

THE BOSTON SUN

PUBLISHED EVERY THURSDAY

SERVING BACK BAY - SOUTH END - FENWAY - KENMORE

'Timeless': Ames Mansion restoration begins interior work

By Seth Daniel

There are a lot of ways to renovate an old gem of a property.

The long-standing work on the Ames Mansion in the Back Bay could be described in a couple of words – careful and timeless.

When Dr. Fahad El Athel purchased the old Ames Mansion on Dartmouth Street and Commonwealth Avenue in 2014, it was a converted office building whose fine luster had worn to tarnish.

However, Athel was ready to embark on a multi-year restoration that was as much about preservation as development.

His first move was to bring on Architect Kahlil Hamady of Hamady Architects, and he brought in Interior Designer Leslie-jon Vickory. Over the past six years they have studied the home on paper, written a detailed history of the home, gutted out the office structure and began making major

(AMES MANSION, Pg. 12)

FENWAY ALLIANCE OPENING OUR DOORS CELEBRATION



PHOTO BY MIKE MEJIA

Sumie Kaneko, a Japanese Koto player, playing a piece from the 16th Century at the Kaji Aso Studio. Sumie, a renowned traditional Japanese musician, had her first solo performance 17 years ago at the Kaji Aso Studio while completing her music studies at Berklee College of Music. The milestone came during the annual Fenway Alliance Opening Our Doors celebration on Monday, Oct. 14. More than 60 events took place at numerous locations throughout the Fenway.

WITCHES AND WIZARDS DESCEND ON FAIRMONT COPLEY



PHOTO BY DEREK KOUYOUMJIAN

Shireen, Noor, Hamasat, and Priyank Taneja show off their family magic together during the annual Witches & Wizards Harry Potter Dinner at the Fairmont Copley Hotel on Sunday, Oct. 13. The astoundingly recreated Hogwarts invited families to come dine Harry Potter style...and it was a magical time for all.

MassDOT bridge replacement project to dovetail with Charlesgate Park plans

By Dan Murphy

The Massachusetts Department of Transportation's proposal to replace the Storrow Drive Eastbound Bridge will complement the future Charlesgate Park – an ambitious plan to reclaim the “key link” created by venerable landscape architect Fredrick Law

Olmsted that connects the Kenmore, Back Bay and Fenway while uniting the Charles River Esplanade, the Emerald Necklace and the Commonwealth Avenue Mall together into a single-park system.

MassDOT Project Manager Steven McLaughlin detailed the proposal to build a new bridge, which is slated for completion in

2023 and expected to cost between \$60 and \$70 million, during a public meeting sponsored by the nonprofit Charlesgate Alliance Monday at the Harvard Club of Boston. Among the project goals are reestablishing the connection from Charlesgate to the Emerald

(CHARLESGATE PARK, Pg. 4)

Shaw 54th Regiment Memorial to undergo six month restoration

By Lauren Bennett

The historic Shaw 54th Regiment Memorial, which was given to Boston in 1897, is set to undergo a \$2.8 million restoration, after a discovery in 2015 that water has penetrated into the memorial's brick core, deteriorating the foundation.

The City of Boston Parks

Department, the Friends of the Public Garden, the Museum of African American history, and the National Park Service held an event at the memorial on October 15 titled “Shaw 54th Memorial Restoration; Restoring the Memorial & Dialogue on Race.”

Several speakers talked about the historic significance of the memorial and what it means to

the city and the country, as well as what the restoration project is going to look like.

Liz Vizza, Executive Director of the Friends of the Public Garden, said that despite regular care by the organization since its first restoration in 1981, its foundation has been ruined by water over the years and another major restoration is in

(SHAW MEMORIAL, Pg. 3)

EDITORIAL

THE MEATLESS REVOLUTION IS HERE

By now we've all seen the ads from Burger King for the plant-based burgers that the fast-food chain is offering to its customers.

For anyone who has not tried these "burgers," we can assure you that you're in for a surprise because they are delicious and taste just like the real thing.

Burger King's meatless burger was developed in a partnership with Impossible Foods, which is one of the two companies (the other being Beyond Meat) that has brought the concept of what used to be known as a "veggie burger" to a whole new level.

Wall Street, the ultimate (though not always correct) arbiter of the worth of new ideas, has given both companies high valuations in the belief that Americans will embrace these new foods and reduce their consumption of red meat.

We can only hope that will be true.

When Sen. Ed Markey and Congresswoman Alexandria Ocasio-Cortez introduced their Green New Deal proposal, one of the stated goals was to reduce the the consumption of red meat by American consumers.

Not only would that benefit Americans' health (because consumption of red meat is linked to a number of serious diseases, most notably cancer and heart disease), but it also would reduce one of the primary causes of man-made damage to the environment.

The production of meat by the so-called factory farms is a disaster for our environment, fouling our air, water, and land.

In addition, with the widespread use of antibiotics in these animals -- which in turn are ingested by us -- the potential for the development of bacteria that are antibiotic-resistant increases dramatically, potentially paving the way for a world-wide epidemic spread by drug-resistant bacterial bugs.

We applaud Burger King for introducing its plant-based burgers. With all of the the largest meat-producing food companies, Tyson, Hormel, Smithfield, Perdue, and Nestle, jumping on the bandwagon and offering plant-based products, it would seem that the meatless revolution at last has arrived.



THE BOSTON SUN

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GUEST OP-ED

Boston's next steps to address the opioid crisis

By Mayor Martin J. Walsh

In big cities and small towns across the United States, the opioid epidemic is tearing families apart. It is inflicting incredible pain, and it will have implications for years to come. In Boston, we've made this issue a top priority. And now, we're ready to take the next step with a new strategic plan called Melnea Cass/Mass Ave. 2.0.

This new plan focuses on a neighborhood in Boston that has been hardest-hit by the addiction crisis: the intersection of Melnea Cass Boulevard and Mass. Ave. in the South End, often referred to as Mass/Cass. For decades, this has been a hub of vital services for people struggling with substance use disorder, mental health issues, and homelessness. It's one of the places where the city and its wide array of partners, including non-profits, medical centers, and service providers, have dedicated the most resources to outreach and treatment programs. People from throughout the state and region have been drawn to the area due to the availability of treatment, health care, and shelter. We recognize the impact this is having on the surrounding communities which have borne a disproportionate share of the issue. In addition to those struggling with addiction, we also need to make sure that the neighbors, families, schools, and businesses in the area get the support they need.

That's why this neighborhood is ground zero for our response. Focusing on this area, we will

be able to reach the most people in need of life-saving care, and address pressing safety and quality-of-life concerns for the surrounding community as well. At the same time, we're expanding services citywide, and calling for improved access to resources outside Boston and throughout the region.

The 2.0 plan is informed by public health and public safety professionals, community members, and people recovering from substance use disorder themselves. This plan has three focus areas: public health, quality of life, and public safety. We're hiring new staff members designated to work in the area, and funding for new programs and initiatives to get more people the help they need. Our plan lays out specific, achievable, and measurable goals for the months ahead. We will improve coordination between city services and make sure that city agencies and our partners are working together as efficiently and effectively as possible. It will allow us to get more people off the streets and into treatment, and make the neighborhood safer for everyone.

This new plan builds on the work we've done over the past 5 years. Since I took office in 2014, we have invested \$64 million across several City departments to address the addiction crisis. We created the first municipal Office of Recovery Services in the country. We created a 24-hour hotline to connect people to quality, affordable addiction treatment. We're investing in shelters, street

outreach workers, and training for first responders. We're suing the pharmaceutical industry that played a role in creating this crisis, and making sure that they help fund the relief efforts. And we have a plan to build the comprehensive recovery campus on Long Island that our entire region needs.

To me, this work is very personal. I am a recovering alcoholic. I understand how addiction can take hold and derail a person's life. I believe that we need to address this issue with empathy and compassion. We also need to focus on the root causes. Often times, when people turn to addictive substances, it's out of loneliness or desperation. It's an outcome of trauma, fear, and poverty. Stigmatizing the disease of addiction only discourages people from getting help for themselves and their families. People don't need more judgement, they need more help. Building a strong, loving community that lifts people up is one of the most important things we can do. This work will save lives and change our city for the better. This is an opportunity to set an example for the nation, and help other communities rise up from under this crisis, too.

I encourage everyone to read the Melnea Cass/Mass Ave. 2.0 plan at Boston.gov/Recovery. This is also where you can learn more about the work we're doing city-wide, and how you or a loved one can get access to help. This is one of the biggest challenges we'll face as a city, and we're rising to the occasion, together.

Councilor Ed Flynn tours South End gas leaks

Staff Report

On Friday October 4th, community volunteers from the Gas Leaks Allies met with Boston City Councilor Ed Flynn to show him some gas leaks in the South End that have been killing neighborhood trees over the past decades or more. Jackie Royce from the Green Committee of the Neighborhood Association of the Back Bay and Claire Corcoran of Mothers Out Front invited the City Councilor to meet with Bob Ackley of Gas Safety USA at the site of a known gas leak, outside the McKinley School on Dartmouth Street at the intersection of Warren

Ave.

