

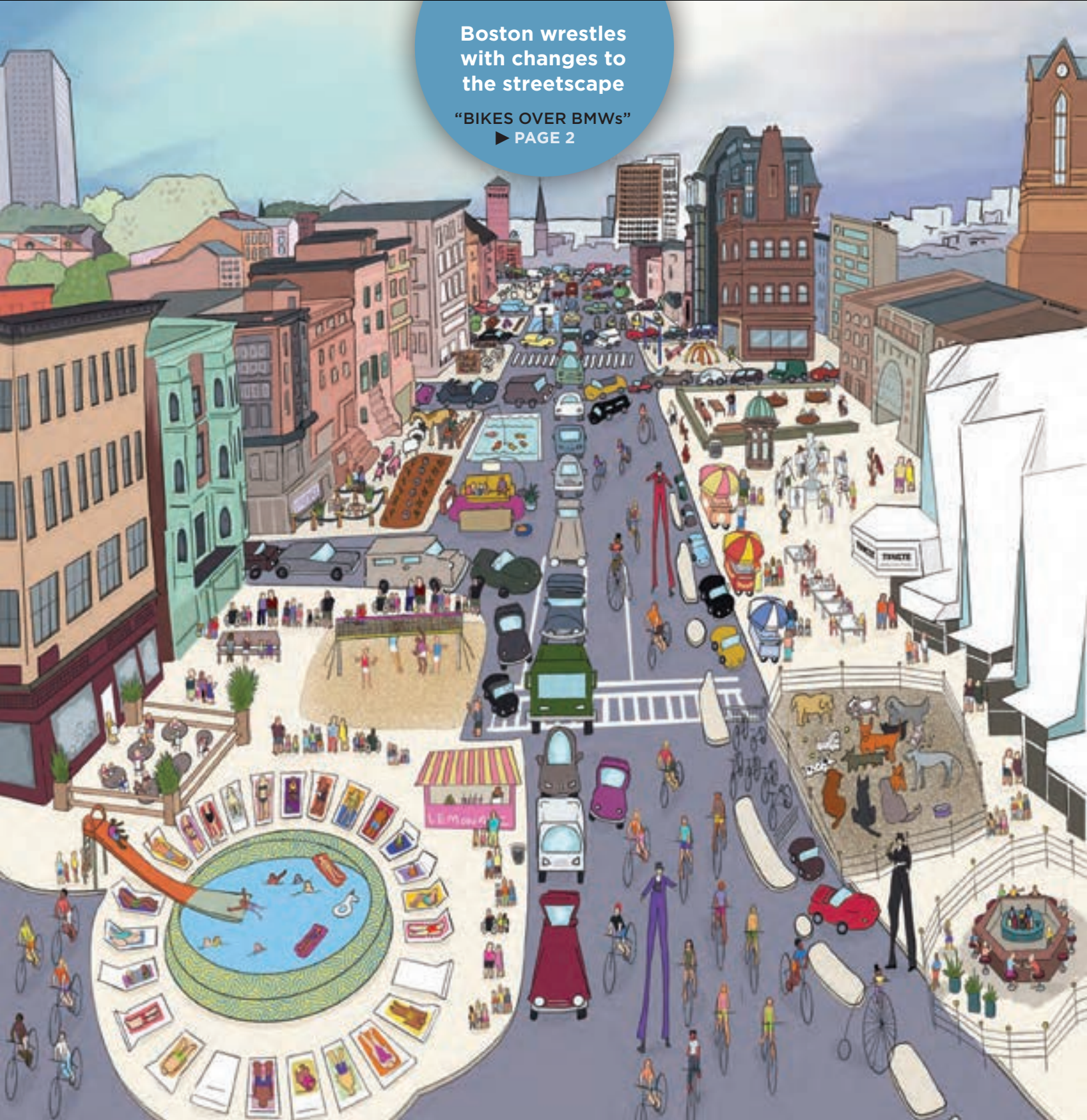
STEVEN COHEN TEAM

BOSTON'S PREMIERE REAL ESTATE AGENTS

Boston wrestles
with changes to
the streetscape

"BIKES OVER BMWs"

