



Photo: Courtesy of Esplanade Association

Esplanade Is Awash in Trash from Downtown

by Dan Atkinson

The 20th annual Charles River cleanup removed hundreds of pounds of trash from the shores of the Esplanade, but organizers are emphasizing that much of the garbage that affects the area comes from careless litterbugs throughout the downtown area.

More than 500 people came out to pick up trash on Earth Day, according to Esplanade Association Executive Director Mike Nichols, with individuals teaming up with larger groups like corporate teams and fraternities and sororities. Fellow environmental

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30-50% of House Sales Are for Cash



by Dan Atkinson

For the past decade, between three and five out of 10 sales in downtown Boston have been paid for in cash, which housing advocates say is

keeping would be buyers out of the market.

Since 2008, the downtown area, along with Back Bay, Beacon Hill, Fenway and the South End, has seen

at least 30 percent of its residential sales paid with cash, according to Kevin Ahearn, Boston CEO of Douglas Elliman Real Estate. The

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On Patrol With Needle Hunters

by Dan Rabb

Shanita Williams bends down on the trampled and trash strewn mud path along Topeka Street, a desolate industrial access road near Widdet Circle. With a pair of forceps, she reaches into a tangle of fresh weeds and decaying garbage and pulls out a syringe, dropping it into a biowaste bin at her hip. She plucks seven more needles from the same patch, each deposited with an audible *plink*.

"This time of year, we get everything that accumulated over the winter when the snow melts," Williams says as she clicks the bin shut.

A member of the city's Mobile Sharps Team, Williams returns daily to sweep for needles on Topeka Street, which runs between a shelter and methadone clinic and offers

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Ms. Preservationist



Photo: Gen Tracy

Longtime Back Bay resident Sue Prindle was honored this week by the Boston Preservation Alliance for her years of work protecting the historic neighborhood.

House Sales

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highest percentage came in 2011, with 48.7 percent of almost 2,000 closings coming through cash sales. Through most of 2018, 35.1 percent of closings were cash deals.

A 2018 study by the Institute for Policy Studies found that more than 60 percent of 1,800 luxury condos sold in the past decade did not claim a residential exemption, suggesting the units were

not primary residences. But Ahearn said he's seeing mostly local sales to owner occupants, with many suburban residents downsizing to live in the city.

"Boston is not what a number of other markets are ... it's parochial, it's a local market predominantly," Ahearn said.

And many of those buyers are able to pay in cash, which Ahearn cites as an important factor in a market like Boston's.

"Our inventory has been critically tight, it produces very strong offers, cash offers in order to be able to win a property," he said. "It's very

much in demand and that's only going to increase because of Boston's popularity and the demographic trend."

However, those cash sales leave people who would have to finance their homes out in the cold, said Rich Giordano, spokesman for the Fenway Community Development Corporation.

"It definitely ups the ante and stiffens the competition. It is certainly making it tougher for a regular Joe Schmo to buy anything because how do you compete with that?" Giordano said. "In Mission Hill no one can buy anything except other investors. It's just not possible."

Ahearn said part of the solution was to build more housing, which would also lead to more affordable units.

"We're having some neighborhoods getting gentrified but we're getting big production of affordable workforce housing. In my view, Boston has done a terrific job of balancing out the needs of the city," Ahearn said.

"Inclusionary housing can't possibly be the answer for everything we need, what we need is robust federal housing production," Giordano countered. "It has to be multipronged."

Esplanade Trash

Continued from Page 1

organizations like the Charles River Watershed Association, the Emerald Necklace Conservancy, the Charles River Conservancy and the DCR pitched in to fill 439 large trash bags with litter.

Nichols said the most common pieces of trash were soda and water bottles, straws, styrofoam cups and

cigarette butts, although they did also pull a shopping cart out of the river. He said the trash haul varies from year to year, but this year saw a large amount of garbage due to the past month's heavy rains sweeping waste through storm drains.

And that accounts for the majority of trash on the Esplanade, as opposed to litter directly left on the banks, Nichols said. He praised the Boston Water and Sewer Commission for mounting plaques

over storm drains, reminding people of how their flow can affect the river, but said city littering remains a problem.

"When people throw a candy wrapper or drink container on the side of the road in the Back Bay, it can float to the river after a major rainfall, every part of the environment is connected that way," Nichols said. "You could be pretty far removed from the Charles but contribute to its pollution based on

the choices you make."

The Esplanade Association also organizes volunteers to pick up the area after big events, like the Fourth of July celebration that draws a quarter of a million people to the Esplanade every year. Nichols said the group will also focus on tree planting this year, which can help filter potentially polluted water on its way to the river.

But the group also continues to push the message that littering

anywhere can affect one of the city's treasured green spaces. Laura Jasinski, executive director of the Charles River Conservancy, said activities like the cleanup drive home what each tossed-off soda can can mean.

"Seeing firsthand things like the trash [on the Esplanade] makes a difference. When you're getting your hands dirty picking things up, it impacts people's behavior," Jasinski said.



