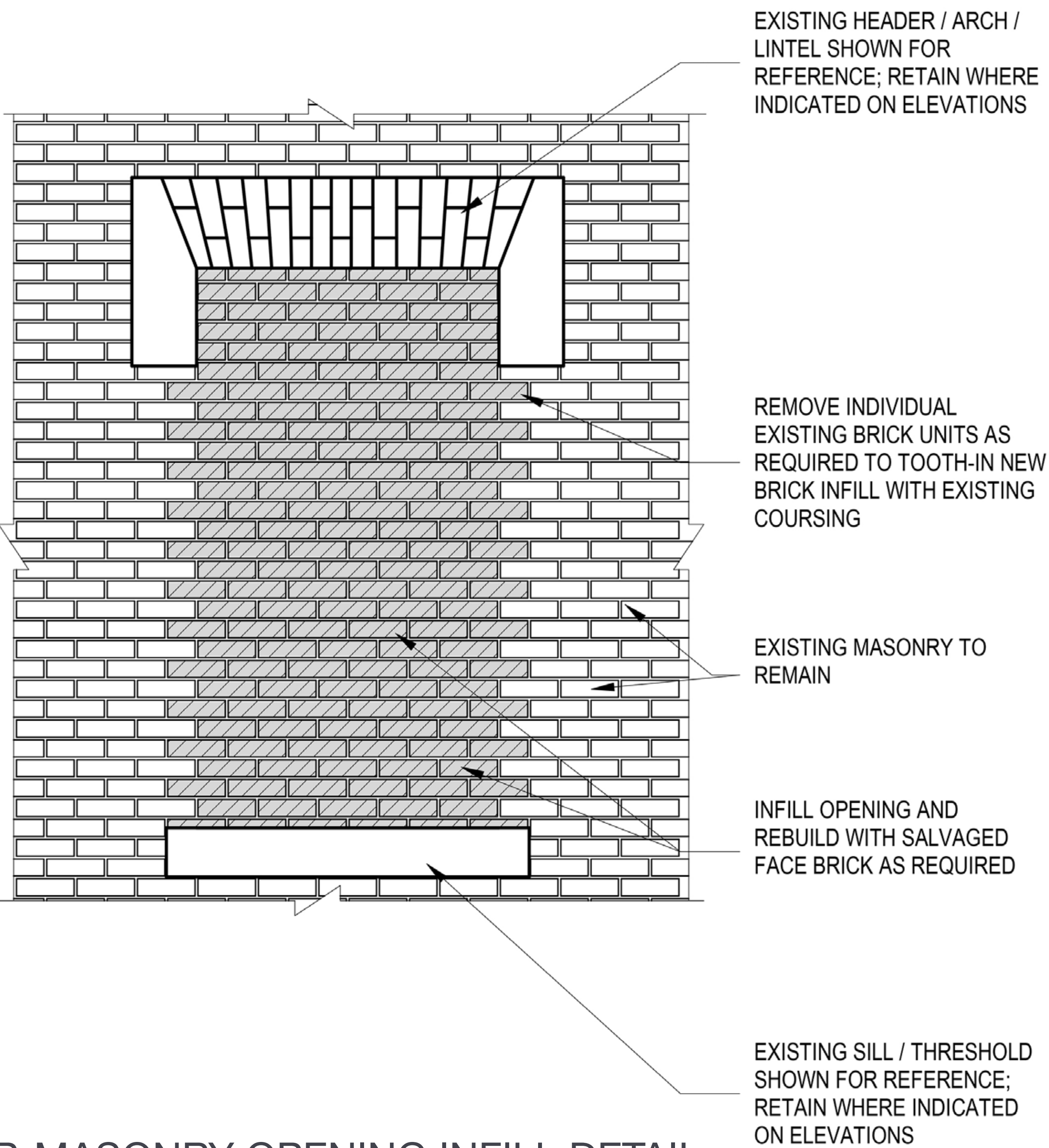
TYP. WINDOW SILL @ EXISTING WALL