Bob Ackley, who founded Gas Safety USA as an independent contractor for finding and measuring gas leaks, demonstrated his technique for locating and identifying gas leaks. In this case he used the presence of one dead tree and one half dead tree as a clue that there may be gas leaking into the soil of the tree pit. He used his metal rod to excavate a tunnel into the subsoil, six inches deep. He then inserted his gas spectrometer instrument into the hole, where gas was detected at 30% (normal background atmospheric readings would be expected to be less than 2%).

Claire Corcoran, a Massachusetts Certified Arborist, explained that the below-ground tree biomass requires oxygen for respiration. When this oxygen is displaced with gas, the roots eventually die, which leads to the death of the above ground part of the tree, often starting at the top or on the side with a high concentration of gas.

The group then visited another large gas leak, this one located on Columbus Avenue near the intersection of Pembroke Street on the south side of the street. This leak had killed an 18-inch diameter

(FLYNN, Pg. 3)

Emerald Necklace Conservancy completes work on mobile guided tour

By Lauren Bennett

The Emerald Necklace Conservancy has just completed work on its mobile tour guide of the Emerald Necklace parks, something that was rolled out as a pilot last summer as part of the Conservancy's 20th anniversary celebration.

Evan Bradley, Marketing and Communications Coordinator for the Conservancy, has been working on the tour guide, which he describes as “the biggest thing I’ve

done so far” for the organization.

The mobile tour guide can be downloaded at www.emerald-necklace.tours (Bradley stressed the importance of including the “www”), and offers users a map of the Emerald Necklace parks with specific points of interest that can be clicked on for more information. Such points of interest include the Kelleher Rose Garden, The Duck House, and John Hancock’s stairs, among many others. The guide also offers information

about upcoming guided tours led by docents from the Conservancy. Bradley said that for those who want a more personal guided tour, there are a few coming up this month on October 20, and 26. All begin at 11:00am at the Shattuck Visitor Center, 125 Fenway.

The guide was created in partnership with a company called Cuseum, which provides similar guides and services to museums and other institutions.

“What’s really exciting about the mobile tour guide is that the Conservancy is able to offer visitors an interpretation of the Emerald Necklace everywhere and at all times,” Bradley said.

Users can select a certain park in the Emerald Necklace and be taken through using the map, and learn about different points of interest within each individual park.

Bradley said that for the specific points of interest, they chose “locations that people come across everyday and might not know about as well as locations that maybe are a bit more hidden but have their own unique history and deserve to be known as well.”

The Conservancy wanted to create something like this because these historic parks currently lack

signage and wayfinding, and the organization wanted to promote the parks and give people an easy way to learn and navigate. He said that they are excited to work with partners on creating signage for the parks as well, but for right now the mobile tour guide is a step in the right direction.

Right now, “you can walk through the parks and miss interesting information and history,” Bradley said. “This is something we certainly hope to change and influence in the future.”

Additionally, Bradley said the mobile tour guide allows the Conservancy to highlight its work in the parks and provide updates on projects that will be coming to the parks in the future. For example, users will be able to learn about restoration work at Willow Pond Meadow, and get updates on Phase Two of the Muddy River Restoration and the work going on in Charlesgate Park. “It’s a great tool to help people,” Bradley said, and can even be used for fun events like a scavenger hunt.

Bradley called the guide “a living document,” and though it is much more fully fleshed out than it was last fall for the Fog x Flo exhibition, he welcomes suggestions, comments, and questions from the public to make it even

better. “There’s so much room to grow—as many options as there are acres in the Necklace,” he said. “I’m excited to see how this thrives and grows a bit more.”

Bradley said that Cuseum has been a “great partner” on this project. Brendan Ciecko, CEO & Founder of Cuseum, said that the company “helps museums, cultural attractions, and nonprofits drive visitor, member, and patron engagement through the power of technology. Our software platform is used by some of the largest and most visited cultural attractions in the world and makes it easier for them to publish mobile apps, generate digital membership cards, and leverage data insights.”

Cuseum has partnered with institutions like the ICA Boston, Yale Art University, and North Carolina Museum of Art, just to name a few.

“It is a great privilege to work with the Emerald Necklace on providing a new tool to help guide and inspire visitors of this world-class network of parks and public spaces,” Ciecko said. “We’re thrilled that this collaboration will continue to aid in driving deeper engagement, connection, and accessibility for all who come to enjoy one of Boston’s greatest natural treasures.”

FLYNN (from pg. 2)

pin oak tree, estimated at over 50 years old. Bob’s measurements showed that the soil in this tree pit had gas at 40% concentration.

According to the Forest Service’s online tool called iTree, this tree when alive provided \$95.71 worth of ecosystem benefits annually, including carbon sequestration, storm water runoff interception, and pollution mitigation, as well as \$47.03 worth of energy savings to the nearest building.

Gas leaks are caused by the deterioration of our gas infrastructure, 46% of which is considered “leak prone” pipe in the City of Boston. This escaped gas is paid

for by consumers in the rates set by the DPU, and in addition to harming street trees, it is a major cause of climate change. The Gas Leaks Allies are promoting a strategy they call “Triage and transition,” which calls for a rapid repair of the largest gas leaks, while accelerating a transition to renewable geothermal energy for home heating and cooling. The Gas Leaks Allies thank Councilor Flynn for his leadership at the City Council and for treating this as a public safety and public health issue, as well as an issue of social and environmental justice.

SHAW MEMORIAL (from pg. 1)

order. She said that the bronze and stone will be removed and waterproofing will be installed under the brick of the plaza. There will also be a new concrete foundation, and then the bronze will be pinned to the marble structure. Additionally, the steel support beams will be protected from corrosion by the introduction of another metal, and an electric current will deter the corrosion to the new metal in place of the steel beams.

Construction will begin in the spring of next year, Vizza said, which coincides with the yearlong anniversary of slavery in North America.

Marita Rivero, CEO of the Museum of African American History, said that “this monument reminds us of the many times we’ve gathered as a people,” and named notable African-American women who were a part of the rich history, including Harriet Tubman and Susie King Taylor. “Knowing our full history helps us to begin to see women differently,” she said. “This monument is a source of inspiration and strength,” and it “encourages us in shaping a public narrative.”

Rose Fennell of the National Park Service also talked about the national significance of this memo-

rial, and said that the National Park Service is “honored to contribute to this significant undertaking.”

The memorial honors one of the first groups of African American men who served as volunteers to fight in the Civil War. “These soldiers wore the uniform of a country that did not recognize them as citizens,” Fennell said. “As we prepare to commemorate the upcoming 250th founding of the United States of America,” she continued, “looking at the American Revolution in broader terms, [it’s an] ongoing work in progress with an unsteady march to freedom.”

“As racial violence ran rampant, this monument stood as an outlier and powerful beacon,” she said, and “continues to serve as a rallying point.”

Ryan Woods, Parks Commissioner for the City of Boston, talked about the Boston Common Master Plan that is currently underway. Mayor Walsh has dedicated \$28 million for improvements to the Common. While \$5 million is being sent to an endowment, the remaining \$23 million will fund capital improvement.

The Master Plan kicked off in



Rose Fennell of the National Park Service and Marita Rivero, CEO of the Museum of African American History, stand by the newly unveiled screening that will be placed around the memorial during its construction next spring.

August of this year and will continue through 2020, he said. “The Common is the people’s park,” he said, serving as a space for demonstrations, rallies, and monuments like the Shaw 54th Regiment Memorial. It’s also the beginning of the Freedom Trail and a “daily respite” for visitors, residents, and commuters alike. They are currently asking for public input about what people would like to see in the Common, and there are several ways to provide input, including a public open house that is set for October 29 from 5:30-8:00pm at Emerson College’s Bill Bordy Theater.

“The Shaw 54th Regiment is one of the greatest memorials we have here in America,” Donny Tavares, Chief Diversity Officer for the City of Boston, said, adding that the memorial honors “Black Americans in Boston who gave their lives to make those ideals a reality.”

He talked about the injustice that still continues to exist in 2019. “We are all profoundly affected by it and doing nothing is not an option. Our Office of Diversity has moved closer to make our city more selective of those we serve,” he said. “We need more equity in the City of Boston. We know a

divided city cannot stand.”

A Dr. Martin Luther and Coretta Scott King Memorial will be installed in the Common, and next year, Boston will be hosting the NAACP Summit. Tavares said of these memorials: “we are all grateful for the way it keeps our attention on these issues of justice”

At the end of the program, what Vizza called “museum quality interpretive signage” was unveiled, and will be installed on the construction fencing during the project, which will take six months to complete. There are images of the men with a quote from Frederick Douglass inscribed over the images. “This signage is just going to be beautiful,” Vizza said.

Additionally, an augmented reality app will be released, which will “make the memorial and the story literally come alive through a high resolution, 3D image of the memorial and holograms of our narrators, available to anybody that has a smartphone or a tablet.”

This interactive component will help the memorial come to life and provide more information to those who are interested.

Pizza concluded the program with: “We hope you take the opportunity to continue this dialogue today and well into the future.”

