

THURSDAY, AUGUST 27, 2020

# THE BOSTON SUN

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## Tubman House sale brings out protests, triggers vandalism

Court case and injunction filed last week quickly dismissed

By Seth Daniel

Protests broke out again on Aug. 20 over the sale of the Tubman House on Mass Avenue, and the mural on the building was

defaced early Monday – only days after the project was approved to move ahead with demolition and the final non-profit tenants had to move out.

As the saga continued on Tuesday, a Superior Court judge quickly dismissed an injunction and complaint by some abutters filed a week ago to stop the demolition and the sale of the property, which

## Shaping a City

After a lifetime in the South End, the Hershfangs leave the neighborhood

By Seth Daniel

Boxes of old photos, remembrances of friends long gone and paperwork that was once critical to changing the shape and culture of Boston and the South End have been leaving the long-time West Rutland Square home of Herb

and Ann Hershfang over the last month by the boxful.

It was all a signal to the end of a 56-year history of the neighborhood and their life in it – being the only white family on the street to being one of many, raising kids

(HERSHFANGS, Pg. 5)

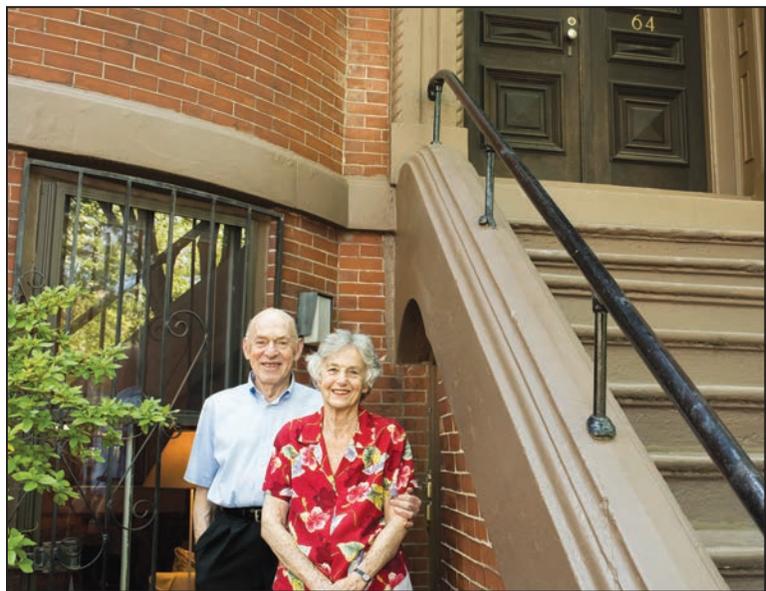


PHOTO BY SUSAN LEWINNEK

Herb and Ann Hershfang in front of their long-time home on West Rutland Square – a home they'll leave this month after 56 years spent in the South End observing changes and making changes in the neighborhood they love.



Marchers and protesters took to the streets of the South End on Aug. 18 to fight the sale, demolition and development of the Tubman House on Mass Avenue. A court challenge last week by abutters and some protesters was dismissed in Superior Court on Tuesday.

is to be sold by United South End Settlements (USES) to New Boston Ventures for the development of housing. USES has consistently said they need the proceeds from

the sale to continue the life of their 127 year old organization, providing services at their other South End location.

It has been a busy week, no

doubt, for a project that had been rather muted in the beginning, then heated up to full blast for

(TUBMAN HOUSE, Pg. 7)

## Election Commissioner confident on mail-in voting, election process

By Seth Daniel

So much skepticism and doubt nationally has veiled the mail-in voting and early voting initiatives brought about by COVID-19 restrictions, but ahead of the Sept. 1 State Primary, Boston Elections

Commissioner Eneida Tavares said she is confident and the process has been running very smoothly to date.

Last Friday, during a tour of the mail-in operations and in-person, early voting protocols, Tavares said she was not worried about

the mail-in votes arriving or not. In fact, she said they had received many thousands for the Primary already.

“We have check ins and we check in regularly with the Post Office and make sure there are no

(ELECTION PROCESS, Pg. 3)

## Compassionate Organics requesting medical and adult use for proposed Newbury St. location

By Lauren Bennett

A virtual community meeting was held regarding the proposed cannabis dispensary at 331A-333 Newbury St. on August 19, where the project proponents explained that they are seeking to open both a medicinal and adult use facility at this site.

ate Organics, has already received a conditional use permit for the medical facility, but is now also seeking to include adult use at the site, which requires additional relief from the Zoning Board of Appeal (ZBA).

Attorney Mike Ross said that the medical proposal went through the process and received ZBA approval two years ago, but the facility has been unable to open.

“We were never given our building permit,” he said, adding that now that the Boston Cannabis Board has been created, the proponents will appear before the Board asking for a host community agreement for the medical portion.

“This is what we are here for tonight,” Ross said. He said that they were also seeking to pursue

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# EDITORIAL

## BE SURE TO VOTE IN THE PRIMARY

This Tuesday, September 1, is primary election day in Massachusetts for both national and state legislative offices.

Primary elections in Massachusetts typically are of little or no consequence because of the overwhelming Democratic voting enrollment and because most Democrats run unopposed.

However, this year's primary election is different because of the hotly-contested U.S. Senate race between incumbent Ed Markey and Congressman Joseph Kennedy that will draw a larger-than-usual turnout for a primary.

In addition, there are two truly unique and important aspects to Tuesday's election.

This will be the first election in which we will be voting either early, by mail, or in person amidst the Covid-19 pandemic. Tuesday's primary will be a good test of the ability of Massachusetts' election officials to conduct an election under these difficult circumstances and thus will serve as excellent preparation, both for voters and officials alike, for the upcoming November Presidential election.

It is important that all of us participate in the democratic process on or before Tuesday so that both we and our election officials can be as knowledgeable as possible about the procedures that we will need to follow in November to ensure a successful final election.

In addition, thanks to the chaos that reigns throughout the country (for many reasons), it is not an understatement to say that the elections to be held this year -- both the primaries and the final -- have taken on more significance than any in our nation's history.

The Presidential elections of 1860 (prior to the start of the Civil War) and 1932 (when we were in the midst of the Great Depression) arguably were the most consequential elections since our founding, but the 2020 election cycle will be even more significant than both of those.

The pundits talk about the existential threat being posed to our democracy and institutions because of the situation in the White House. However, regardless of what one thinks of the current policies emanating from Washington, what undeniably is true is that our democracy certainly will come to an end if we fail to exercise the most important right we have as Americans -- the right to vote.

There is no greater threat to America's survival than our own apathy. A strong voter turnout in every election, including the primaries, will send the clearest possible message to our political leaders that we care about the future direction of our country.

We urge all of our readers to be sure to vote in the primary election -- it is more important than ever.

## POLITICIZING THE PANDEMIC

This past Sunday evening, President Donald Trump held a news conference to announce that the use of blood plasma in treating patients who have contracted Covid-19 has been shown to reduce the death rate from Covid-19 by 35% -- a rather dramatic reduction -- and therefore the FDA was allowing for the emergency use of plasma throughout the country.

The FDA Commissioner, Dr. Stephen Hahn, also spoke at the news conference and appeared to support Trump's statement.

The problem however, is that what both Trump and Dr. Hahn said was not accurate.

The following day, the New York Times published a story in which experts pointed out that the potential benefits of blood plasma treatment had not been proven by randomized clinical trials and certainly not to the extent claimed by Trump and Dr. Hahn.

When Dr. Hahn was contacted by the Times, he issued this statement via Twitter:

"I have been criticized for remarks I made Sunday night about the benefits of convalescent plasma. The criticism is entirely justified. What I should have said better is that the data show a relative risk reduction not an absolute risk reduction."

In short, Dr. Hahn admitted that the claims made by Trump and himself on Sunday evening were wildly exaggerated.

We would remind our readers that the FDA previously had given emergency use authorization for hydroxychloroquine as a Covid-19 treatment after it had been touted by Trump -- only to withdraw that authorization when it was shown that hydroxychloroquine was both ineffective and dangerous.

It is clear that once again the work of the professional scientists and experts is being interfered with by the White House for political purposes.

With the pandemic still causing carnage across our nation (we continue to lead the world in Covid-19 cases and deaths), it is more essential than ever that we need facts based on science -- not on considerations of political grandstanding.