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5/12	1:05 pm	Mariners	6/11	7:10 pm	Rangers
5/14	7:10 pm	Rockies	6/12	7:10 pm	Rangers
5/15	7:10 pm	Rockies	6/13	7:10 pm	Rangers
5/17	7:10 pm	Astros	6/21	7:10 pm	Blue Jays
5/18	7:15 pm	Astros	6/22	4:05 pm	Blue Jays
5/19	1:05 pm	Astros	6/23	1:05 pm	Blue Jays
5/27	4:05 pm	Indians	6/24	7:10 pm	White Sox
5/28	7:10 pm	Indians	6/25	7:10 pm	White Sox
5/29	7:10 pm	Indians	6/26	1:05 pm	White Sox
6/7	7:10 pm	Rays	6/29	1:10 pm	Yankees
6/8	1:05 pm	Rays	6/30	10:10 am	Yankees

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Photo: Dan Rabb

Downtown Planning Goes Back to School

by Dan Rabb

In the Josiah Quincy School lunch room on Tuesday, craft paper and magic markers littered the tables as dozens

of hunched figures earnestly colored cardboard picture frames with clouds, houses and trees. But this was not

Continued on Page 8

A Bridge Is Turning 50

by Dan Rabb

Downtown based Bridge Over Troubled Waters, which provides housing and social services to homeless youth, will be making some dramatic changes in the coming months.

Bridge, as it is known, is looking to expand its emergency housing facilities at its 47 West Street headquarters and will be discontinuing its decades old dental clinic. The changes are part of a year-long internal reevaluation by the Catholic organization that is entering its 50th year in downtown Boston.

“We’re doing a lot of self-reflection on turning 50,” said Elisabeth Jackson, Bridge’s executive director. “We’ve been asking hard questions about ourselves, evaluating the broader situation in the city and state, and looking inwards at what we do best as an organization and going full force from July with a clear direction.”

Jackson describes Bridge as a “university of life skills” for homeless young adults ages 14 to 23. But while the organization provides an array of services, the core of its program is housing. Bridge can currently board 81 young adults, mostly in targeted facilities like its house for Boston Public Schools students or the Liberty House for students entering college. Residents must meet certain performance benchmarks to continue to qualify for the units.

While Bridge is looking to grow its

overall housing stock throughout the city, Jackson says starting in July the priority will be the expansion of its emergency residence program and Welcome Center at its downtown headquarters. The facilities, which currently have around 20 beds, serve as a location where other service agencies can send homeless youth with little or no notice.

“We get calls from the Downtown BID, from the city, the state and the Boston Police Department when they’re out at night and they see an 18 or 19-year-old sleeping in a car,” Jackson said. “That’s not somebody committing a crime, that’s somebody who needs housing, so we want to be able to better anticipate those calls and provide services for those young people as the need comes.”

Jackson says that with a growing downtown neighborhood, she expects the news of Bridge’s expansion to create some unease. She emphasizes that Bridge’s programming does not create some of the issues often associated with homeless services, from drug use to increased crime.

“We’re not a detox or a sober house,” Jackson said. “These are young people that are going to school, going to work and have a full schedule, not just hanging out.”

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CRIME & PUNISHMENT

POLICE LINE DO NOT CROSS

By Caroline Broderick

District 4: 650 Harrison Avenue, 617-343-4457

District A-1: 40 New Sudbury Street, 617-343-4627

Bad Vacation

A victim came to visit family in Boston on April 22 only to be welcomed by a motor vehicle breaking and entering.

The incident occurred between April 21 at 9 pm and April 22 at 8:45 am. The victim parked the car overnight near the intersection of Albany Street and Wareham Street. In the morning, the vehicle was discovered to have a smashed rear window and missing property.

The victim left several backpacks of clothing and belongings in the vehicle for their visit. One of the bags had been taken, but no estimate on the value of the property had been provided.

The Dress Bandit

COS, a clothing store located at 138 Newbury Street, made a larceny

report around 12:45 pm on April 22.

One hour prior to officer arriving, a male suspect walked into the clothing store and stole six T-shirts and three dresses. Witnesses describe the man running out of the store afterward. Maybe the suspect realized Mother's Day was right around the corner and needed a quick gift.

The stolen clothing is valued at \$645 and the store has surveillance footage. The suspect is described as a black male in his 40s at 5-foot 7-inches and around 180 pounds.

Surrender Your Guns

On April 23 at about 10:21 am, an individual arrived to the District 4 front desk at 650 Harrison Avenue to surrender firearms.

An officer presented a notice of suspension for the individual's license to carry in response to a Malden police

report. The individual surrendered a black handgun along with a magazine, 115 rounds of ammunition, a safe and their license to carry card.

The forfeited gun had no ammunition and was rendered safe, the license was given back to the Boston Police Licensing Unit.

Counterfeit Culprit

At the Prudential Center, 800 Boylston Street, the Boston Campus Gear store reported a larceny on April 23.

An employee of the store explained to District 4 officers that on April 19, a suspect made a \$15 purchase and paid with a \$100 bill. Apparently, the cashier did not check for fraudulency because the suspect received \$85 cash in change. But when an employee went to deposit cash into the bank, the \$100 was found to be counterfeit.

The Boston Campus Gear store are awaiting a copy of surveillance footage and officers placed the counterfeit note and receipt in an evidence locker.

A Target for Fraud

A worried victim called 911 from the 1341 Boylston Street Target location on April 23 at about 5:45 pm.