CHARLESGATE PARK (from pg. 1)

Necklace that was severed in 1951; restoring four acres of usable open space along the Charles River; and improving storm-water management for impaired waterways.

The project could also create new bicycle and pedestrian connections between the Emerald Necklace and the Esplanade and provide direct bike and pedestrian access between Massachusetts Avenue and the Esplanade, McLaughlin said.

“This opens up a whole new set of potentials,” added Dan Adams, who along with Marie Law Adams, founded Somerville’s Landing Studio, the architectural design firm for this project, as well as for Charlesgate Park. “It could tie together the Esplanade to the Emerald Necklace and Memorial Drive in one contiguous network....and increases the size of the Esplanade while making new multi-modal connections.”

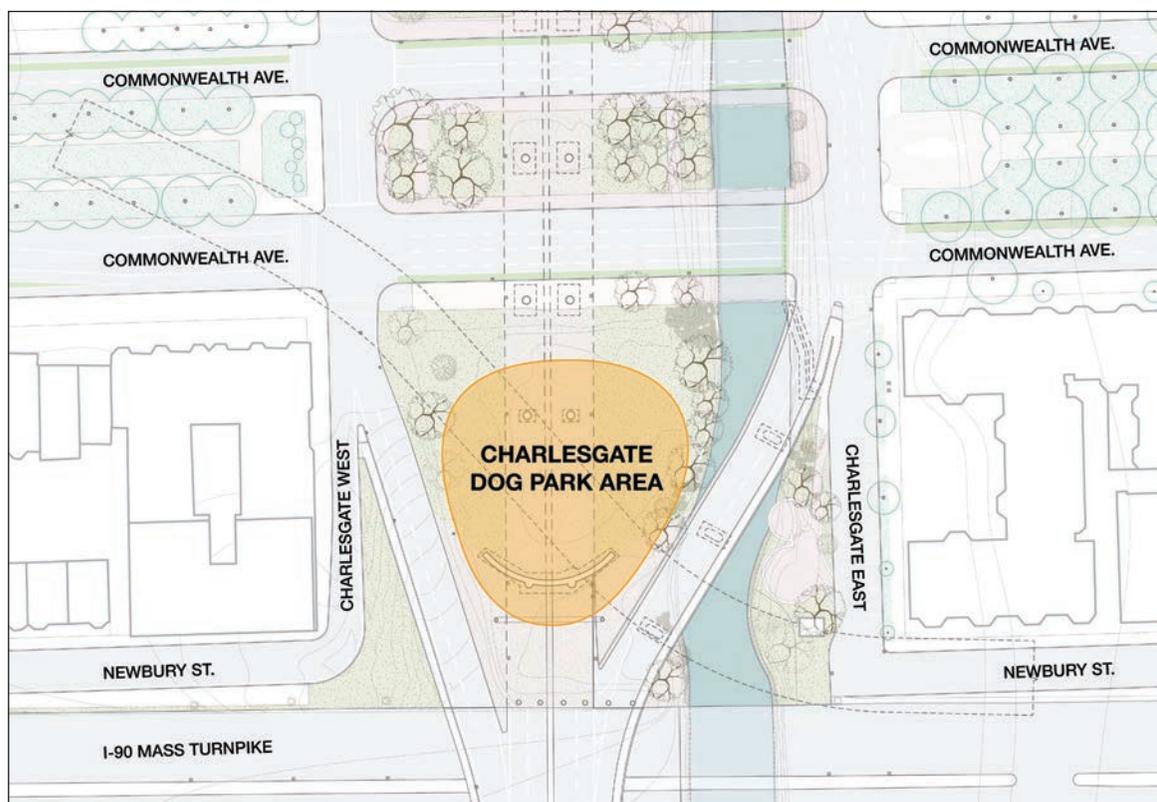
Meanwhile, the Charlesgate Alliance was co-founded in January of 2017 by neighbors H. Parker James and Pam Beale with the mission of advocating for the area and abutting neighborhoods, and together with another Boston non-profit, the Emerald Necklace Conservancy, as well as the Department of Conservation and Recreation, the group hired Landing Studio to

design a concept for Charlesgate Park. Besides receiving generous support from The Solomon Foundation, which champions for the city’s greenspace, their effort was kick-started when the Emerald Necklace Society, in association with the Charlesgate Alliance, was awarded a \$250,000 grant from the Commonwealth of Massachusetts last December and an additional \$400,000 from the city’s Community Preservation Act for design and engineering of park improvements in February.

“Charlesgate was one of the most blighted places in Boston, and now, it’s going to be one of the most beautiful places,” said Christine Poff, the city’s community preservation director.

In designing the bridge concept, Marie Law Adams said her firm was challenged with “designing an underpass park that interacts with what’s above,” especially since “the park and overpass weren’t designed in concert with each other.”

Among the proposed features of the park that would span 13 acres are a dog park located on its South Field, which would be one of the city’s largest, and a patio that could accommodate larger activities on the North Field. The orig-



COURTESY OF LANDING STUDIO

A rendering of the proposed Charlesgate Park dog park location.

inal Olmstead railings and light fixtures from the 1960s would also be restored as part of the project. A new pedestrian bridge would link Newbury Street to the park, and new pathways would be created to help visitors reach the destination. The connection between the Muddy River and land could be improved, and an existing wall

facing south at the South Field would also be removed to “create a more naturalistic shoreline,” Dan Adams said.

Added Dan Adams: “We can create really space out of critical space between land and water and transform the landscape for water purification.”

Besides Rep. Jon Santiago, Sen. William Brownsberger and State Rep. Jay Livingstone were in attendance at the meeting, both of whom have shown enthusiastic support for Charlesgate Alliance

and the proposed park since the organization’s inception.

“As a matter of history, the crown jewel of the Emerald Necklace was destroyed by the highway, and the goal now is restore free-flowing water to the Esplanade with water around it,” Brownsberger said. “Many organizations have a piece of Charlesgate as a place...and the progress you’ve made because you got together as a group will continue if you stay together.”

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FENWAY ALLIANCE HOLDS OPENING OUR DOORS FESTIVAL

By Mike Mejia

The Opening Our Doors Festival, a unique celebration of the arts and culture, was held on a sunny autumn afternoon on October 14. The festival featured dance and music performances, guided tours of museums and attractions, and a myriad of activities and games for kids throughout the Fenway Cultural District. The Fenway Alliance, founded in 1977, dedicated to the growth of the Fenway Cultural District, organized the festival with the help of its 21 member institutions.



Evie Caffrey-O'Reilly, Rose Brien, and Billy Brien holding up their structures.



Kera Washington of the Zili Misik music group.



Nasreen Latif and Jane Taub listening Zili Misik at the Christian Science Plaza.



Bridget Sandusky and Sofia Baldassari, both of the South End, building a playground structure in the Mary Baker Eddy library.



Logan Chang and Chloe Noh working on designs for their kites.



Gabiella Russell and Brian Saia.



Fabim, Norin, Adam, and Maryam Sazzaque of the South End.



Juliet Yospi and Mira Phansalkar showing their colorful kite designs.



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FRIENDS OF THE PUBLIC GARDEN MEMBERS RECEPTION

Photos by Michael Dwyer

On Monday, Oct. 7, more than 150 Friends joined the Friends of the Public Gardens (FOPG) for the 2019 Members Reception. Board Chair Leslie Adam and Executive Director Liz Vizza welcomed the crowd and thanked them for their support for our beautiful and historic greenspaces.

Adam outlined the organization's achievements in advocacy through this year, including the successful, community-led push for the Boston Freedom Rally to become a one-day event. Vizza drew attention to the unseen work

the Friends perform, highlighting the important tree, turf and soil care. She also looked to the future, sharing information about the Boston Common Master Plan, and the Shaw 54th Memorial Restoration project set to begin in the spring of 2020.

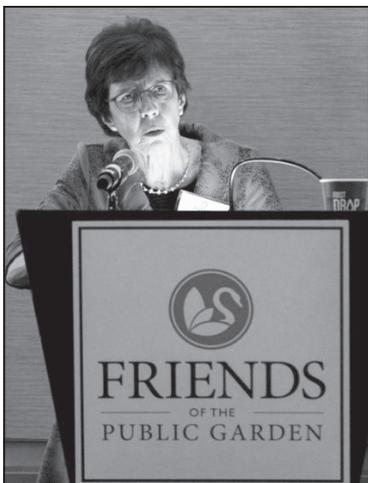
This year's featured speaker, Dr. Renée Ater, gave an informative presentation on late-20th-century monuments to the United States Colored Troops. Highlighting two specific monuments, one in Washington, D.C., and the other at Lincoln University in Pennsylvania, she discussed how black soldiers from the Civil War are represented in these works of art. Ater spoke about the physical and artistic aspects of the monuments, using them to amplify the sociopolitical message these monuments hold. She emphasized that while many monuments exist for the Civil War, there are very few for United States Colored Troops and their role in the Union victory. Ater suggested the audience to take a critical look at monuments to men of color, referencing the Shaw 54th Regiment Memorial on Boston Common as an important example to consider. A lively question and answer session followed.



