

THE BOSTON SUN

PUBLISHED EVERY THURSDAY

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Made for This Time

Surprisingly Emmanuel Church was engineered for COVID-19

By Seth Daniel

History has become a real teaching mechanism about the machinations of the Emmanuel Church on Newbury Street for those in the leadership and on the Building Commission – as through the pandemic they have learned firsthand of the wisdom of their forefathers in the 1800s who engineered their church to mitigate airborne diseases so the church could minister to the sick.

It has been an unexpected and astounding finding, church leaders said.

Rev. Pamela L. Werntz and Church Building Commissioner Michael Scanlon said after years of trying to make the church more efficient and to save on heating bills, it is only now that they have learned the system they sought to dismantle is actually the perfect antidote for keeping the COVID-19 virus at bay inside the church.

“They knew about airborne diseases and ventilation was installed,” said Werntz. “The system keeps the air flow upward and not across and doesn’t recirculate air... We did everything we could

for 15 years to dismantle it. It’s more energy efficient and financially responsible not to blow hot air out the roof. We weren’t successful though. We just couldn’t figure out how to eliminate all the fresh air vents. Then COVID-19 hit and we said, ‘Oh my.’ We had a system in place designed perfectly for this. We reversed the few steps we had taken and spent some money to fix the attic fan and put the former system back in service.”

The results have been measurable.

Scanlon and other members of the Building Commission have used professional air quality monitors to measure the particles and CO2 in the air, and they’ve found the old ventilation system has made the air inside more safe than the air outside. It’s a phenomenal finding, and though not very hip to the building efficiency movement, it’s a fierce warrior against the spread of COVID-19.

“In the sanctuary and Lindsey Chapel when you measure CO2 it’s about the same or better than it is outside, even with

(EMMANUEL CHURCH, Pg. 9)

Flynn, Michlewitz won’t run for mayor

By Seth Daniel

Both Councilor Ed Flynn and State Rep. Aaron Michlewitz have put themselves out of the running for a potential mayoral race this week, as State Rep. Jon Santiago continues on with his potential bid and Health and Human Services Chief Marty Martinez said he would “absolutely” be running.

Flynn said he plans to run again for District 2 Council this year, and has no intention to seek higher office.

“I won’t be a mayoral candi-

date,” he said. “I love my job as district City Councilor and am humbled to be a City Councilor. I’m looking forward to running for re-election this year as well.”

Instead, Flynn has focused his efforts on quality of life issues, and said he is starting a look at property taxes and their effect on the elderly. He said tax bills just went out at the first of the month, and with skyrocketing assessed home values, he has heard from many residents

(MAYOR’S RACE, Pg. 9)



PHOTO BY GEORGE LEWIS, JR.

A five foot wide, eight foot deep sinkhole was discovered on Sunday in Charlesgate Park and has since been cordoned off.

Sinkhole appears in Charlesgate Park

By Lauren Bennett

A mysterious sinkhole was discovered in Charlesgate Park this past Sunday, and was reported to be around five feet wide and eight feet deep, according to a spokesperson for the Emerald Necklace Conservancy.

The sinkhole is located by the brick-floored area of the park known as the “Grove,” and had been coned and taped off first by George Lewis of the Charlesgate Alliance, and then by the state Department of

Conservation and Recreation (DCR), which began an investigation on Tuesday morning.

Karen Mauney-Brodek, President of the Emerald Necklace Conservancy, said that she is “glad to say [the sinkhole] is not directly on a path,” and the area is safe as it has been blocked off from pedestrians.

While a diagnosis on the cause of the sinkhole has yet to be made, Mauney-Brodek said that the hole is “not far from the edge of the river,” and over the last hundred years or so, the area has been through

many changes.

“The area originally had been far more marshy,” she said, with “less channelized river edges” and “more open water.”

She said that it is a possibility that the land where the sinkhole is “may represent more recent fill that has been displaced or is sinking.”

It was also reported that some water was seen inside of the hole, which Mauney-Brodek said might have some-

(SINKHOLE, Pg. 4)

Chester Square Neighbors discuss snow removal with Janey

By Lauren Bennett

Chester Square Neighbors (CSN) met virtually on January 6, where neighbors discussed the first snowstorm of the winter with Council President Kim Janey and Kim Crucioli from the Mayor’s Office of Neighborhood Services.

Many residents experienced various issues with the first

major snowfall of last year, as some streets and sidewalks were not cleared, causing a safety hazard.

The group mentioned that property owners are responsible for shoveling both the front and back of their property if it is an area where people or cars can travel, but in many cases, this is not being done.

Other people raised issues

with bus stops not being clear, and wondered if the City or the MBTA is responsible for clearing those out.

Not having clear sidewalks is an accessibility issue for those who use wheelchairs or walkers, as well as people with strollers or grocery carts, neighbors said. Some neighbors on the call shared their personal

(SNOW REMOVAL, Pg. 4)

EDITORIAL

JOE BIDEN NEEDS OUR PRAYERS

With President Joe Biden taking the oath of office this week, America is ready to recover -- both physically and psychologically -- from the four years of "carnage" that has been left behind by the previous presidential administration.

It is fair to say that no incoming President ever has faced more challenges than those that are awaiting Joe Biden:

-- Washington, D.C. looks like a war zone for the inauguration, with 30,000 U.S. troops fortifying the city in the wake of the mob that stormed the Capitol two weeks ago. Similar threats of violence by anarchist, right-wing groups loom all across the country.

-- The COVID-19 pandemic is killing thousands of Americans each and every day, seven days a week, filling our hospitals to overflowing and overwhelming our healthcare system.

-- The nation's economy is in tatters, even more so than during the Great Depression, with record-high unemployment, hunger, and small business failures.

-- America's reputation in the world never has been lower in our entire history. Both friend and foe view us as an unreliable and unstable nation, rather than the moral and powerful leader that we have been since our founding.

-- And last but not least, the Russians have breached our national security with a massive cyberattack, the full scope of which still is to be determined.

The one saving grace for our country is this: No incoming president in the past 50 years has had more experience, and is better prepared for the job, than Joe Biden. The same too, goes for his key Cabinet members. They will be able to hit the ground running to get us back on track.

Still, the task ahead for Joe Biden is daunting -- and he will need all of the prayers we can send his way.

LET'S GO, TAMPA BAY!

It's okay to admit it, Pats' fans -- we were rooting for Tom and Gronk in their playoff game for the Tampa Bay Buccaneers this past Sunday against the New Orleans Saints.

It has been jarring to see #12 playing in a Tampa Bay uniform this season -- it's like seeing your long-time ex- with someone else.

But with the Patriots' dismal season relegating the Pats to the bottom third of the NFL (where they are destined to remain for a while), Tom and Gronk's playoff run with the Bucs has given us something to cheer about.

