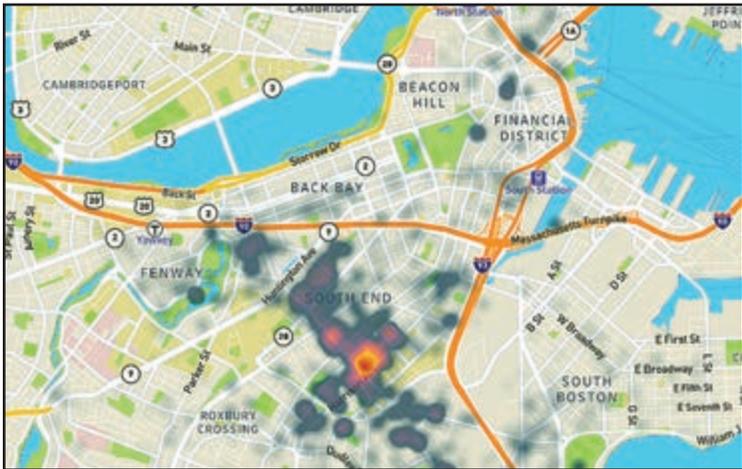


THE BOSTON GUARDIAN

November 15, 2019

Vol. 4 Issue 25



Map: Courtesy of Andy Brand

Heat map of 311 needle pick up requests for 2019

Discarded Needles Are Spreading Fast

By Dan Rabb

The geographic footprint of Boston's opioid crisis has swollen and shifted dramatically since August's Operation Clean Sweep, city data shows.

An analysis of needle pickup requests called into the city's 311 system suggests that the massive police action that cleared out

homeless encampments near the intersection of Mass Ave and Melnea Cass Boulevard created a lasting shift in the landscape of opioid use around Boston. While the city publishes almost none of the data used to measure the scope of the opioid epidemic, the 311 reports provide insight into

Continued on Page 2

Is Rent Control In Our Future?



Photo: Bob Henry

By Joe Walsh

Few policy ideas in Greater Boston are as contentious as rent control. But with citywide rents

continuing to soar, a growing number of City Councilors hope to revisit the long dormant topic.

Rent control has not existed in

Massachusetts since 1994, when voters banned the practice in a ballot initiative, and any subsequent

Continued on Page 2



Photo: Courtesy of Michael Dwyer

Unlike Trump, No Cover Up Is Needed

By Joe Walsh

Upgrades to the Hatch Shell will allow the performance venue to stay open all winter.

The state Department of Conservation and Recreation (DCR) recently reroofed the roof of the Hatch Shell and reset its

granite base, a \$2.75 million set of renovations that aimed to make the venue more water

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Photo: Courtesy of Zack Deus Photography

Catie Copley Reincarnated

By Joe Walsh

A new employee at the Fairmont Copley Plaza is a bit of a layabout, but managers still appreciate her charm.

Fairmont visitors and staff welcomed Cori Copley, the

hotel's latest canine ambassador, last month. A 2-year-old black Labrador retriever, Cori spends her shifts greeting visitors in the hotel lobby, dropping in on meetings and walking around the

Continued on Page 2

Catie Copley

Continued from Page 1

neighborhood with guests. She is the third Labrador to watch over the hotel, continuing a lineage started by the late, renowned Catie Copley.

Cori arrived at the hotel three weeks ago, shortly after being adopted from the Guide Dog Foundation. She is adapting to her new surroundings well so far and has seen no shortage of love, attention and chew toys from visitors and staff, says Joe Fallon, a hotel concierge and Cori's caretaker.

"She is getting used to the hotel

now," he said. "She's fitting in very well."

The Fairmont Copley began welcoming guests with a four-legged concierge 15 years ago, when Catie Copley arrived at the hotel. Catie quickly grew into a branding point for the Fairmont, spawning picture books, merchandise and, dare we say, copycats at other hotels.

Catie was brought to the Fairmont after a 2004 renovation project, inspired by hotel dogs at other Fairmont locations. She was well-trained, friendly and docile, but the Guide Dog Foundation sent her to Boston after deeming her unfit to work as a service dog. Hotel management initially had

modest ambitions for Catie.

"We were trying to energize the engaging nature of the hotel," said Jonathan Crellin, the general manager of the Fairmont Copley Plaza at the time. "It totally exceeded our wildest dreams."

Catie became popular almost overnight, Crellin explained. She was beloved by excited kids, tired travelers and celebrities alike as soon as they walked into the luxury hotel's lobby, he said. Some guests chose to return to the Fairmont Copley year after year to visit Catie and offer her gifts.

She also caught the attention of locals. Catie became a fixture for workers in Copley Square and nearby residents, frequently

dropping by neighborhood events.

"She was a great community dog, as well as a hotel dog," said Suzanne Wenz, the Fairmont's director of public relations when Catie was adopted.

Unfortunately, after a well-deserved retirement, Catie died two years ago. Still, the hotel continued the tradition with ambassador Carly Copley, and Carly retired and passed the stick to Cori last month.

Other nearby hotels also replicated Catie's success with canine bellhops of their own, including the Mandarin Oriental and the Kimpton Onyx, a trend that Fallon called flattering. The next local establishment to feature a

dog could be the Park Plaza Hotel, according to Crellin and Wenz, who now work there.

These dog ambassadors make guests feel welcome in a way that bipedal staff cannot, Fairmont managers explained. They hope Cori will become a key part of the team and a minor celebrity, just like her predecessors.

"Cori's presence gives the comfort of home to everyone, whether children, adults, conference attendees or neighborhood friends," Fairmont Copley General Manager George Terpilowski said in a statement. "We are excited to watch Cori become part of Fairmont Copley Plaza's Canine Ambassador legacy."

Needles

Continued from Page 1

how the geography of drug use has changed in recent months.

The data, collected and mapped by South End computer scientist Andy Brand, reflects what both residents and city officials have observed since mid-summer: that the early August crackdown simply scattered Boston's expanding opioid problem into residential areas of the South End, Fenway, Back Bay and beyond.

"When the city did Operation Clean Sweep, people just dispersed into the neighborhood," said Brand, who has been analyzing and mapping the city's needle

collection data since 2015.

According to Brand's analysis, 311 requests for needle pickup spiked by nearly 200% in the days and weeks following Clean Sweep, and have continued to pour in well above previous levels in the months since. The area with the highest concentration of these calls, formerly limited to the immediate vicinity of so-called Methadone Mile, also expanded deeper into the South End.

"I call it the 'radius of pain,' and it's spreading," Brand said. "It extends six or seven blocks away [from Mass and Cass], whereas it was constrained to the three block radius just a few months ago."

