

THE BOSTON GUARDIAN

January 9, 2020

Vol. 4 Issue 30

Census: Residents Are In 3 Categories



By Joe Walsh

College graduates. Adults without kids. Transplants from another state or country. Downtown residents

are increasingly likely to fall into at least one of these categories, according to new federal data.

Boston's downtown neighborhoods

continued to transform over the last decade, hosting a growing population of well-educated professionals

Continued on Page 2



A Patch of Asphalt For Only \$460,000

By Joe Walsh

Would you pay \$460,000 for a patch of asphalt?

In the downtown neighborhoods, the cost of a parking space is ascending to new heights, with

some sales figures approaching the half-million mark. Spots in areas like the Back Bay regularly sell for \$250,000 or more, experts say, and a space in Beacon Hill's desirable Brimmer Street Parking

Continued on Page 2



With a Name Like Smoki Bacon, You Were Unique

By Joe Walsh

If your name is Smoki Bacon, you're bound to be interesting.

Bacon died two weeks ago at the age of 91. Legions of local notables and friends remember her as an intellectual force of nature, a hardworking fundraiser and event planner, and a tireless advocate for

Boston.

Born as Adelaide Ginepra, Bacon vaulted from humble Brookline origins to the pinnacle of Boston culture. Alongside her long career as an event planner and public relations specialist, she became a local icon, holding court with cultural, civic and

Continued on Page 5

ZBA Addresses Executive Suites

By Jordan Frias

A new rule that would require community input on rental properties known as executive suites, supported by members of the Alliance of Downtown Civic Organizations (ADCO), was adopted by a unanimous vote at Wednesday's Zoning Board of Appeal (ZBA) meeting.

Members of ADCO, an advocacy organization for several resident groups, who view executive suites as a loophole to the short-term rental ordinance adopted by the city last year, said that their next fight is zoning for medical stay exemptions.

Steve Fox of the South End Forum said he would like more eyes on "problem properties" trying to skirt the short-term rental

Continued on Page 2



Parking Spaces

Continued from Page 1

Garage is currently listed for an astronomical \$460,000. Local real estate watchers expect this trend to continue.

"I don't see the value slowing down," said local real estate broker Kevin Ahearn.

These whopping prices are driven by the condo market, Ahearn explained. As more people move into high-end units downtown, the demand for parking spaces increases. And since that demand is pushed up by luxury homeowners,

many of these new residents are willing to pay previously unfathomable prices.

Meanwhile, parking supply is not keeping up with demand. The city set a cap on commercial parking spaces in the 1970s, and a wave of real estate developments has replaced existing garages and surface lots with even more condos and apartments. With demand increasing and supply possibly shrinking, Ahearn believes downtown parking spaces should keep growing in price.

"It's not a question of affordability," said Ahearn. "It's a question of need."

In some ways, downtown

residents have more alternatives to car ownership than ever. Ride-hailing apps like Uber have replaced some trips, carshare services like Zipcar allow residents to get behind the wheel without owning a car, and zoning rules hope to steer residents away from driving and toward mass transit.

But these alternatives have not calmed the insatiable market for parking spots. Affluent buyers expect to hold onto the convenience and comfort of owning their own car, even if they often do not drive, according to experts. And while some high-end units have a parking space included, many new residents are ex-suburbanites who

are accustomed to owning two or three cars.

"A lot of empty nesters from the suburbs are buying into the high rise buildings," said Beacon Hill realtor Sally Brewster. "People coming in usually want [parking] because they're used to it."

These car lovers still have an alternative to shelling out six figures for a reserved spot: they can rent a space on a month-to-month basis. The market price for a parking spot has drastically eclipsed the cost of renting, meaning that many renters pay less than their counterparts who choose to buy.

But for many of the city's

most affluent residents, owning a parking space remains the preferred option. Condo owners view a parking space as an investment that adds to their home's value and will likely increase in price over time, according to Ahearn and Brewster.

Plus, a guaranteed space is simply more convenient than a far-flung rental, they added. Apparently, for even the most committed urbanites, the allure of easy parking could be worth nearly \$500,000.

"Most times, people will rent a spot nearby or wait until something comes up," Brewster said. "It's a great luxury to have a parking space that you own."

ZBA

Continued from Page 1

ordinance.

Fox said executive suite zoning "was one of the first loopholes identified that needed to get closed."

"We are aware of the number of properties that currently operate in defiance of the short-term rental ordinance," Fox said. "We need to go after this and identify them and have inspectors from the city punish those who are operating in contravention of the ordinance."

Martyn Roetter of the Neighborhood Association of the Back Bay said addressing zoning for executive suites is "one step, but not the only step" to ensure the

short-term rental ordinance has the desired outcome.

"If there are ways to circumvent the short-term ordinance, we want to have them stripped or restricted," Roetter said.

Fox and Roetter, both members of ADCO, were represented by ADCO Chair Ford Cavallari at Wednesday's ZBA meeting.

During the meeting, Adam Cederbaum, a lawyer for the city, explained the decision to seek an amendment in the zoning code for executive suites, which are defined as temporary lodging with a kitchen that houses less than 10 people who are not related to each other.

He said amending executive suite zoning from allowed use to conditional use would address

"an unintended loophole" to the short-term rental ordinance that took effect on January 1.

"It has become clear to the city that some short-term rentals are seeking to convert into executive units to get around the ordinance," Cederbaum said.

Cavallari was among several people who referred to executive suites as "fake hotels" during public testimony.

"Our members are absolutely uniform in the downtown area saying we need to stop the loophole of illegal use of executive suite zoning for essentially fake hotels," Cavallari said during the hearing.

Also speaking in support of the change were District 2 Councilor Ed Flynn and District 8 Councilor Kenzie Bok.

Flynn said the change "would allow for greater transparency and community feedback on zoning decisions and help close loopholes that potentially allow for investor owners of short-term rental units to continue to operate under a different name."

"We should use all of the tools to do what we can to preserve our housing stock for long-time residents," Flynn said. "It is critical that we not allow large companies and investor units to use executive suites as a loophole."

Bok also spoke of the dangers of not addressing the executive suite issue that she says is evident in her district.

"When you knock [on] a lot of doors in the downtown neighborhoods these days you really see this

isn't a theoretical thing. You see doors that used to have permanent residents who were voters that have now been converted to short-term rentals," Bok said.

Bok continued, "I just think that it is so important for us to recognize that if we're not careful we could really sort of see the distinctification of the downtown neighborhoods where they're a great place for people to come in for short stays and suddenly there are fewer and fewer long-term residents in them."

Renters from across the city took to the podium to speak in support of the amendment change, which ZBA members voted in favor of at the end of the meeting.

No one spoke publicly in opposition of the amendment.

Census

Continued from Page 1

and recent arrivals. In sum, about 15% of downtown residents moved from out of state within the last year and more than 70% of locals have at least a bachelor's degree, the Census Bureau found in its 2018 American Community Survey, which was released last month.

Experts and community leaders say these figures are not exactly shocking, but they reinforce

growing differences between Boston's downtown neighborhoods and the rest of the city, state and country.

"It's not surprising to see downtown having a small concentration of children, smaller household sizes, [and] a more transient population," said Mark Melnik, director of economic and public policy research at the UMass Donahue Institute.

The city's core is especially popular with people who, until very recently, hailed from elsewhere.

The share of residents who lived outside of Massachusetts a year ago grew from just over 8% in 2010 to more than one in seven in 2018. These figures dwarf the rest of the city, where new arrivals make up around 6% of the population.

The area is also home to an educated set. Nearly 40% of locals hold an advanced degree of some kind, and a growing majority of residents have an undergraduate degree, standing in stark comparison with the rest of the city. But the population of current college students held steady, totaling under 40,000.

The census figures also found that the neighborhoods' family presence remained flat over the last decade. Less than a tenth of households have both parents and kids living in them, which is half the rate for Boston as a whole.

