



THURSDAY, DECEMBER 14, 2023

# THE BOSTON SUN

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COURTESY OF DELUCA'S MARKET

Andy Kaeser is seen with his wife and DeLuca's Market co-owner Victoria Aiello, at Teuscher Chocolates pop-up location inside the market's Charles Street location.

## Teuscher Chocolates returns with pop-up inside DeLuca's Market on Charles Street

By Dan Murphy

Although Teuscher Chocolates closed its Newbury Street retail shop in July, the Swiss candy company has returned to Boston for the holidays with a pop-up location inside DeLuca's Market on Charles Street.

From now through at least mid-February, Teuscher – a family-owned chocolatier based in Zurich, Switzerland, that dates back to 1932 – is partnering with DeLuca's to offer a selection of its signature truffles and chocolate, along with its ornate gift boxes and assorted holiday trinkets, which will rotate for Hannukah, Christmas, and Valentine's Day. Food items are delivered to

DeLuca's from Switzerland once a week to ensure their optimum freshness. And to showcase the Teuscher merchandise, the area in the store opposite its small café has been transformed into a small retail space, including a kiosk adorned with the chocolatier's company logo.

"We wanted something really magical for the space during the holidays," Victoria Aiello, who co-owns DeLuca's together with her sister, Caroline, said of the pop-up that opened in time for the Beacon Hill Business Association's annual Holiday Stroll on Thursday, Dec. 7.

Hot chocolate is among the noteworthy offerings at the pop-

up location, and one that Victoria said reminds her of the time she spent living in Manhattan, where it's served in select bakeries.

DeLuca's proprietary blend of hot chocolate has a high percentage of cocoa, using a 65/77 percent cocoa blend, said Stefan Bieri, proprietor of Teuscher Boston, which opened at 230 Newbury St. in 1996 and continued operating there until closing last summer.

The hot chocolate and its preparation are left in the hands of Victoria's husband, Andy Kaeser, who in October, visited Teuscher's Zurich headquarters,

(DeLuca's Pg. 3)

## City Councilor Flynn to end two-year term as Council President next month

By Dan Murphy

After stepping into the role during a time of transition at City Hall, District 2 City Council President Ed Flynn will end his two-year term as Council President in January.

"It was a tremendous opportunity and an honor to lead the body, especially during these challenging and difficult times," said Council President Flynn. "It wasn't easy, but I tried to be professional and provide my colleagues with positive leadership, guidance, and assistance."

Council President Flynn was unanimously voted in as the new council leader by his fellow councilors during the City Council's first meeting of 2022, on Jan. 3 of that year, at City Hall's Christopher A. Iannella Chamber.



COURTESY PHOTO

District 2 City Councilor Ed Flynn, who will step down next month as Council President after serving in that role since January of 2022.

At this time, five new council members – District 4 Councilor Brian Worrell, At-Large Councilor

(FLYNN Pg. 4)

## EBNA HOLDS HOLIDAY PARTY



DEREK KOUYOUNJIAN PHOTO

Bob Rankin and EBNA Board member John Connelly enjoy their time at the EBNA Holiday Party at Cathedral Station. See more photos on Pages 6 and 7.



# EDITORIAL

## YES, THOSE COLLEGE PRESIDENTS WERE WRONG

We never thought that we would find ourselves agreeing on anything with Elise Stefanik, the obnoxious Congresswoman from New York. But, as the saying goes, "Even a broken clock is right twice a day," and we concur with the call by Stefanik (who appeared to be auditioning for the role of running mate with Donald Trump) for the presidents of Penn (who has resigned), Harvard, and MIT to step down after their widely-publicized testimony last week in Washington.

Stefanik tossed each of them what should have been a softball question:

"Does calling for the genocide of Jews violate your school's rules or code of conduct, yes or no?"

The obvious answer was an unequivocal "Yes!" for the simple reason that calling for the genocide of any group should constitute a violation of their schools' rules of conduct against intimidation or harassment of their students.

But all three presidents prevaricated, answering with a variation of, "It is a context-dependent decision, congresswoman."

We wish to make two points:

First, there is no stronger advocate of free speech than this newspaper. However, that does not mean that if we received a letter to the editor from say, the Ku Klux Klan, the American Nazi Party, or a similar group, that we would print it on the pages of our newspaper. If someone wants to stand on a soapbox in their town square and give a hate speech, they are free to do so -- good luck with that. Hate speech is protected from government interference per the First Amendment (unless it incites violence), but it does not require private individuals or media organizations to allow the use of their platforms by someone who espouses hate. Similarly, universities have a right -- and an obligation -- to ensure that hate speech does not find an outlet on their campuses.

Secondly, universities such as Penn, Harvard, and MIT typically enforce rules against hate speech when it comes to statements against other groups. For example, every one of those schools would never give permission for students to organize a KKK group or allow the KKK to hold a rally on their campus. But there seems to be a double-standard when it comes to Israel and the Jews. If a student group wants to protest Israel's bombing of civilians in Gaza, that's a perfectly-appropriate discussion. On the other hand, demonstrations "calling for the genocide of Jews" (or any other group) never should be allowed under any circumstances.

In the "context" of the current situation in the Middle East, two things can be true at the same time: It is appropriate to acknowledge that Israel has a right to eliminate the threat posed by the Iran-backed Hamas terrorists and also fair to criticize the Israeli government for its seeming indifference to the ongoing humanitarian disaster facing the people of Gaza.

