



SOUTH END STAKEHOLDERS' REPORT

SPRING 2019



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WHAT YOU NEED TO KNOW ABOUT THE 2020 CENSUS

TECHNOLOGY TAKES THE STAGE

We all have a general idea of the census as a comprehensive nationwide government-conducted survey that is conducted once every ten years. But the results of that survey are much more far-reaching than one would imagine. Although the 2020 Census may seem far off in time, it's worth noting that preparations for it began in 2017, and the data that will be gathered will be analyzed well into 2023. As the Census Bureau begins opening Early Area Census Offices (ACOs) to oversee address canvassing, it's worth taking a moment to learn exactly in what ways the census impacts our communities, and what we have to look forward to over the next few years.

The primary constitutional purpose for the decennial census is to determine how many congressional representatives each state will have for the next decade, and to ensure equal representation in the redistricting process. It directly impacts the distribution of \$800 billion in federal investments across states, counties, and cities, and provides the most reliable and complete data for research, decision-making, and planning for both the public and private sectors. A few of the ways our communities rely on census data include infrastructure and transportation planning, the characterization of built structures for zoning and permitting processes, the location of retail outlets and logistics facilities, and forecasting business sales and growth projections.

In 1790, U.S. Marshals counted fewer than 4 million people through simple paper tallies. Today, the U.S. Census Bureau prepares to hire as many as 500,000 temporary workers to count more than 330 million people in 2020. Suffice it to say, the process has come a long way since its early days. More than ever, technology plays a central role, as the 2020 Census will be the first to offer options for internet and phone responses. Lead-up activities like aerial imaging software from the National Geospatial Intelligence Agency and other agencies will supplant a large portion of costlier in-field activities, such as in-person canvassing of every street and road to finalize address files. Enumerators, who will go door-to-door to non-responding households, will be equipped with smart devices and visits will be conducted digitally instead of with pen and paper. This will transmit collected data in real time directly to the Census Bureau, which houses some of the most secure servers within the federal government.

Responders' personally identifiable information (PII) is protected by law and will not be shared outside of the Census Bureau. It will only be used to produce statistical information,

and no other government agency or court will see or use it. In addition, the complete census questionnaire will be available in 12 languages other than English, and language guides and glossaries will be available in 50 non-English languages, plus Braille.

2020 CENSUS OPERATIONS TIMELINE

January–February 2019	Bureau begins opening 40 Early Area Census Offices (ACOs) to oversee address canvassing.
Spring 2019	Bureau begins recruiting in-field address canvassers.
April 2019–January 2020	Bureau works with local governments to include addresses of new housing stock expected to be closed to the elements by Census Day.
June–August 2019	Remaining ACOs open.
August–October 2019	Bureau conducts local in-field canvassing, covering about 30% of addresses, primarily in high-growth and less-stable areas.
November 2019	Bureau begins the process of hiring 500,000 enumerators and other field staff for peak census operations. Census communications campaign begins.
March 2020	Peak operations in cities begin, self-response starts.
February–April 2020	Census staff contact (February) and then enumerate (April) group facilities, such as college dorms, skilled nursing homes, and prisons. An effort is made to enumerate persons in Targeted Non-sheltered Outdoor Locations (TNSOLs). Starting in late 2019, Census Bureau staff will work with local officials to identify these locations.
May 2020–July 2020	Nonresponse Follow-Up (NRFU). Bureau conducts in-person visits (“door-to-door knocking”), and uses administrative records and other methods to fill in gaps from households that don’t self-respond.
November 2020	Bureau completes processing of census data.
December 2020	Bureau reports state population totals and resulting congressional appointment to the President by December 31.
February–March 2021	States receive detailed population counts, by voting age, race, and ethnicity, for redistricting purposes.
Spring 2021	Bureau begins releasing detailed population and characteristics data for all government units, including cities, on a flow basis.
June 2021– June 2023	Bureau will provide an opportunity for local governments to challenge the accuracy of their final 2020 Census counts. Revised census counts are not used for congressional reapportionment or redistricting.

For more information, contact one of the Census Bureau’s Northeastern regional offices:

NEW YORK REGIONAL OFFICE — 32 Old Slip, 9th Floor, New York, NY 10005 • 212-584-4300 or 1-800-991-2520 • FAX: 212-584-3402
• TDD: 212-478-4793 • EMAIL: NewYork.Regional.Office@census.gov

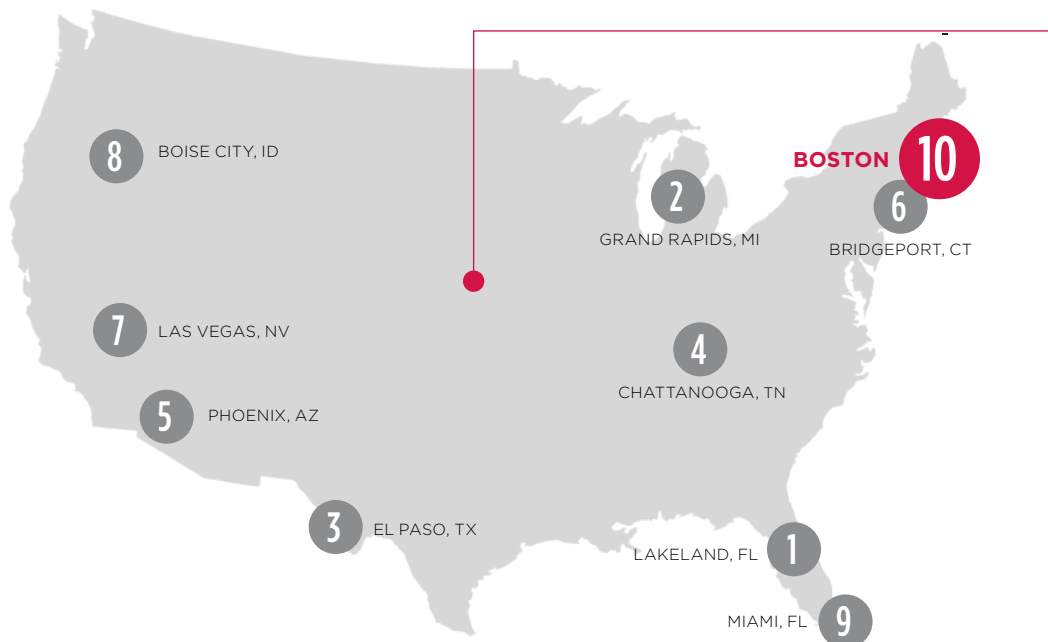
PHILADELPHIA REGIONAL OFFICE — 100 South Independence Mall West, Suite 410, Philadelphia, PA 19106-2320 • 215-717-1800 or 1-800-262-4236
• FAX: 215-717-0755 • TDD: 215-717-0894 • EMAIL: Philadelphia.Regional.Office@census.gov

