

THE BOSTON SUN

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SERVING BACK BAY - SOUTH END - FENWAY - KENMORE

AN EVENING WITH MICHLEWITZ AT WINK AND NOD



PHOTO BY DEREK KOUYOUMJIAN

State Reps. Jon Santiago and Aaron Michlewitz (center) with Treasurer Deb Goldberg, Councilor-Elect Kenzie Bok, and Councilor Ed Flynn during Rep. Michlewitz's annual South End fundraiser and toy drive on Dec. 5 in Wink & Nod.

New guidelines for sandwich boards approved; set to take effect April 1

By Lauren Bennett

After a minimum of six subcommittee meetings, the Back Bay Architectural Commission (BBAC) approved guidelines governing display boards (also called sandwich boards) in the commercial district of the Back Bay. The proposed guidelines agreed upon by the subcommittee on December 5 were brought before the full Commission on December 12 for a vote.

A moratorium put forth by the city on the enactment rules related

to the location of these signs is set to expire on December 31, so the BBAC had to come up with a plan before the deadline for the boards moving forward.

"We've taken a lot of time and had passionate discussions of the value of these signs," said BBAC Chair Kathleen Connor, which included taking into consideration the "economic viability" of every choice the Commission makes. It was a long road of weighing concerns about safety when it comes

(SANDWICH BOARD, Pg. 2)

Skating rink opens at 401 Park

By Lauren Bennett

The former Sears building at 401 Park Dr. has had an exciting year with the opening of Time Out Market and tons of community activities on the new lawn. Now that the weather has turned colder, 401 Park owner Samuels & Associates isn't letting that stop the fun—an ice rink right in the Fen-

way neighborhood is now accepting skaters.

The Rink at 401 Park held its grand opening celebration on December 17. The carnival theme allowed guests to sample hot dogs, cotton candy, and fried dough from food carts, and Trillium Fenway and Time Out Market had bever-

(SKATING RINK, Pg. 6)

20TH ANNUAL SANTA SPEEDO RUN



PHOTO BY MIKE MEJIA

Harry Phillips races down Boylston Street moments after the start of the 20th annual Santa Speedo Run through the Back Bay on Saturday, Dec. 14. The fun started and ended at Back Bay Social, with all proceeds from the charity event going to the PlayBall! Foundation – which provides Boston middle school students with sports opportunities.

Picture This: Portrait Day brightens holidays for Project Place

By Seth Daniel and Keiko Hiromi

Nathan Brown hadn't received a proper portrait of himself for 20 or 30 years until this month during a free photo session at Project Place, and when presented with the portrait, the formerly homeless man said it was a shock to see what he now looked like with his life back on track.

There he was, looking sharp and different than he did when he was living on the streets not long ago. It was a pick-me-up he never expected.

"I put my photos on my Facebook page and got a lot of 'Likes,'" he said. "I've never had a professional photo really. The last time was years ago, probably 20 or 30 years ago. It really gives me a

chance to look at myself through someone else's eyes. I appreciate it. It made me stop and think about how far I've come and where I'm going. It turned out to be an awesome experience."

That experience was courtesy of a volunteer effort between award-winning photographer Vail Fucci and Project Place – a social

(PORTRAIT DAY, Pg. 13)

Tubman House project gets approval at BPDA amidst controversy

By Seth Daniel

The controversial Harriet Tubman House sale and re-development plan was approved by the board of the Boston Planning and Development Agency (BPDA) in a unanimous vote at the Board's regular meeting on Dec. 12.

The sale and re-development – which including demolishing the existing Tubman House proper-

ty at 566 Columbus Ave. – had been the source of three unruly and extremely contentious public meetings where supporters of the ownership, United South End Settlements (USES), clashed routinely (and sometimes physically) with members of the community that opposed the sale. Those in opposition included Tenants Development Corporation (TDC) and the non-profit Resilient Sisterhood

Project – both of whom leased space in the Tubman House.

The approval clears the way for the development of 66 ownership units, including 11 affordable ones, a community space and a social enterprise café. It also helps USES to consolidate its programming at two properties on Rutland Street while also providing a

(TUBMAN HOUSE, Pg. 3)

EDITORIAL

GUEST OP-ED

Christmas is still special

By Dr. Glenn Mollette

Make a mental decision that Christmas is going to be great. Our world exists in the space between our ears known as our brains. We can dread or hate something or just decide it's going to be wonderful.

Faking it is not always easy. We can fool people some of the time, but we can't fool everyone all the time. The hardest person you actually have to fool is yourself. Sometimes we can fool ourselves for awhile, and it's never fun fooling ourselves for a long period of time. Sometimes it's necessary to fool ourselves briefly if we need to convince ourselves of something in order to survive.

For example, if you are going to be in a big gathering for Christmas there is probably going to be one or two obnoxious or ridiculous people in the crowd. You may already dread seeing them. Just convince yourself it is okay and that people are different and no one is perfect. Just decide to let ungratefulness, weird or negative comments roll off your back. You can override stupidity with Christmas cheer for a day. Just remember this is only for a day or two.

Also, this Christmas will not bring back any past Christmases.

There will be an empty chair or maybe several empty chairs. It may be tough and depressing when we think about how Christmas was a few years back. Christmas will never be the same for those of us missing loved ones and tears often come. Go ahead and cry but determine you won't spend all Christmas day crying. As you remember the past remember what it is about that person or Christmas you miss and hold tight to that joyful remembrance.

Keep in mind that this Christmas is still special because you are here in the world to celebrate the occasion. Whoever the people are in your life today hold them close and be merry together.

From the Old Testament the people of God were instructed by Joshua to "Hold tight to God, your God, just as you've done up to now." (Joshua 23:8) For all of us holding tight to our faith, our family, our friends and our life's values.

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.

HOLIDAY PUBLICATION SCHEDULE:

Newspaper will be published on Tuesday, Dec. 24 & Dec. 31

The Christmas Advertising Deadline IS FRIDAY, DEC. 20TH

The New Years Advertising Deadline IS FRIDAY, DEC. 27TH

The Office will be **CLOSED** Wednesday, Dec. 25 and Jan. 1
in observation of Christmas and New Years holidays.

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SANDWICH BOARD (from pg. 1)

to the signs with the needs of businesses.

"We're going to be taking a look at standardized signing," Connor said, which will be the next step in the process. The BBAC will be taking a look at display board examples and coming up with two or three options that would be desirable for businesses, the Commission, landlords, and the public.

The original goal was to add in guidelines regarding stationary display boards for this vote, but the subcommittee decided to focus just on the sandwich boards for now, seeing as the moratorium is about to expire.

The guidelines that were approved are as follows: All current sandwich boards in the commercial area of the district would be banned as of April 1, 2020. Additionally, the BBAC "will approve a standard design for display boards," which will be reviewed and approved administratively by BBAC staff with no public hearing process required, provided they meet the following: "one display board per twenty-five feet off building frontage," the location must be on a private property ("locations on public property will be approved on a case-by-case basis at locations where it is physically impossible to locate a display board on private property"), display boards are only allowed outdoors during business hours and must be brought indoors at night, and "display boards must be approved by the property owner whose signature is required to complete an application for a display board."

Connor noted at the hearing that via letters, Martyn Roetter from the Neighborhood Associa-

tion of the Back Bay (NABB) is in support of the guidelines, another person prefers no sandwich boards at all but "urges firm control" if they are allowed, and three others said they are a pedestrian hazard and/or that they are against them altogether.

"NABB believes that sandwich boards are a hazard on the sidewalks, particularly on Newbury St.," said Sue Prindle of NABB, who participated in the subcommittee meetings. She and NABB believe that the final proposal is a "sensitive and balanced solution," and urged the Commission to support it.

Elliott Laffer, also from NABB, said he commends the work of the subcommittee, as "we need to maintain commerce on Newbury St.," and "we need to make the residential and commercial pieces work together." He added that all public sandwich boards need to be removed from the public way, as "it's a very narrow sidewalk. If you're pushing a stroller or you're otherwise impaired," he said, "having a sign there makes it almost impossible for people to get by."

Meg Mainzer-Cohen of the Back Bay Association also attended and participated in the subcommittee meetings. "The Back Bay Association has had a tremendous evolution in how we view sandwich boards," she said. "We went from 'they are mandatory' to 'see how it's important to have adequate signage on buildings. We found that many retailers did not want sandwich boards.'"

A resident who frequents Newbury St. on foot said that she "applauds" the Commission for what they are doing and she

does not believe the sandwich boards are "necessary," as "they are dangerous and tough to move around," she said.

Michelle Messino of the Newbury Street League said she has received input from "retailers who feel they need a display board to get across to the public a sale or a new product" that cannot be accomplished through better signage on the building. She said that there is "no doubt" that safety issues and aesthetics are things that need to be addressed, but these new guidelines will allow for improvement, which will in turn change the minds of some landlords who won't allow the boards on private property, she said.