But when opposition to the policies of the Israeli government veers into obvious anti-Semitism, good people on all sides of the issue must take a stand on behalf of basic moral principles. Those college presidents, who relied on the notes from their attorneys to parse what was a simple and straightforward question, flunked their oral exam. Their subsequent "apologies" have been feckless and meaningless -- and they should step down from their position as the heads of universities where moral leadership is as important as academic credentials.

## READER WEIGHS IN ON CONDITION OF THE ALEXANDRA HOTEL

Dear Editor,

Our family has been residents of the South End since 1986. My paternal great grandparents along with my grandfather and seven siblings arrived from Baden-Baden, Germany, in 1870, and called this area their home. So I guess my roots and dedication to this area has been in my blood for a very long time.

As a community activist for most of my life, former president of Blackstone Franklin Neighborhood Association, former chair of the Washington Street Task Force under the late Mayor Thomas M. Menino, formerly the Deputy Director of Community Planning at the Boston Redevelopment Authority for 16.5 years, now called the Boston Planning & Development Agency, former chair and board member of Washington Gateway Main Street for 17 years, and now a board member of the South End Business Alliance. No one else understands Washington Street area & the importance of the corner of Washington Street and Massachusetts Ave. I have dedicated my personal and professional career to the redevelopment of the Washington Street area.

The present site of the vacant Alexandra Hotel is a disgrace. Repeated attempts to develop this building, has been attempted by many developers & been vacant for over 50 years as you are aware. Also thousands of hours have been dedicated to improving this corner by many volunteers over the years.

The present condition is an embarrassment since this truly is a gateway coming into the South End and the City of Boston. You've allowed the graffiti to grow ... expanded to other properties in the area, the graffiti is now on the boarded up plywood on the hotel, the present scrim on the front has graffiti on it and is torn in many places. The graffiti grows since this building is cov-

## LETTER TO THE EDITOR

ered with graffiti and unwanted advertisements.. continues to deface this historic building.

It's your responsibility to take down all the unwanted posters and paint over the graffiti on the plywood and doors, etc., with a dark color. Post "no advertising" on the plywood. Put up a new scrim on the front of the Alexandra Hotel on Washington Street. Hire a company to power-wash the sidewalks around this site and in the alleyway. The present condition of the building is making the area feel very unsafe for our businesses, nonprofits, and residents of the area. I understand taking off the graffiti on the stone surfaces is problematic;

however, the rest can be removed by simply painting off the graffiti and spending some money to improve this site.

I also understand that your investment is once again for sale; however, why would a buyer purchase this building in this condition? As I tell my clients that when you are going through an approval process and after, you need to be good neighbors and keep the building and the perimeter in good condition.

This site is a blight on the area. Action and commitment to this historic building needs to be taken NOW.

Sincerely yours,

Randi Grohe Lathrop



Shown above and below, existing conditions at the Alexandra Hotel.





Teresa Polhemus, Executive Director/Secretary

# T completes ‘critical’ track work on Green Line

By Sun staff

The MBTA officials last week announced the completion of “critical” track work on the Green Line, which removed 12 safety-related speed restrictions – two more than were planned – along with the shortening of two speed restrictions on the Green Line E branch between Prudential and Copley stations.

Crews accomplished this work with unencumbered access to track areas while Green Line train service was suspended on the B branch from Babcock Street to Kenmore, on the E branch between Heath Street and Copley, and in the downtown area between Kenmore and North Station from Nov. 27 through Dec. 5, according to the MBTA, with the service diversion extended from North Station to Lechmere on Dec. 4-5.

“Repairing our infrastructure is essential to providing a safe and more reliable trip for our riders. Equally important is rebuilding public trust in our ability to deliver for them. Through close collaboration between contractors’ crews and our growing in-house Maintenance of Way staff, the MBTA continues to demonstrate a new way of doing business at the T and safely improving our tracks and infrastructure,” MBTA General Manager and CEO Phillip Eng said in a press release. “The MBTA is proud to have accomplished this most recent work on the Green Line with the public now benefiting from upgraded station enhancements and a more reliable trip thanks to the removal of 12 safety-related speed restrictions, which is two more than we set out to repair. I thank our riders for their patience and the

MBTA team for their tireless efforts. We know there continues to be work to do and lessons learned will continue to be incorporated to streamline efforts and better serve the public.”

Besides providing riders with a more reliable commute on the Green Line with fewer unplanned service disruptions related to older tracks, older infrastructure, signal issues, or power problems, the project will also allow crews unencumbered access to Green Line stations to enhance and upgrade station amenities, like adding new flooring and lighting.

This critical work included: track and tie replacement work performed on sections of the Green Line underground subway in the downtown Boston area; important structural tunnel repairs implemented on sections of the Green Line underground central subway, with additional



COURTESY OF THE MBTA

Crews performing work on the stairs at Hynes Convention Center T station on the Green Line.

tunnel inspections performed, the complete replacement of “decades-old” switches, which had not functioned for two years; the repair of flooring and stairs at Hynes Convention Center station;

significant painting work was performed at Arlington station;

accessible boarding improvements implemented at Park Street station; the replacement of sections of overhead power wire in many underground sections of the Green Line; the installation of additional E-ink signs at the

(GREEN LINE Pg. 5)

FLYNN (from pg. 1)

cilor Ruthzee Louijeune, District 6 Councilor Kendra Hicks, District 7 Councilor Tania Fernandes Anderson, and At-Large Councilor Erin Murphy, who filled Michelle Wu’s vacancy on the Council after Wu was elected mayor for her first term – were all on hand for their first council meeting after being sworn in only hours earlier at City Hall.