AMERICA'S MOST ROBUST MARKETS

BOSTON ONE OF TOP 10 HOUSING MARKETS POISED TO RULE 2019

Nationally, annual price spikes are waning, more properties are hitting the market, and there are fewer buyers to compete with. In short, the real estate market is slowing down. However, according to Realtor.com, there are still housing markets expected to outperform the national average in 2019. Based on the number of sales of existing homes and their prices, the amount of new home construction, local economies, population trends, unemployment rates, median household incomes, and a host of other factors, this is the list of the top 10 superstar metropolitan areas where both the number of sales and prices are expected to jump, bucking the national trend. It's not surprising to see Boston on that list. The city limits construction in several of its downtown historic districts, so the limited supply of homes for sale keeps the market hot and the prices up. In addition, more millennials have been drawn to Boston over the past few years, attracted not only to standby industries like education and health care, but also big growth in the tech sector.

TOP 10 HOUSING MARKETS



1. Lakeland, FL

MEDIAN LIST PRICE: **\$224,950**
 PREDICTED SALES GROWTH: **5%**
 PREDICTED PRICE GROWTH: **7.4%**

2. Grand Rapids, MI

MEDIAN LIST PRICE: **\$278,750**
 PREDICTED SALES GROWTH: **4%**
 PREDICTED PRICE GROWTH: **8.2%**

3. El Paso, TX

MEDIAN LIST PRICE: **\$175,050**
 PREDICTED SALES GROWTH: **7.9%**
 PREDICTED PRICE GROWTH: **2.5%**

4. Chattanooga, TN

MEDIAN LIST PRICE: **\$269,950**
 PREDICTED SALES GROWTH: **5.2%**
 PREDICTED PRICE GROWTH: **4.3%**

5. Phoenix, AZ

MEDIAN LIST PRICE: **\$329,975**
 PREDICTED SALES GROWTH: **3.6%**
 PREDICTED PRICE GROWTH: **5.6%**

6. Bridgeport, CT

MEDIAN LIST PRICE: **\$749,050**
 PREDICTED SALES GROWTH: **5%**
 PREDICTED PRICE GROWTH: **4%**

7. Las Vegas, NV

MEDIAN LIST PRICE: **\$320,049**
 PREDICTED SALES GROWTH: **0.9%**
 PREDICTED PRICE GROWTH: **7.9%**

8. Boise City, ID

MEDIAN LIST PRICE: **\$330,045**
 PREDICTED SALES GROWTH: **1.5%**
 PREDICTED PRICE GROWTH: **6.9%**

9. Miami, FL

MEDIAN LIST PRICE: **\$385,050**
 PREDICTED SALES GROWTH: **3.3%**
 PREDICTED PRICE GROWTH: **5%**

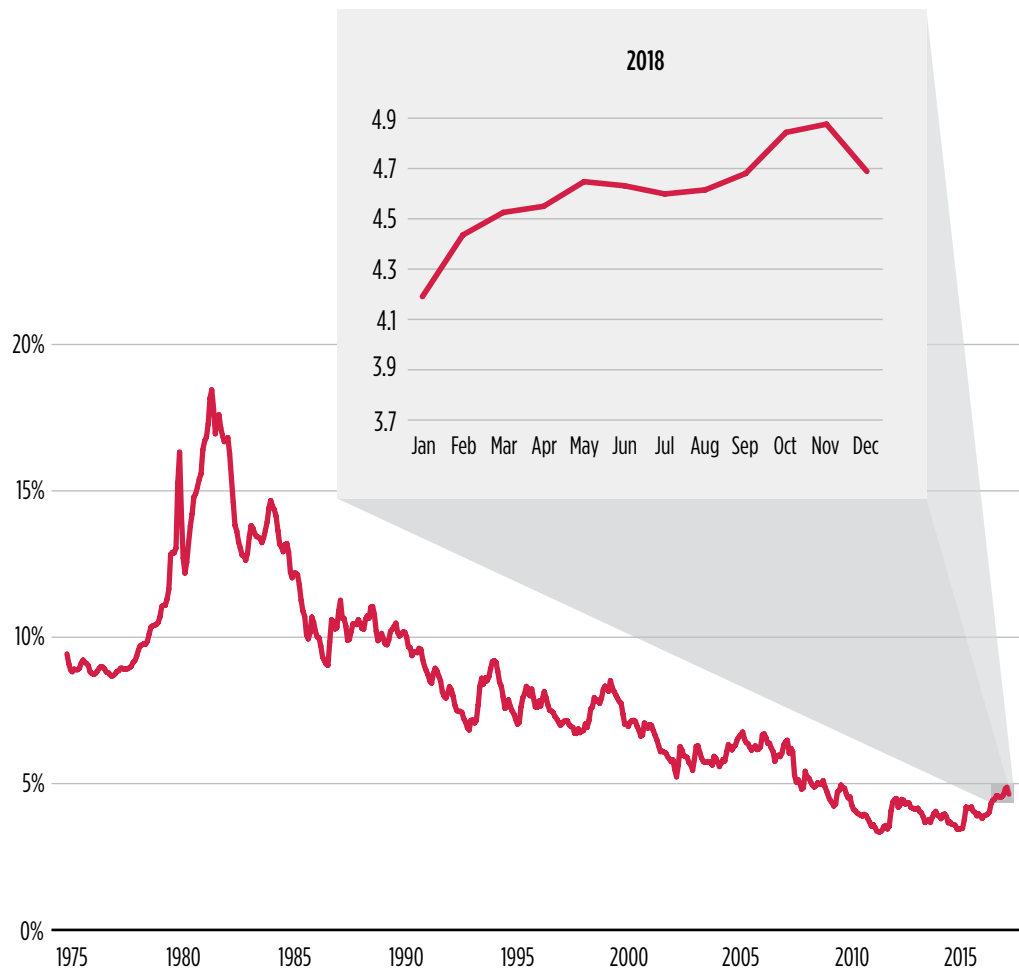
10. BOSTON, MA

MEDIAN LIST PRICE: **\$500,675**
 PREDICTED SALES GROWTH: **3.6%**
 PREDICTED PRICE GROWTH: **4.6%**

MORTGAGE RATES

While interest rates climbed steadily throughout the past year, volatility in the stock market and tame inflation reports prompted the Fed to take a breather from its campaign to raise rates to more normal levels. According to Fed chairman Jerome Powell, the goal was to gradually move to a place where interest rates would be neutral, meaning they would neither fuel the economy, nor inhibit it. However, when the central bank boosted rates by another quarter point in December, it also cut the number of expected rate hikes for 2019 from three to two. In addition, the Fed has made it clear it would take investors concerns to heart and be flexible and patient when charting the course of interest rates.

30-Year Fixed-Rate Mortgages 1975 to 2018



Source: Freddie Mac, Boston Globe



HOUSING 2030

WHAT'S COMING TO BOSTON OVER THE NEXT DECADE