GUEST OP-ED

## Much more is involved

By Alison Barnet

How things have changed and not for the better! I recently picked up a 2004 *Access* guide book and read an entry on the Harriet Tubman House. "This iconoclastic complex greets the street with a sense of spirit and purposefulness. It's home to United South End Settlements, a social service organization responsible for vital community programs." Vital!

A building that used to house a myriad of social services, arts and educational programs important to the community is now empty and awaiting demolition to make way for "luxury" condos. Funny that no photos are included in those long articles about Land-

marks and the new building.-

While United South End Settlements claims the sale of the Tubman is necessary to save the agency, now on Rutland Street, is it likely all those vital former programs—GED, ESL, Senior Home Repair, technology, the elderly program, etc.—will come back? We know they are still needed. And what happened to the money "saved" after shutting down programs and laying off employees? This question should be asked.

Back in spring 2017, USES's elderly program was suddenly closed. It served lunch every weekday—courtesy of an outside agency—and provided social, educational and exercise programs. (I used to take Tai-chi). The closing

prompted a number of us to form a picket line outside the agency's annual "gala," holding signs that said: Save Our Seniors, Seniors Lives Matter, Stand Up for Seniors. and Seniors are the Roots to the Community of Harriet Tubman Center. We weren't convinced that the cost of the program was a reason for closing.

Last but not least is the dilemma of Jameel Parker's Honor Roll mural, which tells the story of the Hi-Hat, the jazz club that was on the site from the late 1940s-to late 1950s. We wonder how his mural, painted on the Tubman House's front and side, can possibly be saved. However, as we know, some histories don't count. Much more is involved.

GUEST OP-ED

## We must work together on long-term solutions

By Lyndia Downie, President and Executive Director, Pine Street Inn and David W. Manzo, South End Resident and Member of Pine Street Inn's Board of Directors

The concerns expressed regarding the use of 891 Massachusetts Avenue as a bridge site for housing placement, as well as complaints about increased numbers of people staying on the street, present a no-win dilemma. If we don't provide temporary shelter during this time of COVID, we run the risk of another surge in cases among the homeless population and beyond. Without an alternative, the street numbers will increase. While we

realize the temporary placement of people at 891 Massachusetts Avenue is not ideal, we need to work toward a scenario that provides benefits for both the neighborhood and for those experiencing homelessness.

Due to COVID and the urgency

of implementing social distancing, the city has lost over 380 shelter beds. Even with buildings at 891 Massachusetts Avenue and other locations to provide additional space, we are still short beds,

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### ELECTION PROCESS (from pg. 1)

holds on our mail," she said. "We have a good number of returns already. We've received approximately 11,000 ballots."

When asked if there had been any problems with the postal service in Boston regarding the election, she said, "No."

Tavares said they had received, by last Friday, 79,000 requests for mail-in ballots and absentee ballots. Out of that number, there were 5,925 that were for absentee ballots. The rest were requests for mail-in ballots.

"We're seeing a lot of interest in this upcoming election," she said. "This is the first time vote by mail is an option for voters in Massachusetts. Absentees have always been allowed and the numbers of traditional absentee ballots requested are comparable to other State Primaries."

That is certainly the case in the downtown neighborhoods, where thousands of mail-in ballots for the Primary have already been requested. As of Tuesday this week, there were 9,975 mail-in ballots and absentee ballots requested from Ward 4 (South End and Fenway)

and Ward 5 (Back Bay, Bay Village and Beacon Hill). Mail-in ballots for Ward 4 totaled 3,640, and for Ward 5 it was 6,335.

Of course, just because one requests a ballot and gets it in the mail does not mean they have to send it in to vote. Tavares said some people have requested a ballot so they can have it in case things don't go well at the polls or COVID-19 cases are on the rise. In that case they can mail it in or put it in a City Hall drop-box by Sept. 1. However, if they do feel comfortable to go to early, in-person voting or to vote in-person on Election Day, they can forego the mailed ballot and vote in person instead.

It is all very complicated, but between keeping all that straight and making sure voting precincts are socially-distanced and following protocols, Tavares said she was confident.

Meanwhile, for those who do vote by mail, she said there are strict guidelines to follow. When the ballot comes, it must be mailed back in the postage-paid Affidavit Envelope and that envelope must

be signed. It is a white envelope.

"It's extremely important they sign that Affidavit Envelope," she said.

The mail-in ballots going out and being received are currently being processed by staff that have repurposed all kinds of spaces at City Hall to work.

Ballots that are received on time by mail have to be sent to the prop-



Shown above: Boston Elections Commissioner Eneida Tavares at the Election Department in City Hall last Friday. She said there have been no complications with the mail and they have already received more than 11,000 mail-in ballots back from voters as of last Friday. Shown left: an Elections Department worker sorts mail-in ballots in the Haymarket Room at City Hall last Friday.



er Ward and Precinct to be opened and fed into the right machine to be counted, she said, so there will be quite an operation to undertake on Sept. 1 for them to arrange and deliver the ballots.

### OP-ED (from pg. 3)

which is a grave concern given the potential for another surge, the expiration of the eviction ban, and the coming winter.

The reduction in beds is also driving an increase in street numbers. While our outreach teams offer shelter to those on the street when available, many people fear they will be exposed to the virus by coming into shelter. Early testing showed a 36% positive rate at our shelters, while the last round of testing showed 0 positive cases, because of protocols put in place. While it is unrealistic to expect numbers to stay that low, current measures have contributed to a significant reduction in the spread of COVID throughout the city.

Heading into a potential surge and increased demand for shelter due to job loss and evictions, we will need additional short-term shelter capacity if we do not want to see the street numbers increase, and additional COVID isolation space will be needed for a new outbreak as soon as this fall.

Pine Street Inn now owns or manages more housing units than shelter beds, and our strategy is to increase the supply of permanent supportive housing (PSH) to reduce the overall numbers of homeless individuals in the city. Clearly PSH, where affordable housing is paired with support services aimed at housing retention, offers the best solution to long-term homelessness. With solid data behind it, Pine Street's reten-

tion rate is over 96%.

New housing development is critical, but zoning relief is often insurmountable and adds years and expense. Case in point, our largest development in Jamaica Plain is being held up by one abutter. The City and the Mayor have shown great leadership, and it is disheartening that one person can deny so many homeless people this opportunity.

We also need to be creative about use of state or city property that could include PSH as part of future development. The Shattuck Hospital site in Jamaica Plain, with access to services and public transportation is an ideal location, and we encourage support for housing to be built on this site.

In addition, we need to work on advocacy and funding at the city, state and federal levels. Studies, including one done by Blue Cross Blue Shield, have shown a cost savings up to \$11,000 per person/per year in emergency room and in-patient costs when people are placed in permanent supportive housing.

COVID has temporarily necessitated an emergency response, but we must not lose sight of long-term solutions. We look forward to ongoing conversations with government officials and community residents to work through concerns, to continue our efforts to be good neighbors, and to provide housing for our vulnerable neighbors.

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# Councilor Wu holds panel discussion on Green New Deal

By Lauren Bennett

City Councilor Michelle Wu held a virtual panel discussion on August 20 to discuss a Green New Deal for Boston at the municipal level, where she invited several community activists to offer their viewpoints on the matter.

Wu recently released a report outlining her proposed Green New Deal for Boston, which can be found on her website. She said the “main structure” of the plan includes “why we so urgently need climate action in this moment” and why the City should act now.

Nina Schlegel, lead author of the report, said that 60 community members attended a breakfast last October to start discussing what a Green New Deal would look like for Boston.

“This report is just one step in a longer process that ultimately will come to fruition in a Green New Deal for Boston,” Schlegel said. She said the process will continue at various community hearings and events like this one. We have enormous powers; zoning powers and others that we can implement to create substantive change,” she added.

“We are living through an emergency that has widened the inequities in our communities,” Councilor Wu said, and has “compounded existing violences like classism and racism. Whenever there’s injustice in any community, it threatens us all. We’re at a turning point; we need to step up and act.”

She said a “specific city level Green New Deal” is needed to create healthy environment for all Bostonians. She said that climate justice at the city level includes

things like accelerating decarbonization, clean energy financing, resilient stormwater infrastructure, and fostering a healthy urban tree canopy, according to a presentation.

“City governments by necessity must be practical, accessible, and accountable to residents,” Wu said. She said food supplies and jobs could be brought to urban neighborhoods through this plan, and it also leaves room for advocating to the state and federal governments as well.