During his time as Council President, Flynn remained committed to an issue that has topped his agenda since he was sworn into office as the District 2 City Councilor in January of 2018: pedestrian safety in the city.

“It’s an issue that impacts every neighborhood of the city,” said Councilor Flynn. “Pedestrian safety is critical, and we need

to ensure our infrastructure and our city streets and sidewalks are safe. I worked closely with Mayor Wu’s Administration on ongoing improvements, such as speed-hump zones now being implemented throughout the city.”

As for his other proudest accomplishments over the past two years, Council President

Flynn points to an ordinance he co-sponsored with Councilor Worrell, which was passed by the council and requires the Boston Police Department to file a report annual report with data on firearms trafficking in the city to help develop strategies to prevent gun violence in Boston.

Council President Flynn has also been instrumental in bringing a station for EMS (Emergency Medical Services) and the Boston Fire Department that will open soon in the Seaport District.

“That area of the city has grown in population significantly, but we didn’t have the basic city services...and it’s been a priority to get a fire and EMS station there,” said Councilor Flynn.

Moreover, Council President Flynn said he’s also especially proud of his support for human rights, particularly for the immigrant and LGBTQ communities.

“I worked closely with the Boston Human Rights Commission and the Boston and the Boston Police Department to prioritize and investigate hate crimes against immigrants, people of color, and LGBTQ residents, and I’ve worked closely with community leaders to ensure that Boston is welcoming to everybody,” he said. “I stood by and supported the LGBTQ+ community and the important work of our health care workers and medical professionals at Boston Children’s Hospital and Brigham and Women’s

Hospital during targeted harassment of transgender groups and communities of color from far right and anti-LGBTQ groups.”

After a couple of other members of the council found themselves embroiled in well-publicized personal controversies, Flynn was also sometimes left to mediate internal strife among his colleagues on the council.

“Civility is an important part of being an elected official and leader,” said Council President Flynn. “It’s critical we treat each other with dignity and respect.”

In partnership with the State Legislative Leaders Foundation and the National Institute for Civil Discourse, Council President Flynn coordinated a civility workshop for the City Council, which, he said, was “aimed at encouraging civility and facilitating discussions on how to bridge across differences.”

As he prepares to step down as Council President next month, Councilor Flynn said he now looks forward to representing the constituents of District 2 for at least another two years.

“I’m fortunate to have an exceptional staff that has been with me for the entire six years, and [handling] quality-of-life issues, neighborhood services, and constituent services is the job of a city councilor, and I have been able to be successful [in this role] because I have an exceptional staff.”



## Virtual Public Meeting

# 1 Joslin PL public meeting

JANUARY

4

6:00 PM - 7:30 PM

Zoom Link: [bit.ly/1JoslinPub](https://bit.ly/1JoslinPub)

Toll Free: (833) 568 - 8864

Meeting ID: 160 224 7248



Project Proponent:

Dana Farber and Beth Israel

Close of Public Comment Period:

1/11/2024

### Project Description:

The information at this meeting is crucial to you as a City of Boston resident, and stakeholder. Interpreting services are available to communicate the content of these documents at no additional cost to you. If you require translation services, please contact the following: [Tyler.C.Ross@boston.gov](mailto:Tyler.C.Ross@boston.gov). The meeting is scheduled for 1/4/2024. Please request interpreting services no later than 5 days before the meeting date.

Meeting of the general public to review the proposed 1 Joslin Place project.

*This meeting will be focused on the proposed 1 Joslin Place project. Please note that this is a Public Meeting. The meeting will begin with a 45-minute presentation of the project by the development team, followed followed by 45-minutes of public Q&A.*

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BostonPlans.org | @BostonPlans

Teresa Polhemus, Executive Director/Secretary



# ANNUAL TREE-LIGHTING RETURNS TO FENWAY



Revelers on hand for the Fenway's annual Tree Lighting on Wednesday, Dec. 6, outside the Kelleher Rose Garden in the Back Bay Fens.

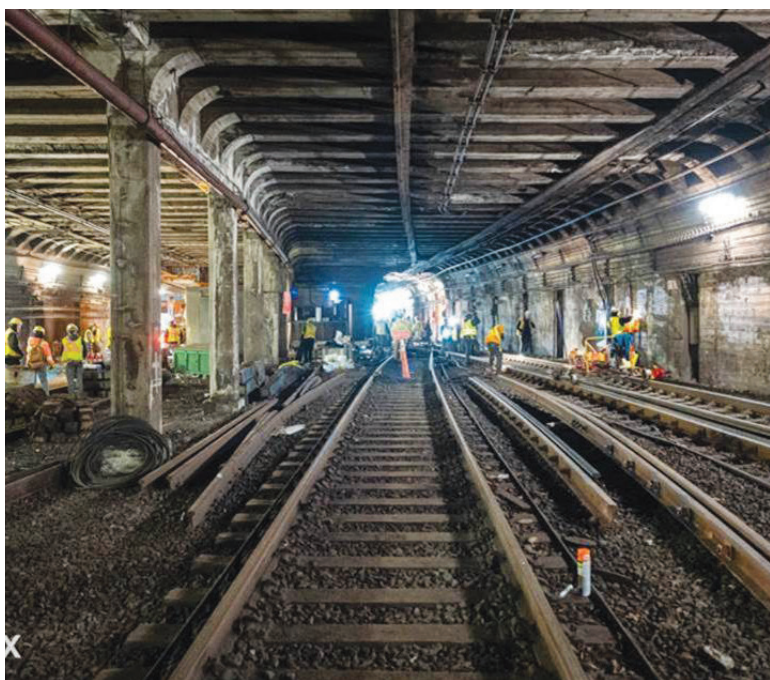
## GREEN LINE (from pg. 4)