High-paying jobs and the increasing draw of city living mean that Boston has remained absurdly popular. As a result, the city has grown even faster than expected. Boston will have 759,727 residents by 2030, up from a 2030 estimate of 709,400 four years ago. That's the equivalent of adding a Somerville to Boston in a little over a decade. Mayor Marty Walsh's 2014 housing plan called for 53,000 new units by 2030, a pace the city is actually on track to beat, but that number is now obsolete. Even the largest building boom Boston has experienced in generations, with 18,000 units of housing opened since 2011, isn't enough to keep pace with the demand to live in the city.

In response, the Walsh administration released a Housing Boston 2030 Update, increasing its target by 30% to 69,000 units by 2030. There will also be added emphasis on creating affordable housing and protecting lower-income renters at risk of eviction, as 22% of the homes will be set at rents affordable to lower- and middle-income residents. According to The Boston Globe, officials estimate that subsidizing that amount of affordable housing will cost the city \$50 million annually, along with state and federal money. It will also require funding for a new program to help buy 1,000 existing apartments and set them at affordable rents. However, as Boston is running low on sites for major complexes, particularly ones in or close to its downtown core, the plan will put most of the new housing in the outer neighborhoods, where land costs are lower. The focus would be on a few areas—from Suffolk Downs in East Boston, to the Readville section of Hyde Park—targeted for major development in the city's Imagine Boston 2030 plan.

The September 2018 **Housing Boston 2030 Update** focused on three major housing affordability categories:

1 PRODUCTION OF NEW HOUSING

- ▶ **Build 69,000 new housing units** across a range of incomes by 2030.
- ▶ **Redirect development pressures** away from core neighborhoods and toward opportunities for growth.
- ▶ **Create 15,820 income-restricted long term affordable homes**, bringing the total number of income restricted homes in Boston to nearly 70,000.

2 PRESERVATION OF EXISTING AFFORDABLE HOUSING

- ▶ **Retrain Boston's existing income-restricted/affordable housing**, preserving 97% of all affordable housing units and 84% of the 4,000 units in privately-owned affordable units at highest risk of being lost.
- ▶ **Rebuild Boston's public housing** by re-developing and renovating up to 4,500 BHD units with both public and private financing.

3 PROTECTION OF THOSE HOUSEHOLDS MOST AT RISK

- ▶ **Purchase 1,000 rental housing units** from the speculative market and income-restrict them via an expanded Acquisition Opportunity Program, to be counted as part of the 15,820 affordable unit production plan.
- ▶ **Prevent evictions** and promote housing stability.
- ▶ **Strengthen communities** through homeownership by increasing the resources the City and others provide to first time homebuyers, offering additional pathways for moderate and middle income families to become homeowners in Boston.

THE BIGGER PICTURE

It's important to note that the city's goal alone won't be enough to alleviate the crisis, as the housing market is regional. If prices are going to ease, more housing will be needed in suburbs that build at a much slower rate than Boston. This is where the Metro Mayors Coalition (MMC) comes in. It is a group of 15 Boston-area communities — Arlington, Boston, Braintree, Brookline, Cambridge, Chelsea, Everett, Malden, Medford, Melrose, Newton, Quincy, Revere, Somerville, and Winthrop — dedicated to exchanging information and creating solutions for common problems, including housing.

