

Cooling Market Forces Three Big Fenway Projects to Change Course

BY STEVE WOLF

New wrinkles in three major Fenway developments suggest that a cooling real estate market could give the neighborhood—flooded with more than 12 million square feet of new and proposed projects over the past decade—a chance to catch its breath.

The week before Thanksgiving news ricocheted around the neighborhood that Berklee had purchased 2-6 Charlesgate from Samuels & Associates. (Universal Hub first reported this story.) At an auction in September, Samuels paid \$28.1 million for the site, which came with City approval for a new 28-story building with 400 apartments. The apartment plan originated with Morro, an offshoot of dorm developer Scape, and generated controversy from the start. Residents and parks advocates opposed its height and legal sleight-of-hand intended to sidestep a City-defined zone of lower heights close to parks and parkways.

According to *The Boston Globe*, Berklee has remained tight-lipped about its plans, but

Banker & Tradesman noted statistics reported to the City in October showing that the school houses only 26 percent of 5,500-plus students on campus. Interestingly, just a year ago the City granted a two-year extension of Berklee's institutional master plan. At the time, the college told the BPDA board that it wasn't "proposing additional institutional projects in this renewal, nor does [it] propose adding any new land area to the IMP."

The purchase gives Berklee, historically based in the East Fens, its third property on the west side of the park. 2-6 Charlesgate sits next to 132 Ipswich, a classroom/studio/practice-space building acquired when the school absorbed Boston Conservatory in 2016. This September it opened new classrooms and a dance studio at 1249 Boylston St., which had previously housed a CVS (and still hopes to land a ground-floor tenant).

In a second surprise, the *Globe* reported that West Coast developer IQHQ, which entered the Boston market aggressively a few years ago, has hit the pause button on the second phase of the Fenway Center—the air-rights project just west of Kenmore Square.

It plans to sit tight after wrapping up work on the air-rights platform above the Mass Pike and Lansdowne Station early in 2026. The developer told the *Globe* that it would move quickly to start construction of two planned towers with roughly 1 million square feet of lab and commercial space if it can get a commitment for half of the space. IQHQ also appears to have stopped renovation of the Hotel Buckminster, and a newly built lab building (300,000SF) at 109 Brookline Ave. sits empty.

Finally, Newton-based National Development has reopened the Midtown Motor Inn after refurbishing the lobby and rooms. It told the *Globe* that it will wait to replace the building with a 325-unit apartment building that won City approval in 2021.

Steve Wolf lives in the West Fens.

VETERANS DAY RALLY TAKES AIM AT ICE TACTICS



PHOTOS: RUTH KHOWAIS



On Nov. 11, Veterans' Day, more than 100 people rallied at the War Memorial in the Back Bay Fens. "Take Action to Say No War on Our Cities" was organized by About Face: Veterans Against War.

City Approves Northeastern's IMP

The Boston Planning Department approved Northeastern University's 10-year institutional master plan on Nov. 13. The IMP calls for 1,200 added



dorm beds, new academic buildings, and \$62.5 million in community benefits over the next 10 years. We'll cover the plan in more detail in an upcoming issue.

ELECTION RESULTS: MAYOR & AT-LARGE CITY COUNCILORS

The Fenway			UNOFFICIAL TOTALS BY WARD/PRECINCT						
Ward/Precinct ↻	4/6	4/7	4/8	5/2	5/10	5/12	5/15	21/1	21/2
Turnout ↻	15.8%	23.3%	17.3%	17.8%	15.2%	15.2%	17.5%	17.4%	7.9%

MAYOR									
MICHELLE WU	185	274	236	251	163	163	175	28	41
PERCENTAGE OF VOTES CAST	83.7%	90.7%	90.4%	93.3%	90.6%	90.6%	83.0%	73.7%	91.1%

AT-LARGE COUNCILORS									
FRANK BAKER	61	63	51	41	25	25	47	56	7
RUTHZEE LOUIJEUNE*	133	182	142	172	32	109	133	219	30
MARVIN DEE MATHELIER	59	61	6	58	58	52	50	78	10
JULIA MEJÍA*	96	167	133	150	34	98	95	188	23
ERIN MURPHY*	136	143	103	106	90	89	112	151	24
WILL ONUOHA	58	42	54	53	35	30	60	58	4
HENRY SANTANA*	99	166	132	81	81	100	79	176	27
ALEXANDRA VALDEZ	53	84	65	57	57	54	55	98	17

*** THE FOUR CANDIDATES WITH THE HIGHEST CITYWIDE VOTE TOTALS WIN AT-LARGE SEATS.**

(Chart based on unofficial vote totals released by the City of Boston Elections Department.)

ELECTION RESULTS: DISTRICT 7 & DISTRICT 8 COUNCILOR

District 7 City Councilor

UNOFFICIAL TOTALS FOR FENWAY PRECINCTS

Ward/Precinct ➞	4/7	4/8	4/9	4/11
MINIARD CULPEPPER	153	138	23	6
PERCENTAGE OF VOTE	58.0%	67.0%	44.2%	85.7%
SAID AHMED	111	68	29	1
PERCENTAGE OF VOTE	42.0%	33.0%	55.8%	14.3%

District 8 City Councilor

UNOFFICIAL TOTALS FOR FENWAY AND MISSION HILL PRECINCTS

Ward/Precinct ➡	4/10	5/2	5/10	5/12	5/15	10/1	10/2	10/3	10/4	10/5	21/1	21/2
SHARON DURKAN	44	201	138	128	157	149	114	86	170	119	246	35
PERCENTAGE OF BALLOTS	86.2%	74.7%	76.7%	76.6%	74.4%	65.6%	71.3%	70.0%	55.8%	69.6%	79.1%	77.8%

> **DISTRICT 7 WINNER: MINIARD CULPEPPER, WITH 54.2% OF VOTES CAST. SAID COACH AHMED RECEIVED 45.8%.**
> **DISTRICT 8 WINNER: SHARON DURKAN, WHO RAN UNOPPOSED.**

(Figures show unofficial vote totals released by the City Elections Department.)

FENSVIEWS

Next Steps for Rent Control

BY CAROLINE HICKEY

The Homes for All Massachusetts coalition, which includes Fenway Forward, has collected the required signatures for a 2026 ballot initiative on rent control. This milestone marks a huge win for the future of housing justice in our state and serves as a hopeful reminder of what we can accomplish as a collective.

This achievement comes from the hard work of thousands of volunteers—community members, renters, homeowners, activists, and labor organizers.

GUEST OPINION

Each signature collected is not just a number, but a belief in a better future. More than 124,000 signers furthered our mission of making Massachusetts a place where all people can afford to live and thrive.

At Fenway Forward, we not only reached our organization’s signature goal, but surpassed it. This success came from our incredible resident leaders and staff who day after day showed up with the intention of making a change. As we continue to work on the rent control campaign, we will bring the same dedication we had collecting signatures.

So what comes next?

The next phase of the initiative lies with the legislature. As a coalition, we have collected well over the required number of signatures. Under state law, lawmakers now have until May to implement the initiative. If they do not, we must submit an additional 13,000 signatures by July 1 to put rent control on the 2026 ballot.

The ballot initiative gives Massachusetts voters the opportunity to establish a statewide rent control policy that would cap annual rent increases at the cost of living or five percent (whichever is lower). New developments would be exempt for the first 10 years, as would public housing, nonprofit housing, short-term rentals, and small landlords.

Rather than introducing a local option that cities and towns

could opt into, the proposal would apply to all 351 cities and towns. Our coalition believes all residents deserve tenant protections whether they live in a big city or small town. “If we go in front of the voters we need to be presenting something that will impact their lives immediately,” said Homes for All executive director Carolyn Chou.

Getting rent control on the ballot is just the beginning of another massive campaign: getting out the vote. The real estate industry is a fierce opponent of rent control and has the financial capacity to outspend our coalition, but the coalition is confident that Massachusetts renters cannot be bought.

A recent *Boston Globe* poll found that three out of five Massachusetts voters said they would back a measure capping annual rent increases. While collecting signatures and speaking to residents, we found that our message of stabilizing communities and preventing displacement deeply resonated across the state.

The next steps of the campaign will focus on increasing awareness of rent control and correcting any misinformation about the ballot initiative.