Several Newbury St. business owners came out in support of the proposal as well, saying that signs on the sidewalk help people find their businesses and learn about what they have to offer.

One business who said they have another location in Harvard Square where they are not allowed to have a sandwich board saw a "serious dip in business" from not having the sign, so he is in support of the proposal to "keep the aesthetic clean and sidewalks safe," but will also allow him to advertise his business in a way that will be profitable.

Starting April 1 of next year, the guidelines agreed upon will be tried out for one year, and when that year is up, the subcommittee will reconvene to decide what worked and what didn't, said Joe Cornish, Director of Design Review for the Boston Landmarks Commission. The eventual goal is to get funding to hire a consultant in order to revise all signage guidelines in the district, he added.



PHOTO BY PETE JOHANSEN

Making the case: On December 12, USES President & CEO Maicharia Z. Weir Lytle (center), Jonathan Garland (speaking) of Garland Enterprises, and New Boston Ventures' David Goldman prepare to testify before BPDA board. The board unanimously approved the project paving the way for the sale of 566 Columbus Ave. to New Boston Ventures for re-development.

TUBMAN HOUSE (from pg. 1)

nest egg from the proceeds of the sale to ensure the viability of the organization, which the leadership of USES has said is on very shaky ground financially.

USES President and CEO Maicharia Weir Lytle said after the vote she was grateful for the approval, and they will begin sorting out next steps in January.

"This sale gives us a lifeline to continue our work in service to the families who depend upon us and to expand much needed services. Now, the real work begins," she said. "In the coming

weeks and months, we will be sorting out next steps and timelines - but for now, everyone here at USES is thankful to be in a position to better serve our community, something we have done with pride for nearly 128 years."

Weir Lytle also thanked the supporters who came out to all three of the meetings and stood up for USES, she said.

Officials from TDC did not return inquires to comment on the approval.

There had been tense moments last week after the third unruly meeting took place on Monday, Dec. 9. Many were concerned that after such vocal opposition, the project might not move forward.

However, when the agenda came out just after 2 p.m. on Dec. 10, the matter was on for a vote. Because it is a project that adheres to zoning, there is no Article 80 review process - so the BPDA board approval was a critical end to what has been a trying process for the community.

The New Boston Ventures project includes 55 home-ownership units, and 11 income-restricted artist live/work units.

The ground floor space of the building will feature an artist gallery, an exhibit space open to the public that highlights the cultural heritage of the neighborhood, and a social enterprise cafe to be named The Hi-Hat in honor of the famed jazz club that once occupied the same corner of Columbus and Massachusetts Avenue. Fifty percent of the commercial space will be dedicated to non-profit use at affordable rents. Additionally, the proponent has agreed to the relocation or reproduction of the mural that currently wraps around the front exterior of the existing building. The project will also contribute a community benefits package of \$250,000 which includes funding for neighborhood organizations in the South End and Lower Roxbury.

The highlights include that the units are 100 percent affordable with contracts in place, and that they have expiring use agreements. They are expected to sell at significantly below replacement value, and they include units from studio size to five-bedroom apartments.

TDC officials did not return a request for comment on the development.

BEACON FILES ON LENOX REDEVELOPMENT

Beacon Communities has filed a redevelopment project of the Lenox Public Housing Apartments with the Boston Planning and Development Agency (BPDA) this week.

The project was announced last summer by the late Bill McGonagle, of the Boston Housing Authority, and the public-private partnership is apparently ready to begin. Beacon Communities is proposing to make substantial capital improvements to preserve the Lenox Apartments at 136 Lenox St. in the South End. The redevelopment includes 285 apartments across 12, three-story buildings.

NEWS BRIEFS

There is a total of 250,525 sq. ft. of space to be redeveloped. The property is owned by the BHA, but Beacon Communities will make the improvements and ensure they remain affordable.

A first public meeting will take place on Weds., Jan. 8, at 6:30 p.m. in the Mandela Homes, 1855 Washington St., South End.

BACK BAY HAPPENINGS

•MANDARIN ORIENTAL, BOSTON INTRODUCES PUPPY LOVE PACKAGE

This Valentine's Day and beyond, show your pet the love with a getaway for you both at Five-Star Mandarin Oriental, Boston with the Puppy Love package.

Upon arrival, four-legged guests will enjoy a plush sleeping pillow, mineral water, puppy place-setting, in-room "Doggie Dining" menu and a special "doggie bag" delivery, which features homemade artisan dog biscuits and a Woof Clicquot dog toy. Enjoy a relaxing "Lady and the Tramp" inspired three-course Italian feast in the comfort of your guestroom. Menu highlights include guest's choice of Risotto Alla Milanese or Spaghetti Aglio Olio and homemade Tiramisu, while pets enjoy meatballs made with ground beef, oats and vegetables such as carrots and kale. The package also includes a 30-minute pet photo shoot at the hotel with a professional photog-

(NEWS BRIEFS, Pg. 15)

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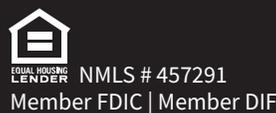


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REP. MICHLEWITZ HOLDS HOLIDAY CELEBRATION AT WINK AND NOD

Photos by Derek Kouyoumjian

Aaron Michlewitz held his annual Holiday Celebration at Wink And Nod on Thursday, Dec. 5, as politicians, friends, supporters, and constituents gathered to celebrate the holidays and their State Representative, Aaron Michlewitz, the current chair of the powerful House Ways & Means Committee.



Abby Goldenfarb and James Keefe with Randi and Bob Lathrop.



South End resident Michael Falcone with State Treasurer Deb Goldberg and State Rep. Aaron Michlewitz.



Robert Dunn, Douglas Upton, and State Rep. Aaron Michlewitz.



City Councilor Michelle Wu and Maria Michlewitz, State Rep. Aaron Michlewitz's wife.



Emily Foster Day and Lecolion Washington, of the Boston Community Music Center.



Rich Lambert, Mike Bojanowsky, and State Sen. Sonia Chang-Diaz.



Bob Sherwood, Bill Gregor, and Johnathan Smith.



Brandon Washington and Regina Pyle.



Bob Wells and Mark Carrig.



South End Soccer's Caroline Foscatto, State Rep. Aaron Michlewitz, and Claire Corcoran, of Mother's Out Front.



Ted Pietras and Ken Girvin.



**Wishing you and your family
a joyous Holiday Season
and a
Happy and Healthy New Year!**

Aaron Michlewitz
STATE REPRESENTATIVE

RepMichlewitz.com



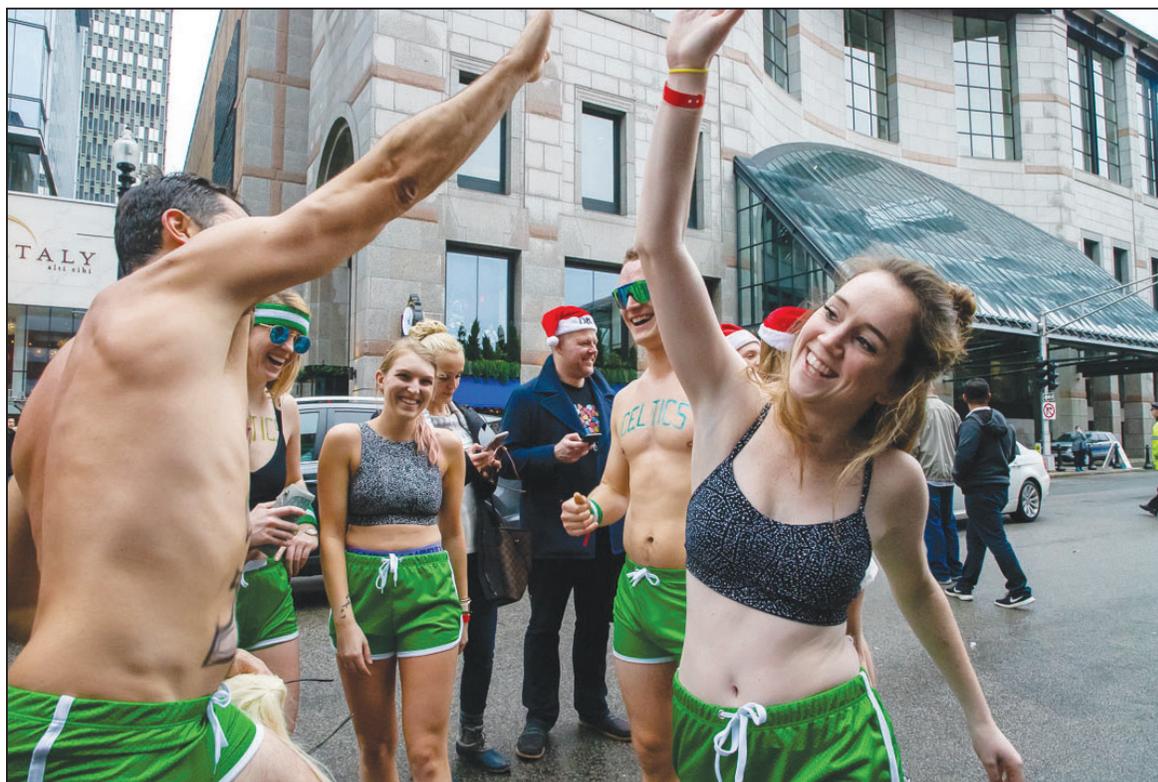

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20TH ANNUAL BACK BAY SANTA SPEEDO RUN

