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SERVING BACK BAY - SOUTH END - FENWAY - KENMORE

CSN hears from owner of lodging house proposed for 507 Mass. Avenue

By Dan Murphy

The owner and operator of a new lodging house proposed for 507 Massachusetts Ave. was on hand for the March 1 virtual monthly meeting of Chester Square Neighbors (CSN) to discuss his plans for the business.

Armando Hernandez, the manager of record and a Shawmut Street resident, said he and his team had acquired the building, which is located next door to MIDA restaurant at 782 Tremont St., and its existing lodging

house license. Hernandez was expected to take possession of the building on March 2, he said.

Hernandez described himself as a civil engineer who owns a construction business in Boston that has redeveloped four brownstones in the South End alone. He also owns 12 dwelling units, which he manages and rents out, he said.

The five-story building at 507 Massachusetts Ave. contains eight dwelling units, including

(507 MASS. AVE. Pg. 4)



DAN MURPHY PHOTO

The proposed future home of Pinky's at 267-269 Newbury St.

NABB Licensing and Building Use Committee hears proposal for Newbury Street gastro-pub

By Dan Murphy

The duo behind Pinky's – a self-described “chef-driven globally inspired gastro bar” proposed for the former Itadaki space at 267-269 Newbury St. – was on hand for the March 6 virtual monthly meeting of the Neighborhood Association of the Back Bay License and Building Use Committee to detail their

plans for the restaurant.

The restaurant's proposed manager of record is Richard Sullivan, who worked for more than 20 years at R.F. O'Sullivan's, the longstanding Irish pub and restaurant in Somerville owned by his father until he recently sold the building, as well as at a second location of the restaurant still operating in Lynn. Sullivan

would own and operate Pinky's in partnership with another local veteran of the restaurant industry, Jairo Dominguez, whose experience includes operating Rock & Rye American Bar in the Theatre District and previously serving as co-owner of Backyard Betty's, a now-shuttered South Boston sports bar and grill.

(NABB Pg. 5)

LDC needs more info on Columbus Ave. plan; new tenant may be in works for former Bar Lyon spot

By Adam Swift

The developers of a mixed-used brownstone on Columbus Avenue formerly known as the Electric Carriage site still have

some work to do to get their design plans approved by the South End Landmark District Commission.

Some work on the exterior

of 321-323 Columbus Ave. had already begun on the exterior of the building last year before the work came to a halt in December.

(LANDMARK DISTRICT COMM. Pg. 3)



D. MURPHY PHOTO

The location of a proposed new lodging house at 507 Massachusetts Ave.

EDITORIAL

SPRING FORWARD THIS SUNDAY

This Sunday, March 12, marks the start of Daylight Savings Time when we set our clocks ahead an hour.

Yes, we lose an hour of sleep, but the time for sunset magically will move from 5:46 PM on Saturday to 6:48 PM on Sunday, giving us an extra hour of daylight in the evening. (Conversely, we lose an hour of daylight in the morning because sunrise also moves up an hour, from 6:01 AM on Saturday to 6:59 AM on Sunday.)

Even though Daylight Savings Time has occurred in March for quite a few years, for those of us who grew up when Daylight Savings Time did not begin until mid-April, the earlier start to the Daylight Savings season is a bit jarring.

When Daylight Savings began in April, it was a sure sign that spring was in the air and that summer was around the corner. It also coincided with the start of the Little League season, another harbinger of summer.

But with Daylight Savings now coming in mid-March, when the weather is still chilly, Daylight Savings occurs when the weather is not even remotely spring-like.

Still, we're happy to have that extra hour of daylight in our evenings. The weather may not be great, but at least it's bright at 7:00 PM -- a signal that although spring may not quite have arrived, winter surely is fading fast.

MARK YOUR CALENDARS -- THE REVERE BEACH SAND SCULPTING FESTIVAL IS JULY 28-30

Speaking of the coming summer season of 2023, the Revere Beach Partnership, in coordination with the City of Revere and the Department of Conservation and Recreation, recently announced that the 19th Annual Revere Beach International Sand Sculpting Festival, one of the premier events of the summer season in Greater Boston, will take place from July 28-30.

The theme for this year's event will be "Celebrating 90 Years of Kong" and will feature a centerpiece sand sculpture highlighting an epic King Kong battle. The event's signature master sand sculpting competition will feature 15 master sand sculptors, three days of live entertainment, gourmet food trucks, specialty food vendors, exhibitors, and amusement rides, as well as some special King Kong-themed surprises that will be announced closer to the event.

As always, the festival promises to be fun for everyone, regardless of age, and will be a family-friendly event.

Revere Beach proudly is America's oldest public beach and has been undergoing a new Renaissance-era in the past decade and the festival will give long-time residents of the Boston area an opportunity to see first-hand the transformation that has occurred in recent years.

With good weather, the festival could attract up to a million people. Fortunately, the Blue Line has a stop at Revere Beach (and at Wonderland) and offers the best means of transportation for visitors.

So mark your calendars now to be sure to check out what has become one of the most-anticipated events of the summer season in the Greater Boston (and beyond) area.

GUEST OP-ED

Working together, an essential for every family

By Dr. Glenn Mollette

I was not quite five years old when I stood, looking up the steps to our upstairs, yelling "Mommy hurry, Mamaw is dying." My grandmother Ina Hinkle and aunt Maude Hinkle were in the room trying to comfort my Mamaw Mollette. Throughout the morning she had been sick. She had complained about pain and Grandma Hinkle and Aunt Maude were constantly rubbing her arms trying to comfort her.

Life was different back in that day. My dad had driven our only car to West Virginia to work his shift in the coal mine. We didn't have a hospital in our county and Doc Ford was the lone medical doctor. He routinely had 10 to 20 people waiting to see him.

We didn't have a paramedic unit in Martin County. Our local funeral home would take people to the hospital in their hearse but there was no medical care rendered on the way. I got that ride twice. Once, when I split my head open playing with a first cousin. The second time was after a bad car wreck while driving my first old Chevelle to high school.

We didn't have a telephone at that time. We didn't have a telephone until I was nine years old and then it was an eight-family party line. Thus, there was no way my mother could call for help or drive to ask for help for my Mamaw.

Racing down the steps to my plea and the calls of Grandma Hinkle and Aunt Maude, who were now calling in unison with me to my mother Eula, "Come Eula, she is dying!" As we gathered around Mamaw's bed we stood as she breathed her last few

breaths and departed her body to be with Jesus. There wasn't anything else we could do but cry as we held to her lifeless body.