Alongside the ballot initiative, The Homes for All coalition continues to advocate for a local-option bill at the State House (S.1447/H.2328). The bill lifts the state ban on rent control and offers cities and towns the option to choose to adopt rent control. The coalition will continue to pursue both this and the ballot initiative.

Although there is more work to be done, we should feel proud of how much the coalition has accomplished in the past few months. This achievement can empower us to continue moving forward and fighting for the tenant protections residents deserve. Fenway Forward will host a celebration on Thursday, Dec. 11, from 6pm to 7:30pm at the Fenway Community Center to mark this historic milestone. Everyone is welcome; we’d love to see you there.

Let’s keep Massachusetts a home for all!

Caroline Hickey is the Fenway Forward Housing Development and Community Building Co-op.

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CONTRIBUTORS (REPORTING, PHOTOGRAPHY, PRODUCTION): Ahmed M. Abdelfattah, Ed Ballo, Alison Barnet, Mary Ann Brogan, Will Brownsberger, Steve Chase, Jonathan Cohn, Helen Cox, Tracey Cusick, John Engstrom, Stan Everett, Lisa Fay, Marie Fukuda, Katherine Greenough, Steve Harnish, Ruth Khowais, Carol Lasky, Leslie Pond, Alison Pultinas, Patrick O’Connor, Mallory Rohrig, Mat Thall, Chris Viveiros, Steve Wolf
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fenwaynews@gmail.com or
The Fenway News
P.O. Box 230277, Astor Station
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“Comforting the afflicted and afflicting the comfortable.”

The founders of The Fenway News adopted this motto to express their mission of exposing and opposing the dangers the neighborhood faced in the early 1970s: rampant arson, predatory landlords, and a destructive urban renewal plan. While the Fenway has changed since then, we remain committed to the spirit of identifying problems and making our neighborhood a better and safer place to live.

Bowker Begets Bumper-to-Bumper Backups



We expected detour signs, orange barrels, and temporary fencing, but massive traffic jams like the ones here have come as something of a surprise since work began on replacing the Bowker Overpass. These photos show weekday, non-rush-hour traffic on The Fenway in the East Fens at 3:15pm (left) and on the outbound side of Boylston Street in the West Fens at 7:30pm (right). These regularly occurring backups result from lane reductions on the Fenway approaches to the overpass. In the East Fens, traffic can back up along The Fenway as far as Agassiz Road. In the West Fens it’s not unusual to see vehicles stacked up to the signal at Ipswich Street.

Archdiocese Honors Salerno With Cheverus Medal



Boston Archbishop Richard Henning prepares to hand Fenway resident Rosaria Salerno the Bishop Cheverus Medal at Holy Cross Cathedral on Nov. 23. Named for the first bishop of the diocese, the medal honors “a lay person who has served [their] parish well over an extended period of time and has done so in a quiet, unassuming and, perhaps, unrecognized fashion.” Salerno—a former mayoral candidate, city councilor, and longtime city clerk —has been an active parishioner at St. Cecilia’s and a neighborhood activist for many years.

Disability-rights leader and former Fenwickian John B. Kelly died Nov. 13. Our January issue will include a full appreciation of John.

CLARIFICATION

Our November issue included a photo of protests in front of Fenway Health on Oct. 17, four days after the health center announced that it would end gender-affirming care for patients younger than 19. The caption should have noted the reason for the change: a Department of Health & Human Services regulation, effective Oct. 1, that requires recipients of federal healthcare funds to stop providing gender-affirming care for minors. New Trump administration policy allows HHS to cancel contracts at will for any program it funds that doesn’t “align” with administration priorities. In announcing the move, the center said that its priority would remain “the health, safety, and continuity of care of those impacted [by the change] as well as our broader patient population,” which numbers 30,000.

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Two MassArt Grads Who Shaped American Art and Design

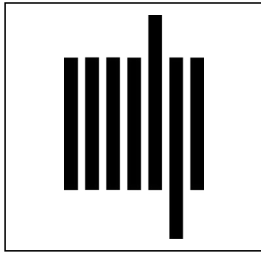
BY ED BALLO

With this installment, we begin an occasional series on MassArt alumni. With the plastic arts, film, music and even drag, the school shines with the diversity of its alumni! Let’s revisit the lives and works of two, a graphic designer and a celebrated book illustrator.

Muriel Cooper

Cooper (1925-1994) was a pioneering book and digital designer, researcher, and educator who spent most of her design life at MIT. In 2007, the *New York Times* called her the “design heroine you’ve probably never heard of.”

Born in Brookline, she received a BS in education from MassArt in 1951 with the hopes of building a career in advertising in New York. She nearly became a Madison Avenue “Mad Woman,” but fate intervened in the form of a call from the MIT Office of Publications, which would later evolve into the MIT Press. Cooper began there as a designer in 1952 and three years later recruited another MassArt alumna, Jacqueline Casey. Together with other designers, they would create a visual identity for the press that embodied a Bauhaus and modernist “Swiss” aesthetic. **Indeed, her favorite font was Helvetica, released in 1957 by two Swiss designers and used to set this sentence.** Cooper’s logo for the MIT Press, adopted in 1965, has been called a “highwater mark” in the field of 20th century graphic design.



Cooper was also an educator and founded the Visible Language

Muriel Cooper’s MIT Press logo, a “highwater mark” of 20th-century graphic design.

Workshop (VLW) at MIT in 1974. At the workshop, she taught design using interactive media. Although she herself was never a computer programmer, she eagerly recruited the best programmers using the most advanced tools available to pursue the transformation of design into the digital realm. At this time, she had a chance to audit a class taught by Nicolas Negroponte (born in 1943) and their subsequent collaboration would lead to the VLW’s becoming one of the MIT Media Lab’s first research groups upon its founding in 1985. Cooper is justly considered as a cofounder of the lab. (The label “Media Lab” is woefully out of date, since its research groups now span a wide variety of fields. They include, for example, *Opera of the Future*, which explores innovative music composition, performance, and participation; *Space Enabled*, which develops spatial technology to support compact development; and *Responsive Environments*, which researches how sensors can augment and mediate human experience, interaction, and perception.)

N.C. Wyeth

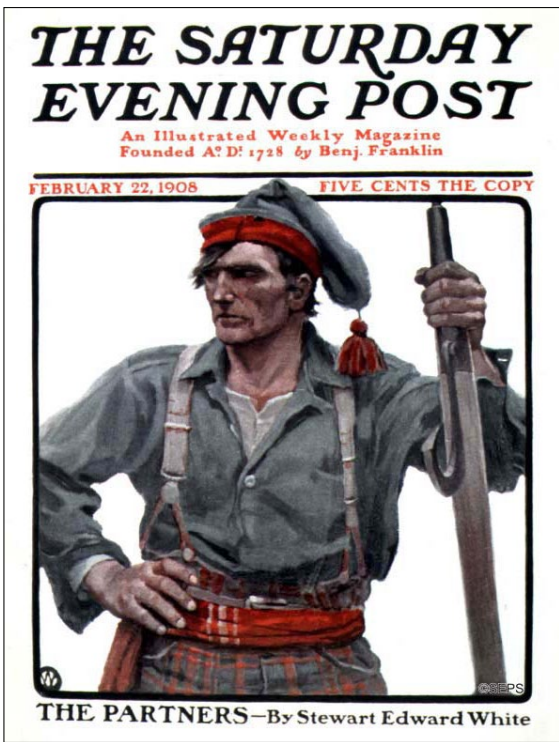
Newell Convers Wyeth (1882-1945), better known as N.C. Wyeth, was a 20th-century book illustrator and painter. Born in Needham with Massachusetts roots going back to the 1640s, he had ancestors who took part in both the French and Indian War and the American War of Independence.



At age 21, Wyeth was producing covers for the mass-circulation *Saturday Evening Post*. This one (right) appeared in 1908. At left, one of his illustrations for “A Boy’s King Arthur,” published in 1922.