► PAGE 2



JAMAICA PLAIN STAKEHOLDERS' REPORT

SPRING 2023

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MARKET ANALYSIS

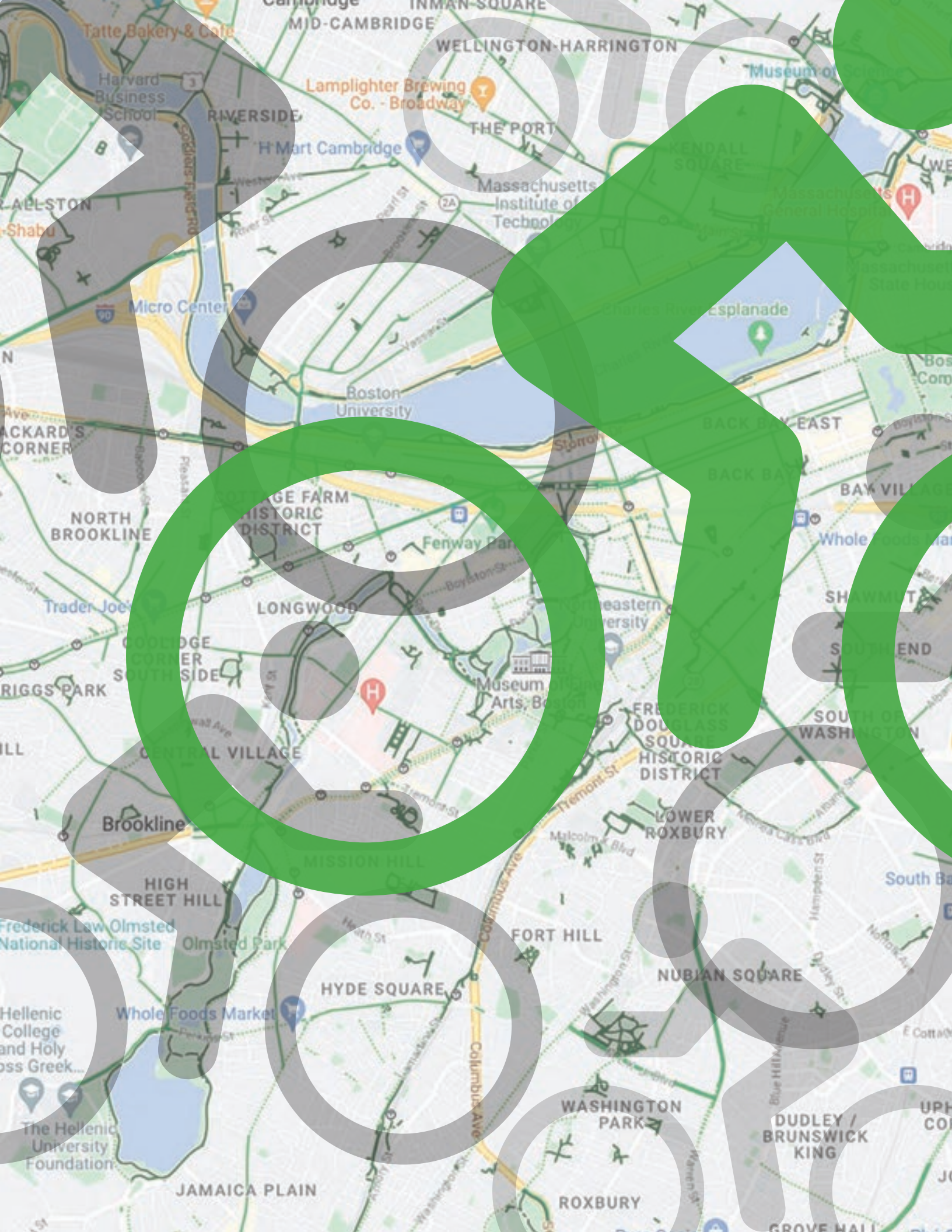
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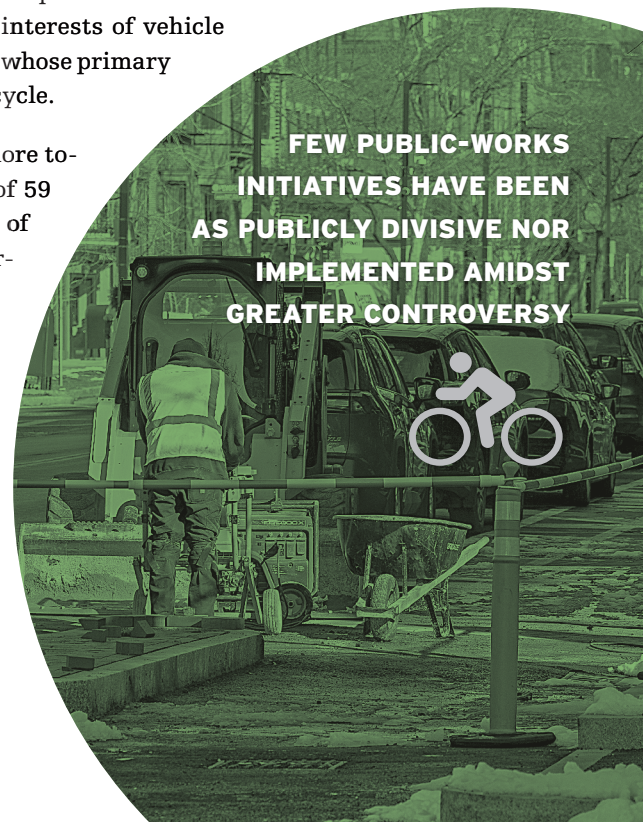
BIKES OVER BMWs

DOES A WIN FOR THE SCHWINN MEAN MIATA NON-GRATA?

A walk, drive or bike ride down the street is sure to delight, horrify or just perplex you as you take in the profound changes being implemented to many of Boston's major thoroughfares. Two lane roadways have been narrowed to one and long stretches of dedicated bike lanes have been added, along with traffic barriers and concrete islands intended to separate the bikes from the BMWs. If you are like most Bostonians, you probably have a strong opinion one way or another as to whether these changes are forward thinking and environmentally friendly or the source of undue traffic delays and loss of productivity for Boston's residents and businesses alike. While it may seem as though this transformation has come from nowhere, it actually represents the culmination of an evolution in thinking on the part of city officials that has been a long time in the making. Throughout much of the 20th century, public policy on both the local and national levels was formulated to advantage the automobile at the expense of the environment and the urban streetscape. Increasing congestion in America's cities, however, has brought public safety and environmental concerns prompting public planners to shift that policy. City officials have more recently attempted to strike a balance between accommodating the interests of vehicle drivers and those of Bostonians whose primary mode of transportation is the bicycle.

That balance is now shifting ever more toward the bicyclists with the addition of 59 miles of off-street bike paths, 17.5 miles of separated bike lanes and 8 miles of neighborhood bike routes that have been built over four mayoral administrations, with more to come, reported Boston Transportation Department spokesperson Anne Roach. "The city is looking to build about nine [more] miles of bike lanes, focusing on areas where safety incidents have occurred and routes that connect to Boston's downtown employment hubs," said Roach. "The city will work urgently to build these bike facilities, with most of the links planned to

FEW PUBLIC-WORKS INITIATIVES HAVE BEEN AS PUBLICLY DIVISIVE NOR IMPLEMENTED AMIDST GREATER CONTROVERSY





**BOSTON'S STREETS WERE
DESIGNED AND PLANNED WITH
ONLY HORSE DRAWN CARRIAGES
AND PEDESTRIANS IN MIND**

be completed by December 2023. Environmentalists insist that more separate bike lanes help reduce auto congestion and the emission of greenhouse gases which cause global warming. Health experts also favor bike lanes as a means of promoting active lifestyles. Public safety advocates are yet another constituency which supports the changes being made because they believe that the addition of bike lanes means there will be fewer accidents.