Leslie Adam, FOPG board chair, Dr. Renee Ater, and Liz Vizza, FOPG executive director.



Dr. Renee Ater speaking about the Shaw Monument.



Liz Vizza welcoming the crowd.



Celeste Peters, David Hencke MA 54th, and Ray Bartlett MA54th Reenactors.



Eric DiTommaso FOPG, Lyn Paget Friend Council co-chair, and Meg McClafferty Young Friends co-chair.



Patricia Tulley, Beacon Hill Civic Association, and Carleen Mammone.



Richard Peters and Kelley Chunn.



Members listening to Dr. Renee Ater's presentation.

Jennifer Nassour supports Mayor Walsh's call to Chamber of Commerce to assist with creation of middle class housing

District 8 City Council candidate Jennifer Nassour has joined Boston Mayor Marty Walsh in his call to the Chamber of Commerce for assistance in the creation of more middle class housing in the city.

Noting that major employers in other cities have dedicated funds used by developers to build affordable housing in their communities, Nassour said that companies like Google and Microsoft have set an example that Boston can use to help the city's middle class. "The

Mayor deserves credit for asking the business community to step up. Examples already exist as to how this might work."

But Nassour went one step further than the mayor and proposed that the Chamber of Commerce work with the city and create a \$250 million development fund that would provide no-interest loans to developers who agree to meet the city's requirements for building middle class housing in the city. "Boston may not have a Google or Microsoft-sized busi-

ness, but we do have hundreds of strong and vibrant companies who, if they pool their resources, could make a huge impact in our community."

Nassour also proposed that the city's hospitals and universities be asked to participate in the fund. "We have so many hospitals and universities who can and should participate in this fund. If the private and non-profit communities come together, we can do some exciting things creating middle class housing in Boston," she said.

Plan for carbon neutrality and actions for zero net carbon buildings released

Staff Report

On Oct. 8, Mayor Martin J. Walsh released an update to Boston's Climate Action Plan, accelerating action towards carbon neutrality and putting Boston on track to meet the goals laid out in the Paris Climate Agreement, which the Trump Administration withdrew from in 2017. Despite federal inaction, Boston continues to lead on addressing climate change. The updates to Boston's Climate Action Plan will significantly cut carbon emissions from Boston's buildings -- the single greatest source of emissions citywide -- and Boston will take immediate action to require new City-owned buildings to lead by example and be zero net carbon. This updated plan sets Boston's priorities for the next five years on carbon neutrality, with a goal of making Boston carbon neutral by 2050.

As Mayor Walsh releases an update to Boston's Climate Action Plan, he will also attend the international C40 Mayors Climate Summit tomorrow in Copenhagen, discussing climate solutions with other leading cities committed to upholding the Paris Climate Agreement. As North American Co-Chair for C40's Steering Committee, Mayor Walsh will participate in a panel to share Boston's global leadership on preparing for rising sea levels and climate change. The panel and Summit events will be live-streamed at http://bit.ly/c40summit_livestream.

"Climate change is the defining challenge of our time," said Mayor Walsh. "As a coastal city, Boston is at the frontlines of this global crisis, and we understand the urgency. While national action is at a standstill, cities like Boston are leading with plans, solutions and results. The 2019 update to our Climate Action Plan is our roadmap to carbon neutrality, and together we will ensure all of Boston's residents will benefit from our work to protect against climate change, and create an equitable, resilient city for all."

Boston's Climate Action Plan update will take immediate action to continue reducing carbon emissions in Boston, supporting the Walsh Administration's work to combat climate change. Boston's buildings account for approximately 70 percent of citywide emissions and represent the greatest opportunity for reductions. With buildings as the main contributor to Boston's emissions, the updated Climate Action Plan accelerates action to decarbonize the city's largest buildings, while working to improve incentives and

programs to help small buildings and to strengthen workforce development programs.

In Boston, city-owned buildings account for nearly three-quarters of carbon emissions from local municipal operations. With this in mind, Boston has worked to reduce its buildings' footprints: emissions from local municipal operations in fiscal year 2017 were already 41 percent less than 2005 levels, far exceeding Boston's goal set for 2020. Boston's continued progress towards its goals can be attributed to such programs as Renew Boston Trust, which currently implements energy-saving projects and retrofits in existing City-owned buildings. Projects are already underway at 14 municipal buildings across Boston, including libraries, community centers, and police and fire stations.

The announcement today also begins a process to develop carbon emissions performance standards to decarbonize large buildings over time. This measure, when implemented, could cut citywide emissions nearly 40 percent by 2050 from business-as-usual projections. Citywide carbon emissions are currently down 21 percent -- a 4 percent decrease from the previous year -- and are on track to meet Boston's carbon target for 2020, a 25 percent greenhouse gas reduction.

"With the release of today's Climate Action Plan update, Mayor Walsh is continuing to take bold action to combat climate change and to ensure that Boston continues to grow and thrive in the face of unprecedented challenges," said Richard A. Dimino, President & CEO of A Better City. "I applaud the Mayor's commitment to reduce emissions from municipal buildings and look forward to working collaboratively with the City to develop smart strategies to reduce emissions across the buildings and transportation sectors."

Additional immediate steps outlined in the plan include the development of new zoning requirements for a zero net carbon new construction in new large projects and guidelines for zero net carbon City-funded affordable housing. The updated plan also includes recommendations to continue advocacy for priority transit programs; continues Boston's focus on active transportation infrastructure; supports zero-emission vehicle deployments and municipal fleet transition to zero and low-emission vehicles. Finally, the plan includes recommendations to encourage efforts to decarbonize Boston's energy supply, and help communities decarbonize

throughout Boston.

"At the Boston Society of Architects, we know the impact that a well-designed building can have, not only for the climate but also for the health and well-being of the people who work, live, learn, and play within them. Net-zero buildings are something we know how to do--our members are designing them every day. We're excited to work with the City of Boston on the equitable development of better buildings in Boston," said Jean Carroon FAIA, 2019 Boston Society of Architects/AIA president.

Under Mayor Walsh's leadership, in 2017 the City strengthened Boston's emissions reduction goal to achieving carbon neutrality in line with the Paris Climate Agreement. The 2019 Climate Action Plan Update sets the stage for Boston's transition to carbon neutral-

ity and is available on the City's website. Carbon neutrality means releasing no net carbon emissions on an annual basis. For Boston, this means reducing carbon emissions from Boston's buildings, transportation, waste, and energy supply as much as possible, and supporting activities that remove carbon from the atmosphere to compensate for any remaining emissions.

"The strategies detailed in the updated Climate Action Plan will be transformative for building a sustainable and resilient city," said City Councilor Matt O'Malley and Chairman of the Council's Environment, Sustainability and Parks Committee. "I am proud to have led the Council's efforts and advocated for a pathway to a carbon-neutral future. It is evident that the greatest contributor

to carbon emissions is our buildings. I look forward to working with Mayor Walsh and his administration to promote the construction of zero net carbon buildings in Boston and continue to work to reduce the impacts of climate change."

"This new roadmap reflects a steadfast commitment to slashing fossil fuels and making Boston a leader on bold climate action," said Christina Angelides, NRDC's Director, American Cities Climate Challenge. "These are the sort of ambitious efforts that the Bloomberg American Cities Climate Challenge winners are helping spearhead across the country. With this plan, Boston is truly tackling climate change in its own backyard and setting a strong

(CARBON NEUTRALITY, Pg. 10)

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FAIRMONT COPLEY HOTEL GRAND BALLROOM TRANSFORMED INTO HOGWARTS

Photos by Derek Kouyoumjian

The Grand Ballroom at the Fairmont Copley Hotel was transformed into Hogwarts for a day to bring magic to the young and old Harry Potter fans of the Boston area. Wand painting, slime making, magic glasses conjuring, and many more activities awaited as the Dining Hall at Hogwarts was recreated for a lavish feast. It was a day of magic for all!



Elle Berk and Lily McEwan are excited at all the mischief they can manage with their recently acquired Slughorn Slime.



The Grand Ballroom at the Fairmont Copley Hotel was transformed into the famed Dining Hall at Hogwarts with long, communal tables to bring all the witches, wizards, and their Muggle fans.



Shown above, Sarah Barcia - aka Crazy Sarah aka Bellatrix Lestrange - takes a bite out of a turkey leg.



Shown to the right, Devoted Harry Potter fans Courtney and Quinn Hetrick had to partake in the fun as it was their Anniversary and another magical event occurred at the Fairmont Copley years ago: they met here.

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Jeanie Schepp (far right) and Karen Kwok (center) with their kids Jacob Schepp (2nd from right) with Mary and Alex Kwok are prepared for Lord Voldemort to pop out of the woodwork.

FAIRMONT COPLEY HOTEL GRAND BALLOOM TRANSFORMED INTO HOGWARTS



Fairmont Copley Hotel employee Cathy Mesina performs as the "Fat Lady" to take passwords and keep the entrance to "Hogwarts" safe.



Graham and Graysen Doyle As Harry Potter and Remus Lupin.