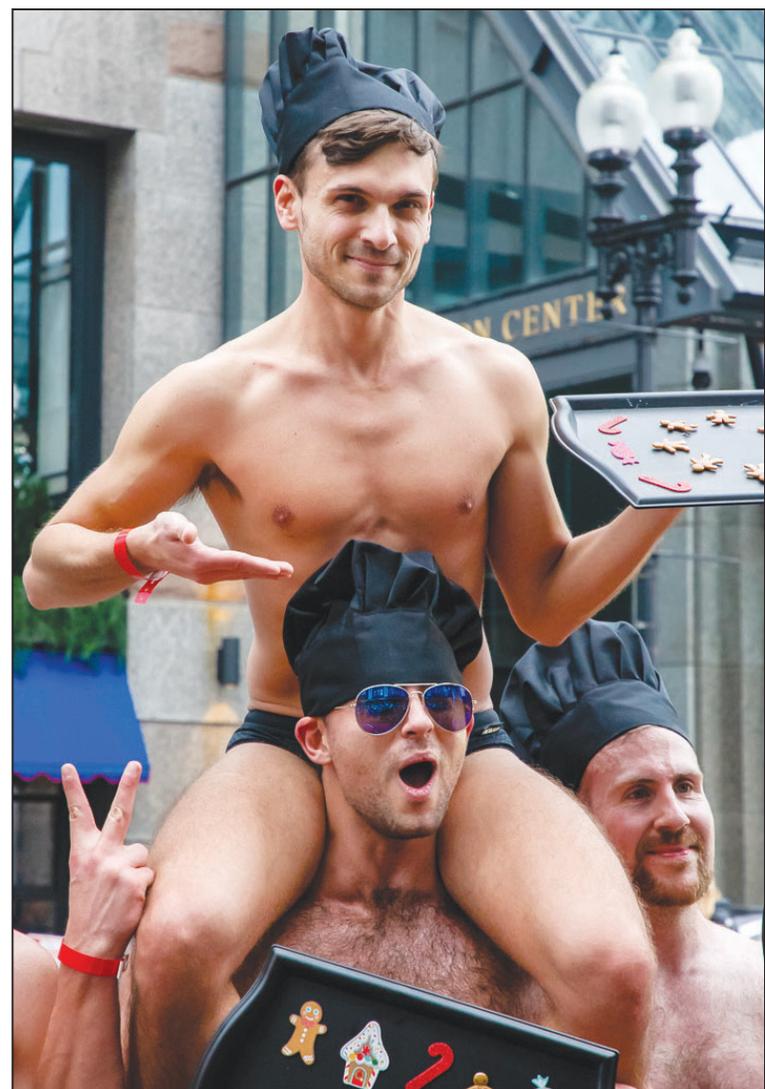
Photos by Mike Mejia

Runners stripped down to everything but their speedos and Santa hats for the 20th annual Santa Speedo Run on Saturday, December 14. Runners gathered at the Back Bay Social for drinks

before making their way down Boylston St, up Newbury St, and ending the race at the Back Bay Social. Runners of the 1-mile run raised money for the PlayBall! Foundation, which provides Boston middle school students with a chance to play and build friendships through sports.



Ian Franke and Kathleen Mooney high-five each other for completing the 1-mile race.



Gavin Ander sits on top of J.P. Beaudex's shoulders after the race offering trays of cookies to bystanders.



Dan Galanto shows his love for Mrs. Santa after completing the 1-mile Back Bay Santa Speedo Run.



Brett Franklin gives a high-five to spectators on Newbury Street.



Ryan Rapkowicz, dressed in a speedo and chef hat, holds out a tray of cookies for spectators as he makes his way down Boylston Street.



Shawn Conway makes his way down Newbury Street as a Celtic.



Shown above: Char Bowen, Wendy Krayner, and Katie Small celebrate with cheers after completing the 1-mile race around the Back Bay. Shown to the left: Sid Jaiswal races down Newbury Street during the 20th Back Bay Santa Speedo Run.

BBAC approves PNC Bank façade, Capital Burger signage

By Lauren Bennett

The design for the new flagship PNC Bank location on Boylston St. was approved by the Back Bay Architectural Commission (BBAC) on December 11, after being denied at the October meeting.

The site is located at 731 Boylston St. (formerly Pizzeria Uno), and a representative for PNC came before the Commission last Wednesday to present the new proposal. The original proposal included a white background on the facade with the PNC Bank logo on it, but the Commission said they would prefer a different look, but one that will still be loyal to the PNC brand.

"You gave us some great feedback on our proposal," he said to the commission, which was to "elevate the design" to better fit within the Back Bay's commercial district. The representative proposed to keep the existing center entry to the building as-is, but refinish the trim with a darker gray color. A blade sign was proposed for the righthand side of the building, while a sign on the facade was proposed on the left side, as well as another one on the side of the portico. The right hand side of the building will remain blank, and there was film proposed for the windows that includes the PNC

symbol.

The new proposal includes the removal of the outdoor seating that was in the original proposal, but the applicant said he believes an accessible ramp will be needed for entry into the building, which requires a fence and handrail.

Commissioner John Christiansen said he would rather see a blade sign instead of signage on the building, but Commissioner Jerome CooperKing did not agree. Commissioner Sampson said that the blade sign should be eliminated, but signage should be placed over the door instead of off to the side.

The Commission wasn't too fond of the proposed railing, as David Eisen said it "seems makeshift." CooperKing said he would like to see a welded cast iron railing over one that was hollowed steel screwed together.

"To me, this is a significant location on Boylston St.," Christiansen said. He stressed the importance of coming to an agreement on a "right" design for the location, and said that waiting another month for a different design might be beneficial.

"This has moved forward beautifully from last time," said BBAC Chair Kathleen Connor.

The applicant said that they are waiting for their building permits from ISD and hope to start construction in early January.

"This is their second time here; we have to be sensitive to the building permit process," said Commissioner Robert Weintraub. "We shouldn't sacrifice the design because of that," responded CooperKing.

The main points of contention for the Commission with this proposal were the blade sign and the sign on the side of the portico and the film on the windows.

Sue Prindle from the Neighborhood Association of the Back Bay (NABB) said that the proposal "has come along greatly and is improving greatly," however she believes the pickets on the ramp fence are too close together and "off-putting." The applicant said that it is not like that much could be done about that, because they have to follow the accessibility guidelines for the fence.

The Commission eventually voted to approve this project with the provision that the film is eliminated from the right side, as well as the sign on the side of the portico. The Commission also said that the railing should be modified to be cast iron and painted black, and the copper patina from the upper elevation should be brought down to the fascia. All final details will go to staff.

Sougarides said that the rink was designed with a piping that is connected to a chiller in the basement of the building, so ice can be created all winter long. He said that typical rinks have a big chiller that makes a lot of noise, but they wanted to make this rink quiet and efficient.

Additionally the rink is tied into Time Out Market and Trilium Fenway to create a cohesive experience for skaters. Sougarides summed up the winter experience at 401 Park: "There's a nice tie-in between having families and other folks just out to skate, eat, have a drink, relax, and really gather in a neighborhood gathering space."

159 Newbury St.

At 159 Newbury St., the former Paparazzi space will be turned into The Capital Burger, a sister restaurant to the Capital Grille.

"Our intention is to go into this space and to very minimally repurpose that for Capital Burger," said the representative for the project. The proposal is to replace the "Paparazzi" signs with ones that say "The Capital Burger" with no halo or backlighting for the signs. The letters will be the same size or smaller than the Paparazzi letters.

There are string lights on the property today, he said, and he proposed to replace them with LED string lights.

"String lights have been showing up unapproved," said Commissioner Jerome CooperKing, but Commissioner Robert Weintraub said that they have been approved in the past, but on Boylston St.

However, "there's something cheesy about the string lights," said Commissioner Patti Quinn. Despite the fact that they do not meet the guidelines, Weintraub said "they would look nice with the sunken patio and how deep it is."