City officials confirm that the number of needle pickup requests has exploded since Operation

Clean Sweep. August's spike in 311 calls shows that opioid users remain scattered away from the areas near Mass and Cass where the city conducts daily needle sweeps, according to Devin Larkin, director of the Recovery Services Bureau at the Boston Public Health Commission. Needles proactively collected by city agencies or other organizations would not show up in the 311 data, Larkin says.

"We've definitely experienced more activity since Operation Clean Sweep," said Larkin, who oversees the Mobile Sharps needle collection team. "Our call volume has doubled, and it's not the same places, so we have to cover a lot more geography."

While the number of needle

complaints shot up in early August, Brand's data shows that the city was already receiving such calls at a much higher rate than in years past. Larkin says this is largely due to the rise of fentanyl, which has completely replaced heroin in Boston's drug supply and requires users to inject more frequently. She also points to residents' growing familiarity with the city's 311 system as a possible reason for the increase.

"We worked really hard this year to make sure people know about 311 and Mobile Sharps," Larkin said. "People are aware, they're vigilant and they call it in. And that's a good thing."

Although she acknowledges that 311 data paints an accurate picture of trends in opioid use throughout

the city, Larkin cautions that the data has limitations. She reiterates that it does not effectively show the frequency of drug usage in areas where the city or partner organizations perform proactive needle collection, such as near Northampton Street or Downtown Crossing.

City agencies use a number of other data sources to inform their approach to battling the opioid epidemic, such as EMS data and censuses at shelter facilities, according to Larkin. She says that as part of Mass and Cass 2.0, officials are in active discussions about what additional data can be made available to the public.

Rent Control

Continued from Page 1

attempts to cap rent increases have faced skepticism. However, next year's City Council slate appears

eager to revive the debate. At-Large Councilors Michelle Wu and Michael Flaherty and incoming District 8 Councilor Kenzie Bok have all expressed varying degrees of interest in some type of rent control.

These councilors have not

endorsed a specific policy yet, but they said rules protecting certain tenants from eviction or large rent hikes could be on the table. The city needs approval from state legislators first, and some councilors believe asking Beacon Hill for permission may be worthwhile.

"When we're at a point of urgency, we should consider every possible step," Wu said.

Mayor Marty Walsh, meanwhile, has offered some support for new tenant protection rules, though he is mum on a broader rent control effort. In particular, he endorsed a bill that would cap rent increases for seniors above the age of 75 and limit landlords' ability to evict elderly tenants.

If members of City Council propose a rent control policy, they are likely to face hefty opposition from several corners. Governor Charlie Baker opposes this renewed appetite for rent control, and a wide array of economists warn that capping rent increases would do more harm than good.

Economists said Boston and Cambridge's pre-1994 legacy of rent control held back the supply of housing, causing overall prices to rise even if tenants who happened to live in rent-controlled housing benefitted. Cheap units did not always go to needy tenants, according to one study by the National Bureau of Economic Research, and landlords often responded by neglecting their properties or holding them vacant.

A narrower form of rent control that focuses on seniors could lead to fewer negative impacts, says MIT Assistant Professor of Finance Christopher Palmer. Still, he said it would not fix underlying affordability issues.

"If you are struggling to find an apartment in a city because of rent levels right now, rent control or rent stabilization is not going to make rents cheaper," he said. "It's just going to limit rent growth in the future."

Wu and Bok hope to avoid these old pitfalls, noting that rent control

could take many forms. They said a modest set of restrictions, including rules protecting seniors, could encourage longer-term renting and help tenants who face eviction, while simultaneously remaining fair for landlords.

New construction is key to dealing with the Boston area's housing crunch, the councilors acknowledged. But they do not see rent control and construction as mutually exclusive.

For Wu, rent control could offer immediate protection against rising rents while the city also works to satisfy demand for new housing. Likewise, Bok worries that tenants who are priced out of Boston will never return, even if rents stabilize. New supply is crucial, they argued, but is just part of the solution.

"The goal of our housing policy has to be to increase the supply of units that Bostonians can afford," Bok said. "Supply is only the solution if the supply that we're creating is actually accessible to our residents."

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Puttin' on The Moxy

It's hardly your grandparents' Ritz-Carlton. The super hip Moxy Hotel in the Theater District opened recently with a party including the cast from *Rent*.



Photos: Bryan French

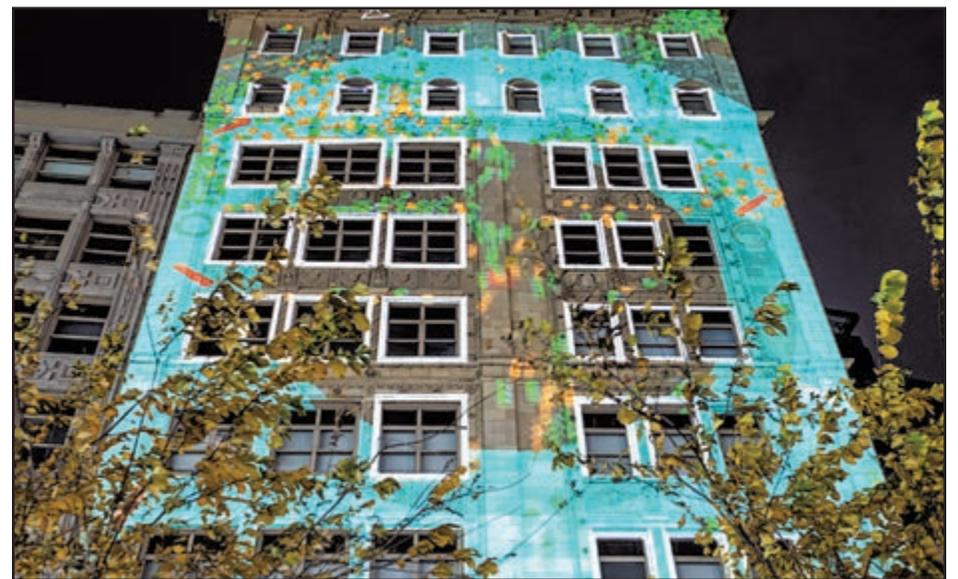


Photo: Courtesy of Aram Boghosian

Let There Be Light ILLUMINUS Is Back

By Dan Rabb

Known for its massive holographic projections and high tech contemporary art, December's ILLUMINUS public art festival has been unexpectedly relocated, scaled back and nearly canceled altogether. Yet organizers say the adversity that threatened this year's event has also created new opportunities.