For Melnik, these numbers show that the downtown neighborhoods

are growing into a clear niche: a haven for young professionals and empty nesters. As scores of expensive new housing is built, residents are increasingly likely to be affluent, college educated and childless, he explained.

"We have a lot of new housing stock," Melnik said. "There's just more of a true residential population down here that's developing."

Longtime residents are also not astonished. Martyn Roetter, chair of the Neighborhood Association of the Back Bay, noted that his neighborhood is expensive for families with kids. As a result, many new residents are either affluent younger people or ex-suburbanites with adult children, both of whom are likely to have college degrees.

"Assuming that there's a steady flow of empty nesters, it's perhaps not surprising that there is that contribution to the downtown," Roetter said.

Likewise, many of the Fenway's new developments appeal to a wealthy childless set, noted Fenway Civic Association President Tim Horn. Downtown Boston is expensive and cosmopolitan, he said, making it popular with new arrivals. And he is not surprised that flat enrollments and rising prices kept the student population stable.

However, Horn warned that these numbers could indicate that the city is not producing enough housing suitable for middle class families. With most family-size condos and apartments prohibitively expensive, and affordable housing still lacking, he says the downtown neighborhoods could remain enclaves for the relatively affluent.

"If we don't build more reasonable housing," he said, "I don't see how families will live here."



Over 30 Years Renovating Boston's Finest Homes

John Connaughton
781-354-8672
jconnaughton@connaughtonconstruction.com
connaughtonconstruction.com

In Winter, Theater Season Heats Up



Photo: Courtesy of Citizens Bank Opera House

By Caroline Broderick

New England winters may keep some residents bundled, but the season is only heating up for the Theater District.

After a successful holiday season, winter ticket sales in the Downtown theaters continue to remain steady despite the chilly weather.

ArtsEmerson is continuing their 10th season with additional revenue from the holidays for future planning, along with their winter productions *The Shadow Shoe*, *Prey the Hunter Becomes*, *Detroit Red* and *Plata Quemada*.

"To support financial viability of our organizations, it's those [holiday] shows that drive so much revenue," said Wayne

McWorter, ArtsEmerson's senior director of communications and audience services. "Organizations are able to cut losses and gain revenue to support other shows throughout the year."

Neither McWorter nor Downtown theater company Broadway in Boston said weather affects their decision to book a show, but there are times of the year that both take more consideration in scheduling. For Broadway in Boston, it is select summer holidays, said Vice President Tivon Marcus. For ArtsEmerson, the transition period in the beginning of January is typically not the best time for shows.

"Where we look at avoiding certain places

Continued on Page 8



Photo: Joe Walsh

Lafayette Garage Sale to Fund Affordable Housing

By Joe Walsh

The city hopes to pay for new affordable housing programs by selling a large downtown parking garage, but the site's market value remains unclear.

Mayor Marty Walsh announced plans to sell off the Lafayette Garage during his State of the City address Tuesday evening, part of a massive \$500 million plan to produce more low- and moderate-income housing citywide. However, city officials are unsure of the Lafayette's value, and if spinning off

the 1,029 car garage is key to paying for Walsh's housing plan, the revenue from its eventual sale is still an unanswered question.

"It's probably a foundation for the \$500 million, but it's not going to get [Walsh] anywhere near it," said local financial advisor Steve Wintermeier.

Walsh will issue a request for proposals for the Lafayette in the spring, according to city officials. The city followed a similar process more than a year ago, earning \$102 million

Continued on Page 8



Community Meeting

PLAN: Downtown

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

Suffolk University
Sargent Hall, First Floor
110 Tremont Street
Boston, MA 02108

Event Description

The Boston Planning & Development Agency (BPDA) with City of Boston team members invites the Downtown and Chinatown community to discuss the PLAN: Downtown development scenarios. The planning team will present an overview of current zoning, followed by two future scenario options for rethinking preservation and growth in Downtown and Chinatown. The goal of this session is for community members to help the planning team narrow down to one preferred scenario and provide input into the next round of updates to the preferred scenario. The presentation will begin at 6:05 pm. The snow date for this event is February 6, 2020, from 6-8 pm in the same location.

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



Public Meeting

155 Portland Street - Onyx Hotel

Wednesday, January 15
6:00 PM - 8:00 PM

Boston City Hall
9th Floor BPDA Board Room
One City Hall Square
Boston, MA 02210

Project Proponent:

Back Street Boston Holdings, LLC

Project Description:

The Proponent proposes to develop a nine (9) story hotel addition to the existing 112-room Onyx Hotel at 155 Portland Street. The addition will be developed on the 5,478 SF parking lot immediately abutting the hotel. The Project will add approximately 40,725 gross square feet, providing approximately seventy-seven (77) additional hotel rooms, ground floor flexible retail/restaurant space, proposed rooftop amenity space and improved operational space along the Friend Street elevation. No additional parking will be provided at the Site in connection with the Project. The Project will also involve a reconfigured, improved first floor lobby layout within the existing hotel. In total, the expanded hotel will contain approximately 189 guest rooms and will comprise approximately 91,000 square feet of gross floor area.

mail to: Michael Sinatra
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4280
email: michael.a.sinatra@boston.gov

Close of Comment Period:
1/31/2020

BostonPlans.org | @BostonPlans

Teresa Polhemus, Executive Director/Secretary

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

Offensive Foul

On December 24 at around 4:37 pm, one officer responded to a robbery at Titus Sparrow Park, 75 West Rutland Square.

The victim had been shooting hoops on the basketball court with friends when a group of five male suspects approached them. One of those men took a hook shot to snag the victim's black Nike backpack. The backpack contained a pair of Air Jordan shoes.

The unknown suspects then fled, running down the Southwest Corridor toward Mass Avenue. The defeated victim and his team decided to play defense and head home.

What Would You Do?

On December 26 around 1:12 pm, three officers responded to the 1341 Boylston Street Target store for a threat report.

A female security guard had been approached by a suspicious man while she was watching the surveillance cameras. The suspect got close to the guard and asked her, "What would you do if I had a big a—gun?" The guard said she would call police, to which the suspect responded with a sexist remark followed by a dangerous threat to shoot the guard in the head.

The guard told the suspect to leave or she would call the police. The suspect did leave, joined by a male and female friend. The suspect is described as a white man between 20 and 30-years-old, with a beard and long black hair wearing a bright red winter hat,

blue and tan jacket, black pants along with red and white sneakers.

Repeat Customer

On December 26 around 2 pm, one officer responded to a larceny report at Saks Fifth Avenue, 800 Boylston Street.

Loss prevention informed the officer that a bald man wearing a black pea coat and blue jeans stole two Moncler coats, adding up to \$4,159.07 in total.

The suspect actually tried to take three coats but unfortunately for him, he dropped one during his escape. The same suspect stole one Moncler coat on December 24. He must have been one happy customer if he decided to come back a second time. Maybe there will be a third time to grab that last coat.

Rule of Thirds

One officer responded to the 700 block of Albany Street to remove a male suspect from the premises on December 27 around 2:30 pm.

The officer was told about an uncooperative man on the third floor of a building. The man refused to leave although he has had prior incidents with being disruptive and rude to building staff. He had been barred from returning, so they called police.

After being escorted to the suspect, the officer requested he leave three times because he was trespassing. The suspect became irate and threatened to snap the officer's neck.

This prompted the officer to call back up, resulting in three additional officers arriving.

The suspect was taken under arrest and transported to the police department.

But First, Dessert

At about 1 pm on December 31, an officer took a walk-in report for a breaking and entering incident at 129 West Concord Street.

The reporting party explained that he is renovating a property and noticed evidence of a break-in which would have occurred between the hours of 5 pm and 9 am from December 1 to December 2.

Immediately upon entering the property, the reporting party noticed missing equipment, tools, and for the cherry on top, a half melted ice cream container on the floor. The reporting party knew there was a rocky road ahead of him. The unknown suspect, or suspects, must have banana split just in time, but only after dessert of course.