Meg Mainzer-Cohen from the Back Bay Association said that she believes the lighting is a "terrific addition" to the property. "I'm very excited about this," she said.

The representative said that the proposed lights are "not that

bright," as they are more of an amber color and are dimmable as well, which the Commission appreciated.

Additionally, a new menu board to replace the current one was proposed, as well as patio furniture that will be replaced in-kind to Paparazzis. The existing planter boxes are plastic, and many of them are cracked or falling apart, so aluminum ones were proposed that are powered coated in black and fastened to the railing.

The restaurant's direct abutter said that while she really liked Paparazzi's signage, calling it "not too big or too much," she said that the Capital Burger signage "makes me want to run away."

The Commission agreed that the lettering looked too large even though the letters were of similar size to Paparazzi's, simply because there are more of them in "The Capital Burger." Additionally, the rendering of the signage made the letters look bigger and brighter than they actually were, according to the person who created the materials for the presentation.

After further discussion, the Commission voted to approve the proposal as presented with the proviso that no precedent would be set for the string lights on the street and they would have to be removed seasonally, and the planter boxes must be mounted on the inside of the fence.

SKATING RINK (from pg. 1)

ages at the ready. Stilt walkers and LED performers from the Boston Circus Guild provided entertainment, along with DJ Ryan Brown.

According to Peter Sougarides of Samuels & Associates, the rink will be open seven days a week, from 3 p.m.- 9 p.m. Monday through Friday, 11 a.m.-10 p.m. on Saturday, and 11 a.m.-8 p.m. on Sunday. Skating fees are \$10 for adults and \$6 for students, seniors, and children under the age of 12. Rental skates are also available for \$6 fee, but skaters are welcome to bring their own, Sougarides said.

"When we built the park, we wanted to have the area activated year-round," he said. In the summer and fall, the new lawn was

activated with things like outdoor yoga, Berklee College of Music bands, and Oktoberfest. "In keeping with that, in the wintertime, we wanted to have it activated," Sougarides said.

Beyond the grand opening celebration, activities are planned at the rink through February. Starting January 4, The Skating Club of Boston will have ice skating lessons on Saturdays at 10 a.m. "for all ages and abilities. Other activities will include ice bocce, theme nights, ice performances, and more are also expected to be scheduled in the near future.

The rink itself and the way it was installed allows for easy set-up and removal between seasons.



401 Park's new ice skating rink, now open for skaters.

LEGAL NOTICE

LEGAL NOTICE
Notice of Self Storage Sale
Please take notice Prime Storage - Boston Southamptn St. located at 100 Southamptn St., Boston, MA 02118 intends to hold

an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 1/13/2020 at 12:00 PM. Unless stated otherwise the

description of the contents are household goods and furnishings. Donna McDonald unit #3147; Cartare McQueen unit #3190; William Burgio unit #3305; Lester Calvin unit #3323; David Flecha unit #4047; Karen

Stokes unit #4079; Torah Keyes unit #4154. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for

details.

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being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

12/26/19, 1/2/20
BS

SELDC reluctant to issue certification of exemption for Villa Victoria Center, continued to January

By Lauren Bennett

The South End Landmark District Commission (SELDC) held a special hearing on December 17 regarding the proposed demolition of the former church and parish house at 85 West Newton St., which is home to the Villa Victoria Center for the Arts and IBA Preschool.

The project came before the Commission last month with a proposal to demolish the building, as IBA said they were told by the city that the building must be vacated after determining it was unsafe. IBA's original plan was to save the building and fix the parts that were deteriorated, but in the process of doing so it was discovered that the damage was worse than anticipated. The SELDC chose to continue the project without making any votes at the November hearing, as they wanted the team to come up with alternatives to demolition in order to save the historic building.

At the special hearing in December, the only item up for a decision from the SELDC was an application for a certificate of exemption,

which, if granted by the commission, would prevent them from having any jurisdiction over what happens to the building.

SELDC member John Amodeo said that the purpose of this hearing was to gather more information to understand the process that this building is going through with the Inspectional Services Department (ISD). According to Amodeo, a certificate of exemption could be approved by the Commission based on ISD certification, financial hardship, and also has to meet the criteria of "not adversely impacting a series of values" within the district.

Vanessa Calderon-Rosado, Executive Director of IBA, said on Tuesday night that after exploring several options, "the most beneficial option" is to raze the current structure and build a new one. She said that this would be the most cost-effective solution and would allow IBA to expand their space for their programs, as well as activate the street. She said constructing a new building that respects the historic character of the old one and of the district would be beneficial for both IBA and the

neighborhood.

"This has not been an easy process," Calderon-Rosado said. "It was a conclusion that took a good amount of grief to reach. ISD had become increasingly concerned about the conditions of the building."

Peter Munkenbeck, consultant to IBA, said that "the path we think we're on is the necessity." He said that IBA received a revised violation notice this week that said they were given two choices: either restore the parts that need fixing, or demolish the building.

"IBA has been clear since our initial application that the building is divided into two: parts that were impossible to restore and the ones that are theoretically possible to restore."

He said that due to financial constraints, IBA is choosing to demolish the building, and requested that the SELDC approve a certification of exemption.

"We appreciate that IBA has been a responsible steward of many of the historical structures in the district," said Amodeo. "You have cooperated with our commission. We also know you provide

important community services in the neighborhood that go beyond the boundaries of the district."

However, Amodeo said the Commission's job is to follow the guidelines and preserve the historical integrity of the district. "This is a difficult position for you, and a difficult position for us," he said. "We have to be very careful because demolition is irreversible and permanent. This is a serious impact in a landmarked district and not something we can ever take lightly."

He said that the Commission has received information from the ISD saying that the application is in violation, but there are also "alternatives to demolition that would remediate the violation. Demolition is only one of the two choices. There isn't enough in my opinion to approve a certificate of exemption."

He said that in order to release a historic building within the district, the commission needs to be "absolutely sure" that it meets the criteria for a certificate of exemption.

It's pretty clear that we're highly

reluctant" to "voluntarily make a motion that's conditioned upon an action by another agency," SELDC member Peter Sanborn said, referring to the ISD. "We don't want to—as sympathetic as we may be—voluntarily approve a certificate of exemption. We understand we may be forced to if ISD makes a certification."

SELDC member Catherine Hunt agreed that the Commission has sympathy for IBA, but "we are bound by the guidelines, though," she said. She said that given the importance of the history of churches in the district, the references to the architect, and the population that the church historically served, "I have to concede that it does not meet the requirement for demolition because of the impact the removal would have on the district."

Per the applicants' request, the Commission voted to continue the application to the January 7 hearing. No vote was made on the application for the certification of exemption.



Public Meeting

Lenox Apartments

Wednesday, January 8
6:30 PM - 8:00 PM

Mandela Homes
1855 Washington Street
Roxbury, MA 02118

Project Proponent:

Beacon Communities Services, LLC

Project Description:

Beacon Communities Services, LLC, proposes to undertake a substantial capital improvement program to preserve Lenox Apartments located at 136 Lenox Street in the Lower Roxbury neighborhood of Boston (the "Project Site"). The Project Site is comprised of 285 units across twelve (12) three-story residential walk-up buildings totaling 250,525 square feet that is currently owned and managed by the Boston Housing Authority (BHA). Beacon Communities capital improvement program will ensure the physical integrity of Lenox Apartments and its long-term viability to continue to operate as affordable housing.

* An alternate date of Wednesday, January 15 is scheduled in the event of inclement weather on January 8.

mail to: **John Campbell**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4282
email: john.campbell@boston.gov

Close of Comment Period:
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WORCESTER SQUARE TREE LIGHTING

Photos by Derek Kouyoumjian

For more than 50 years, the neighbors of Worcester Square have celebrated the holiday season with the lighting of the tree. Local merchants donated food and refreshment, music was provided

by the Leah Randazzo Group who gave jazz renditions of holiday standards, and the neighborhood got together to celebrate.

The festivities were capped by a visit from Santa brought in by Boston Fire Department Engine 22.



Hadley and Dave Nicholson with Amy and Nina Dold.



Leah Randazzo Group members Carl Eisman on guitar and Jon Bean on sax helped bring the holiday songs to life in Worcester Square.



Representing the Boston Police Department were Officer Pat Russell, Captain Steve Sweeney, and Officer Arthur Green.



Longtime neighbors Adrienne Kimball, who was the honored tree lighter, and John Stillwaggon.



Rhona and Craig Hughes.

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Jefferson and Krishna Poole with WSANA President George Stergios, State Rep. Jon Santiago (right) and his wife Alex (2nd from right).

WORCESTER SQUARE TREE LIGHTING



Eric Cowan and Rachael Cortellessa with Lee and Jeff Bukowski.