Since its debut in 2014, ILLUMINUS has used building-sized 3D projections and large-scale art installations to transform city blocks across Boston. In partnership with nonprofit arts incubator

LuminArtz and the Downtown BID, the festival commissions dozens of local artists, particularly those working with emerging technologies and projected light, to create interactive works that reimagine the existing nighttime cityscape.

"A festival like this provides an opportunity for the city at large to show what it's capable of," said ILLUMINUS Executive Director Jeff Grantz. "This is a contemporary expression of what Boston is today. It's a city that has an incredible history of technological innovation and science and research

Continued on Page 8

Public Meeting

Urban Renewal Community Meeting

Thursday, November 21
6:00 PM

Boston City Hall
1 City Hall Square
BPDA Board Room #900
Boston, MA 02201

Project Proponent:
Boston Planning and Development Agency

Project Description:
The Boston Planning and Development Agency invites the surrounding community for a meeting to discuss updates to the Downtown Waterfront - Faneuil Hall Urban Renewal Plan Area.

mail to: **Christopher Breen**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

phone: 617.918.4202
email: chris.breen@boston.gov

BostonPlans.org | @BostonPlans
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					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

DECEMBER

SU	M	TU	W	TH	FR	SA
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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Mayor Martin J. Walsh

BOS:311

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

He Has Risen

On October 29 around 1:55 pm, one officer responded to 780 Albany Street for an assault and battery report.

The victim said that last week he was approached by a suspect who, “everyone calls ‘the black Jesus.’” At the time, the apparent savior himself requested money from the victim. With no cash for an offering, the victim said he expects a check next week. With that check, the victim promised to pay his tithe.

The next week came along and the suspect held out his collection basket. This time though, the victim had an awakening: he no longer wanted to give to this false idol.

And with a righteous punch to the jaw, the suspect punished the victim for bearing false witness.

Ding Dong Ditch

On November 3 around 4:24 pm, two officers responded to a call to investigate a person and take a harassment report at the 700 block of Tremont Street.

The reporting party called on behalf of her elderly mother who seemed to be one of many victims of a chronic ding dong ditching suspect, though the suspect continues to cross the line. The reporting party explained that earlier in the week, her mother exited her apartment to find cracked eggs stuck to her door and

throughout the hallway.

This day, the suspect knocked very hard on the elderly mother’s door and beat the doorknob with a blunt object. Both the door and the knob were found to be dented. The reporting party knew similar things were happening to neighbors although management refused to act.

Officers confronted the suspect at her home and discussed the complaints being received. The suspect agreed and told them someone else had committed the acts. The officers also noted the suspect was acting strange and their speech lacked coherence.

The victim was advised to seek a harassment prevention order.

The One Where the Friend Gets Stitches

On November 4 around 4:25 pm, an officer took a report at District 4 for an assault and battery at The Brahmin, 33 Stanhope Street.

The victim recalled the bloodshed at The Brahmin, which occurred around midnight on November 3.

After the victim arrived at the nightclub with a mix of male and female friends, the whole gang hustled to the dance floor to bust a move together.

All were having a splendid time until two unknown men approached the dancing women and began acting aggressive. Making it crystal clear they had no desire

to be treated in this manner, the women told the unknown men to go away. This simple, easily understood message could not get through the men’s thick skulls.

The unknown men did not care for the command and instead began acting more aggressive. Enter victim, who inserted himself between the aggressors and the women as a human shield. After protecting his friend, the victim was awarded with a blow to the side of his head by one of the unknown men.

The victim began bleeding and the unknown “men” scurried away. Brahmin employees were made aware of the situation and questioned the unknown men outside. After cleaning up his wound in the bathroom, the victim saw the suspects walking down the street freely with no sort of punishment.

The gang decided to head to the hospital where the victim received nine stitches and no justice.

Drinking and Biking

At about 6:40 pm on November 4, one officer responded to a motor vehicle accident involving a bicyclist at 247 Northampton Street.

Boston EMS and the fire department joined the officer and found the victim sitting on the ground. The victim explained that he was riding his bicycle on Northampton toward Tremont Street when a gray SUV driving the opposite direction struck him.

According to the cyclist, his bike had been damaged, though the officer could not see any signs of wreckage. The victim also admitted that the SUV driver stopped and assisted him off the ground. Although the driver was attempting to help the victim, the victim told him he was free to go.

The officer noticed something off about the victim and asked if he was under the influence of alcohol. The victim confessed he had been drinking, which explains his questionable actions.

The victim denied medical attention.

Easy Peasy

On November 5, two officers responded to 26 St Botolph Street around 9:46 am to investigate a person.

The suspect was spotted lounging on the steps at the above address. When questioned if he lived there, the suspect put up no fight and said, “You know what? I have warrants, just take me in.”

The seemingly easy arrest ended up being a handful. While in the police cruiser, the suspect began to act erratically and complain of shoulder pain. Maybe the suspect began to regret making it easy for officers.

Emergency medical services transported the suspect to Boston Medical Center where officers then advised him to clear up his warrants once released. The true ease of the situation may have been the suspect’s ability to escape jailtime. For now at least.

You Were Warned

Twelve officers responded to an officer in trouble on November 5 around 11:40 pm at 980 Harrison Avenue.

The officer in trouble had witnessed an unknown suspect walking around a secured Boston Water and Sewer area. After commanding the suspect to leave the property, the suspect refused until an unrelated, unknown, unmanned parked SUV also left.

Once again, the officer repeated themselves and demanded the suspect leave. The suspect’s response? “No.”

A second officer then arrived and while talking to the suspect, he decided to shove the second officer. From there, it snowballed. The suspect shouted, cursed and threw obscenities toward officers in response to their commands.

Coming out as a total anarchist, the suspect said he did not respect authority or listen to the government, though that was already obvious.

After a warning to stop or be arrested, the suspect began moving toward the original officers. From there, two officers grabbed hold of the suspect and handcuffed him.

A criminal complaint on the basis of assault and battery on a police officer, disorderly conduct, resisting arrest and trespassing will be sought against the suspect.

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Hatch Shell

Continued from Page 1

resistant. These upgrades allowed the state to do away with the scaffolding and wooden panels that once covered the shell's roof and blocked off its stage during the winter months.

"We're in a wait-and-see mode, at least for ourselves, on whether there's any impact on the shell itself," said Michael Nichols, executive director of the Esplanade Association. "We share the same desire as DCR for the shell to be protected."

Previously, the DCR relied on a cluttered system of panels to shield the shell's interior from harsh Boston winters, preventing event organizers and passersby from accessing the iconic venue.

However, a battery of recent upgrades rendered this system obsolete. In a renovation project that wrapped up last year, the state inspected the roof of the 80-year-old shell using a series of laser scans, later installing hundreds of new tiles that made the structure more waterproof. By last winter, these upgrades left the Hatch Shell water resistant without the help of temporary panels.