Wyeth was the scion of a three-generation American artistic dynasty. Encouraged in his artistic pursuits by his mother, who was well versed in literary and artistic traditions, he was producing excellent watercolors by the age of 12. Initially, he studied drafting, but at the Massachusetts Normal Art School (as MassArt was then known), he veered into the realm of book illustration. By the start of the 20th century, he had moved to the Brandywine Valley in Pennsylvania to study under the eminent artist and illustrator Howard Pyle (1853-1911), which led to his producing his first cover for *The Saturday Evening Post* by 1903. The preeminent mass-circulation magazine of its age, the *Post* attracted the best artistic talent of the day, including Norman Rockwell. During his career, Wyeth would produce iconic illustrations for *Treasure Island*, *Kidnapped*, *Robin Hood*, *The Last of the Mohicans*, and countless other children’s

and young-adult classics. Not content with illustration, he also produced paintings and murals. Two of his best murals, painted in the 1920s, can be found in Post Office Square downtown. Painted for the (then) Federal Reserve Bank of Boston—now the Langham Hotel—the paintings are preserved *in situ*. The stalwart detective (in training) need only ascend to the second-floor bar to see these works, which depict significant moments in U.S. banking history. Today, Wyeth’s work can be seen in the Brandywine River Museum in Chadds Ford, the Portland (Maine) Museum of Art and the Farnsworth Art Museum in Rockland, Maine. *Ed Ballo lives in the West Fens. His periodic “Urban Detective” column presents small bites of local history to help decipher the city around you and enhance your appreciation of it.*



PUBLIC DOMAIN IMAGES: WIKIMEDIA COMMONS



WE WISH OUR NEIGHBORS, PARTNERS, & FRIENDS A SAFE, HEALTHY, AND JOYFUL HOLIDAY SEASON WITH LOVED ONES. WE LOOK FORWARD TO BUILDING NEW OPPORTUNITIES FOR OUR COMMUNITIES TOGETHER IN 2026!

N Northeastern University
City and Community Engagement



MBTA REPORTS LITTLE PROGRESS ON LONG-GESTATING PLAN TO ADD LMA BUS ROUTES

BY ALISON PULTINAS

The MBTA sponsored a virtual meeting on Nov. 12 to share the status of a three-year-old plan to increase bus service to the Longwood Medical Area by 75 percent. The plan could potentially include a dozen new or altered bus routes.

The perimeters of the Longwood Bus Circulation Study area runs west from the D line stops at Fenway and Longwood along the Riverway to Huntington. There it loops east past the Riverway and Fenwood Road stops, turning southeasterly toward Roxbury Crossing, then follows Tremont Street past Ruggles, where it loops around to the northeast, running along Ruggles and Park Drive to the Fenway stop.

The MBTA's Marcela Moreno and Katie Calandriello (formerly with the organization Transit Matters) facilitated the meeting. During the question-and-answer session, it became apparent that new routes for existing buses have not been settled on and will prove challenging to design. More than once Moreno said, "We don't have an answer yet, we're still working on a proposal."

Traffic congestion, narrow streets, lack of transit-signal priority, and separated bus lanes in the study area all represent problems. For example, the Bus Network Redesign rollout three years ago mentioned Francis Street as

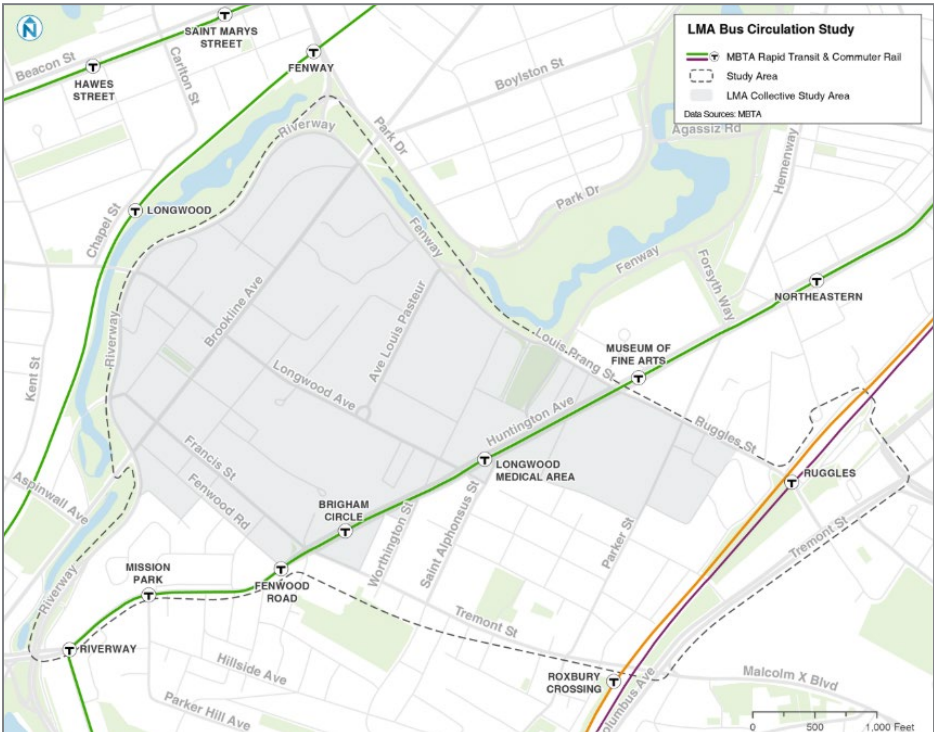
a possible route. However, the street offers the only access for several hospital parking garages, so queuing is inevitable. Ambulance traffic is also a critical factor on both Francis and Tremont.

Moreno noted that the meeting marked the concluding step for Phase 1 of the plan. Phase 2 begins soon and will focus on selecting preferred alternatives. The MBTA will present four scenarios in a second public meeting this winter. Potentially, some of the new routing will follow streets that currently don't carry buses.

During the meeting, one participant asked the presenters to clarify the goals of the increased service and changed routes, wondering if the changes were intended to benefit patients and staff from Dorchester, Roxbury, and Mattapan by promoting the one-seat ride concept? Other participants echoed this question.

Increasing off-peak service and reliability was mentioned several times. The planners will continue to meet with Longwood Collective staff, the Metropolitan Area Planning Council, and an EMS focus group for feedback. Patrica Flaherty of Mission Hill asked if a community-based focus group could be involved. An existing-conditions report from consultants Nelson\Nygaard, posted days after the meeting, is at mbta.com/projects/longwood-medical-area-bus-circulation-study.

Alison Pultinas lives in Mission Hill.



NEIGHBORHOOD NEWSLINES

\$1 Million State Grant To Fund Energy Retrofit At Guild House

The Commonwealth of Massachusetts recently awarded the Planning Office for Urban Affairs and Fenway Forward (formerly Fenway CDC) a \$1 million Climate Ready Housing grant to support the development of 86 new energy-efficient, permanently affordable homes at 20 Charlesgate West. The Guild House project will transform a six-story, 140-room lodging house into 86 modern rental apartments.

MBTA Will Close Parts of the Green Line Dec. 8-22

Work on the Green Line's central tunnel will interrupt service on all four branches between Dec. 8 and 22. The MBTA will use the shutdown to replace a 130-year-old wooden "trough" that carries the line's power cables in the oldest part of the system. Service on the E branch will only run between North Station and Medford/Tufts. The B, C, and D branches will operate fare-free west of Kenmore (above ground). Free shuttles will run between Copley and Kenmore in place of service on those branches; from Copley, travelers heading to/from downtown can use the Orange Line at Back Bay Station. Bus routes 39 and 57 will also operate for free. For more information visit mbta.com/alerts/subway.

BosTix Reopens Copley Square Ticket Booth

Nonprofit ArtsBoston has reopened its ticket booth in Copley Square after a years-long shutdown during the pandemic and the just-completed reconstruction of the square itself. The booth offers discount tickets for cultural events and will operate cash-free only. Because ticket inventory changes daily, check bostix.org for the latest information. The booth is open Tuesday to Saturday, 11am to 3pm.

SERENADE FOR SENIORS



Violin students from the New England Conservatory performed at the Peterborough Senior Center as part of the center's annual Thanksgiving luncheon on Nov. 13. Rey Kao and Eddy Au Yeung, the featured musicians, performed selections by Bach, Handel, and Spohr.

COMMUNITY meetings

TUE, DEC. 9 Interested in learning more about your rights as a renter? Have questions about your lease? Join Fenway Forward, Fenway Community Center, and Harvard Legal Aid for a **TENANTS' RIGHTS WORKSHOP**. This is a hybrid event. Please use form.jotform.com/253154456498164 to register for the virtual and in-person options. The in-person event takes place at the Fenway Community Center, 1282 Boylston Street. 5:30pm to 7pm. Please contact Janier Ward at jward@fenwayforward.org with any questions.