Norm Stenbridge and Valeda Britton.



Kate Leopold, a young resident of Worcester Square, gets a closer look at the holiday magic.



Shown above: Santa gets to meet one of his newer fans Charlotte (Charlie) Begley with a little help from her grandpa, John. Shown left: What holiday celebration could be complete without a visit from Santa Claus? His reindeer sleigh was in the shop. However, he was able to catch a ride with the Boston Fire Department Engine 22 crew.

HOLIDAY HAPPENINGS

THE GRAND BOSTON MENORAH LIGHTING! THE TALLEST MENORAH IN NEW ENGLAND!

The 1st Night of Chanukah is Sunday, December 22, and the menorah in Copley Square will be lit at 4pm. There will be a Live Berklee Music Ensemble, Menorah kits, Dreidels & Chocolate Gelt. All are welcome. Fun for the whole family! No RSVP Required but appreciated. Wishing you a Joyous and Luminous Chanukah! Any questions or comments email: info@BostonChabad.org or call: 617.247.7100

FIRST NIGHT BOSTON ANNOUNCES FULL PERFORMANCE SCHEDULE

First Night Boston, New England's biggest New Year's Eve celebration, released its full performance schedule. Comedians, artists, and musicians from near and far will perform across six performance venues in Boston's Back Bay, with the main stage and ice sculptures in Copley Square serving as the event's centerpiece. Beginning at 11:45 a.m. on December 31, artistic and musical performances kick-off in Copley Square with the Dempsey Sisters, and at noon in Boston Public Library and Copley Mall with the Responders and Chu Ling Dance Academy. Trinity Church hosts a performance by the Handel and Haydn Society at 1 p.m., and both the Old South Church and the First Church of Christ, Scientist host soul-warming organ concerts at 3 p.m. and 4 p.m. respectively. Musicians of all genres entertain from the main stage in Copley Square through the afternoon, while comedy performances and a myriad of family-friendly activities fill the Boston Public Library until 4:30 p.m. Following remarks from City of Boston representatives and the People's Procession at 6 p.m., fireworks fill the sky above Boston Common, and music returns to the main stage in Copley Square, where the tempo increases amid sparkling ice sculptures and illuminated buildings. Boston-based pop powerhouse Alli Haber begins her set at 7:30 p.m., followed by award-winning Hip-hop artist Daniel Laurent and Dixieland jazz-inspired Greenlight Orchestra. As the countdown clocks inch closer to midnight, Liz Bills, Najee Janey, SAVASHA, and Sons of Levin will keep the energy high throughout the evening. At 11:30 p.m. First Night Boston headliner Single By Sunday takes the stage and closes 2019 with thousands of fans in Copley Square

RING IN THE NEW DECADE: NYE RESOLUTION BALL AT THE WESTIN COPLEY HOTEL

On December 31, the Westin Copley Hotel will host a New Year's Eve Resolution Ball event starting at 7pm with dinner stations. There will be reception stations from 9-10:30pm, and the event will include Boston's best DJs, cocktails, a midnight countdown, and party favors. Black tie optional. 21+. Tickets can be purchased at 2020bostonresolutionball.eventbrite.com.

RING IN THE NEW DECADE: NYE BACK BAY BALL AT THE WESTIN COPLEY HOTEL

On December 31, the Westin Copley Hotel will host a New Year's Eve Back Bay Ball event starting at 7pm with dinner stations. There will be reception stations from 9-10:30pm, and the event will include live music from Cherrie Bomb Band, dancing, a midnight countdown, and party favors. Black tie optional. 21+. Tickets can be purchased at backbayballnye2020.eventbrite.com.

RING IN THE NEW YEAR WITH TIME OUT MARKET BOSTON'S 2020 ELECTRIC CIRCUS

2020 Electric Circus celebrates the turn of a decade with interactive arts spanning 25,000 square feet in the heart of The Fenway neighborhood on December 31 from 9 p.m. to 1 a.m. DJ's Noise Artistry and Char(7) will be spinning all night alongside circus performances from Cirque De Light. A drag show hosted by Nüqueer Power, features Nadya Plaything (Boston's premiere bisexual feminist drag doll), JP (Cambridge-based drag and makeup artist, writer, educator and community organizer) and Hayden Jamison AKA St. James (a casanova sent from the jungles of Vietnam to seduce the ladies, gents and non-binary alike). In addition to the exhilarating performance art, Time Out Market Boston's all-star chefs and restaurateurs will be serving one night only culinary creations from each of the eateries. When the ball drops at midnight, all guests will also receive a complimentary sparkling toast. Tickets are \$85/person, including full access to the market, all entertainment and a \$50 Time Out Market Card to enjoy from any of the eateries and Time Out Market Boston's two bars. Event is 21+.

ATTENTION TO DETAIL

BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The windows in the last clue are on 694 Tremont Street. When we view buildings like this in the South End, we might never guess that in 1970 the city was issuing citations because windows such as these were open to the elements and unsafe. In 1960 this was a lodging house. In 1968 it was renovated and became eight apartments and a store.

The next clue will be found 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 Revolution Hotel intends to open roof deck

By Dan Murphy

Representatives from The Revolution Hotel detailed their plans to open a rooftop during an on-site meeting Monday at the South End establishment.

Eric Shinrock, vice president of development for the Mt. Vernon Company, the Boston-based real estate firm that owns and operates the hotel, said the applicant is currently seeking zoning variances from the city to open a rooftop, which would have a total occupancy of 110, including 10 staff members and between 60 and 70 seated patrons.

The rooftop, which would be open to the public, as well as hotel guests, would have a five-month season, lasting from the spring through the early fall and closing at midnight on Saturday and Sunday and 11 p.m. Sundays through Thursday, Shinrock said.

Features of the rooftop would include a trellis made of galvanized

steel equipped with “down lighting that won’t spill over the edge of the roof,” Shinrock said, as well as a cable-rail system to help mitigate sound impacts. The bar would also have an operable canopy structure, and new bathrooms would be constructed next to the headhouse as part of the project.

The rooftop would be set back between 6 and 9 inches from the edge of the building to help lessen the sound impact, Shinrock said.

This was the second abutters’ meeting on the matter, following the first one on Oct. 3, and Shinrock said after meeting with direct abutters in early August and receiving their feedback, more buffering and screening were added to the design.

Additional screening and planters would be installed on the sides of the building facing Appleton and Berkeley streets to minimize the sound impact, Shinrock said.

Acentech, a Cambridge acoustic

consulting firm, conducted a sound study in August and September by testing four speakers on the rooftop. “Based on the study, there was no appreciable difference in sound impact,” said Jay Bliefnick, a consultant for the firm.

Shinrock added, “Guests rooms will be located directly under the rooftop, and the last thing we can do is compromise our core business, which is the hotel rooms.”

Also, Shinrock said the rooftop is intended to be an extension of the hotel and restaurant, rather than a sports bar.

“We’re not seeking a live music permit,” Shinrock said adding that music on rooftop would instead be “ambient” and “in the background.”

Anyone concerned about the proposed rooftop or hotel operations in general is encouraged to contact Connie Shaheen, general manager, at connie.shaheen@therevolutionhotel.com.

Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
BACK BAY			
Marshall, Jane W	4 Seasons 1015 T	220 Boylston St #1015	\$5,200,000
BEACON HILL			
Rudin, Seth	Lentini, Linda	3 Myrtle St #2	\$822,000
Sklar, Randal	Sadowski, Robert A	8 Whittier Pl #10D	\$525,000
SOUTH END/BAY VILLAGE/KENMORE			
39 Appleton Street LLC	Marjorie F Hayes RET	39 Appleton St	\$1,682,000
Lee, Donald P	G-Unit LLC	1 Charles St S #PH105	\$1,550,000
Egan, Colin	Bettina Condo RT	11 Durham St #5	\$1,650,000
Quintaglie, Michele	Miller, Brian	20 Dwight St #1	\$1,635,000
Sobel, Eitan	411 Marlborough St	411 Marlborough St #6	\$1,170,000
Herrema, Gregory J	Highline Union LLC	48 Union Park #3	\$3,499,000
R C Hartley Family Invest	Roy, James E	209 W Springfield St #3	\$684,000
WATERFRONT/DOWNTOWN			
Meyers, Thomas P	Battery Wharf Unit LLC	2 Battery Wharf #3408	\$2,075,000
Byrne, Gerard M	Gablin, Thierry	33 Commercial Wharf #53	\$890,000
Gablin, Thierry	Maylor, Kenneth J	65 E India Row #10H	\$775,000

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EIGHT STREETS NEIGHBORHOOD ASSOCIATION ANNUAL WINTER PARTY

Photos by Seth Daniel

The Eight Streets Neighborhood Association held its annual Winter

Party on Tuesday, Dec. 10, at the Boston Eagle on Tremont Street. The time was very well attended, and there were several commen-

datations given out by President Michael Almond. As is tradition, there was a very nice raffle taken up with excellent prizes.