True, both are only shadows of their former selves. Brady threw a lot of off-target passes and Gronk had trouble getting open. On the other hand, they connected for a key first-down deep in New Orleans territory late in the game that led to the Bucs' clinching score.

Although it was nowhere as dramatic as that amazing catch that Gronk made late in the 2019 AFC championship game in Kansas City that propelled the Pats to another Super Bowl, it still was a vintage Brady-to-Gronk clutch play that brought a smile to the face of every New England fan. (We should note too, that Gronkowski played a huge role in the Tampa Bay running game with his blocking, just as he did with the Pats for a decade.)

Tampa Bay will face a stiff challenge in Green Bay this Sunday. The Bucs smoked the Packers in their regular-season meeting earlier in the year, but Aaron Rodgers and Co. are playing at an unreal level right now.

Let's go Bucs -- we want to see Tom and Gronk in the Super Bowl!



EVERYBODY CAN USE A SHOT IN THE ARM

GUEST OP-ED

Thank you, Boston

By Mayor Martin J. Walsh

On January 12, I held my final State of the City, which was broadcast live from Boston's newest civic treasure, the completely rebuilt Roxbury branch of the Boston Public Library in Nubian Square.

2020 was a tough year. 2021 is a year for healing as we keep each other safe; get through this final stretch of the pandemic; and build a recovery that moves all our neighborhoods forward.

Since the COVID-19 pandemic began, we have lost 1,077 Bostonians to COVID-19. They are loved and missed and their families are in my heart. COVID has affected all of us and it has hit some harder than others. Black, Latino, and immigrant communities faced the biggest impacts. Inequities in health, housing, and work opportunities caused more illness and job loss in these communities. Older Bostonians and those with disabilities face the highest risk and the most isolation. Most students have been out of classrooms since March, and families have struggled with childcare.

While 2020 was a year of struggle, it was also a year that brought out the best in our city. We saw nurses, doctors, and medical staff gearing up and going into battle to save lives and provide comfort. We saw EMTs on the frontlines of a pandemic, helping over 4,000 COVID-19 patients. Firefighters brought recovery coaches to calls, to help those struggling with addiction. Police officers took 800 guns off the street, keeping us safe no matter the risk. Essential workers and City employees answered the call, day after day. Residents stepped up to help each other in a thousand different ways. The heroes are all around us.

As a City, we came together. We built a field hospital in five days. We created a Health Inequities Task Force to address health disparities across race

and ethnicity. We've provided over six million meals to children, families, veterans, and seniors. We got 40,000 laptops to students. We got permanent rental vouchers to over 1,000 families with children at risk of homelessness. And, we created the Boston Resiliency Fund, providing over \$30 million to help 250,000 households in need. And in 2020, despite the pandemic, we approved \$8.5 billion of new investment in our city, creating a potential 35,000 new jobs.

In 2021, we will continue that work. One of our next priorities is getting students safely back into Boston Public Schools. We will also continue to support small businesses, renters and homeowners, and those in recovery; push even further towards meeting our

LETTERS TO THE EDITOR

STOP THE SARCASM

Dear Editor,

In a letter "What is USES Bragging About?" Alison Barnett refers to the "wonders of its programs and core values"—only she says it sarcastically,

to criticize sale of the building. Take away the sarcasm and you describe an organization that continues to change people's lives and supports those

(LETTER Pg. 3)

ZBA approves parking spaces; separation of units in the South End

By Lauren Bennett

The Zoning Board of Appeal (ZBA) met virtually on January 12, where they approved two proposed items in the South End.

At 11HF Claremont Park, attorney Marc LaCasse proposed to legalize two parking spots in the rear of the building that have existed for more than 50 years. He said that the Inspectional Services Department (ISD) requested that the proponent “file a use of premises permit application...” LaCasse said, adding that this is a “condition that is similar to every other house on that stretch of Claremont Park.

He said that the parking spots are compliant with size requirements for parking spaces, and the proposal is before the board because ISD cited the spots for maneuverability because of their location in Private Alley 536, located between Greenwich Park and Claremont Park.

The Mayor’s Office of Neighborhood Services was in support of the project, as was the Claremont Neighborhood

Association.

The ZBA voted to approve the legalization of the parking spaces.

At 294 Columbus Ave., architect Derek Rubinoff proposed to change the occupancy of the building from four residential units to five, as well as eliminate the spiral staircase that connects the basement to the first floor.

“Currently, this is a four unit building that was given zoning relief to add the two stories that have been since added back in 2015,” Rubinoff said.

He said that the owners would like to take the existing duplex unit on the basement and first floor level and “sub-divide” it into a two bedroom unit on the first floor and a studio unit in the basement, as well as get rid of the spiral staircase connecting the two. The basement portion is already finished, as it is part of the existing duplex unit.

“It’s really a garden unit,” he clarified.

The size of the proposed basement studio unit is 497 square feet, and the first floor two bedroom unit is 800

square feet, he said. He said the basement unit has “over eight feet of height,” and a similar basement unit next door was approved by the ZBA last year.

He said that in the opinion of the owners, the “market has shifted,” and they felt it would be “more marketable” to have two separate units.

“I’m really torn with this,” ZBA Chair Christine Araujo said, because she said the applicants have already received

relief from the ZBA and have “profited off that relief and are now looking to continue that,” she said.

The Mayor’s Office of Neighborhood Services was in support of the project, with liaison Kim Crucioli saying that an abutters’ meeting was held, and no concerns from neighbors were expressed. She said that there are several other buildings on Columbus Avenue with basement units in the

same situation as this proposal.

City Councilor Ed Flynn was also in support, with a representative from his office saying that the Ellis Neighborhood Association was contacted regarding this proposal and no concerns were reported. City Councilor Michael Flaherty was also in support.

The ZBA approved this project, though Araujo voted to oppose.

LETTER (from pg. 2)

in need of support. Whether it is child care and education, family economic education, summer programs at Camp Hale, community connection and education, delivering groceries to 200 families every week during the pandemic, or providing tutoring or technology support for students, United South End Settlements is an essential service for many Boston families. It could not survive without the sale of the building at the intersection of Columbus and Mass. Avenues.

The powerful mural by

Jamal Parker, that served notice to all visitors that they are entering the South End, was meticulously digitally copied before the building was taken down. A beautiful, full-size replication of that mural will once again welcome South Enders at the same location, on the new building. As one of the residents depicted in the mural, while I’m sorry to see its temporary disappearance, I’m so happy to know it will soon be back where it was created.

Bob Frank

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SNOW REMOVAL (from pg. 1)

experiences with the lack of clearance of snow, with one saying she has fallen on a public way the past due to improper ice removal.

“I think the mayor does not have the intention of working against the hardworking neighbors,” CSN President Carol Blair said. She wondered what could be done to ensure roads and sidewalks are cleared.

“This was not a lot of snow,” Councilor Janey said. “We’ve seen much worse, but yet it had the same kind of impact.”