Not everyone is happy with the changes by any means, however. In fact, few public-works initiatives have been as publicly divisive nor implemented amidst greater controversy than the plan to add road lanes earmarked for bicycle transit only. Motorists complain that bike lanes bottleneck the main autoroute by reducing the number of lanes, in many cases from two to one lane. The resulting traffic snarls force drivers to detour onto smaller side streets, causing them to become less quiet and bucolic. Others insist that narrowing the auto-lanes raises the risk posed by motorists side-bumping adjacent vehicles. Many have also expressed concern that the replacement of parking with bike lanes will harm local businesses

whose viability will suffer as some customers avoid frequenting places that they cannot easily access. Newly configured streets could

become even more problematic for all involved during the winter months than policymakers realize. In the aftermath of serious snowstorms, the city's two lane roads often narrow to one as it is and there is no telling what will happen when a single lane in each direction meets a sizable nor'easter. "They are taking valuable roadway and parking downtown for 'bike lanes'. Just wasting taxpayer funds," tweeted one local resident on Dec. 8th. "It's just about impossible to find a parking space in Boston, Cambridge or Somerville, now more than ever with all the fancy, new, oh-look-at-us-we're-so-cool bike lanes," tweeted another Bostonian on Dec. 9th.

To understand the genesis of this divergence in perspective, it is important to remind ourselves that Boston's streets were designed and planned with only horse drawn carriages and pedestrians in mind. The two co-existed quite amicably until the advent of the automobile in the early 20th century, which was destined to become the pre-eminent mode of transportation. The construction of the central artery in 1959 was followed by the extension of the Massachusetts Turnpike in 1965, which bulldozed a 12.3-mile chasm between the Back Bay and neighboring South End and Fenway districts.

The tide began to turn in 1968, when then governor Frank Sargent canceled construction of the Inner Belt, a 10-mile, 8-lane roadway from Charlestown through Somerville, Cambridge, Brookline, Fenway, Roxbury and South End, fol-

**WE NEED TO MAKE SURE OUR
STREETS ARE SAFE FOR THE THOUSANDS
OF PEOPLE WHO BIKE TODAY, AND
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CHOOSE TO RIDE TOMORROW.**



lowed by his 1969 stoppage of the Southwest Expressway, an 8-mile extension of I-95 from Canton through Jamaica Plain, Roxbury and the South End to the Back Bay, after more than 500 homes had already been razed for it. Sargent's decree eventually led to the 1987 dedication of the bike and pedestrian-friendly Southwest Corridor Park paralleling a new branch of the Orange Line and an Amtrak route, offering a prototype for bike lanes in other parts of the city. As we know, the depression of the central artery, known as the "Big Dig" and the development of air rights parcels over the Mass Pike are subsequent initiatives that made Boston a more bike friendly city. Late Mayor Thomas M. Menino added bike lanes throughout the city as well and by the end of his mayoralty in 2013, Boston had 120 miles of bike paths and approximately 1000 Hubway bike-share bikes.

Mayor Martin J. Walsh furthered Menino's legacy through his Go Boston 2030 citywide transportation improvement initiative. This plan calls for an interconnected network of designated bike lanes throughout the central part of Boston, but only a bit more than 9 miles of this plan had actually been executed, according to Livable Streets' 2020 progress report. Mayor Michelle Wu—who bikes to work regularly—enthusiastically took up the bike-lane torch, with the aim to put 50% of Boston's residents within three minutes walking distance from a designated bike lane by the end of 2023, according to Roach. The Boston Cyclists Union reported in September that pop-up bike lanes on Columbus Avenue in the South End and on Huntington Avenue from Brigham Circle to Gainsborough Street in the Fenway, both resulting from the month-long Orange Line shutdown from August 19 to Sept. 19, are becoming permanent.

Wu's effort to install a new bike-friendly infrastructure in Mattapan, however, has encountered a roadblock. Many fear that these bike lanes will result in gentrification, thereby congesting auto traffic, under the assumption that middle-to-low-income people who depend on cars to get to two or more jobs every day would move out and wealthier people with more time to bike to work would replace them. Under this scenario, the addition of bike lanes could increase property values, placing the neighborhood beyond the reach of minority populations. Others disagree, citing that bikes are cheaper to buy and operate than cars and that bike lanes will reduce commute times for cyclists.

Despite opposition from many of the city's motorists as well as some opponents' fears that bike lanes will exacerbate the very environmental problems they seek to reduce, signs point to public opinion favoring the changes. A 2021 survey by Mass INC Polling Group indicated that 50% of Boston respondents "probably or definitely" would bike more if there were separated bike lanes in their neighborhood, and 77% supported building separated bike lanes, even if some space for driving or parking was removed. "We know that bicycling is important for Boston today and into the future," said Roach. "We need to make sure our streets are safe for the thousands of people who bike today, and for the many more who will choose to ride tomorrow. Research shows that more people will ride bikes if they have access to bike lanes that are separate from vehicles and from pedestrians, and we know that Bostonians want better bike lanes."



**77% SUPPORTED
BUILDING SEPARATED BIKE
LANES, EVEN IF SOME
SPACE FOR DRIVING OR
PARKING WAS REMOVED**

NOTABLE STEVEN COHEN TEAM JAMAICA PLAIN SALE

9-11 POND STREET

This beautiful 4 bedroom, 2-1/2 bath townhouse feels like a single family home. Gracious entry foyer features original stained-glass window, high ceilings, and crown moldings, setting an elegant tone that is evident throughout. Entry level offers a wide open layout perfect for entertaining, including a spacious living room with gas fireplace and dining room which can accommodate a large table. Updated kitchen is fitted with a large center island and counters, topped with quartzite, custom cabinetry and stainless steel appliances. There is a powder room on this level and you can step out to a lovely private patio and garden. Staircase leads to the second floor with a sumptuous primary suite, full bath, and additional large bedroom. The top floor has a versatile layout with two additional rooms perfect for bedrooms, home office, or guests plus another full bath. Plenty of private storage and laundry in the basement. All this located steps from Jamaica Pond and the best shops and restaurants the neighborhood has to offer!

SALE PRICE: \$1,200,000

SIZE: 2,116 sq. ft.