Anna Pope with Lewis and Stacey Thomascewicz wait at the long table faithfully reconstructed from the Dining Hall at Hogwarts.



Mike Callahan keeps his best Dumbledore to aid his wife, Shelby, to make sure their daughter Celia manages the mischief from the Slughorn Slime she just acquired.

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Please join your neighbors and friends from the **South End, Back Bay, Beacon Hill, Chinatown, West End, and Bay Village**, for a community event with Mayor Martin J. Walsh!

WHEN: WEDNESDAY OCTOBER 23, 2019 FROM 6 PM TO 8 PM.

WHERE: BANYAN RESTAURANT 553 TREMONT ST, SOUTH END

RSVP: www.martywalsh.org/SE

Suggested donation of \$20 but all contributions are welcomed. Kids and Seniors are free!

Paid for by the Committee to Elect Martin J. Walsh

Eight Streets hears about changes, tweaks to Silver Line

By Seth Daniel

The Boston Transportation Department's new Transit Team told the Eight Streets Neighborhood Association on Oct. 8 about an upcoming refresh to the Silver Line on Washington Street.

Michael Tormey told the group that they will begin re-painting the bus lane from downtown to Dudley Square in the spring of 2020. Money has already been set aside in the Capital Budget for

the project, and Tormey is looking for small ideas to help the project while they're at it.

"We're going to update the existing lanes with red paint to match our other bus lanes, and we'll also be looking at some spot tweaks we can do to make the bus lane a little better," he said.

They plan to make the crosswalks have signage and also make the bus lane clearer with updated markings – as the diamond shape has not been used for the bus lanes in many years.

In very specific places, they will use data to pinpoint places where there are issues with double parking and loading zones.

"We're not looking to change parking regulations on a whole street, but maybe using data we can make some spot changes to the regulations," he said. "Maybe we could add pick up and drop off zones, or loading zones."

The project will also be in conjunction with the two-way Washington Street project in the New York Streets Neighborhood.

Some neighbors asked that the speed of the Silver Line buses be adjusted or addressed during the project.

"When they come over Herald, they really hit the gas because they don't see any cars," said President Michael Almond. "They are also very quiet, so that becomes a hazard. A lot of people are used to the noise, but they aren't noisy."

•Neighbors hashed out a plan by Alison Ryan of 3 Bond St. for a total renovation of the home there. Neighbors have several issues

with the renovation, including the Groundwater Recharge System. A Zoning Board date was continued to Nov. 13 so the issues could be further discussed.

•The new officers were chosen for the organization, and most stayed as is, with the exception of a new secretary.

The officers are: President Michael Almond, Vice President Ted Pietras, Treasurer Colleen Fitzpatrick, Secretary Mary Chowdhury and Emeritus President John McLachlan.

Boston Christmas Festival comes to the World Trade Center Nov. 8 for final year

The Boston Christmas Festival, which has kicked off the holidays in Boston for 33 years, is hosting hundreds of juried Artisans selling their handcrafted items, gourmet foods, and unique gifts at the Seaport World Trade Center the weekend of November 8-10, for its final Christmas Festival in Boston; It's like combining Etsy

and Pinterest and bringing it to life in a 100,000 square-foot massive bazaar. Tickets and more at BostonChristmasFestival.com

The organizers will make sure shoppers have an incredible experience:

- 350 Juried Artisans Pop Up Stores
- Something special in all price

ranges

- Early bird tickets available at \$14

The event offers over 350 pop-up shops showcasing handcrafted items in every price range. From the country's premier artisans and crafters, the Festival is the one-stop solution to the Christmas shopping conundrum. Aisles chock full

of seasonal decor, distinctive home accessories, and custom apparel. Fashion and fine jewelry, gourmet foods, and handmade toys make it fun and easy to wrap up shopping.

Festival hours are Friday, 12 p.m. - 7 p.m.; Saturday, 10 a.m. - 6 p.m.; and Sunday, 10 a.m. - 5 p.m. Tickets are \$16 for adults; free for children under 14. For

information, call (617) 385-5000, or visit BostonChristmasFestival.com to print a discount coupon or buy tickets online. For the latest updates, follow the Boston Christmas Festival on Facebook.

Artisan Promotions, Inc. presents The Christmas Festival, organizers of top quality art shows since 1982.

CARBON NEUTRALITY (from pg. 77)

example for others to follow."

Boston continues to be one of the world's leading cities committed to urgently pursuing high-ambition climate action. As a leading city on climate action, Boston is already driving down emissions

and preparing for sea level rise, extreme temperatures and storms. At the same time, Boston continues to be ranked the most energy efficient city in the country. The top ranking highlights the success of programs such as Renew

Boston Trust, Community Choice Energy, and Boston's long-standing building energy benchmarking program.

By reducing carbon emissions, Boston can ensure that it's not worsening the impacts of climate change. To prepare for those impacts, Mayor Walsh created a climate-ready vision to enhance Boston's waterfront. Announced during Mayor Walsh's 2018 Chamber of Commerce speech, Resilient Boston Harbor shows how a network of accessible open spaces and climate-ready buildings and infrastructure will increase resilience to major flooding events, while also increasing access and open space area along the waterfront. Like all the City's current planning, it prepares the City for 40 inches of sea-level rise. Further-

ing the Mayor's vision are a series of detailed neighborhood plans for coastal resilience. Coastal resilience plans are complete for parts of East Boston and Charlestown, for South Boston, and are underway for Downtown, the North End, and Dorchester.

In addition, earlier this year, Mayor Walsh released the Zero Waste Boston plan, which would divert at least 80 percent of the City's waste from landfills and municipal solid waste combustors by 2035. The City has begun implementing strategies, including expanding education and outreach campaigns around recycling in partnership with institutions like the New England Aquarium, and is currently developing curbside composting and textile recycling programs for residents.

In his fiscal year 2020 budget, Mayor Walsh nearly tripled the City's investment in Greenovate

Boston to expand outreach to Boston residents and support community-level climate action. Since the investment, Greenovate launched a climate action guide for Boston residents to reduce their carbon footprint at home, at work, in school and around town, and starting this month will host a series of trainings and dialogues throughout the community on climate change.

"As the voice of students across the Boston Public Schools, we have been calling for more ambitious action on climate change. It's great to see a plan that takes our call for action seriously with real, actionable strategies to reduce carbon emissions in our city," said Simon Chernow, Boston Public Schools student and Boston Student Advisory Council member. The Student Advisory Council was active in the Climate Action Plan working group.

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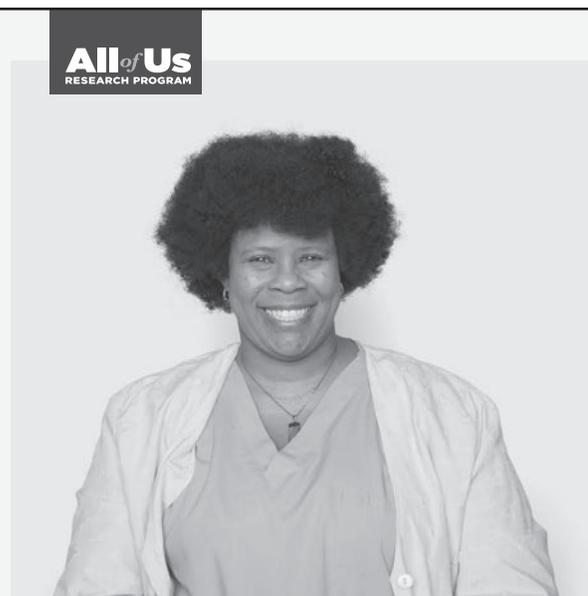
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BBAC approves another portion of Taj hotel project

By Lauren Bennett

The Back Bay Architectural Commission (BBAC) held their monthly hearing on October 9, where they discussed several projects regarding windows, doors, mechanical equipment, and light poles.

A large ongoing project in the Back Bay is the restoration of the Taj Hotel on the corner of Arlington and Newbury Streets. The BBAC previously approved relocation of the front entry and awnings for the building, but the applicants were back last Wednesday night with an application to reconstruct the existing kitchen on the 17th floor, reconfigure and replace the rooftop mechanical equipment and install mechanical screen, repair masonry, replace the roof, and replace the windows on the 18th floor and the penthouse.

Alfred Wojciechowski of CBT Architects explained that the team would like to do “selective repair work to bring the stone back to historic quality.” Additionally, he said that some of the upper windows are not historic in terms of pattern, so they would like to replace them with windows that have historic decorative patterns.

For the roof, Wojciechowski said that they are hoping to stick with the gray tone they have proposed. He was asked by the Commission if standing seam copper could be used, but Wojciechowski said that there is no copper on the building currently so he'd like to use the gray tone.

Right now, the roof of the hotel is “an aggregation of different mechanical equipment and duct work,” so they hope to streamline that and have it make more sense. “Our intention is to move the equipment to the alley side of the building,” he said. They will also be lowering the equipment and using screening along the edge to reduce visibility.

The BBAC voted to approve the proposal as presented.