The victim received a scam phone call at about 2:49 pm the same day that informed the victim their bank account had been compromised.

Panicked about their assets, the victim provided their name, date of birth, social security number, driver's license information and bank account numbers. The caller did not state they were from any specific financial institution. The victim also sent a photograph of their license to the unknown number.

In order to save their bank account, the scam caller told the victim to purchase \$4,750 worth of Target gift cards and to provide the caller with each serial number. This was not the only call the victim received. Two other calls from unknown numbers had requested the same information around this time.

Thankfully for the victim, when attempting to purchase the gift cards, their debit card did not go through. The victim then called 911.

A Dangerous Seat

District 4 officers took a vandalism report at about 12:05 am on April 22.

The victim reported that when their motorcycle was parked in a lot near 100 West Dedham Street, a unknown suspect popped a squat on their motorcycle. This caused the bike to fall over and it is now reportedly leaking fluid.

The victim took video footage of the incident that occurred two hours earlier.

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A Local High Rise Has Complex Past



The construction of 101 Cambridge Street in 1965

by Joe Walsh

For Beacon Hill residents and passers-by, 100 Cambridge Street's shops, brick rowhouses, and 22-story office building are designed to blend into the neighborhood.

But 21 years ago, the formerly state owned building stood out for the dire public health warnings and political acrimony emanating from its asbestos-ridden walls.

The building, prior to its 2004 rebirth, was topped off in 1965. Urban planners hailed it as a modernist triumph, part of the Government Center project that razed Scollay Square's "blighted" apartments in favor of imposing offices. Then named the Leverett Saltonstall Building, it was home to 2,100 employees from dozens of state agencies including, ironically, the Division of Asbestos and Lead Licensing.

By the late 1990s, these state workers noticed unusually high rates of cancer and miscarriages, and they reported daily building wide headaches and nausea. State officials denied claims of "sick building syndrome," but employees feared the building's asbestos insulation was to blame.

Acting Governor Paul Cellucci proposed overhauling the building and temporarily moving staff to other locations, including a South End space that also allegedly had asbestos. Officials insisted there was no immediate risk because the Saltonstall's asbestos was never airborne, though tests found asbestos on furniture.

Officials were warned repeatedly about the asbestos for over a decade, but they kept the issue quiet and left most insulation in place. One 1994 test found asbestos samples in one of the building's air ducts, indicating that it could become airborne. But that incident was never reported, employees continued working nearby, and no other ducts were inspected.

"We have admitted that in 1994 people screwed up," Governor Charlie Baker, then the state's Secretary of Administration and Finance, said in 1998. "A serious error in judgement was made. I apologized for it and will continue to apologize."

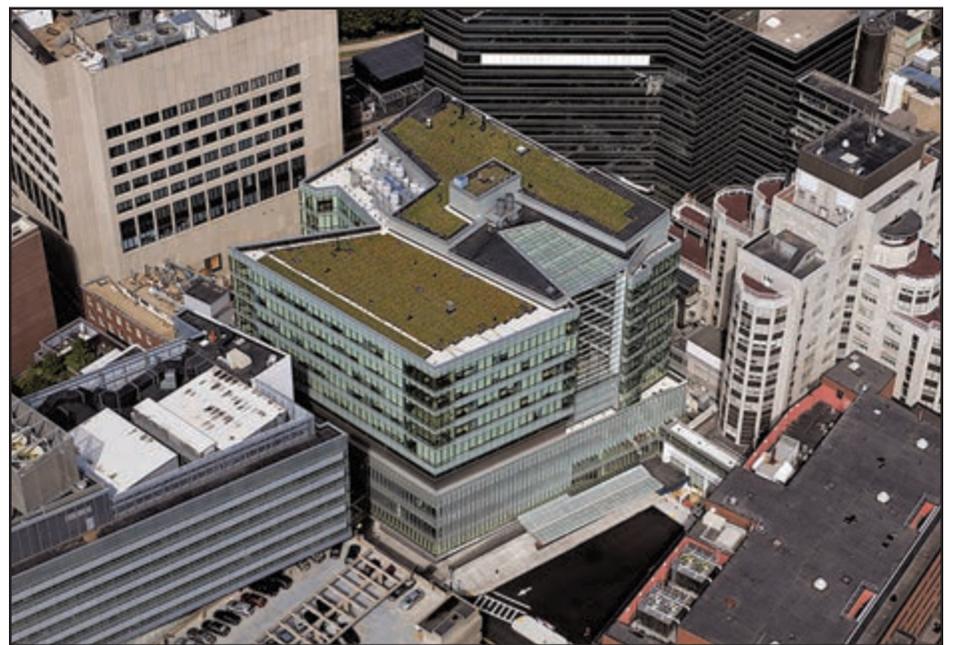
These reports proved damning, amid a wider pattern of asbestos problems in state buildings. Public sector unions spoke out, legislators were furious, and at least one personal injury lawyer bought Boston Globe ad space urging sick Saltonstall workers to call him.

Meanwhile, a debate over the Saltonstall's future emerged; should the state rehabilitate the building or cut its losses and sell? Officials ultimately solicited private bids in 2000 and selected MassDevelopment, a new quasi public agency, to lease and overhaul the property. The agency began gutting the building two years later.