BEDROOMS: 4

BUILT: 1925

BATHROOMS: 2.5

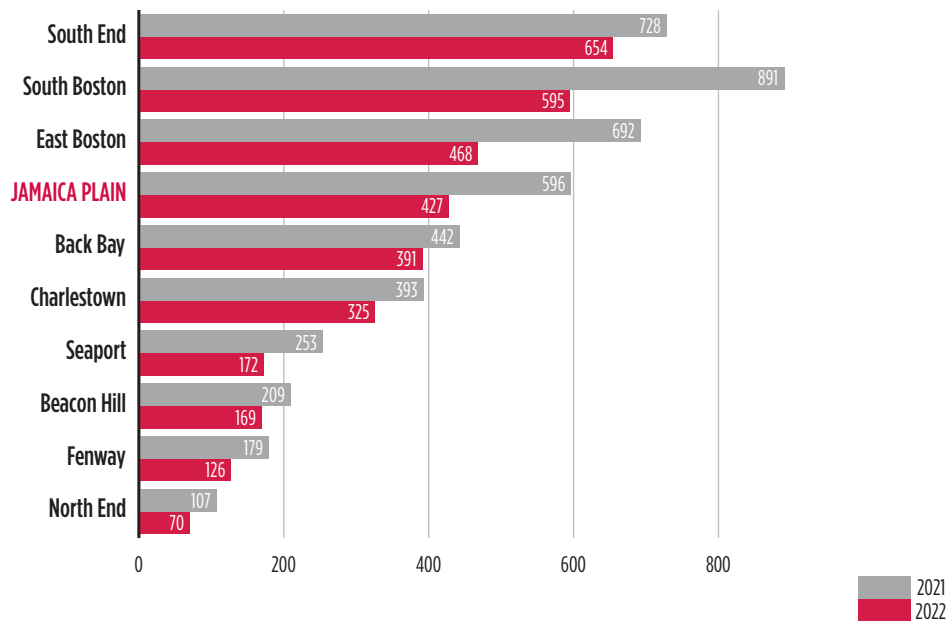




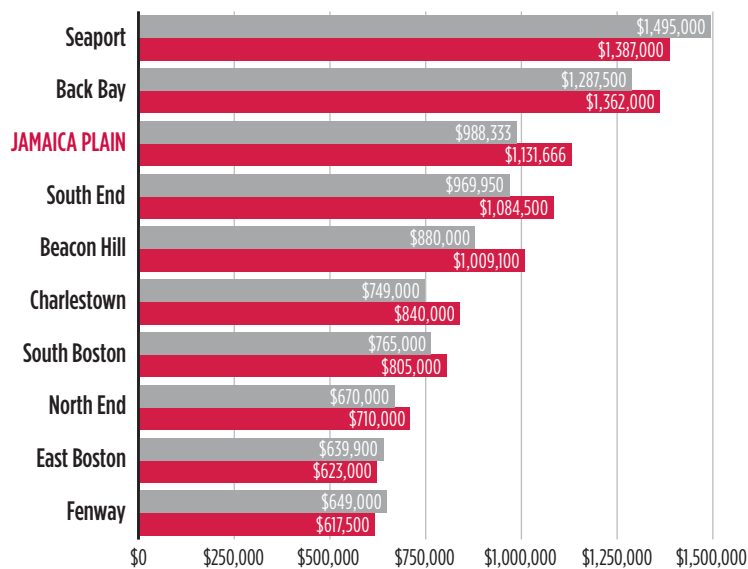
BOSTON'S TOP 10 NEIGHBORHOODS: 2022 VS. 2021

While the number of sales in Jamaica Plain fell by 28% from 2021 to 2022, the median sale price increased by just over 14%. The sharp drop in number of sales was attributable to an acute shortage of available inventory.

Top 10 Neighborhoods by Number of Sales



Top 10 Neighborhoods by Median Sales Price



Note: Neighborhoods as defined by the City of Boston. Calculations based on condominiums, single-, and multi-family home number of sales and median sale prices.

Source: LINK Boston

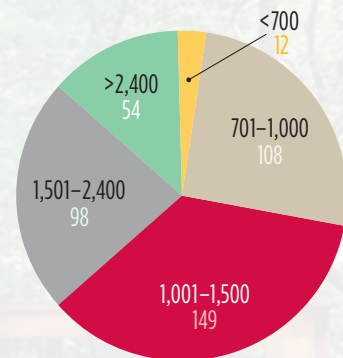


FOCUS ON JAMAICA PLAIN IN 2022

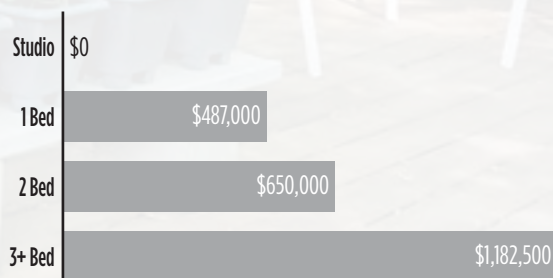
Jamaica Plain Median Sales Price by Square Footage



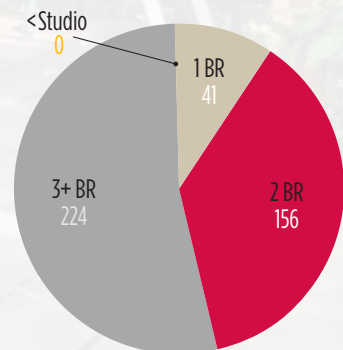
Jamaica Plain Number of Sales by Square Footage



Jamaica Plain Median Sales Price by Number of Bedrooms



Jamaica Plain Number of Sales by Number of Bedrooms



Note: Calculations based on condominiums, single-, and multi-family home number of sales and median sale prices.

Source: MLS Boston

MOST EXPENSIVE JAMAICA PLAIN SALES BY PROPERTY TYPE FOR 2022

CONDOMINIUMS

	ADDRESS	SALE PRICE	SQUARE FOOTAGE	PRICE/SF
1	23-R Cheshire Street, #23R	\$2,300,000	4,086	\$563
2	99 Sedgwick Street, #1	\$1,780,000	2,250	\$791
3	206 Allandale Road, #2C	\$1,500,000	2,707	\$554
4	101 Carolina Avenue, #101	\$1,499,000	1,971	\$761
5	97 Carolina Avenue, #97	\$1,410,000	1,966	\$717
6	29 South Street, #29	\$1,405,000	2,798	\$502
7	114-116 Bynner Street, #1	\$1,400,000	2,260	\$619
8	15 Zamora Street, #1	\$1,360,000	1,430	\$951
9	15 Zamora Street, #A	\$1,360,000	1,400	\$971
10	10 Zamora Street, #10	\$1,355,000	2,343	\$578
11	1 Greenough Park, #1	\$1,351,000	1,854	\$729
12	82 Seaverns Avenue, #82	\$1,350,000	1,765	\$765
13	8 Cheshire Street, #8	\$1,345,000	2,376	\$566
14	55 Woodlawn Street, #2	\$1,275,000	2,197	\$580
15	8 Belmore Terrace, #2	\$1,200,000	2,301	\$522
16	9-11 Pond Street, #3	\$1,200,000	2,116	\$567
17	106 Forest Hills Street, #301	\$1,185,000	1,479	\$801
18	47 Forbes Street, #2	\$1,180,000	2,101	\$562
19	80 Seaverns Avenue, #80	\$1,180,000	1,554	\$759
20	40 Cheshire Street, #1	\$1,150,000	1,885	\$610