She said “I can’t even tell you how many people reached out” to her and other councilors to complain about the lack of snow removal from this last storm.

“I actually did call a meeting with some folks in public works [and] neighbors,” Janey said, “because I had gotten so many calls. I am a big proponent of making sure that everyone who needs to use our roads can use our roads.”

Janey said she is an advocate of safe, accessible roads

outside of the issue of snow, too, including advocating for multi-modal infrastructure. “The most vulnerable among us are with the least amount of metal surrounding us in those vehicles,” she said. “We need to make sure roads are accessible and manageable for pedestrians.”

Janey said that the city does not typically physically remove snow from the city, but rather just plows it out of the way. “It’s a misnomer when we say snow removal,” she said.

Several South End residents said that there is an issue on Mass. Ave. with building owners not shoveling their sidewalks, whether it be they are absent landlords or just are not aware of the rule. Janey said that there is an opportunity for residents to write a “nice letter” to those building owners asking them to clear the sidewalks.

“I think there’s an opportunity to try to get those property owners on Mass. Ave. to do the right thing when it comes to the sidewalks on Northampton

St.,” Janey said.


She said that from the meeting she called with Public Works, the City “completely acknowledged” that they “dropped the ball” with the last storm.

“The reality is we live in New England; we live in a City that does get snow,” Janey said, and she wants to be “making sure that we’re not sandwiching in cars,” and “that bike lanes, ramps are getting cleared.”

She said that the city is “quick to ticket if you don’t shovel in front of our home. Meanwhile, streets are not plowed or plowed appropriately.”

Janey added that “we need to put in some protocol and a plan for the next storm so there’s more clarity,” as “certain streets in my district were just mayhem.” She also said that “there’s a sentiment that certain neighborhoods get taken better care of than others,” something that she said she, too, has felt as a resident.

Kim Crucoli, the South End’s newest liaison to the mayor,



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SINK HOLE (from pg. 1)

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thing to do with the adjacent Muddy River, but she doesn’t “want to hypothesize,” as not much is known yet.

“The team at Emerald Necklace Conservancy think that this is a result of some problem with water running through the soil (we got a lot of rain before this appeared) and through a flaw in the structures underground,” according to a spokesperson for the Emerald Necklace Conservancy.

She said with the Muddy River recently receiving a D-rating from the Environmental Protection Agency and now this sinkhole, it’s becoming increasingly more evident that “this part of the park and part of the Emerald Necklace” need to be addressed and “can use our energies and attention now.”

The Emerald Necklace Conservancy, along with the Charlesgate Alliance, the DCR, and other organizations, has been working on a comprehensive revitalization plan for Charlesgate Park that would create user friendly spaces like a playground and dog park as

well as help better manage the park from an ecological standpoint, including habitat and stormwater management, as the Muddy River connects to the Charles River

She said as part of this kind of project, things like borings and checking to see if different areas of the park are stable are standard and this sinkhole might help them learn something about the park and how to move forward with the redesign.

“We need to make sure this doesn’t happen down the road,” Mauney-Brodek said, as a goal of the Muddy River is to “safely handle the flow of water and stormwater.”

She said that it is unlikely that the sinkhole is a well, because “this never had housing or building on this precise area,” and “at first quick glance, we did not see utility lines or anything like that.”

She added, “I do think nature sometimes doesn’t always like being reshaped,” as this area has morphed over the years and was made by Frederick Law

Olmsted around 1880, according to the Emerald Necklace Conservancy.

She said to stabilize the riverbank, it’s important to properly plant and maintain the river’s edge and surrounding area so the “soil can be helped and hold nutrients. These are kinds of things we’re trying to do up and down the Emerald Necklace—this is why you do them,” she said.

The area surrounding the sinkhole did have some plantings and a tree has fallen into the hole, so “this area was not completely barren,” she said.

The DCR is still investigating the cause of the sinkhole, so not much information is available yet.

“The Department of Conservation and Recreation (DCR) is aware of a sink hole in Charlesgate Park in the City of Boston. At this time, the agency has blocked off the area, is investigating and does not have any additional information,” a spokesperson for the DCR told the Sun.

Andrew Parthum remembered at Blackstone/Franklin

By Seth Daniel

It meant the world to Andrew Parthum to be able to help students from the South End annually with a home-grown scholarship effort, and it's a legacy that he will leave behind for years to come – and a legacy that has paid forward opportunity and impact already in years past.

Parthum, a long-time Southerner and member of the Blackstone/Franklin Squares Neighborhood Association (BFSNA), passed away on Dec. 29 after an eight-year battle with brain cancer that accelerated under COVID-19.

On Tuesday night, Jan. 19, BFSNA President Toni Crothall allowed members to use the first half of their online meeting to remember and appreciate Parthum, who had been a former president of the organization, but more importantly was the founder and the force behind the Association's annual Scholarship fundraiser and disbursement. The scholarship annual awards scholarships to students from the South End headed off to college.

"It's been a difficult journey

over the last few months and it's been an honor to take care of him and wonderful to love him over the last 31 years," said Bob Leonard, Parthum's long-time partner. "He will be remembered by so many people. I've heard from so many people in so many quarters how much he touched their lives."

Leonard said Parthum was diagnosed eight years ago with cancer, but it got much more difficult in the last 18 months, with COVID-19 making it so much more difficult. Everything came to a head in September and he passed away three weeks ago, but had wonderful health care to the end.

The scholarship fund was his crowning achievement, said Leonard.

"He was so happy to do it and it made him so happy," he said.

The scholarship fund was a response by Parthum and some of his friends to the needs of students in the community – a heartfelt response from him to a lot of the animosity that had grown in the 1990s as the South End began to change. He told the Sun that when

criticized and when people got angry about those things, his response was to do something about it – to do something to make it better. That is what he did, raising little bits of money with other BFSNA neighbors to fund the fledgling scholarship and host the check ceremony in his small apartment.

Lisa Jenks had been an early helper of Parthum's on the scholarship and helped to take it to the place it is today in being able to fund multiple scholarships to multiple South End students heading to college.

"Andrew was like a younger Santa Claus," she said. "He had rosy cheeks and a twinkle in his eye. He had such a great energy and was the kind of person you want to work with. He had so much affection for young people and the neighborhood."

Jeremy Kazangian-Amory, of St. Stephen's Youth Programs, said Parthum cared so much for the teens in the South End, many of whom were scholarship winners from the St. Stephens programs. He said the scholarship was a necessary influx for the teens he worked with, as it helped absorb expenses often overlooked like transportation or technology needs. Those are things, he said, that can often cause students to withdraw from school and give up on that dream.

"The generosity he showed every teen was truly incredible," he said. "I remember he took every moment to get to know the young people. He had an energy and humility about him that was truly infectious. We at St. Stephens are so grateful for all he did."

Even Mayor Martin Walsh sent in a pre-recorded video calling Parthum a great Bostonian.