At 285 Marlborough Street, the applicant proposed to convert a window on the rear elevation into a door and construct a balcony, replace lower level entry door, remove the window grates and redesign the patio, and at the roof level relocate the mechanical equipment, install a headhouse, deck, grill, and counter.

The owners were in attendance

at the hearing, and said they are renovating the entire unit on the inside as well, so these facade changes would be the finishing touch to their project.

The applicant said that they would like to replace the existing rood deck, staying within the boundaries of the chimneys, construct a headhouse for access to the roof deck, and move the mechanical equipment to the back of the building. The roof deck will be sunken in, which will lower it twelve inches from its current location. The new roof deck will be six inches above the roof line.

The owners said they would like to construct a small balcony, but large enough to fit a table and chairs to sit out with a cup of coffee. This would require converting the existing window to a door for the balcony.

“We've approved balconies over bay windows,” said Commissioner Robert Weintraub, who seemed concerned with the balcony proposal.

BBAC Chair Kathleen Connor commended the applicant for his attention to the guidelines. “There's a lot of care that's gone into this and it shows,” she said. However, she did ask the applicant and the owners if they would be willing to do a Juliet balcony instead, as it is shallower without too much projection.

“We want to open the door to get fresh air and a place to sit,” the owner said, adding that the proposed balcony would also cover the rear door below which would help with rain and snow.

“I think the roof deck is completely appropriate,” Weintraub said, but “I'm struggling with the balcony and changing the window to a door.”

Tom High of backbayhouses.org said that the rear facade of this building is original, and he doesn't believe the balcony fits the Commission guidelines. “A balcony that will hold a table and chair is not an ornamental balcony,” he said, adding that a precedent will be set in the neighborhood if this is approved.

The Commission voted to approve the project with the exception of the modification of the window and the balcony. The roof deck, headhouse access, lower patio, and all other elements of the proposal were approved.

BUYER 1 BACK BAY

Signore, Scott D
Goldman, Joseph H
Collins, Katherine
Yanagi, Grace M
Lake Comm 192-6 NT
Riffin, Timothy M
Linda Baron Davis RET
Velasquez, Rosa E
Celentano FT
Wolfsthal, Theodore

BEACON HILL

Finelli, Joseph
Rabkin, Andrew J
Burton, Leslie F
Popeo, Margaret E
Downing, Nicholas S

SOUTH END/KENMORE/BAY VILLAGE

BGRS Relocation Inc
MKEK Braddock 2019 T
Genser, Nalani
Luo, Laura
Aird, Carlton
Koch, Dustin
Cohen, David
477 Harrison Avenue LLC
Dara Us Inc
Aird, Carlton
183-100 Mass Ave Owner
Basili, Danielle
Yaptenco, Monique F
Bacci, Tina M
Muise, M Christina
Patel, Jayesh
Miller-Alvarado RT
Mierzwicki, Leo A
Moscato, Richard
Bhagal, Jasbir
Murawski, Annie

WATERFRONT/DOWNTOWN

Marmorstein, Stacey B
Hill, Sheree
Gruber, William R
Trojan, Brian
Maurice, D Mark
Pereira, Paula M
Casey, Michelle
Kendall, Jonathan R
Dimitrov, Rossen
State Street Third LLC
100 Summer Owner LLC
\$806,000,000
Chung, Robert W
Zhu, Minjun

SELLER 1

Hackney, Allan T
Barbara A Kroll
Vogelsang, Ingo J
Corbett, John W
Bonesteel, Charles
Kirby, Erik
Lupis, Marlyse
92 Beacon Street LLC
Stoddard, James M
Providence Development

Ishikawa 2013 RET
Hawpet LP
Addis, William S
Delucia, Elizabeth A
Yoo, Nicholas E

Tsai, Larry W
BGRS Relocation Inc
Ross, Jeremy
Golden Aries LLC
27 Isabella LLC
Dionne, Benjamin
Bongrain, Dominique M
Dara US Inc
477 Harrison Avenue LLC
27 Isabella LLC
185 Massachusetts Ave
31 Mass Ave LLC
Murray, Phillip D
Good, Kenneth W
Solberg, Nirma E
Manzi, Stephen A
Murphy LT
Mccarthy, Brad E
Delongchamp, Alain
Rothenberg, Stephen
Goren, Aliza F

Mosson, Antoinette B
Gonzalez, Vega R
Hicks, Laurence M
Beacon Hill Properties
Ash, Barbara
Stanton Road LLC
Phua Cheng S Est
Nucera PT LLC
Dambrose, James J
CGI Real Estate Corp
MA 100 Summer Street

Unge Group Inc
Johnson, Casey M

ADDRESS

166 Beacon St #2
236 Beacon St #2A
303 Berkeley St #9
75 Clarendon St #207
192 Commonwealth Ave #6
234 Marlborough St #1
492 Beacon St #34
92 Beacon St #32
349 Marlborough St #2
294 Newbury St #3D

13 Bowdoin St #4C
9 Hawthorne Pl #10D
70-72 Mount Vernon St #3B72
55 Phillips St #2
3 Spruce Ct

15 Braddock Park #1
15 Braddock Park #1
300 Columbus Ave #5
418 Columbus Ave #2
27 Isabella St #5
21 Father Francis Gilday St
87 Gainsborough St #104
477 Harrison Ave #4C
477 Harrison Ave #4D
27 Isabella St #5
183-185A Mass. Ave #100
31 Massachusetts Ave #B4
662 Massachusetts Ave #1
120 Norway St #12
452 Park Dr #18
7 Primus Ave #7
118 Riverway #21
77 Rutland St #2
1597 Washington St #612
1721 Washington St #509
35 Worcester Sq #1

9-15 Battery St #1
300 Commercial St #605
343 Commercial St #202
357 Commercial St #718
357 Commercial St #724
50 Fleet St #301
100 Fulton St #2S
99 Fulton St #5-4
70 Lincoln St #L310
100 State St #3
100 Summer St

580 Washington St #209
580 Washington St #5E

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\$585,000
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\$975,000

\$517,500
\$740,000
\$1,125,000
\$590,000
\$2,575,000

\$2,565,000
\$2,565,000
\$895,000
\$645,000
\$3,425,000
\$745,000
\$875,000
\$1,475,000
\$2,975,000
\$3,425,000
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AMES MANSION (from pg. 1)

changes to the exterior. Having done a tremendous amount of work on the grand staircase, the stained glass windows and other public spaces, this fall they are moving towards the interior.

“It will be timeless,” said Hamady during an interview in his temporary office set up in the first-floor parlor of the mansion. “Once restored it will be elegant classicism with modern amenities that make it appealing...The owner is not from here. He loves the idea of being a successful developer and a good citizen. It is a development, but it’s not exclusive of being a good, responsible custodian of this property. He gave us the time to do it correctly.”

The work started very quietly six years ago, when he and Vickory began the painstaking research of the building – including original

architectural drawings and historical vignettes. They went to the Library, the Archives, and were able to get drawings not accessible to the public – original 1871 drawings by famed Architect Robert Peabody.

“The owner allowed us to do a lot of research,” said Hamady. “It was helpful to us to see the sequential changes. They were critical to helping us develop a plan for the restoration...We wanted to record history and conditions. We’ve gone through an enormous and extensive effort to record the whole building in its detail. It is recorded for the future now. Again, it is the owner being a responsible citizen in the process of restoring or altering a very significant historical building.”

They also found original drawings for the 1882 addition done by

John Sturgis.

They detailed the history of Boston from a small British Colonial village to a city on the world scene. That went into the development of the Back Bay, making it very much a European style neighborhood after the fashion of the times. That also translated into sketches of the owners from several time periods, right down to the change of use to an office building in the 1970s.

All of that is included in an exhaustive manuscript detailing everything about the past neighborhood and the building’s place within in.

Once that was understood, the contractor, Geoff Caraboulad of Metric Corporation, was brought in to carry out the restoration and renovation of the property – transforming it into a three-unit condo building with parking in the basement and lush, accurate common spaces that celebrated the history of the place.

One such place is the grand stairway that contains a fireplace that is the size of a Volkswagen and is topped by stained glass windows that are pieces of fine art. While that are could have been converted into large amounts of living space to accommodate more condos, Hamady said they were not interested in such things. The owner felt it would have destroyed the historical integrity of the home.

So it was painstakingly restored to better than the original.

“The work the owner intends to do here is not going to be undermining the existing historical importance of the building, but celebrating it,” he said.

That has also resulted in a new



Leslie-jon Vickory and Kablil Hamady, of Hamady Architects, show off the original drawings of the Ames Mansion in the Back Bay they discovered while doing the patient research of the home prior to construction. The renovation has been slow over the past six years, but will be wrapping up in 2020. Hamady said it will be ‘timeless.’



A picture of the stained glass and Justinian paintings at the top of the Grand Staircase of the Mansion. Instead of chopping the area into additional living units, the space was preserved and restored for common area.



The exterior of the Ames Mansion from Dartmouth Street.

addition to the alleyway – where an ugly exterior and an asphalt driveway have given way to a new façade and a new raised garden. Hamady said neighbors have approved, and he believes it can be the model for how to do other alley spaces along the Back Bay.