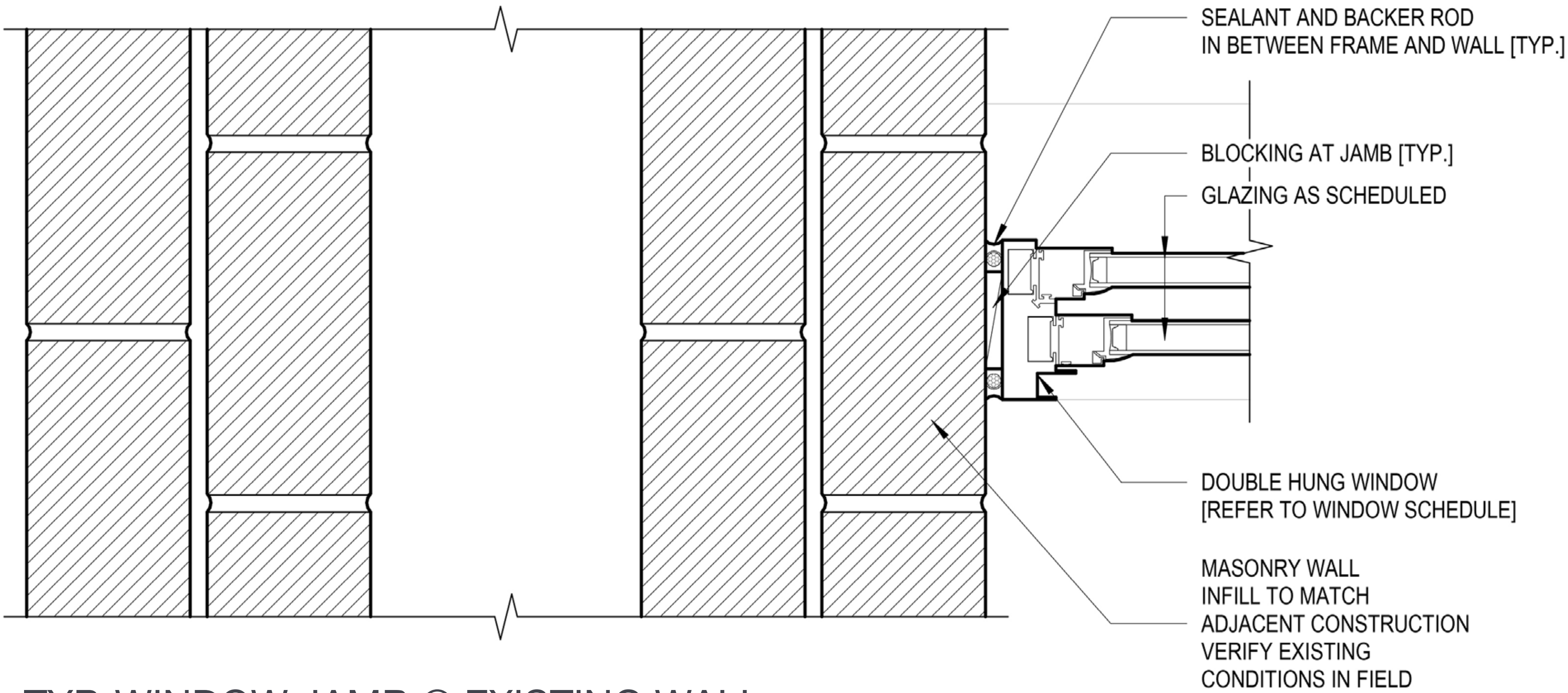
ENLARGED WINDOW ELEVATION 'W1'