After accounting for all of the stolen items, the reporting party was out of \$4,500. Several cases of brass and copper plumbing were taken, along with a sliding saw, two cordless drills, batteries, a radio, to name just a few.

New Year's Eve Ambush

Three officers responded to a radio call for a robbery at 281 Huntington Avenue on December 31 at about 10:30 pm.

The victim informed officers that two unknown suspects dressed in black jackets with their hoods up approached and assaulted him. One of the suspects punched the victim in the mouth while the other demanded the victim's possessions. Without any other choice, the victim handed over his wallet, iPhone and Apple headphones.

The two suspects fled down Huntington Avenue toward Northeastern University while the victim ran into College Convenience to call police. Officers could not locate the unknown suspects.

Shoplifters' Favorite Coat

Two officers responded to Saks Fifth Avenue, 1 Ring Road, on January 1 around 1:54 pm for a fleeing suspect.

The suspect had attempted to walk out of the store with a winter hat and Moncler jacket. The total? \$1,770. Something about

the light, fluffiness, and more than likely the price, of Moncler's luxury merchandise must make it a shoplifter's dream.

Five other officers responded to the scene. Saks' loss prevention team eventually apprehended the suspect and brought him into their office.

While searching for additional stolen items, officers discovered needles, cookers and other paraphernalia consistent with illegal drug use. The suspect appeared to be going through withdrawals, and due to his physical health, officers told him he would be summonsed to court rather than be arrested.

The Sparrow Stealers Strike Again

On January 2 around 6 pm, two officers responded to a radio call for a larceny in progress at Titus Sparrow Park, 200 West Newton Street.

While playing an innocent game of basketball, two victims had a jacket containing two iPhones stolen. The fun was spoiled when four males wearing all black took the victim's jacket from the court's fence.

The victim could not locate the phones using a tracking app. Eight additional officers responded to the scene.

Three men matching the descriptions were located nearby, though the victims confirmed they were not the suspects.

There was no mention of this incident being connected to the December 24 larceny.

All That and a Bag of Chips

On January 5 around 10:55 pm, an officer responded to a radio call for a breaking and entering to a motor vehicle at 899 Boylston Street.

The victim parked inside the Prudential Garage at 800 Boylston Street at 1 pm. After returning nearly eight hours later, the victim noticed some items in the interior to be moved around.

Whoever the suspect may be, they might be strutting around in a black and burgundy tuxedo from the victim's car. To pair with the tux, the unknown suspect also took two bottles of cologne. Since the suspect probably has an exciting day ahead of them, they only thought it was fair to take the victim's sandwich and bag of chips.

Prudential Garage does have security footage.



**HILL HOUSE
SPRING BASEBALL
REGISTRATION**

Spring Season Runs: April - June 2020
Registration Opens:
Members: 1.7.20 General Public: 1.9.20

REGISTER ONLINE AT: HILLHOUSEBOSTON.ORG

DIVISIONS & AGES
CO-ED LEAGUE
T-BALL: 4-5-6-5 YEARS
AA BASEBALL (MACHINE PITCH): 6-5-8 YEARS
AAA BASEBALL (PLAYER PITCH): 8-10 YEARS
MAJORS LITTLE LEAGUE: 10-12 YEARS
GIRLS SOFTBALL: 6-12 YEARS

GAMES & PRACTICES PLAYED AT TERSE
OR BOSTON COMMON DEPENDING ON DIVISION

127 MOUNT VERNON ST BOSTON 617.227.5838



Don't Be Left Out in the Snow

**Stay Warm
This Winter in
Motor Mart
Garage**

Overnight monthly parking pass \$165/month
24/7 access monthly parking \$375/month

MOTOR MART GARAGE
201 Stuart Street, Boston, MA 02116

www.motormartgarage.com 617-482-8380 mmg@lazparking.com

Remembering Smoki Bacon

1928-2019



Smoki with daughter Hilary Gabrieli and Democratic Presidential Candidate Hillary Clinton.



Smoki (center) at Easter parade on Comm Ave with daughters, Brooks (left) and Hilary (right).



Smoki at home on Fairfield Street circa 1991



90th birthday party with State Treasurer Deb Goldberg (left) and State Representative Jay Livingstone (right).



Three generations: Pauline Bacon (left), Smoki (left center) and daughters Brooks (right center) and Hilary (right).



Greeting President Jimmy Carter at Victorian Boston Bicentennial Expo.



Charles Playhouse 1980's - Dick Concannon, Smoki Bacon, Roberta & Frank Sugrue, and Joanna Datillo



Having fun with family: Daughter Hilary (far left) and son-in-law Chris (far right) with their children Abigail, Polly, Lilla, John and Nicholas.



Hamming it up for the camera at "Beatlemania" opening night party, The Fan Club, 1980, with Colonial Theatre general manager Jimmy Hulse

Smoki Bacon

Continued from Page 1

political titans and throwing some of the city's most desirable parties.

But these social accolades were seemingly irrelevant to Bacon.

"She was the accidental Brahmin," said Jonathan Soroff, a local author and journalist who was among Bacon's countless friends. "She never wanted or valued that designation. She thought it was laughable and contemptuous. ... The idea of class meant nothing to her. It didn't exist."

Even if Bacon was indifferent to her place in Boston's social hierarchy, her influence was clear. She organized innumerable events and fundraisers for cultural groups over the decades,

her house parties brought together the city's leaders and intelligentsia, and local writers jockeyed for interviews on "The Literati Scene," a television show that she hosted with her late husband Richard Concannon.

Bacon commanded this type of attention because of her magnetic personality, friends explained. She enjoyed introducing people to each other - Soroff called her "relentlessly social" - but she was also honest, direct and opinionated. She harbored unique and eccentric interests, and she could draw people into engaging conversations about art, theater, politics, foreign affairs or virtually any other topic.

Her events were more than just opportunities to socialize, though. She poured her energy into groups like the Boston Landmarks

Orchestra, and she promoted shows at the Charles Playhouse. Through these efforts, she aimed to make Boston's cultural landscape more inclusive, friends say. She was also a keen believer in Boston's potential, working to showcase the best of the city.

"She wanted to open up the city to everybody, and she wanted to celebrate the cultural institutions in the city. All of them," said photographer Roger Farrington, who worked with Bacon at the Charles Playhouse.

That commitment to inclusion and openness was visible in her advocacy work. Bacon doggedly supported political causes like school desegregation and women's rights, and she lent her help to local nonprofits, with an eye for making the city's stodgy social scene more accessible.

Bacon was equally inclusive in her personal life, friends note. In particular, she hosted Harvard students from around the world, welcoming these newcomers into her family and her social circle, says public relations specialist Rosanne Mercer.

Plus, Bacon and Concannon regularly welcomed scores of people to their legendary parties. Hundreds of artists, thinkers and political operators were invited into the couple's Back Bay and Beacon Hill homes.

"You could see the people lined up for her parties," said longtime friend Peggy Dray. "Smoki was always meeting new people."

These parties were tough to break up. In 1994, the *Boston Globe* reported on a soiree so entertaining that Bacon was forced to shoo away

dozens of straggling guests by ringing a massive bell. The revelers took the hint and fled, forcing what seemed like half of Boston's upper crust out onto Fairfield Street.

Bacon gradually became less active, especially after Concannon's 2018 death. Still, she remained engaged in the lives of her friends and family, including daughters Brooks Bacon and Hilary Gabrieli, son-in-law Christopher Gabrieli, and five grandchildren. Bacon's friends now see her as a singular force during a changing era in Boston, making some of the city's institutions richer and more open.

"She made Boston a far more gracious and special place," Mercer said.

Photo: Courtesy Roger Farrington Archive

Photo: Courtesy Roger Farrington Archive



Photo: Courtesy of Red Sox

Sox Concerts' Noise Not That Oppressive

By Joe Walsh

Are Fenway Park concerts heavy noisemakers or are they just a part of the normal neighborhood din?