MassDevelopment's \$199 million project embraced the now familiar mixed use style, replacing a barren plaza that wrapped around the building with a five-story brick podium featuring stores and condominiums. The office tower was cleared of asbestos, and its 22 floors were occupied by private sector tenants and, until recently, state agencies.

State officials lauded the project as a model for rehabilitating sickly public properties, and residents celebrated the revitalization of a neighborhood eyesore. A boxy office building and lonely brick plaza were replaced with a streetscape that fits with the area's past.

"It's a dream come true," Susan McWhinney-Morse from the Beacon Hill Civic Association said in 2001. "It's a healing of this huge wound that happened when the street was widened and when downtown was torn down for these huge high rises."



BHCA: MGH Expansion Has Risks, Opportunities

by Joe Walsh

Beacon Hill residents say Mass General Hospital's planned expansion could markedly improve Cambridge Street if done right, but it could also cause neighborhood disruption.

The project, one of the hospital's largest ever expansions, will replace parking lots and garages with a pair of connected 12-story towers, occupied by 456 inpatient rooms

and other hospital services. The ground floor will feature retail and possibly an urgent care facility, according to a project notification form filed with the Boston Planning and Development Authority (BPDA).

This expansion was spurred by MGH's growing demand. The hospital operates at or near capacity most days, leading to long emergency department waits. MGH plans

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FCDC Using Movies For Future Activism

by Dan Rabb

A film series that aims to spur Fenway residents toward future activism kicked off last week with a documentary about one of the most dramatic episodes from the community's past.

The Fenway Film Series opened last Friday at the Fenway Community Center with a screening of "Burning Greed," a documentary about community activists who uncovered an arson ring, led by landlords, that terrorized the Fenway in the 1970s. Organizers of the monthly screenings say they are choosing films that they hope will inspire residents to take an active role in addressing urban development issues facing their community today, from affordable housing and tenant rights to open spaces and urban design.

"We want to show films relevant to the community and about issues that residents are dealing with," said Colleen Fitzpatrick, community organizer at Fenway Community Development Corporation, which organized the film series. "It's to get people thinking, not in an explicitly

political way, but about what's possible with the neighborhood."

For a program meant to promote community activism in the Fenway, any documentary could hardly be more on message than Sonia Weinhaus's "Burning Greed." The 2016 film shows how a group known as the Symphony Tenants Organizing Project (STOP) uncovered an arson ring led by building owners, organized crime, and city officials in the late 1970s. Part insurance scam and part ploy to drive tenants from their homes, the fires killed four people and displaced hundreds. While the fires were initially dismissed as acts of vandalism or blamed on the tenants themselves, STOP's advocacy eventually led to 32 arrests and changed how arson was investigated nationally.

A panel discussion following the film with former members of STOP was more explicit in drawing a connection between the events of the film and the displacement issues currently impacting the increasingly affluent Fenway. They pointed to the planned eviction of longtime senior

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Putting on the Ayer's

The Charlesgate Alliance held its "Charlesgate in Bloom" fundraiser at the Ayer's Mansion last Saturday.



Joan Wood, John and Donna Masterson, James Geraghty and Terry Shu



San Pham and Evan Bradley

Photo: Gen Tracy



Cathie Zusy and Laurie Rothstein



Fritz Casselman and Will Brownsberger



Parker James and Madeline Ray



Kenzie Bok, Claudine and George Lewis, and Pam Beale



Julie, holding son Harry, and Jay Livingstone, holding son Henry



Maureen O'Hara and Lexi Chivon



Karen Mauney-Brodeck and Erica Mattison

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Boston, MA 02215

Close of Comment Period:
7/6/2019

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Teresa Polhemus, Executive Director/Secretary

Needle Hunters

Continued from Page 1

seclusion for opioid users behind a dumpster and unhitched tandem trailer.

Yet while this bleak block is far from the nearest home, the bulk of the Sharps Team's mission centers around clearing an evergrowing number of needles from Boston's residential neighborhoods, the South End in particular. The four-person Sharps Team, a subsidiary of the Department of Public Health's AHOPE needle exchange, responds to 311 requests to clean up discarded needles, prioritizing calls from residential areas, parks and playgrounds.

While the team also conducts daily proactive sweeps of known hot spots, it is fighting an uphill battle against growing rates of addiction and the proliferation of opioids like Fentanyl that require users to shoot up more frequently. The result has been more needles, and more upset residents. Complaints about used needles found on sidewalks and in parks, alleys and front yards are among the most common in South End community meetings and online message boards. Many are asking the city to do more.

According to Mobile Sharps Team director Devin Larkin, the team takes a number of steps to try to proactively collect needles before they are found by residents. Sharps regularly communicates with the Parks Department and other city agencies about which public spaces are going to host events or receive heavy use by children. Larkin cites sweeps for needles ahead of April's Easter egg hunts and the start of Pop Warner football practice.

The unit relies on data analysis to recognize problem areas and determine when needles are likely to appear at certain sites. Larkin says the 311 calls from residents provide key data points to help the team head off future complaints.

"I understand why people get frustrated," she says. "But by calling 311, that's going to help us map out where our people need to be, and that gives us the leverage we need to advocate for the staffing structure that's going to be effective."