"Andrew Parthum was a great man and a great Bostonian," said the mayor.

"His legacy will live on inspire us to make the world a better place than we found it," he continued.

BFSNA Treasurer Matt Mues said donations to the scholarship in Parthum's name had been pouring in.

"His memorial has raised \$10,000 in 20 days," said Mues.



The late Andrew Parthum (right) with State Rep. Jon Santiago and BFSNA President Toni Crothall during the 2019 scholarship ceremony.



Andrew Parthum with several of the scholarship winners from several years ago, as well as members of the scholarship committee.

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BVHDC hears advisory review for Isabella St. church condo proposal

By Lauren Bennett

The Bay Village Historic District Commission (BVHDC) met virtually on January 12 to hear and Advisory Review for the conversion of the former Our Lady of Victories Church at 19 Isabella St. into 26 condominiums.

More than one developer has presented plans for this building to the Bay Village Neighborhood Association (BVNA), which has provided feedback about the massing of the building and has worked with developers on creating a project that works for everyone. The project has also been before the BVHDC before as well.

The developer for this particular proposal is KEMS Corporation, the development consultant is Harry Collings, and the architect is Finegold Alexander Architects.

Collings said that there have been several “positive meetings” with the BVNA regarding this proposal, and the development team will continue to meet with the community.

Rebecca Berry, President of Finegold Alexander Architects, said that the firm specializes in reimagining historic spaces while preserving their historic integrity.

She said that the existing church was sold by the Archdiocese in 2020, and the adjacent Parish house has been turned into condominiums by another developer.

The scope of the proposed

work includes demolishing the existing vestry and boiler building, which Berry said are not able to be reused, and to construct an addition for the condo units, of which there will be 26; three of them affordable units per city guidelines. The units will range from one to three bedrooms.

Berry said that as part of the project, the front steps of the church are proposed to be removed to ensure accessibility for all. “We believe these were the original steps,” she said, but the step configuration has been “altered significantly” over the years.

The removal of the vestry and boiler building will also allow for vehicular access, and the team is proposal between 18 and 22 parking spaces for the 26 units, which will be located where the current social hall and worship area is. She said this allows for the ability to do stacking parking or an automated system for parking.

Tony Hsiao of Finegold Alexander spoke more about the architectural portion of the proposal, including the new addition and proposed color scheme for the changes to be made.

He said a new main entrance will be at the center of the front of the building, once the steps are removed. He said that there will be a “landscape treatment once the steps are removed,” which includes planting and granite curbing.

He added that the existing arch openings will be brought down to create daylight views on both the east and west elevations, and the existing fire escape on the east elevation will be removed.

The church will have all new replacement windows with mullion and muntin patterns that match what is there now, and the existing wood doors at the front entry “will be salvaged and used as side panels for new front glazed areas at first level,” according to the presentation.

The new roof will reach 76 feet tall, but there is a grade change moving up the building. The proposed addition is also set back “at least 20 feet behind the original part of the church,” Hsiao said. The proposed building will have a gray tone, and the penthouse on top blends in with the sky.

“Part of our responsibility is what we’re going to see from the street,” said Commissioner Anne Kilguss. “I personally don’t have a good idea of what I’m going to see from the street.”

She said she would like to see some views of the proposal looking “head on” at the front of the church, to see how much, if any, of the proposal can be seen from the street when looking at the church.

Berry and Hsiao said that they are able to create more camera views of the building and would be happy to present

those to the Commission at a later date.

“I understand the views are very confined,” said Commissioner Stephen Dunwell, who added that he would like to see the building from its right side, as all the views shown from the left. Commissioner Tom Hotaling also said it “would clarify a lot” if the architects could show an existing view of the church with what is being added in.

The Commission also asked about materials for the addition, and Berry said that while those are still being worked out, they are considering brick or zinc, but “what we’re trying to avoid here is yet another metal panel-clad building in Boston.” She said she wants whatever material that is chosen “to respect the historic architecture of the church.”

Kilguss said she feels that “talking out the steps is fine,” but she is concerned about the view from the street, particularly the penthouse, which she believes is able to be seen.

Overall, Commissioners seemed pleased with the proposal as a whole.

“I like the delicacy of it,” Dunwell said. “It does make it seem less massive. I think what you’ve done is really a big improvement over what we were shown before.”

John Shope, a member of the BVNA, said “I think it’s an absolutely beautiful design. I really think we should give congratulations to the architects for what they’ve achieved

so far.”

He added that he believes the spiritual nature of the building could still live on even as a residential building with this design, as it “allows the essence of the church to be preserved in a way that’s economically viable.”

Joe Cornish, Director of Design Review for the Boston Landmarks Commission, said that “the team really listened to my feedback.” He said he was initially “uncomfortable” with the removal of the front steps, but now he agrees with why the architects believe it must be done.

“In terms of the views, by keeping that first side bay visible and intact,” Cornish said, pedestrians “will experience the building very much as you do now.”

He said this project was “really exciting,” and “I think they’re really on the right track here.”

Moving forward, he said the Commission is going to want “firm details on what the materials are going to be,” and also to see more renderings from different angles of the building.

Since this was an Advisory Review, the Commission did not take a vote.

Collings acknowledged that the team has “some work to do,” but they will be back before the Commission to share those outstanding details and get a vote from the Commission.

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Mayor Martin J. Walsh

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BOS:311

CBCU Westland Ave. branch open and ready to serve

By Lauren Bennett

The City of Boston Credit Union (CBCU) has made its way to the Back Bay/Fenway area with a brand new branch. The credit union opened doors to a branch at 2 Westland Ave. in late November of last year, and the Sun spoke with branch manager Jennifer Sajous to learn more about what it offers.

“With the recent merge with Northeastern [University] Federal Credit Union, they wanted a branch that’s at least close by for the members with that union,” Sajous told the Sun.

She said that the branch is only five minutes away from the old one, ensuring that members don’t have to travel too far for their financial needs.

In April of 2019, CBCU acquired the former Northeastern University Federal Credit Union, and the Northeastern University campus branch was closed in September of 2019, a CBCU spokesperson told the Sun.

The new branch features two

Interactive Teller Machines, or ITMs, that allow members to “do more,” Sajous said, such as make payments on loans or have access to their account without a debit card, things that cannot be done with traditional ATMs. Additionally, members can be connected to a live teller via the machine “if need be,” she said.

Due to the COVID-19 pandemic, operations at the credit union look a little different than normal. Right now, there is no seating or open area, but post-COVID, Sajous said that these are things that will be offered at the branch to create a friendly atmosphere.

Right now, though, Sajous said the branch offers hand sanitizing stations, plexiglass at member service representative stations, masks for customers who don’t have one, KN95 masks for employees, and frequent wiping and cleaning of surfaces.

Sajous also said there are place markers on the floor to

keep people six feet away from each other.