A new study from Boston University's Community Noise Lab argues that the park's outdoor concerts last year

were noticeably noisier than a typical Red Sox home game. Team officials point out that this increase in sound is infrequent and not too dramatic, but some locals still worry that a growing summer concert schedule could disrupt the neighborhood.

“The residents know that the Fenway is not a quiet place,” said Erica Walker, a BU postdoctoral associate who led the study. “The use of the park has changed over a period of time, so the demands put on the community have also changed.”

Walker's team of researchers set up 14 meters across the neighborhood, mostly in the West Fenway, and weighted their measurements to emphasize sound frequencies that are most noticeable to the human ear. Overall, they found that concerts were about three decibels louder than baseball games under this model.

This difference may seem small, but Walker said it confirms neighbors' longstanding frustrations about nighttime noise. She believes the Sox should take sound into account when scheduling concerts, especially since the team hopes to host up to a dozen this year.

"It's an issue that residents feel a lack of control over," Walker said.

The Red Sox argue that these noise levels are not very significant, especially since performances only take place on a handful of summer evenings. Team officials say they monitor the concerts' volume and usually impose a 10:30 pm curfew, measures that they believe keep sound within a reasonable range.

In particular, the three decibel increase that Walker cited is barely noticeable

for most people, according to Douglas Bell, a noise consultant whom the team hired to review the study.

“It is my opinion that the data presented in this report does not establish that Fenway Park concerts produce significant sound impacts in the Fenway neighborhood,” Bell wrote. “In fact, the data confirms that if there are any impacts at all, they are negligible.”

For locals like Lauren Dewey Platt, however, concerts are still a nuisance. Nearby residents deal with disruptive noise and annoying vibrations whenever a concert takes place, Dewey Platt said, and Walker's study reinforced her belief that these performances are louder and more problematic than baseball games. As a result, she hopes to see fewer concerts and more concrete measures to dampen sound.

"It doesn't look good and it doesn't surprise any of us," she said. "The noise levels are out of control."

The city gave the Sox permission to hold up to 12 summer concerts last month, and the team has already announced five musical acts that plan to stop by Fenway. Regardless, Red Sox officials say the team invites feedback from residents and hopes to limit disruption from these events.

“Our organization continues to take all neighborhood concerns and feedback seriously,” said spokesperson David Friedman.

DON'T SIGN ANYTHING:

A GUIDE FOR THE DAY YOU'RE LAID OFF

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

BPDA Income Restricted Housing Lottery
The Sudbury Apartments, 100 Sudbury Street, Boston MA (Government Center)
63 New BPDA Income Restricted Apartments for Rent

# of Units	# of bedrooms	Rent*	Max Income Limit (% AMI)
17*	Studio	\$1,125	70%
28*	1BR	\$1,318	70%
13*	2BR	\$1,492	70%
5*	3BR	\$1,672	70%

*1 Studio, 3 1BR, and 1 2BR units are built out for persons with mobility impairments.

*Rent includes utilities (except tenant will be responsible for paying electricity, cable and telephone). Parking is NOT included and reserved parking spaces will be available for standard monthly rates at the Government Center Garage.

Maximum Income per Household Size (2019 limits, provided by BPDA)

HH size	70% AMI
1	\$55,550
2	\$63,450
3	\$71,400
4	\$79,300
5	\$85,650
6	\$92,000

Income Minimums

# of bedrooms	70% AMI
Studio	\$33,750
1	\$39,540
2	\$44,760
3	\$50,160

Income Minimums Apply unless household has housing assistance like a mobile Section 8, VASH, etc.

Applications are available from January 16th to January 27th. Applications can be requested by phone (617.782.6900) or email (Sudbury.BPDA@sebhousing.com, or by clicking <http://bit.ly/100sudbury>

Applications may also be picked up at the West End Branch of the Boston Public Library (151 Cambridge Street) on the following days/times:
Thurs Jan 16th (1 pm to 5 pm), Saturday Jan 18th (10 am to 2 pm), Tuesday Jan 21st (1 pm to 5 pm), and Wed Jan 22nd (1 pm to 5 pm) and
Thurs Jan 23rd (4 pm to 8 pm)

Returned applications must be submitted online or postmarked no later than February 3rd, 2020
Mailed to: The SEB Office is on 257 Hillside Ave. Needham MA 02494

Selection by lottery. Asset, Use & Occupancy Restrictions apply. Preference for Boston Residents. Preference for Households with at least one person per bedroom. For built out units, preference for households with members who are deaf/hard of hearing or who have mobility impairments. Residences at Forest Hills Station is a smoke free and pet friendly community. For more information, language assistance, or reasonable accommodations for persons with disabilities please call or email 617.782.6900 or email Subbury.BPD.A@sebhousing.com



BVNA Won't Oppose New Use for 'Tower'



Photo: Caroline Broderick

By Jordan Frias

Bay Village residents are supporting a liquor license application for events held at The Tower on Arlington Street, but want assurance from the event company regarding loading and

unloading deliveries for future events. Members of the Bay Village Neighborhood Association (BVNA) voted Monday to not oppose the

Continued on Page 8



Photo: Courtesy of 311

Post Christmas Is Time for Rebirth

By Joe Walsh

The beginning of a new year means the end of the holidays, a time that many Southenders mark by unceremoniously tossing their Christmas trees onto the sidewalk. But by springtime, these trees will return to the neighborhood in a slightly different form. The city spends the first two full weeks of every year yanking old Christmas trees from the curb, hauling more than 350 tons of greenery in a decidedly un-festive tradition. However, a longstanding city program

prevents the trees from going to an incinerator. Instead, they are composted and distributed to public gardens in the South End and across the city, a growing program that ensures the materials are reused. "It's definitely becoming more popular. We're collecting more and more stuff," said Superintendent of Waste Reduction Brian Coughlin. "The numbers have gotten better and better through the years." Collection teams began fanning across the city's streets this week to

Continued on Page 8

COMMERCIAL
SPACE AVAILABLE

5200sf of creative space, ready
for your custom build-out. SOWA
district, close to everything!

THE FACTORY
ON WAREHAM

Contact: John 617.556.2900 // john.holland@thehollandcompanies.com
thefactoryonwareham.com

BPDA Income Restricted Housing Lottery

Velo, 3686-3690 Washington Street, Boston MA

50 New BPDA Income Restricted Apartments for Rent

# of Units	# of bedrooms	Rent*	Max Income Limit (% AMI)
1**	Studio	\$785	50%
7	Studio	\$1,125	70%
2	Studio	\$1,635	100%
4	1BR	\$922	50%
22**	1BR	\$1,318	70%
1	1BR	\$1,913	100%
1	2BR	\$1,039	50%
6	2BR	\$1,492	70%
1**	2BR	\$2,172	100%
2**	3BR	\$1,162	50%
2	3BR	\$1,672	70%
1	3BR	\$2,437	100%

**1 Studio 50% AMI unit, 3 1BR 70% units, 1 2BR 100% unit, and 1 3BR 50% unit are built out for persons with mobility impairments and 1 1BR 70% AMI unit is built with features for deaf/hard of hearing

*Rent does NOT include utilities. Tenant will be responsible for paying gas (heat and hot water are gas), electricity (cooking is electric), cable, telephone and water and sewer. Parking is NOT included and will be approximately \$200/month.

Maximum Income per Household Size (2019 limits, provided by BPDA)

HH size	50% AMI	70% AMI	100% AMI
1	\$39,700	\$55,550	\$79,350
2	\$45,350	\$63,450	\$90,650
3	\$51,000	\$71,400	\$102,000
4	\$56,650	\$79,300	\$113,300
5	\$61,200	\$85,650	\$122,400
6	\$65,750	\$92,000	\$131,450

Income Minimums

# of bedrooms	50% AMI	70% AMI	100% AMI
Studio	\$28,260	\$40,500	\$58,860
1	\$33,192	\$47,448	\$68,868
2	\$37,404	\$53,712	\$78,192
3	\$41,832	\$60,192	\$87,732

Income Minimums Apply unless household has housing assistance like a mobile Section 8, VASH, etc.