*Median sale price among
Jamaica Plain's condominiums for 2022:* **\$1,353,000**

Source: MLS Boston

SINGLE-FAMILY HOMES

	ADDRESS	SALE PRICE	SQUARE FOOTAGE	PRICE/SF
1	25 Lochstead Avenue	\$2,509,000	2598	\$966
2	39 Aldsworth Street	\$2,400,000	3490	\$688
3	370 Arborway	\$2,350,000	3482	\$675
4	380 Jamaica Way	\$2,240,000	3988	\$562
5	11 Arborview Road	\$2,200,000	3900	\$564
6	17 Zamora Street	\$2,100,000	2390	\$879
7	36 Neillan Crescent	\$2,080,000	3100	\$671
8	18 Newbern Street	\$2,002,000	2700	\$741
9	13 Zamora Street	\$1,995,000	2296	\$869
10	35 Mossdale Road	\$1,956,000	3471	\$564

*Median sale price among
Jamaica Plain's single-family homes for 2022:*
\$2,150,000

MULTI-FAMILY HOMES

	ADDRESS	SALE PRICE	SQUARE FOOTAGE	PRICE/SF
1	189 Chestnut Avenue	\$3,150,000	5107	\$617
2	10 Pondview Avenue	\$2,100,000	4965	\$423
3	68 Day Street	\$2,050,000	4050	\$506
4	26 Tower Street	\$2,000,000	4562	\$438
5	43 St. Joseph Street	\$1,950,000	5280	\$369
6	37 Pershing Road	\$1,895,000	4088	\$464
7	93 Moraine Street	\$1,865,000	5000	\$373
8	91 Parkton Road	\$1,815,000	5053	\$359
9	46 Sheridan Street	\$1,790,000	2520	\$710
10	26-28 Goodrich Road	\$1,710,000	3908	\$438

*Median sale price among
Jamaica Plain's multi-family homes for 2022:*
\$1,922,500

Source: LINK Boston

STEVEN COHEN **TEAM**MEET
BOSTON'S
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The Steven Cohen Team provides expert insight, guidance and representation for discerning residential property buyers and sellers in Boston's Jamaica Plain and adjacent neighborhoods. Our unmatched experience in the local real estate market, long-term approach to customer service, and coordinated teamwork make us an industry leader in Jamaica Plain and beyond.

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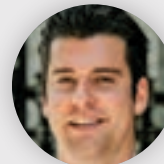
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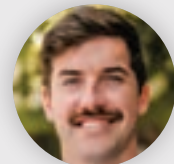
CLIENT REPRESENTATION



Steven Cohen
PRINCIPAL & LISTING SPECIALIST



Josh Leibowitz
AGENT



Kevin Concannon
AGENT



Barrie Stavis
AGENT



Kate Wood
AGENT



Nicole Spencer
AGENT



Mei Salas
SHOWING SPECIALIST



Joe Maiorana
RENTAL SPECIALIST

SUPPORT



Patti Lautner
CHIEF OPERATING OFFICER



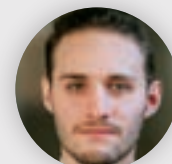
Tim McCarthy
DIRECTOR OF OPERATIONS



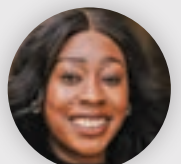
Cam Dean
TRANSACTION COORDINATOR



Bruce Withey
MARKETING DIRECTOR



Kenny McCarthy
DIGITAL MARKETING



Natasha Nelson
ADMINISTRATIVE SUPPORT

WHAT OUR CLIENTS SAY ABOUT US

"I have worked with the Steven Cohen Team as a home buyer, seller, and as a landlord. Each time, I was blown away by their **professionalism** and **industry knowledge** and they were **accommodating and flexible**. Their team has extensive experience working in the area, which **gave me confidence** when trusting their real estate advice."

—G. O'LEARY

"Steven Cohen and his team went **above and beyond** to help us buy and ultimately sell our place in the South End. At one point we were in Spain, and **everything went seamlessly**. They are **highly professional** and I would recommend them for all your real estate needs from A-Z."

—S. ENCARNACAO

"The **expertise and professionalism** of Steven Cohen and his team made it possible for us to find just the right home in the South End and then sell our Back Bay condo, all at the height of the pandemic. Barrie **supported us at every step**, and Steven **guided us wisely** throughout the process. Every member of their team stepped up to assist us." —C. MURRAY

"We have worked with the Steven Cohen Team to buy both our first home and now our second. We **could not be happier** with them!" —L. SEGALL

"Over the past 2 decades, **I keep coming back** to Steven Cohen and his team for my family's real estate needs in Boston. Highly **professional**, very **knowledgeable, transparent, and friendly**." —ALEX K

THANK YOU TO OUR CLIENTS

KW New England Region Group Award Winner

#2 on the **Large Teams by Volume** for **Massachusetts** list in **America's Best Real Estate Professionals**, as published in the *Wall Street Journal*

#1 Boston's top REALTOR® and Real Estate Agents in HomeLights

#1 Producing Team — *Boston Magazine*

Top 250 Real Estate Teams — *Wall Street Journal*

Top 5 Residential Real Estate Agents — *Leaderboard*

DURING 2022

Among 6,000+ New England Keller Williams Associates

- ▶ **#1 Closed Volume**
- ▶ **#1 Listings Sold volume**
- ▶ **#1 Listings Sold Units**
- ▶ **#1 Listing Taken Volume**