MON, DEC. 15 The City of Boston Planning Department is hosting a joint virtual Task Force and public meeting to discuss the recently filed **AMENDMENT FOR THE WENTWORTH INSTITUTIONAL MASTER PLAN** and the Development Project Impact Report for the Pike Residence Hall. Register for the meeting at bosplans.org/WIT-TaskforcePublicMeeting. Contact Nick Carter at nick.carter@boston.gov with any questions.

ANNOUNCEMENTS

HOLIDAY TOY DRIVE: Phillips Brooks House Association, a service organization run by Harvard students, is collecting holiday gifts and donations for community-based programs in Boston, Cambridge, and Somerville. Harvard's Longwood campus has four drop-off locations::

- Countway Library, 10 Shattuck Street (first floor)
- Courtyard Café: 200 Longwood Ave. (near quad entrance)
- Kresge Building: 677 Huntington Ave. (near IT Help Desk)
- Dental Research Education Building: 190 Longwood Ave.

LEARN HOW TO LAUNCH A BUSINESS: Suffolk University is accepting applications for a comprehensive 10-month program designed to help aspiring entrepreneurs. Beginning in 2026, the Business Advancement for Small Enterprises program will provide training, mentorship, and resources for people with business ideas or early-stage ventures who are committed to creating positive economic impact in their community. Learn more and submit an application at suffolk.edu/base.



City of Boston
Planning
Department

Virtual Public Meeting

DEC
15

6:00 PM
-
8:00 PM

WENTWORTH IMP AND PIKE RESIDENCE HALL

Register: bosplans.org/WIT-TaskforcePublicMeeting

Toll Free: (833) 568 - 8864

Meeting ID: 160 905 4810



PROJECT PROPONENT: Wentworth Institute of Technology

The City Planning Department is hosting a joint virtual Task Force/public meeting to discuss the recently filed Institutional Master Plan Amendment for the Wentworth IMP and the Development Project Impact Report for the Pike Residence Hall, in the Mission Hill neighborhood of Boston. This IMP Amendment and DPIR changes to the recently approved IMP and updates to the Project Notification Form for the Pike Residence Hall. The purpose of the meeting is to provide an overview of the changes to the proposed project and IMP, a discussion with the task force and questions and comments from the public.

Please note that the purpose of this meeting is different from that of a traditional community meeting, and will start with the conversation between the Task Force, the Wentworth team and members of review agencies present at the meeting, followed by questions and comments from the public.

Mail to: **Nick Carter**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201
Phone: nick.carter@boston.gov
Email: 617.918.5303

Close of Public Comment Period:
1/5/2026

Website:
bosplans.org/wentworth-imp

Development Shrinks Single-Family Enclave on Mission Hill

BY ALISON PULTINAS

Contractors are working on quiet Eldora Street in Mission Hill. The little elbow-shaped block, parallel to Hillside but steeper, sits just below the curve of Sachus Street on the crest of Parker Hill.

Five single-family homes sit on the north-facing side of the street. The houses at 10, 12, 14, 16, and 18 Eldora were built between 1892 and 1895 and were owner-occupied for decades. Although the street contains others, owner-occupied houses no longer represent the neighborhood standard. Dan Jackson, resident on the street since 1998, calls this the only cohesive stretch of single-family homes remaining on Mission Hill.

Two of the houses, 14 and 18, were recently approved for demolition. 130-year-old shared stone walls are coming down, and there is no preservation strategy to save them. Boston Landmarks Commission Deputy Director Elizabeth Sherva said that “stone walls cannot be regulated under Article 85 (Boston’s demolition-delay ordinance), as they are not buildings.”

For some longtime residents, the street represents a significant part of their family history and was a special place to grow up. Visit the Facebook page “I Grew Up In Mission Hill” or see the 1976 Bicentennial oral history booklet, *Mission Hill: The Boston 200 Neighborhood Series*. The first sentence of the booklet highlights Leo Power of the well-known and politically active Power clan, which has deep roots on Eldora.

Did the aura of the streets old-fashioned name also convey something special to the block? In the 19th century, Eldora Wait Gragg—youngest daughter of mason, builder, and real estate investor Thomas C. Wait—inherited her father’s estate. A prominent Christian Scientist, she was one of 12 chosen to work with Mary Baker Eddy to build the Mother Church on Mass. Ave. and served as Second Reader during the church’s first seven years.

A Boston Landmarks Commission hearing on 14 Eldora Street in 2021 resulted in a 90-day demolition delay. The owners at the time, investors Paul



Demolition of 14 Eldora Street began early in December.

and Greg Grant, sold the property instead of pursuing their project. However, new owners, Dr. Marie Lebbos and Dr. Roger Kaldawy of Norfolk, filed similar plans for a two-family building last year. There was no public process required, as the project could proceed “as of right,” and the Landmarks Commission’s 2021 review apparently did not have to be repeated.

Demolition started quickly on Dec. 1. Dan Jackson, who lives at 16, says that the new building’s two units will each have six bedrooms and six bathrooms. He thinks the contractor’s re-constructing the puddingstone retaining wall appears unlikely at this point.

In a comment letter to the Landmarks Commission in 2021, Parker Street resident Kara Verrochi wrote: *Not all developers have the appreciation or a broad enough vision of development to preserve the character and integrity of our architecture beyond their own wants. This is precisely the activity that city*

agencies should be responsible for protecting—the elements which help define our culture. These elements include the diversity of housing in our neighborhoods, development which doesn’t harm the buildings around it, and architectural interest/history.

18 Eldora [featured in a Feb. 2025 *Fenway News* article on “Problem Properties”] also faces expected demolition. Owner Patrick McKenna purchased the property for \$863,000 in October from the Housing Court’s designated receiver. He quickly filed an Article 85 application with the Landmarks Commission. A serious fire in 2009 and years of neglect had allowed the building to fall into decay. Commission staff waived a hearing, which allows the Inspectional Services Department to issue a demolition permit. The future plan, shown in the application, shows a three-family with parking space for four cars.

Alison Pultinas lives in Mission Hill.



PHOTO: STEVE WOLF

Flaming-Hot Fall Foliage

Unlike Doritos and Cheetos—iconic snacks that PepsiCo Foods recently reformulated to remove high-intensity artificial colors—strong colors bless the Fenway and Mission Hill every autumn. Sugar maples add a blaze of end-of-autumn colors, no additives needed, like this one in Evans Way Park.

The documents mentioned contain crucial information to you as a City of Boston resident and stakeholder. Translation services are available to communicate the content of these documents at no additional cost to you. If you require translation services, please contact ldevoe@vhb.com, 617.607.0091.

Los documentos mencionados tienen información crucial para usted como residente y parte interesada de la ciudad de Boston. Los servicios de traducción están disponibles para comunicar el contenido de estos documentos para usted sin costo adicional. Si necesita servicios de traducción, contáctese con ldevoe@vhb.com, 617.607.0091.

PUBLIC NOTICE

The Boston Redevelopment Authority (“BRA”), d/b/a Boston Planning & Development Agency (“BPDA”), acting by and through the Boston Planning Department (“Planning Department”) hereby gives notice pursuant to Article 80, Section 80A-2 of the Boston Zoning Code (“Code”) that on November 21, 2025, an Institutional Master Plan Amendment (“IMP Amendment”) and a Draft Project Impact Report (“DPIR”) were filed pursuant to Section 80D-5 and Section 80B-5 of the Code, respectively, by Wentworth Institute of Technology, Inc. (“Wentworth”) in collaboration with Balfour Beatty Campus Solutions, LLC (the “Developer”). With the submission of the IMP Amendment and DPIR, Wentworth is supplementing the ongoing IMP review under Article 80D of the Code for adoption of an amendment to the 2024-2034 Wentworth Institute of Technology Institutional Master Plan (the “2024 IMP”), which was approved by the Boston Zoning Commission in November 2024, as well as the review of the Pike Residence Hall project (the “Proposed Project”) to be developed by the Developer, under Article 80B, Large Project Review.