Applications are available from January 16th to January 27th. Applications can be requested by phone 617.782.6900 by clicking <http://bit.ly/VeloWashington>

Applications may also be picked up at the Jamaica Plain Branch of the Boston Public Library (30 South St, Jamaica Plain) on the following days/times: Thurs Jan 16th (4 pm to 8 pm), Saturday Jan 18th (10 am to 2 pm), Tuesday Jan 21st (1 pm to 5 pm), and Wed Jan 22nd (1 pm to 5 pm) and Thurs Jan 23rd (1 pm to 5 pm)

Returned applications must be submitted online or postmarked no later than February 3rd, 2020
Mailed to: The SEB Office is on 257 Hillside Ave, Needham MA 02494

Selection by lottery. Asset, Use & Occupancy Restrictions apply. Preference for Boston Residents. Preference for Households with at least one person per bedroom. For built out units, preference for households with members who are deaf/hard of hearing or who have mobility impairments. Velo is a smoke free and pet friendly community. For more information, language assistance, or reasonable accommodations for persons with disabilities please call or email 617.782.6900 or email Velo.BPDA@sebhousing.com

LEGAL NOTICE

CITATION ON PETITION FOR FORMAL ADJUDICATION

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300
Docket No. SU19P2296EA

Estate of: **Krikor Baytarian**
Date of Death: **11/07/2018**

To all interested persons: A Petition for **S/A - Formal Probate of Will with Appointment of Personal Representative** has been filed by: **Ann Baytarian of Boston MA** requesting that the Court enter a formal Decree and Order for such other relief as requested in the Petition. The Petitioner requests that: Ann Baytarian of Boston MA be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in an unsupervised administration.

Important Notice

You have the right to obtain a copy of the Petition

from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **01/21/2020**.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return date, action may be taken without further notice to you.

Unsupervised Administration Under the Massachusetts Uniform Probate Code (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

Witness: Hon. Brian J. Dunn, First Justice of this Court
Date: December 09, 2019

Felix D. Arroyo, Register of Probate

Boston's temperamental winter has no effect on patron turnout.

"Our sturdy audience can come out in the snow," Marcus said.

Patrons should not worry about winter weather causing any disruptions. Only dangerous weather resulting in closed public transportation or declared snow emergencies would garner consideration to halt a performance. But in the four years McWorter has been with ArtsEmerson, only two winter performances have been canceled due to weather.

of Walsh's affordable housing package. He hopes that the Lafayette's sale, plus a proposed new tax on expensive real estate transfers, will collectively earn the city \$400 million. That new revenue, plus \$100 million from the city's budget, would go to subsidies for new housing, rental vouchers for vulnerable people, and other programs to support low- and middle-income residents.

"Housing is the biggest economic challenge our residents face," Walsh said Tuesday night. "These investments are transformative and I invite housing advocates and residents to help us bring them to life."

The revenue sources for those programs are still far from certain. The Lafayette Garage's value is unproven, and the city cannot add a real estate transfer fee without permission from the state legislature.

Regardless, some locals are optimistic about the Lafayette's sale. The garage is near scores of Downtown Crossing businesses, so it is probably a lucrative and desirable property, noted Rosemarie E. Sansone, the Downtown Boston Business Improvement District's president and CEO.

"This sale should be highly attractive as the garage is extremely popular and convenient," Sansone wrote in an email. "I think this is one piece of the \$500 million housing goal and one step closer for the Mayor's continued commitment in filling the affordable housing gap."

CLASSIFIEDS CALL (857) 265-3022

Custom Flooring & Millwork

—Wide Plank & Long Length Flooring
—White Oak & Antique Heart Pine
—Genuine Mahogany Decking

T.S. Mann Lumber 978-249-2206

www.MannLumber.com

Kitchens Baths Tile Work Finish Work Windows & Doors Additions Painting Roofing Gutters Decks Demolition Masonry Plumbing Electrical HVAC	DIPIERRO Design • Build • Remodel Gerry DiPierro President 617-592-6447 www.dipierroconstruction.com info@dipierroconstruction.com Fully Licensed & Insured
---	---

Christmas Trees

Continued from Page 7

pick up Christmas trees, and they will return next week for a second round, stopping by the South End on Tuesday morning.

The trees are carted to a site in Mattapan, where workers grind them up and mix them with all the yard waste that the city picked up last summer and fall. These leaves, woodchips and other organic materials are mixed together and left to decompose in piles, and by early May, the city will have usable compost that is distributed to dozens of community gardens.

"Once it's ready to be sent out to the gardeners in the spring, they can use that material free of charge," Coughlin said.

The Christmas tree pickup effort only makes up a small portion of Boston's 10,000-ton annual composting haul, but Coughlin believes it is a worthwhile program. By reusing these trees, the city prevents

hundreds of tons of waste from being sent to an incinerator. This saves the city money, according to Coughlin, and it cuts back on the city's garbage totals.

For gardeners in the South End and across the city, the composting program is a valuable source of high-quality fertilizer. The Trustees of Reservations takes in about 100 cubic yards of city compost for the 11 gardens it manages in the South End, including 40 cubic yards for the Berkeley Community Garden alone, according to Vidya Tikku, The Trustees' Greater Boston director.

This composting program invigorates the dirt underneath community gardens, Tikku explained, allowing gardeners to keep their soil healthy, free of charge. It also returns the South End's organic waste to the neighborhood, she added, rather than sending it to a faraway landfill.

"The gardens are recirculating resources," she said. "The free compost is really a service from the city to ensure that everyone has access to good, clean soil."

BVNA Meeting

Continued from Page 7

license for the event space in the old Smith & Wollensky building but also approved sending a letter to the Boston Licensing Board about the restrictions they want for loading and unloading during events.

"One of the issues is loading in the morning," said Sarah Herlihy, a former BVNA president and direct abutter of the venue at 101 Arlington Street. "I think there is a concern around noise. That is extremely noisy if done poorly late in the night and early in the morning."

At Monday's meeting, she shared her concerns with fellow BVNA members, telling them the event company — listed as The Tower, Inc. on the liquor license application — is interested in hosting different types of events, including corporate retreats and weddings.

She said her concern is that loading after late night events could be disruptive to abutters since it would take place early morning in an open parking

lot on Arlington Street.

She says there is nothing to muffle the noise, especially if beeping trucks are operating in the area after an event ends around 1 a.m.

Another issue for residents is the amount of loading per month the company would like to do during late night and early morning hours: 10 to 12 per month.

Herlihy said they would like that limited to "a much smaller number."

"They don't seem to be interested in limiting it, so that's one of the issues," Herlihy said.

She's also suggested that loading occur the following morning after an event to minimize disruption but said she's received push back from the company's lawyers.

Residents agree that it is reasonable to tie the approval of the license on the condition that the company agrees to work with BVNA's planning and licensing subcommittee to resolve the loading and unloading issue.

The event company's marketing team, Longwood Venues, did not respond to a request for comment.

Theater Season

Continued from Page 3

on the calendar is where is the mindset of where the audience is going to be," McWorter said.

Broadway in Boston's bigger nationwide touring shows, like *Cats*, the upcoming *Mean Girls* and *Fiddler on the Roof*, grant them the ability to maintain consistent attendance through every season. And Marcus says the

Lafayette Garage

Continued from Page 3

by selling the Winthrop Square Garage to developer Millennium Partners, which tore the building down to make room for a skyscraper.

In contrast, the possibilities for the Lafayette are starkly narrow, which could limit its sales price. The garage is solely underground and does not include any air rights, meaning that a future buyer cannot build on the site. As a result, the next owner will have few options other than continuing to operate it as a parking area.

"The Lafayette Garage cannot be further developed, as it sits below offices and a hotel, which are not part of the property," a city spokesperson told *The Boston Guardian* in an email.