John Delano, George Medina, Dagmar Sternad, Colleen Fitzpatrick, Michael Almond, Mary Chowdhury and James Bettini.



Block Captains of Shawmut Avenue, James and Tara Heroux.



President Michael Almond thanks John Delano as the lead sponsor of the event.

'White Christmas' playing at the Boch Center now through Dec. 29

Story by Marianne Salza

Irving Berlin's "White Christmas," a story about a pair of WWII Army pals who hit it big as a singing and dancing duo, will be playing at the Boch Center Wang Theatre, Boston, December 17-29. In the lavish production, the talented team stages a show at a quaint Vermont inn owned by their beloved retired general; meanwhile, falling in love with a gorgeous sister act.

Bryan Thomas Hunt, a 2011 Boston Conservatory graduate with a Bachelor of Fine Arts in Musical Theater, has been traveling the country, performing in the musical for the past seven years; and is thrilled to come back to

Boston, where he hopes is covered with snow.

"It's an amazing place to live and go to school," says Hunt, who is also excited to be performing on tour with his college roommate of three years, Daniel Plimpton. "It's wonderful as a professional returning to the place that shaped my career. I'm thankful for the gift of being able to return to the city I love so much."

Ironically, Hunt admits that he has never seen the classic 1954 film starring Bing Crosby and Danny Kaye. Growing up Jewish in Portland, Oregon, Hunt spent the Christmas season on exotic vacations to Hawaii and Mexico. Although he has never celebrated

the holiday, "White Christmas" has been a part of Hunt's life his entire professional career.

"It was my first job out of school," reveals Hunt, who performed "White Christmas" for the first time at the Paper Mill Playhouse, in New Jersey, after moving to New York following graduation. "My family has seen it a bunch of times. They're very supportive."

Athletic Hunt -- who grew up playing soccer, basketball, and baseball -- laughs that he now observes Christmas every day for over two months tap dancing and singing in the ensemble.

"It's how I met some of my closest friends and my girlfriend, Kelly Sheehan, who plays Judy Haynes. We met at a tap class in New York City," Hunt remembers fondly. "Even though most of us don't see our families for the holidays, we have our own family through 'White Christmas.' It is quite a treat to perform with people you love."

Hunt hopes that audiences will enjoy the show's message of friendship and family.

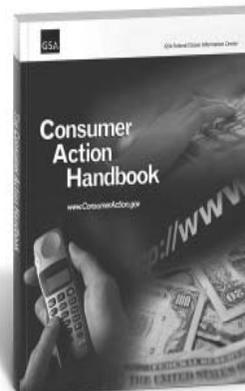
"One of the most cathartic moments is when the general is struggling and sees all his old Army buddies and their families together for the holidays in support of someone they love," explains Hunt, whose eyes tear at the ending barn scene. "It's touching."



PHOTO BY JEREMY DANIEL PHOTOGRAPHY

White Christmas National Tour Company performing a scene from the play.

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EBNA WINTER SOCIAL IN THE FUJI AT INK BLOCK

Photos by Seth Daniel

The East Berkeley Neighborhood Association (EBNA) held its Winter Social on Tuesday night, Dec. 10, in the Fuji at Ink Block restaurant. Wonderful bites were provided for the guests, many of whom are active residents and businesses in the thriving neighborhood of the South End. EBNA President Ken Smith hosted the event with the Board and welcomed many new and experienced members.



George Yip and Michael Price.

Friends and neighbors enjoy wonderful food, socializing and holiday cheer in Fuji at Ink Block.



Erin DeGenova, Martin Kyne, Michael Goldstein, President Ken Smith, and Matt Collins.



Geoff Palmer, Frann Bilus, Jordan Pilat, Carolina Blotte, and Moira Yip.



Lewis Wheeler, Alicia Kennedy, Jonathan Marks, Michael Guran, Kristin D'Ambrosio, and Amanda Collins.



Geoff Palmer, Stuart Rose, Margie Rose, and Leslie Fine.

PORTRAIT DAY (from pg. 1)

service agency in the South End that helps formerly homeless people become re-acclimated to society and to land a job.

Fucci used to live in the South End and, at the time, was giving private photography lessons to the daughter of a Project Place employee. She came into photography 10 years ago on Christmas when – seeing that her career in bioethics was dragging her down – her husband set up the legal documents for her own photo business. It had been a dream she had never chased, but with it being set up, she pursued it. With her career underway, she stumbled across Project Place in the neighborhood and was motivated to help in some way.

“To see what they do in action – it became the next thing I wanted to volunteer to do,” she said. “It’s an amazing organization doing amazing work. If I was going to volunteer for anything, I said it would be Project Place...I’ve been

wanting to do this portrait photo project since 2012, but it was a matter of us being able to pull it together and getting the clients to agree. This was the first year we got it together and hopefully we’ll be doing it every year from now on.”

The project, called Help Portraits, is a worldwide program where professional photographers, make-up artists and hair stylists give a day of their time to create professional portraits of formerly homeless people transitioning to new jobs. It’s something that Fucci said she was quick to sign on to, and something she was proud to bring to Project Place.

“Some of the clients, they often say the only pictures they have had taken of them are mug shots,” said Fucci. “One lady told me she didn’t know that she could look like she did in the pictures. It is really transformative seeing it. It makes a difference to people to help them see themselves in a dif-



Ramon Gonzalez, Brian Wright and photographer Vail Fucci joke around during the Help Portrait session this month.

ferent light.”

She said other clients have told her that they didn’t know they could be that happy when sober.

“One man, who has been sober for a while now, told me he didn’t think he could smile like that without being high,” she said. “He was clean and sober and getting his life back on track and was happy at the same time. That was a great moment for him.”

At Project Place, on Dec. 3 and 4, Fucci acted as stylist, photographer and make-up artist. Several clients agreed to let her use her talents to take professional portraits of them. She has already delivered electronic copies of them, and many clients have used them for the holidays. Later, actual prints will be delivered to them as well.

Brown said he now works for Bay Cove Human Services, and he has been in his own housing for two months. He praised Project Place for getting him back on track, getting him back into the working world, and getting off the streets.

“I was homeless when I started the program at Project Place,” he said. “It gave me a purpose to get off the streets and a place to go to get out of the cold. They helped me to rebound and get back on my feet.”

It’s that kind of life change that Fucci said the camera often picks up – a change that clients many times aren’t used to seeing.

“When you’ve made real positive changes in your life, and are genuinely proud of that, the camera can see it,” said Fucci.



PHOTOS BY KEIKO HIROMI

Nathan Brown during the Help Portrait photo session by Vail Fucci at Project Place. Brown is one of the Project Place’s clients, and moved into new housing outside of Boston two months ago after being homeless for some time.



Award winning photographer Vail Fucci instructs a client during the portrait session.



Robert Frances Pohl Jr. gets prepped for his photo session.





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Demolition of Flower Exchange building begins on Albany Street

By Seth Daniel

The demolition of the old Boston Flower Exchange building on Albany Street began last Thursday, Dec. 10, as heavy equipment advanced onto the site to begin taking down the old building.

That made way for the beginnings of construction on Exchange South End, a new lab and technology campus planned for more than 1 million square feet on the site.

It is the largest project for the developer, The Abbey Group, in their long development history, Managing Partner Audrey Epstein Rany said it's an exciting time for them.

"It's the biggest project in our company's history so it's a milestone for us. We've done a lot of meetings with the neighborhood, and we're excited to finally bring

Albany Green – the publicly accessible park – for everyone to enjoy. I think the new infrastructure of this technology campus will add to the thriving residential neighborhood that already exists here. We really enjoyed working with the community and are ready to bring this to life here."

The project includes several large buildings for lab and technology office space, as well as a one-acre green space. There will be 22,000 sq. ft. of retail and a 30,000 sq. ft. community space that has yet to be defined.

The project was shopped around the neighborhood in an exhaustive stretch of meetings two years ago, and then went through a lengthy City and state review – which is still ongoing for transportation issues.

Nevertheless, the project is officially underway.



Heavy equipment moved onto the site of the old Boston Flower Exchange on Dec. 10 to begin the process of demolishing the old building. Once cleared, construction is expected to begin on the first phase of Exchange South End.

"We're excited to get the demolition underway," said Epstein Rany. "I think we have been talking about how there was an exchange of physical goods with flowers at

the former Flower Exchange in the 20th Century, and now for the 21st Century, we'll be focused on the exchange of ideas, technology and culture. We're excited to get that

process underway."