Sajous said the CBCU differs from other banks because it doesn’t charge as many fees and is “more of a family-oriented type of place. We get to know our members versus them being another customer.”

A spokesperson for the CBCU said that the credit union has a “long legacy of community involvement,” such as joining Mission Hill Main Streets and focusing “outreach now to community groups within the Northeastern community.”

She said that around \$400,000 is donated each year to “local charities and organizations to support health and wellness, financial literacy, and other programs important for organizations in our neighborhoods that we’re serving.”

Sajous is also working on her certification as a financial educator. “Once I get that done,” she said, “I’ll be able to...set up events with regards to financial education,” further serving the



Branch Manager Jennifer Sajous stands outside the recently opened Westland Ave. branch of the CBCU.

community.

“We have other staff members who have this certification,” the spokesperson said, and have in the past provided financial literacy courses to

businesses, nonprofits, and schools free of charge.

For more information about the CBCU, visit cityofboston-cu.com.

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Artists picked for new Boston Arts Academy in Fenway

By John Lynds

The City of Boston has commissioned a Boston art studio and two Boston-native artists to create interior and exterior artwork for the new Boston Arts Academy building currently under construction in Fenway.

MASARY Studios was commissioned for interior artwork at the new Boston Arts Academy building in Fenway and Simon Donovan and Ben Olmstead were commissioned for exterior artwork at the new school building.

Based in Boston, MASARY Studios is an interdisciplinary artist collective reconsidering environments through site-specific installations using sound, light, interactivity, and performance. The studio's practice includes live performance,

electronic music and production, facade projection-mapped video, artistic research, technology and materials fabrication, and the expansive use of animation. The studio is artist-owned and managed and was founded in 2015.

"It is an honor to be selected to create an artwork for the City of Boston, and Boston Arts Academy," said Ryan Edwards, Principal of MASARY Studios. "We are thrilled to be working with the city, the BAA staff and students on this project and look forward to the months to come where the artwork and the school are brought to life. Much like the high school experience and the approach of adulthood, this artwork is to be a reflection of the moment, as well as an echo to the future."

Simon Donovan and Ben Olmstead, both coincidental-

ly Boston born and raised, are currently residents of Tucson, AZ. They are intimate with the Fenway neighborhood and relish the prospect of returning home and contributing artwork to this urban setting. They have worked together on public art commissions for 15 years. Each is a multimedia artist. They have over 25 past and current projects together. They combined forces when they realized the beneficial results of collaboration include strengthened ideas from an added perspective, thorough trouble-shooting and increased talents and additional familiarity with a variety of mediums. Their process is to distill the best solutions through discussion and debate. As collaborators they have prospered from an exchange of ideas and technical information and have developed a complimentary aesthetic sensibility and they work for a unified approach.

"The intent of our proposed artwork is to serve the site-specific and theme-specific

need of identifying and celebrating the Boston Arts Academy community," said Simon Donovan and Ben Olmstead. "This project holds great personal meaning to us as artists and as native Bostonians."

Funded by the City of Bos-

ton's Percent for Art program, which sets aside one percent of the City's annual capital borrowing as a budget for the commissioning of long-term public art, the artists were chosen because their proposals considered BAA's four guiding principles when crafting their proposals. These principles included community with social responsibility, diversity with respect, passion with balance, and vision with integrity.

The City released an international Call to Artists for two separate opportunities at Boston Arts Academy—one for an interior artwork and one for an exterior artwork. The total project budget for the interior site is \$300,000 and the budget for the exterior site is \$200,000. BAA is Boston's only public high school for the performing and visual arts, and is currently undergoing a \$125 million reconstruction.

The new state-of-the-art facility will include dedicated rehearsal and performance spaces, gallery space, studios for music, visual arts, and fashion design, academic classrooms, recreation areas, kitchens, and student commons. The artworks are expected to be installed in 2022.

"Boston Arts Academy being



"We stand on the shoulders of those that came before us" by Simon Donovan and Ben Olmstead - University Medical Center, New Orleans, LA, courtesy of the artists.

Boston's only public high school for the performing and visual arts so the site is unique," said Mayor Walsh. "Bringing public art into this space is a great way to highlight the interconnected roles art, education, and public safety play in making our City a more welcoming and vibrant place for residents and visitors.



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The South End Community Health Center provides high-quality health care to newborns, children, and teens through age 17. From annual check-ups and preventive care to treating children with more complex conditions, we've been caring for kids in the South End for 50 years. We'd like to care for yours, too! We offer both telehealth and in-person visits.



South End
Community Health Center

A Division of the East Boston Neighborhood Health Center



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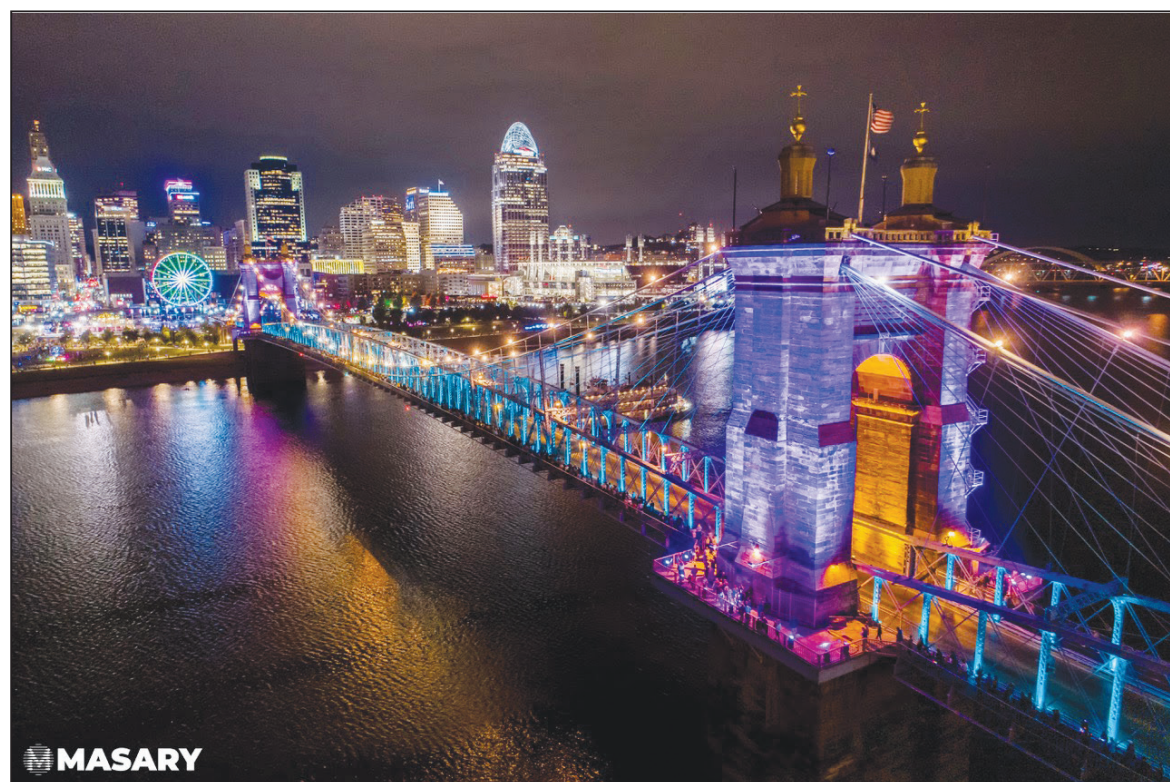


"I'm thrilled to join the Pediatric Department at the South End Community Health Center. As a pediatric doctor of osteopathic medicine, I practice a whole-child approach to care, supporting wellness in both mind and body. My goal is for your child to be truly healthy, inside and out, in addition to being symptom-free. I recently became a mom myself, so I can appreciate how it feels to want the best care for your child in challenging times. It would be my privilege to provide your child with the attention and care that your family deserves."