street-level on the Green Line E branch; the inspection of station overhead locations and stairway areas; the completion of significant work on signal system cables, switches, and power junction boxes; and the restoration to service of a "critical" pump room at Charles Street, with another at Church Street soon to be restored. Two new pumps were also installed, according to the MBTA.

A range of other in-station work also took place along the Green Line to further enhance the rider experience, including cleaning, sanding, and painting wood benches; performing tactile repairs; installing/replacing station signage; painting columns and ceilings at station platforms; painting stair risers, doors, and

door frames; performing flooring/tile repairs; replacing lights; patching spalls on concrete columns; and replacing/cleaning light covers.

Regarding the T's recently completed track-work on the Green Line, Rep. Jay Livingstone wrote in an email: "I am pleased that the Healey Administration is comprehensively addressing the issues at the MBTA in a way that prior Administration did not. I noticed the green line is much faster than before the shift and appreciate that the lighting in the stations is brighter. I look forward to all the changes planned in the coming year. It is great to see all the funding that I voted for over the years finally result in meaningful improvements."



Crews performing work on the stairs at Hynes Convention Center T station on the Green Line.

Mayor's Office Photos by Isabel Leon

Mayor Michelle Wu and the Mayor's Office of Neighborhood Services, in partnership with the Fenway Civic Association,

in partnership with Samuels & Associates, sponsored the Fenway's annual Tree Lighting on Wednesday, Dec. 6, outside the Kelleher Rose Garden in the Back Bay Fens.



Peter Sougarides of Samuels & Associates; Mayor Michelle Wu; and District 8 City Councilor Sharon Durkan.



Pictured, left to right, are Mayor Michelle Wu; Wally the Green Monster; Rep. Jay Livingstone; and Peter Sougarides of Samuels & Associates.



District 8 City Councilor Sharon Durkan is seen flanked by (left to right): Tessie the Green Monster; Mayor Michelle Wu; Wally the Green Monster; and Rep. Jay Livingstone.



EAST BERKELEY NEIGHBORHOOD ASSOCIATION HOLDS HOLIDAY PARTY



Board members Sarah Hutt, John Connelly, Stuart Rose, Steve Berns, David Fine, President Leslie Fine, Chris Johnson, and Paul Lewis.

Photos by Derek Kouyoumjian

The East Berkeley Neighborhood Association (EBNA) held a holiday gathering to celebrate the season and their community together. EBNA had a very active and productive year and much to be proud of. After meeting via

Zoom every month throughout the year, gathering together in person was a treat. Along with the activities promoted, EBNA invited civic leaders to reach out to neighbors on their work as well as the Boston Police to provide safety and security updates.



Joan Africk, Rachel Shoicket, Ruthann Sevinor.



Nancy Radford and Joan Attianese.



Owner of First Rugs Cynthia First with Deena Schnitman.



EBNA President Leslie Fine and Jeremy Cattani-Ang from Cathedral Station.

# Happy Holidays!

Merry Christmas  
Happy Hanukkah  
Buon Natale  
Joyeux Noel  
Feliz Navidad  
Froh Weihnachten  
Feliz Natal  
Merii Kurisumasu

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Celebrating 58 Years!

The Boston Children's School  
8 Whittier Place - Boston  
617-367-6239 BostonChildrensSchool.Org

Now registering for the 2024-2025 academic year.



Cathedral Station was filled with neighbors celebrating EBNA and their community.



# EAST BERKELEY NEIGHBORHOOD ASSOCIATION HOLDS HOLIDAY PARTY



Massachusetts State Rep John Moran (center) with outgoing EBNA President Leslie Fine and her husband and incoming President David Fine.



Massachusetts State Senator Nick Collins with outgoing EBNA President Leslie Fine and her husband and incoming President David Fine.



Jonathan Marks and Ted Pietras with EBNA Board member Paul Lewis.



Ayumi Shinozaki and Michael Devuyst.



Kristin D'Ambrosio and Jeremy Cattani-Ang from Cathedral Station.



David Stone and Jonathan Alves, representing the neighborhood association for the Blackstone Square, came to celebrate with EBNA.



EBNA President Leslie Fine recounts last year's activities and successes. She revealed that she was stepping down from the Presidency to pass it on to her husband and Board Member David Fine.



EBNA Board member Paul Lewis thanked Leslie Fine for her hard work as President of EBNA.



George and Susan Clifford.