There was no timeline shared for how long the demolition would take place, and when actual construction would begin.

CRY IT OUT

Multi-award winning Artistic Director Danielle Fauteux Jacques directs Apollinaire Theatre Company's production of Molly Smith Metzler's play, "Cry It Out," December 20-January 19: Friday, Saturday, 8 p.m.; January 12, 19, 3 p.m., Chelsea Theatre Works, 189 Winnisimmet St., Chelsea. Post-show reception with actors. 617-887-2336, apollinairetheatre.com.

BOSTON CAMERATA

Boston Camerata performs La Estrella: A Hispanic Christmas, Dec. 20, 8 p.m., at All Saints Church –Ashmont, 209 Ashmont St., Dorchester; Dec. 21, 8 p.m.; First Parish Church of Newbury, 20 High St., Newbury; and Dec. 22, 4 p.m., at the First Parish in Cambridge, 1446 Mass. Ave., Cambridge. \$26-\$63, students, \$10. bostoncamerata.org/performances/boston-series/.

CALAMARI SISTERS

The Calamari sisters bring back their holiday music, fun, and dance, in their "Christmas Carol" special, through Sunday, January 5, at the Regent Theatre, 7 Medford St., Arlington, \$30-\$60. 781-646-4849, RegentTheatre.com.

THE NUTCRACKER

North Atlantic Dance Theatre presents "The Nutcracker, December 20, at 5 pm., Dec. 21, 12, 5 p.m., and Dec. 22, at 12 noon, at The Cabot Theatre, 286 Cabot St., Beverly. Dar

Williams performs Dec. 27 at 8 p.m., followed by Grateful Ball, featuring Tony Markelis of Trey Anastasio Band and Zach Nugent, formerly of Jerry Garcia Band, Dec. 29, at 7:30 p.m. thecabot.org, 978-927-3100, Ticketmaster.

MICHAEL W. SMITH

The multi-Platinum, Grammy award-winning artist-author returns performing his special holiday touring concert, featuring special guest Marc Martel, Friday, December 20, at 7:30 p.m. 50 East Merrimack St., Lowell. \$34-\$104. lowellauditorium.com, 800-657-8774.

KOWLOON KOMEDY

Corey Rodrigues headlines December 20, 21, at 8:30 p.m., followed by Paul D'Angelo, Dec. 27, 28, at 8:30 p.m., Each show is \$20. New Year's Eve, usher in the new year at the Kowloon Restaurant at its party featuring Wild Fire Band in the Luau Room, Doors open at 7 p.m.; champagne toast, party favors, dinner buffet 7-9 p.m. Wild Fire Band performs 9 p.m.-1 a.m. 948 Broadway, Route 1N, Saugus. 781-233-0077.

ANNUAL FESTIVAL OF LIGHTS

The Boston Community Lighting for Chanukah Festival of Lights is held Wednesday, December 18, 4:30-10 p.m., at the Museum of Fine Arts, 465 Huntington Ave., Boston. The community candle lighting is at 6:30 p.m. free. Jartsboston.org.

AROUND THE CITY

PARADE

Moonbox Productions presents the touching musical through December 28, at Boston Center for the Arts Calderwood Pavilion, 527 Tremont St., South End., Boston.

A.R.T. SHOWS

Besides Moby-Dick, playing through Jan. 12, American Repertory Theater offers: Thumbelina, a Little Musical, Dec. 20-31; STL GLD with Cliff Notez and Latrell James, New Year's Eve, Dec. 31; the Sweetback Sisters Country Christmas Sing-along, Dec. 20, 21. Americanrepertorytheater.org, 617-547-8300.

JON STETSON

At 9 Wallis St., Downtown Beverly, mentalist Jon Stetson amazes, Dec. 20, \$30/\$36. Gimmelive.com, 978-525-9093.

HOUSE OF THE SEVEN GABLES HOLIDAY TOURS

The Turner-Ingersoll mansion, or House of the Seven Gables, is offering Four Centuries of Christmas house tours through December 31, 115 Derby St., Salem. 7gables.org. 978-744-0991.

ANNIE

Ogunquit Playhouse moves its season production of "Annie," through December 22, to the Music Hall in Portsmouth, NH, featuring its all-star cast: Josie Todd, Robert Newman, the inimitable Sally Struthers, Broadway's Jeffrey

Denman, Angie Schworer, and Gail Bennett. Ogunquit Box Office, 207-646-5511, TheMusicHall.org.

HOLIDAY POPS

The Boston Pops Orchestra ushers in the holiday season, through December 31, with several surprise guests, at Symphony Hall, 301 Mass. Ave., Boston. 800-266-1200, bostonpops.org.

SCULLERS

Saxophonists Tucker Antell and Mike Tucker perform with the Ryan Parker Trio, Dec. 20, and the Etienne Charles holiday concert is Dec. 21, at Scullers Jazz Club, Doubletree Suites by Hilton, 400 Soldiers Field Road, Boston. info@scullersjazz.com, 617-562-4111.

WHITE CHRISTMAS

Irving Berlin's classic musical spins its musical holiday magic again, December 17-29, at Boch Center Wang Theatre, Boston. Tickets start at \$25. Bochcenter.org, 800-982-2787, Ticketmaster.

GAMM THEATRE

The holiday takes a nostalgic turn with the Gamm Theatre's production of "It's A Wonderful Life," a live radio play, through December 22, 1245 Jefferson Blvd.; Warwick, RI. Previews, \$33; tickets, \$45; children, students, \$20; 10-more group discounts. 401-723-4266.

FADE

Trinity Repertory Theatre presents

its Latinx and creative team and cast through January 5, with Tanya Saracho's dramatic comedy, tickets start at \$27. 201 Washington St., Providence, RI. 401-351-4242, TrinityRep.com/fade.

DOLLY PARTON'S SMOKY MOUNTAIN CHRISTMAS CAROL

Red Tail Productions and Paul T. Couch presents the new musical, through December 29, at Emerson Colonial Theatre, 106 Boylston St., Boston. Tickets start at \$39.50. emersoncolonialtheatre.com, 888-616-0272.

MOBY-DICK

American Repertory Theater presents the world premiere musical based on Herman Melville's classic novel, with music, lyrics, book and orchestrations by Dave Malloy, through January 17, tickets from \$25. Loeb Drama Center, 64 Brattle St., Cambridge. AmericanRepertoryTheater.org, 617-547-8300.

MIRACLE ON 34th STREET

Greater Boston stage Company presents the beloved, magical Christmas story, based on the Twentieth Century Fox classic movie, through December 22: Friday, 8 p.m., Saturday, 2, 7 p.m., Sunday, 2 p.m.; Thursday, Dec. 19, at 10 a.m., 7:30 p.m., 395 Main St., Stoneham. \$47-\$57; seniors, \$42-\$52; students with valid ID, \$20 group, Thrifty Thursday discounts. 781-279-2200,

D - 4 POLICE NEWS

EMPTY POCKETS

On Monday, Dec. 9, at approximately 5:35 p.m., officers responded to a radio call for an attempted robbery in progress at 255 St. Botolph St.

Upon arrival, police spoke to the victim, who said three male suspects attempted to rob him after one of them stated, "Give me what's in your pockets."

After the victim refused to comply, he entered the New England Conservatory at 255 St. Botolph St. and reported the incident to security. The victim didn't require any medical attention at

this time, nor did the suspects take any of his belongings.

Police searched the area for the suspects, who also fit the description of the three individuals sought in connection with the following incident, to no avail.

LAPTOP LOUSES

On Monday, Dec. 9, at about 5:27 p.m., police responded to a radio call for a robbery in progress at 18 Claremont Park.

On arrival, officers spoke to the victim, who said three male suspects approached him and robbed him of this backpack,

which contained an Apple Retina laptop, among his other personal belongings.

At this time, one of the suspects told the victim he had a firearm, although the suspect never displayed the weapon.

All three suspects then fled the scene on foot towards the Southwest Corridor before jumping a fence near St. Botolph Street.

Police and the victim canvassed the area and located the victim's backpack, which was discarded in the rear alley behind 7 Blackwood St. The victim was then able to account for all of his belongings except for his laptop.

An unknown tenant approached police on the scene and offered to provide them with contact information for building management to access a surveillance video of that area.

WHAT ABOUT THE GANDER?

On Friday, Dec. 13, at around 4:23 p.m., police responded to a radio call for shoplifter in custody at Saks Fifth Avenue, located at 1 Ring Road.

On arrival, officers met with a loss prevention agent who was holding a female suspect that

attempted to steal two Canadian Goose jackets, with a total value of nearly \$2,000.

The agent said the suspect had passed all points of purchase without paying for the jackets before she was apprehended.

The suspect required medical attention due to swelling on her hands and a rapid heartbeat, so EMTs were summoned to the scene and transported her to Tufts Medical Center.

