



**APPLICATION
ARTICLE 85
DEMOLITION DELAY REVIEW**

Deliver or mail to:
Environment Dept
Boston City Hall, Rm 709
Boston, MA 02201

For Office Use Only

APPLICATION # _____
RECEIVED _____
SIGNIFICANT _____
HEARING DATE _____

DO NOT RETURN THIS FORM BY FAX OR EMAIL DO NOT STAMP THIS BOX

I. PROPERTY ADDRESS 920 Centre Street, Jamaica Plain, MA 02130
Monastery of Saint Clare
NAME of BUSINESS/PROPERTY _____

The names, telephone numbers, postal and e-mail addresses requested below will be used for all subsequent communications relating to this application. Environment Department personnel cannot be responsible for illegible, incomplete or inaccurate contact information provided by applicants.

II. APPLICANT The Franciscan Monastery of St. Clare, Boston, Inc.
Marc LaCasse Attorney for owner

CONTACT NAME	RELATIONSHIP TO PROPERTY		
<u>75 Arlington Street, Suite 500</u>	<u>Boston</u>	<u>MA</u>	<u>02116</u>
MAILING ADDRESS	CITY	STATE	ZIP CODE
<u>617-605-2767</u>	<u>marc@lacasselaw.com</u>		
PHONE	EMAIL		
<u>The Franciscan Monastery of St. Clare</u>	<u>Sister Clare Frances McAvoy, Abbess</u>		
PROPERTY OWNER	CONTACT NAME		
<u>920 Centre Street</u>	<u>Jamaica Plain</u>	<u>MA</u>	<u>02130</u>
MAILING ADDRESS	CITY	STATE	ZIP CODE
<u>617-524-7866</u>			
PHONE	EMAIL		

III. DOES THIS PROPOSED PROJECT REQUIRE ZONING RELIEF? Yes
IF YES, PLEASE INDICATE STATUS OF ZBA PROCESS Not yet started
(If necessary, attach additional pages to provide more information.)

IV. DESCRIPTION OF PROPOSED DEMOLITION:

A BRIEF OUTLINE OF THE PROPOSED WORK *MUST* BE GIVEN IN THE SPACE PROVIDED BELOW, OR THE APPLICATION WILL *NOT* BE ACCEPTED. This description should describe the structure(s) to be demolished and the proposed condition of the site after demolition, including any proposed new construction or site improvements. Additional pages may be attached if necessary to provide more detailed information. See also 4. on page two.

This application is brought by the Poor Sisters of St. Clare, the owners of the Franciscan Monastery of St. Clare, seeking to demolish their existing monastery before the sale of the property to Holland Development. The Sisters assert that under the First Amendment to the United States Constitution [free exercise of religion clause] and Article 2 of the Massachusetts Declaration of Rights [religious freedom], they have a constitutional right to demolish the property following any 90-day delay period imposed by the Boston Landmarks Commission [BLC]. Additionally, they assert that their US and Massachusetts Constitutional rights supersede the authority of the BLC to prohibit the demolition.

Following demolition of the existing building, the Poor Sisters of St. Clare intend to sell the land to Holland Development. See attached continuation sheet for further details of the proposed new development.

V. **REQUIRED DOCUMENTATION:** The following is a list of documents that **MUST** be submitted with this application. Failure to include adequate documentation will cause a delay in the review process and may result in a rejected application. No documents should be larger than 11x17.

- 1. PHOTOGRAPHS:** 3x5 or larger **current color photographs of the property, properties affected by the proposed demolition and surrounding areas must be labeled with addresses and dates.** Major elevations of the building(s) and any deterioration or reason for demolition should be documented. Photographs of the subject property seen from a distance with neighboring properties are required. All photographs must be keyed to a map (see below) to provide a thorough location description. **Images from the internet are not acceptable.**
- 2. MAP:** A map showing the location of the property affected by the proposed demolition must be submitted with this application. The map must be an 8 1/2 x 11 portion of a street map, such as from a BPDA locus map or an internet mapping site.
- 3. PLOT PLAN:** A plot plan showing the existing building footprint and those of buildings in the immediate vicinity must be submitted with this application. Assessing parcel maps will be accepted, if the footprint of the relevant structure(s) is illustrated.
- 4. PLANS and ELEVATIONS:** If a new structure is being planned, a site plan, building plans and elevations of the new structure(s) must be submitted. If no new building is planned, submit plans for site improvements and a written narrative describing the proposed use and treatment of parcel. (Parking, landscaping, clear debris, fill excavations, etc.) **Do not submit sheets larger than 11x17.**
- 5. PROOF OF OWNERSHIP:** Proof of ownership must be submitted with the application. A copy of a property deed, property tax assessment bill, or other official documentation of property ownership is required.

NOTE: Copies of all documentation submitted with this application (photographs, maps, plot plans, etc.) should be retained by the applicant should additional copies be necessary for a commission hearing. Additional materials will be requested if a hearing is required.

VI. **NOTARIZED SIGNATURES:** Both the applicant's and the legal property owner's signatures must be notarized. In cases of multiple ownership, the chair of the condominium or cooperative association or authorized representative (such as a property manager) shall sign as owner; in cases of institutional ownership, an authorized representative of the organization shall sign as owner.

The facts set forth above in this application and accompanying documents are a true statement made under penalty of perjury.

APPLICANT Sister Clare Frances McAvoy, Abbess OWNER* Sister Clare Frances McAvoy, Abbess
(If building is a condominium or cooperative, the chairman must sign.)

PRINT Sister Clare Frances McAvoy, Abbess PRINT Sister Clare Frances McAvoy, Abbess

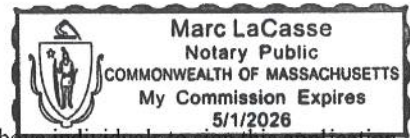
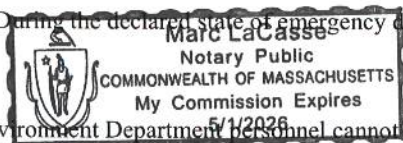
On this 10th day of August, 2022, before me, the undersigned Notary Public, personally** appeared Sr. Clare Frances McAvoy (name of document signer), proved to me through satisfactory evidence of identification, which were MASS DL, to be the person whose name is signed on the preceding or attached document in my presence.

[Signature] (official signature and seal of Notary)
My Commission expires: 5/1/2026

On this 10th day of August, 2022, before me, the undersigned Notary Public, personally** appeared Sr. Clare Frances McAvoy (name of document signer), proved to me through satisfactory evidence of identification, which were MASS DL, to be the person whose name is signed on the preceding or attached document in my presence.

[Signature] (official signature and seal of Notary)
My Commission expires: 5/1/2026

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



Environment Department personnel cannot be responsible for verifying the authority of the above individuals to sign this application. Misrepresentation of signatory authority may result in the invalidation of the application.

Please review all instructions and documentation requirements carefully before submitting your application. It is your responsibility to ensure the application is complete before submittal. **Incomplete applications will not be accepted.**

Once you have submitted the application, staff will review for completeness and will be in touch about next steps.

Boston Landmarks Commission

RE: 920 Centre Street, Jamaica Plain, MA

The Franciscan Monastery of Saint Clare

Article 85 Demolition Delay Application: Item IV continuation sheet: Description of Proposed Demolition and Proposed New Construction; and Legal Claim of Freedom of Religion

Structure Proposed for Demolition

The Franciscan Monastery of Saint Clare was purpose built as a monastery by the Poor Sisters of St. Clare beginning in 1932 after they acquired the land at 920 Centre Street. The parcel of land consists of 125,348 square feet [2.88 acres] and the gross living area of the monastery is 54,712 square feet. There are no records at the Inspectional Services Department online historical permit system for the original construction of the monastery.

The main monastery building is 208' in length and 84' in depth and is a 3-story brick structure. In 1946, a small chapel was added to the main structure. The entire perimeter of the rear yard of the monastery is enclosed behind a brick wall as part of the cloister and contains gardens. The monastery building consists of individual 'cells' in which each sister sleeps and community and work areas including a chapel with a burial chamber/crypt, a kitchen and dining room, library, sewing rooms, workshop, laundry room, salons for receiving visitors, a gift shop, offices and other spaces incidental to the functioning of the cloistered community of sisters.