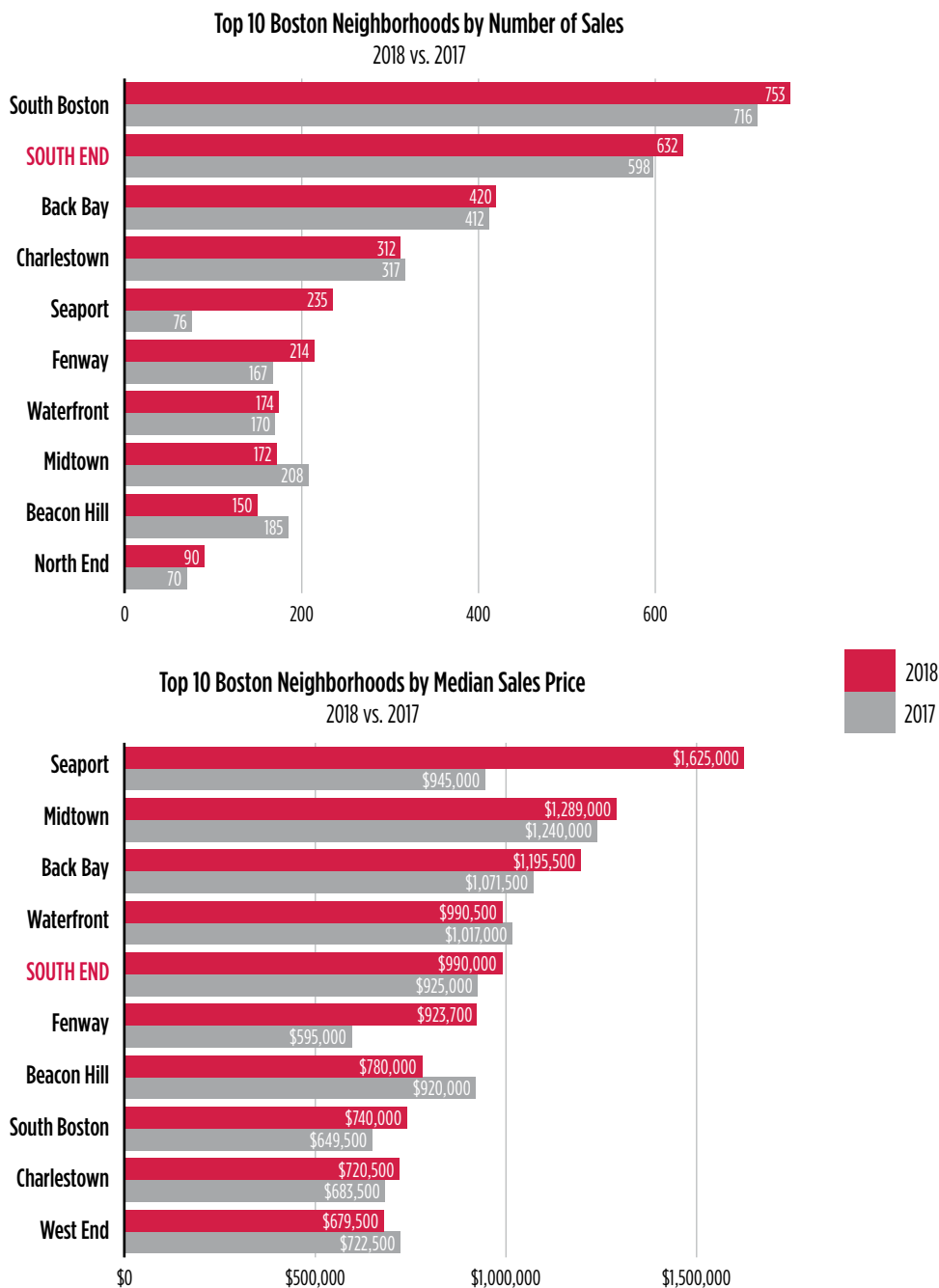
The 15 cities and towns that make up the coalition have added nearly 110,000 residents and 148,000 new jobs since 2010, but they have permitted only 32,500 new housing units. Meanwhile, the region is on track to add 235,000 new jobs from 2015 to 2030. Combined with the imminent retirement of the area's Baby Boomers, this robust economic growth will attract hundreds of new workers to fill the available jobs. The MMC has set its own goal, as it says that eastern Massachusetts will need 435,000 new units by 2040.

Sources: Boston Planning and Development Agency (BPDA), City of Boston "Housing Boston 2030 Update", The Boston Globe, Metro Mayors Coalition (MMC)

BOSTON'S TOP 10 NEIGHBORHOODS

BY NUMBER OF SALES AND MEDIAN SALES PRICE

The South End remains one of Boston's top-performing neighborhoods. The area's median sale price in 2018 increased by 7% from 2017, and its number of sales rose by 6%.



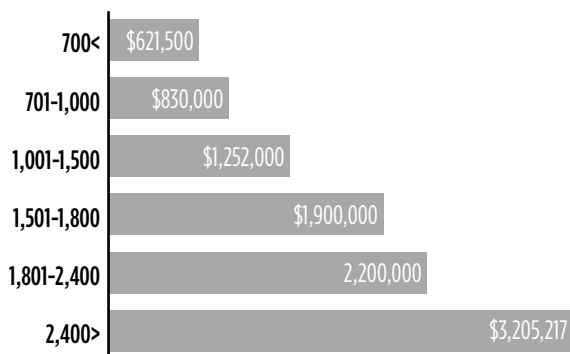
Source: LINK Boston



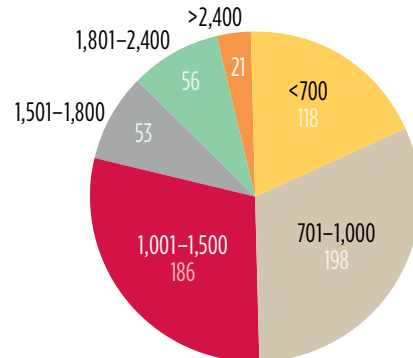
FOCUS ON THE SOUTH END

Number of sales and median sale prices in the South End increased across the board year over year. Two-bedroom homes, which accounted for over 50% of total sales, increased by 11% in median sale price.

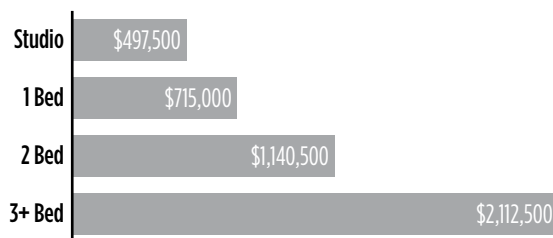
South End Median Selling Price by Square Footage, 2018