The words of those Saintry women standing in the room that day were "She is now with the Lord."

My sister Wanda recalls she was a junior in high school at that time. There were semester tests that particular day at school. "Mamaw asked me not to go to school that day saying, 'Don't go, I'm going to die today.'" As many of us would probably reply, she said "Mamaw, you aren't going to die. You're going to be fine." As we age, we know our bodies and we know when things have changed. Mamaw knew it was her last day.

When my dad came home from the coal mine, he went into Mamaw's room where her body lay and bent over and hugged her. A little later the funeral home came for her body.

The funeral home brought her body back to our house where her casket and flowers were placed in a bedroom just off from our living room. Many family members and friends visited our house the next couple of days.

Mamaw Mollette's husband, my grandfather Lafe, whom I never met, died about a year or so before my dad and mom married. For the next 19 to 20 years, I don't know the exact number, Mamaw Mollette lived with Mom and Dad and our family. She visited for weeks with her other sons who lived in West Virginia but most of her time was spent with us. I got less than five years with Mamaw but my two sisters and two brothers spent

many years with her.

We grew up in a small house with one bathroom. There were eight of us living in the house. We only had four small bedrooms and a hallway with a twin bed. We had guests all the time. Very often other family members were visiting and my mother worked nonstop to feed and take care of everybody. Looking back, I wonder how Mom and Dad were able to keep it all together. I was on the tail end of the family so being worried about access to the bathroom and space wasn't much of a concern at that stage.

My hat is off to my dad and mom for making a place for Mamaw all those years. They worked together. Life was not always easy but it was all we knew and we did the best we could. Mom and Dad stayed together for over 60 years and both are now buried in the garden where they worked together for most of their lives.

The point of all this is that families can make it if they will work hard, love each other, and be very patient. Every family has ups and downs. No family is perfect. No one lives life without problems and troubles. Treating each other with love and respect, and everyone working together are essentials for every family.

Glenn Mollette is the publisher of Newburgh Press, Liberty Torch and various other publishing imprints; a national columnist -- American Issues and Common Sense opinions, analysis, stories and features appear each week in over 500 newspapers, websites and blogs across the United States.

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Wu, LGBTQ+ Advancement announce AmplifyGSA

Staff Report

Mayor Michelle Wu and the Mayor's Office of LGBTQ+ Advancement announced the launch of AmplifyGSA, a new initiative to promote, support, and protect Genders and Sexualities Alliances (GSA) in Boston Public schools. This program

will officially launch tonight with support from the Boston Celtics and TD Bank at the "Celtics Pride Night" game. The Mayor's Office of LGBTQ+ Advancement will host the AmplifyGSA Youth Summit on May 21, 2023 at Boston Arts Academy.

"In Boston, we're committed to protecting and promoting our

LGBTQ+ communities and the rights, dignity, and humanity of all our residents," said Mayor Michelle Wu. "Currently only a handful of our schools have a Genders and Sexualities Alliance, so we're launching our new program, AmplifyGSA."

(AMPLIFYGSA Pg. 3)

AMPLIFYGSA (from pg. 1)

"It is our duty to provide a safe space for all of our young people and having GSAs in our schools is a proven holistic way to create the spaces needed to help our youth not just survive, but thrive," said Mayor's Office of LGBTQ+ Advancement Executive Director Quincey Roberts Sr. "With many parts of this country telling our kids they are not enough, here in Boston we have to show they are MORE than enough!"

Through AmplifyGSA, Mayor's Office of LGBTQ+ Advancement, in partnership with Boston Public Schools, is developing relationships with school communities across the city to learn about what LGBTQ+ students

need in order to feel more supported in their school. This program will highlight Genders and Sexualities Alliances, student-run school groups that unite LGBTQ+ and allied youth to build community and organize around issues important to them, in Boston schools. AmplifyGSA builds connections across differences by engaging with LGBTQ+ youth and their allies, teachers, school administrators, and families.

"We are proud to expand our partnership with the Boston Celtics, under Mayor Wu's leadership, and the City's Office of LGBTQ+ Advancement to launch AmplifyGSA, endeavoring to increase the number of

GSAs across our schools," said Boston Public Schools Superintendent Mary Skipper. "Every student, family, and staff member should be celebrated and fully accepted for who they are and their unique contributions to our classrooms and district. Every aspect of each person's identity, experiences, culture, and talents enriches our learning community and we are committed to making every effort to welcome and affirm each individual and group, particularly members of groups that have been historically marginalized."

Research states that the presence of a GSA in a school can have a positive and lasting effect on student health, wellness, and

academic performance. Additionally, they can protect students from bullying and harassment based on sexual orientation or gender identity. The presence of a GSA also can create and support more welcoming, inclusive school environments for all students in the long-term.

"As a former educator, I'm thrilled to see the community come together in this way to

create safe space for queer youth and those who support them," said Chief of Equity & Inclusion Mariangely Solis Cervera. "AmplifyGSA is creating the opportunity to develop young people into tomorrow's leaders."

To learn more information about this newly launched program, please visit boston.gov/amplify-gsa.

LANDMARK DISTRICT COMM. (from pg. 1)

At its meeting on March 1, the Landmark District Commission voted to deny without prejudice several of the changes that have already taken place at the site, including the installation of aluminum windows. The commission also wants the applicant to work with it in order to come back with a suitable plan that fits the historic nature of the neighborhood.

The commission voted to form a subcommittee to work with the applicant on the proposed design of the project.

Commission members asked the applicant, project architect Hezekiah Pratt, to either design a project that fits with original nature of the building as it was built in 1919 concerning the bays, windows, and other architectural features, or come up with documentation showing that the work that is currently underway reflects the nature of the building as it was when originally built.

According to Pratt, updates to the building are needed due to deterioration and damage caused by a fire in 2019. He also noted that the building was renovated in 1985, and that the plans that were underway were closer to the original structure of the building than the 1985 renovation.

Pratt said the plan is to rebuild the bays of the building.

"Right now, what is there is just the floor of the bays, the structured floor, nothing has been done to the bays at all," said Pratt. "The plan is to install fixed casement windows ... and fixed windows down below,"

There would also be aluminum panels to match the color of the gray aluminum of the single windows.

"The only thing that is really here that is existing that resembles the original building is all of the brickwork, the medallions, and the cornice," said Pratt.