Tax assessing data suggests that the city's payday could be limited. A parking garage of the Lafayette's size might be worth as much as \$75 million, according to a review of tax assessing data for other downtown garages. Wintermeier emphasized that this is a rough estimate, but it provides some insight.

A sale could also cut off income that the city earns from the garage. The city splits the garage's profits with Pilgrim Parking, earning \$2.9 million from the operation in 2017, according to city officials. Pilgrim Parking did not respond to a request for comment, and the city did not comment on the impact of losing this revenue.

The garage's sale is a significant part

ON THE TOWN



Now-Saturday, February 29

Frog Pond Ice Skating. Outdoor ice skating with skates, skate aids and lockers for rent. \$6. Boston Common. Monday, 10 am-3:45 pm. Tuesday-Thursday, 10 am-9 pm. Friday-Saturday, 10 am-10 pm. Sunday, 10 am-8 pm.

The Rink at 401 Park. Outdoor ice skating at 6,000+ square foot rink with skate rentals. \$6-\$10. 401 Park Dr. Monday-Friday, 3-9 pm. Saturday, 11 am-10 pm. Sunday, 11 am-8 pm.

Seaport Skating Rink. Winter activities, goodies and 3,000 square foot rink. \$3-\$5. 65 Northern Ave. Monday-Thursday, 4-9 pm. Friday, 4-10 pm. Saturday, 11 am-10 pm. Sunday, 11 am-8 pm.

Now-Saturday, January 25

Pass Over. Two friends share their dreams of deliverance until a stranger changes everything. Recommended for ages 15 and up. Performance times and ticket prices vary. Calderwood Pavilion at BCA, 527 Tremont St.

Now-March 1

Etching Revival: Whistler and His Circle. Presenting etched prints from James Abbott McNeill Whistler and fellow artists. Childs Gallery, 169 Newbury St.

Now-March 8

Hannah Barrett: Transitions. Retrospective display of the artist's various series. Childs Gallery, 169 Newbury St.

Friday, January 10-Thursday, January 16

Boston Ballet School Open Studio Week. Free classes for prospective students ages 16 months to 18 years. Registration is required. 19 Clarendon St.

Friday, January 10-Sunday, February 9

We All Fall Down. A heart wrenching, riotous play where a theatrical mother summons her non-religious family to celebrate Passover for the first time in decades. Calderwood Pavilion at the BCA, 527 Tremont St.

Friday, January 10

Free Cardio Fitness Class. Fun, high energy dance class incorporating moves with cardio combos. The Bubble at Carter Field, 687 Columbus Ave. 10-11 am.

Saturday, January 11

Namaste at the MFA. Morning yoga at the museum's courtyard before opening. Free for members, \$25 for non-members. Museum of Fine Arts, 464 Huntington Ave. 9 am.

Brunch and Cheese Class. Cheese, pairing tasting and creative beverages with Curds & Co. \$35. Boston Public Market, 100 Hanover St. 11 am-12:30 pm.

Women's Self Defense Class. The Beacon Hill Women's Forum welcomes members to a free workshop followed by brunch. RSVP and registration required. 200 Terminal St, Charlestown. 10 am.

Open Bach Cantata Rehearsal. Emmanuel Music's The Bach Institute will be practicing Cantata BWV 123 followed by a discussion with Pamela Dellal and Ryan Turner. Emmanuel Church, 15 Newbury St. 11:30 am.

Nichols House Museum Open House. To celebrate Rose Standish Nichols' 148th birthday, the museum will be hosting a neighborhood open house with birthday cake and self-guided walks. Free. 55 Mt Vernon St. 2-4 pm.



Sunday, January 12

SoWa Second Sunday. Over 80 artist studios will be open for browsing, buying and meeting artists. 450 Harrison Ave. 11 am-4 pm.

Kick Your Sugar Habit in 2020. Holistic nutritionist Kristen Ciccolini will help teach ways to manage cravings. Free. Fenway Community Center, 1282 Boylston St #123. 11 am-12 pm.

Monday, January 13

Palliative Care: Living Well with Matthew Russell, MD. Join Dr. Russell, Director of Ambulatory Geriatrics at MGH, to learn what palliative care is, what it isn't, and how it may benefit you or a loved one. Free, registration is required. BPL Central Branch, 700 Boylston St. 2-3:30 pm.

Tuesday, January 14

Friends of the Public Garden 50th Anniversary. Kick-off the Friends' 50th year with breakfast, an overview of what's to come and conversation. RSVP: FriendsOfThePublicGarden.org. Moakley Law Library at Suffolk Law, 120 Tremont St. 8-9:30 am.

Dawson's Fall with Roxana Robinson. Book talk with the author about her novel set in 1889 South Carolina. Free with \$10 admission, free for members. Boston Athenaeum, 10 1/2 Beacon St. 12-1 pm.

King's Chapel Recital. Christine Vitale on the violin, Jennifer Lucht on the cello and Heinrich Christensen on the organ. \$5 suggested donation. King's Chapel, 58 Tremont St. 12:15 pm.

Sensory Cupping: Coffee in Color. Join George Howell Coffee for a blind cupping session utilizing all senses. Free. Time Out Market, 401 Park Dr. 2 pm.

Hyman Bloom: The Beauty of All Things. Explore the history and life of former West End and Vilna Shul congregant and painter through a film screening. \$10-\$15. Vilna Shul, 18 Phillips St. 7 pm.

Wednesday, January 15

Guided Wildlife Tour on the Esplanade. Walk while identifying wildlife with the Esplanade Association and Mass Audubon staff. Suggested donation of \$10. Arthur Fiedler Statue, Charles River Esplanade. 10-11:30 am.

Suffrage on Beacon Hill. Old South Meeting House members will tour the Nichols House Museum and learn about women's rights and suffrage. \$15. 55 Mt. Vernon St. 11 am-1 pm.

Thursday, January 16

An Evening with Stephen Kurkjian. Three-time Pulitzer Prize winner Kurkjian will discuss his critically acclaimed book about the Gardner museum art heist, *Master Thieves*. Free. RSVP: SpecialEvents@NABBOOnline.com. The Learning Project, 107 Marlborough St. 6:30 pm.

Community Boating Raise the Sails Benefit Dinner. Cocktail reception, silent auction and seated dinner to benefit Community Boating. \$250. Hampshire House, 84 Beacon St. 6:30-9:30 pm.

1776 Salon with Jill Lepore. Harvard professor tells the story of Benjamin Franklin's sister and explores what it means to write history for what has been lost, not found. Free, registration required. Old South Meeting House, 310 Washington St. 7 pm.

Friday, January 17

Gallery at 249 A Street Reception. Running until February 21, the reception celebrates the gallery's latest exhibition, *Abstractions* featuring Paola Savarino, Duane Lucia and Tony Savarino. Free. 249 A St. 6-8 pm.

Saturday, January 18

Open Bach Cantata Rehearsal. Emmanuel Music's The Bach Institute will be practicing Cantata BWV 3 followed by a discussion with John Harbison. Free. Emmanuel Church, 15 Newbury St. 11:30 am.



West End Stories Scanning and Photography Party. The West End Museum will be collecting photos, letters, records or objects that tell the

story of the West End before urban renewal through present day with light refreshments and socialization. Free. 150 Staniford St. 2-5 pm.

Raphael and Inghirami: Celebrities of Renaissance Rome. Ingrid Roland, professor at the University of Notre Dame School of Architecture in Rome, will lead a lecture. \$10-\$15. Isabella Stewart Gardner Museum, 25 Evans Way. 3:30-5 pm.

Terence Blanchard Featuring The E-Collective. Jazz performance with Blanchard, a Grammy Award winner and Oscar nominated composer. \$45-\$65. Berklee Performance Center, 136 Mass Ave. 8 pm.

Sunday, January 19

A Taste of Greece: Cooking Class. Chefs Jody Adams and Pantazis Deligiannis will teach how to prepare an eight-dish Greek Meze. \$75. Time Out Market, 401 Park Dr. 3 pm.