Mobile Sharps has also taken steps to increase the city's ability to collect needles beyond what their small team can provide. All Boston Public Schools custodians are now trained to safely handle syringes, as are employees of the Parks Department and the Department of Public Works.

Larkin also lauds the role of needle disposal kiosks in reducing stray sharps. The city currently has 8 of the syringe collection bins, a number that will increase to 18 in July.

While they hear the complaints from some residents demanding more proactive needle cleanup, both Larkin and Williams say the response they receive while out on the job is almost always gratitude. And it's not just the owners of tony South End brownstones. They say the opioid users they encounter on sweeps are often eager to chip in.

"They appreciate us, and they help us too," Williams says as she searches for more needles along Topeka Street. "They'll collect needles and pass them to me."

Larkin nods.

"Whenever I go out with a disposal bin they'll say, 'That's my job, let me do that.'"

A Special Coffee Break

Mayor Marty Walsh hosted his annual South End Coffee Hour on Tuesday addressing neighborhood concerns about drugs, traffic and quality of life issues.



Photos: Courtesy of Mayor's press office



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Bridge Turns 50

Continued from Page 3

Bridge's internal reevaluation also led to the decision to close its dental clinic. According to Jackson, other dental programs available to Bridge's clients made the clinic redundant and a distraction from more urgent priorities.

The organization will also play a greater role in lobbying at both the city and state levels. Jackson says it's all part of a process to keep Bridge laser focused on the state's most vulnerable youth.

"These are kids who are on their own, who don't have a mom and dad where they can go and ask for \$50 for a cell phone bill," she said. "We try to figure out how to provide that support until they're able to fly, but when they fly, they do amazing things."

Downtown Planning

Continued from Page 3

second grade art period. Rather, it was a Boston Planning and Development Agency meeting that could shape downtown Boston for generations.

The unconventional "Vision Workshop", designed by Emerson College's Engagement Lab for the BPDA, was ostensibly intended to gather community feedback and suggestions for the agency's upcoming master plan for downtown. Part of the mandated public process for what is known as PLAN: Downtown, the workshop utilized unusual engagement techniques, from coloring picture frames to exercises with titles like "World Café" and "Speculative Future".

The goal of the workshop, BPDA officials said, was to spark conversations amongst residents about issues that will shape the future of downtown, from neighborhood identity and transportation to climate change resiliency.

"It's really the first point for everyone to really talk through what their vision is as a neighborhood and community for downtown," said Kennan Rhyne, the BPDA's project manager for PLAN: Downtown. "The intent is for this to really be a listening session for us so we can come back and consolidate some of the feedback and then think about how we can incorporate that into the plan."

Due to be completed by mid-2020, PLAN: Downtown would be the first comprehensive development plan for Downtown Boston in over 30 years. Encompassing the Financial District, Downtown Crossing, Chinatown, and Park Plaza, PLAN: Downtown will create zoning guidelines and recommendations governing future building projects. The plan will

consider historic preservation, as well as walkability, access to open space, housing affordability, and the effects of climate change.

The Downtown area covered by the plan is one of the most rapidly changing swaths of the city, with a population that has swelled by more than 50 percent since the turn of the century. This growth is poised to continue with the addition of over 4,000 housing units already approved and set to be built by 2020. Yet despite the area's rapid transformation, Downtown development is still regulated in a piecemeal fashion and subject to guidelines from a scattering of outdated zoning and preservation districts, the most recent of which was created in 1988. The masterplan aims to change that.

Tuesday's Vision Workshop yielded a wide array of ideas, some more feasible than others. The most common refrains centered on improved parkland, improved transit and better activation during winter. An exercise in which participants were asked to imagine Boston had been named the world's best downtown in 2040 drew far-fetched suggestions, from urban ziplines to floating parks.

While BPDA officials insisted the workshop was intended to generate ideas and allow them to listen to public feedback, an internal agency document viewed by *The Boston Guardian* suggested different goals. According to the document, the workshop's primary function was to "build trust in the process and the BPDA."

So was the Vision Workshop actually meant to generate ideas or to humanize a government agency with goofy elementary school activities? That's something downtown residents will learn in time.

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MGH Expansion

Continued from Page 5

to replace older inpatient rooms with the new building, netting as many as 200 new beds across the campus.

New rooms will all be single bed, which the hospital says is consistent with modern standards of care. Currently, most MGH patients stay in multi bed rooms, and about a third of patients are treated in buildings built before 1970.

"In recent years, the need for the hospital to rebuild and revitalize its Main Campus has become increasingly clear," the hospital wrote in its project notification form.

Many Beacon Hill residents support the project's wider goals but are concerned about traffic disruption, says Bruce Kiernan from the Beacon Hill Civic Association's Board of Directors.

Some residents noted in comments to the BPDA that Cambridge Street is already congested, and hordes of hospital visitors searching for parking could further aggravate those traffic woes. MGH estimates that the expansion could generate upward of 3,000 new vehicle trips per day. As a result, Kiernan says the project calls for careful traffic management.

"Residents understand MGH's need to update its inpatient rooms, and appreciate the importance of MGH as a healthcare and research institution," Kiernan told *The Guardian* in an email. "However, the proposed

project is very large, and will have substantial impact."

Residents are also concerned about the building's carbon footprint. MGH says it will apply for LEED green building certification, but some neighbors commented to the BPDA that the hospital should strive for carbon neutrality.