Dr. Jeretta LeighAnn Riemer, Pediatrician

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"RUMBLE" ©2019 MASARY Studios for BLINK! Festival, Cincinnati. Photo by Aram Boghosian

MAYOR'S RACE *(from pg. 1)*

about how high taxes have gone up. This is especially true for the elderly on a fixed income, long-time residents that bought their homes long ago before they were so valuable.

"I want to look at what the City can do to help long-time residents, especially seniors," he said. "They've contributed so much to our City and our

country and we should help them be able to continue living in Boston. They might have bought their homes 50 years ago and it might be a million dollar home now. That doesn't mean that person is wealthy."

Instead of running for mayor, Flynn said he'll be tackling that and other issues.

Meanwhile, Michlewitz said he would not be running for

mayor as he would be more effective advocating in the House as chair of the powerful Ways & Means Committee.

"I will not be seeking the office of mayor," he said late last week. "I believe I can be most effective to the residents of the City of Boston in my current role as the chair of Ways and Means with a seat at the table leading us through the

economic recovery necessary to see the Commonwealth of Massachusetts out of the damage caused by the pandemic. At this time I will not participate in the race, but I do believe that the next mayor should be the person who can most reflect, understand, and identify with a progressive, majority minority city like Boston."

Meanwhile, in a bit of a

surprise, Health Chief Marty Martinez said he was "absolutely" running for mayor in the coming year. Martinez has been well-known in the South End as the one implementing the Mass/Cass 2.0 plan over the past year, and citywide, he has been a leader in the City's COVID-19 responses.

EMMANUEL CHURCH *(from pg. 1)*

people inside," said Werntz. "It's extraordinary."

Scanlon said over the last 12 years he has chaired the Commission and they have done all they could to close in the church and lower the bills for heating – which are the single largest expense for the church in its facilities budget. Modern thought was to close up buildings, recirculate hot air and save energy in doing so. That theory isn't so great, though, for COVID-19 times, and is a key reason why indoor spaces are so perilous for the spread of the virus. As much as they tried to "remedy" the "problem," Scanlon said, finances and engineering questions always got in the way and so the old drafty system stayed in place.

"It always seemed like an albatross around our necks," said Scanlon. "Then we came to COVID-19."

Scanlon and his colleague on the Commission, Julian Bullitt – an engineer, began looking at studies on the coronavirus and it's spread within indoor spaces. The studies talked about how easily COVID-19 spreads

inside when air isn't circulating and actually stays airborne for huge amounts of time. That all changes when fresh air is introduced with open windows and such.

It was then they realized what was happening with the heating system at Emmanuel Church – and it was then they began to understand the intelligence and wisdom of those that came before them at the church.

In 1861, on the day that the Battle of Bull Run took place in Virginia, an enthusiastic membership laid the cornerstone for Emmanuel Church on Newbury Street, the first building in that area of the Back Bay. Along with the excitement for their new building was an enthusiasm for their faith and for serving those in need. Eventually, Werntz said the Emmanuel Movement sprung from the church to treat, welcome and show the love of God to those discarded from society – such as alcoholics, homeless, and the sick. The Alcoholics Anonymous (AA) movement got its motivation from the efforts there. However, a key piece of

the Emmanuel Movement was welcoming those with Tuberculosis (TB), an airborne disease that spread fast and was devastating to those that caught it. Members of Emmanuel Church actually shocked the city and other religious counterparts by inviting those with TB into church services with them.

Like COVID-19, the perfect antidote to TB was fresh air.

Therein was born the ingenious heating and ventilation system at Emmanuel Church.

The system works by pulling fresh air in from the alley and the front door through a series of grates on the outside. That fresh air then passes into huge mazes of ducts that have radiators to warm the air. That air is then blown out of registers on the floor and sucked up quickly into the ceiling with a fan, then expelled out the roof. The air moves quickly, and it can feel chilly, but it's safe in these trying times.

"This is a doctoral disserta-

tion just waiting to happen for someone," said Scanlon. "It seems there was a conscious effort when they designed the ventilation system to combat airborne diseases and not let the air recirculate...One thing I learned is we as a society have a hubris about having computers and sensors and we can do things no one else could do. In fact, the buildings in the 18th and 19th Centuries were done quite well. If you work in their buildings it's a good idea to get the idea they had in shape before you think of getting rid of it...I don't know how the people in 1898 intuited all this. It's really, really remarkable. When I was in school for preservation, they said poverty is the preservationists best friend. That certainly is the case here because if we had the money, we'd have gotten rid of this long ago."

But they didn't and in these times is it paying great benefits – allowing them to continue running programs for the

homeless and a warming center/ bathroom for those living on the streets. It also allows other programs like indoor AA meetings, and a support group for elderly LGBTQ residents who feel isolated. These in-person gatherings are possible because the air quality is so superior.

Scanlon said they have found there are eight changes of air per hour and that the readings are much better inside than in most interior spaces – if not better than outside.

"Judging by our CO2 counts and our particle counts and our air changes per hour our air quality in the Parish House is better than the published figures for outside air quality in Boston as a whole," said Scanlon. "I don't know how that can be but that's what these data loggers are recording...I'm pretty proud of us."

Emmanuel Church in the City of Boston is located at 15 Newbury St.

LEGAL NOTICE

LEGAL NOTICE

Notice of Self Storage Sale
Please take notice Prime Storage - Boston Traveler St. located at 33 Traveler 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 2/10/2021 at 12:00 PM. Unless stated otherwise the description of the contents are household goods and furnishings. Richard Marshall III unit #242; Kossi Bakuaya unit #249; Dallas Medlock unit #277. 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.

1/21/21, 1/27/21
BS

LEGAL NOTICE

Notice of Self Storage Sale
Please take notice Prime Storage - Boston Southampton St. located at 100 Southampton 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 2/10/2021 at 12:00 PM. Unless stated otherwise the description of the contents are household goods and furnishings. Ann Bresnahan unit #1127; Luther W Boyd Jr. unit #4161; Daryl Walpole unit #4211. 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.