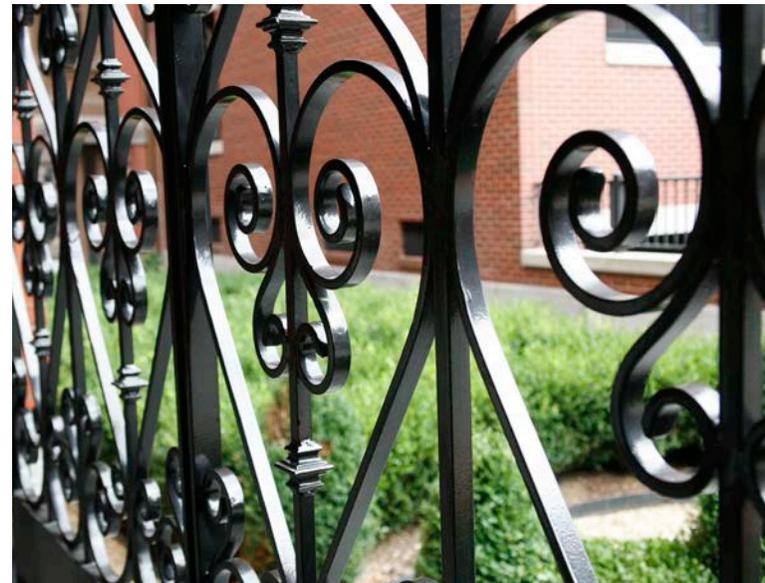
Other challenges came along, such as how to find parking in the basement of the building – a feat accomplished by actually picking up the building and reinforcing areas underneath to allow for an entrance from the sally port.

Hamady said the work so far has come together to create a culture among the workers, restorers and artisans. They see it as more than a job, he said.

This month, as they transition into beginning to build out the interior spaces, he said that culture will look to continue through the end of the project in 2020.

“I dare say this is really an unparalleled property,” he said. “It’s a property like no other. There is no comparable property. It becomes a home and not an expansive dorm for living. It is a place people will live, but it will be a place for them to find peacefulness and a place they will be inspired by – as it was intended to be from the beginning.”

The property will be marketed by Tracy Campion of Campion & Company.



A new custom made fence creates a separation between the sally port and a new back garden.

Developer revives plans for mixed-use project next to Arlington Street Church

By Dan Murphy

A longtime local developer is reviving plans for a mixed-use project adjacent to the Arlington Street Church that has languished for more than a decade.

Ron Druker, president of the Boston-based Druker Company, outlined plans to build a 221,230 square-foot development with office, retail fitness and restaurant spaces at 350 Boylston St. during a meeting sponsored by the Boston Planning and Development Agency Monday, Oct. 7, at the Copley Branch of the Boston Public Library. The BPDA's predecessor, the Boston Redevelopment Authority, approved the project in October of 2008, but it stalled due to the 2008 recession, he said.

Druker said the proposed building height of nine stories is consistent with the earlier proposal.

And while plans for 150 off-street parking spaces stay the same, Druker said accommodations for

bicycles has been expanded to 66 from 27.

Another change from the earlier proposal is that spa and retail space might be expanded to the second floor "like Hermes," Druker said.

"The massing and the setbacks will create no new shadows in accordance with shadow legislation," Druker said, adding that the project aims to complement the Arlington Street Church. "It will create a strong architectural statement at this important corner [at Arlington and Boylston streets]. We intend to build a landmark for the 21st century."

Also, Druker said the project "would help invigorate a corner impacted by homelessness."

Attorney Marilyn Stickler said it wasn't feasible to preserve the three existing buildings at 340-360 Boylston St., adding, "not even the façade could be retained."

Community benefits from the project would include approximately \$1,310,496 in linkage fees

comprised of a Housing Contribution Grant of about \$1,094,707 and a jobs contribution of around \$215,789; approximately \$2 million each year in new property tax revenue; \$25,000 to support neighborhood improvements; 300 construction jobs; and 880 permanent jobs, Druker said.

One meeting attendee suggested that since concerns regarding environmental change have increased dramatically since the project was approved in 2008, the design may no longer

be tenable, and with

more city residents forgoing driving, the parking allotment might also be excessive.

Steve DiFillippo, owner of Davio's Northern Italian Steakhouse, which has a location at 75 Arlington St., said, "We can't wait for this to happen. It will really clean up the neighborhood."

Meanwhile, Druker sought to reassure those in attendance that despite the project lapsing for more than a decade, his firm is now

ready to proceed with the project.

"We worked with many of you to make an approved project a reality," Druker said. "We wouldn't be here if we weren't moving forward."

The BPDA is accepting public comments on the proposed project until Oct. 17. To submit a comment or for more information, visit <http://www.bostonplans.org/projects/development-projects/350-boylston-street>.



CREDIT: BOSTON PLANNING AND DEVELOPMENT AGENCY

A rendering of the mixed-use project proposed for 350 Boylston St.




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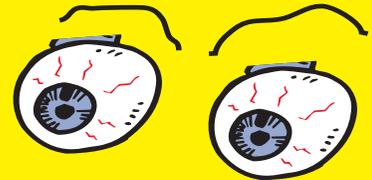
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NEWS BRIEFS

PARTY BEFORE THE CLOSURE

The South End Public Library branch is slated to close on Oct. 25 for some short-term renovations, Friends of the South End Library President Marleen Neinhuis told the Eight Streets Neighborhood Association on Oct. 8. However, before the doors close, they'll have a party.

Neinhuis said on Oct. 23, they plan to have a farewell party for the library where musician Pat Loomis will play and friends will bid farewell to the branch for awhile.

"In about two weeks, the library will close for about two months," she said. "We expect that it will open back up in February. This will be for some short-term repairs. We cannot wait another five years for a new library. The adult computers are right next to the children's area and adults often look at inappropriate materials that the children can see. We'll have new electrical outlets and a paint job. It often looks like a seedy place, but it's one of the most important gathering places in the neighborhood and has a great staff."

There will also be new computers, new outlets, new flooring, an adult area and a separate seating area for teens.

BCYF FAMILY GYM

Boston Centers for Youth & Families (BCYF) free Family Gym Program is back for the fall season in more community centers than

ever before and Boston families are invited to join in! Family Gym is a free, weekly play program that promotes physical activity for children ages 3-8 and their families.

Family Gym runs on Saturdays beginning Oct. 5 at five BCYF community centers, including BCYF Blackstone Community Center in the South End. Start time is 10 a.m.

Children and adults move at their own pace in supervised activities. Colorful play equipment encourages individual, small, and large group play. Families can jump rope, play on an obstacle course, do the limbo, or play parachute games or sports. No pre-registration or center membership required however caregivers must participate and remain in the gym with their children at all times. Thanks to a partnership with Northeastern University, UMass Boston and Simmons College, student volunteers serve as Activity Leaders at Family Gym. Family Gym is sponsored by Boston Children's Hospital and The Foundation for BCYF.

This session of Family Gym will run through November 23.

SOUTH COVE/BAY VILLAGE URBAN RENEWAL MEETING

The Boston Planning & Development Agency invites the surrounding community to a meeting on October 22 at 6:00 pm at the Revere Hotel to discuss updates to the South Cove Urban Renewal

Plan Area. For translation service requests please reach out to the Boston Planning & Development Agency at least one week prior to the Community Meeting.

MAYOR'S FALL PUMPKIN FLOAT TAKING PLACE ON OCTOBER 18

Mayor Martin J. Walsh has announced the return of the annual Fall Pumpkin Float at the Boston Common Frog Pond on Friday, October 18, from 5 p.m. to 8 p.m. Hundreds of illuminated jack-o'-lanterns will be floated on the water accompanied by spooky family activities. Attendees are asked to bring eight-inch or smaller carved pumpkins that will be lit and then floated on the Frog Pond for a dramatic early evening display. Adults and children are encouraged to wear Halloween costumes and participate in a wide range of fun activities. Test your courage in our haunted zombie maze, take a ride on the Spooky Mansion Slide, experience the Jumpin' Pumpkin, try your skills at the bean bag toss, and enjoy nighttime fun on our LED swings and seesaws.

BOSTON PUBLIC LIBRARY ANNOUNCES WEDDING CEREMONY GIVEAWAY CONTEST

As one of the city's most sought-after wedding venues, and

in honor of the McKim Building's 125th anniversary, the Boston Public Library is giving four couples the opportunity to host their wedding ceremony within its historic walls this February — for free! Couples will have the opportunity to begin the next chapters of their lives by exchanging vows inside the historic Abbey Room at the Central Library in Copley Square. The giveaway registration period begins on Tuesday, October 15, 2019 and ends on Friday, November 15, 2019. All participants must submit their registration online at <https://www.bpl.org/ceremonygiveaway/>. Four couples will be randomly selected and notified on or about Monday, November 18, 2019. The winning couples, along with ten guests, will exchange their vows on the morning of Sunday, February 2, 2020. The package includes a pre-ceremony light breakfast and beverages, compliments of The Catered Affair, bouquets and boutonnieres provided by Fleur Events, ceremony music performed by SpeechLess Music, ceremony and mini-session photography provided by Janelle Carmela Photography, commemorative takeaway gifts compliments of the Boston Public Library and The Catered Affair, an overnight stay provided by the Westin Copley Place, and ceremonies officiated by Justice of the Peace Karla Firestone. Learn more about how to enter the wedding ceremony giveaway contest at <https://www.bpl.org/ceremonygiveaway/>. Registration opens on October 15, 2019 and closes on November 15,

2019. Terms, rules, and conditions apply.

SOUTH END DATES

•Worcester Square Area Neighborhood Association and the Blackstone Franklin Squares Neighborhood Association will have a social between both groups at Estragon on Monday, Oct. 21.