The Proposed Project, which is designed to house Wentworth’s entire first-year class, will contain

approximately 202,000 square feet of gross floor area, measure approximately 210 feet in height to the top of the last occupiable floor, and contain approximately 972 student beds, three Community Director apartments, student support and amenity spaces, a ground-floor bicycle room, and dining, wellness and gathering spaces. To enable construction of the Proposed Project, the existing approximately 198-space surface parking lot known as the West Parking Lot will be substantially reduced, replaced with a 17-space at-grade parking lot. The IMP Amendment also reflects Wentworth’s desire to modify two previously approved Proposed Institutional Projects (“PIPs”)—the Huntington Residence Hall and the West Quad Academic Building—by revising and relocating those PIPs to provide for: 1) an academic building along Huntington Avenue (the Huntington Academic Building), and 2) a smaller residence hall also in the heart of the Wentworth Campus, called the Quad Residence Hall situated to the east of the Proposed Project along the Pike pedestrian connector that runs east-west on the Wentworth campus.

The Proponent is seeking an Adequacy Determination for the proposed IMP Amendment pursuant to Section 80D-5.4 of the Code and an Adequacy

Determination for the Proposed Project pursuant to Section 80B-5.5 of the Code. The Planning Department, in its Adequacy Determination on the DPIR, may approve the DPIR and waive the requirements of Section 80B-5.6 of the Code for the filing and review of a revised Project Impact Report, pursuant to Section 80B-5.5(c)(iv) of the Code. The IMP Amendment and DPIR may be obtained from the Planning Department website—www.bostonplans.org—or at the Office of the Secretary of the BPDA, Room 910, Boston City Hall, Boston, MA 02201, between 9:00 AM and 5:00 PM, Monday through Friday, except legal holidays. Copies of the IMP Amendment and DPIR are also available at Wentworth’s library at 550 Huntington Avenue, Boston, MA 02115, between 9:00 AM and 5:00 PM, Monday through Friday, except legal holidays. **Public comments on the IMP Amendment and DPIR, including the comments of public agencies, should be submitted in writing to Nick Carter, Boston Planning Department, One City Hall Square, Boston, MA 02201 or by e-mail to nick.carter@boston.gov within 60 days of the publication of this notice.**

**BOSTON REDEVELOPMENT AUTHORITY
D/B/A BOSTON PLANNING &
DEVELOPMENT AGENCY
Teresa Polhemus
Executive Director/Secretary
December 5, 2025**

AVISO PÚBLICO

La Autoridad de Desarrollo Urbano de Boston («BRA»), por sus siglas en inglés, que opera bajo el nombre de Agencia de Planificación y Desarrollo de Boston («BPDA»), y actúa por y a través del Departamento de Planificación de Boston, notifica por la presente que, en virtud del Artículo 80, Sección 80A-2 del Código de Zonificación de Boston (el «Código»), el 21 de noviembre de 2025, Wentworth Institute of Technology, Inc. (“Wentworth”), en colaboración con Balfour Beatty Campus Solutions, LLC (el «Desarrollador»), presentó una Enmienda del Plan Maestro Institucional («Enmienda del IMP») y un Informe Preliminar de Impacto del Proyecto («DPIR») en virtud de la Sección 80D-5 y la Sección 80B-5 del Código, respectivamente. Con la presentación de la Enmienda del IMP y el DPIR, Wentworth complementa la revisión en curso del Plan Maestro Institucional (IMP) en virtud del Artículo 80D del Código para la adopción de una enmienda del Plan Maestro Institucional 2024-2034 del Wentworth Institute of Technology (el «IMP 2024»), que fue aprobado por la Comisión de Zonificación de Boston en noviembre de 2024, así como la revisión del proyecto de la residencia universitaria Pike (el «Proyecto propuesto») que estará a cargo del Desarrollador, en virtud del Artículo 80B, Revisión de grandes proyectos.

El proyecto propuesto, que está diseñado para alojar a todos los estudiantes de primer año de Wentworth, tendrá aproximadamente 202,000

pies cuadrados de superficie total construida, medirá aproximadamente 210 pies de altura hasta la parte superior de la última planta habitable, y contará con aproximadamente 972 camas para estudiantes, tres apartamentos para la Coordinación comunitaria, espacios de apoyo y servicios para estudiantes, una sala para bicicletas en la planta baja, y espacios de comedor, bienestar y reunión. A fin de facilitar la construcción del proyecto propuesto, el actual estacionamiento de 198 plazas a nivel del suelo conocido como el «estacionamiento oeste» se reducirá significativamente y se reemplazará con un estacionamiento en superficie de 17 plazas. La enmienda del IMP también refleja el deseo de Wentworth de modificar dos proyectos institucionales propuestos previamente aprobados—la residencia universitaria Huntington y el edificio académico West Quad—mediante la revisión y la reubicación de dichos proyectos institucionales propuestos con el fin de proveer: 1) un edificio académico sobre Huntington Avenue (el edificio académico Huntington) y 2) una residencia más pequeña también en el corazón del campus de Wentworth, denominada «la residencia Quad», ubicada al este del proyecto propuesto sobre el conector peatonal Pike que se extiende de este a oeste en el campus Wentworth.

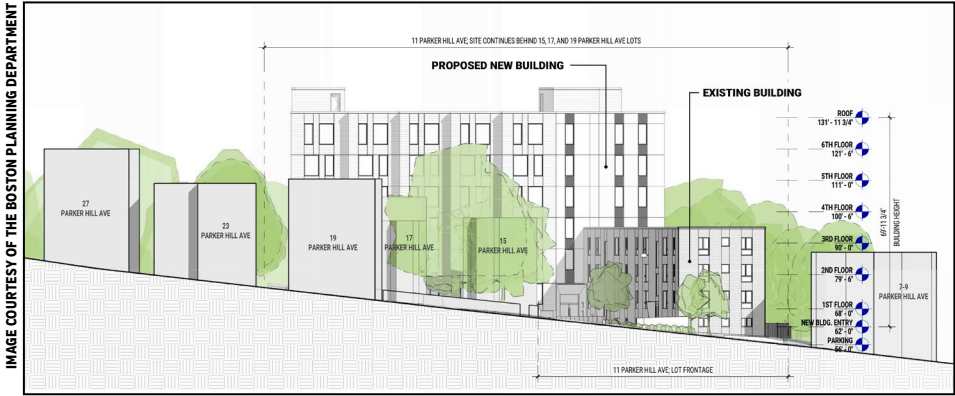
El proponente solicita una Determinación de adecuación para la enmienda del IMP propuesta de acuerdo con la Sección 80D-5.4 del Código y una Determinación

de adecuación para el proyecto propuesto, de acuerdo con la Sección 80B-5.5 del Código. El Departamento de Planificación, en su Determinación de adecuación sobre el DPIR, podría aprobar el DPIR y eximir los requisitos establecidos en la Sección 80B-5.6 del Código de presentación y revisión de un Informe de impacto del proyecto revisado, de conformidad con la Sección 80B-5.5(c)(iv) del Código. La enmienda del IMP y el DPIR pueden obtenerse en la página web del Departamento de Planificación—www.bostonplans.org—o en la Oficina del Secretario de la BPDA, Sala 910, Ayuntamiento de Boston, Boston, MA 02201, de lunes a viernes de 9 a.m. a 5 p.m, salvo los días festivos oficiales. Los comentarios del público sobre la enmienda del IMP y el DPIR, incluidos los de los organismos públicos, deberán enviarse por escrito a Nick Carter, Boston Planning Department, One City Hall Square, Boston, MA 02201 o por correo electrónico a nick.carter@boston.gov en un plazo de 60 días a partir de la publicación de este anuncio.

**AUTORIDAD DE DESARROLLO URBANO DE BOSTON
QUE OPERA BAJO EL NOMBRE DE AGENCIA DE PLANIFICACIÓN Y DESARROLLO DE BOSTON**

**Teresa Polhemus, Directora Ejecutiva/Secretaria
5 de diciembre de 2025**

Two Projects, Avoiding Large-Project Review, Move Ahead



BY ALISON PULTINAS

11a Parker Hill Ave. is the second project on the street by Brookline developer Jason Savage to win approval from the BPDA Board this year. The Board approved it as an Article 80E Small Project. Both projects squeaked under the threshold for mandatory Large Project review, 50,000 square feet or more of gross floor area. The first and smaller project, originally 36 Parker Hill Ave. but now called 200 Hillside, received a positive Zoning Board of Appeal (ZBA) decision on Nov. 7. The existing Rise at Longwood complex comprises three boxy brick buildings from the 1960s—40 and 44 Parker Hill Ave. and 198 Hillside St.