“This is the moment to examine the failures of the status quo, to do what is right, what is moral, to change the arc of history so that the future bends towards justice as quickly as we can possibly put our energy into doing,” she said.

She said the City’s “task” is to transform systems, and systems changes should be “people centered,” democratic, justice oriented, and address the root causes of issues through a community-led process.

“Together, we can reimagine the kind of city we’ve always wanted to live in and make it happen,” Wu said. “This is all not just possible, but practical. It is what we are aiming for every day.”

Panelists in the discussion included Maya Mudgal of the Sunrise Movement, Mela Miles, transit oriented development director for Alternatives for Community and Environment, Roxana Rivera, head of the 32BJ Service Employees International Union District 615, political activist representing 350 Mass Bob Tumposky, Gabriela Cartagena of City Life/Vida Urbana, and Nina Schlegel, a Boston-based climate justice research-

er and activist and the the lead author of the report.

Mudgal said she has “been really excited about the report,” and she said it’s especially important to focus on a Green New Deal at the municipal level because the city “can’t wait for federal or even the state government to get initiatives in place.”

*“Together, we can reimagine the kind of city we’ve always wanted to live in and make it happen...”*

— Michelle Wu

She said, “I think local problems require local solutions and local experts.” She said that while she feels a federal Green New Deal is still important, “I’m really excited for Boston to lead on a municipal level.”

Miles said that while the idea behind a Green New Deal began at the national level, “locally, we need to address issues of affordable and possibly electric transportation,” she said.

She said that making sure everyone can afford access to reliable transportation and “to really get behind the electric vehicle infrastructure” is important.

“We’ve been working on looking at free public transportation and changing the whole structure so we don’t have to utilize the fare structure system,” she said. She added that focusing on zero emissions buildings “so that a green, sustainably built building is not a luxury.”

Roxana Rivera said she is “very proud to support the federal Green

New Deal,” and said that the union’s late president had “encouraged and organized for our international unit (two million workers)... to come out in support of this.”

Tumposky said he believes “alliances are the key to this. We all need to work together closely on our common concerns, whether it be affordable housing; whether it be projects placed in environmental justice communities.”

Cartagena said the process really needs to be based in democracy “rather than the entitlement and arrogance that we are seeing,” citing the Boston Planning and Development Agency (BPDA) and President Trump as examples. She said that “making sure people who are directly affected are in control of the decisions” is necessary.

Wu asked the panelists if there was a particular piece of the report that stuck out to them, and also what they think should be done next, as that was a question raised by many community members that signed up to be a part of the discussion.

“I think that the crucial thing is to first understand how big this is,” Trumposky said. “We need to engage the City Council with more than a majority vote.” He said bringing this to the attention to the community and city agencies in as many ways as possible would be effective.

Cartagena said that taking housing in the private market and making developments community owned could be a next step. She said a “huge issue” at the BPDA is “selling off what used to be city property to private developments,” citing the Suffolk Downs development as an example. She

said those “luxury units...should have been more community rooted.”

She said that many neighborhood associations are not “prioritizing or at least talking about” this issue, and said that their agenda items focus on developments rather than “community issues.”

Rivera said that the “pandemic is an example of why we have to live differently going forward,” and suggested that a next step could be “kind of breaking this down and using our networks in folks that we represent.”

Miles said that educating future generations on climate change and environmentally friendly structures so they “become a new north for our youth.”

Mudgal said she appreciates the “scope” of the report “and the fact that we can imagine a better city for ourselves...this proposal really sets out what Boston could be.”

Schlegel said it is difficult to pick just one aspect of the report, but she said that free transit and the urban climate corps stand out to her the most.

“I vote that we come out of tonight ready from our own individual lens and the relationships that we have to expand those networks, to get to know your neighbors, and to get to know the City; but also to keep pushing for us to believe that we can achieve what we’re hoping for,” Wu said.

She said that this “requires a whole lot of organizing,” and her team will be keeping in touch with the community about ways people can get involved in moving this forward.

“We’re all moving in the same direction,” she said.

## COMPASSIONATE ORGANICS (from pg. 1)

adult use as well, though it will likely come after the facility has been open for medical first.

Cannabis company Green Thumb Industries (GTI) has partnered with Compassionate Organics, and has several cannabis operations in the United States.

Anthony Georgiadis, GTI’s CFO, said that the company has medical and adult use stores in Illinois, Nevada, as well as Massachusetts. “We’ve been going about this since 2014-2015,” he said, with 48 stores currently in operation. “We take this business very seriously.”

He talked a little bit about the proposed space on Newbury St., which includes many features of other approved cannabis facilities in the City, such as a waiting area for people to be checked in before entering the secure portion of the

facility, as well as surveillance cameras.

As part of previous community meetings, the project proponents agreed not to sell individual joints at the request of the community, Ross said.

“Our number one issue is to make sure that this product does not get into the hands of young people,” he said.

He also said that preventing nuisance in the neighborhood is at the top of the list for the proponents, adding that with more dispensaries opening up across the city, people will not be flocking to Newbury St. for something they can find in their own neighborhoods.

He also said there were 10 parking spaces reserved for customers nearby.

Compassionate Organics also said that their commitment to the

community includes things like participating in neighborhood civic and business groups, hiring a diverse, local staff with well-paying jobs, using local businesses and vendors for goods and services, and a “robust community outreach program,” according to the slides presented.

One neighbor asked if an appointment system will be in place to control the amount of people waiting to enter the store, but Ross said that the facility would not be appointment only. He did say, however, that in order to ensure that lines do not form and block the sidewalk and other businesses on Newbury St., they will have to figure out a solution should that be the case.

“GTI knows how to run these facilities and has run into these issues before,” Ross said, adding

that “we would not want to put any type of restriction on ourselves unnecessarily.”

Dina Rollman of GTI said that “one thing we’ve implemented very efficiently during COVID” is an online preordering system where customers make their selections online and come to the store just to pick it up, which cuts down on lines and people gathering, which is a particular concern during the pandemic.

Other questions around safety were also asked, including how the proponents would prevent breaking into the store.

Ross said that because the proposed location is in a historical district, the Back Bay Architectural Commission (BBAC) would not allow grates to be installed on the windows, but he said that all cannabis and cash gets put into a safe

at the end of the day.

He said due to the store’s small footprint, the total amount of product and cash will be “minimal,” and there will be “video cameras absolutely everywhere.”

Some neighbors were in support of the project, and others had concerns.

One said that “Newbury St. is a destination location,” and that he was “not sure it’s an appropriate location for this business.”

Shanice Pimentel from the Mayor’s Office of Neighborhood Services said that the community process on this matter will continue to be open, and while members of the community were invited to ask questions and make comments at this meeting, it will not be the only opportunity to do so, as more meetings are forthcoming.

**HERSHFANG** (from pg. 1)

through the school busing era, fighting against the planned highway that would have rifled down the Southwest Corridor Park, and having energy, will and power to change things that were thought to be unchangeable.

The Hershfangs were a couple that took a chance on the South End before such a thing was “a thing,” lived their lives here and grew old here, but now they said it is time for them to move on – such is life.

Both said it was a hard process, and a struggle, but something that came natural as they aged and wanted to be closer to family in Newton.

There is the maintenance, snow shoveling and grandchildren to consider, but also the changes in the neighborhood that they are saddened by, they said.

“The other reason is we have been constantly bombarded with construction noise now,” said Herb. “It’s been so sad to see how wealthy people are attracted to the South End and then move here and create castles with moats.”

Very little of it resembles the South End they moved to in 1965 – when parking wasn’t a big issue, but crime was; and repairing the home meant starting from scratch and doing it by oneself, not gut renovations to make pretty prettier.

At the end of 1963, Herb and Ann Hershfang were married and began looking for a place to settle down. With Herb from the Bronx and Ann from suburban/urban Washington, D.C., they were open to about anything in Boston. Herb had done work with the NAACP

in Boston on the Legislative Committee for some years, and they had met at 451 Mass Ave., making him acquainted with the South End and its tight-knit, but gritty charm.

“We looked in the South End first and then the South Shore and west and North,” said Herb. “We discovered we were urban people and began to look more closely at the South End. We were interested in a home on Rutland Street and wanted to know what the City wanted to do with the empty lot next door. The City had no idea.”