"The panel system was damaged, inadequately protecting the stage floor, with openings," a DCR spokesperson said in an email. "These panels were heavy, cumbersome, and labor intensive

to assemble, disassemble, and transport off site."

With the Hatch Shell now open through the winter, new programming has become possible at the venue, according to Nichols. The Esplanade Association used the stage for a fitness class last winter, he said, and the group plans to keep experimenting with occasional Hatch Shell events during the cold months.

"The Esplanade remains very well used in the winter," Nichols said. "We've found it easier to use and program that area than we have in the past."

The Hatch Shell could see even more renovations in the next few years. The DCR plans to refinish the venue's teak floorboards and risers in 2020 and 2021, which will keep the shell's interior water-resistant across all four seasons, according to department officials.

Every year, the shell is put to use for a busy schedule of Boston Pops performances, Boston Landmarks Orchestra shows, one-off concerts and smaller events. These latest upgrades have preserved the shell's structural integrity and its acoustics, Nichols explained, cementing its status as an Esplanade centerpiece.

"The Hatch Shell is critical to the ongoing success of the park," he said. "We at the Esplanade Association appreciate the investment that the state continues to make."

Hurley Building Is On the Block



Photo: Courtesy of the City of Boston

By Joe Walsh

Some Beacon Hill residents hope to see retail and housing at a state-owned property on the corner of Staniford and Cambridge Streets, but state officials still have not offered a vision for the site's future.

The state caught neighbors by surprise last month when it announced plans to redevelop the Hurley Building, a large, aging office complex that was constructed as part of the Government Center project. Starting next year, officials plan to solicit proposals from developers to lease the site, build

some kind of private sector development, and rent office space back to state agencies.

Interested developers will have no shortage of options for this space. The parcel can accommodate a higher density than it currently houses, state documents note, and zoning allows for a tower as tall as 400 feet.

However, officials are displaying little interest in shaping how developers use this broad canvas.

"[The Division of Capital Asset Management

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By the authors of the highly acclaimed *How to Negotiate Your First Job*
Paul F. Levy and Farzana S. Mohamed

| **Community Meeting**

Central Artery Parcel 2 Park Design

Tuesday, November 19
 6:30 PM - 8:00 PM

Boston City Hall
 1 City Hall Square
 BPDA Board Room 900, 9th Floor
 Boston, MA 02201

Event Description
 The Boston Planning & Development Agency (BPDA), in partnership with the Massachusetts Department of Transportation and the Greenway Conservancy, invites community members to the fourth public meeting for the Parcel 2 Park Design process. The goal of this meeting will be to provide a design progress update to interested community members. The team will provide an overview of the feedback collected during the third public meeting and the Concept Designs Online Survey. This feedback guided the selection and further progression of one preferred park design scheme. This progression and further refinement of a single scheme will be the focus of this meeting.

Contact:
 Kennan Rhyne
 Boston Planning & Development Agency
 One City Hall Square, 9th Floor Boston, MA 02201
 617-918-4421 | kennan.rhyne@boston.gov

bostonplans.org | @bostonplans
 Teresa Polhemus, Executive Director/Secretary

Uber Not Helping Red Sox Traffic

By Joe Walsh

Restrictions on Uber and Lyft may have improved traffic flow near Fenway Park this past season, but some neighbors warn that ride-hailing services are still causing game day gridlock.

The Red Sox piloted two Uber and Lyft pickup locations this year, the second season that the team has tried to control ride-hailing near the park. The team's pickup locations are on Brookline Avenue at Maitland Street and Boylston Street at Ross Way, along with a third, unrelated pickup zone that the city created to serve Boylston Street businesses.

City and team officials said these pickup spots have improved traffic flow in the area, preventing visitors from flooding into surrounding neighborhoods or ordering drivers in arbitrary locations. The team's plans for next year are still uncertain, Sox officials added.

"There's still no question that in the Fenway area and throughout the city, people are still adjusting to traffic patterns with ridesharing," said Red Sox Senior Vice President David Friedman. "But it was a good step forward."

The city was not closely involved in setting the Red Sox' ride-hailing zones, though city officials said they support the effort. The city's pickup spot on Boylston Street, however, has improved traffic flow for nearby businesses so far, said Boston Transportation Department Interim Commissioner Greg Rooney.

"The pilot is ongoing and an early assessment

has been positive," Rooney said in a statement.

Still, Fenway residents believe the problem is far from solved. Ubers and Lyfts continue to jam up roads and percolate into residential areas whenever the ballpark hosts a game or special event, neighbors note.

A growing number of Red Sox fans use ride-hailing services, according to Friedman. Plus, team officials estimate that hundreds of new Ubers will ply the area when the nearby Fenway Theater project opens.

With this added car traffic, some degree of gridlock is inevitable, said Fenway Civic Association President Tim Horn. Designated pickup areas might relieve congestion near the park, Horn said, but that traffic ends up shifting to other parts of the Fenway as a result.

"It feels like the problem is just being disseminated further into the residential neighborhood," Horn wrote in an electronic message.

Horn suggested restricting ride-hailing pickups in a wider swath of the Fenway. This would prevent Ubers and Lyfts from choking residential streets, he said, and it would encourage baseball spectators and concertgoers to use public transportation instead.

"Allowing and encouraging ever more cars and traffic to inundate our neighborhood is not the cure," Horn said. "It is a symptom of the disease."

Friedman said the Sox deliberately avoided

Continued on Page 8

Big Papi, Big Check



Photo: Courtesy of David Fox Photography

The Red Sox and Live Nation presented Fenway Park neighbor Boston Arts Academy (BAA) with a \$500,000 donation last week, as part of the team's community benefits in the run-up to the

new Fenway Theater. The donation was presented by former Sox slugger David Ortiz, and will underwrite BAA's efforts to offer arts education to a wide range of Boston students.

How Will Scape Impact Housing?



Photo: Courtesy of Scape North America

By Joe Walsh

Will a studio apartment building proposed for the Fenway bring the neighborhood more affordable housing, or more transient professionals and students?

British developer Scape attracted Fenway residents' ire last spring when it proposed a private student dorm on Boylston Street. Yet after local opposition, the firm ditched the dorm in favor of a smaller building with hundreds of studio apartments. This new configuration is part of a larger slate of proposed developments that Scape says will plug a gaping hole in the neighborhood's tight housing market.

"We've listened and responded to the Fenway community and understand that housing stability is a key issue for the neighborhood," Andrew Flynn, CEO of Scape North America, said in an email. "We took a solution-oriented approach to combat displacement through the production of residential and affordable housing units."