The 200 Hillside project will replace the surface parking lot at the corner of Hillside and Parker Hill. Curiously, 198 Hillside St. wasn't included in the new parcel configuration. However, the 38 apartments at 200 Hillside will share easements for access, trash, and loading as well as amenities with the three existing Rise properties.

Public comments posted on the Planning Department's web site include duplicate support letters from current tenants at The Rise and 11 Parker Hill.

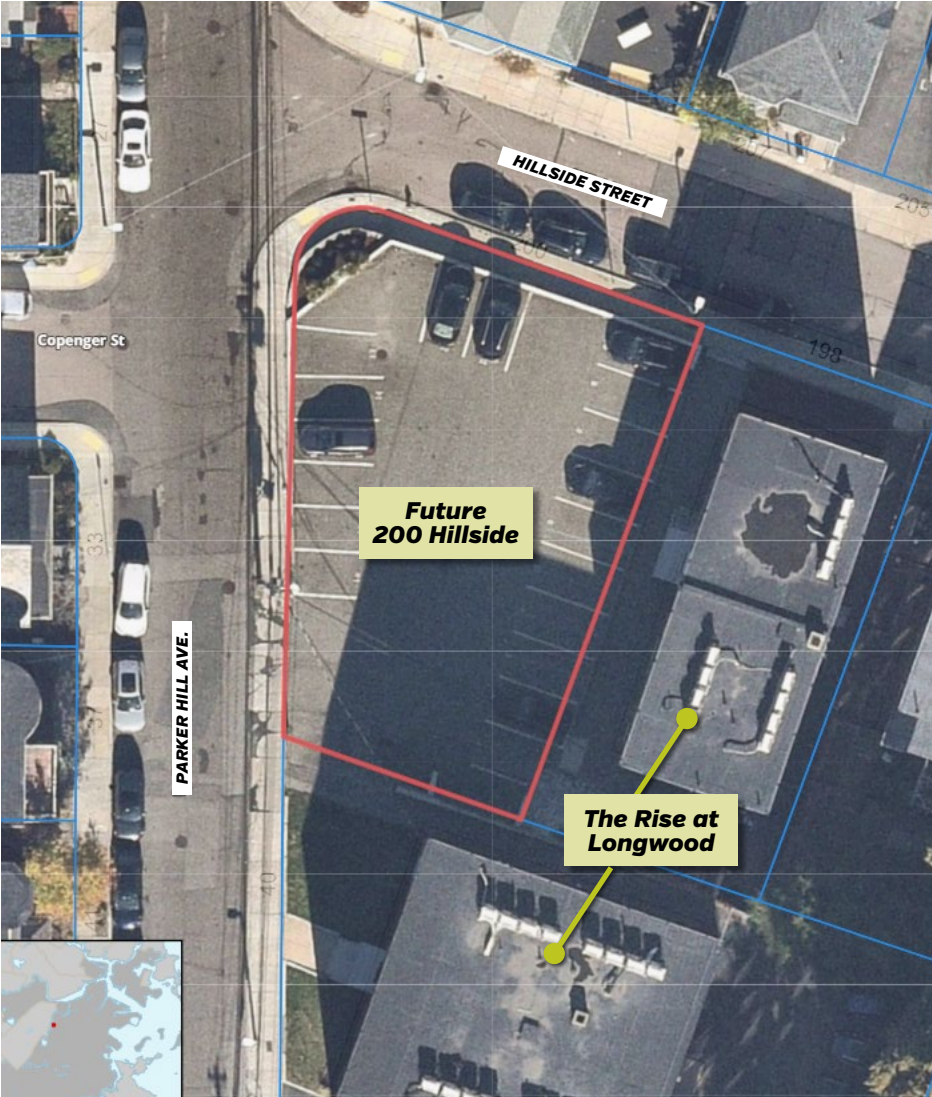
The six-story building proposed for 11a will be an L-shaped, 49,000-square-foot addition to the residential property at 11 Parker Hill Ave. On Nov. 13, the BRA board voted unanimously in favor of the project. Of its planned 71 rental apartments, 54 are studios, sized from 411 to 552 square feet, and another five will measure 559 square feet. A Zoning Board of Appeal date has not been announced.

From the Planning Department memo on 36 Parker Hill Ave., the previous name of 200 Hillside:

The Mission Hill neighborhood is identified by Imagine Boston 2030 as an Enhanced Neighborhood, calling for contextually sensitive development to improve urban vitality and affirm neighborhood identity. In the Go Boston 2030 plan, Mission Hill is envisioned as a neighborhood with walkable and bicycle-friendly main streets. The location

of additional housing units within a residential area so close to transit opportunities aligns with the goals of both Imagine Boston and Go Boston. This project has the potential to further contribute to the number of residents employing transit options in lieu of single occupancy vehicles to travel to work for a neighborhood...

Alison Pultinas lives in Mission Hill.



The elevation, upper left, shows 11a Parker Hill Ave.'s location behind existing buildings. Down the street, the site plan (above) shows the future 200 Hillside apartments and three of the buildings in the adjoining The Rise at Longwood.

IN CASE YOU MISSED IT

A LOT HAPPENED IN OUR NEIGHBORHOODS SINCE THE LAST ISSUE, INCLUDING...

A Transit Matters compilation of the slowest and most bunched [two buses arriving together] bus routes on the MBTA finds that many of the worst offenders travel in or through our neighborhoods. Route #1 leads the slow list, followed by the CT3. Other routes in the top ten include the #19 [begins/ends in Kenmore Square] and the #23, #28, and #45 [all Ruggles]. Unsurprisingly, the #1 and #39 sit high on the bunching list, too [but lower than they ranked last year, so...yay?], along with three Ruggles-based routes [#22, #23, #28] and the #57, another Kenmore route.

YICMI The executive director of the Theater Offensive received multiple death threats on social media and by email when right-wing media began attacking her appointment to the state's Commission on the Status of Women, according to the *Globe*. Giselle Byrd, who is trans, leads the queer theater troupe and educational nonprofit, which has long planned to move into ground-floor space at "The Bon" on Boylston Street in the West Fens.

A building at Harvard Medical School (HMS) won a 2025 Preservation Achievement Award from the Boston Preservation Alliance. The renovation of Countway Medical Library significantly reorganized internal spaces and dramatically improves sustainability, but local residents will more likely take note of a more welcoming facade along Huntington Avenue. The renovation introduced a pedestrian bridge and ADA-compliant ramps above the 1960s-era "moat" around the building, product of a period when many Longwood institutions sought to isolate themselves from the surrounding neighborhood.

Another structure on the HMS quad made very different news when the US Attorney's Office charged two South Shore men with setting off an explosive device in the Goldenson Building on Halloween. Charging documents and media reports describe the two—18 and 20 years old—as partying with Wentworth students before setting out on their own in the early hours of Nov. 1. According to the filing, the two climbed scaffolding next to the building on the north side of the quad, got in through the roof, and set off "a large, commercial firework" on the fourth floor. A letter from the medical school two days later described the damage as minor and said that all labs on the floor would reopen that week. Despite a lack of damage to equipment or the building, the two suspects faces charges of conspiracy to damage by fire or explosive; a conviction could bring five years in federal prison. A lawyer for one suspect accused the US Attorney of overreach: "This is a simple case of property damage," Stefan Rozenbersky told the *Globe*.

Fenway Forward teamed up with the Huntington Y to sponsor a three-hour Resource & Career Fair on Nov. 2. Twenty-one potential employers—including hospitals, school systems, social-service agencies, and businesses—welcomed candidates. Added sweetener: the first 60 folks to show up got professional head shots to use in their job searches.

Kenmore Square-based Whoop—maker of metabolism-monitoring bands for real (and wannabe) athletes—says it plans to go public within two years, according to Bloomberg News. The firm initially launched in the West Fens.

Mass. Historical's Chief Historian Calls it a Career after 47 Years



Massachusetts Historical Society Chief Historian Peter Drummey, right, holds the governor's citation presented at a retirement event last month. Dr. Kanisorn Wongsrichanalai, left, will succeed Drummey as chief historian of the nation's first historical society.

Massachusetts Historical Society Chief Historian Peter Drummey received some well-earned recognition as he celebrated his 47-year career surrounded by some of his favorite artifacts from the Society's collection.