Said Ann, “The reason I didn’t want to live in the suburbs is I liked the activity when you walked out your door. You could sit on the stoop and that’s what people did. In the suburbs, people had to call each other to get together and no one was outside like here.”

Then they heard about their current home, which was abandoned, boarded-up, City-owned and on West Rutland Square where most of the places were rooming houses. No one knew what the home looked like on the inside, but Herb had done some reconnaissance with the neighbors – who had broken in a few times and had seen what it looked like.

“They said the floors were solid and the heating system might work, and that’s exactly what we found,” said Herb.

On the day of the auction, the John Sullivan Auction Co. set up with a big banner and a major production. There was a bidding war between two other gentleman, and Herb said he played it cool while Ann said she was scared and worried. The price went from \$1,000

to \$2,500 and then \$4,100.

“Then I said \$5,000 and there was silence,” said Herb. “That’s the price it sold for...We thought it was a great deal.”

“It was very dramatic,” added Ann.

They moved in on Aug. 1, 1966 after major renovations – much of it done themselves, with Ann recalling stripping woodwork and Herb recalling replacing ceilings falling down.

The neighborhood at the time was almost all African American, except for a Berklee student who played the saxophone and two single-women on the next street. They befriended their neighbors, the Cephus family, who remained close to them until moving away a couple of years ago as well.

“Otherwise, we were the only white family,” said Herb. “Race was a really big deal and without talking about it, we had a silent agreement with the Cephuses that if there were racial troubles, they would step in. If there were problems with the City, which absolutely ignored black people, we would step in.”

They recalled tenants they had in their garden apartment, political campaigns Herb helped to run for Tom Atkins and others, but they had differing memories of the crime. Ann said her memories of the crime was much more pronounced.

She recalled when a neighbor broke in to the house and didn’t steal the jewelry, but rather stole the TV and some of Herb’s suits.

“They took the TV and Herb’s suits and were selling them down on Mass Avenue,” said Ann. “It was the man next door and he saw us move in and saw an opportunity and took it.”

Added Herb, “Hearing glass break was the worst sound you could hear in the South End at the time. It was ominous.”

Soon after moving in, though, Ann and Herb found themselves fighting against a highway that was to be located at the end of their street – where the Southwest Corridor Park now sits. It was a fight Ann was at the center of and one that changed the face of the South End and the City – perhaps saving it and helping to make it what it is today.

The South End at the time had no real representation, and most of the African American residents were not empowered. The Hershfangs said they often would take neighbors to testify at meetings about the highway to Park Plaza and many had never been to that area of Boston – just a few blocks away really – for years. Another strategy was to take over the Ward Committee, which they did and

seized some power in that way.

“We won 68 percent of the vote and decided we were taking on community issues,” said Herb. “The top of the list was to take out the South End Bypass.”

Ann recalled the night the state announced they were abandoning the plan.

“We were on the edge of our seats; we were all so nervous,” said Ann. “It saved the City. The City would have been ruined if it had happened.”

It was fights like that, and changes that included restricting the direction of the streets that helped bring in more neighborhood businesses, and starting resident parking to block out commuters from the suburbs. All of those things shaped the City and the South End in immeasurable ways, and Ann said it came from a confidence of the times and their age.

“The thing that was so fun and was an amazing experience is we could do so much,” she said. “We were professional people with a sense...we could do things and change things. That came in a neighborhood that had no sense of that at all. Whether trash, parking, crime, highways or parks, we did all of that.”

In time, though, as newcomers were attracted to the South End, they said their long-time neighbors

began to leave. Try as they might to convince people not to sell their homes quickly and leave, many of the long-time families did. That led to a very quick turnover in the neighborhood and displacement of others that didn’t own, and the racial and economic demographics that are present today and so different from the past.

“One reason the South End turned over fast is people couldn’t sell their homes for a long time,” said Ann. “No one wanted to live here. Once people were interested, neighbors sold right away. They didn’t wait for the highest price. They go the money and ran.”

Now, they will be saying goodbye to their South End Seniors meetings and to so many friends they’ve known for decades and others only a few years. It is a neighborhood that has changed in front of their own eyes over 56 years.

And now it will change even more without them, but would have certainly not been what it is today without them. That said, there is a plant they put in many years ago in the backyard that they said a friend is going to take and plant in his garden, leaving a part of them behind as they depart on Aug. 31.

“It’s part of this situation that won’t be destroyed,” they both said.



*Herb Hershfang with a friend in the home he and Ann bought at auction in 1965. Notice the falling ceiling and broken down walls. All of it they repaired and made the vacant, abandoned structure into their home.*

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# Fenway residents excel once again in Mayor's Garden Contest

Staff Report

Mayor Martin J. Walsh this week announced the winners of the 24<sup>th</sup> annual Mayor's Garden Contest with a grand prize provided by JetBlue and prize packages donated by Mahoney's Garden Centers.

This year, once again, the Fenway neighborhood took the cake as the most talented gardening community in Boston.

This year's competition was held within current social distancing guidelines with the contest providing the perfect opportunity to recognize those who have taken advantage of the "safer at home" guidelines to hone their gardening skills.

The Mayor's Garden Contest recognizes gardeners who have landscaped, planted flowers, trees, shrubs, and vegetables, and in the process, helped beautify Boston's neighborhoods. The safety of gardeners and contest judges was the top priority of the Boston Parks and Recreation Department and gardeners were instructed to follow all current advisories from the Boston Public Health Commission and the City of Boston.

First place winners received the coveted "Golden Trowel" award from Mayor Walsh while second and third place winners were awarded certificates. Judging was held with social distancing and masks in use, as was the delivery of winner's certificates. First place

winners were also eligible for a drawing for a JetBlue Grand Prize consisting of roundtrip flights for two to any nonstop destination from Boston. Terms, conditions, and blackout dates apply. Gardener's gift bags were provided by Mahoney's Garden Centers to the top three winners in each category as well as gift certificates for the 2020 Hall of Fame winners.

Traditionally, the awards ceremony is an outdoor celebration in the Boston Public Garden where each winner is announced and provided with their award by Mayor Walsh. This year's ceremony was held virtually on August 25 with all winners' gardens showcased. As winners of each category were announced, photos of their gardens were shown on screen. In addition, a Story Map featuring photos of the winners and their gardens is available at [www.boston.gov/GardenContest](http://www.boston.gov/GardenContest).

This year's local winners are:

- Storefront, Organization, or Main Street District Garden Third Place: The Beehive, South End
- Community Garden



Billy and Eric Bain of the Fenway show off their Golden Trowel award after taking first place in the Community Garden Individual Plot category in Mayor Walsh's 2020 Garden Contest.

First Place: Billy and Eric Bain, Fenway/Kenmore

Second Place: Craig and Kimberly McNulty, Fenway/Kenmore

Third Place: Dionna Di Pierro and Steven Davy, Fenway/Kenmore

•Shade Garden Third Place: Dan Gazaille, Fenway/Kenmore

•Gardeners who have won

three or more times are automatically entered into the Hall of Fame and will be recognized at the awards ceremony. These distinguished Hall-of-Famers will be ineligible to enter as contestants but are welcome to return as judges. The 2020 Hall of Fame Inductees include Carmen Musto and Kristen Mobilia of the Fenway.



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## Pine Street officials won't sign South End only MOU agreement

By Seth Daniel

One week after a group of South End neighborhood leaders agreed upon and submitted a Memorandum of Understanding (MOU) to Pine Street Inn about conduct and protections at the Roundhouse Hotel – now a homeless shelter – Pine Street said they are looking to be more inclusive and sign a document with all neighbors.

The South End MOU has been in the works for some time with members of the Mass/Cass 2.0 Task Force, neighborhood association leaders, business leaders in the neighborhood and other interested parties. It was released late last week, and came in response to an MOU that was signed with Newmarket Business Association last month. The MOU addresses expectations and concerns of residents and businesses in the South End regarding the sudden lease of the Roundhouse Hotel at the nexus of Mass/Cass last month to be used as a homeless shelter by Pine Street for at least one year.

On Monday, Pine Street said they had been meeting with community leaders from the South End

and other neighborhoods nearby, and would prefer to sign one MOU for all the neighborhoods.