The suspect was subsequently "trespassed" from all Saks Fifth Avenue locations, and will receive a summons to appear in court on larceny shoplifting charges.

NEWS BRIEFS

From Pg 3

rapher who will provide a digital image gallery for guests as a special memento of their stay. The John Paul Pet care package will come in handy for getting your pet "photo-ready" with items such as Body and Paw Pet Wipes. The Puppy Love package is priced starting at USD 1,195 plus taxes and gratuities. A portion of all Puppy Love package proceeds will be donated to MSPCA-Angell, a premier "pawtner" of the hotel that provides kindness and caring for all animals.

The package is available from 1 January to 30 June 2020, is based on double occupancy and one pet

per guestroom and is subject to availability. Pet fee is included in package price. It must be booked a minimum of seven days prior to arrival and additional nights can be booked at the best available rate. Reservations can be made by visiting www.mandarinoriental.com/boston.

SOUTH END DATES

•The Sound End Forum Opiate Working Group meeting on Dec. 17 has been canceled due to an Opiate Task Force meeting on Dec. 20. The next meeting of the Opiate Working Group will be on Tues.,

Jan. 21, at 4 p.m. in the Hampton Inn and Suites, Mass/Cass.

FENWAY TIMES

•Construction begins on Van Ness Lot

Work has started on the parking lot on the corner of Van Ness and Ipswich Streets behind CVS as part of the overall Fenway Music Hall and bleacher improvement projects project. This will be a new designated area for TV trucks and other storage related to Fenway Park that was previously located on the site of the future MGM Music Hall at Fenway. This part of

the project mostly involves leveling and resealing.

•Select Red Sox 2020 Tickets on Sale Now

Red Sox 2020 "Sox Pax" and single-game tickets for select April, May, and September games are on sale as of today. Tickets are available online at redsox.com and by phone at (877) RED-SOX9. "Sox Pax" are packs of three or four games with a variety of date and seat options, including Interleague games, summer weekend games, and matchups against the Yankees and Cardinals. You can view these purchase options here. There will

be a limit of three Sox Pax (up to four tickets each) per person, and 12 single-game tickets per transaction.

• 2020 Fenway Concerts Announced To Date

• June 21, 2020: James Taylor with Brandi Carlile and Shawn Colvin

• June 24, 2020: Maroon 5 with Leon bridges and Meghan Trainor

• Aug. 25, 2020: Motley Crue & Def Leppard with Poison and Joan Jett & the Blackhearts

• Aug. 27, 2020: Green Day with Fall Out Boy and Weezer

• Aug. 28, 2020: Billy Joel

For the Record

From the Dec. 17 Licensed Premise Violation hearing, City Hall:

•The Pitcher's Mound, Inc., doing business as: Diamond At Fenway; 72 Brookline Ave., Fenway.
Date: 08/08/2019: Persons under 21 in possession of alcohol (draft beer).

From the Dec. 17 Zoning Board of Appeals hearing, City Hall:

•18 Union Park, South End. Applicant: Marc LaCasse
Purpose: Change of Occupancy from three-family dwelling to single-family dwelling. Remove all existing interior partitions. Install new floor joists, electrical, plumbing, HVAC, fire protection, and storm water infiltration systems. Application submitted with nominal fee letter.

•18 Newbury St., Back Bay. Applicant: Concepts International, LLC
Purpose: Project is an interior fit out with new storefront, HVAC, electrical, plumbing and structural is included in scope. No change to construction type, building height or building area.

•200-202 Ipswich St., Back Bay. Applicant: 1241 Boylston, LLC
Purpose: Erect an eight (8) story, maximum height ninety (90) feet, 105,000 square feet building area, 184 room hotel with a ground floor restaurant and 82 parking spaces in one below-grade level. Existing building to be razed under a separate permit.

•48 Union Park Applicant: Highline Development
Purpose: Construct a rear deck off of the kitchen in Unit 3. Some interior changes as per plans.

RE-DISCUSSIONS:

•140-148 East Berkeley St. Applicant: Leo Motsis as Trustee of 140-148 East. Purpose: In connection with ISD Violation Number V228193, tenant seeks to change occupancy from garage for the repair of motor vehicles (and associated accessory uses) to warehousing and storage of food stuff and grocery items.

•416 Beacon St., Back Bay. Applicant: Beta Nu House Corporation

Purpose: Interior and exterior renovations of a 4 story brick rowhouse. Proposed work includes repairs to exterior masonry, window replacement and energy efficiency upgrades, renovations to kitchen and bathrooms and reconfiguration of bedrooms with accessibility upgrades. Current use is R-2 Fraternity.

•411 Shawmut Ave., South End. Applicant: Adam Grassi
Purpose: Add new roof deck w/spiral staircase, frame new skylight openings, replace roofing and renovated bathroom.

•31 Appleton St. Applicant: Richard Gold
Purpose: Rebuild fourth floor back dormer and add new exterior deck on back of building off fourth floor master bedroom.

From the Dec. 18 Conservation Commission hearing, City Hall:

•Notice of Intent from Fort Point Associates on behalf of the Esplanade Association for the proposed playground renovation located on the Charles River Esplanade, Back Bay.

From the Dec. 19 Public Improvement Commission hearing, City Hall Rm. 900, 10 a.m.:

•On a petition by Nubian Square Coalition for a Square Name Change, renaming Governor Dudley Square, Roxbury, located at the intersection of Dudley Street, Washington Street, and Guild Row, to be officially known in the future as Nubian Square.

•On a petition by RREF II Kenmore Lessor III LLC for the making of Specific Repairs within the following public ways in Boston Proper, consisting of curb realignment, sidewalk reconstruction, as well as new and relocated specialty pavement, streetlights, street trees, street furniture, bike racks, bicycle infrastructure, and driveway curb cuts:

Beacon Street – on its northerly side at address nos. 648-660, generally between Commonwealth Avenue and Raleigh Street;

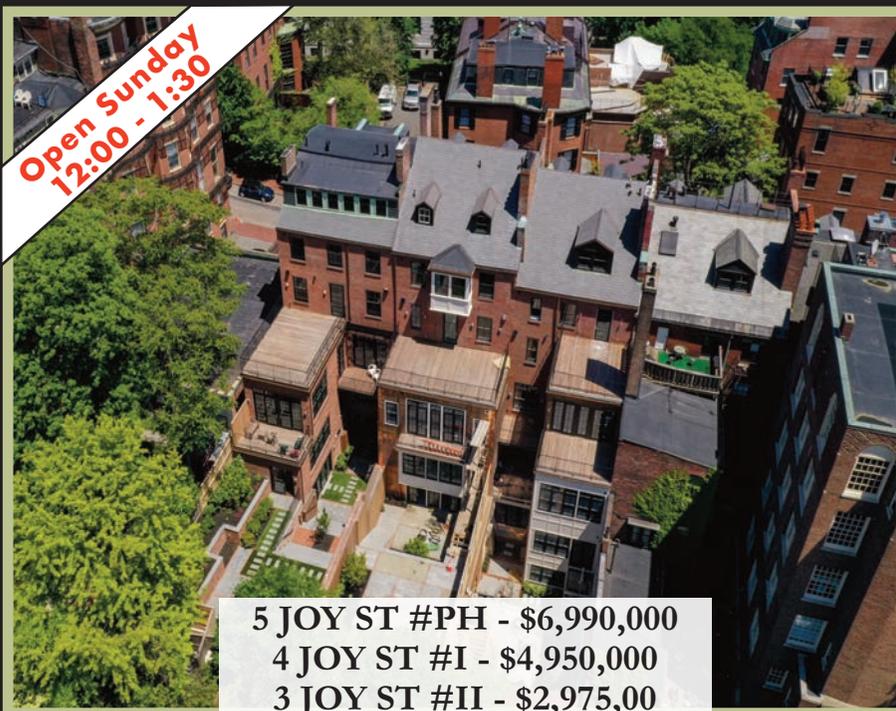
Commonwealth Avenue – on its northerly side generally at Beacon Street.



BACK BAY LUXURY

9 COMM AVE #4
 3 Beds | 2.5 Baths | 2,095 SQFT
 \$5,250,000

Exclusive Marketing Agent for Four Seasons Private Residences, One Dalton Street, Boston



5 JOY ST #PH - \$6,990,000
4 JOY ST #I - \$4,950,000
3 JOY ST #II - \$2,975,00



288 COMM AVE #PH
 4 Beds | 4.5 Baths | 3,750 SQFT
 \$8,995,000



20 ROWES WHARF #707
 2 Beds | 2 Baths | 1,188 SQFT
 \$2,100,000



ONE DALTON #3106
 1 Bed | 1 Bath | 902 SQFT
 \$9,250 per month