DELUCA'S MARKET CELLAR

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DECEMBER 15TH  
5-7PM**

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THIS NEWSPAPER



# State and federal leaders cut the ribbon on Veterans Home

By Adam Swift

There were big names on hand from the State House and Washington, DC last Friday for a ribbon cutting at the new Massachusetts Veterans Home in Chelsea, but the focus was on the services the new state-of-the-art facility will provide for those who have served and sacrificed for their country.

"The new Veterans Home in Chelsea is what our veterans earned and deserve, and it represents a new era of care and commitment to our veterans in Massachusetts," said Governor Healey. "It offers a sense of community for our veterans, allows them to have dignity and autonomy in a home-like environment, and makes sure their physical, mental, and emotional needs are met."

Healey was joined at the event by U.S. Secretary of Veterans Affairs Denis McDonough, Senator Elizabeth Warren, and Executive Office of Veterans Services Secretary Jon Santiago.

The officials visited the home and toured the facility, exploring its features and amenities, including the rehabilitation room and environmentally sustainable elements. They also visited several of the veteran residents living in the building.

The Veterans Home is designed to foster community among residents, with 154 private resident rooms organized around shared community and green spaces. The home is also fossil-fuel free and features geo-

thermal wells and a rooftop solar array.

"Cutting a ribbon on a new community living center really resonates because today's Department of Veterans Affairs traces its very roots to what were essentially community living centers for vets," said McDonough. "The first one was in Maine ... the second one was in Massachusetts."

McDonough said today's community living centers offer a full spectrum of care that includes skilled nursing, rehabilitative services, mental health services and integrate support services like physical therapy and recreational activities and social engagement programs.

"What hasn't changed in that time is the courage, the character, and the dignity of the veterans who call this, and will call this, home," he said.

Santiago said the mission of the new facility is to honor those who have selflessly served the nation.

"Although we can't change the past, we can shape the future," said Santiago. "The Veterans Home at Chelsea represents a pivotal juncture in our ongoing mission to honor our veterans through top-tier care and support."

Currently, 22 residents have moved into the new home, and all residents are expected to be fully moved into the new home by early 2024.

"This is a chance to show just how much we care about our veterans," said Warren. "This



State and local officials cut the ribbon for the new Veterans Home.

is not just about words, this is about putting those words into action."

Warren thanked the Healey-Driscoll administration and Santiago for ensuring that the Veterans Home in Chelsea provides first-rate care to all veterans. She also thanked McDonough for coming up to the ribbon cutting to help celebrate the progress that is being made for veterans in Massachusetts.

"A very special thank you to Senator (Sal) DiDomenico and Representative (Judith) Garcia who are champions for their community every day and helped get the funding so we could do this," said Warren.

The Healey-Driscoll administration utilized federal funding in its Capital Improvement Plan to construct new veterans homes

in Chelsea and Holyoke. The federal government is offering up to 65 percent reimbursement for the projects, with the state contributing a 35 percent match, resulting in a total five-year state investment of \$280.1 million. The cost of the Chelsea Home is approximately \$200 million, with a significant portion covered by the federal investment.

Representing the families of the veterans families, Mary Bender spoke about the experience of her family and her brother, who lives at the home.

"My brother Jim, a proud Army veteran, has been a resident here since April of 2022," said Bender. "Jim had a long career as an ATF investigator when he first began having strokes. He soon became disabled."

When her brother was first

accepted into the Chelsea home, Bender said she and her four sisters were on hand to make sure he was well taken care of.

"When we first got here, this building was standing, but not yet open," she said. "We were not impressed by the (old) building at all, but it did not take us long to realize that Jim had a host of dedicated caregivers. So we would look longingly at this building, waiting for the day when the building would be as wonderful as his staff."

"On Oct. 18, that day arrived, Jim moved into a clean, bright room with breathtaking views and a new TV," said Bender. "As family members, we were also glad to see all the safety features ... but most importantly to us, this place is so welcoming and open."

## Healey Admin. announces no-cost calls for state, county inmates

Special to the Sun

The Massachusetts Department of Correction (DOC) implemented no cost phone calls across its 14 correctional facilities to provide equitable access to sustained communication between incarcerated individuals and their loved ones. The move results from legislation signed by Governor Maura Healey requiring calls be made available free of charge for individuals in state and county prisons. The Healey-Driscoll Administration supported this initiative in recognition that maintaining a connection between incarcerated individuals and their families is vital to enhancing rehabilitation, reducing recidivism, and improving community safety.

Beginning today, December 1, 2023, all calls from the standard facility wall phone will use the same call procedures outlined

in the Department's Telephone Access and Use Policy. However, phone calls will no longer incur any charge. Previously, the incarcerated individual or the person receiving the call would pay the fee. Under the change, there is no cap on the number of calls.

"The Massachusetts Department of Correction recognizes the importance of incarcerated individuals maintaining bonds with their loved ones. No cost calls will alleviate the financial burden and remove barriers for an individual in MA DOC custody to stay connected with their outside support system. Strong family support helps to advance the rehabilitative process, reduces recidivism, and contributes to successful reentry upon release," said DOC Commissioner Carol Mici.

To raise awareness about this change, DOC provided the population with written notification,

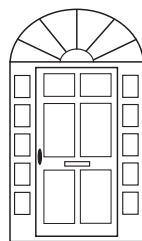
posted signage in all residential units, and uploaded a message to each person's department-issued educational tablet.