1/21/21, 1/27/21
BS



ONLINE BOOK READING

Come hear Lauren Marie Schmidt read from her latest collection, *'Filthy Labors,'* drawn from her work as a creative writing instructor at a transitional housing program for homeless mothers, as well as her own experience in times of family turmoil. Schmidt, who will be introduced by poet Martin Espada, holds an MFA from Antioch University and teaches English at The Academy, in Charlemont. The online program will be Tuesday, Jan. 26, at 7 p.m. via Zoom and Facebook. To join the ZOOM event, please visit www.friendsofsouthendlibrary.org or www.facebook.com/friendsofthesouthendlibrary.

ATTENTION TO DETAIL

BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The door grille in the last clue is on 251 Beacon Street built as a single-family home in 1869. Wrought iron door grilles, or guards, provide both a decorative and security element. You will often see a heavier design near the lock and some grilles have the house number built into the design.

The next clue will be found in the Fenway.

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

THIS WEEK'S CLUE



Real Estate Transfers

BUYER 1

SELLER 1

ADDRESS

PRICE

BACK BAY

136 Beacon 10 RT	Lewis, Gregory	136 Beacon St #10	\$4,000,000
Eisenstein, Elizabeth A	FSB 1515 NT	220 Boylston St #1515	\$16,500,000
Bells-Kates, Elizabeth	Wolkon, Shari	133 Commonwealth Ave #6	\$2,495,000
7 Dartmouth Place LLC	Robert B Seidman T	7 Dartmouth Pl	\$2,100,000
Triebel, Oliver	Hodgkins, Paul	184 Marlborough St #5	\$660,000
Almaden Investment LLC	Crockett, Stephen K	227 Marlborough St #2	\$395,000
Baird, Christopher W	Siciliano, Donna A	416 Commonwealth Ave #617	\$775,000
Triebel, Oliver	Hodgkins, Paul	184 Marlborough St #5	\$660,000
Almaden Investment LLC	Crockett, Stephen K	227 Marlborough St #2	\$395,000

BEACON HILL

Alamo Partners Forever	1 Garden St Unit 4 LLC	1 Garden St #4	\$840,000
VanAlphen, Manjola U	Defalco, Jonathan	9 Hawthorne Pl #9K	\$420,000
Brady, Darren	Yuksel, Kaan	36 Myrtle St #8	\$690,000
B W Nessen 2000 T	Zimmerman, Viveca E	112 Pinckney St #31	\$3,000,000
B W Nessen 2000 T	Zimmerman, Viveca E	112 Pinckney St #32	\$3,000,000
B W Nessen 2000 T	Zimmerman, Viveca E	112 Pinckney St #36	\$3,000,000
Ganiats, Ronald A	Beacon Hl Housewrights	54 Pinckney St	\$5,557,500

BAY VILLAGE/SOUTH END/KENMORE

Loughran, Erin K	Kaczynski, Michelle T	72 Chandler St #2	\$639,000
Simpson, Grant	Bittorf Lissy RT	45 Church St #2	\$950,000
Gidvani, Rohan D	Weiner, Jerold M	285 Columbus Ave #609	\$1,290,000
Annino, Stephen J	Connolly, John M	400 Stuart St #15A	\$2,195,000
Buytaeret, Dries	Newt LLC	11-13 Claremont Park #PH	\$4,150,000
Platt, William A	Fu, Daniel X	21 Dwight St #1	\$2,350,000
Cahill, Matthew A	Loder, Jason	85 E Brookline St #1	\$552,000
Tercera Florida LLC	183-100 Mass Ave Ownr	183-185A Massachusetts Ave #100	\$3,075,000
Regis Realty Holdings LLC	Fenway Pantry LLC	37 Queensberry St	\$1,300,000
Annino, Stephen J	Connolly, John M	400 Stuart St #15A	\$2,195,000
Johnson, Brad A	10 Symphony LLC	50 Symphony Rd #303	\$1,325,000
Banani, Darius	130 West Newton Street	130 W Newton St #2	\$850,000
RS Nazarian Inc	Bogossian, Armenak	333 Washington St #629	\$150,000
RS Nazarian Inc	Gold Quest Jewelers Inc	333 Washington St #630B	\$300,000
Worrell, Christine A	Chao, Jianhua	43 Westland Ave #302	\$701,000
Hall, John C	Takvorian, Katherine S	61 Worcester St #1	\$1,540,000
Vercollone, Joanne C	Mairs, Kimberly A	40 Battery St #606	\$2,600,000
Shi, Dai	54 Beach Road RT	54 Beach St #B	\$560,000

WATERFRONT/DOWNTOWN

Boulevard Broad St LLC	Hwang, Raymond	110 Broad St #503	\$1,500,000
Norton, Darren M	Rkw Ventures LLC	480 Commercial St #2B	\$527,000
Ali, Komeily M	Thomas, Lindsay	90 Commercial St #1B	\$630,000
Devonshire St 201 LLC	185 Devonshire Street	185 Devonshire St #201	\$1,000,000
Kristen L Coghlin T	Wolosz, Justin	120 Fulton St #2B	\$825,000
Funda, Nura	1 Nassau St Unit 1909	1 Nassau St #1909	\$1,225,000
76 South Street LLC	JMS South Street LLC	76 South St #76	\$2,500,000

For the Record

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.

HOLIDAY DECORATIONS

All wreaths, lighting fixtures, wires, and other related items must be removed from City property no later than February 2, 2021. Your cooperation is greatly appreciated.

Please contact Eric Prentis at Eric.Prentis@boston.gov, or Rob Lewis Robert.LewisA@boston.gov, if you have any questions.

STATE OF THE STATE

Governor Charlie Baker announced he will deliver his annual State of the Commonwealth address virtually, live from the Massachusetts State House on Tuesday, January 26, at 7 p.m.

From the Jan. 20 Boston Public Health Commission Board meeting, 4 p.m., online:

•COVID-19 Vaccine Update: Dr. Jennifer Lo, Medical Director and Trinieste Polk, director of the Office of Racial Equality and Community Engagement.

•Racism as a Public Health Cri-

sis Update and Discussion: Margaret Reid, interim chief of staff.

From the Jan. 20 School Committee Retreat, 4 p.m., online via Zoom:

Priority Setting Discussion - AJ Crabill, Director of Governance, Council of Great City Schools.