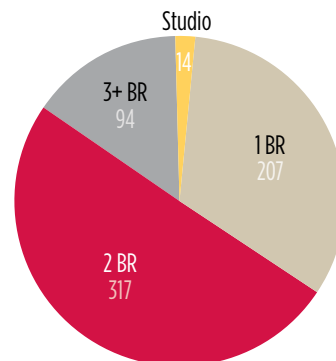
South End Sales by Square Footage, 2018



South End Median Selling Price by Number of Bedrooms, 2018



South End Number of Sales by Number of Bedrooms, 2018



20 MOST EXPENSIVE SOUTH END SALES IN 2018

	ADDRESS	SALE PRICE	PRICE/SF	TYPE
1	211-213 West Springfield Street	\$5,500,000	\$963	MULTI FAMILY
2	728-740 Tremont Street #6	\$5,125,000	\$1,047	CONDOMINIUM
3	728 Tremont Street #5	\$4,750,000	\$1,004	CONDOMINIUM
4	19 Rutland Square	\$4,744,141	\$1,240	SINGLE FAMILY
5	174 West Canton Street	\$4,730,000	\$1,141	SINGLE FAMILY
6	233 West Newton Street	\$4,500,000	\$1,119	MULTI FAMILY
7	144 Warren Avenue #2	\$4,350,000	\$2,151	CONDOMINIUM
8	201 West Brookline Street #203	\$4,150,000	\$1,413	CONDOMINIUM
9	201 West Brookline Street PH-401	\$4,073,517	\$1,161	CONDOMINIUM
10	159 West Canton Street	\$4,000,000	\$1,026	SINGLE FAMILY
11	180 West Canton Street	\$3,875,000	\$957	SINGLE FAMILY
12	93 Warren Avenue	\$3,850,000	\$1,149	SINGLE FAMILY
13	158 West Canton Street	\$3,825,000	\$1,093	SINGLE FAMILY
14	14 Rutland Square	\$3,700,000	\$871	SINGLE FAMILY
15	17 Bond Street	\$3,670,000	\$1,311	SINGLE FAMILY
16	The Lucas @136-140R Shawmut Avenue #6A	\$3,400,000	\$1,309	CONDOMINIUM
17	166 West Brookline Street #2	\$3,400,000	\$1,415	CONDOMINIUM
18	120 West Newton Street	\$3,380,000	\$1,123	SINGLE FAMILY
19	The Lucas @136-140R Shawmut Avenue #8B	\$3,372,200	\$1,303	CONDOMINIUM
20	51 Dwight Street	\$3,350,000	\$1,087	MULTI FAMILY

Average price per square foot among the 20 most expensive South End Sales for 2018: \$1,194

MEET TWO SOUTH ENDERS

CAROL TRUST AND BARRY ZALTMAN

When Carol Trust and Barry Zaltman decided to increase their living space from their modestly sized condominium on Beacon Hill and realized they were urban people at heart, they left the myth of the idyllic suburban lifestyle behind and focused on the

South End. In the mid-'80s, Zaltman came across a classic Victorian house on Chandler Street with a triplex and two separate floor-through rental units. This has been their home for 30 years. "As soon as I stepped over the threshold and walked through the house, I understood how we would live in it," Zaltman said. "It was a done deal in my searching for our new home."

With a growing family, the couple was looking not only for more space, but also a convenient location within walking distance of work, the library, the theatre, grocery stores, and restaurants. "For me, it was the pace," said Trust, "I liked the energy of the South End, its cozy, neighborly vibe." And this remains as true to the spirit of the South End today as it did when the couple moved here years ago.

Zaltman is a photographer and appreciates the proximity to the Boston Center for the Arts (BCA) and the neighborhood's numerous galleries. He has exhibited his work everywhere from local coffee shops to SoWa galleries. Trust is a retired social worker with a second career as a guide for Boston by Foot and a docent at the Boston Museum of Fine Arts (MFA), where she has been trained to lead tours in all five galleries. In addition, she is a board member of the South End Ellis

Neighborhood Association and a mentor for students at the Benjamin Franklin Institute of Technology, which is just around the corner from their house.

Zaltman is even part of an informal neighborhood 'men's club. "We have breakfast at Berkeley Perk and talk about the state of the state, the country and the world," he mused. The fact that Zaltman and Trust can recognize other long time South Enders walking ahead of them by their silhouette and gait is a testament to how in tune with the community they are.

The two are passionate Argentine tango dancers. Social not stage, they are quick to clarify. "We usually travel to Buenos Aires once a year--the epicenter of tango," Trust said. The couple also takes advantage of the musical programs at the New England Conservatory and the Berkeley School of Music, both institutions within walking distance of their home.

More recently, Carol and Barry became first-time grandparents, as daughter Alexandra and son-in-law Adam started their own family just five blocks away. "Way cool," Trust said.



Is there a South Ender you think should be featured next? Contact our Communications Specialist, Anastasia Yefremova, at anastasia@stevencohenteam.com.



MEET THE SOUTH END REAL ESTATE SPECIALISTS

The Steven Cohen Team provides expert insight, guidance and representation for discerning residential property buyers and sellers in Boston's South End and adjacent neighborhoods. Our unmatched experience in the local real estate market, long-term approach to customer service, and coordinated teamwork keep us #1 on MLS in South End transactions year after year.

The team stands ready to answer your real estate questions!



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Cohen

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Withey



Anastasia
Yefremova



Ronnie
Lee

THE STEVEN COHEN TEAM IN 2018

A YEAR IN REVIEW

#1 among Keller Williams associates in the Boston-Metro market center*

#42 among 186,000+ Keller Williams Realty International associates worldwide*

\$160+ million in sales volume in 2018*

#1 Team by Transaction Volume in Massachusetts, as advertised in the Wall Street Journal and America's Best Real Estate Agents**

#141 Team by Transaction Volume nationwide in The Thousand, as advertised in the Wall Street Journal and America's Best Real Estate Agents**

Top 5% Producer by Sales Volume for agents in the Boston area***

*Source: Keller Williams Realty

**Source: Real Trends

***Source: Best of HomeLight 2018

CLIENT TESTIMONIALS

"...embodied the *utmost* in professionalism, responsiveness, and attention to detail..."

"...made these first-time home buyers seem like experts..."

"...absolutely recommend the folks at the Steven Cohen Team..."

"...transparent, supportive, and made the process seamless from start to finish..."

"...simply put, they were *the best*..."

"...known for their *integrity*, their *commitment* and their ability to work collaboratively with their clients and with other brokers..."

"...an *incredible* experience..."