In anticipation of increased demand and call volume within each housing unit, DOC has proactively engaged the phone vendor, Securus Technologies, to identify locations across the agency that may benefit from additional wall phones. DOC is also exploring ways to facilitate additional access, including the ability to make calls through tablets. In addition, the Department provides other opportunities for incarcerated individuals to stay connected with loved ones through in-person visits, letters, and electronic messaging.

The Department has published an FAQ to provide families and loved ones with more information about the implementation of the no cost call initiative.

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# BPDA hosts virtual public meeting on residential project proposed for St. Mary's Street

By Dan Murphy

The Boston Planning & Development Agency sponsored a virtual public meeting on Monday, Dec. 11, to discuss plans to raze an existing parking garage and build a 90-unit residential development in its place at 142-146 St. Mary's St. in the Audubon Circle neighborhood.

Newton developer and long-time owner of the property, Allen Associates Properties, intends to transform a two-story, non-conforming garage located along the tracks for the MBTA's D train on the Green line into a new approximately 91,000 gross square-foot development.

The development's 90 rental units would span five stories above a two-story garage and include a mix of market-rate studios, one-bedrooms, and two-bedrooms, said Ben Wan, a principal at Boston-based RODE Architects, with 14 units, or about 15 percent overall, designated as affordable, IDP (Inclusionary Development Policy) units per the city's zoning requirements.

A two-level, enclosed garage accessed off St. Mary's Street would include 105 parking spaces, along with 25 exterior spaces, said Wan, while parking provisions would include 75 spaces for an eight-and-a-half story, 149-unit residential development at 101 Monmouth St. in Brookline, also owned by Allen Associates Properties, along with 15 spaces for the neighborhood and two additional ride-share spaces. (The existing, 190-space garage at 142-146 St. Mary's St. currently provides parking for residents of 101 Monmouth St., which is the closest structure to the proposed development.)

The proposed building would also include a secured, internal bike room with 90 spaces, as well as external bike racks for visitors and a new Bluebikes station for the local bike-share network.

A lobby along St. Mary's Street for the proposed building would sit opposite the lobby for 101 Monmouth St. and provide pedestrian access into the building, said Wan, while the building's second story would be home to a 2,700 square-foot "amenity lounge," which could have a fitness component and a landscaped amenity deck for residents.

idents.

The parallelogram-shaped site has many varied conditions, including frontage on Emerald Necklace. The proposed building would have "rowhouse-inspired massing along the northern edge of the property facing the shared alley," said Wan, while it would also curve at the bend in the Muddy River to maximize views from some dwelling units.

The developer has also committed to capping the building's height at 69 feet (in excess of the 45-foot height limit for the area), said Wan during the BPDA's first meeting of the project's Impact Advisory Group (IAG) held virtually on Nov. 18, while the duration of construction is expected to last between 20 and 22 months, depending on the "scope" of the project.

Allen Associates Properties has pledged a \$150,000 contribution for the maintenance and enhancement of Monmouth Park in Brookline as part of mitigation for the project.

And as Wan first announced at the Nov. 18 IAG meeting, Allen Associates Properties has agreed to look at the feasibility of creating a new pedestrian connection between the site and the Fenway stop on the D train on the T's Green line as part of the project. The developer has had early conversations with the Boston Transportation Department and the BPDA about creating an at-grade connection to the T stop along the southern edge of the site, which abuts MBTA property on Monmouth Street in Brookline, said Wan.

Michael Nichols, an IAG member who has lived in the Audubon Circle neighborhood for more than a decade, was largely favorable of the project, especially since he said it could potentially create new pedestrian access to the Fenway T station that doesn't cross Park Drive, as well as provide more much-needed housing in the neighborhood.

Another neighbor, Joanna Chow of the 14-18 Medfield St. Condominium Association, was less supportive of the project, however.

Among Chow's myriad concerns with the project were its height, considering how many surrounding buildings, including her own, stand only three or four stories tall. The new project's

height could not only impact light and views for neighbors but could also have an adverse impact on the "long-term values" of their buildings, she said.

"We're willing to put up a fight," said Chow. "We want to make sure you take these concerns very seriously."

Chow also expressed concerns with the aesthetics of the design, saying it has a "very bland, dormitory-looking façade."

Wan responded that a "more contemporary design" could be explored, which could utilize brickwork in its façade to put the project more in the context of its historical neighborhood.

Likewise, Joe Hanley, a zoning and permitting attorney for the applicant, told Chow that many of her requests could be accommodated and asked to take their conversation "offline."

"We want to make sure we get this right," said Hanley, who added that the design is part of "an ongoing discussion."

Kazem Kazerounian, a Medfield Street resident for around 20 years, said he's trying to find a "silver lining" in the project, despite having serious reservations about it.

As an engineer, Kazerounian said he is particularly concerned that the numerous cars, delivery trucks, and ride-share vehicles headed towards the new development would traverse through the narrow alley, where backups would inevitably occur. He also worries that short-term visitors to the new development would park in the alley.

"What I see is horrible traffic," said Kazerounian.

According to a shadow study conducted by the applicant, the project will create some new shadow, including new shadow on public greenspace at 9 a.m. during winter solstice – Dec. 21 – the day with the shortest duration of sunlight each year, said Katya Podsiadlo, a landscape architect for the project team.