VICTORIAN JAMAICA PLAIN BARN

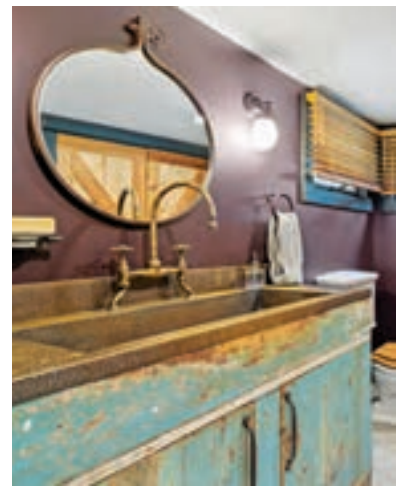
Certain historic structures literally call out for restoration of the sort that honors the essence of their original character and style. Such was the case with the Victorian Jamaica Plain barn whose present owners waited years before deciding how to approach its renovation. Hefty hand-hewn beams ran across the space and created a mood that was enhanced by a horse stall and low set windows that could only have been designed for the equines to poke their heads out as they breathed in the 19th century fresh air. The original floorboards had taken on a patina, an unmistakable look that can only result from more than a century of oxidation and the repeated expansion and contraction that had punctuated its countless seasons. The massive sliding barn door operated with great difficulty and emitted a rusty squeak that was in equal parts cool and cringeworthy.



The labor of love that ensued began with an engineering inquiry to ascertain what would be necessary to even consider bringing the old barn up to code and into the 21st century. Structural supports would be required, and two separate trenches would need to be dug from the street, one for water and the other for gas. Neighborhood meetings would provide the opportunity for abutters to weigh in and municipal hearings would be necessary to secure the requisite approvals. Architectural plans would naturally need to be drafted as well. These formative steps would be precursors to initiating the design and finish selection process,

an endeavor which is always sure to engage, absorb, and torture those who partake of it, in measure with how much they care about the finished product they create.

That creative process was launched with a series of schematics that envisioned a period space with all the hallmarks of a Victorian era carriage house. Quickly thereafter, the team was assembled that implemented many of the ideas that had been considered and the restoration got underway. The original floorboards were carefully pulled up, then milled and repurposed as kitchen cupboards. A kitchen backsplash was fashioned from a set of French windows salvaged from an 1850s farmhouse in Maine. Antique replica appliances help to create a mood as do the French cut honed granite countertops





and the pewter pinwheel faucet. Old growth, super wide antique chestnut flooring was sourced from a mill in Virginia and then laid in place. A mason spent nearly a month on-site with a wet saw, cutting large rocks in half and fitting them carefully into the desired geometry of an oversized fieldstone fireplace. A TV drops down at the push of a button from the wood trimmed ceiling above that fireplace. Double French glass doors open to the deck which overlooks the oversized pine trees that run the length of the structure.

A gifted artisan from a local glass blowing school created seeded glass sconces to match hand drawn renderings. The relic tin ceiling tiles that delineate the dining area were sealed with a compound to prevent lead dust from flaking and dispersing into the air. The hand-crafted cement table was fabricated at a workshop in the Berkshires and the finish carpenters crafted the wood banquette that conforms perfectly to its shape. Custom built-ins brilliantly lit from within, house the vintage books that sit on their finely crafted shelving which appears at first glance to be fixed in place. A light touch to those two shelving units causes them to open, revealing the two comfortably sized bedrooms that are like secret chambers one might see in a James Bond movie. Beds in those rooms both fold up so that the sealed compartment on either side of the wall separating those bedrooms can open and allow the secret ping pong table to be pressed into use. Even the bathroom invites intrigue with its volcanic rock shower tile, heirloom vanity found at the famous Brimfield Fair and copper countertop fabricated at a factory where the copper was pounded by hand into place.

One cannot but wonder what it must have been like to roam around the old barn in its heyday well over a century ago but its 21st century restoration has certainly done it justice.

JP'S UNITARIAN UNIVERSALIST CHURCH

ACHIEVING LOFTY GOALS TOGETHER

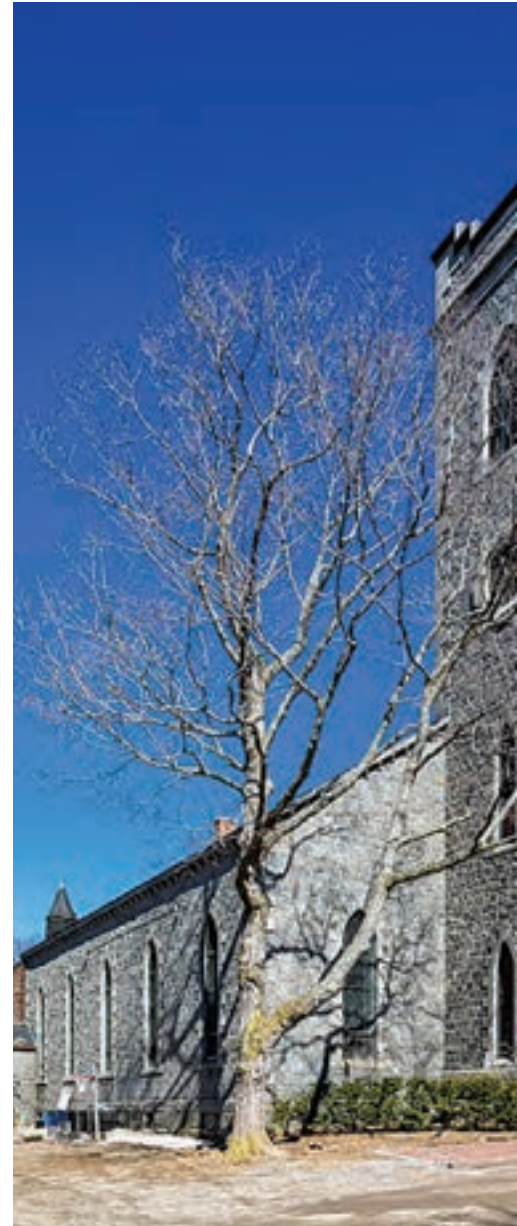
On the corner of Eliot and Centre Streets is a Unitarian Universalist church with a faceless clock tower. Every day, not just on Sunday, you will likely see people walking in and out of the building. Some of them are members of the congregation or choir. Some are dancers. Some are drummers. Some are socialists. Some are kids attending an afterschool arts program.