Drummey, who led one final tour at MHS's home at 1156 Boylston St. on Nov. 29, spent two hours on Nov. 19 giving context and life to Thomas Jefferson's last letter to John Adams; a small collection of art and artifacts from Cheyenne prisoners held at Fort Marion, Florida, that were presented to a US soldier from Massachusetts; and artifacts from the famous Massachusetts 54th Infantry Regiment, one of the first Black regiments that fought for the Union in the Civil War, including the unit badge and a small photographic portrait belonging to Private Miles Moore.

Drummey noted that the roots of his long career at MHS began in Duxbury. "I grew up right across the bay from Plymouth," he said, within sight of 300 years of history.

Massachusetts Historical Society President Lisa Krassner surprised Drummey with a citation, signed by Gov. Maura Healy and Lt. Governor Kim Driscoll, thanking him for his service to the Commonwealth.

TheArts

Exhibition Trains An Overdue Spotlight On Allan Rohan Crite

BY STEVE WOLF

A mystical image greets visitors at the entry to the Gardner Museum’s fascinating “Allan Rohan Crite: Urban Glory,” the first-ever retrospective of a Boston artist many Bostonians don’t know because he was Black.

In the image, blown up to poster size, riders crowd an old Boston trolley, seemingly oblivious to a black Madonna and child, complete with radiant halos, riding with them. The image brings together themes Crite returned to repeatedly over a decades-long career: deep religious faith, fascination with a changing urban landscape, and a conviction that holiness shines from within ordinary people.

Born in 1910, Crite lived his 97-year life in Lower Roxbury and the South End; much of his art focused on the texture of the everyday there. Several oil paintings from the 1930 and 1940s depict street scenes, such as children leaving school or women relaxing in dappled summer shade (Roxbury’s now-demolished Madison Park, namesake of the current high school). By the 1950s, though, Crite had largely given up oils in favor of prints, a medium that

allowed his art to reach more people. This transition showcased his skill at working in different media. He produced precise monochrome drawings, dramatic prints with bold colors overlaid onto looser line work, and block prints that look like studies for stained-glass windows. In “Our Lady of the Elevated Station” (1946) a radiant Black Madonna walks along a crowded sidewalk beneath the old Orange Line, a swaddled baby cradled in her left arm, an unremarkable shopping bag dangling from her right. Decades before the “black is beautiful” movement of the 1960s, Crite had adopted this approach—inspired, it seems, by a long tradition of black Madonnas in European religious iconography that he likely first saw at the Gardner itself (see sidebar). Four decades later, in 1987, a black-and-white lithograph “Madonna of Dudley Station (Curve in the Tracks)” spotlights meticulous line work. It shows a woman carrying a baby, with the geometric patterns of African textiles defining her voluminous gown and elaborately wrapped headress. Caught in an unguarded moment, she glances off to the left; on the right the curve of the elevated platform echoes the sweep of the street below. In the dramatic series “The Stations of



PHOTOS: STEVE WOLF

Detail from “Streetcar Madonna” at the entrance to the Allan Rohan Crite exhibit.

the Cross” (1947) Crite dropped the everyday and focused on the divine. Highly stylized block prints on Japanese paper carry a hint of German Expressionism but more likely call back to late-medieval imagery; characters appear two-dimensional with no sense of perspective. Crite designed two images for each station: An upper image fills a square, its tight cropping pulling the eye toward the scene’s essential elements (Jesus, the cross, a

scattering of supporting players). Beneath it, a smaller rectangle contains a deep-red Roman numeral that jumps from shiny gold leaf, alongside an image of Jesus’s feet at that station—standing, walking, or nailed to the cross. The final section of the exhibit documents how Crite used his South End house as a gallery crammed with works by him and other artists of color. He regularly invited neighborhood children in for tours, working to expand their artistic interests and aspirations. We learn that Crite and his wife hoped to convert the house into a museum, but because they lacked money, social capital, and white skin—unlike, say, Isabella Stewart Gardner—financial and legal obstacles doomed the project. Perhaps an exhibition that gives Crite the wider recognition he deserved can also breathe new life into the idea of a museum of his work. Steve Wolf lives in the West Fens. Both Crite displays at the Gardner run through Jan. 19. A companion exhibition, “Allan Rohan Crite: Urban Griot,” runs through January 24 at the Boston Atheneum.

A LONG HERITAGE OF BLACK MADONNAS

Almost from the start of his career, Crite depicted the classic Madonna and child of Christian tradition with black skin. “Visions of Black Madonnas,” in the Fenway Gallery, suggests that a piece in the Gardner collection, which Crite visited regularly as a child, helped encourage that impulse. On display here, “Black Glass Madonna” makes reference to a well-known statue

in Italy believed to work miracles. Commissioned by an Austrian duke in the late 1500s, the statue wears dazzling robes with elaborate glass details and “jewels.” The golden frame’s shape recalls a church and encompasses four smaller images of saints; the entire work is made of glass. It’s easy to see how this unusual piece—created by Venetian artists, the era’s glassmaking rock stars—could have influenced Crite. The exhibit builds on this idea with a display of Black Madonnas created by Crite.



Wheelock Mounts An Excellent ‘Annie’

PHOTO: BENJAMIN ROSE PHOTOGRAPHY



BY ALISON BARNET

Little Orphan Annie” is a familiar story to many, but have they seen Wheelock Family’s Theatre’s musical, *Annie*? It is excellent in many ways—the best I’ve seen—and that’s saying something, since Wheelock is usually first-rate. Annie opens in an orphanage in New York during the Great Depression.

Old clothes hang on a line, the room is overcrowded with beds and little girls suffering from life under crabby matron Miss Hannagan (Shannon Lee Jones, last seen in Wheelock’s *Mary Poppins*). It’s a “hard-knock,” “empty belly” life, but Annie maintains hope that things will get better and that her parents will come and take her home. Annie (Sky Vaux Fuller—an any relation to sculptor Meta Vaux Warrick Fuller?) played Matilda at Wheelock in 2022. She was 9 at the time and new to the musical stage. She has quite a talent for projecting her singing voice and making it sound convincing. Luckily, she gets chosen to spend the Christmas holidays with Mr. Warbucks, a billionaire and former orphan, and his assistant Grace. I wish more billionaires and their staff were that kind and generous! The set changes from a clothesline to framed Rembrandt paintings and a grand staircase. This is Pearl Scott’s (Grace) first Wheelock production, but De’Lon Grant (Mr. Warbucks)

returns to Wheelock after more than ten years, having appeared in other local productions. The bond between Mr. Warbucks, Grace and Annie feels genuine and heartening. The ensembles are excellent, so well done it’s emotional. And I’ve never seen so many children either on stage or in the audience. *Annie* the musical and Annie the girl are consistently upbeat. And the presence of President Roosevelt (Chip Phillips, with other Wheelock shows to his credit) is the New Deal. A large percentage of the cast, ensemble members, and understudies are making their Wheelock debut. Some are only 10 or 11 years old. The dog Sandy (Gideon) is also making his debut, although not mainstream. His photo may appear in the “Meet the Cast” lineup, but hey! he doesn’t take part in ensembles

or sing another verse of “Tomorrow.” Wheelock celebrated its 45th anniversary, *Magic in the Wings*, on Dec. 4, “a special evening all about the magic of theatre and the young people who light up our stages.” There’s lots of history: music director Jon Goldman has been at Wheelock 30 years, executive director Nick Vargas nine years, and 1981 co-founder Jane Staab is still on the advisory board. Gifts are welcome. *The sun’ll come out tomorrow Oh, you gotta hang on ’til tomorrow, come what may Tomorrow, tomorrow, I love you, tomorrow You’re always a day away.* Isn’t that a message for today? Alison Barnett lives in the South End. “*Annie*” continues through Dec. 21. Wheelock’s next production, “*Charlotte’s Web*,” will run April 4–25.

LAST CALL

Ends Sun, 12/7
Rachel Ruysch: Artist, Naturalist, and Pioneer
Don’t miss this remarkable show. Ruysch established herself as one of Europe’s top painters in an era when few women were even allowed to study art. Ruysch’s use of insects and reptiles, drawn from life, added a new dimension to the still-life genre. Details at gardnermuseum.org.

THE FENWAY’S DOORS OPEN WIDE



PHOTOS: ANNIELLY CAMARGO

The Fenway Alliance drew more than 8,000 people to its annual cultural festival, *Opening Our Doors*, in October. Sampling Fenway cultural offerings, visitors ranged from the MassArt Museum to Fenway Studios, discovering both old [Northeastern’s EON Dance Troupe, right, which has taken part for years] and new [an event mixing live music, a DJ, and plant arranging, left, at the Lyrik, organized by the SIDE agency and honoring indigenous peoples].