"Last week we met with representatives of the Newmarket, Roxbury and South End communities," said a Pine Street spokesperson. "Steve Fox, David Stone, and George Stergios, were at that meeting. As you know, this program is located in Rep. Liz Miranda's Roxbury district and she wanted another opportunity for Pine Street to have a broader discussion with that community. We all agreed that such a discussion should and would occur and after that, Pine Street Inn would assemble the feedback from all three communities and come up with a plan that would best accommodate all our neighbors."

The South End specific MOU addresses topics like Trash and Needle Clean Up, putting in a needle disposal kiosk, security expectations, staffing commitments, curfews, visitor policies, shuttle service, neighborhood outreach, and support for the Comfort Stations run by the City at the Woods Mullen Shelter parking lot.

One of the sticking points, some said, was specific language about

statistics on placements from the hotel to permanent supportive housing, and also the length of the lease being only one year.

"Pine Street Inn hereby agrees to not execute a new lease for 891 Massachusetts Avenue following expiration and pledges that no negotiation for that space or any other South End or Mass and Cass will be conducted without notification to the city and the South End Forum," read the MOU to that point. "We wish to state in the strongest terms possible the long and well established opposition of the South End residential and business community to any new facility or service in the Mass and Cass geography. PSI should know that there is unqualified opposition to any plan to create any new facility or service designed to meet any social, treatment, housing, shelter, support, or administrative function of PSI or any other provider at the Best Western or any other Mass and Cass site."

The MOU circulated through the neighborhood for weeks, but was to be signed by Steve Fox of the South End Forum, and Lyndia Downey of Pine Street Inn.

## TUBMAN HOUSE (from pg. 1)

about 10 months, and then calmed again as it made its way through Landmarks and the final approvals.

Some in the City ranks had commented that the Boston Planning and Development Agency (BPDA) review meetings last year were some of the most raucous and unruly meetings anyone had seen since the 1970s.

Last week, after final approvals started to come and non-profit tenants began to leave, the protests started again and a last ditch effort was filed in court Aug. 18.

It was dismissed this Tuesday, Aug. 25.

“The plaintiffs’ motion for a preliminary injunction is DENIED,” read the decision. “The plaintiffs have failed to establish a likelihood of success of the merits of the claim, as USES acquired the subject premises in 1974, prior to the date of the Conciliation Agreement. Additionally, plaintiffs were aware of the proposal in Decem-

ber, 2019, and did not seek relief until one week prior to the scheduled closing, raising a laches concern.”

There was an argument made that the building had an agreement upon it that United South End Settlements could not use it for any other reason except to serve the community. The judge did not agree.

Attorney Brian Kaplan, who filed the complaint and injunction, did not return a call from the Sun for comment.

Last Wednesday, the ‘I Am Harriet’ consortium and others against the project gathered at the Tubman House to protest the sale and development of “luxury condos” on the site. With microphones and megaphones, they marched through the South End up Columbus Avenue and over to Tremont Street with signs reading, ‘Defend the Tubman House,’ and ‘Stop the War on Black America.’

According to a website for ‘I



At the statue of Harriet Tubman on Columbus Avenue, protesters stopped to speak about Defending the Tubman House.



Protesters speaking in front of the Tubman House on Aug. 18.



Gathering at the corner of Tremont Street and Hanson, protesters called for an end to the development of the Tubman House.

Am Harriet,’ they are an inter-generational, Black women-led group of a variety of people fighting gentrification and the sale and development of the Tubman House.

“I Am Harriet is the voice of Harriet Tubman and the community gentrification left behind,” read part of the mission statement. “We stand for women’s empowerment, respect, strength, and bravery, driven by the values the Liberator herself stood for: Freedom, Determination and the Power of Working Together. I Am Harriet recognizes the multi-racial history of the historic South End and Lower Roxbury and uplifts the contributions and voices of non-people of color community members in a common fight for justice.”

The saga continued on Monday when USES reported the iconic mural on the Tubman House, which is being recreated by the developer, was defaced and vandalized.

Spray painted on it were ‘Black Gold,’ ‘Black Minds Matter-Black Art Matters,’ and ‘Love (over) Hate.’

“Clearly this must have been done by people who do not know, care about, or respect our neighborhood or USES’s long history of service to this community,” read a statement from USES.

“For more than a century, and in the spirit of Harriet Tubman, we have demonstrated that Black Lives Matter and promoted and showcased Black art,” continued the statement. “For the record, preserving the iconic Honor Roll mural has always been a top priority for USES and New Boston Ventures. We have worked with the artist’s widow Carolyn Parker, esteemed architect David Lee and others on how best to preserve the mural. Preserving the mural is not just about preserving public art but also about preserving an import-

ant part of our neighborhood and African American history.”

The statement also alluded that those who vandalized the mural were part of the march on Aug. 18 – which USES described as mostly people from out of town.

“A few days prior to this incident, there was a march by a small group of dissenters, many of whom do not live in this community,” it read. “Their goal is to preserve a building. Ours is to continue providing much-needed services for the mostly Black and Brown families we serve today, and into the future, especially now as our families are being hit hardest by the coronavirus pandemic. We respect free speech. We respect difference of opinion. We also believe that vandalizing the public view of the mural and defacing a building is not only shameful, but also destructive and disrespectful.”

The demolition of the Tubman House has already been approved, and Landmarks has also given a green light to the project. No timeline was given for the closing on the sale or the demolition.



Protesters marching down a South End street on Aug. 18.

# SELDC hears initial proposal for 41 Berkeley St., including a senior care building and affordable housing

By Lauren Bennett

The South End Landmark District Commission (SELDC) held an advisory review on August 24 for the proposed redevelopment of the parcels at 41 Berkeley St., currently home to Benjamin Franklin Institute of Technology (BFIT).

Developer Related Beal, along with Hacin and Associates architects are the project proponents, and spoke to the Commission about where they are in the design process. This hearing was purely advisory, and gave the Commission a feel for the direction the project is taking, as well as to ask questions and offer feedback. No public comment was permitted at the hearing, but public comment for this project can be directed to southendldc@boston.gov, and there will be opportunities for the public to make comments at future hearings.

Alex Provost of Related Beal said that this will “likely be the first of many meetings in this advisory format setting,” as they wanted to present their conceptual idea “sooner rather than later,” and they have met with direct abutters.

BFIT President Anthony Beniot said that BFIT, which educates young people from the Boston area, has been in the South End for more than 110 years, is excited to move its campus to Nubian Square. He said that the existing building at 41 Berkeley St. is a “wonderful old building,” and BFIT was grateful

for its time there, but they are able to construct a new campus at 1011 Harrison Ave. that will meet their needs.

David Hacin of Hacin and Associates discussed the site at 41 Berkeley, which is “anchored by the Franklin Union building at the corner of Berkeley and Appleton,” he said, adding that there is “lots of deferred maintenance and other issues” with the Franklin Union building.

The project team’s goal is to preserve the historic facade of the Franklin Union building and integrate it “into the fabric of the site to reflect and sustain the South End and BFIT’s rich past,” according to a slide presented.

Aside from the restoration of the Franklin Union building to be used as commercial and office space, a senior care building and an affordable housing and community space is also proposed for the triangular lot.

Hacin said that there are “specific needs” such as particular dimensions and distances from elevators that are required for the senior care building, so that’s why these types of buildings are usually built in the suburbs. But the team is examining how this type of building could work in an urban setting while still making sure all requirements are met.

He said that he and the team walked the neighborhood through the streets and back alleys, adding

that there are “15 different ways” to walk home through the South End, so he wanted to incorporate that feel through this site as well.

There will be a new open space that goes from Appleton and Tremont over to Berkeley, with spots along the way for pedestrians.

“Our proposal, conceptually, is to bookend the Atelier project on the other side of the street,” Hacin said.

For the Franklin Union building, which was constructed in 1907, he said that they “want the building to look pretty much like it did the day it opened.” He said that though the building is currently 76 feet tall, it is only four stories, which makes it difficult to convert the building into something easily used in the 21st century, and there are currently no accessible entrances to the building.

“We want to get this right,” he told the Commission. “Our goal will be to work with you on how best to restore the primary facades.” A vertical addition was also proposed for the Franklin Union building that would put it at 145 feet tall, which left many Commissioners with concerns about height precedent in the district.

The team also hopes to create highly sustainable buildings for this project, but many of those details have yet to be worked out.