The property is not located in a historic district, nor does it have any designation or listing in the National Register of Historic Places, the Massachusetts Historical Commission Cultural Resource Information System [MACRIS] or any other designation by the Boston Landmarks Commission.

The applicable zoning for the property is the Jamaica Plain Neighborhood District established and governed by Article 55 of the Boston Zoning Code. It is located in a Conservation Protection Subdistrict [CPS] established by Article 55-10(7) – the Monastery of St. Clare Conservation Protection Subdistrict. The purpose of the CPS is stated in Article 55-10 as follows:

“The Conservation Protection Subdistricts are established to promote the most desirable use of land and siting of development in areas with special natural or scenic features in accordance with a well-considered plan, and to protect and enhance the natural and scenic resources of Jamaica Plain.”

It is further located in a Greenbelt Protection Overlay District [GPOD] governed by Article 29.

The purpose of the GPOD is stated as follows:

“The purposes of this article are to preserve and protect the amenities of the city of Boston; to preserve and enhance air quality by protecting the supply of vegetation and open space along the city's Greenbelt Roadways; to enhance and protect the natural scenic resources of the city; to protect the city's Greenbelt Roadways from traffic congestion and to abate serious and present safety concerns.”

Neither the CPS subdistrict nor the GPOD subdistrict provide for any special historic status or designation of the monastery building itself from a zoning code perspective.

Proposed New Construction

Following the proposed demolition of the monastery building, the Poor Clare Sisters intend to sell the property to Holland Properties, a Boston development firm with substantial experience building in the city of Boston.

The current proposal is in its early stages of design. Several meetings have been conducted with the Boston Planning and Development Agency [BPDA] regarding the proposed development following demolition and the BPDA has advised that this application precede any further filings or development review process at the BPDA.

The current site plan proposes the construction of 10 duplex townhouses and 2 triplex townhouses for a total of 26 townhouses.

Poor Sisters of St. Clare, O.S.C.

Understanding the history of the Sisters and their property forms the basis for their application to demolish the structure. The Sisters do not wish that the property be put to another use or any adaptive re-use. Their sincerely held religious beliefs is what brings them to make the request for demolition.

The Order of Saint Clare [O.S.C.] traces its roots to the year 1212 in Assisi, Italy and the founder of the Order, Chiara de Favarone de Offreduccio [later St. Clare], a member of a noble family. She left her family's wealth to follow the poor Christ and live the Gospel as a follower of Francis of Assisi. Together, they began a Franciscan contemplative life for women that would be possible in an urban setting so that they might be available to all who came to them seeking peace, prayer and consolation in their sufferings.

Clare instilled in her sisters the desire to become like Christ, to earn their living by the work of their hands and to live together in holy unity. Clare wrote the first religious Rule for women approved by the Church. To the three religious vows, the Poor Clare's unique charism adds a fourth vow of enclosure, to secure their contemplative space.

In 1875, Siter Mary Magdalen and Sister Mary Constance Bentivoglio were sent from Rome by Pius IX to establish the Order of Saint Clare in the United States. The first O.S.C. monastery was created in 1878 in Omaha, Nebraska. In 1906, the Poor Clare Sisters established their first Boston community on Bennett Street in the South End. After years of hard work and

contributions from many patrons, the Sisters acquired the land at 920 Centre Street in 1932 and built the monastery which stands today.

The essence of the spiritual values of the Poor Sisters of St. Clare is expressed in their Vision Statement.

“Our Poor Clare community is composed of women who have felt called by the Holy Spirit to follow Jesus more closely as enclosed Franciscan contemplatives living the Gospel way of Saints Francis and Clare of Assisi. With our gaze on Jesus, we offer our entire lives to be the presence of God on earth, as he was, through the grace of the holy Spirit, by our union with God in continual prayer, and our endless concern for the world Jesus loves so much. Our basic monastic form of life is lived in the particular spirit of the charism of Saint Clare of Assisi: poverty, joy, sisterly love and unity, and trust in God’s loving Providence through the kindness of his people.”

After they acquired the land at 920 Centre Street on July 3, 1933, the Sisters secured the necessary funds to commence construction and eventually moved into their new monastery in November of 1934. Every aspect of the design of the monastery was meant to reflect the religious values of the Sisters and their dedicated life of enclosure. A burial crypt for deceased Sisters was built in the basement of the chapel as a holy resting place.

The brick wall enclosure which surrounds the grounds of the gardens of the monastery was constructed in 1938 and the gardens within the enclosure were the work of the Sisters to fulfill their daily life of contemplative prayer and reflection.

Every aspect of the monastery reflects their religious life within the enclosure. No persons other than the Sisters, except on exceedingly rare and compelling occasions based on medical or other necessity, are permitted to enter any part of the enclosure within the monastery. Their daily lives within the enclosure reflect their devotions and their sincerely held religious beliefs of contemplative prayer.

The building now numbers only 10 Sisters in residence. Their membership has declined and the building is in need of many significant repairs far beyond their financial means. The routine maintenance and heating costs are a burden. As a result, the Sisters are consolidating some of their monasteries and intend to purchase a smaller retreat center nearby at which the remaining Sisters will reside. In order to acquire the new property and to provide for the continued care of their aging population, they wish to sell the land at 920 Centre Street, but not the monastery building. Because of its significance to the religious lives there since they built it, the Sisters sincerely desire that the building be removed from the land when they leave the monastery. They believe this to be the destiny of their history at this location.

Article 2 of the Massachusetts Declaration of Rights Protects the Sisters' Right to Seek Demolition of the Monastery

The Massachusetts Supreme Judicial Court had the opportunity to explore the legal question of whether the Boston Landmarks Commission may designate the *interior* of a church as a landmark under Section 4 of St. 1975, c. 772, in The Society of Jesus of New England vs. Boston Landmarks Commission, 409 Mass. 38 (1990), consistent with Article 2 of the Massachusetts Declaration of Rights. The Court held that such a designation was unconstitutional and constituted a violation of the religious freedom rights of the Jesuits under Article 2. The Court did not reach any questions regarding the designation of the exterior of a church or of a church as a whole, as stated in footnote 2 of the decision, 409 Mass. at 39 [“The Jesuits contest only the designation of the interior of the church. Therefore, any questions regarding the designation of the exterior of a church or of a church as a whole are not before us and are not decided.”]

Although the question of whether Article 2 prohibits any designation of the exterior of a religious structure or the entire structure itself was not decided, the Court did discuss the reach and scope of Article 2 as applied to religious structures. Article 2 provides, in part:

“No subject shall be hurt, molested, or restrained, in his person, liberty, or estate, for worshipping God in the manner and season most agreeable to the dictates of his own conscience; or for his religious profession or sentiments; provided that he doth not disturb the public peace, or obstruct others in their religious worship.”

In discussing the reach of Article 2’s protections, the Court stated that

“This provision plainly contemplates broad protection for religious worship. The specific language of art. 2 guarantees freedom of religious belief and religious practice subject only to the conditions that the public peace not be disturbed and the religious worship of others not be obstructed. Thus, ‘in emphatic and unmistakable terms, [the Constitution] guarantees to all our people absolute freedom as to religious belief and liberty unrestrained as to religious practices.’” Society of Jesus of New England at 41, citing Opinion of the Justices, 214 Mass. 599, 601 (1913).

The use by the court of terms such as “absolute freedom” and “liberty unrestrained” make clear that the reach of Article 2’s protection is broad and all-encompassing as it relates to religion in the Commonwealth of Massachusetts. Leaving no doubt that the court views the freedom of religion is extraordinarily broad in scope, the court went on to observe that “the framers and ratifiers understood the right to freely exercise one’s religion to be an uncompromising principle.” Society of Jesus of New England at 41.