December

CALENDAR

Now ➡ Sun, 12/7

The remarkable “**RACHEL RUYSCH: ARTIST, NATURALIST, AND PIONEER**” wraps up its run at the MFA. In the 1600s, when few women painted, Ruysch achieved European renown as she pushed the bounds of still-life painting by incorporating insects, reptiles and animals alongside the flowers she rendered with exquisite precision. [mfa.org](#).

Now ➡ Mon, 1/19

“**ALLAN ROHAN CRITE: URBAN GLORY**” continues at the Gardner Museum, celebrating the artists whose paintings and prints of street scenes in pre-gentrified Lower Roxbury and the South End glorified the lives of everyday people. The Globe arts critic noted that “his official arrival in the canon is more than due.”

Fri, 12/5 ➡ Sun, 12/7

- **SMFA ART SALE.** More than 2,000 works created by 600 artists in a variety of media benefit SMFA makers and provide financial support for other students. Fri. 10am-8pm; Sat-Sun. 10am-5pm. 230 The Fenway. Preview art for sale on the event webpage, [smfa.tufts.edu/events-exhibitions/art-sale](#).
- The MFA presents films set in Ireland, the Netherlands, and India in a weekend-spanning “**WICKED QUEER FILM FOCUS**” that presents notable recent queer films. Fri @ 7pm: Cactus Pears (India/UK/Canada); Sat @ 2pm: Four Mothers (Ireland); Sun @ 2pm Jimpa (Australia/Netherlands/Finland). Tickets \$12 members/\$15 nonmembers. Details at [mfa.org](#).

Sat, 12/6 & 12/13

Karen Mauney-Brodek of the Emerald Necklace Conservancy and Parker James of the Charlesgate Alliance will lead **TOURS OF CHARLESGATE PARK** at 12pm. They will

meet in “The Grove” section of the park near the southwest corner of the intersection of Charlesgate East and Beacon Street. Learn more and register at [emeraldnecklace.org/event](#).

Sun, 12/7

With five Grammy nominations and a long list of collaborations with everyone from U2 to Shakira, the Soweto Gospel Choir ranks as a musical powerhouse. **CELEBRITY SERIES** brings them to the Berklee Performance Center at 5pm. More info and tickets, \$34-119, at [celebrityseries.org](#).

Mon, 12/8 & 12/22

UNRAVELING THE NEWS: KNITTING AND CROCHET CONVERSATION CIRCLE. Bring your latest knitting, crochet, or craft project to the Central Branch of the Boston Public Library and chat about current events and the news. The group will listen to a podcast episode discussing a current news moment of the week while they knit, crochet or craft. Afterwards, they will have the opportunity to discuss the podcast, work on projects, and simply enjoy the company of fellow crafters. Attendees are encouraged to bring their current projects and supplies. A small amount of yarn and supplies will be available. 4pm. 700 Boylston Street. Learn more and register at [bpl.bibliocommons.com/events/690209a0886bb73600b82036](#).

Wed, 12/10

FENWAY TREE LIGHTING will feature music and refreshments and is open to all. Rain or shine. Back Bay Fens outside the Kelleher Rose Garden, across from 77 Park Drive. 6pm.

@ THE CENTER

The Fenway Community Center is open Mon.-Sat. each week. Visit [fenwaycommunitycenter.org](#) for details.

- TUE, DEC 9 & 16: Check out **Open Play hours**, featuring a bounce house, mini sport activities, and a personal coach to keep kids active and having fun. Brought to you by Viking Sports!
- WED, DEC 10: **Pre-Tree Lighting Celebration.** Join the Fenway Community Center in celebrating the Fenway Tree lighting with crafts, good company, and a special visit from the Red Sox’s Wally and Tessie! They will then walk over to the tree lighting. 4:30pm.
- FRI, DEC 12: **Holiday Party & Market.** Celebrate the season with the FCC! Enjoy live music, light bites, drinks, and some local art vendors. Tickets are \$15 each and include one drink. Purchase tickets at [www.eventbrite.com/e/fenway-holiday-party-market-tickets-1965502547028?aff=oddttdtcreator](#). 5pm to 8pm.

Thu, 12/11

- The Parker Hill Branch Library Staff and the Friends of the Parker Hill Branch host their annual **WINTER OPEN HOUSE** featuring food, music, crafts, and a festive book sale. 1497 Tremont Street. 5–7pm.
- Join your neighbors for the end-of-year celebration of **FENWAY FORWARD’S ORGANIZING COMMITTEE**, a group of residents interested in advocating together for affordable housing and other neighborhood needs. Dinner will be provided. Contact [lruizsanchez@fenwaycdc.org](#) for more information. 6pm to 7:30pm, Fenway Community Center, 1282 Boylston Street.

Fri, 12/13 ➡ Sun, 12/15

BOSTON GAY MEN’S CHORUS invites you to “Holigays,” celebrating “the holidays with heartfelt harmonies, outlandish stories, and a glittery invasion of the holiday spirit — all uniquely, joyfully queer.” Details and tickets (\$39–168) at [bgmc.org](#). Performances at Jordan Hall, Fri-Sat @ 8pm; Sun @ 3pm.

Sun, 12/14

New England Conservatory continues its fall season with a **SMALL ENSEMBLE FESTIVAL** presented by the Conservatory’s Contemporary Musical Arts Department. The day-long celebration spans the globe and the centuries, with NEC faculty-led groups performing music from many genres, including West African, Irish, Choro, punk, chamber music, and world music. The event, which also features food and dance, takes place from 12 to 9 pm. Admission is free. All events take place in the Eben Jordan Ensemble Room of the Student Life and Performance Center, 55 St. Botolph Street. For information visit, [necmusic.edu](#).

Tue, 12/16

BOSTON WARD 4 DEMS HOLIDAY PARTY at Kings Back Bay. Join the Ward 4 Dems for their annual festivities! Bring spices for The Greater Boston Food Bank/BPL Spice Drive and warm mittens, hats, and socks (new) for our winter donation box. 6:30–8:30pm.

Thu 12/18

- The **NEWCASTLE SARANAC JAZZ SERIES** presents jazz-fusion pianist George W. Russell, Jr., at the Newcastle Saranac Community Studio at 607 Columbus Ave. Co-sponsored by Fenway Forward and N.E. Jazz Connections. Tickets \$10 students/seniors, \$20 general; free for Fenway Forward residents. Buy tickets at [tinyurl.com/yk654xd9](#).
- The **MFA CELEBRATES HANNUKAH** with a blitz of music, art workshops, dancing, a gallery tour, lectures, and menorah lighting. Bonus: Tonight is “Third Thursday” at the museum, so you decide what you want to pay (minimum \$5 donation). Details at [mfa.org](#).

Thu 12/18 & Sun 12/21

Resident conductor Scott Allen Jarrett leads the Handel & Haydn Orchestra and Chorus in a concert of **BAROQUE CHRISTMAS MUSIC**, leaning heavily on the work of the Bach cousins, J.S. and the less well-known J.L. Thu @ 7:30pm, Sun @ 3pm. Both at Jordan Hall. Tickets \$15–151 at [handelandhaydn.org](#).

Tue 12/30

The Boston Pops presents a “**A CHARLIE BROWN CHRISTMAS: LIVE AT THE SYMPHONY**.” The decidedly middlebrow TV special has become a beloved holiday classic over the 60 years since its debut. 2pm. Details and tickets (\$73–142) at [bso.org/events](#).

SENIOR EVENTS

For more information, view the calendar at [operationpeaceboston.org](#) or drop by 11am–3pm for a paper calendar. Call 617 536-7154 to get on the mailing list.

- Wed, Dec 10 at 12pm: **Watercolors**
- Wed, Dec 10 at 2:30pm: **Build your Own Santa House** (materials provided)
- Thu, Dec 11 at 12pm: **Holiday Potluck** with New England Conservatory
- Tue, Dec 16 at 12pm: “**Miracle on 34th Street**” screening
- Tue, Dec 16 at 2pm: **Music4Wellness** with Berklee College of Music
- Wed, Dec 17: **Bottle Painting with Lights** (materials provided)
- Thursday, Dec 18 at 12pm: **Mental Health Matters** with Brandy Attah



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