In addition, the original mahogany doors have been removed, restored, and put back in place, although there was a location change for one of the doors.

Landmark Commission Chair John Amodeo said the commission was reviewing the project because there was no previous design approval before work began on the exterior.

Amodeo said there is some clarification needed about how the design of the Columbus Avenue building should relate to the original 1919 construction and the 1985 renovations.

Pratt noted that there were issues with the structural soundness of the building that led to the latest round of work.

Landmark Commission member John Freeman noted that even if something within the building rotted, the applicant still needed to go through the approval process for the planned work.

Freeman also suggested that the commission and applicant should be using the configuration and photos of the building from 2018, before the fire, as a baseline for new work to the building.

Freeman and Amodeo both noted that the more recent configuration of the building is like-

ly more in line with the historic look and nature of the neighborhood.

"If something is rotted and unrecoverable, we do allow it to be taken away, but we want the reconstruction to be the historical reconfiguration," said Freeman.

Amodeo said the goal of the landmark commission is to bring every alteration to every building closer to the vernacular of the South End, not further away.

"Even if we were to use the storefront from the 1985 renovation and not the original, it is of the vernacular of the South End, and we would need some justification to go away from that," said Amodeo.

In other business last week, the South End Landmark Commission approved a reconfiguration to the ground floor entry at 1750 Washington St. so that it can conform to ADA standards.

The address is the former site of the Bar Lyon restaurant, which closed at the end of 2021.

Project architect Derek Rubinoff said the work is being done so the owners of the building can bring in a new tenant.

Landmark Commission member Catherine Hunt asked Rubinoff if the owner had a tenant in play for the location, but Rubinoff said he wasn't at liberty to say.

"That tells me that something is brewing there, that's good," said Hunt.

She said any prospective tenant would have to come back to the Landmark District Commission with a signage plan.

THE LYRIC STAGE

YOUR THEATRICAL HOME

FEB 24 - MAR 19

THE GREAT LEAP

He went to China for basketball but quickly finds himself playing a very different game.

BY LAUREN YEE

DIRECTED BY MICHAEL HISAMOTO

Barlow Adamson and Tyler Simahk; by Mark S. Howard

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Mass Cultural Council

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News in Brief

SOWA SUNDAYS THIS MONTH

The artists of SoWa Artists Guild will open every Sunday in March from 11 a.m. to 4 p.m., at 450 Harrison Ave.

For more information, visit <http://www.sowaartists.com>, <http://facebook.com/SoWaArtistsGuild>, or <https://www.instagram.com/sowaartistsguild/>.

WARD 4 DEMS OFFERING SCHOLARSHIPS TO AREA NINTH- AND 10TH GRADERS

The Boston Ward 4 Democratic Committee is offering scholarship awards for students in the ninth and 10th grades.

The committee will be honoring several students with awards of \$400 each at its summer community event in August.

To apply, students must submit written responses to two

essay questions in the language of their choice; the essays will then be judged on the merits of depth and originality. The extended deadline for essays is May 15.

Apply at bostonward4dems.org/scholarship-program.

For more information, email scholarship@bostonward4dems.org.

Ward 4 schools include Boston Latin School, William McKinley South End Academy, and the Windsor School, while Ward 4 includes parts of the Back Bay, Fenway, and South End.

COUNCILOR BOK'S OFFICE HOURS

City Councilor Kenzie Bok will be holding office hours on Monday, March 13, at Trident Booksellers at 338 Newbury St. in the Back Bay; and on Monday, March 20, at Oakleaf Café at 12 Westland Ave. in the Fenway.

Councilor Bok will also be holding virtual office hours on Wednesday, March 29.

To sign up, visit <https://calendly.com/councilor-kenziebok/office-hours-bok?month=2023-03>, or call the councilor's office at 617-635-4225 to place your request.

FENWAY CIVIC ASSOCIATION'S ANNUAL MEETING SET FOR MARCH 22

The Fenway Civic Association will hold its 61st annual meeting on Wednesday, March 22, from 6 to 8 p.m. at 1325 Boylston St., 10th floor.

The meeting, which is free and open to the public, will include refreshments and social time, as well as remarks from Fenway representatives.

For more information, visit www.fenwaycivic.org.

GARDEN OF THE BACK BAY'S ANNUAL TWILIGHT PARTY RETURNS APRIL 26

The Garden Club of the Back

Bay's annual Twilight Garden Party will take place on Wednesday, April 26, from 6 to 8:30 pm at the St. Botolph Club, 199 Commonwealth Ave.

Visit <https://www.eventbrite.com/e/492999042407> to view the sponsorship opportunities and choose your support level by March 12.

DUCKLING DAY EVENT SET TO RETURN MOTHER'S DAY, SUNDAY, MAY 14

The Friends of the Public Garden will again partner with the Boston Parks Department for the annual Duckling Day event on Sunday, May 14, from 10 a.m. to noon.

Every year, hundreds of participating children, dressed as their favorite characters from Robert McCloskey's classic children's book, "Make Way for Ducklings," join the parade led by the Harvard Marching Band. The parade route begins on the

Boston Common at the Parkman Bandstand and ends in the Public Garden near the Make Way for Ducklings sculpture.

Playtime on the Common will take place ahead of the parade and include Interactive Circus Games with Esh Circus Arts; Jenny the Juggler; Peter O'Malley, magician; Jump, climb, and play with Knucklebones; a chance to meet the giant Duck; a visit with the Harvard University Band; a "Make Way for Ducklings" reading station; and a goody bag for every kid filled with Duckling Day-themed items.

The registration fee is \$35 per family in advance (before May 12) and \$40 per family the day of the event. Each child who registers will receive a special goody bag. Register at <https://friendsofthepublicgarden.org/2022/12/01/ducklingday2023/>.

For more information on Duckling Day, visit <https://friendsofthepublicgarden.org/events/ducklingday/>.

507 MASS. AVE. (from pg. 1)

two larger units. Each unit will have a kitchenette and bathroom, and also offer free wi-fi service.

"[The units] will be furnished and look like someone lives there," said Hernandez,

The cost per night's stay would be consistent with market prices while reflecting seasonality in the market. The rates would be calculated using the same software and methodology as Sonder — a predecessor of Airbnb which Hernandez described as "the original short-term opportunity for someone who couldn't enter a long-term lease for financial reasons or for physical reasons" (i.e. they won't be staying long). Airbnb could be the platform used to market the units, he added.

