

Chester Square Neighbors
chestersquareneighbors.org
March 28, 2023

City of Boston Boston Licensing Board
[Licensing Board | Boston.gov](#)

Re: Lodging House License for 507 Massachusetts Ave

Chester Square Neighbors have reviewed 507 Mass Ave LLC's proposal to operate a lodging house at 507 Mass Ave and would like to offer conditional support for a license transfer, but have not yet come to agreement with the applicant on conditions for our support.

507 LLC partner Armando Hernandez shared floor plans and a management plan, and answered questions at Chester Square Neighbors' March 1 meeting. We're pleased that 507 Mass Ave LLC will upgrade the building's systems and we offered our conditional support in an email to the 507 Mass Ave LLC partners on March 3. We asked for a Good Neighbor Agreement such as Claremont Neighborhood Association developed, after their experience with lodging houses. It includes commitments to onsite management and to a minimum stay of 3 days, among other things. Mr Hernandez returned a markup of the document four days ago and we have since been in negotiation by phone.

Our neighborhood association is in the business of building relationships – to strengthen our neighborhood so residents, businesses and our many institutions can thrive. We understand that the upgraded lodging house will invite new people every day and that marketing, screening, registration, welcome, and payment – almost every aspect of hospitality – will be performed online, by computers, so it is unlikely that guests will know their neighbors. Onsite management would help to guide guests, but Mr Hernandez tells us he cannot commit to this, or to a 3-day minimum, at this point.

So, we have offered another way for 507 Mass Ave LLC to help CSN in our work. We have asked for daily cleaning of the sidewalk from the corner of Tremont St to the end of the bus stop – frontage for about 10 buildings. This would be a simple addition to the Good Neighbor Agreement and would be good for guest ratings. We understand Mr. Hernandez is exploring this possibility but feels he cannot commit at this time.

Chester Square Neighbors want success for both the lodging house business and the neighborhood. We're happy to continue conversations with 507 Mass Ave LLC, possibly meeting onsite for a walk around. At this moment, however, we do yet have agreement on conditions for our support.

Carol Blair, President
Chester Square Neighbors

Cc: Councilor Tania Fernandez Anderson
Kim Crucoli, Mayor's Office of Neighborhood Services
Armando Hernandez, 507 Mass Ave LLC
Mass Ave Coalition: Bob Barney (Claremont NA), Joan Carragher (St Botolph NA), Desi Murphy (Worcester Sq NA)