NOTABLE STEVEN COHEN TEAM SOUTH END SALE

124 WEST NEWTON STREET #2

This absolutely stunning 4+ bedroom/2.5 bath penthouse triplex was renovated in 2016-17 to the highest standards with a sleek, contemporary design. The private entrance leads to a parlor level featuring a bow front living room with high ceilings, new hardwood floors, and a gas fireplace. This opens to a spacious dining area, and a new Leicht kitchen with quartz counters and Miele appliances. There is the finest custom cabinetry and built-ins throughout. A large box bay window with built-in banquette is perfect for informal dining. A door leads out to a rear balcony. Upstairs are two levels of bedrooms including the second floor master suite with a huge walk-in closet and a gleaming marble bath with a dual shower. There is also a second bow front family living space, and an adjacent den with a gas fireplace. The penthouse level offers two generous bedrooms plus a third bedroom or home office, and a beautiful marble bath. The full staircase leads to an amazing roof deck with panoramic views. The deck includes water, power and a Viking gas grill center with granite counters and a wine cooler. Direct access deeded parking included.

SALE PRICE: \$3,250,000

BEDROOMS: 4

BATHROOMS: 2 full, 1 half

SIZE: 2,350 sq. ft.

PARKING: 1 Deeded

BUILT: 1875





BOSTON'S NEW YORK STREETS

ONE OF THE FIRST RE-REDEVELOPMENT PROJECTS

Before the demolition of Boston's old West End neighborhood, there was another site that became the city's first urban redevelopment district. Known as the Boston New York Streets, this area was inhabited by people from all walks of life, including Russian Jews, Greeks, Italians, and more. Located in the northeast corner of the South End and bound by the Southeast expressway, West Berkeley Street, Washington Street, and the end of the Massachusetts turnpike, it encompassed 24 acres of land lined with rowhouses and, in the latter part of the 19th century, tenement flats. Its history is a reflection of the long battle for dominance between Boston and its regional rival, New York City.

When the Boston Albany Railroad Company was chartered in 1831, it was meant to connect Boston with Albany, New York via railroad. It provided not only passenger transportation, but also the import of cargo goods. According to Boston Globe archives, the Boston mayor offered a toast to "Albany and Boston — connected together by a railroad which brings the two cities in such proximity, that Albany supplies Boston with bread, and Boston, Albany with candles, both made and delivered





on the same day." Within a decade, a new residential neighborhood had sprung up next to the terminal, its streets given the names of rapidly growing market towns along the Erie Canal, Troy, Rochester, Genesee, Oswego, Oneida, Seneca, and Albany.

Unfortunately, the excitement didn't last long. Boston spent the whole 19th century trying to catch up with New York, but the Albany rail connection was simply not enough to overcome the advantages offered by the Hudson, and Boston shrank as a port city. The New York Streets declined in appeal and, beginning in 1955, all but Albany Street were erased from the map entirely.

Town planners decided the best way to create jobs and increase property taxes was to bring factories downtown. By 1957, 321 buildings along the New York Streets had been demolished. Over 1,000 residents were displaced from their homes and community, and the Boston Herald factory and printing presses occupied the leveled lots for decades to come. Industrial business sprouted as the neighborhood, near and under the Massachusetts Turnpike and Interstate 93 overpasses, languished for decades.

It's interesting to note that famed architect Marcel Bauer had developed a plan for the former New York Streets as early as 1943 that included a landscaped superblock lined with sleek, stylish towers surrounding a central community center and parking garage. While this obviously never happened, the area has been undergoing a residential resurgence in the past few years. Condominium and apartment buildings like Ink Block and Siena, and the increasing number of retail and restaurants that are even now springing up harken back to Bauer's vision and the neighborhood's actual past. Life is coming back to a part of the South End that was once bustling with activity. One could say that today, this area is one of the first re-development projects.

A SOUTH END RENOVATION STORY

CHRIS' CONDOMINIUM

Chris Beuscher purchased his Milford Street home in 2015, when the market was so hot that bidding wars were not uncommon and buyers would frequently show up carrying their checkbooks. He had been living in his Wellfleet vacation home on the Outer Cape, but a business opportunity brought him back to Boston. His interest in the arts — he's a performing artist, has an independent recording label called PopFree Records, and is a voting member of the Recording Academy known for its Grammy Awards — inevitably drew him to the South End.

The duplex was a real diamond in the rough when he first saw it, Chris recalled. It was nothing like what he was looking for in terms of finishes and interior design, but it had the right layout. A personal friend, designer Deborah Sloane from Sloane Design Group, helped him with the project, and the final product is a perfect blend of Chris' preference for contemporary aesthetic and Deborah's nod to the older style of architecture that defines the South End.

Taking advantage of the unusually tall ceilings, they added crown moldings and cut elegant coves with recessed lighting in the living and dining rooms. They also added textured wallpaper, installed an engineered porcelain tile floor with a wood grain pattern on the lower level, and kept classic hardwood on the upper level. "I had a lot of lines in the sand," Chris recalled. "Most of which I ended up crossing."

Having worked as a professional chef for many years, he wanted a chef's kitchen. A parking space and outdoor space for his dogs were must-haves. He got the yard, but came to realize a few things along the way. "The whole point of my wanting to move to the city was because everything is in walking distance," he said. "So I thought, if I'm only going to use my car when I'm leaving town, why does the parking space have to be in my backyard?" Instead, he purchased a separate parking space barely 50 yards away from his home. Chris even came to love the galley kitchen, something that surprised him. "I realized that I'd done events for 150 people in kitchens smaller than this when I was working professionally," he said. "But it's a great working kitchen! It's even got the chef's pivot, I can take one step in any direction and reach everything."

The interior renovation took seven months, but the backyard remodel took over a year. Chris replaced the old staircase with a custom spiral one, which required city approval. But the new staircase lets through a lot more light and opens the space up for entertainment. Not to mention how much more striking it looks. "Everybody will tell you that a gut rehab is an excruciating process," Chris said. "But when you get through it and get what you want, it's a beautiful thing. And I really love the way it came out."