For the proposed affordable housing and community building on Appleton St., which would include a horizontal addition to 6 and 6A Appleton St., “our thought was to extend a new affordable housing building that would be connected into the facade for Appleton St.,” Hacin said, and use the existing arches to create an entrance for the residential lobby, and have a “new, glassy community room and community space.”

The senior care building is proposed to be 105 feet tall, and will be a residential building with an activated retail facade on the ground floor. A location within the courtyard will be designated for off-street loading during scheduled hours, including a shuttle van pickup and dropoff from four to six times a day. Any visitors to the property and valets will be handled on Tremont St., he said.

“There will be very light dropoff here,” he said. “This product here is meant for the demand of seniors who don’t want to move out of the city.”

Overall, there are several goals the team has for the project as a whole.

“One of the things we’re working on is the idea that the light and shade that would fall on this project would pick up on the character and detail of the South End,” Hacin said.

The goal is also to create a “much greener and accessible space” that properly harvests water and “takes away some of the heat island effects that currently exist on the site.” He said that the roofscapes will likely include greenery.

Several other details regarding each building were discussed between the team and the Commissioners, but Provost said that “we would love to continue this conversation as quickly as it makes sense, but we will have more information on some of these issues,” such as sustainability and transportation, in the next month or two.

Commissioner John Amodeo said that it has “often taken more than one advisory meeting before the Commission feels the project is ready to hear a more formal application,” adding that “given how many questions we’re having already,” there might be a need for several advisory meetings and joint meetings with the Boston Civic Design Commission (BCDC).

“We have to talk about what the limits are for the site and explore what’s being proposed compared to what is allowable on the site,” Commissioner Catherine Hunt said. “That’s going to be a big topic of conversation.” She said she would like to see a lower height for the buildings as “it just seems awfully high.”

Commissioner John Freeman said he would like to see shadow studies to “understand a little better how it’s going to impact the site.” He agreed with Hunt’s concerns about the height, and also said he would like to hear more about the sustainability aspects of the building.

He said that what has been shown so far is “coming along very nicely,” but he is “not there yet with the materiality.”

Commissioner David Shepherd said that “I do like that you guys are using brick,” and it “seems to mostly be in character with the South End.”

Commissioner Fabian D’Souza said he “won’t be willing” to approve any building above 105 feet. He said that in the South End, he is concerned with “allowing more and more buildings to grow” to a height above what is currently allowed by the guidelines.

“I appreciate your attention to history and what happened on the site,” Commissioner John Amodeo said. “I can see how you used it to inform your approach.”

He said it would be “hard for us to approve” an addition on the Franklin Union building. He said that he feels the corner is “too anonymous” on the senior care building.

He said that “at some point we will have to stop...and say the district has no more capacity for

anything over 70 feet,” he said, referencing the higher heights proposed.

“The legacy we leave to the next generation of Landmarks Commissioners cannot be a district that has a precedent of one tower after another in the district,” he said. “If we have no other choice than to accept a tower, I think we ought to be honest about having a tower on the corner of this building.”

He said that the Atelier project is “honest about having a tower on the corner,” as different materials and a different fenestration are used. He asked the design team to “explore masonry alternatives.”

To round out his comments, Amodeo said, “there are some very good things within the proposal that you can carry forward.” He said the next step is to think about how the Commission will “structure the review process moving forward,” which he said will probably require some “offline discussions” between Related Beal, Hacin and Associates, and the Commission to “structure the appropriate review process that will be efficient and streamlined but comprehensive.”

Hasin said that this is a “really significant project for the South End,” and there were “a lot of really excellent comments.”

More hearings for this project will be announced on the City’s website once they are scheduled.

## BFIT ANNOUNCES NEW CEO APPOINTMENT, AISHA FRANCIS, Ph.D.

Benjamin Franklin Institute of Technology recently announced that Aisha Francis, Ph.D. has been appointed as the college’s new Chief Executive Officer following her role as BFIT’s Chief of Staff. The appointment of Dr. Francis comes as BFIT leadership and its Board of Directors navigates the shifting higher-education landscape and prepares its students for success in a new dynamic of remote and hybrid learning.

“At a time of economic uncertainty and a national movement towards social justice and equity, BFIT’s unique focus on students of color and diversity is more relevant than ever before,” said Jed Nosal, Board Chair. “The appointment of Dr. Francis reflects the college’s vision for a dynamic higher education option leading to strong career paths for our students. The Board is confident that Dr. Francis offers the unique skills to lead all aspects of operations during this period of transformation, positioning the college to grow in the ways we serve students for years to come.”

(SELDC, Pg. 10)

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# Phased-in, hybrid approach announced for back to school

## No in-person classes until October 1

By Lauren Bennett

Mayor Marty Walsh and Boston Public Schools (BPS) Superintendent Brenda Cassellius recently announced a phased-in approach to the start of the 2020-2021 school year, with all students beginning with remote learning.

The plan was announced at a press conference on August 21, where Walsh said “we feel this is the best approach to educate our children.”

The plan includes four phases, excluding the “getting ready” phase from September 8-18, which includes teacher preparation and family engagement, as well as a “tech checkup” and a log on test for students. The hybrid model includes two days of in-person learning per week, and three days of learning remotely.

In the hybrid model, students will be placed in either Group A (attending school on Mondays and Tuesdays) or Group B (attending schools on Thursdays and Fridays). “All will learn online on Wednesdays to allow for cleaning, disinfecting, and sanitizing of buildings,” according to a release from the City, and “there are specific plans to work with students with disabilities, students who

are working towards English language proficiency, and others who require additional time and care to support their learning.”

Phase One, which begins on September 21, includes remote learning for all students. Phase Two, which begins no sooner than October 1, will allow “students with the highest needs” to attend classes in person with a hybrid model. In Phase 3, students in grades K0, K1, and K2 will begin the hybrid model on October 15 & 19 on a B/A schedule and Grades 1-3 will begin on October 22 using the same schedule.

Phase Four will begin no sooner than November 5 & 9 for grades 4-8 on a B/A schedule, and grades 9-12 will begin on an A/B schedule no sooner than November 16 & 19.

“This is a very flexible model,” Walsh said. He said the phased approach allows teachers and staff to get to “get comfortable” with the safety measures inside the classroom before students return.

Parents will still have the choice to opt out of the hybrid model and have their children attend all hybrid classes, as the mayor and superintendent have previously said.

For in-person learning, schools have been prepared to create safe environments for students, teachers, and staff, and are equipped with PPE, have been thoroughly

cleaned, widows have been fixed, and air flow systems checked and updated. Classrooms have been rearranged to allow for social distancing, and there are several cleaning and sanitization protocols in place as well, the City said.

Walsh said that work continues on making remote learning “as high quality as possible,” and the flexibility of this plan means that it can be adapted to changing health data.

“The bottom line is we need to contain the virus and keep our community safe,” he said.

“Students, families and schools have faced incredible challenges this year, and I want to thank them for their work and patience. I know starting school is a complex decision, and our priority has always been to ensure the safety of everyone, while keeping equity for students at the forefront of every decision,” Mayor Walsh said in a statement. “This plan was developed with the input of families, educators and public health experts, and every step will follow science and public health data. For many of our students, school is not just a place to learn, but also a place for nutritious meals, care and mentoring, and social development. Throughout the school year and beyond, we will continue the work that began long before COVID-19: to close opportunity and achievement gaps, and give

every single child the quality education that they deserve.”

At the press conference, he added that work on closing opportunity and achievement gaps that began even before the pandemic will continue. “We all believe in making BPS the greatest urban district in the country,” he said, thanking students and families for their continued cooperation throughout this process.

“We’re moving forward [with this plan] because we know the best place for a child is in the classroom with their teacher,” Superintendent Brenda Cassellius said at the press conference.

“Their child development is precious. Our kids don’t get a rewind—they only get one childhood.”

Cassellius also said that equity has remained at the forefront of decisions, adding that BPS will “continue to listen to and respect our parents’ voice.”

She said that based on a recently completed racial equity analysis, it was suggested that “we prioritize students who require in-person instruction, according to parent request. Then, prioritize other high needs students in a phased-in approach, contingent upon public health guidance.”

She said that some students have a greater need to learn in person than others, which is something she heard “loud and clear”

during her many listening sessions.

For families who are worried about childcare for remote learning days, Cassellius said that BPS is working on an “innovative partnership with Boston After School & Beyond and all of our many partners that we are exploring right now in order to expand off their wonderful summer program and provide other opportunities for families and children in their out of school day.”