An Evening of Bach Arias and Cantata BWV 78. Conducted by Ryan Turner. Free. Emmanuel Church, 15 Newbury St. 7:30 pm.



Monday, January 20

Gardner Museum Free Day. Free admission to the museum's annual day of service, which is in celebration of Dr. Martin Luther King Jr.'s life. Isabella Stewart Gardner Museum, 25 Evans Way. 11 am-4 pm.

Tuesday, January 21

King's Chapel Recital. Carson Cooman on the C.B. Fisk organ playing works from Ferrari, Sawa and Aberg. \$5 suggested donation. King's Chapel, 58 Tremont St. 12:15 pm.

Thursday, January 23

SHIMMER. Early 2000s themed celebration of Boston artists in fashion with performances, dancing and art installations to benefit BCA. \$75-\$125. Cylorama at Boston Center for the Arts, 539 Tremont St. 8-11 pm.

Thursday, January 23-Friday, January 24

Sérgio Assad, Clarice Assad & Third Coast Percussion. Half of the renowned guitar duo The Assad Brothers and widely performed Brazilian concert music composers with Grammy-winning percussion ensemble. \$35-\$75. Jordan Hall, 30 Gainsborough St. 8 pm.

Friday, January 24-February 8

Fresh Ink Theatre Company's Last Catastrophist. One climatologist escapes to the coast of Iceland, only to be found by her one remaining peer, resulting in a cat and mouse game. \$5-\$25. Plaza Black Box, Boston Center for the Arts, 539 Tremont St. Times vary.

Our Local Real Estate



15 Ward Street #5

By Caroline Broderick

A traditional home can be regarded as dated, though not every buyer is a fan of a modern design's stiffness. 15 Ward Street's unit 5 is a perfect balance between comfort and contemporary. With traditional traits and a modern layout, the best parts of each interior design come together for a cohesive, elevated home.

Found inside a recently constructed building, unit 5 is up to date and still has a modern flair. This impeccably kept condo comes with a separately deeded parking space, stacked washer and dryer, stainless steel Bosch kitchen appliances and direct elevator access.

Unit 5 has an open floor plan with a U-shaped kitchen facing out into the adjacent living and dining spaces. With the open area, residents can cook amongst their kitchen's charming cherry cabinetry while continuing the entertaining. The kitchen has black granite countertops and a contrasting light glass tile backsplash. The granite counters extend into a peninsula, which can accommodate extra bar seating.

Having an open floor plan also allows for natural sunlight to pour in and reach every crevice. This sunny condo has a multitude of windows in every room, including a wide bay window in the living room with a cozy seating area and hidden storage. The living room also has a corner gas fireplace and double door coat closet.

Adjacent to the kitchen and living room is a separate dining area. This area has a ceiling fan and access to a private outdoor balcony through glass sliding doors. The balcony is spacious enough for outdoor summer grilling or relaxing in lounge chairs.

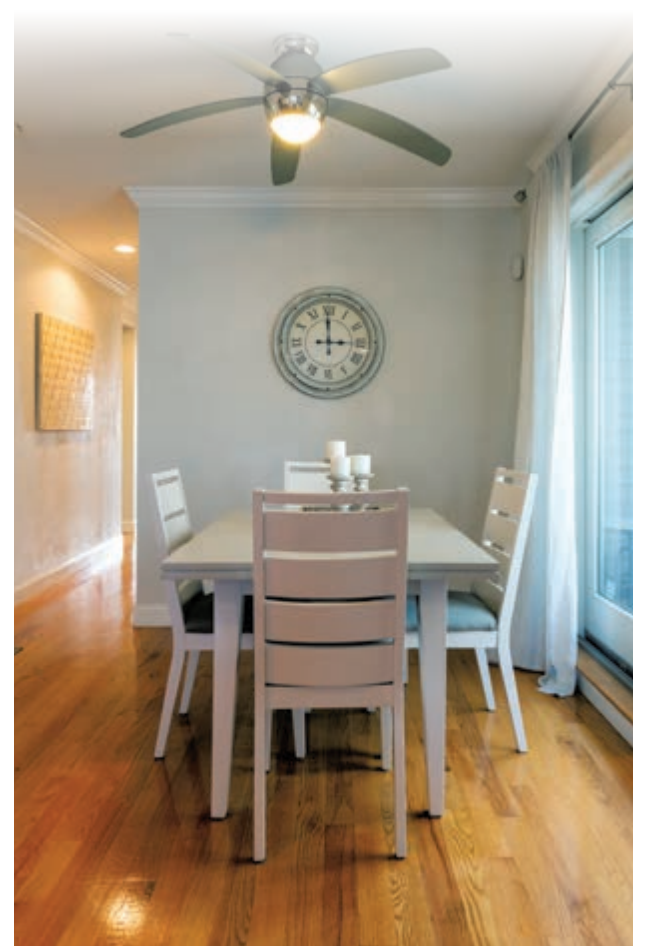
Unit 5 has two bedrooms and two full bathrooms. The master



bedroom is a corner room with a step-in closet and en-suite bath. The bathroom has both granite and marble along with a shower and bathtub. The sink has an abundance of space and a long vanity mirror. The second bedroom is graced with two closets for double the storage. Off the hallway is the second bathroom with a linen closet.

Well kept oak wood flooring spans through the home as well as white crown molding and recessed lighting. The unit comes with an alarm system and HVAC. If the abundance of closets is not enough, this condominium comes with separate private storage.

15 Ward Street is located only four miles from Downtown Boston and a short walk to the Andrew Red Line T stop. Restaurants, cafes, coffee shops and shopping are also nearby. This 1,148 square foot home is priced at \$729,000. Contact Joseph Govern of Street & Company for more information.



Beacon Hill Open Houses								
Price	Address	Type	Pkg	Beds	Baths	SF	Open House	Phone
\$6,999,000	5 Joy St #PH	C	0	4	3.5	3,828	Sun 12-1:30	(617) 645-5888
\$4,950,000	4 Joy St #1	C	0	3	3.5	2,754	Sun 12-1:30	(617) 645-5888
\$2,975,000	3 Joy St #II	C	0	2	2	1,483	Sun 12-1:30	(617) 645-5888
\$2,299,000	36 Joy Ct	SF	0	3	3.5	2,418	Sat, Sun 11:30-1	(781) 603-8702
\$2,299,000	36 Joy Ct #36 1/8	C	0	3	3.5	2,418	Sat, Sun 11:30-1	(781) 603-8702
\$1,499,000	5 W Hill Pl #A	C	1	2	2	1,300	Sun 11:30-12:30	(617) 519-1480
\$1,399,000	81 Phillips St #2B & 2C	C	0	3	2	1,243	Fri 5-7	(617) 365-1151
\$1,399,000	81 Phillips St #2B & 2C	C	0	3	2	1,243	Sat, Sun 12-2	(617) 365-1151
\$1,195,000	45 Province St #910	C	1	1	1.5	1,235	Sun 12:30-2	(617) 823-2882
\$869,000	26 Pinckney St #26	C	0	1	1	831	Sat, Sun 11-12:30	(617) 510-5050
\$599,000	8 Whittier Pl #14A	C	0	1	1	923	Sat, Sun 12-1:30	(617) 266-6006
\$599,000	8 Whittier Pl #14A	C	0	1	1	923	Mon 5-6:30	(617) 266-6006
\$429,000	9 Hawthorne Pl #14K	C	0	0	1	637	Sun 12-1:30	(617) 797-3866

Back Bay Open Houses								
Price	Address	Type	Pkg	Beds	Baths	SF	Open House	Phone
\$5,750,000	401 Beacon St #2	C	2	3	2.5	2,877	Sun 12-1	(617) 896-5006
\$1,299,000	180 Comm Ave #7	C	0	2	2	1,070	Sat 11-12	(617) 872-3227
\$1,075,000	401 Beacon St #B	C	1	2	1	878	Sun 12-1	(617) 896-5006
\$460,000	511 Beacon St #6	C	1	0	1	380	Sat 12-1	(207) 751-1500