A smaller one-bedroom unit is expected to cost between \$100 and \$200 per night, said Hernandez, while "the two larger units would go for more."

(Hernandez said he would like to return to CSN at a future date to discuss splitting each of the two larger units into two smaller units "that would be more affordable.")

Asked who would likely stay at the lodging house, Hernandez said he expects it would attract Visiting Nurses and other medical professionals; family members visiting a relative receiving healthcare in the area; and business travelers, among other would-be patrons. Guests are expected to stay for both short (for a minimum of three nights) and extended periods (up to one year), he said.

Upon arrival, each guest would be required to fill out an intake form, as well as an application that would ask the length and reason for their stay, along with personal references, said Hernandez.

Management would use software to track guests' comings and goings, he added, and the software would also allow management to automatically change keycards in response to guest turnover.

Check-in for guests is between 2 and 8 p.m., and checkout is at 11 a.m. daily, said Hernandez, while between the hours of 9 p.m. and 9 a.m. will be designated as "quiet hours."

Guests will not be able to

bring non-guests to their rooms, he said, and parties in rooms will also be prohibited.

"The rules are still being drafted, "but [guests] would go there and go to sleep," said Hernandez. "I'm not even sure guests will be able to use the backyard."

When operations at the lodging house get underway, all guests would meet an employee upon checking in, said Hernandez, "and as it progresses, we'll figure out if that's necessary or not."

A lodging house had operated at 507 Massachusetts Ave. "for a long time" and was only vacated in the last few months during the property transfer to Hernandez, said Sean Regan, his attorney.

"The building has been in disrepair for some time, and there are a number of issues we hope to improve," said Regan.

While the building is structurally sound, it isn't currently habitable, with outdated electrical and plumbing; a heating system that's only partially operational; and a rear fire escape that hasn't been inspected in "many years," said Hernandez.

The building, which has been

vacant for around three months, is now "full of rats" and packed with "mountains of trash" said Hernandez, so the first step will be a "cosmetic renovation."

The planned renovation of the building will include repainting and preserving the existing structure, he said, as well as renovating the individual units.

The exterior of the building will be restored to mirror the exterior of 511 Massachusetts Ave., said Hernandez, which was built by the same architect. (Hernandez said he expects to file an application for this work with the Boston Landmarks Commission in the near future.)

Inside, cameras; "smart" smoke detectors; new emergency lights; a fire alarm linked directly to the Boston Fire Department; a sprinkler system; and water-flow sensors, which can be used to detect and shut off leaks via cellphone, will be installed, said Hernandez.

"We can't put a camera inside the alley, but the building will have cameras all over the place — in the front, back, and the alley," he added.

A management office, measur-

ing around 9-by-11 feet, will be created in the ell at the rear of the structure, said Hernandez, which can be accessed through the alley or the garden-level basement. (A full-time property manager, who lives locally, will work out of the office, added Hernandez.)

Like other area lodging houses, 507 Massachusetts Ave, would offer no on-site parking accommodations, said Hernandez.

Hernandez said he expects the entire renovation job will be "very light" and take between three and six months to complete.

Meanwhile, Hernandez said he would be willing to sign a "good neighbor" agreement drafted by the Claremont Neighborhood Association.

Hernandez also said he would like to be part of Chester Square Neighbors and engage in all of the group's activities.

"I want to be part of the neighborhood," he said.

Carol Blair, president of CSN, told Hernandez she would get back to him with the group's thoughts on his proposal.

NABB (from pg. 1)

Pinky's proposed hours of operation would be 11 a.m. to 1 a.m., seven days a week, which would mirror Itadaki's previous business hours, said Tom Miller, the applicant's attorney, while the patio would close at 10 p.m., as was also the case with Itadaki.

Pinky's food offerings would be "mainly small plates with street food with some large offerings," said Miller, while its drink menu would include signature cocktails, along with a selection of beer and wine.

The price points for dishes would be in the "mid- to high teens" to the \$20 range, said Sullivan, as the restaurant wouldn't offer fine dining and instead aspires to be "a place you want to frequent and enjoy a great night out with friends, family, and co-workers."

Pinky's would offer only dinner service to start, added Dominguez, but it eventually intends to also offer Saturday and Sunday brunch. The proposed hours would also allow the restaurant to open for lunch in the future.

While the restaurant's capacity has yet to be determined by the city's Inspectional Services Department, seating inside is for 42 patrons, with additional standing room, while the outside patio seats 48 patrons, said Miller.

The restaurant would be "rebranded and refreshed" under the new ownership, said Miller, and no major renovations are planned for the space. No additional zoning relief is needed, he added, since the transition from Itadaki to Pinkie's would essentially be a "corporation-to-corporation transfer."

As was the case with Itadaki, deliveries will be made through the alley to two points of entry, said Miller, while trash would be picked up daily from a dumpster on private property in the alley.

Due to a procedural oversight on their part, the applicant already appeared before the city's Licensing Board on Feb. 15, and NABB subsequently requested that the city defer making a determination on the application to allow NABB time to review it.

In another matter, the committee heard from an applicant who plans to open an upscale café and coffee bar with a beer, wine, and

cordials license in the lower-level space formerly occupied by Caffè Nero at 207 Newbury St.

The proposed restaurant would be owned and operated by Phil Colicchio, together with his cousin, Tom Colicchio, a five-time James Beard award-winning celebrity chef who has appeared as head judge on Bravo TV's long-running series, "Top Chef" and is also owner of the Crafted Hospitality restaurant group. Manhattan-based Crafted Hospitality includes Craft, which has location in New York City and Los Angeles; Craftsteak in Las Vegas; and Vallata and Temple Court, both located in New York City, among other establishments.

"I've been part of Tom's businesses for 25 years," said Phil. "It seems like we've operated everywhere but Boston, and we're hoping that Boston is going to be welcoming to us."

Phil described the still-unnamed Newbury Street café as an "elevated concept," which he likened to 'Witchcraft - Crafted's now-defunct fast casual sandwich-shop chain which started in New York City in 2003 and grew to once include nearly 20 other locations, including in Las Vegas and San Francisco. (The Boston restaurant will need to settle on a DBA [i.e. "doing business as"] name before filing its application with the city, said Dennis Quilty, the applicant's attorney.)

The Newbury Street café would offer seating for around 70 patrons inside and an additional 10 patrons on the patio. Its proposed hours of operation are 7 a.m. to 10 p.m. daily.