Chief of Health and Human Services Marty Martinez said in a statement, “Science and data is at the forefront of every single plan as we work to gradually and safely reopen the City of Boston. By phasing grades in every two weeks, teachers and school staff will have the time they need to get comfortable with the safety of their buildings and classrooms before students arrive, and allow us to monitor for any COVID activity between phases. As we have said from the beginning, these dates are dependent on public health data, and we will be closely monitoring the public health situation while creating a safe space for Boston’s students to learn.”

Any families who have questions about the upcoming school year can send them to reopening@bostonpublicschools.org.

“Thank you for helping our children get back to school safely,” Cassellius said.

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## PLAN: Nubian Square

### Roxbury Strategic Master Plan Oversight Committee

**Monday, September 14**  
6:00 PM - 7:45 PM

**Zoom Registration**  
[bit.ly/3gXMnxu](https://bit.ly/3gXMnxu)

#### Event Description

The Roxbury Strategic Master Plan Oversight Committee was developed to oversee projects that fall under the Roxbury Strategic Master Plan. The committee meets monthly to discuss development and planning in Nubian Square. All meetings are held on zoom and open to the public. For more information, on how to Join, Engage, and Take Action, please visit the website.

#### Upcoming meetings/Próximas reuniones/Dat pwochen rankont yo se:

- October/Octubre/Oktòb 5
- November/Noviembre/Novanm 2

For interpretation services, contact the planner listed below one week before each meeting.

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#### Contact:

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617.918.4488 | [mugzy.undemir@boston.gov](mailto:mugzy.undemir@boston.gov)

# ATTENTION TO DETAIL

BY PENNY CHERUBINO

## THIS WEEK'S ANSWER



The bricked-up window in the last clue is on 163 Marlborough Street designed by Snell and Gregerson and built in 1871. The website [www.BackBayHouses.org](http://www.BackBayHouses.org) has a photo from 1880 showing a window in this space and others from 1913 showing the bricked-in version.

The next clue will be found in the Fenway.

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

## THIS WEEK'S CLUE



# Real Estate Transfers

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180 Beacon 6DE RT	52 Beaver Pond Road RT	180 Beacon St #6E	\$2,950,000
Pak, Daniel K	Mui, Nancy	180 Commonwealth Ave #8	\$975,000
Hsu, Karen	Feldman, Stuart	265-275 Dartmouth St #5C	\$697,500
Kelley, Megan	Gildea, Sean P	1 Marlborough St #4	\$1,795,000
Machain, Amy	Miner, Randall J	257 Marlborough St #2	\$490,000
Bulman, Julie C	337 Marlborough St Hm	337 Marlborough St #2	\$1,148,000
346 Marlborough Street	TJP Marlborough St LLC	346 Marlborough St	\$8,330,000
<b>BEACON HILL</b>			
Boxer Enterprises LLC	Mooney, Robert	21 Beacon St #5K	\$325,000
Sydnor, Edgar S	Sacks, Caroline	20 Hancock St #2	\$1,099,000
Burnham, Diann C	Downes-Watson, Mary J	9 Hawthorne Pl #12R	\$499,000
Sundar, Vikram	Glover, Joseph	33 Irving St #4	\$545,000
Owens, Roger	Bechtel, Matthew	128 Myrtle St	\$2,750,000
Alexander, Paolo	Drucker, Lonn N	55 Phillips St #3	\$585,000
<b>BAY VILLAGE/SOUTH END/KENMORE</b>			
59 Appleton St LLC	Puopolo Carmen A Est	59 Appleton St	\$1,700,000
S P Kelleher 2018 T	Spirn, Samuel W	61 Chandler St #2	\$2,750,000
Englander, Elizabeth	Birus, Davor	1 Melrose St #2	\$629,000
Golden, Barry J	34 Montgomery Street	34 Montgomery St	\$2,365,000
Ding, Leah C	Norgeot, Kevin M	483 Beacon St #76	\$600,000
Zhang, Saying	Marks, Christopher	909 Beacon St #5	\$850,000
Elcock, Tucker J	7 Hanson Street RT	7 Hanson St #1	\$1,515,000
Helen Y Chang FT	Gusakov, Oleg	485-495 Harrison Ave #502	\$1,199,000
Bareis-Pennington, E M	Eovine, Steve	61 Park Dr #E	\$50,000
Carrick, Jamie A	Boot, Brendon	47 Rutland St #1	\$785,000
Lake, Daniel E	Shulman, Benjamin S	71 Rutland St #1	\$1,290,000
Summers, Jeffrey A	Dhokarh, Rajanigandha	11 Saint George St #13C	\$1,185,000
Shaunalia Kahn T	Gorgone-Larkin, Michelle	48 Saint Stephen St #4	\$755,000
Keltner, Linda K	Perez, Vidal	121 Tremont St #124	\$282,000
P25 Phase 2 LLC	Mission Hill Parcel 25	1403-1419 Tremont St	\$1,540,000
Highline 10 Union LLC	Corey Norma E Est	10 Union Park	\$4,875,000
Mitchell, Julia R	Grey, Jennifer A	14 Upton St #5	\$801,000
303&601 RT	Bearden, Dale A	1313 Washington St #702	\$2,750,000
Negroski, Alex	JP Property 1 LLC	3531 Washington St #316	\$830,000
Phelps, Patrick H	Boghosian, Richard	27 Worcester Sq #6	\$999,000
145 Worcester Street LLC	Sullivan, Dennis P	145 Worcester St	\$2,500,000
<b>WATERFRONT/DOWNTOWN</b>			
Joseph & Marie Salvati FT	Smith, Deborah R	28-32 Atlantic Ave #322	\$895,000
Pitman, Rebecca	Kanter, Justin	28-32 Atlantic Ave #517	\$1,801,500
Pitman, Rebecca	Kanter, Justin	28-32 Atlantic Ave #617	\$1,801,500
Giglio, Anthony L	Ana L Richter LT	3 Avery St #601	\$890,000
Gregerson, Jacara	Gatnik, Richard J	121-123 Beach St #801	\$1,500,000
Shaw, Meredith B	Wall Street T	406-418 Commercial St #8	\$570,000
33A Commercial Wharf LLC	Correia, Dennis	33 Commercial Wharf #33A	\$1,920,000
Neitzke, Matthew P	M&H RT	1 Franklin St #2703	\$2,815,000

## SELDC (from pg. 8)

In her newly created role, Dr. Francis will lead the college's senior executive team, overseeing BFIT's academic, admissions, and administrative departments. Additionally, Francis will spearhead the college's development efforts of its new campus in Roxbury's Nubian Square. BFIT's current President, Anthony Benoit, has transitioned to President Emeritus and will

de-part from the college by the end of the 2020-21 academic year.

"Working in partnership with the senior leadership team at BFIT, the faculty, and the Board, I know we can play a critical role in creating opportunities for our students in a time of uncertainty," said Dr. Francis. "I am delighted to play an expanded role at BFIT, and I look

forward to deepening our relationships with businesses, the civic community, and elected officials in the year ahead."

A presidential search committee, under the guidance of the college's Board of Directors, has been established with the goal to have a new President in place by the start of the 2021-22 academic year.

# BLC approves small cell light pole in the Fenway; work on Arlington St. Church

By Lauren Bennett

The Boston Landmarks Commission (BLC) met virtually on August 25, where a proposal for a replacement street light with small cell wireless infrastructure was approved, as was initial work on Arlington St. Church.

## 31 PARK DRIVE STREET LIGHT

After several hearings, a proposal for the replacement of a concrete street light with a metal one that includes small cell wireless infrastructure for 31 Park Drive in the Back Bay Fens was approved by the Commission.

At previous hearings, Commissioners had questions about the pole design and what the Department of Conservation and Recreation's (DCR) plans were for the area as far as light pole designs go, and they wanted to ensure consistency throughout the area with the design.

The applicant, Paul Costa of communications infrastructure provider Crown Castle, presented a proposal with a cobra head arm design at the hearing on Tuesday night, at the request of the Commission. He said that an LED light fixture must be used, but the pole style will remain consistent with the rest in the area.

The shroud for the equipment and the antenna will still be attached to the side of the metal pole, in a design that he said has been approved by the DCR.