In a scoping determination two weeks ago, the BPDA asked MGH to provide a plan for traffic and parking management and offer more details about climate mitigation.

Meanwhile, other residents warn about loss of historic buildings. The hospital plans to raze three West End buildings, notes Boston Preservation Alliance Executive Director Gregory Galer, destroying some of the only area structures that survived 1950's urban renewal.

"While the hospital isn't responsible for these efforts, it should make all efforts to help heal the damage of those losses," Galer wrote to the BPDA, "and as stewards of these few vestiges of the West End it has a responsibility to find a way to integrate these buildings into its proposal."

Amid these concerns, Kiernan says the project is an opportunity to overhaul the streetscape and improve its pedestrian and bike accessibility.

"Done well, the project could greatly improve the pedestrian experience along Cambridge Street, and activate the area on evenings and weekends," Kiernan said. "We hope and expect to see MGH strongly support these efforts."

Fenway Film Fest

Continued from Page 6

tenants at Our Lady's Guild House, a complex owned by the Catholic Church that is attempting to attract students and short-term renters.

"Our story is not a story from the 1970s, it's an issue that's alive and well in 2019," said Jack Wells, STOP's founder and lead organizer at the time of the fires. "It's actually worse now, and unless you get yourself together and organize, you're not going to get

anywhere."

The Fenway Film Series will continue next month with "The Human Scale," a documentary that examines how cities can be better designed to affect social, environmental and economic outcomes. Organizers say the film's lessons are especially poignant in the Fenway, a neighborhood that is in many ways being reengineered from the ground up. They hope the film drives discussion about how development and design can better serve the neighborhood's most vulnerable residents.

At the Hynes Convention Center

Friday, May 3-Saturday May 4
Massachusetts Teachers Association
Annual Meeting. 1,500 Attendees.

Thursday, May 9-Saturday, May 11
National Kidney Foundation 2019
Spring Clinical Meetings. 2,800 Attendees.

Tuesday, May 14
NFIP Adjuster Meeting. 60 Attendees.

Wednesday, May 15
Airstream, Inc. National Dealer
Meeting 2019. 200 Attendees.
Meeting. 250 Attendees.

Your Ball's Favorite Color?

For about 300 attendees, it's the annual Green and White Ball at the Four Seasons Hotel which raised \$580,000 for the Boston Common, Public Garden and the Commonwealth Avenue Mall.



Jen Garran and Jo Swani



Sarah Robbins Mars



Lindsay Cowan and Jared Fry

Photos: Pierce Hamman



Ashley Harmon, Jessica Schmitz, Lisa Taffe, Amanda Pratt



Night Shift singer



Kate Lubin with the lead singer of Night Shift



Meaghan Mahoney, Sol and Elizabeth Kumin

Ask Cheryl



Cheryl Clarkson
M.S., MIT
CEO & Founder
SkinHealth Centers



Look fresh & vibrant at any age

Q: What are chemical peels used for?

A: Chemical peels can be used to correct various skin conditions such as oily skin to help to control acne and breakouts. They are also used for skin rejuvenation to help reverse the signs of aging and the damage of past sun exposure.

Chemical peels are professional skin care treatments that provide gentle exfoliation to reveal fresher, healthier skin. Most peels are comprised of natural compounds such as glycolic acid, salicylic acid, lactic acid, enzymes, or a combination thereof. The topical peeling solution is applied to the skin to loosen and remove the upper layers of dead and damaged skin and reveal new, fresher skin underneath.

Each day thousands of our skin cells die, flake off and are replaced by new cells. Chemical peels speed up this process. Peels only take a few minutes and there is usually no downtime.

37 Newbury Street, Boston 617-267-7546
251 Washington Street, Wellesley 781-431 7880
www.skinhealthcenters.com

Our Local Real Estate



82 Chestnut Street Penthouse

Few neighborhoods in the city of Boston are as iconic, charming and picturesque as Beacon Hill, a quaint, residential area that lies between Arlington Street and the West End, and borders the Boston Public Garden, Boston Common, and Storrow Drive, with views of the Charles River and Cambridge. This area is home to Boston's most famous antique shops, as well as boutiques like Holiday Boutique and Dress Boston.

Just a short walk from Beacon Hill is Boston's Theatre District, where you can catch performances ranging from a concert at the Orpheum to a Broadway musical at the Boston Opera House. For the sports lovers, a quick ride on the Green Line will bring you to North Station's TD Garden to see either the Bruins or the Celtics battle against some of the nation's best opponents. On your way back from a game, stop by the North End for a classic Italian dinner at restaurants

like Giacomo's, Panza, or Strega.

In the heart of Beacon Hill lies Chestnut Street, one of the most quaint areas on the Hill. 82 Chestnut Street is on the flat of the Hill, an area that was created by filling up a portion of the Charles River with the earth that was removed when the tops of Beacon Hill were excavated.

Unit 50 at 82 Chestnut Street is a top floor two-bedroom, two bath penthouse in a distinctive stucco and clay tiled roof building on the corner of Chestnut and Charles Streets. Amenities include central air conditioning, elevator access, and a washer and dryer.