Referencing the original ratification of the Massachusetts Declaration of Rights, the court noted that the contemporary definition of the freedom of religion was expressed as follows:

“Every man has an unalienable right to enjoy his own opinion in matters of religion, and to worship God in that manner that is agreeable to his own sentiments *without any control whatsoever* [emphasis added by the court], citing Instructions to its Delegates to the Constitutional Convention, 1779, reprinted in *Massachusetts, Colony to Commonwealth*, 118 (R. Taylor ed. 1972).” And see also, *Massachusetts, Colony to Commonwealth*, supra at 76, quoting from the Essex Result, 1778 (no human power can cancel” the “rights of conscience”); id. at 151, quoting From the Return to Ashby, 1780 (art. 2 “allows of no restraint”).

As the court observed in one of its earliest comments on the Massachusetts Constitution, a “great object” of the Declaration of Rights was “to secure and establish the most perfect and entire freedom of opinion, as to tenets of religion, and as to the choice of the mode of worship.” Adams v. Howe, 14 Mass. 340, 346 (1817).

The Poor Clare Sisters, as an expression of conscience and their religious beliefs, desire that their purpose-built monastery be demolished and not put to another use. They do so pursuant to their rights under Article 2 of the Massachusetts Declaration of Rights buttressed by the sweeping scope of these rights as expressed by the Supreme Judicial Court of the Commonwealth. The proposed demolition would neither disturb the public peace nor obstruct the religious worship of others. Since the monastery is not located in a historic district which governs all historic buildings, nor is it listed in any federal, state or local register as having any special designation, Article 2 gives the Sisters “an absolute freedom” and “without any control whatsoever” to obtain a demolition permit for the monastery as part of their planned departure from the property. The desire to do so is based entirely on their opinions as to the tenets of their religious practices and their choice as to their religious structure.

While the court also recognized that “the government interest in historic preservation, though worthy, is not sufficiently compelling to justify restraints on the free exercise of religion, a right of primary importance” it nevertheless held that “under our hierarchy of constitutional values we must accept the possible loss of historically significant elements of [a church] as the price of safeguarding the right of religious freedom.” Society of Jesus of New England at 43.

Applying the principles of Article 2 and as explained by the Court in Society of Jesus of New England, it is clear that these broad protections of religious freedom also apply to the right of the Poor Clare Sisters to determine the ultimate disposition of their monastery.

At the hearing on this application, the Poor Clare Sisters will present their own testimony as to the religious beliefs as they relate to the monastery, the reasons they seek demolition of the property in order to provide the Boston Landmarks Commission with a full and complete understanding of their reasons for doing so. They have undertaken a very serious process of prayer and deliberation, based on their compelling need to relocate to a more manageable facility in coming to their conclusions. They acknowledge the sensitivity of the subject and understand the competing interests at stake. However, they have firmly concluded that the religious reasons for their decision to seek demolition are protected by their religious freedoms under the Massachusetts Declaration of Rights, freedoms which have been held to be “absolute”, “unrestrained”, “uncompromising” and of “primary importance” by the Supreme Judicial Court.

The First Amendment to the United States Constitution Similarly Protects the Poor Clare Sisters’ Religious Freedoms

While the protections afforded by Article 2 of the Massachusetts Declaration of Rights are broad and expansive enough to protect the Sisters’ religious freedoms, the First

Amendment to the United States Constitution free exercise of religion clause also affords the Sisters' protections from government regulation of their religious structure. "Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof." U.S. Const., amend I. While the Supreme Judicial Court of Massachusetts did not reach the First Amendment issue in the Society of Jesus of New England case [deciding the issue solely under Article 2 of the Massachusetts Declaration of Rights], other states which have considered local historic ordinances have concluded that religious buildings are exempt from historic preservation regulations, consistent with their rights under the First Amendment.

In East Bay Asian Local Development Corporation vs. State of California, 24 Cal. 4th 693, 102 Cal Rptr. 2d 280, 13 P. 3d 1122 (2000), the California Supreme Court held that a California statute which exempts religious structures from local historic preservation ordinances was consistent with the religious freedoms protected by the First Amendment. The statute at issue in East Bay prohibits the application of local landmark preservation ordinances to noncommercial property owned by a religious entity if the owner objects to the local regulation.

Several nonprofit development and historical preservation organizations together with the City and County of San Francisco challenged the statute arguing that the law violated the First Amendment by conferring a benefit only on religious organizations, providing significant economic advantages to religious groups at the expense of secular property owners. The California Supreme Court rejected the challenge to the statute and concluded that the statutorily created exemption seeks only to relieve religious entities of a potential burden on the free exercise of religion and is therefore constitutionally permissible.

Similarly, Washington State also exempts religious institutions from historic preservation ordinances. In First Covenant Church of Seattle vs. City of Seattle, 120 Wn. 2d 203, 840 P. 2d 174 (Wash. 1992), the Supreme Court of Washington created a religious exemption when it held that a Seattle historic preservation ordinance was invalid under both the federal constitution and the Washington constitution. The court held that the Seattle ordinance was an invalid burden on free exercise rights because it referred to religious facilities specifically within the ordinance and was thus not neutral. The court concluded that the ordinance violated both the church's free exercise of religion and their free speech rights, as well as invalidating the ordinance under the Washington constitution.

In First Covenant Church, the court noted that the church building itself "is an expression of Christian belief and message" and that conveying religious beliefs is part of the building's function. The court went on to explain at 120 Wn. 2d at 217:

"First Covenant reasons that when the State controls the architectural proclamation of religious belief inherent in its church's exterior it effectively burdens religious speech. We agree with First Covenant's reasoning. The relationship between theological doctrine and architectural design is well recognized [citations omitted]. The exterior and the interior of the structure are inextricably related. When, as in this case, both are 'freighted with religious meaning' that would be understood by those who view it, the regulation of the church's exterior impermissibly infringes on the religious organization's right to free exercise and free speech." Quoting and citing with approval Society of Jesus of New England vs. Boston Landmarks Commission, 409 Mass. 38, 42 (1990).

The Poor Clare Sisters sincerely believe that every aspect of their monastery represents an expression of their religious belief and the religious life they have carried on at the monastery since the day it was built. They believe that the building should not and cannot be put to any other use consistent with their religious beliefs and the religious expression that the building itself represents, in accordance with their religious rights under both Article 2 of the

Massachusetts Declaration of Rights and the free exercise clause of the First Amendment to the United States Constitution.

Conclusion

For these reasons, and based on the testimony and other materials to be offered at the hearing by the Poor Clare Sisters regarding their religious beliefs and practices, as they relate to the monastery, this Commission should conclude that the Sisters have a right to demolish the monastery as an exercise of their constitutionally protected religious freedoms.

MENU

Poor Clare Nuns of Boston

Daily Life of a Poor Clare



Our daily celebration of the Eucharist



Sisters praying in the choir



The Eucharistic adoration



Gardening



Kitchen



Laundry

What is a Poor Clare's day like?

The first thought of a Poor Clare's day is one of thanksgiving to God as she looks forward to offering the totality of her life, once again, to pray blessings upon God's wonderful world. The time of rising to greet the gift of another day is the choice of each sister. Quietly, one by one, the sisters gather in the chapel to begin the day together as a community of sisters gathered in love.

6:15 Our Abbess gives the community her blessing.

The Blessed Sacrament is exposed. A Eucharistic hymn is sung as the Abbess opens the tabernacle doors to display the Monstrance containing our Eucharistic Christ. Our special privilege of daily Eucharistic Exposition was obtained for us by our Foundress in this country, Mother Mary Magdalen herself. Centered in Christ, another day has begun.

Community prayers follow:

A Morning offering prayer expresses our intention as a community to sustain the needs of Christ's Body, the Church and of our suffering world. We pray the beautiful **Angelus**, learning from the Mother of God how to give ourselves totally as Mary did.

Morning Praise begins the Liturgy of the Hours, which consists of psalms and scripture readings, and is the continual breathing of the heart of the Church. Exposition of the Blessed Sacrament continues during the personal prayer time until **Celebration of the Eucharist**.

Sunday is the Lord's Day

Mass at 9:00.

Followed by half hour turns for Eucharistic adoration. Only necessary kitchen work is done on Sunday. There is time for prayer, study, creativity and relaxation throughout the day.

Weekday Schedule

7:00 Celebration of the Eucharist, followed by light breakfast and prayer time.

8:25 Midmorning and Midday prayer of the **Divine Office**.

Followed by half hour turns for **adoration**.