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 2-3	(617) 262-1504
\$3,975,000	400 Stuart St #20E	C	1	3	3.5	1,878	Sun 12-1	(617) 312-7232
\$2,995,000	3 Lawrence St	SF	0	3	2.5	2,345	Sun 12-1	(617) 262-1504
\$2,577,600	380 Harrison Ave #14H	C	0	3	2.5	1,551	Sun 12-1	(781) 426-6725
\$2,495,000	400 Stuart St #20B	C	0	2	2	1,371	Sun 12-1	(617) 266-4430
\$2,475,000	27 Isabella St #1	C	2	2	2.5	2,065	Sun 12-1	(617) 796-6084
\$1,999,000	429 Columbus Ave #A	C	1	3	2.5	1,893	Sat 1-2:30, Sun 12-1:30	(617) 504-7814
\$1,884,800	380 Harrison Ave #1111	C	0	2	2	1,197	Sun 12-1	(781) 426-6725
\$1,795,000	400 Stuart St #21C	C	0	1	2	1,134	Sun 12-1	(617) 266-4430
\$1,629,000	4 Worcester Sq #1	C	1	2	2	1,692	Sun 12-1:30	(617) 834-0137
\$1,579,000	37 E Concord St #4	C	1	2	3	1,488	Sat, Sun 12-1	(877) 249-5478
\$1,465,000	21 Fr Gilday St #313	C	0	2	2	1,291	Sat 11:30-1	(617) 480-7775
\$1,289,000	98 W Springfield St #3	C	0	2	2	1,370	Sat 12-1	(617) 875-8755
\$1,279,000	98 W Springfield St #1	C	0	2	1	1,436	Sat 12-1	(617) 875-8755
\$1,115,000	21 Fr Gilday St #208	C	0	2	2	1,061	Sun 12:30-2	(781) 812-4575
\$1,075,000	45 St Botolph St #201	C	0	2	2	1,076	Sun 11-12:30	(617) 312-5102
\$835,000	30-34 E Concord St #11	C	0	2	1	770	Fri 4:30-5:30	(617) 908-4000
\$799,000	668 Mass Ave #G	C	1	2	2	1,034	Sun 12-1:30	(617) 676-4082
\$779,900	197 St Botolph St #3	C	0	2	1	901	Sat, Sun 11:30-1	(617) 266-4430
\$779,000	191 W Canton #2	C	0	2	1.5	701	Sun 12:30-2	(617) 877-2110
\$679,000	55 E Springfield St #PH	C	0	2	1	765	Sun 12-1:30	(617) 501-3685
\$569,000	69 E Berkeley St #5	C	0	1	1	617	Sat 12-1	(617) 319-0339
\$529,000	46 E Springfield St #2	C	0	1	1	552	Sun 12:30-2	(617) 438-0429

Waterfront Open Houses								
Price	Address	Type	Pkg	Beds	Baths	SF	Open House	Phone
\$6,499,900	40 Battery St #PH6	C	0	3	5	3,542	Sun 1:30-2:30	(781) 603-8702
\$3,299,000	40 Battery St #PH6	C	0	2	2.5	1,791	Sun 1:30-2:30	(781) 603-8702
\$2,999,000	40 Battery St #502	C	0	2	2.5	1,545	Sun 1:30-2:30	(781) 603-8702
\$1,749,000	4 Battery Wh #4602	C	0	2	2	1,486	Sun 12-1:30	(617) 501-4800
\$1,425,000	4 Battery Wh #4601	C	1	1	2	1,100	Sun 12-1:30	(617) 763-0407
\$739,000	33 Commercial Wh #33	C	1	1	1	744	Sun 1-2	(617) 807-0739

South Boston

15 Ward Street #5
2 BR, 2 Bath Condominium



OPEN HOUSE
SAT. 10:30-12:30 pm, SUN. 12-1 pm

Sunny two bedroom, two bath unit with open floor plan in beautifully maintained building. Direct elevator access. Large corner living room with gas fireplace, oak floors and a wide bay with window seat containing storage. Open and spacious u-shaped kitchen with cherry cabinets, glass tile backsplash, granite counter tops with seating. Bosch stainless steel appliances. Separate dining area with sliders to private balcony. Corner master bedroom with step-in closet has private marble and granite bath with tub. Second bath off hallway with shower stall. Linen closet. Rear stair to private storage. Separately deeded parking space. In-unit stack washer/dryer. Walk to Andrew "T" Stop.

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

Street & Company 78 Charles Street, Boston, MA 02114
REALTORS 617-742-5235
For more than 90 years www.streetandcompany.com

BREWSTER & BERKOWITZ

REAL ESTATE

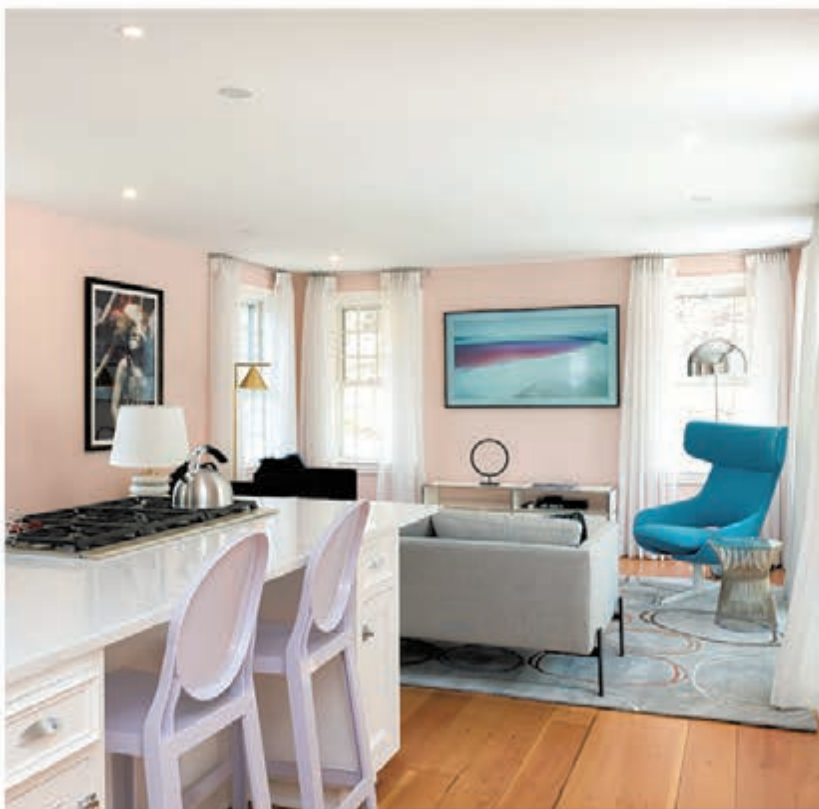


Beacon Hill Condominium - 34 Hancock Street Unit 1E
This pristine one bedroom apartment, part of a two building, 17 unit, professionally managed condominium association, is situated on a lovely, wide tree lined street. The pet friendly, smoke-free building has recently been renovated and the unit is in move in condition. There is a new roof, new gutters, a new boiler, and modern thermostats in every apartment. The building has all new ceilings, a new intercom buzzer system and breaker panels. The apartment has a washer/dryer, excellent finishings and high-end appliances. There are six on-site rental parking spaces (\$275/m) if available. This apartment is conveniently located near all of the amenities of Cambridge Street.

\$619,000

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

One island. Fourteen homes. Infinite memories.



 **THE COPLEY GROUP**
nantucket collection

Nantucket houses are available to rent by the week in the summer time. Shorter term rentals are available throughout the year.

Nantucket rentals available year-round

(508) 901-9877
guestservice@thecopleygroup.com
www.thecopleygroupnantucket.com