BEFORE AFTER

BIG CITY GARDENS

TIPS FOR THE URBAN GARDENER

Even in a relatively park-rich city like Boston, having your own bit of private green space can soothe the senses on a hot summer afternoon, and brighten a gloomy winter day. Whether you have an entire backyard, or a free spot on the balcony or patio, don't be afraid to explore your options. Of course, the urban gardener has a unique set of obstacles to overcome. Below are a few of the ones we believe you should consider:

SPACE

Perhaps the most obvious problem urban gardeners face is space, or the lack of it. The easiest solution is to think vertically. Thread stainless steel rods through terra-cotta pots and suspend them from horizontal surfaces to punch up the smallest balconies and patios. Spray-paint a wooden ladder and adorn it with pretty pots and planters, and use it to store garden tools and potting soil. Stack crates or handmade boxes and secure them vertically to a wall. If you're renting and not allowed to hang anything from your outdoor walls, make a free-standing plant wall using wood and mesh rebar. Hang pot plants using S-hooks and they'll provide privacy for your space as they grow. A tiered potted garden tucks nicely into the corner of any deck or patio. Also, consider plant varieties that will help you get the most out of a small area with a more rapid harvest, such as cherry tomatoes or Japanese eggplant instead of their regular cousins.

CONSIDER POLLUTION AND SOIL QUALITY

Smog and ozone damage are common in inner-city areas, but it's not so much what's in the air that you should worry about, but what's in the ground where your plants grow. Urban soil can often be toxic from years of industrial activities, poor land use, and vehicle exhaust. Choose your garden site carefully and consider the ways the land has been used in the past. The ground may look pristine and ready to plant, but the soil may contain toxic substances such as pesticide and herbicide residue, lead-based paint chips and asbestos, and oil and other petroleum products. Surround your garden with a hedge or a fence to protect it from windblown debris. Dig in plenty of organic matter to enrich the soil, improve its texture, and help it replace some of the lost nutrients. Worst case scenario, you may need to bring in clean topsoil provided by a reputable dealer. A raised bed or container gardens are also options.





DON'T OVERDO IT

While tilling before planting loosens the soil and spreads nutrients around, too much of it throws off the delicate balance of the soil, encourages erosion, kills beneficial worms and nematodes, and unearths weed seeds. Plants' root systems are specialized, and while the top roots absorb nutrient-rich topsoil, the lower roots bring in minerals from deep within the soil and provide an anchor against the wind (especially at balcony or rooftop elevation). Rather, consider a no-dig garden bed. If your desired spot already has grass or weeds, don't dig them up. Mow or cut them close to the ground, lay your frame, then cover the ground with a few sheets of wet newspaper that will eventually kill the grass and decompose with it. Cover your newspaper with alternating layers of compost, manure, and mulch, and sow your seeds. The key to creating raised beds in urban settings successfully is disturbing the soil as little as possible.

If your green space is a patio, rooftop, balcony, or even your windowsill, you're probably familiar with container gardening. You need to water container plants often, especially considering how hot exposed balconies in high-rises can get as the sunlight reflects off other structures. However, make sure the water drains properly and doesn't sit in the saucer holding the pot. This can lead to root rot, fungus, and mildew.

CHOOSE THE RIGHT PLANTS

Be aware of your microclimate conditions. The urban climate is influenced by a variety of factors, including solar radiation, surrounding air temperatures, air movements, sun orientation, humidity, topographical location, proximity to lakes or waterfront exposure, paved surfaces such as roads and parking lots, buildings, and existing rooftop conditions. Native plants are the easiest choice. They're well adapted to your environment and require little to no maintenance since they've evolved and adapted to local conditions. Natives are vigorous and hardy, able to withstand local weather patterns, including Boston's freezing winters and scorching summers.

However, that is not to say that the dedicated gardener can't or shouldn't get creative. You can grow pretty much anything other than pumpkins or melons in a small space and, above all, you should take delight in the final product.

DESIGN FOR THE SENSES

Think about height and depth and keep the tallest plants on the north side of the garden so they don't shade-out or hide smaller plants. On decks shaded by house walls or trees, plant hostas, caladiums, or lush ferns. Small hydrangeas look great in pots in light shade on patios. If the deck is on the west side of your home, a trellis will cast shade on hot summer afternoons. Flowering vines soften the architecture. Ornamental gourds or feathery cypress vines will cover an arbor in no time, and can easily be grown in pots for deck or patio gardening. Consider the time of day you enjoy your plants. White and pastel flowers show best at night, while deep blues and purples need sunlight to show off their colors. Incorporate fragrance by planting heliotropes, flowering tobacco, herbs, or roses, and remember that moonflowers and nicotiana release their aroma at night. Add a soothing water feature like a self-contained bubbling-fountain. With a little planning and a few choice plants, a deck or patio can become the heart of your garden, instead of just a useful extension of the house.

SOCIAL SPRING

A SOUTH END SOCIAL CALENDAR

Are you feeling cabin fever after months of cold weather? Here's a list of fun neighborhood activities to get you out of winter hibernation and put a spring back in your step. From theater performances to science conferences to food tours, the South End offers events for everyone to enjoy.

R E C U R R I N G

SOCIAL KNIT NIGHT	Every Fri	Third Piece 631 Tremont Street
SOWA VINTAGE MARKET SUNDAYS	Every Sun	SoWa Vintage Market 450 Harrison Avenue, Lower Level
DUB CLUB WITH THE NAYA ROCKERS	Every Mon & Tu	The Beehive 541 Tremont Street
SOWA FIRST FRIDAYS	First Fri of Every Month, 5pm–9pm	450–460 Harrison Avenue
SOWA OPEN MARKET	Every Sun, 10am–4pm	450–460 Harrison Avenue
SWEET & SAVORY SOUTH END TOUR	Fri & Sat, March–Nov	Washington Street
COCOA BEANTOWN SOUTH END WALKING TOUR	Every Sat	Code 10 1638 Washington Street
UPGA FOR BEGINNERS	Every Mon	South End Branch of the Boston Public Library 685 Tremont Street

M A R C H

ONCE	3/1–3/30	Calderwood Pavillion at the Boston Center for the Arts 527 Tremont Street
ROMEO AND JULIET	3/1–3/31	Huntington Avenue Theatre 264 Huntington Avenue
LIFESONGS	3/8, 2pm & 7pm 3/9, 7pm	Black Box Theatre 539 Tremont Street
THE GLASS MENAGERIE BOSTON CHILDREN'S THEATER	3/9–3/16	Plaza Theatre 539 Tremont Street