He also proposed three paint colors for the metal pole to the Commissioners, two of which are RAL colors: a flat darker gray, a flat lighter gray, and a textured paint called Zolatone, which he said would mimic the rough concrete texture of the other concrete poles.

"I prefer the textured one I think," said Commissioner Berarducci.

"I found both of the RAL colors, at least on my screen...very light and very tan to what I perceive to be slightly darker poles around the city," Commissioner Brad Walker said. He noted that there are many other RAL colors to choose from, and said he would like to see something "a little grayer; a little less yellow." He said that the Zolatone was also his favorite out of the three, "but I don't think there's any benefit to mimicking concrete in how you paint the metal pole."

After further discussion on the paint colors, the Commission voted to approve the pole with the proviso that staff choose the final paint color for the pole, and they would like to see something that

more closely matches the color of the existing poles nearby.

## ARLINGTON STREET CHURCH

An application for work on the Arlington Street Church came before the BLC over a year ago for an advisory review, and the project team returned on Tuesday evening seeking approval for Phase One of their plan for the church.

The scope of work for Phase One includes repairing the brownstone, re-pointing mortar, reconstructing the south and north stars, the construction of a new north ramp, restoration of wrought iron railing at the east stairs, window restoration, and more.

An architect for Bruner/Cott Architects said that the water table is deteriorated and rising dampness from the ground has caused the porous stone to deteriorate as well.

"Currently it's a patchwork of mortar repair," she said, and the team has created a technique for salvaging the stone that was used during last year's renovation of Harvard Hall.

A drawing of the building facade was shown, with a color coded chart for specific stones that indicate which need to be fully replaced, which need a full-face dutchman, which need a partial

dutchman, which need redress, and where mortar and crack repairs are needed.

"We did find a new stone from India," she said, which "should last longer than the existing stone." Unlike the stones on the upper facade, the whole stone band along the bottom of the building will be replaced so it has a uniform look.

For the ramp, she said the existing ramp off of North Arlington St. is not currently code-compliant, and that "numerous ramp studies" were done to decide where the best location for the ramp would be, which they decided was in the north. The new ramp will be part of the new design for the north basement stairs. Wood and steel were proposed materials for the ramp because "the length of the ramp is obscured from view," according to a slide presented at the hearing.

She also said that the south and north stairs will be reconstructed out of new brownstone "to match the original massing and detailing." The existing stair has a narrow landing and a step at the door, and the new stair construction will be level with the door, she said, and it will be extended and increased in size and guard rails will be installed.

The existing ramp is made of wood with a solid guardrail, and

the proposed ramp with steel balusters allows the facade to be seen more clearly. The existing basement stair enclosure at the end of the ramp is made of wood and plexiglass windows, which the design team said is not in good shape. The new stair enclosure was proposed to be made of c-channel steel and have large windows, as well as signage.

Commissioner David Berarducci said that he likes the stone restoration. "I think that's going to be great," he said. He also said he feels the ramp on the north side is "appropriate," as it "makes it feel less back of the house and makes it have a more welcoming presence."

Walker said that he would like to see more details on the railings, garden, and handrails, and for the ramp, he wants to "understand the sort of architecture on the steel support and wood infill."

He thanked the design team for their "careful attention to the brownstone work," and he said he was in support of the work on the north and south stairs.

The Commission voted to approve the application with the proviso that the applicant return before the Commission with more details on the access ramp and the entry enclosure for the basement.

## For the Record

**CORONAVIRUS UPDATE:** Due to public health concerns, the hearings that normally would be held on a week have been postponed or canceled due to the guidance of Mayor Martin Walsh and the order of Gov. Charlie Baker. Some meetings, however, have been moved to an online or teleconference format under the emergency order on the Open Meeting Law issued by Gov. Baker.

**From the Aug. 27 School Building Committee Meeting, 1:30 p.m., Online:**

The Preliminary Design Program (PDP). Per the MSBA regulations, the PDP lays-out the various capital solutions the City will be exploring for the future William E. Carter School building in the South End. This submission of the PDP requires a vote of the SBC.

**From the Aug. 27 Neighborhood Services meeting for Back Bay Cannabis, 6 p.m., online (HTTPS://BIT.LY/31IXID2 - MEETING PASSWORD: 082720):** A recreational cannabis company seeking to open an

appointment-only retail location in the Back Bay neighborhood of Boston. The company has previously received its licenses from the state to cultivate and manufacture cannabis in Plymouth County. The location is in compliance with the buffer regulations set forth in the Boston Zoning Code, with the site not being located within 500 feet of a pre-existing K-12 school or within a half-mile of an existing Cannabis Establishment.

**From the Sept. 1 South End Landmarks Commission meeting, 5:30 p.m., Online via Zoom (HTTPS://US02WEB.ZOOM.US/J/87101558033):**

**DESIGN REVIEW HEARING**

•10 CLAREMONT PARK. Proposed work: Rebuild penthouse and roof deck.

•11 UNION PARK. Proposed work: Replace double-leaf entry doors.

•23 UPTON STREET. Proposed work: Construct a stair head house.

•59 APPLETON STREET. Proposed work: Construct a roof deck; at the front façade mansard level, replace existing casement windows

with two-over-two, double hung wood windows.

•84 BERKELEY STREET. Proposed work: Rebuild a roof deck.

•103 WARREN AVENUE. Proposed work: At the front and rear façade mansard levels, replace casement windows with two-over-two, double-hung, wood windows.

•120 WEST CONCORD STREET. Proposed work: Rebuild a roof deck.

•702 MASSACHUSETTS AVENUE. Proposed work: Demolish existing stoop and construct new stoop with bluestone treads and brick risers; install extension railings; coat entryway and cheek walls; and demolish a portion of the brick retaining wall facing Harrison Avenue.

•10 MILFORD STREET. Proposed work: Rebuild a roof deck.

•526 COLUMBUS AVENUE. Proposed work: Refinish the façade apron and stoop and apply coating to match existing grey color.

•1597 WASHINGTON STREET. Proposed work: At sections of the fourth, fifth, and sixth floors of the Washington Street, Rutland Street, and West Concord Street

elevations, remove existing EIFS and install new metal cladding system; modify existing and install new gutters and scuppers.

### BOSTON FIRE DEPARTMENT UPDATE ON PERMITS

Due to the harsh economic impact of the COVID-19 pandemic on businesses, the Boston Fire Department is extending the expiration date on all existing Place of Assembly and Annual Permits from June 30, 2020 to September 30, 2020. Any issued Place of Assembly Permit or Annual Permit stating an expiration date of June 30, 2020 will now automatically be valid in the City of Boston until September 30, 2020. The invoices for renewal will be mailed out in mid-August, and the permitting cycle for both Place of Assembly and Annual Permits will become October 1 to September 30 of the following year from this point forward.

### REPORTING WORKPLACE SAFETY CONCERNS

•Workers in any size organization have options if they feel they are being pressured into an unsafe

situation. Attorney General Maura Healey has created resources for workers to report safety concerns during reopening. They include an online form at the Attorney General's website and a dedicated Fair Labor hotline at 617-727-3465. People can also find those resources by calling 311.

### HOW TO REPORT A PROBLEM PROPERTY

Since taking office in 2014, Mayor Walsh has made fixing quality of life issues a priority in his administration. From investing in Public Works to making sure community policing is a staple in every neighborhood, we are making sure every neighborhood is clean, safe and a great place to live and work in. Unfortunately some properties in Boston need more help than others, and that's why we are here. If you know of a property that fits one of the following criteria: multiple calls to 911, one that's blighted or just a general concern, we encourage you to reach out to your neighborhood liaison.



**BACK BAY ROOF DECK**

**133 COMMONWEALTH AVENUE #6**  
 2 BEDS | 2.5 BATHS | 1,994 SQFT  
 \$2,650,000



**21 BEAVER PLACE #PH**  
 5 BEDS | 4.5 BATHS | 5,000 SQFT  
 \$9,150,000



**201 W BROOKLINE STREET #PH402**  
 3 BEDS | 3.5 BATHS | 3,804 SQFT  
 \$7,200,000



**3 BATTERY WHARF #3311**  
 2 BEDS | 2.5 BATHS | 2,093 SQFT  
 \$3,990,000



**1 FRANKLIN STREET #3605**  
 2 BEDS | 2.5 BATHS | 1,609 SQFT  
 \$3,350,000