9:00 Work time begins, time to serve and help one another. There are various talents needed to maintain the building and surroundings, as well as remunerative work to help earn our living.

12:00 Dinner with recreation. Followed by: **The Angelus, Mid-afternoon Prayer.** All help with dishes.

Afternoon: Time for Prayer / Personal Needs / Study / Novitiate classes/ Some work.

4:00 or 4:30: **Exposition of the Blessed Sacrament, Evening Prayer, and Personal Prayer time.** The schedule varies each day to include either the community rosary, holy hour, or Stations of the Cross.

5:30 **Office of Readings**

6:00 **Collation** (light supper) in silence. We listen to audio or DVD conferences on Scripture, liturgy, theology, spirituality, etc. as part of **Ongoing Formation.** Followed by the **Angelus.** All help with dishes. (On some days we eat privately).

After Collation, the Blessed Sacrament is again exposed, and we pray **Night Prayer,** with **Examine of conscience.**

We receive the **blessing of the Abbess,** and sing the **Solemn closing of the Blessed Sacrament.** Each day comes to a close with our traditional **Hymn to Mary.**

What Kind of Work do we do?

A Poor Clare is grateful for the gift of work. Good thing, because there is always lots to do. Maintenance for a spacious, long-established, beautiful building like ours can be never-ending. We help in the **kitchen** and **refectory** (our dining room), **laundry** and, of course, there is always housecleaning. Poor Clares are of the working class, so all the sisters' skills are used to maintain the monastery. There is the **Altar Bread Dept., Liturgical Vestment Dept., Sewing Room,** where we make our clothing, and our Little Lobby **Gift Shoppe.**

Our **Poor Clare RN** provides around-the-clock care as needed. A **receptionist** has to be available for our busy phone lines, and she also turns out many computerized **calligraphy prayer cards** each day to help with our support. People call to ask for our prayers or to request prayer remembrance cards sent out to family and friends for various occasions. **Sister Sacristan** prepares everything for our daily Eucharist. **Sister Accountant** keeps record of our financial situation. **Sister Secretary** answers steady correspondence from all over the country. **Sister Archivist** preserves our long and graced history. **Sister Librarian** keeps our library in order.

To a great degree much of what we do depends on the talents our sisters bring us. We have a lady to make about four dinners each week, and we take turns in the **kitchen** for the rest – we each seem to have a specialty or two we enjoy making. We certainly appreciate our **organists** who accompany us in our singing. Our **Choir Sister** keeps flowers on our adoration altar and everything in our choir and public chapels looking special. Our resident “**Green thumbs**” cultivate flowers for our altars.

Afternoons provide spaces for contemplative prayer, spiritual reading, study, or the development of personal hobbies, rest, and simply enjoying our beautiful natural surroundings, birds and little creatures. Holy days and holidays, and monthly retreat day provide longer spaces for these pursuits.

Now that's just a little idea of a day in the life of a Poor Clare.

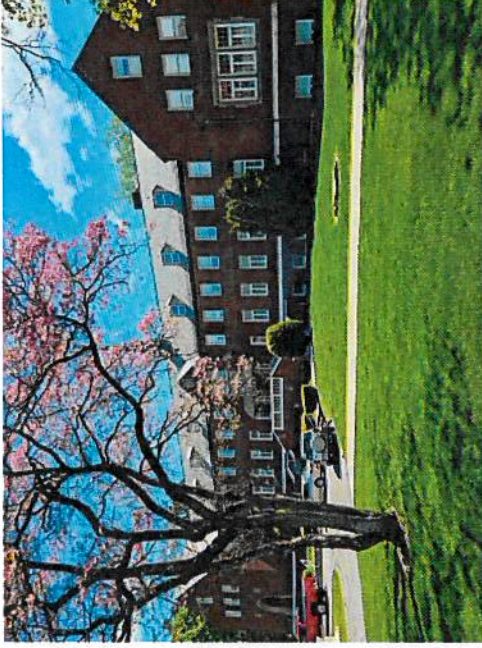
[Blog at WordPress.com.](#)