Dolores Bogdanian, a Park Drive resident, asked what the shadow impact would be with a building that complies with the existing height limit versus the shadow impact of the proposed 69-foot building.

Wan responded that he could provide more detailed shadow studies, including hour-by-hour projections for the expected



COURTESY OF THE BOSTON PLANNING & DEVELOPMENT AGENCY

A rendering of the 90-unit residential project proposed for 142-146 St. Mary's St. in the Audubon Circle neighborhood.

shadow impact from the project.

Bogdanian also expressed concern that the project's parking provisions would prove to be inadequate and requested that its residents be ineligible to receive parking permits from the City of Boston.

"I think you could do better," said Bogdanian in regard to the project as proposed.

The BPDA's public-comment

period for this project ends on Jan. 2; public comments can be submitted on the BPDA's project webpage at <http://www.bostonplans.org/projects/development-projects/142-146-st-marys-street>, or comments can be emailed directly to Ebony DaRosa, BPDA project manager, at [ebony.darosa@boston.gov](mailto:ebony.darosa@boston.gov).

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### 2023-2024 FEDERAL INCOME GUIDELINES

How much money can you make to be at or below 60% of the state median and qualify for financial hardship status?

Household Size	1	2	3	4	5	6	7	8
Income Level Up To	\$45,392	\$59,359	\$73,326	\$87,294	\$101,261	\$115,228	\$117,846	\$120,465

EVERSOURCE



# FOPG announces future installation of plaque honoring Tom Kershaw in Public Garden

By Dan Murphy

The 85th-birthday luncheon for Tom Kershaw held Nov. 29 at the Hampshire House brought a major announcement that the Friends of the Public Garden intends to honor the venerable Beacon Hill businessman and philanthropist this spring with the installation of a plaque in the Public Garden acknowledging Kershaw's contributions to the city's parks over the years.

The plaque will be a gift from the nonprofit Friends group, which works in partnership

with the Boston Parks and Recreation Department to care for and maintain the Public Garden and the Common, as well as the Commonwealth Avenue Mall. The plaque will be installed in the Public Garden sometime this spring with the permission of the Boston Parks and Recreation Department, and it will be emblazoned with an inscription reading: 'Cheers to our good Friend Tom Kershaw In celebration of all you do for our parks and our city.'

In 1969, Kershaw, who now

serves as chairman of the Hampshire House Corporation restaurant group, and Jack Vesey, a fellow recent Harvard Business School grad and Kershaw's business partner at the time, purchased the Hampshire House at 84 Beacon St., located just across the street from the Public Garden. (The Hampshire House's basement pub, originally called The Bull & Finch Pub, would go on to inspire the classic, long-running sitcom, 'Cheers.')

"Quite frankly, the Public Garden is my front yard," said Kershaw. "Even as a young man who had newly acquired 84 Beacon St., I looked out this window and saw this beautiful park."

A year later in 1970, Henry Lee was launching the Friends of the Public Garden and asked Kershaw to get involved.

Kershaw readily complied, going on to serve on the group's board of directors and pitching in where he could with the Friends' myriad campaigns over the years.

In 1980, Henry Lee broached Kershaw with the idea of trying to raise money to decorate the Common with lights for the holiday season. Kershaw agreed and began selling "Light a Light" buttons for \$1 each, bringing in 87 cents-a-piece profit and going on to raise around \$35,000 for the cause, which was enough money to illuminate most of the Common. He would continue to help spearhead this effort for approximately the next 15 years.

"I kept moving from that and kept my eyes on the parks," said

Kershaw, "and when I could contribute, I did, and I think that is the key."

Around 40 years ago, Kershaw also started People Power for the Public Garden to help maintain the park, paving the way the Rose Brigade, which continues to care for the Public Garden's four rose beds under the leadership of former People Power member China Altman.

On the Common, Kershaw's lasting influence is evident in the Frog Pond skating rink and the nearby carousel.

Around 1993, Kershaw visited Aspen, Colo., on a skiing trip and was immediately impressed with the town's outdoor skating rink. Kershaw wanted to bring the concept back to Boston, so he successfully pitched the idea to then-Mayor Thomas Menino as a year-round facility. Using capital funds, the city opened the Frog Pond Skating Rink on the Boston Common in January of 1997. Besides skating in the winter, the facility also serves as a spray pool in the summer and a reflecting pool in the spring and fall. Kershaw operated and maintained the rink for its first 14 years, installing a skate rental amenity, new restrooms, a snack bar and garage for the Zamboni.

At Kershaw's suggestion, the Boston Common Frog Pond Carousel also opened nearby, which continues to be a popular draw and today helps The Skating Club of Boston offset the operating costs for the skating rink. (The Skating Club of Boston manages and operates both the

skating rink and the carousel.)

Liz Vizza, president of the Friends group, who, together with Lee, presented Kershaw with the plaque during the Nov. 29 event at the Hampshire House, said: "Our parks and our community would not be what they are today without the generosity and vision of Tom Kershaw. He was an early advocate for, and supporter of the potential of the Common, Garden, and Mall, recognizing how critical these greenspaces are to the health of the city and everyone who enjoys them, visitors and residents alike. Tom has been steadfast in his commitment to these beloved parks, and we, the downtown parks, and the community as a whole, are so much the better for it."