The home's dramatic and sleek living room, with an 11.5 foot ceiling, wood floors and a towering artist's window brings in beautiful northern light and rooftop views. This cozy area allows for one's interior designer to let loose, as the arrangement possibilities are endless.

Off the living room is a spacious kitchen with plenty of cabinets and the potential to be transformed into a more modern space.

There are two bedrooms, and two bathrooms. The master bedroom comes with an en-suite private bath. The guest bedroom is the perfect little area for a home office, library, or a bedroom for visiting friends and family. This room also has easy access to a second bathroom nearby.

If you're interested in spending some time in the sun, or want to see a view of Boston beyond the Hill, head up to the Common roof deck, which is one flight above this unit. This would also be the perfect place to watch a summer sunset at night with friends.

This 1,140 square foot unit is for sale at \$1,425,000. Contact listing agent Joe Govern of Street & Company Real Estate at 857-222-5235 for more information.

Open House Sunday, May 5 1-2pm

SOLD

**67 Hancock Street
Beacon Hill \$3,975,000**

Elegant Federal style six unit building consisting of a grand extensively renovated two bedroom 2.5 bath parlor and garden duplex unit. Four studio units on the second and third floor and a top floor one bedroom duplex unit. Five floors plus a full basement. The parlor and garden duplex (1823 sq. ft.) has been renovated and has a large, sunny private deck and spacious brick patio. It has its own gas fired HVAC system. The other five units have a separate common gas fired furnace. All units have been converted to condominiums. The building is situated across from the north wing of the State House and gets excellent light from its east/west orientation. Among the possibilities, this offering lends itself to remaining a luxurious home with income or conversion to a two or three unit building. Over 4000 sq. ft. Contact listing agent for details.

Joe Govern: 857-222-5235
joe@streetandcompany.com

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617-742-5235
www.streetandcompany.com

SOLD

**Beacon Hill Townhouse
88 Myrtle Street**

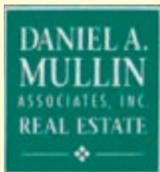
Spacious sunny, five level townhouse at the top of the Hill with 3-4 bedrooms plus an in-law/au pair apartment.

There are 4.5 baths in total. The living room has a fireplace and hardwood floors. Large kitchen with high ceiling, cherry cabinets, stainless steel appliances, two refrigerators, granite counters and butler's pantry. There is a good size deck off the kitchen with stair to a charming brick patio rimmed with planting beds and a lovely birch tree. Formal dining room with tall windows. Master suite occupies the entire third floor and has a large bath and dressing room. Three additional bedrooms. Stairway on top floor leads to roof deck with spectacular views of the City and the Charles River..... \$3,200,000

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The Grandview - 165 Tremont Street

Spectacular views of the Boston Common and the State House from this outstanding 2 bedroom, 2 and a half baths plus study in this full-service concierge building with garage parking. Expansive living room, with open style gourmet chef's kitchen and defined dining area. Master bedroom with separate cherry paneled office, second bedroom. Beautifully renovated common areas including roof deck.

Please call Suzanne Iannella for more information at 617-699-5300.

New Price \$2,595,000 exclusive

Dan Mullin • Suzanne Iannella • Jim Keough
mullinre@aol.com

BREWSTER & BERKOWITZ REAL ESTATE

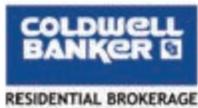


BEACON HILL – 64 Pinckney St #1

Delightful one bedroom apartment with a separate entrance and a private patio situated in excellent four unit building at the crest of the Hill.

\$620,000

sallytbrewster@gmail.com ~ 617-367-0505
visit our website www.brewberk.com



COLDWELL BANKER



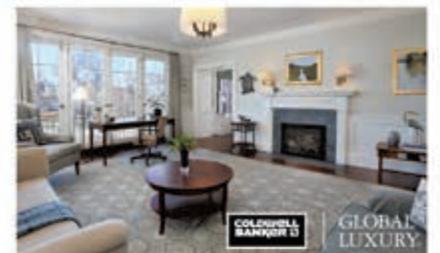
Back Bay | \$1,050,000
50 Commonwealth Ave - Unit 403
Rebecca Davis Tulman 617-510-5050



NEW PRICE
Back Bay | \$2,995,000
242 Beacon Street - Unit 8
Leslie Adam 617-901-3664
OPEN HOUSE: Sunday 11:30-12:30pm



NEW PRICE
Back Bay | \$2,750,000
30 Commonwealth Ave - Unit 2
Marilyn Brandt 617-840-1878



Back Bay | \$2,295,000
274 Beacon Street - Unit 2R
Rebecca Davis Tulman 617-510-5050



Back Bay | \$1,795,000
180 Beacon Street - Unit 3F
Marilyn Brandt 617-840-1878



NEW PRICE
Back Bay | \$1,395,000 EACH
285 Beacon Street Unit 5A & 5B
Bradford Rowell 617-905-4376



Cotuit | \$669,000
40 Old Kings Road
Joseph Sullivan 617-733-6138

COLDWELLBANKERHOMES.COM

66 Beacon Street, Second Floor, Beacon Hill | 617.904.2000

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Art Resource Collaborative for Kids Invites You to