POOR CLARE NUNS OF THE FRANCISCAN MONASTERY OF ST. CLARE
920 CENTER STREET, JAMAICA PLAIN

NOTE: PHOTOS #1 - 11 OBTAINED ON 5/11/2021



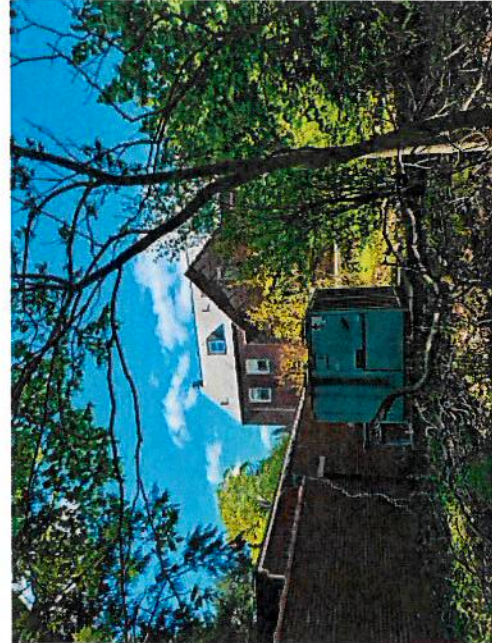
1. WEST ELEVATION, CHAPEL ENTRANCE



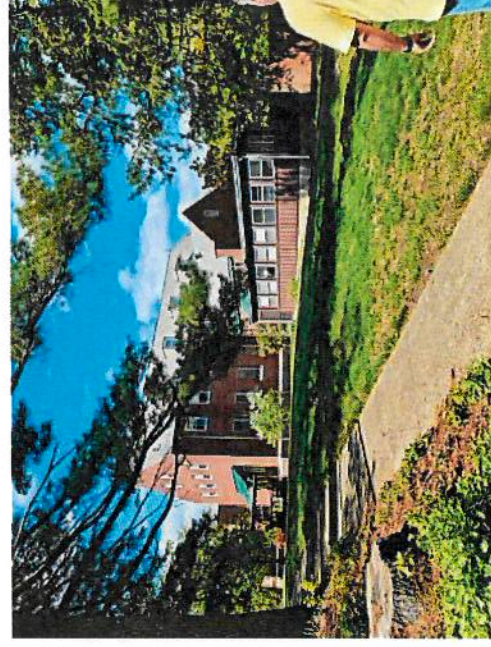
2. WEST ELEVATION



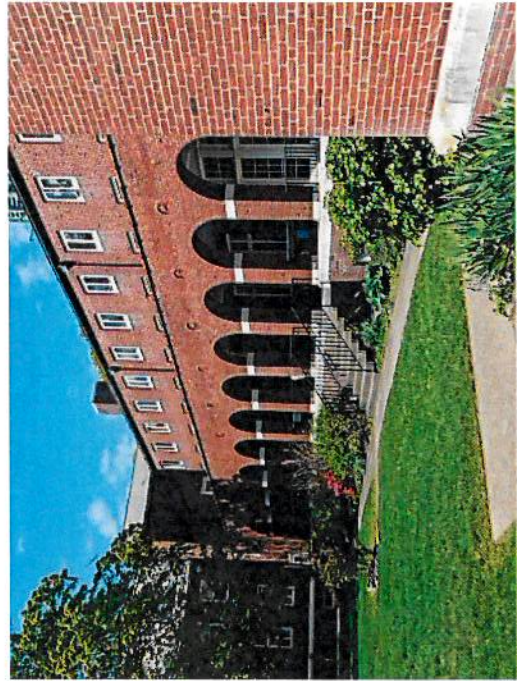
3. WEST ELEVATION, SOUTH-WEST CORNER



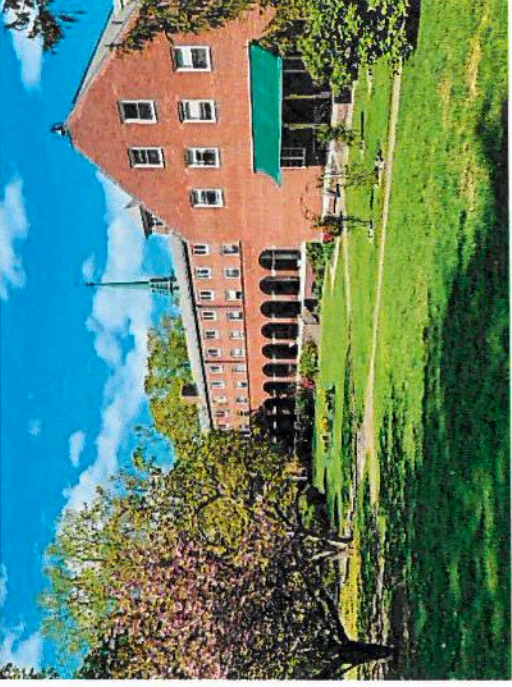