Likewise, Ryan Woods, commissioner of the city's Parks and Recreation Department, said: "Tom Kershaw's unwavering commitment to the Public Garden, Boston Common, and the Commonwealth Avenue Mall has been transformative. His instrumental role in bringing the Frog Pond to life and his dedicated efforts in raising funds for lighting installations are not merely acts of philanthropy; they are pillars of his vision for activating our parks. Tom's contributions extend beyond beautification; they testify to his understanding of the pivotal role parks play in ensuring economic vitality, promoting tourism, and enhancing safety in the downtown area."



PHOTO BY BILL BRETT

Tom Kershaw (center) is seen with Liz Vizza, president of the Friends of the Public Garden (left); and Henry Lee, a founding member and president emeritus of the Friends group, during Kershaw's 85th birthday luncheon on Nov. 29 at the Hampshire House. At this time, Vizza and Lee presented Kershaw with the plaque that will be installed in his honor in the Public Garden this spring.

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Cheers to our good Friend  
**Tom Kershaw**  
 In celebration of all you  
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COURTESY OF THE FRIENDS OF THE PUBLIC GARDEN

A rendering of the plaque that the Friends of the Public Garden will install in honor of Tom Kershaw in the Public Garden this spring.



## Real Estate Transfers

BUYER 1 BACK BAY	SELLER 1	ADDRESS	PRICE
Huang, Jiamin	Samantha Y-R Laudano RET	105 Beacon St #9	\$587,000
Rigel-125 Beacon LLC	Sarah S Smith RET	125 Beacon St #5	\$835,000
Atalla, Imad	Landay, William	56 Commonwealth Ave #32	\$520,000
Parks, Ken	257 Commonwealth Ave LLC	257 Commonwealth Ave #1	\$1,950,000
Cieri Jr, Frank A	257 Commonwealth Ave LLC	257 Commonwealth Ave #2	\$1,275,000
Gorgone, Andrew	Marcia Waterman T	330 Dartmouth St #7N	\$1,695,000
Bocca Di Lupo LLC	Theise, Brian	32 Fairfield St #4	\$1,335,000
Tsai, Victor	Lester, Jennifer	483 Beacon St #97	\$650,000
BEACON HILL			
M Squared26 LLC	Newfield, Regina	40 Mount Vernon St #4A	\$1,475,000
Biotech Consulting Grp LL	Mccue Harry James Est	54-1/2 Temple St #2	\$629,900
Katz, Paul H	Kopacz, Karol	8 Whittier Pl #4H	\$1,000,000
BAY VILLAGE/SOUTH END/KENMORE			
Rocca Hoops 98 LLC	Latonord Nt	776 Boylston St #PH2B	\$14,125,000
Hunter, Scott	Vanmeter Nickolas Est	77 Chandler St #1	\$1,540,000
Brushy Ln Qprt	John F Giblin Jr RET	1 Charles St S #1612	\$1,520,000
Thomas M Ripp RET	Hamrick, William L	52 Fayette St #1	\$1,320,000
Larsen, Victoria I	Dukhan, Faisal A	110 Stuart St #16H	\$1,265,000
Cheng, Fang	Kelleher, John J	29 Bay State Rd #3	\$1,200,000
A T Borden Non Exempt T	Mark A Moore 2016 RET	19 Bradford St	\$3,700,000
Abbas, Atif	Valentine, Derek	80 E Brookline St #2	\$580,000
Dambazau, Hadiza B	Quinn South End LLC	370 Harrison Ave #1006	\$999,000
Kaninu, David	Jocelyn A Valte RET	127 Hyde Park Ave #B	\$630,000
Dsilva, Benedict	Noriega, David E	82 Jersey St #44	\$550,000
Zepaj, Marenglen	Allen, Eleanor	193 Saint Botolph St #5	\$1,250,000
Weyer, Stephanie	Creagh, Charles R	67 Spring Park Ave #2	\$835,000
Bayt LLC	Solomon, Emma	11-C Waltham St #3	\$570,000
WATERFRONT/DOWNTOWN			
Michienzi, Noreen P	Sweeny, Nicole	39 Commercial Wharf #1	\$1,075,000
Sweeney, Nicole	Coppola, John	55 Commercial Wharf #4	\$1,850,000
Yu, Shu	Mcaf Winthrop LLC	240 Devonshire St #5114	\$1,745,000
132 Lincoln Street Rd LLC	Ha Lincoln Loft T	132 Lincoln St #4	\$475,000
Jeffrey R Black Bus T	Tocco, Stephen P	350 North St #902	\$2,300,000
Treanton, Karen N	Morrissey Rt	170 Tremont St #1601	\$1,499,000
Heliconia Rt	Zou, Rachel	100 Lovejoy Wharf #4L	\$630,000

## Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

### THIS WEEK'S ANSWER



The balconies in the last clue are on 566 Commonwealth Avenue, built circa 1968. Kenmore Tower is a 12-story condominium building with 111 units. Two amenities this building boasts are an outdoor swimming pool and hot tub.

You'll find the next clue in the Back Bay  
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



The Independent Newspaper Group reserves the right to edit letters for space and clarity. The Independent Newspaper Group publishes columns, viewpoints and letters to the editor as a forum for readers to express their opinions and to encourage debate. Please note that the opinions expressed are not necessarily those of The Independent Newspaper Group. Text or attachments emailed to editor@reverejournal.com are preferred.



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