•Selecting Goals Regarding Student Outcomes

•Selecting Guardrails Regarding Adult Inputs

From the Jan. 21 Boston Cannabis Board voting meeting, 1 p.m., online via WebEx (US02WEB.ZOOM.US/J/87071885278?PWD=C0W4M-VLWMEIYCENXRENMK2FNUX-K0ZZ09):

•Ember Gardens Boston LLC
Proposed Licensed Premise: 297 Newbury Street, Back Bay

License Type: Retail Recreational Cannabis Dispensary License

Proposed Hours of Operation: 11:00am - 8:00pm

Equity Status: Equity Applicant

Date of Initial Application: August 17, 2020

Date of Filing with Inspectional Services Department: August 20, 2020

Date of Community Meeting: August 26, 2020 and October 13, 2020

Presentation Team: Shane Hyde, CEO, Aaron Washington, Chief of Security, Joseph Hoffman, Partner, Thomas Augustine, Partner, and

Christopher Tracey, Consultant.

•Motion to adopt the draft amendment to Section 2.00 of the BCB's Rules and Regulations regarding transferability.

•Motion to draft an emergency regulation to the BCB's Rules and Regulations requiring a hearing before and approval from the BCB prior to the holder of a Retail Recreational Cannabis Dispensary License partnering with a delivery service or otherwise supplying or engaging in direct to consumer delivery of recreational cannabis.

From the Jan. 21 South End Landmarks meeting, 5 p.m., online via WebEx (US02WEB.ZOOM.US/J/88963356485):

•Intersection of Columbus Avenue, West Canton Street, and Appleton Street (Crite Park): Previously presented at the January 5, 2021 SELDC Public Hearing. Proposed work: Demolish the existing brick enclosure, adjacent sidewalk, and existing landscaping; install utilities and irrigation and hardscape features associated with the construction of a new park including brick pavers and concrete, picket fencing, granite curbing, pergola, and park furniture; install public art.

From the Jan. 26 Boston Landmarks Commission meeting, 4 p.m., online via WebEx (US02WEB.ZOOM.US/J/84939122307):

DESIGN REVIEW

•Back Bay Fens - Park Drive and the Fenway: Installation of 15 multi-space electronic parking meter pay stations along Park Drive and the Fenway.

•Wang Theater - 270 Tremont Street: Elevator upgrade, including ADA accessible ramp from a proposed elevator lobby to the existing basement lobby.

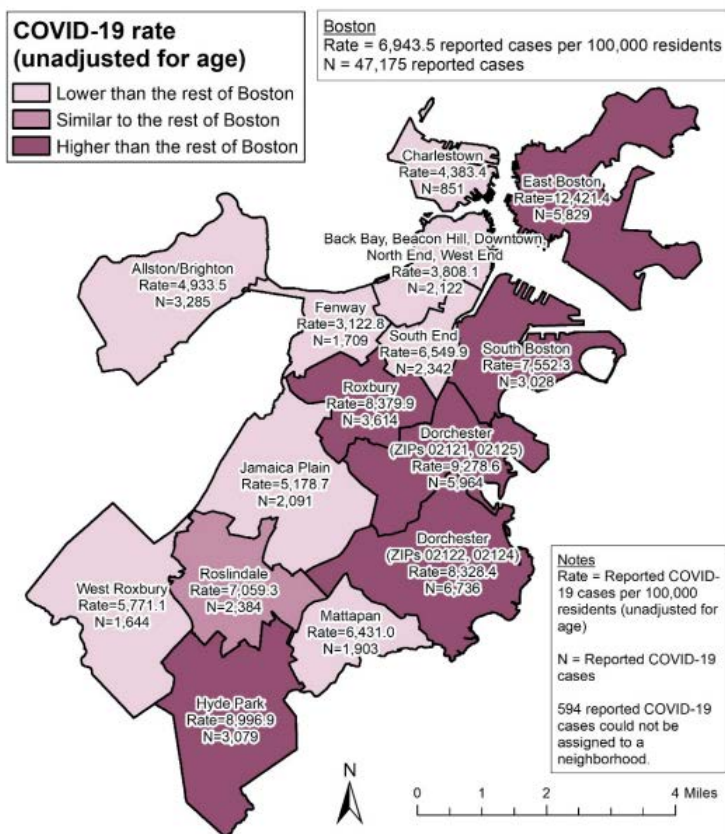
ADMINISTRATIVE REVIEW

•Berkeley Building - 422 Boylston Street: Replace existing wall signs.

•Public Garden - Beacon Street: Repairs, refurbishments, and reconstruction of the one half of the existing entry gate of the intersection of Charles St and Boylston St.

From the Jan. 26 State Dept. of Public Utilities hearing, 6 p.m. (and Jan. 28 at 10 a.m.), online:

•On November 13, 2020, National Grid filed a petition with the Department of Public Utilities for an increase in gas distribution rates. The Department has suspended the effective date of the proposed rate increase until October 1, 2021, to investigate the propriety of the Company's request. The Company represents that it will implement any change in rates beginning November 1, 2021. The Company was last granted an increase in distribution rates in 2018. There are several other proposals also attached to the rate increase that will be heard as well.



On Friday the BPHC released its weekly COVID-19 stats by neighborhood that tracks infection rates and COVID testing results in Boston neighborhoods.

Officials give Back Bay COVID update numbers

By John Lynds

Last week the cumulative COVID-19 positive test rate in Back Bay and the surrounding neighborhoods increased while the weekly positive test rate decreased slightly.

According to the latest data released by the Boston Public Health Commission (BPHC) last Friday, overall since the pandemic started 40,555 Back Bay, North End, Beacon Hill, West End and Downtown residents have been tested for COVID-19 and the data shows that 5.1 percent of those tested were COVID positive--a 6.25 percent increase from the 4.8 percent two weeks ago.

Last week 5,151 residents were tested and 3.6 were positive--a 5.2 percent decrease from the 3.8 reported two Fridays ago.

Citywide, 50,439 residents were tested and 7.6 percent were found to be COVID positive last week.

The infection rate in the Back Bay and surrounding neighborhoods increased 9 percent in one week according to the latest city statistics.

The BPHC data released last Friday showed Back Bay, North End, Beacon Hill, West End and Downtown had an infection rate of 380.8 cases per 10,000 residents, up from 349 cases per 10,000 residents.

One hundred seventy-seven additional residents became infected with the virus last week and the total number of cases in the area increased from 1,945 cases to 2,122 cases as of last Friday.

The statistics released by the BPHC as part of its weekly COVID19 report breaks down

the number of cases and infection rates in each neighborhood. It also breaks down the number of cases by age, gender and race.

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4 BEDS | 4 BATHS | 2,380 SQFT
\$3,400,000



334 BEACON STREET #3
2 BEDS | 2 BATHS | 1,420 SQFT
\$2,250,000



OPEN SUNDAY
11:00 - 12:30

610 EAST 8TH STREET #1
2 BEDS | 2 BATHS | 1,135 SQFT
\$889,000



OPEN SUNDAY
12:00 - 1:30

3 JOY STREET #PH
4 BEDS | 3.5 BATHS | 3,752 SQFT
\$5,999,999



81 BEACON STREET #PH
3 BEDS | 4 BATHS | 3,300 SQFT
\$7,200,000

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