4. NORTH ELEVATION



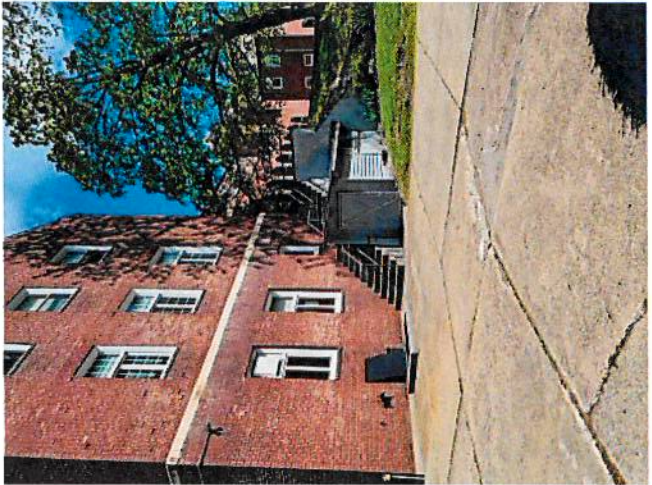
5. NORTH-EAST CORNER



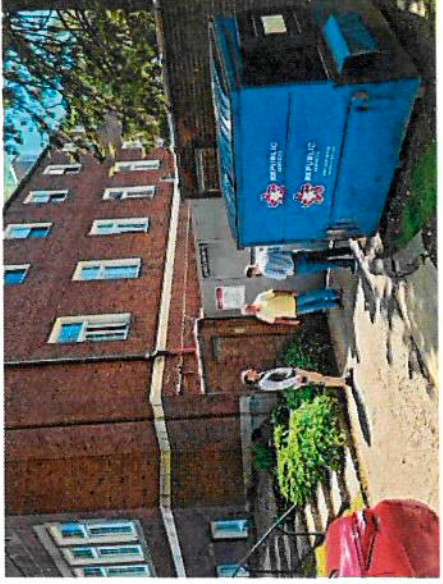
6. EAST ELEVATION, EXTERIOR CLOISTER



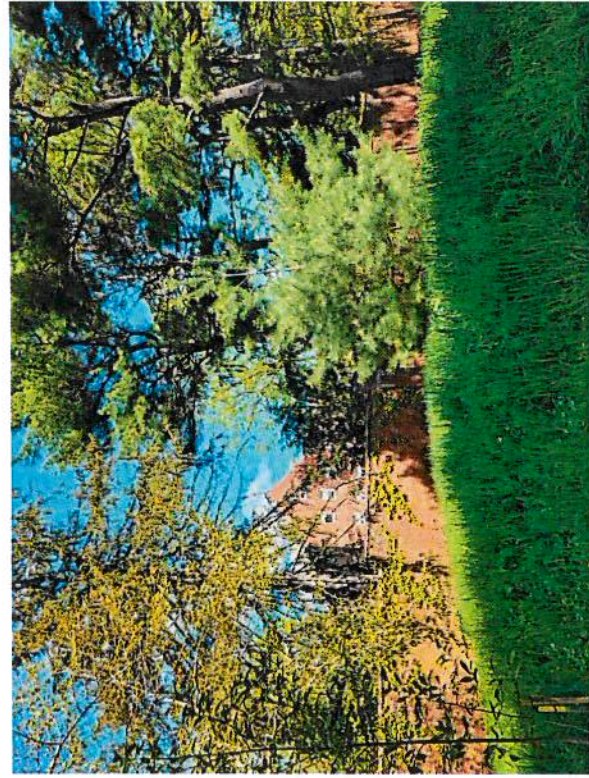
7. EAST ELEVATION



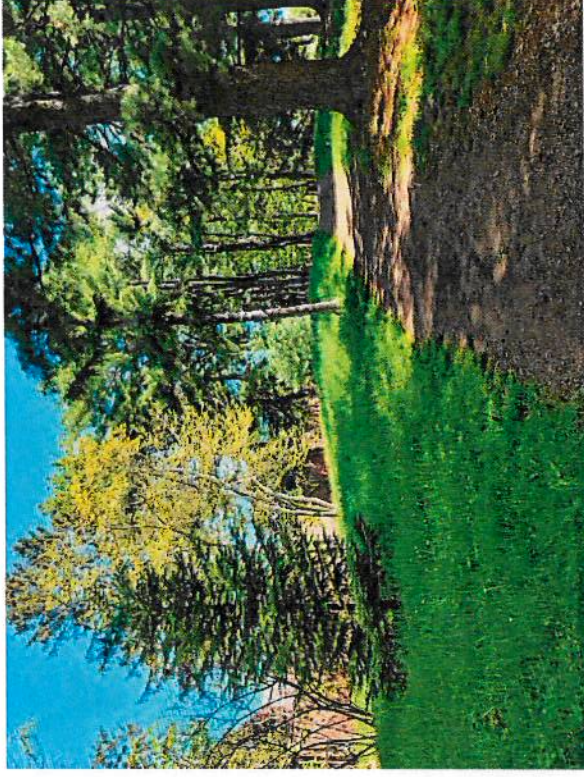
8. SOUTH-EAST CORNER



9. SOUTH-WEST CORNER

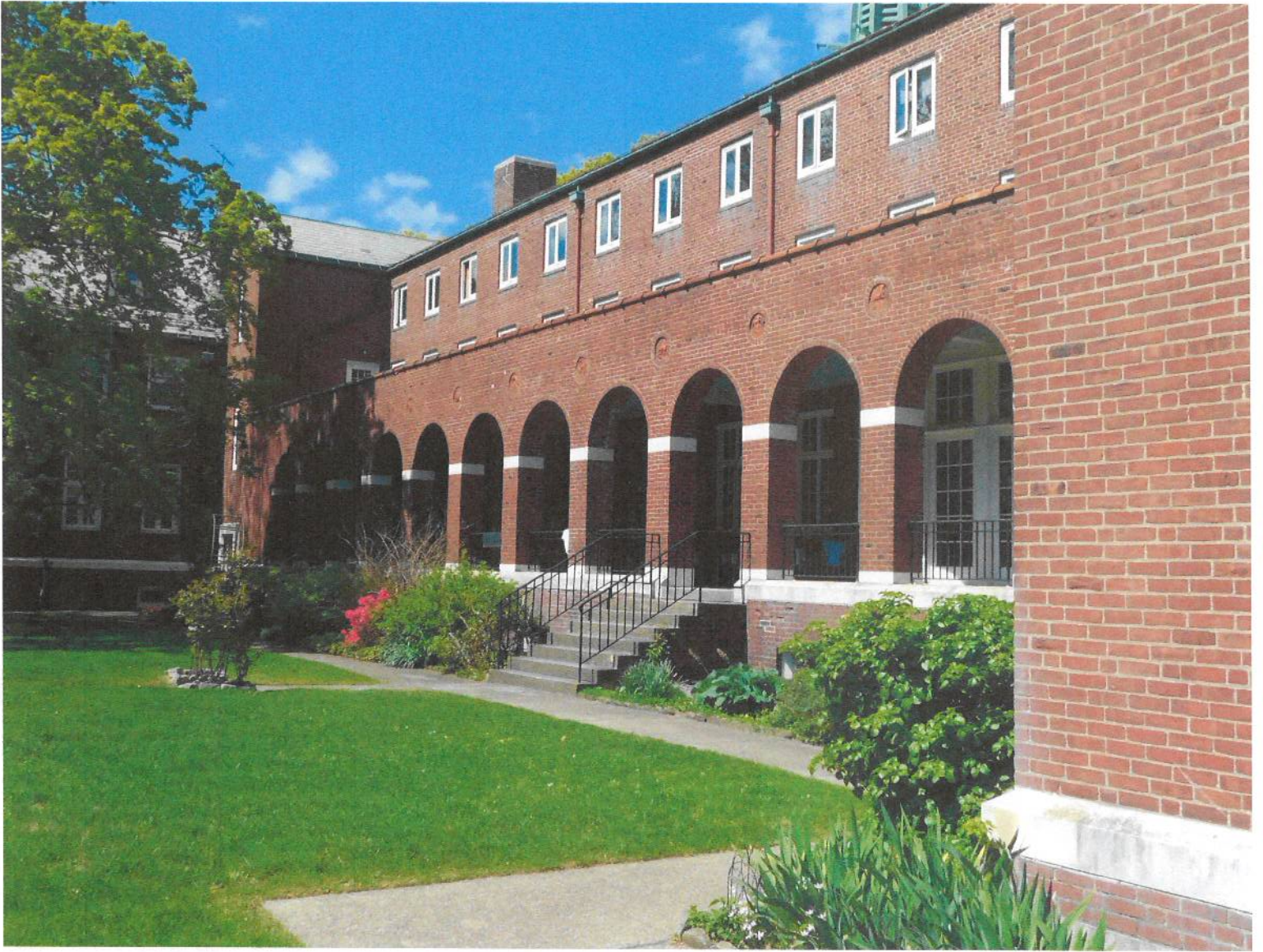