The proposed restaurant will offer breakfast; lunch, including salads and sandwiches; and light dinner options, such as charcuterie, after 4 p.m., with all dishes expected to cost no more than \$22 each.

"We're not doing fine dining in this location," added Phil. "The idea is light bites, and to develop a coffee-centric brand that we hope has power to go beyond Boston."

The applicant is still seeking a beer, wine, and cordials license for the proposed café, said Quilty, which they would need before filing with the city.

Like Caffè Nero before it, the

new café would use the rear alley for trash removal, said Quilty, while trash would be stored in a dumpster in the alley. Deliveries would be made via the back alley as well, he added.

The applicant has yet to schedule hearing dates with either the city's Licensing Board or the Zoning Board of Appeal, said Quilty, and they also intends to hold a city-sponsored abutters meeting on the proposal beforehand.

On a third application, the commission heard from a representative for Rooted In, a recreational cannabis dispensary at 331 Newbury St., regarding that business's request to extend its closing time from the current 10 p.m. to 11 p.m.

Rooted In had its grand opening on Newbury Street on Dec. 18 of last year, following a Dec. 6 soft opening, said Brian Keith, one of the business owners, although this followed a two-year process in the community leading up to their opening.

Data from Rooted In's first three months in business on Newbury Street showed a huge uptick in sales in the evening hours after customers get off work, said Keith, while the requested later hours would likely benefit "residents from the neighborhood who are thankful we're open as late as we are."

Keith also assured committee members that the requested later hours wouldn't impact deliveries and made a commitment to NABB that the business wouldn't schedule deliveries after 10 p.m.

Another nearby recreational cannabis dispensary, Ayr at 827 Boylston St., currently closes at 8 p.m. nightly, but it could also request extended hours, said Elliott Laffer, chair of NABB's board of directors.

Additionally, the Copley Connection, a recreational cannabis dispensary proposed for 551 Boylston St., has requested an 11 p.m. closing time, said Laffer, but NABB has opposed both this application and the proposed closing time.

Keith said Rooted In hasn't requested a hearing with the Boston Cannabis Board yet regarding the proposed extended hours.

Meanwhile, Laffer told all three applicants he would get back to them following the



D. MURPHY PHOTO

Rooted In, a recreational cannabis dispensary at 331 Newbury St.

March 7 meeting of NABB's Executive Committee regarding feedback to their respective applications.

The Year of the Rabbit

Your Year Your Cost

2023

52 WEEKS
Business Card Size
3.37" by 2" high

26 WEEKS
2col x 3 in.
3.37" by 3" high
COLOR
2 ADS/MONTH

1 AD/MONTH
2col x 5 in.
3.37" by 5" high
COLOR
— broadsheet size —
3.99" by 5" high
— tab size —

5 per
CALENDAR YEAR
3col x 10 in.
5.14" by 10" high
COLOR
— broadsheet size —

5 per
CALENDAR YEAR
3col x 5 in.
6.0832" by 5" high
COLOR
— tab size —

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Public gets first look at 1033-1055 Washington St. project

By Dan Murphy

The public got its first look at the proposed 1033-1055 Washington St. development in the South End during the city's initial Impact Advisory Group (IAG) meeting for the project, which took place virtually on March 1.

The Druker Co. is proposing a project comprising two life science/office buildings – 1055 Washington St. (the north building) and 1033 Washington St. (the south building), respectively – with an above-grade connection between them. Both buildings would stand approximately 150 feet high to the roofline sans mechanicals, with an aggregate gross floor area of approximately 588,000 square feet. The project will include ground-floor retail and restaurant space in both buildings, 8,000-9,000 square

feet of community/non-profit space, a landscaped pedestrian plaza between the buildings connecting Washington Street and Shawmut Avenue, and related site improvements and amenities.

David Manfredi, CEO and founding principal of Elkus Manfredi Architects, said the project would contain two levels of below-grade parking, with 108 total spaces, including two ADA spaces and 33 Electric Vehicle (EV) charging spaces, below 1055 Washington St.; and 71 total spaces, including two ADA spaces and 21 EV charging spaces, below 1033 Washington St.

Besides 192 bicycle spaces provided inside the new buildings, the project also includes opportunities for new bike parking along Washington Street and on the sidewalk and streetscape on



COURTESY OF THE BOSTON PLANNING & DEVELOPMENT AGENCY

A rendering of the 1033-1055 Washington St. project proposed for the South End.

Shawmut Avenue, said Mikyoung Kim, a landscape architect for the project.

Sean Manning of the Boston civil engineering firm, VHB, added that a project of this size is also committed to creating a new station for the regional Bluebikes bike-sharing network, “whether it’s on site or somewhere else.”

Manning also said a traffic study for the project would be released in about 10 weeks, after public comments and city feedback have been collated and taken into account.

“We don’t see traffic impact chunking up at any one location,” said Manning, adding that the project would allow for the dispersion of traffic.

As part of the project, five curb-cuts on the site, including four on Washington Street and one on Shawmut Avenue, would be reduced to four total, said Manfredi.

The project would also create a path that would connect pedestrians from Albany Street along Traveler Street, past Washington Street, and onto Shawmut Avenue, said Manfredi, before eventually reaching the Castle Square apartment complex on Tremont Street.

Deborah Backus, executive director of the Castle Square Tenants Association, said she doesn’t support changing the curb-cuts as she’s particularly concerned about the safety of pedestrians crossing Washington Street.

Additionally, the project would create an enclosed service path between Washington Street

and Shawmut Avenue, which would run through the buildings, he added.

Washington Street will also have a “generous” sidewalk that could accommodate plantings and provide opportunities for seating, said Kim.

IAG member Adam Schepp asked whether an undeveloped open parcel located adjacent to the project site along Shawmut Avenue could be incorporated into the proposal.

Barbra Boylan, vice president of The Druker Co., said while the open parcel wouldn’t be part of this current proposal, the Druker Co. has twice responded to a Request for Proposals (RFP) from the city for its development.

Boylan said it would “make sense” for Druker to develop the open parcel to complement the new courtyard and added that the company is “trying to get the timing right.”

Likewise, Kim said Druker has committed to developing the open parcel, “but whether it happens in the first phase remains unclear.”

The project is expected to create 900 jobs, while \$7 million in linkage would help support affordable housing and job training, said Harry Collings of The Druker Co.