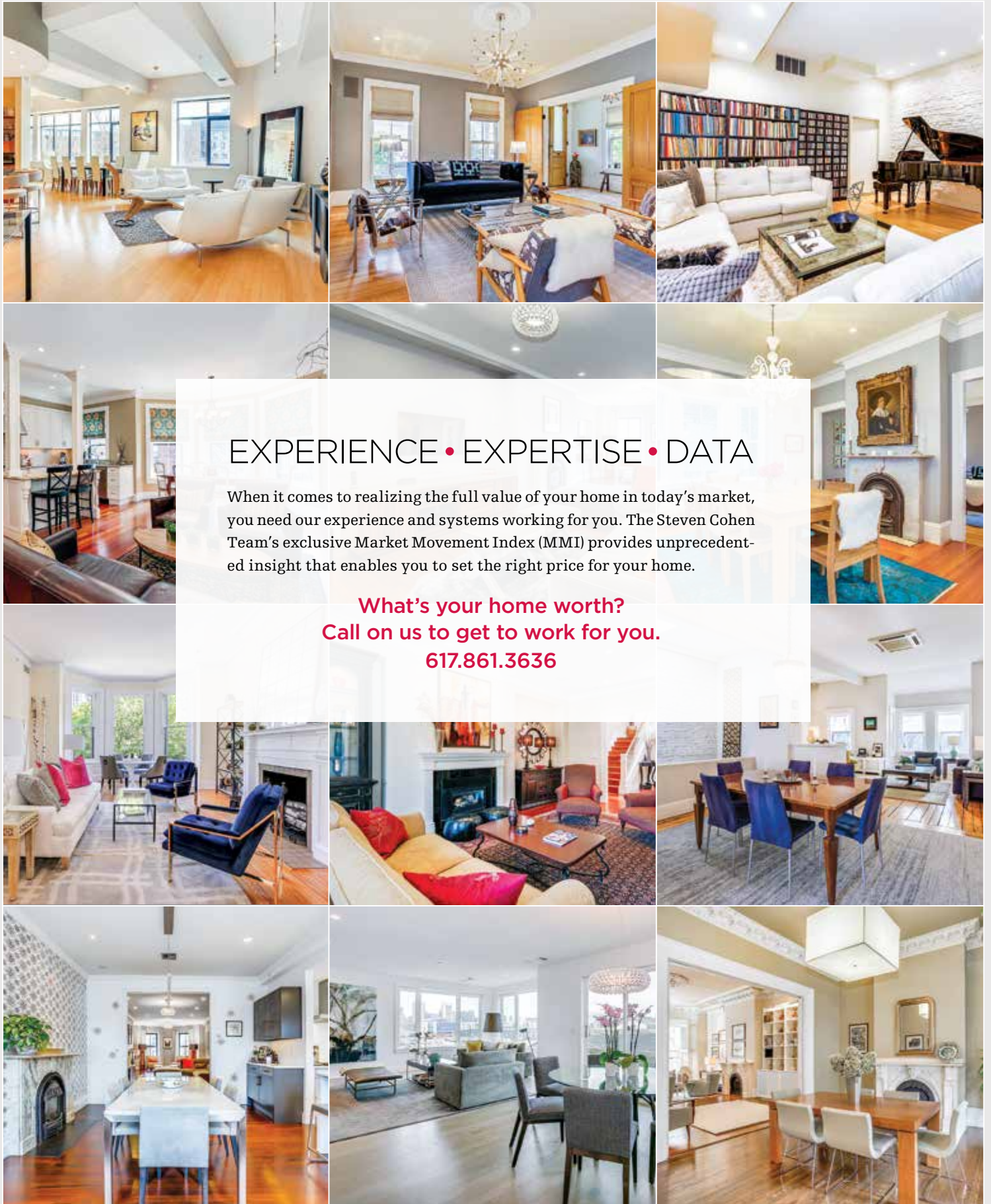
TASTE OF THE SOUTH END	3/19	Cyclorama 539 Tremont Street
BOSTON BEER AND CHEESE FEST	3/29 , 6pm 3/30 , 9.30pm	Cyclorama 539 Tremont Street
THE DOGS OF LITTLEFIELD READING WITH AUTHOR SUZANNE BERNE	3/19	South End Branch of the Boston Public Library 685 Tremont Street

A P R I L

DROIDCON BOSTON 2019	4/8–4/9	Calderwood Pavillion 527 Tremont Street
2019 WORLD MEDICAL INNOVATION FORUM	4/8–4/10	Westing Copley Place Boston Hotel 10 Huntington Avenue
CRAFTBOSTON SPRING 2019 SHOW	4/12–4/14	Cyclorama 539 Tremont Street
TRIGGER WARNING	4/12–5/4	Plaza Black Box Theater 539 Tremont Street
BIG RIVER BOSTON CHILDREN'S THEATER	4/13–4/27	Calderwood Pavillion at the Boston Center for the Arts 527 Tremont Street
SYLVIA THEATER UNCORKED	4/18–4/21	Calderwood Pavillion at the Boston Center for the Arts 527 Tremont Street
CAROLINE, OR CHANGE MOONBOX PRODUCTIONS	4/20–5/11	Calderwood Pavillion at the Boston Center for the Arts 527 Tremont Street
OPEN DATA SCIENCE CONFERENCE EAST 2019	4/30–5/3	Hynes Convention Center 900 Boylston Street

M A Y

SCHOOL GIRLS; OR, THE AFRICAN MEAN GIRLS PLAY	5/3–5/25	Calderwood Pavilion at the Boston Center for the Arts 527 Tremont Street
THE VIEW UPSTAIRS SPEAKEASY STAGE COMPANY	5/31–6/22	Plaza Theatre 539 Tremont Street
YERMA	5/31–6/30 , 8pm–10pm	Calderwood Pavilion at the Boston Center for the Arts 527 Tremont Street





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