10. EAST ELEVATION (FROM ARBORETUM)



11. SOUTH-EAST CORNER (FROM ARBORETUM)

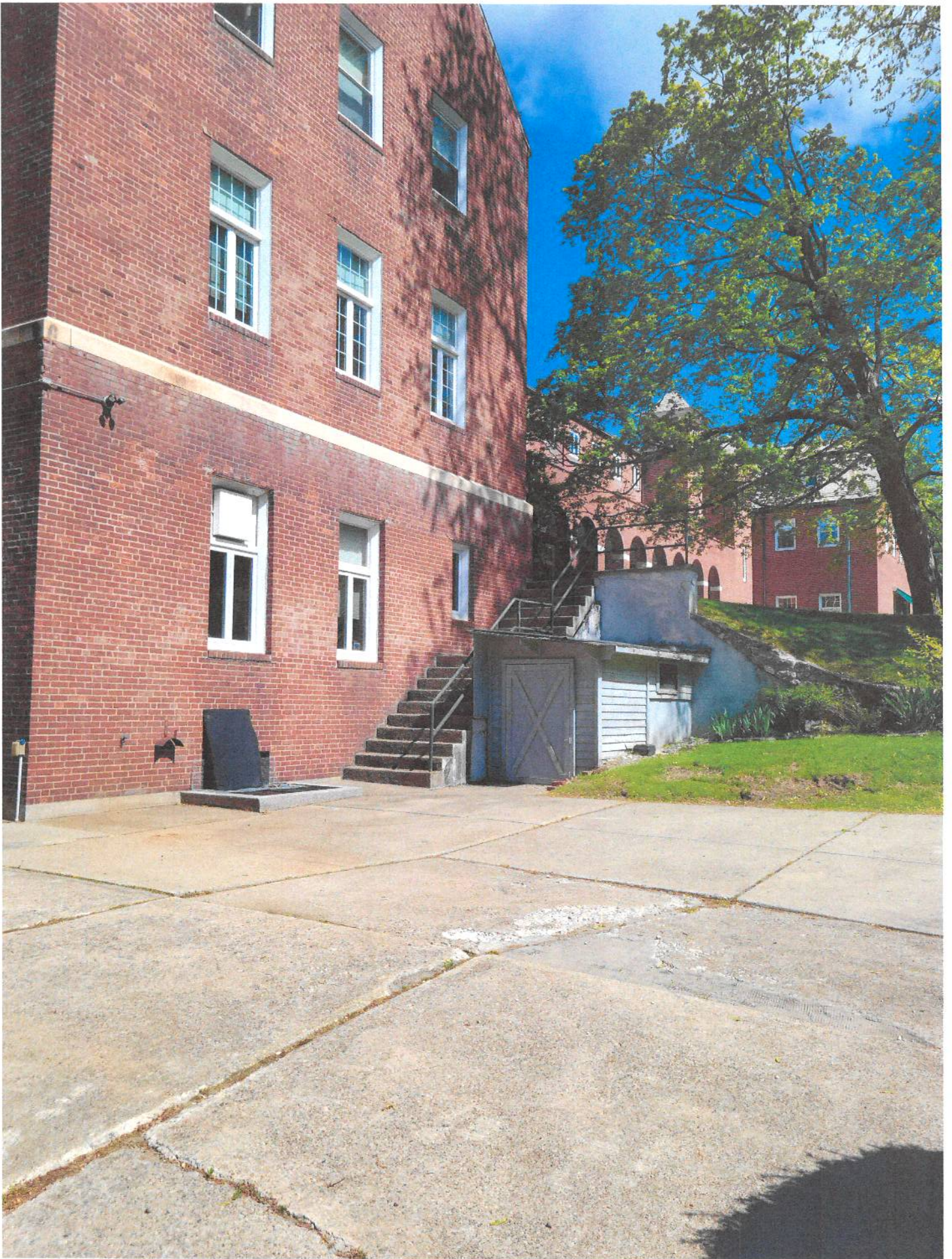


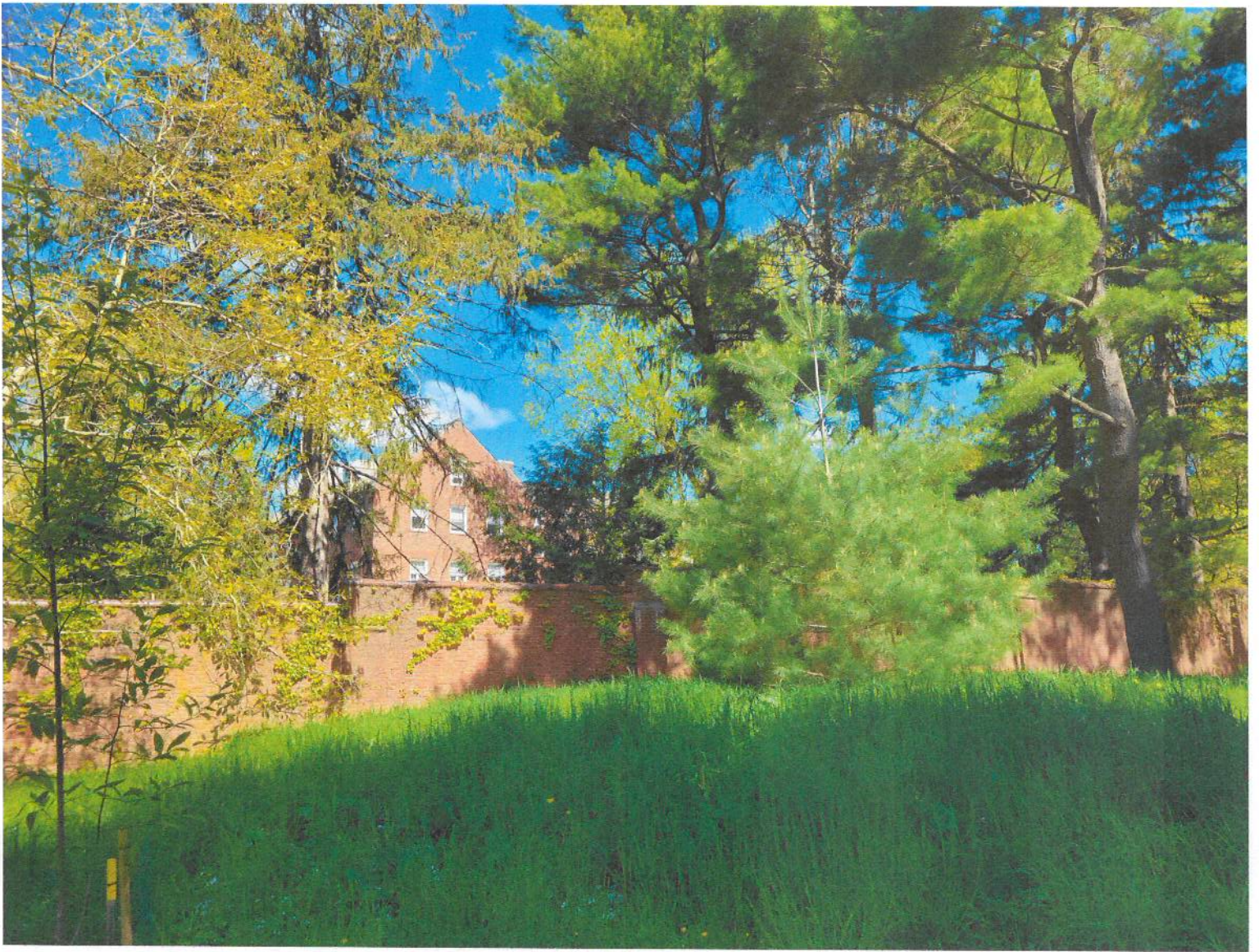


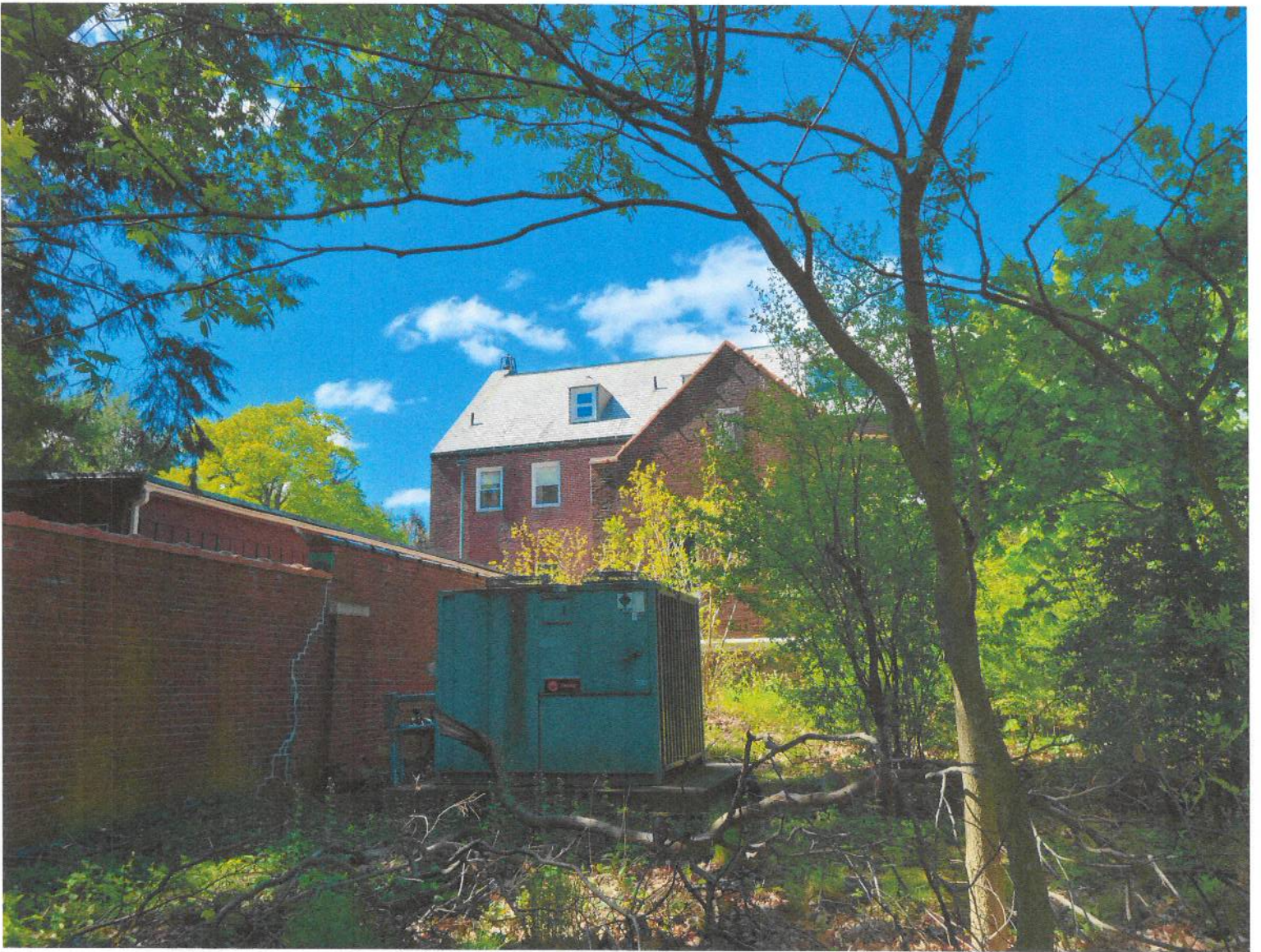














LOCUS MAP
PHOTO KEY

920 CENTER STREET
JAMAICA PLAIN, 02130

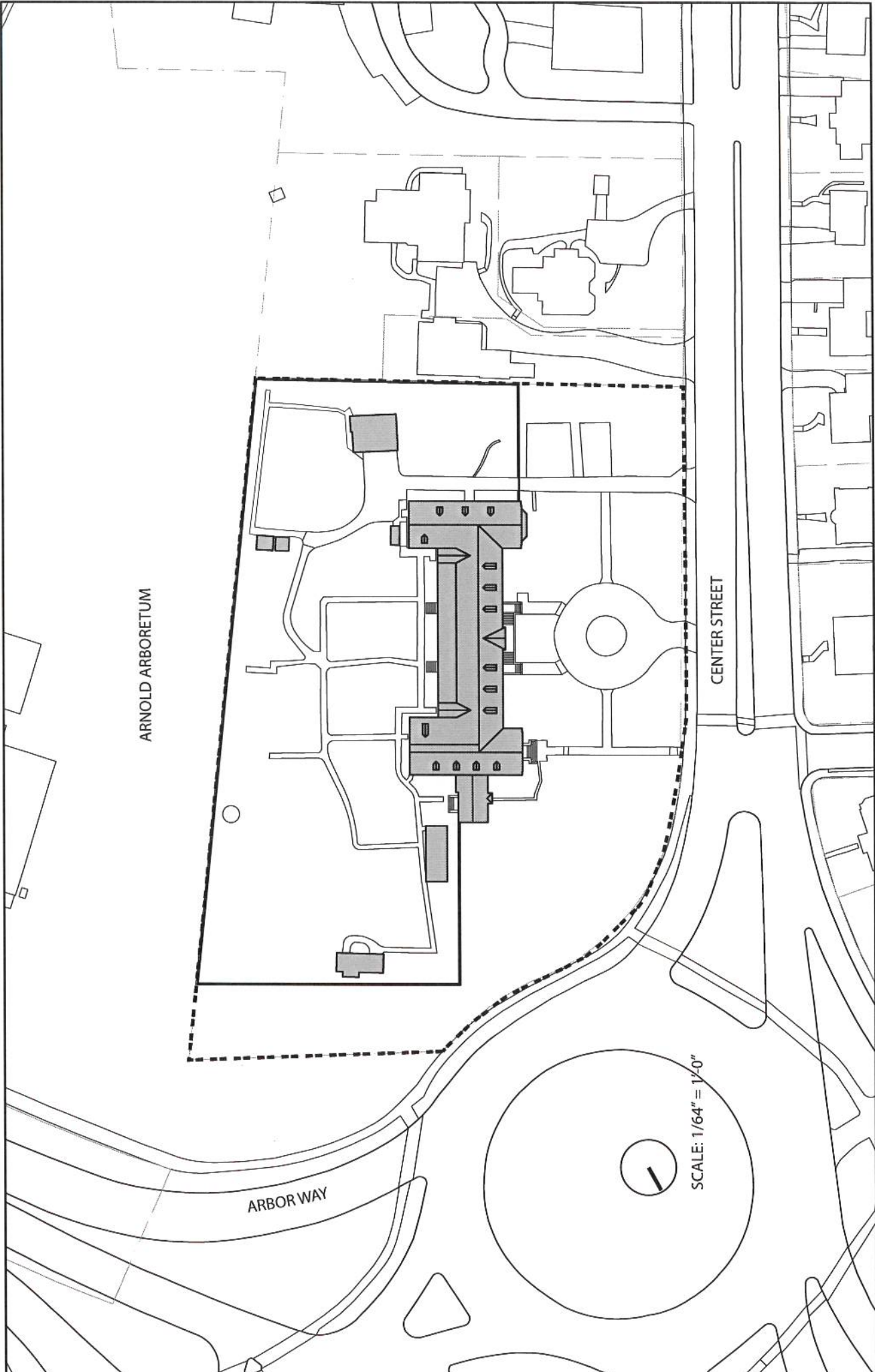


ARNOLD ARBORETUM

CENTER STREET

ARBOR WAY

SCALE: 1/64" = 1'-0"