The BPDA was scheduled to hold a public meeting on proposal virtually on Wednesday, March 8.

The public comment period for this project is open through March 17. Visit the BPDA’s project website at <https://www.bostonplans.org/projects/development-projects/1033-1055-washington-street> to submit public comments or learn more about the project, or email public comments directly to Sarah Black, BPDA project manager, at sarah.black@boston.gov.

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CITY PAWS

Including your dog

By Penny & Ed Cherubino

You must consider many factors to decide if you will include your dog in a specific social event or activity. We've had three dogs and have learned first-hand that what is comfortable and fun for a dog and us depends on both our needs and those of the dog.

Our Three-Dog Experience!

Westie, number one, Sassy, was a great traveler. She loved the car and was good around adults but avoided children. She was not good with other dogs. She had spent most of her life in a suburb with a big yard and lacked city smarts and canine companionship until we moved to Boston.

Dog number two, Maggie Mae, was a social butterfly. She loved people, dogs, and city life. We took her to outdoor concerts and meals at dog-friendly restaurants. We could trust her to walk on busy streets. However, she suffered from motion sickness and was very unhappy whenever we put her in a car.

Our current canine family member is a special-needs dog who is noise-averse and very unhappy outside. She ignores most dogs, but she's good in a car or on the MBTA. She is only interested in a few special human friends.

Expert Advice

A recent article by certified dog

trainer Kathy Callahan, CPDT-KA, in *The Whole Dog Journal*, offered some great advice on deciding to include your dog in a social situation.

After asking that we not expect every dog to be able to handle every situation, she wrote, "Instead, with your dog's specific skills and limitations in mind, take the time to think through situations ahead of time, and make adult decisions about whether and how to safely include the dog."

Practice Is Important

To expand the number of places and activities you and your dog can enjoy together, begin with training. We recommend preparing for The American Kennel Club's Canine Good Citizen test (CGC.) Once you know if your dog can pass or will fail the test's requirements, you'll make better decisions about when and where you can safely include your dog.

For a CGC certificate, your dog should be able to greet a friendly stranger; sit politely for petting, welcome being groomed; allow paws and ears to be handled; walk as directed on a loose leash; move politely through a crowd; sit, lie down, and stay in place on command; come when called; behave politely around other dogs; react with confidence to distractions and can be left with a trusted person.

Considerate Decisions

Anytime we planned an outing, we had to decide if including one of our dogs was a good idea. We omitted Sassy when we visited people with dogs or when other dogs would be at an event. We left Maggie at home to go on hikes with one of her favorite doggie companions and his people. We knew she would be miserable and probably sick in their car on the ride. Poppy is better off at home when we're going to any place where there will be trucks or loud noises.

Once your dog is reliable with a skill, start with a small outing. Try having a coffee at a cafe instead of a long meal on a patio. Take a day trip with another dog family before you decide to share a vacation week at the beach. Test how you and your dog react to a minor challenge before you take on a big one. Then practice until you are both comfortable.

Do you have a question or topic for City Paws? Send an email to Penny@BostonZest.com with your request.

LENOX HOTEL EAGERLY AWAITING EASTER



D. MURPHY PHOTO

The Lenox Hotel on Boylston Street in the Back Bay is already getting into the Easter spirit, with the Easter Bunny sitting atop its front awning.



While perfect for this beagle, a hike in the woods might not be suitable for your dog.



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BOYS & GIRLS CLUB OF BOSTON CELEBRATES WOMEN’S HISTORY MONTH

Boys & Girls Clubs of Boston (BGCB), the city’s largest youth-serving nonprofit organization, partnered with The Boston Foundation (TBF), one of the nation’s largest and oldest community foundations, celebrated the beginning of Women’s History by hosting a

women’s leadership event this past Thursday, March 2. BGCB Nicholas President and CEO Robert Lewis, Jr., Kate Guedj of TBF, and Co-Chairs Betty Francisco, Aedie McEvoy, Makeeba McCreary, and Melissa Weiner Janfaza welcomed more than 125 guests to honor the women

in Boston’s corporate, civic, and philanthropic leadership positions while addressing the work necessary to close the gender power gap in this city and country.

As of 2022, women still earn \$0.81 for every dollar that men make, which is one cent less than the national pay gap. The Boston Foundation and BGCB recognize this systemic issue and will continue to provide salient network-



Ellen Morrissey, BGCB Senior Director of Business Development and Special Events, addresses the crowd of 150 esteemed women leaders and allies.

ing and leadership events that encourage female leaders of all industries and levels of work.

Attached to this email are some photos from BGCB’s Women’s Leadership Event. Would you be interested in sharing these with your readers? I’m also more than happy to provide more information or connect you with someone on how BGCB plans to create more opportunities to convene our city’s most prominent leaders.



COURTESY PHOTOS

Nicholas President and CEO of BGCB Robert Lewis Jr. embraces his guests at the BGCB/TBF Women’s Leadership Event.



Makeeba McCreary, president of the New Commonwealth Racial Equity and Social Justice Fund (middle), enjoys a laugh with Hannah Wilson, executive producer of public affairs at WCVB



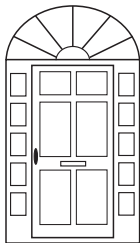
Event Co-Chair Aedie McEvoy addresses the crowd of 125 esteemed women leaders and allies during the BGCB/TBF Women’s Leadership Event.



The attendees enjoy wonderful discussions from the event.

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Day of volunteer service and acts of kindness to mark One Boston Day

Special to the Sun

Mayor Michelle Wu and the City of Boston today put out a call to action for community-based organizations, businesses, and City of Boston employees and residents to come together for volunteer events and acts of kindness in recognition of our City's spirit of care for one another in response to the tragic events of April 15, 2013. One Boston Day, observed on April 15, honors the victims, survivors, and first responders of the 2013 Boston Marathon.

"One Boston Day honors those forever impacted on April 15, 2013 and recognizes the greatest strength of this City—our people," said Mayor Michelle Wu. "We will never forget the people whose lives were lost, the many injured and forever changed, and the spirit of humanity displayed that day and beyond for those most in need. One Boston Day is a living demonstration of our strength when we come together as one."

Ten years later, City of Boston departments and workers will continue to come together in honor of the day and will be hosting service projects for people to give back to their communities. Mayor Wu today announced that the City is launching a new One Boston Day website to help publicize events hosted by community groups and residents. A 2023 Acts of Kindness Checklist is available on boston.gov/one-boston to provide inspiration and ideas on how individuals can get involved.