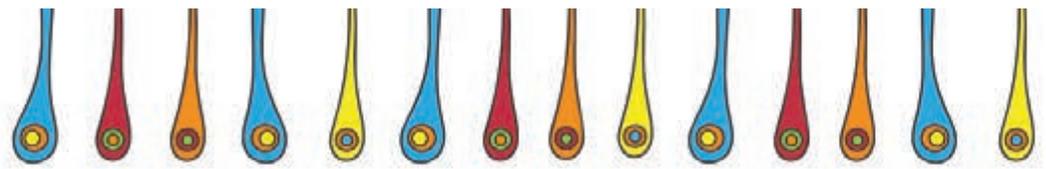


Miles of Murals

Walls that Speak



#MilesOfMuralsBoston
@ARCKBoston

Saturday May 4th, 2019

Free All-Day Public Art Festival On David Ortiz Drive

2:00 PM - 5:30 PM - Free

- Street fair with arts and crafts face painting, chalk art
- Music, food, drinks, interactive appearance by Wally from the Boston Red Sox

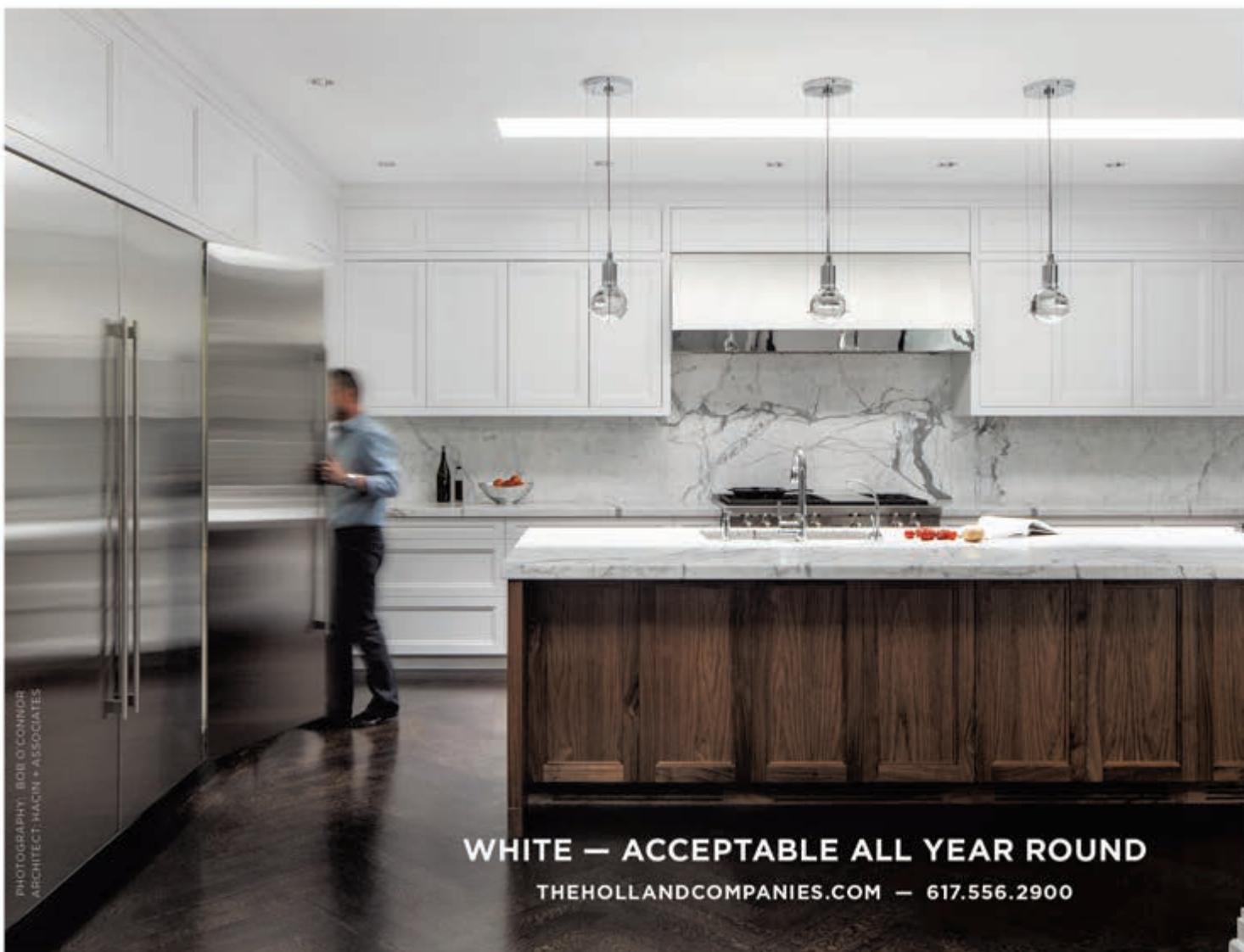
5:00 PM - Free

- Unveiling of "Paredes Que Hablan" (Walls that Speak)
- Appearance of Boston City Culture officials

5:30 PM - 7:00 PM

- Open all day UNTIL the VIP reception begins at 5:30 PM
- Suggested donations to attend the VIP reception
- Must reserve in advance. MUST be 21+ for drinks
- First come, First served

*Register for festival & VIP tickets: WWW.ARCKBOSTON.ORG/MOM2019




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