NEIGHBORHOOD FIGURE-GROUND



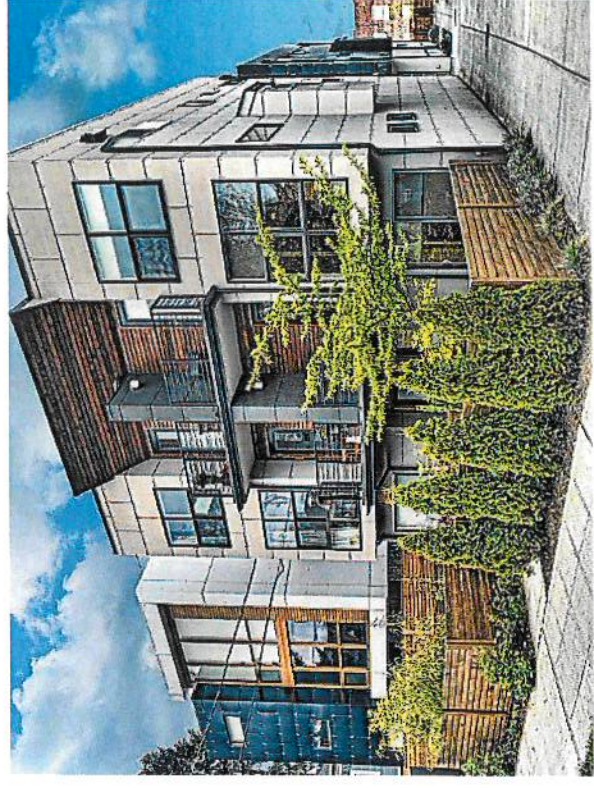
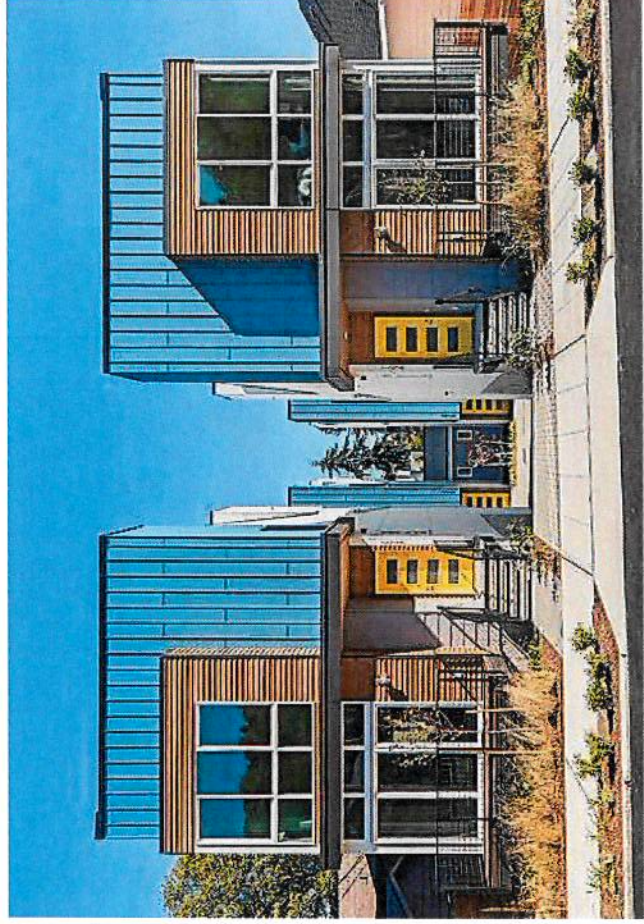
PROPOSED SITE PLAN
920 CENTER STREET, JAMAICA PLAIN

SITE SUMMARY
10 DUPLEX TOWN-HOUSES
2 TRIPLEX TOWN-HOUSES
TOTAL: 26 TOWN-HOUSES

INDIVIDUAL UNIT SUMMARY:
24' W x 40' L
3-STORY + BASEMENT
2 PKG / UNIT



TOWNHOUSE VISION - NEW URBANISM PRINCIPLES + MODERN, CONTEXTUAL DESIGN



Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1902805000
Address:	920 CENTRE ST BOSTON MA 02130
Property Type:	Exempt
Classification Code:	0985 (Exempt Property Type / OTHER EXEMPT BLDG)
Lot Size:	125,348 sq ft
Gross Area:	54,712 sq ft
Year Built:	1899
Owner on Friday, January 1, 2021:	FRANCISCAN MON ST CLARE ZZ
Owner's Mailing Address:	920 CENTRE JAMAICA PLAIN MA 02130
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Friday, January 1, 2021, statutory lien date.

FY2022 Building value:	\$5,837,700.00
FY2022 Land Value:	\$3,156,500.00
FY2022 Total Assessed Value:	\$8,994,200.00

FY2022 Tax Rates (per thousand):

- Residential:	\$10.88
- Commercial:	\$24.98

FY2022 Gross Tax:	\$0.00
Community Preservation:	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2022 Net Tax:	\$0.00

Abatements/Exemptions

To file an **Abatement** Application for FY2022 [click here](#). The deadline for submission is Tuesday, February 1, 2022.

This type of parcel is not eligible for a residential or personal exemption.

Current Owner

- 1 FRANCISCAN MON ST CLARE ZZ
- 2 MONASTERY ST CLARE ZZ

Owner information may not reflect any changes submitted to City of Boston Assessing after December 28, 2021. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2022	Exempt	\$8,994,200.00
2021	Exempt	\$8,702,100.00
2020	Exempt	\$8,795,700.00
2019	Exempt	\$8,363,900.00
2018	Exempt	\$8,146,700.00
2017	Exempt	\$7,766,900.00
2016	Exempt	\$6,012,100.00
2015	Exempt	\$5,622,700.00
2014	Exempt	\$5,320,700.00
2013	Exempt	\$5,118,400.00
2012	Exempt	\$4,390,000.00
2011	Exempt	\$4,390,000.00
2010	Exempt	\$4,380,200.00
2009	Exempt	\$5,741,500.00
2008	Exempt	\$4,714,100.00
2007	Exempt	\$4,714,100.00
2006	Exempt	\$3,795,200.00
2005	Exempt	\$3,385,300.00
2004	Exempt	\$3,385,300.00
2003	Exempt	\$2,594,500.00
2002	Exempt	\$2,594,500.00
2001	Exempt	\$2,594,500.00
2000	Exempt	\$2,118,500.00
1999	Exempt	\$2,118,500.00
1998	Exempt	\$2,118,500.00
1997	Exempt	\$1,661,000.00
1996	Exempt	\$1,598,500.00
1995	Exempt	\$1,597,500.00
1994	Exempt	\$1,615,500.00

1993	Exempt	\$1,615,500.00
1992	Exempt	\$1,768,000.00
1991	Exempt	\$1,713,500.00
1990	Exempt	\$1,713,500.00
1989	Exempt	\$4,739,000.00
1988	Exempt	\$3,884,500.00
1987	Exempt	\$3,292,000.00
1986	Exempt	\$3,020,000.00
1985	Exempt	\$2,668,800.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2021 and FY2022.

View [approved building permits](#) associated with this parcel.

Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#). For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.