"On One Boston Day, we hope residents, businesses and service organizations across the city will come together and find ways to give back in service to others and their communities," said Bill Richard Co-Founder of the Martin Richard Foundation.

As we mark this tenth year, the City of Boston and the Boston Athletic Association (B.A.A.) will honor the day with a remembrance event in the Back Bay on Saturday, April 15, 2023. More details about the event will be announced in the coming weeks.

Organizations, businesses, and individuals who wish to publicize a One Boston Day event can submit information about their event here. The City will continue to add new service and other opportunities over the coming weeks and will be sharing the activities through all

communications channels.

"On April 15, 2013, my family and I were standing on Boylston Street and our lives changed in an instant," said Audrey Epstein Reny, founder of the Stepping Strong Center. "We experienced an awful tragedy, but also the strength that comes from receiving the best in human kindness. For the past decade, we have kept that special Boston Strong spirit alive at The Gillian Reny Stepping Strong Center for Trauma Innovation at Brigham and Women's Hospital, where our mission is to turn tragedy into hope for trauma survivors through innovation, collaboration and community outreach. On One Boston Day, we invite

the public to continue this tradition by contributing much needed blood for trauma patients."

For details on the Stepping Strong Center's blood drive, visit here. To honor the brave first responders who played a critical role in 2013, the Stepping Strong Center will be offering Stop the Bleed training to empower residents to take action in times of crisis.

The City is also organizing a number of community events on April 15 and welcomes residents to take part. The Office of Civic Organizing, the Mayor's Youth Council, and the Boston Parks and Recreation Department will be hosting a community clean up at Franklin Park starting at

10:00 a.m. People interested in taking part can sign up here. Details on other City-organized One Boston Day acts of service will be made available in the coming weeks.

"On One Boston Day, we come together as a city and as a running community," said Jack Fleming, President and Chief Executive Officer of the Boston Athletic Association. "While it has been ten years since the tragic events unfolded on Boylston Street at the Boston Marathon, we continue to honor and remember all of those whose lives were affected. The Boston Athletic Association is committed to remembering while also celebrating the spirit of strength

that has marked one of the most meaningful decades in our city's history."

Mayor Wu is encouraging Boston residents to take part in their own individual acts of kindness, including those on the 2023 One Boston Day Acts of Kindness Checklist. Examples from the checklist range from buying a cup of coffee for a stranger to donating blood. Like in years past, people are welcome to share their reflections and acts of service plans for One Boston Day on social media with the hashtag #OneBostonDay.

More on One Boston Day, including the form to register a community event, are available on boston.gov/one-boston

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WOMEN'S HISTORY MONTH

Boston Women's Memorial is a place for interaction

By Pam Steel

One memorial on Commonwealth Avenue Mall always stands out for me—the Boston Women's Memorial!

Unlike the other statues of statesmen, politicians and men of history—high on their pedestals—the figures of the Women's Memorial are casual, approachable and they are WOMEN!

Over the years I have noticed there is a dialog between people and these statues. On Election Day 2016, when Hilary Clinton was running against Donald Trump, formal floral arrangements appeared at the memorial—I assume in anticipation of a victory for the first woman president.

I passed by days after Hilary's defeat and wondered if I'd see dead flowers. Thankfully the flower arrangements had been removed and instead a few simple chrysanthemums were in place. Then I noticed a crumpled handwritten note attached to the Women's Memorial: "Ladies, I'm so sorry. We worked so hard. (heart shape)(We'll) continue to fight for equality."

As women, we must stand together stronger than ever to make the future brighter for our daughters and the entire world. Thank you, Hillary!"

In addition several people had applied "I VOTED" stickers—one placed near the Susan B. Anthony quote: "The legal right for woman to record her opinion wherever opinions count"...



The Boston Women's Memorial on Commonwealth Avenue Mall.

Another time, on International Women's Day, March 8, I noticed a bouquet offering in Abigail Adams arms with a note saying: "A tribute to women who work for equality, justice and peace—past, present and future...Stronger women = stronger nations"

The Boston Women's Memorial was a long time in coming. Conceived in 1992, it took ten years to raise the money, chose the subjects, and select the artist.

In 2003, Boston finally dedicated its first formal piece of

Boston public art celebrating the contribution of women, thanks to efforts of the Boston's Women's Commission, the former First Lady Angela Menino, the Commonwealth Avenue Mall Committee and the Massachusetts Historical Society.

In 2018, Boston city officials, joined representatives from many of these organizations to celebrate the Memorial's 15th anniversary. In attendance was the sculptor Meredith Bergmann, who recently completed the Women's Rights Pioneers

monument in Central Park, commemorating women's right to vote.

Located on the Commonwealth Avenue Mall, between Fairfield and Gloucester Streets, the three bronze women, who all share a Boston connection, form an outdoor space between them.

Abigail Adams stands tall and her your eyes meet hers as you approach. She was the wife of the second US president, and mother of the sixth. She reminded her husband that when forming the new code of laws to: "Remember

the Ladies, and be more generous and favorable to them than your ancestors." (1744–1818)

Lucy Stone leans forward as if on a desk. She was an abolitionist and suffragist—a renowned orator and leading figure in the women's rights movement. (1818–1893)

Phillis Wheatley, holds a quill as if writing one of her poems. She was brought from Africa as a slave, but became a literary prodigy and the first African American writer to have her poems published, (1753–1784).

Retired Boston Legends, Brady, Ortiz, Garnett, and Rask have unclaimed property

Special to the Sun

Massachusetts State Treasurer Deborah B. Goldberg has announced the latest grouping of names added to the state's list of unclaimed property owners, and fortunately for you this is one shot that Tuukka Rask can't stop.

Over 50,000 new properties worth millions of dollars belong to individuals and businesses throughout the Common-

wealth including Tom Brady, David Ortiz, Kevin Garnett, and Tuuuuuukka Rask.

This is no Hail Mary pass; it is more of a slam dunk when you visit findmassmoney.com. One in ten Massachusetts residents are owed money. And unlike athletes that retire, your unclaimed property is always on the roster.

"As Tom Brady likes to say, let's go!" said State Treasurer Deborah B. Goldberg. "And to quote Kevin Garnett after win-

ning the 2008 NBA Championship, anything is possible..... especially when you visit findmassmoney.com."