The First Church community is made up of congregants and members of more than 20 community organizations who use the building for events and gatherings including Gays for Patsy Dance Club, Taiko Drummers, Socialist Alternative, and KidsArts. A few of them have been using it for decades.

Robert Amelio, who has been a member of First Church for about 30 years and chairs multiple committees, proudly touts the Church's record of outreach and inclusion. "We were the first church in Jamaica Plain to welcome a queer group. The LGBTQA+ dance organization Gays for Patsy (GFP) was looking for a home. We invited them to use our church and they've been using it ever since. That's a big part of our history: welcoming people who are looking for homes," he said. Dennis O'Brien, an official member since 2015 and also a chair of multiple committees including the Governing Board, emphasized the specialness of this tradition. "It's a wonderful thing to share the church building with so many groups that really find refuge here," he said.

Welcoming GFP marked a turning point for the church, which had almost closed in the 1980s. "At the time, it had about 14 members and no minister. People were taking turns leading Sunday services," Robert explained. "Terry Burke, the minister who came to close the church, ended up staying for 31 years. Under him, the church revitalized." While the congregation is still relatively small today — there are about 100 official members — the church plays a vital role in the Jamaica Plain community.

In addition to sharing the building with dozens of community groups, First Church puts on a wide range of events, including musical, educational, and seasonal ones. Its craft fair, which occurs in the summer, fall, and winter, is among its most popular events. "For the 2022 Holiday Crafts Fair, we had over 1,000 people come into the building to shop, eat, or listen to the music. It's both a fundraiser for the church and an amazing community event," Robert said. Volunteering at events like the Crafts Fair is how Dennis first got involved with First Church. "My wife Lyra joined back in 2009 and attended





services, but I wasn't able to because I worked on Sundays. So I started to get involved in other activities, like helping out with craft fairs." Both Robert and Dennis are now deeply involved in the church and its committees, which provide additional support to the Jamaica Plain community.

The Caring Community, for example, was formed to coordinate support for church members and friends in times of personal need or crisis. Robert, who is chair of the 15-person committee, said they fulfill all types of requests, including the provision of meals, transportation, shopping, and friendly visits. "It can be anything," he stressed. "For example, a couple years ago, someone was living in a small apartment in Worcester and needed help cleaning. A group of us went out there to help. Another more recent example is a longtime member, who can no longer leave home, needs help with meals. I put out that request and we filled up three months of meals for her. Things like that are not publicly well-known but it's where people's hearts come through and where it's important to show that we're a community that cares."

The Social Justice Action Committee is another critical group of the First Church. This committee hosts educational events, initiates, and supports outreach programs, and serves as social justice advocates for issues involving hunger, homelessness, civil rights, and economic justice. "Basically, each committee forms as a need is determined," Robert said. There was never a Social Justice Action Committee. Members of the church said we want to do more in the community so that got formed. People were doing ad hoc tasks like delivering meals and picking up medication so someone said why don't we form a committee to do this? So the Caring Community was formed."

Now First Church is looking to the community for help with its third capital campaign in 25 years. The goal of the campaign is to raise a million dollars to strengthen the building's existing roof framing, replace the entire meeting house roof, and complete repairs to its clock tower. Part of the reason these repairs are so expensive is that First Church is a historically designated site so they need to use historically authentic materials that are approved by the State Massachusetts Historical Commission. As a result, they are hoping that the majority of the total cost will come from grants from the Massachusetts Historic Commission, Henderson Foundation, Amelia Peabody Foundation, and Boston Community Preservation Act program and the rest will come from fundraising from the congregation and the larger community.

According to Dennis, this capital campaign all started with a building envelope assessment. "It was intimidating when we first saw it because we looked at the overall price tag of all of these repairs and just the roof and the tower amounts to one million dollars in a best case scenario. And we're a small congregation. So it was intimidating to think that we were going to have to raise \$350,000 or more," Dennis said. "But we have a saying and we say it every Sunday during the offering: this church is a community of ourselves. Its energy and resources are our energy and resources and this campaign has really proved that to be true."

Because they have received so many generous donations — including one anonymous \$100,000 gift — they already raised over \$400,000 in early December. "We're raising more money than we ever thought we could. People are being so incredibly generous and it's not just the congregation. It's family, friends, people from the JP community. The response has been overwhelming," Robert said. This response testifies to the important role First Church plays in the community. "One of the points we're trying to hit home for this capital campaign is that the building is our ministry. The building isn't just Sunday services. It's what we house in the building on a regular basis, 365 days a year," Robert said.

To see what is happening at First Church and/or make a donation, visit www.firstchurchjp.org.



COSMOPOLITAN KIDS

BOSTON IS RICH WITH RESOURCES AND OPPORTUNITIES FOR FAMILIES WITH CHILDREN

As families choose the house in which they will live and begin to lay down roots, they seek to both nurture the minds of their future little ones and to feed their own perpetual desires to learn and grow as adults. Many are perplexed by the age-old question, "Are the suburbs our best option as the place where we should raise our family?" Unquestionably, the city's endless opportunities for intellectual, artistic, and athletic pursuits help to mold well-rounded children while keeping parents engaged in all manner of parenting rituals and civic pursuits. The most common reason that families cite for not choosing the city has to do with the cost. While it is hard to argue that the city is less expensive, much has been written on the subject and interesting points have been raised including the lower cost of transportation, with suburbanites spending up to 15% of their incomes on commuting costs and even more when one considers expenses associated with bridges, tunnels, and toll roads. Energy costs are also higher in the suburbs as a free standing home is much more expensive to heat and cool than a city condo.

Solving the school algorithm is paramount for young families and while strong suburban school systems are a powerful draw, many people are pleasantly surprised at the options that are available within city limits. In addition to the many private schools which operate in our city, there are also three phenomenal exam schools, Boston Latin School, Boston Latin Academy and The John D. O'Bryant School of Mathematics and Science. Boston's 25 charter schools are another excellent alternative for our city's children. Applications can now be made to as many of them as you would like in streamlined fashion by going to ApplyBostonCharterSchools.org. They are 16 Commonwealth charter public schools, each with its own character, identity and special focus. At Bostonschoolfinder.org, one can also make an application for the METCO program under which many of our city's children live in Boston while studying in a suburb nearby.