However, some Fenway neighbors are not convinced.

The developer's pivot away from a student dorm has not allayed some residents' worries that the building will become a haven for undergraduates. At a Boston Planning and Development Agency (BPDA) meeting last week, locals warned that Scape's modest unit sizes could attract more students to the Fenway, a neighborhood that already houses about one-fifth of the city's college population. These students can cause disruption, they said, and they compete with regular residents for apartments.

But even if students are not the primary tenants, some locals worry that a building filled with tiny studios will reinforce the Fenway's status as a neighborhood with few long-term residents.

Studio apartments are not suitable for families and some seniors, residents said, so Scape's development could be most attractive to young

Continued on Page 8

BPDA Income-restricted Homeownership Opportunity 2451 Washington Street, Roxbury, MA 02119

7 Income-restricted Condominiums

# of Bedroom	Estimated Square Footage (SF)	Number of Units	% of Area Median Income	Sales Price
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2-Bedrooms	960(SF)	ONE	80%	\$221,900
2-Bedrooms	1,020 - 1,055 (SF)	TWO	80%-100%	\$288,700
3-Bedrooms	1,132 - 1,134 (SF)	TWO	80%	\$257,500
3-Bedrooms	1,132 (SF)	ONE	80% - 100%	\$327,900

Income limits subject to change upon HUD release of annual update

Maximum Incomes

Household Size	80% AMI	100% AMI
1	\$63,500	\$79,350
2	\$72,550	\$90,650
3	\$81,600	\$102,000
4	\$90,650	\$113,300
5	\$97,950	\$122,400
6	\$105,200	\$131,450

Applications are available from October 30, 2019 - November 15, 2019

Completed applications must be submitted online or postmarked no later than November 22, 2019

To return by mail, please send applications to:

Madison Park Development Corp, 184 Dudley St, Suite 200, Roxbury MA 02119

Information Sessions held Saturday, November 2nd, 9:00am - 1:00pm + November 7th, 6pm - 8pm

Both at Madison Park Development Corporation, Suite 200, 184 Dudley Street, Roxbury MA 02119

To request an application: by email: 2451condos@madison-park.org; online at <http://bit.ly/2451washington>; or by phone 617.849.6242 (leave your name + complete mailing address)

Applications may also be picked up in person at Madison Park Development Corporation, Suite 200 184 Dudley Street, Roxbury, MA 02119 from October 30, 2019 - November 15, 2019 Monday through Friday 10:00 am - 3:00 pm

Selection by Lottery

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This project includes a Diversity Preservation Preference, to learn more or find out if you are eligible, please contact us at 2451condos@madison-park.org or 617.849.6242

Preferences also for Boston Residents, households with at least one person per bedroom, and first time homebuyers

For more information, language assistance, or reasonable accommodations for persons with disabilities please call 617.849.6242 or email 2451condos@madison-park.org



One Pot Shop Plan Goes Up in Smoke

By Dan Rabb

Pot shop purveyor Patriot Care says it will no longer pursue a proposed dispensary in Park Plaza, even if its plans for expansion Downtown fall through.

Patriot Care, currently seeking city permission to convert its medical cannabis clinic near Downtown Crossing into a full-service recreational dispensary, previously explored opening a so-called adult use pot shop just a block from the Public Garden. The proposed site, a prominent flatiron-shaped building at 304 Stuart Street across from The Castle at Park Plaza presently houses the Mooncusser Fish House.

While the Canadian owned cannabis provider signaled in September that it would instead seek to expand its existing location on Milk Street to recreational use, Patriot Care executives now acknowledge that they are no longer considering the Park Plaza location even as a plan B should their Downtown proposal be rejected by city regulators.

"That location is dead to us," said Patriot Care CEO Bob Mayerson.

A spokesperson for Patriot Care's parent company, Columbia Care, tells *The Boston Guardian* that the company no longer has an agreement with the owner of 304 Stuart Street and informed city regulators that it is no longer pursuing that location. Patriot Care already operates recreational dispensaries in Northampton



Photo: Dan Rabb

304 Stuart Street

and Lowell, and therefore would only be able to open one additional pot shop before hitting the state limit of three.

The now abandoned plan for a dispensary at the Mooncusser site received pushback from both business and resident groups at a city mandated public meeting held to discuss the proposal in March. Many neighbors worried about traffic impacts, questioning the wisdom of opening a high volume dispensary at a crucial intersection where Stuart Street, Arlington Street and

Continued on Page 8

Businesses Launch Advocacy Group

By Dan Rabb

South End business leaders are hoping to give the neighborhood's commercial interests the platform that the South End Forum has provided to area residents.

The newly minted South End Business Forum held its inaugural meeting Tuesday night, drawing around a dozen business owners to a conference room at the AC Hotel. An offshoot of local business booster the South End Business Alliance (SEBA), the Business Forum emerged from frustration among SEBA leadership that the organization failed to sufficiently advocate for local business with city leaders or successfully engage with the city as a unified front.

"It has not really been effective in the past few years," said SEBA President Eve Ward, who spearheaded the Business Forum. "We were effective as a networking organization but not as an outreach organization, and I think there's a piece missing when it comes to connecting with the city. I think we need more of a voice in the South End."

Ward said the new group will be modeled after neighborhood stalwart the South End Forum, and has been working with Forum Founder Steve Fox since February. Like the well-established resident group, the Business Forum has been conceived

as an open group that will serve as a venue for information sharing across the neighborhood's business community and a mechanism to communicate concerns and promote certain initiatives directly to elected officials and city agencies.

Security will be the Business Forum's initial priority, a perennial concern but one that has been elevated in recent weeks after a spate of commercial break-ins. The group is exploring creating a set of guidelines and best practices to help deter robberies. Suggestions range from placing lighting in back allies to prominently displaying security cameras in order to maintain clear address numbering to improve police response times and making business owners more aware of resources offered through D-4 precinct. Forum members also discussed steps that could improve safety for residents, such as accepting packages for neighbors to avoid theft.