Unclaimed property includes forgotten savings and checking accounts, un-cashed checks, insurance policy proceeds, stocks, dividends, and the contents of unattended safe deposit boxes. These accounts have had too much hang time and are turned over to the state after three years of inactivity. This newly released list includes only

individuals and businesses with unclaimed property over \$100.

All new individuals and businesses added to the unclaimed property list will be published in the Boston Globe on March 5th and will be in the Boston Herald on March 12th. In addition, the names will be published in over 30 regional and local papers.

So, if you are looking to hit "one out of the pahkk", remember that Treasury releases an updated list of unclaimed property assets every six months as

the new accounts are turned over to the Commonwealth. Last year, Treasury processed over 151,000 claims of over \$176 million in property to its rightful owners.

This newly released list includes only individuals and businesses with unclaimed property over \$100. Treasurer Goldberg urges all citizens to check the comprehensive list for all amounts at www.findmassmoney.com or call our live call center at 888-344-MASS (6277).

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BEACON HILL			
56 Beacon Street Nt	T J Folliard Iv T	56 Beacon St	\$28,250,000
Bodley, Martin	Luxe Myrtle LLC	103 Myrtle St	\$2,150,000
BAY VILLAGE/SOUTH END/KENMORE			
Zhou, Alex	Fpg Lagrange Owner 1	47-55 Lagrange St #10A	\$164,800
Bird, Christine	Dahlmann, Linda	524 Columbus Ave #2	\$629,000
Dunn FT	Tsai Ernest T H Est	103 Gainsborough St #308	\$861,400
Amran, Rose	Steenburg, Charles	9 Hanson St #3	\$850,000
Yearsley, Maxine J	Hoblitzell, Alan M	530 Massachusetts Ave #2	\$995,000
Price, Jac	Sykes, Rebecca	124 Pembroke St #1	\$1,700,000
Huang, Haixiang	Amaru, Amy Z	175 Saint Botolph St #3	\$950,000
Abbott, Bernadette	Tsai Ernest Est	48 Saint Stephen St #3	\$780,000
Vicentini, Joao R	Div Shawmut LLC	100 Shawmut Ave #401	\$1,599,900
Gls Re LLC	Tanios Realty LLC	278-280A Shawmut Ave	\$1,525,000
WATERFRONT/DOWNTOWN			
Abrano, Kim	The Cathleen A Nally T	28-32 Atlantic Ave #537	\$1,225,000
Phyllis Adelson 1998 RET	Avery South 29h Rt	2 Avery St #29H	\$1,500,000
Los Ft	Nasser, Paul J	65 E India Row #38H	\$865,000
Dty Investments LLC	Harbor 10A LLC	85 E India Row #10A	\$675,000

FEMA awards over \$2 million to City of Boston for COVID-19 supplies

Staff Report

The Federal Emergency Management Agency will be sending more than \$2 million to the Commonwealth of Massachusetts to reimburse the City of Boston for the cost of purchasing emergency supplies during the COVID-19 pandemic.

The \$2,006,134 Public Assistance grant will reimburse the Boston Public Health Commission for the cost of personal protective equipment (PPE) and sup-

plies distributed to both its staff and community partners to minimize the spread of COVID-19.

The PPE and supplies purchased between March and December 2020 included masks, gloves, safety glasses, face shields, N95 masks, disinfecting wipes and sanitizer.

“FEMA is pleased to be able to assist the Boston Public Health Commission with these costs,” said FEMA Region 1 Regional Administrator Lori Ehrlich. “Providing resources for our

partners on the front lines of the pandemic fight is critical to their success, and to our success as a nation.”

FEMA’s Public Assistance program is an essential source of funding for states and communities recovering from a federally declared disaster or emergency.

So far, FEMA has provided more than \$1.5 billion in Public Assistance grants to Massachusetts to reimburse the commonwealth for pandemic-related expenses.

FEMA awards over \$1.5 million to City of Boston for COVID-19 school cleaning

Staff Report

The Federal Emergency Management Agency will be sending more than \$1.5 million to the Commonwealth of Massachusetts to reimburse the City of Boston for the cost of overtime to clean and disinfect public schools during the COVID-19 pandemic.

The \$1,539,097 Public Assistance grant will reimburse the City of Boston for the cost of

paying 535 staff some 90,771 hours of overtime to clean and disinfect 130 school buildings during the 2020-2021 school year so that they could be safely opened and operated.

“FEMA is pleased to be able to assist the City of Boston with these costs,” said FEMA Region 1 Regional Administrator Lori Ehrlich. “Providing resources for our partners on the front lines of the pandemic fight is critical to

their success, and to our success as a nation.”

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Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

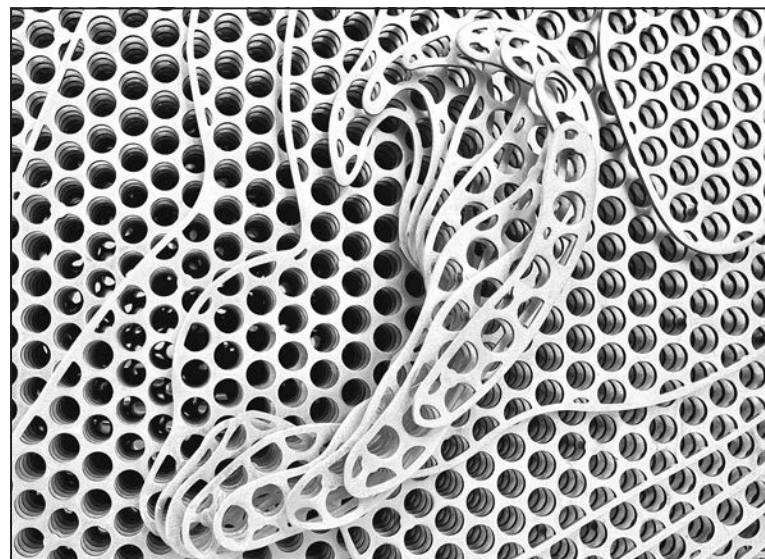
THIS WEEK'S ANSWER



The arches in the last clue are on the Kip Tiernan Memorial on Dartmouth at Newbury Street. When it was dedicated in 2018 WBUR reported, “The three arches represent personal growth and raising awareness to issues, according to the architects who brought the memorial to fruition, Carla Ceruzzi and Ryan Murphy of Ceruzzi and Murphy Projects.”

You’ll find the next clue 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



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