•The Friends of the Titus Sparrow Park will hold its annual Halloween Party on October 31 from 5-6 p.m. There will be refreshments, roving entertainers, and pre-trick-or-treat fun.

•The Friends of Hayes Park will hold their annual fundraiser on Thursday, Oct. 17, at the Revolution Hotel (40 Berkeley St.), from 6-8:30 p.m. There will be cocktails, hors d'oeuvres, an auction and raffles. Tickets are \$45 in advance, \$60 at the door.

•The South End Historical Society (SEHS) will hold its 51st annual South End House Tour on Saturday, October 19th from 10 a.m. to 5 pm. Starting in the 1960s, founding member Doe Sprogis organized the South End Historical Society's first four house tour. She continued to be a driving force behind every one of them until 2014, when she and her husband David opened up their own home at 184 West Brookline Street for what turned out to be her last tour. Doe passed away in 2015, but the House Tour lives on and continues in her memory. Tickets for the House Tour are \$30 in advance and are available

(NEWS BRIEFS, Pg. 15)

For the Record

From the Oct. 16 License Board Meeting, City Hall:

•Poke For Me 3, LLC; D/B/A: Pokeworks, 425 BROOKLINE Ave., Fenway.

Has applied for a Common Victualler License to be exercised on the above - Kitchen, dining area, and assembly line, no basement.

Manager: Jason Sugarman. Hours of Operation: 11 a.m. to 10 p.m.

From the Oct. 17 One Day License hearing, 10 a.m., City Hall Rm. 809a:

•Time Out Market (Boston), LLC d/b/a Time Out Market, 401 Park Drive, Fenway, have applied for a one day amendment for an extension of premise to the lawn adjacent to restaurant to be able to serve a limited alcohol menu as part of Fall Fest sponsored by the building on October 25, between the hours of 4:30 – 7:30 p.m.

From the Oct. 21, 10 a.m., CITY COUNCIL COMMITTEE ON WAYS AND MEANS

A hearing regarding the renewal of a property tax exemption for members of the National Guard and reservists serving in foreign countries. The Chair of the Committee is Councilor Ciommo. The sponsor of the docket is the Mayor.

From the Oct. 21, 1 p.m., CITY COUNCIL COMMITTEE ON PUBLIC SAFETY AND CRIMINAL JUSTICE.

A hearing regarding prohibiting wearing a mask to conceal one's identity on public property. The Chair and Sponsor of this hearing is Councilor Tim McCarthy.

From the Oct. 22 Licensed Premise Violations hearing, 10 a.m., City Hall Rm. 809a:

•Earl's Restaurant (Boston, Ma) Inc., doing business as: Earl's Kitchen + Bar
Location: 800 Boylston St., Back Bay.

Date: 07/13/2019: Persons under 21 in possession of alcohol on premise.

•Life Alive Cafe, LLC, doing business as: Life Alive Café; 431 Boylston St, Back Bay.

Date: 06/22/2019: Allowing Illegality to take place on premise (CBD tea + coffee).

From the Boston Landmarks Commission meeting, 4:30 p.m., City Hall Rm. 900:

•Boston Public Garden. Applicant: Elizabeth Vizza. Proposed work: Remove mature yews from four rose beds.

•Charles River Esplanade. Applicant: Ricardo M. Sousa, Esq.

Proposed work: Extend the expiration of the Commission's approval for Application 16.1036.299 to replace 14 city light poles with DAS nodes subject to the same provisos to October 22, 2021.

From the Oct. 24, 2 p.m., COMMITTEE ON JOBS, WAGES, AND WORKFORCE DEVELOPMENT HEARING. Order for a hearing regarding a biannual review of the Boston Employment Commission and Boston Residents Jobs Policy. The chair of the Committee is Councilor Frank Baker and the Sponsors are Councilors Lydia Edwards and Kim Janey.

NEWS BRIEFS

From 14

at www.southendhistoricalsociety.org/housetour. Tickets will also be available on the day of the Tour for \$35 each at Sprogis & Neale Real Estate, 679 Tremont St. For more information, please contact at admin@southendhistoricalsociety.org or 617-536-4445.

• The Boston Transportation Department (BTD) is proposing to add angled parking on Warren Avenue between Clarendon and Pembroke Streets. The Mayor's Office of Neighborhood Services will host a public meeting in partnership with BTD on Wednesday, October 30, 6:30 p.m. at the McKinley Elementary School located at 90 Warren Ave. This is an opportunity for neighbors to engage with the proposal and share constructive feedback.

• SoWa Spooktacular. Oct. 27, 10 a.m. to 4 p.m. There will be face painting, pumpkin painting, live music, special Halloween brews and the costume contest. They'll be awarding prizes for the best human, pet, and vendor costumes. Visitors and their pets can enter the contest by having their photo taken at the chalk wall at 460 Harrison Ave, from Noon – 2 p.m. Winners will be posted on Facebook the following day. The first place winner will win \$500. More prizes to be announced soon on Facebook.

• TUESDAY, OCT. 22, 6:30 p.m. Award-winning foreign cor-

respondent Stephen Kinzer, whose investigations and penetrating analyses have shed harrowing light on innumerable clandestine American adventures here and abroad, will return to the South End library to talk about Poisoner in Chief: Sidney Gottlieb and the CIA Search for Mind Control. He will be introduced by former Municipal Court Judge, Herb Hershfang.

FENWAY TIMES

• Clean Muddy Forum: The Muddy Water Initiative will hold a Clean Muddy Forum at the Fenway Community Center on October 24 from 6:30-8 p.m. State Senator Will Brownsberger, Executive Director of the Charles River Watershed Association Emily Norton, and PE Civil Engineer for the Watgate Pilot Project Cassandra Kkoutalidis will speak at the event, and residents are encouraged to share their ideas for revitalizing Frederick Law Olmsted's vision for the urban waterway.

• 1252-1270 Boylston St. Public Meeting: Scape Boylston, LLC proposes to build an approximately 226,700 square foot mixed-use programming, comprised of approximately 477 residential rental housing units and an activated ground-floor retail podium fronting on Boylston Street. The Project also includes the 'Boylston Black Box', a 10,000-square-foot

LGBTQ-centric venue for the performing arts – anchored by a 156-seat theater which will be delivered and operated on a not-for-profit basis. The meeting will be held on Monday, November 4 from 6:00-8:00pm at 2 Charlesgate WEst, 5th floor.

• Red Sox Community Meeting: We hope you'll join us on October 30th for some evening snacks at our full community meeting at Fenway Park. Doors at 20 Jersey Street will open at 6pm, and a short speaking program will begin around 6:30. All of our Fenway-Kenmore neighbors who live or work here are welcome

FENWAY PARK HAPPENINGS:

FALL EVENTS AND FENWAY BLEACHER/MUSIC HALL CONSTRUCTION

This year, Fenway Park will only host one offseason event, the Spartan Race on November 9th and 10th. We hope to break ground this fall on the bleacher improvements inside the ballpark and the new Fenway Music all slated to open in 2021 at Lansdowne and Ipswich Streets. More information to come as they move forward with these projects.

ATTENTION TO DETAIL

BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The "E Pluribus Unum" in the last clue is on the statue of Columbia who represents the United States on the Collins Memorial on the Commonwealth Avenue Mall. The Friends of the Public Garden had this statue cleaned and repaired in September and the top leaf on the stalk of leaves she holds was straightened after years of being bent.

The next clue will be found in the Fenway.

Do you have a favorite building or detail you would like featured? Send an email to Penny@BostonZest.com with your suggestion.

THIS WEEK'S CLUE



Public Meeting

290 Tremont Street (Parcel P-12C)

Tuesday, October 29
6:30 PM - 8:30 PM

Josiah Quincy Elementary School - Cafeteria
885 Washington Street
Boston, MA 02111

Project Proponent:
288 Tremont Street Partners LLC

Project Description:

The Proposed Project consists of a 426,500 square foot, mixed-use development, which will include up to 171 income-restricted residential units, a hotel with up to 200 rooms, up to 340 off-street vehicle parking spaces, retail space, and approximately 8,000 square feet of community space (which may be expanded to approximately 14,000 square feet) that the Proponent hopes will include a Chinatown branch of the Boston Public Library.

mail to: **Edward Carmody**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4422
email: edward.carmody@boston.gov

Close of Comment Period:
11/15/2019



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