"These are things that business owners may not be thinking about and I didn't really think about until right now," said Amanda Accardi, owner of Around the Corner Framing on Tremont Street. "I own a business here, but I don't live here and I'm not here after business hours, so I don't necessarily think about what's happening

Continued on Page 8

Public Meeting

771 Harrison Avenue

Wednesday, November 20
6:30 PM - 8:00 PM

Project Proponent:
761 Harrison Church, LLC

Project Description:
The Proponent recently submitted a Notice of Project Change (NPC) to the BPDA seeking to change the 771 Harrison Avenue project (currently under construction) in two respects: (1) change the use from 63 residential rental units to 51 residential rental units and 12 condominium units; and (2) change the use of the fifth floor from storage space to extra living area for the 12 duplex condominium units located on floors 6 and 7. In conjunction with the NPC, the Proponent also seeks to amend the existing Development Plan for Planned Development Area No.59 to allow for the proposed changes.

mail to: **Raul Duverge**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4492
email: raul.duverge@boston.gov

Boston Police D-4 Station
2nd Floor, Community Room
650 Harrison Avenue
Boston, MA. 02116

Close of Comment Period:
11/29/2019

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Teresa Polhemus, Executive Director/Secretary

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LEGAL NOTICE

DIVORCE SUMMONS BY PUBLICATION AND MAILING

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
Docket No. SU13D2457DR

Dan Wei Zheng vs. Le Feng Jiang

To the Defendant: The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for irretrievable breakdown of the marriage pursuant to G.L. c. 208 Sec. 1B. The Complaint is on file at the Court.

An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE Supplemental Probate Court Rule 411.

You are hereby summoned and required to serve upon: **Dan Wei Zheng, 3 Pine St #D, Boston, MA 02111** your answer, if any, on or before **12/06/2019**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

Witness: Hon. Brian J. Dunn, First Justice of this Court
Date: October 15, 2019
Felix D. Arroyo, Register of Probate

ILLUMINUS

Continued from Page 3

and art, and here, ILLUMINUS is kind of the intersection of all of these.”

Yet MBTA construction work nearly pulled the plug on this year’s iteration of ILLUMINUS just weeks before it was set to begin.

Beginning in March, festival organizers planned to hold the event in a three block footprint between Downtown Crossing and Chinatown, working with artists to design projects specific to the areas buildings and streetscape. But these plans fell apart last month due to the upcoming shutdown of the Orange Line, the festival’s only nearby public transit, and the MBTA’s plans to store construction equipment at the festival site.

Scrambling, ILLUMINUS brass and BID officials relocated the event to a smaller footprint in the Financial District between Congress Street and the Greenway, trimming the festivities from three nights to two. With less than two months to completely redesign projects intended for a different location, many artists withdrew from the festival.

Although the 2019 iteration of ILLUMINUS,

scheduled for December 5 and 6, will be smaller in scope and scale than in years past, organizers say the compact site will create a more immersive experience for patrons, with the larger than life projections and installations all crammed into a few blocks. To heighten the surreal effect, organizers plan to commission a festival-wide soundscape that will change as visitors move from one installation to another, according to Creative Director Vanessa Till Hooper.

“The idea is to create an all-encompassing sensory experience,” Hooper said. “That’s the goal, if we can pull it off.”

While in past years the event been held in well-known public meeting places like Downtown Crossing or Lansdowne Street, the ILLUMINUS team has embraced the challenge of energizing an area that typically becomes a ghost town once the workaday crowd heads home, says Hooper. In its new location, the event’s massive projections will be visible from the Greenway and South Station, which Hooper hopes will draw in visitors to a neighborhood few see by night.

“We’ve located some streets that a lot of people wouldn’t normally travel through outside the work day,” she said. “It will really be transformed into a magical place where they don’t even realize where they are.”

students, a policy that some neighbors requested but that is not currently used in the nearby apartment buildings owned by Samuels & Associates, a Samuels spokesperson said. Still, he said Scape is open to discussing strategies to prevent its building from becoming dominated by students.

In response to these concerns, Scape is pitching its Boylston Street tower as part of a trio of apartment buildings across the Fenway, some of which would contain larger units deliberately aimed at families. The studios, meanwhile, would fill a market need for inexpensive units, Flynn argued. These studios could house empty nesters and downsizing locals, he said, many of whom might not stay in the Fenway otherwise.

“We actually think that it allows people to be more permanent and less transient,” Flynn said at a BPDA meeting last week. “It allows people to stay instead of being driven away.”

traffic problems that Uber and Lyft cause, according to Friedman. But concentrating pickups in one area prevents drivers from double parking or clogging traffic in search of passengers, he explained, improving flow near the park and in the neighborhood as a whole.

“The idea of the designated pickup areas is to smooth traffic flow and reduce the potential for bottlenecks,” he said. “We were very deliberate in trying to avoid pulling traffic toward residential areas.”

Scape

Continued from Page 6

people who are unlikely to remain in the Fenway. A more transient neighborhood makes it tough to maintain cultural institutions, civic groups and community cohesion, they noted.

“I never get to know any neighbors,” resident Fredericka Veikley said. “Even if I did, they’d be gone in a year.”

Flynn says the development’s \$1,500-per-month studios are not aimed at students, and it also is not a co-living space filled with shorter-term rentals. Instead, Flynn hopes to attract a range of residents in need of cheap studio units, including childless professionals and downsizing seniors.

Flynn did not commit to an outright ban on

Uber

Continued from Page 6

selecting pickup locations that would clog residential areas. The current spots were borne out of engagement with ride-hailing companies and neighbors, he noted, and setting a wider restriction on pickups in the area could prove tough to implement.

These restrictions will not completely fix the

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Hurley Building

Continued from Page 5

and Maintenance] will require the redevelopment partner to build a certain amount of office space for state occupancy,” a spokesperson wrote, “but where on the site that space goes, what else gets built, and what it all looks like will be up to the successful proposer to determine.”

With the state choosing not to offer a specific vision, the project’s height, uses and impact on neighbors remain crucial unanswered questions. Residents are eager for more details on a large scale project that would lie across the street from Beacon Hill, potentially bringing both new life and added disruption to the area.

“As with any development project in close proximity to a residential neighborhood, you have to be very cautious to make sure that that development minimizes any negative impacts,” said State Representative Jay Livingstone, whose district includes Beacon Hill.

The project’s height is a particular concern for neighbors. Under current zoning rules, the interior of the site could hold a 400-foot-tall building, which would rise well above most of the surrounding area.

A project of that height is not inherently problematic, says Beacon Hill Civic Association President Robert Whitney, but it would raise new

questions ranging from shadows to traffic impacts.

“That’s a very large building for Cambridge Street,” Whitney said. “Without really knowing what it is, it’s hard to know whether it would be good or bad.”

For example, a 400-foot-tall private office building could add thousands of new commuters to Cambridge Street, adding to new activity from the Mass General Hospital expansion, Whitney noted. If the project also includes a parking garage, Whitney fears that these commuters would clog local roads and cause traffic.

On the other hand, if the developer combines state office spaces with a residential high-rise, the project could benefit the neighborhood, Whitney says. A residential development would help to satiate the downtown neighborhoods’ need for housing, especially if it includes an affordable component.