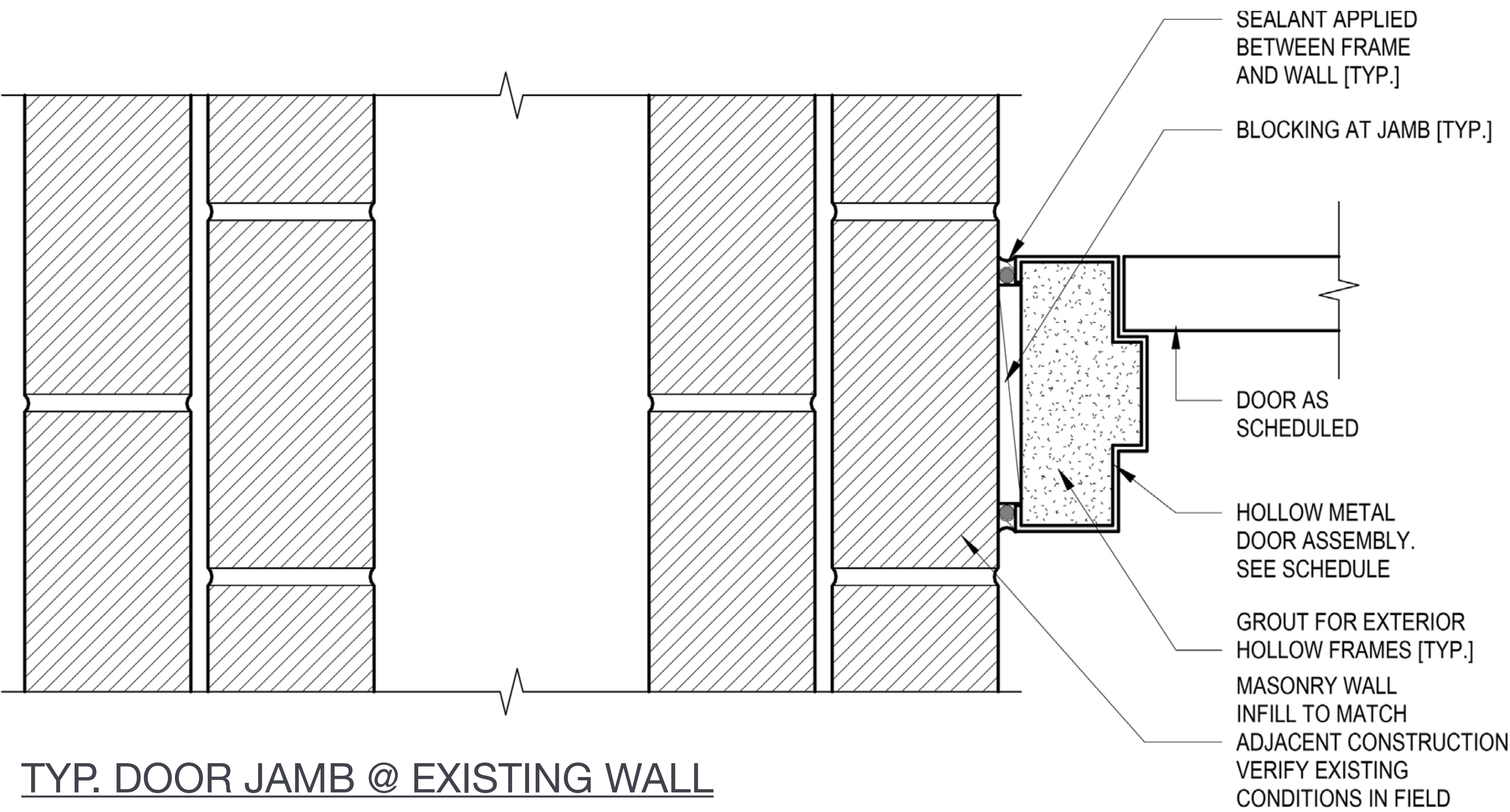
ENLARGED WINDOW ELEVATION 'W2'



TYP. MASONRY OPENING INFILL DETAIL



TYP. WINDOW JAMB @ EXISTING WALL



TYP. DOOR JAMB @ EXISTING WALL

MISSION GRAMMAR SCHOOL ADAPTIVE REUSE

BOSTON LANDMARKS COMMISSION

DESIGN REVIEW

PREPARED BY:
MKC | ARCHITECTS



Mission Grammar School

OUR LADY OF PERPETUAL HELP