“We have a lot of luxury housing, but we also would like to see some balance,” Whitney said.

Meanwhile, ground floor stores and restaurants could enliven the street, according to Livingstone and Whitney. They hope the development will trade the building’s uninviting current streetscape for a robust retail presence.

Developers will craft a vision for the site, officials say, leaving these neighborhood ideas hypothetical for now. Still, locals believe the project’s positive and negative impacts will hinge on these details.

“There are effects that are hard to tell in the abstract,” Whitney said.

Pot Shop

Continued from Page 7

Columbus Avenue intersect.

Patriot Care has now turned its full attention to winning city and state approval to sell weed to recreational users at the Milk Street site where it has operated a medical cannabis facility since 2016. In order to convert to recreational sales, the company needs the city to grant a so-called Host Community Agreement, which would then allow Patriot Care to apply for a license from state authorities. There are currently no recreational dispensaries open for business in the city of Boston.

Advocacy Group

Continued from Page 7

on my stoop when I’m not there. I don’t have lights in my back alley because I’m not there at night, but if it would help the residents upstairs I’d take responsibility to make my back door safer when I’m not there.”

SEBA’s Ward says the Business Forum’s focus on crime prevention is not just about

Yet the proposal raises red flags for some residents. They point to an agreement Patriot Care signed with neighborhood groups prior to the approval of the medical dispensary in which the company promised not to pursue a recreational license should adult use be legalized. For those like George Coorssen, founder of the Downtown Boston Residents’ Association, Patriot Care’s willingness to violate their agreement puts their credibility in question.

“You said that even if recreational was allowed you would not take that step; that’s a commitment you made,” said Coorssen following a Patriot Care presentation in October. “I don’t know what’s changed. This is recreational, and that’s whole different kettle of fish.”

detering robberies, but about improving the image of a neighborhood that has suffered from its association with the epicenter of the city’s opioid crisis.

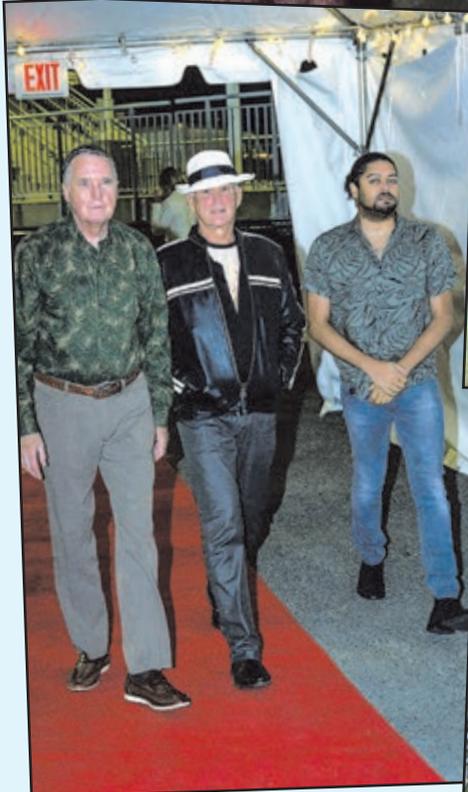
“It’s not just security,” she said. “It’s the fact that we’ve had bad press in the South End and if may be affecting foot traffic.”

South End Forum founder Steve Fox agrees.

“When you look at the stats, we’re one of the safest neighborhoods in the entire city,” he said. “That’s a message we need to get out.”

Let There Be Art

The Art Resource Collaborative for Kids (ARCK), a group started by Beacon Hill resident Sara Demeter to enhance art education in the Boston public schools, held its 8th Annual Benefit Gala in the Fenway.



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Our Local Real Estate



101 Revere Street

By Caroline Broderick

Starting in the lower level and ending at the rooftop deck, 101 Revere Street offers six floors of impeccable flow with strong architectural traits. Whether residents desire a home fit for a family or ideal for hosting, there is a space and a place for every kind of celebration.

This home has all the necessities in one place: four bedrooms, three and a half baths, multiple fireplaces and three outdoor areas. The home itself has gorgeous framework awaiting a new resident's personal touches.

The thoughtful design of this home allows for separation of work and play. In the lower level, an entire walk-in laundry room with a sink can be found across the hall from a storage room, the perfect places for all the nuts and bolts to be hidden away.

If comfort is your ideal work setting, what better place to work than from home? The lower level also has a spacious workshop with a large cedar closet. When in need for some fresh air, step out to the outdoor brick patio. This level also homes a bathroom and spacious guest room. The separation makes this room perfect for a guest's privacy or can be used for a media room or additional office.

The first floor is formal, stately and classic. The impeccably kept hardwood floors span from the living room into the formal dining room and butler's pantry, creating a smooth flow. In between each of these areas are cherry wood archways paired with strong Doric columns. A unique and elegant trait of the home, the columns' silhouettes are seen again in the fireplace's etched mantle. The fireplace and touches of brown wood bring a sense of warmth and comfort to the floor.

Head one floor up to the relaxed family room and adjoining eat-in kitchen with abundant storage. At the center of the family room is a gas fireplace, matched with crown molding and built-in bookshelves. Both the family and living rooms benefit greatly from the three-window width of this home due to the abundance of sunlight.

The second outdoor patio is enclosed and accessible from the second floor. Straight off of the kitchen, enjoy meals outdoors in the privacy of your own home. Though easily accessible, the patio does not compare to the rooftop deck with views beyond Beacon Hill. Built-in wood benches maximize the space and leaves room for even more dining or entertainment.

With two bedrooms on the fourth floor, the entire third floor is left for the luxurious master suite. A private hallway can either open up to the bathroom or bedroom. Multiple wall built-ins in the bedroom add focal points and extra storage space. The master bath has a walk-in shower, jetted tub and double vanities.

101 Revere Street has central air, recessed lighting and garage parking available separately. Nearby are museums, green spaces, public transportation and schools. This 2,488 square foot home is priced at \$2,850,000.

For more information, contact the Julie Harrison Team of Gibson Sotheby's:

Julie Harrison: (617) 413-6332
 Mary Conner: (617) 861-7434
 Arianna Brown: (617) 549-4207



BEACON HILL OPEN HOUSES

Price	Address	Type	Pkg	Beds	Baths	SF	Open House	Phone
\$2,927,500	7 Willow St	SF	0	3	3	2,065	Sun 11:30-1	(617)416-1546
\$1,995,000	1 Franklin St #1608	C	0	2	2	1,566	Sat 12-1	(978)771-3319
\$879,000	27 Bowdoin St #3CD	C	1	2	2	977	Sun 1:30-2:30	(617)515-0610
\$785,000	40 Phillips St #1	C	0	2	1	788	Sat, Sun 11-12	(617)256-5516
\$759,900	9 Hawthorne Pl #5M	C	0	2	2	1,197	Sat 12-2	(978)315-0300

BACK BAY OPEN HOUSES

Price	Address	Type	Pkg	Beds	Baths	SF	Open House	Phone
\$3,395,000	169 Comm Ave #1	C	1	3	3.5	2,933	Sun 12-1	(617)877-9640
\$3,395,000	431 Marlborough St #1	C	2	3	3.5	2,536	Sun 12-1	(617)262-1504
\$2,760,000	242 Beacon St #8	C	1	3	2.5	1,986	Sun 11:30-12:30	(617)901-3664
\$1,295,000	6 Edgerly Pl #405	C	0	2	2	1,266	Sun 1:30-2:30	(617)429-9055
\$1,175,000	167 Comm Ave #A	C	1	1	1.5	1,243	Sun 12:30-1:30	(617)962-0142
\$1,050,000	345 Comm Ave #8	C	1	2	1	1,125	Sat 11:30-12:30	(617)908-4000
\$949,000	186 Comm Ave #14	C	0	2	1	941	Sun 11:30-12:30	(617)515-0610
\$899,000	71 Marlborough St #1	C	1	2	1	942	Sun 12-1	(857)222-3987
\$829,000	520 Beacon St #6B	C	1	2	1	756	Fri 12-1:30	(508)245-9862
\$699,000	119 Marlborough #6	C	1	1	1	580	Sat 12-1	(617)236-0353
\$599,000	439 Marlborough St #31	C	0	1	1	492	Sun 12-1	(617)966-0252
\$550,000	261 Marlborough St #2	C	0	1	1	475	Sun 1:30-2:30	(207)751-1500
\$499,500	50 Charlesgate E #195	C	0	1	1	555	Fri 1-2	(617)840-9304
\$499,500	50 Charlesgate E #195	C	0	1	1	555	Sat, Sun 11:30-1	(617)840-9304

SOUTH END OPEN HOUSES

Price	Address	Type	Pkg	Beds	Baths	SF	Open House	Phone
\$4,995,000	118 W Concord St	SF	2	4	4.5	4,554	Sun 1:30-2:30	(617)262-1504
\$4,275,000	4 Rutland Sq	SF	1	5	5	4,500	Sun 12-1:30	
\$3,395,000	27 Isabella St #3	C	2	3	2.5	2,592	Sun 11-12	(617)796-6084
\$3,250,000	32 Rutland St #1R	C	2	3	3	2,423	Sun 12:30-1:30	(617)962-0142
\$3,095,000	3 Lawrence St	SF	0	3	2.5	2,345	Sun 12-1	(617)262-1504
\$2,719,900	303 Columbus #302	C	0	3	3	2,183	Sat 11-12	(646)578-9920
\$2,500,000	245 W Canton St	SF	1	4	4.5	2,142	Sun 1:30-2:30	(617)834-3298
\$2,500,000	245 W Canton St #A	C	1	4	4.5	2,142	Sun 1:30-2:30	(617)834-3298
\$2,495,000	400 Stuart St #20B	C	0	2	2	1,371	Sun 11:30-12:30	(617)266-4430
\$2,475,000	27 Isabella St #1	C	2	2	2.5	2,065	Sun 11-12	(617)796-6084
\$2,399,000	400 Stuart St #19B	C	1	2	2	1,372	Sun 11:30-1	(617)861-3636
\$2,395,000	30 St Stephen St	SF	2	4	3	2,473	Sat 12-1:30, Sun 1-2	(617)901-3664
\$2,325,000	8 Rutland Sq #1	C	1	3	3	1,744	Sun 12-1	(617)794-0281
\$2,295,000	400 Stuart St #15C	C	0	2	2	1,213	Sun 12-1:30	(617)759-4828
\$1,999,000	477-481 Harrison Ave #3-B	C	0	3	2	1,687	Sun 12-1:30	(617)680-7371
\$1,999,000	7 Warren Ave #PH 18	C	2	3	3	1,998	Sun 12-1	(617)834-3298
\$1,995,000	400 Stuart St #18 D	C	0	2	2	1,150	Sat 12-1:30	(617)840-6168
\$1,900,000	25 Follen St #1	C	2	2	2.5	1,464	Sun 12-1	(781)367-1598
\$1,579,000	37 E Concord St #4	C	1	2	3	1,488	Sat 12-1, Sun 1-2	(877)249-5478
\$1,465,000	21 Fr Gilday St #313	C	0	2	2	1,291	Sat 12-1:30	(617)480-7775
\$1,299,000	98 W Springfield St #1	C	0	2	1	1,436	Sat, Sun 11:30-1	(617)875-8755
\$1,299,000	98 W Springfield St #3	C	0	2	2	1,370	Sat, Sun 11:30-1	(617)875-8755
\$1,249,000	21 Fr Gilday St #205	C	0	2	2	1,144	Sat 12-1:30	(857)472-3448
\$1,179,000	700 Harrison Ave #315	C	1	2	2	1,251	Sat 12-1:30, Sun 12-2	(617)584-9790
\$1,125,000	21 Fr Gilday St #208	C	0	2	2	1,061	Sat 12-1:30	(781)812-4575
\$925,000	94 Waltham St #2	C	0	2	1	870	Sat, Sun 1:30-3	(617)275-6624
\$829,000	77 Waltham St #2	C	0	1	1.5	780	Sun 1:30-2:30	(617)262-1504
\$799,000	668 Mass Ave #G	C	1	2	2	1,034	Sat 10:30-12, Sun 12-1:30	(617)676-4082
\$779,000	191 W Canton #2	C	0	2	1.5	701	Sun 12:30-2	(617)877-2110
\$729,000	685 Mass Ave #1	C	0	2	1	965	Sun 11-1	(617)803-7679
\$569,000	69 E Berkeley St #5	C	0	1	1	617	Sat 11-12, Sun 1-2	(617)319-0339

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Beacon Hill Townhouse - 160 Mount Vernon Street

This inviting and aesthetically pleasing four story townhouse built in 1871 is in excellent condition. The current owners, who have resided there for 34 years, have brought the house into the 21st century while retaining historic details. There is sensational light and lovely views from both the front and rear. The house has a wonderful, spacious roof deck, gracious rooms, central a/c and a beautiful garden which has been on The Beacon Hill Garden Tour. The building foundation has been underpinned and the garden level has been totally renovated. There is a full on-site parking space. This is a "must-see."

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