PARKS AND RECREATION

What makes Boston so ideal for families with children? It caters to the pedestrian and two-wheel enthusiasts alike. The recreational areas and accessible green spaces are dispersed with



purpose throughout the city. An interesting factoid to consider is that all Boston residents are within a 10-minute walk of a park. When the summer sun sets, many of these parks are utilized by Boston ParkARTS as sites for hosting free neighborhood concerts. The genres widely vary, from a Tom Petty cover band to Berklee College of Music composer Jacques Schwarz-Bart. There is no better vessel through which to introduce a child to the song “Free Fallin’”, than Mr. Petty himself. In terms of green space, Boston is blessed to have the Esplanade that runs all along Boston’s Charles River. The Esplanade’s expansive three-miles are dedicated to nurturing the natural fauna of the city and fostering community through shared space. Whether it’s reading a book on the dock or sailing at the Community Boating facility, the Esplanade offers educational, cultural, and recreational activities at each river bend. Even the Boston Pops can be found serenading park guests at the Esplanade’s Hatch Shell pavilion. Other lushly city landscaped spaces include the Public Garden, Boston Common, the Southwest Corridor Park, and the Rose Kennedy Greenway. Children raised in this environment can be considered fortunate beyond measure!



MESMERIZING MUSEUMS

The Boston Children’s Museum is the most incredible resource for children and indelible memories are embedded at the indoor sock skating rink and the Polar Playground. The Museum of Fine Arts (MFA), a majestic structure and a prominent center of artistry and expression, is also a place where many of our city’s children can be found in the Museum’s classrooms. Professional artists host studio art classes and workshops where students are encouraged to, “question, explore, experiment, and solve problems as they create and interact with art.” High-school students can further hone their artistic identity through Summer Intensives hosted by the MassArt Art Museum (MAAM), a five-minute walk from the MFA on Huntington Avenue. MAAM is Boston’s newest teaching museum and operates under the credo that it is “always free, always changing, always welcoming, always evolving.” While the Museum of Fine Arts will teach your family about the greats, MAAM will open your mind to thought provoking visionaries at the forefront of contemporary art. The Science Museum is another standout with many exhibits curated with children in mind.

BOSTON BALLET, BCA AND SOWA

The Boston Ballet sits on picturesque Clarendon Street and its Children’s Program offers a world-renowned opportunity to be trained by the ingenious creatives of our time. The ballet building forms just a part of the creative cluster that includes Boston’s Center for the Arts and Cyclorama, the site of fairs and exhibitions throughout the year. SOWA district and its year round Sunday afternoon flea-markets is the site for fun food trucks and burgeoning galleries. Local artists and merchants sell their boutique products while the smell of perfectly roasted coffee and pastries waft in the air. It’s a true Boston delight.





THEATRE AND MUSIC

The Huntington Theatre at Calderwood is a favorite South End destination for families as well. An afternoon at the play would be an outing that even the kids would consider a great alternative to time on the iPad. Many children benefit from the Huntington Education Department's free theater classes hosted at Calderwood. The Boston City Singers is a creative youth development program focused on the important stuff, such as diversity, inclusion, respect, innovation, community responsibility, and of course, chorus. The organization has extensive travel opportunities across the globe. The Boston City Singers could very well grow your child's perspective on the world and their role in it.

WORLD CLASS TECH TRAINING

Mentioning Boston without the word technology would be an oversight that may upset our friends over the bridge at MIT. For parents looking to get their kids engaged from an early age in the ever-expanding world of technology, not even Silicon Valley could rival the city of Boston's learning opportunities. Boston Tech Moms, a self-proclaimed "parent's guide to raising a future techie" connects families directly with engaging STEM programs. Have your children learn the code behind their favorite computer game or software; that's Boston. Tech Moms can be the conduit through which children can gain exposure

to some of the world's brightest problem-solvers. Boston's 35 colleges and universities make it a global academic center, providing opportunities for children to pursue opportunities in virtually every field.

RESOURCES AND SUPPORT

GardenParents, formerly GardenMoms is an amazing platform on which to connect with other city parents on topics ranging from childcare to social events and much more.

One could argue that much of what the city has to offer can be enjoyed from a home base that is just a few miles outside. Nothing compares, however, with the vitality, energy and opportunities for growth, education and enjoyment that families can experience living smack in the middle of it all.



THE LEVENTHAL MAP AND EDUCATION CENTER



MORE THAN JUST MAPS

Every year, more than fifty thousand people visit the first floor of the Boston Public Library's historic McKim Building in Copley Square to view the maps that are archived there. Map viewing is just one of the activities available to you at Boston's Leventhal Map & Education Center. As one of the nation's most significant centers for the public study of historical geography, Leventhal stewards more than a quarter million geographic objects and uses this vast and diverse historical collection to present exhibitions, sponsor educational programs, and maintain a website for the enjoyment and education of the public.

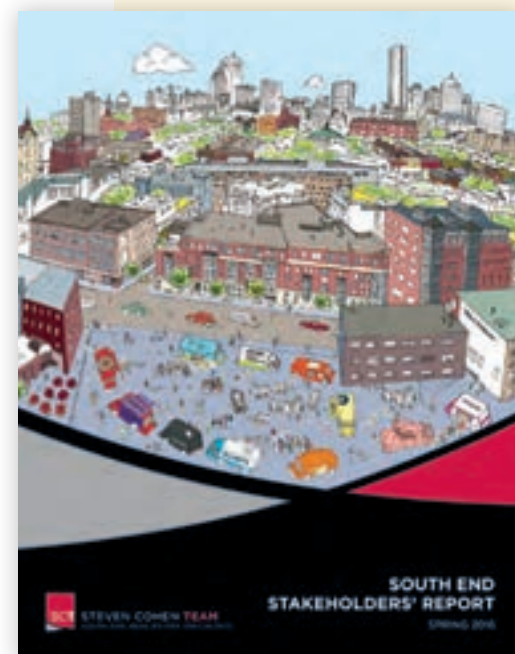
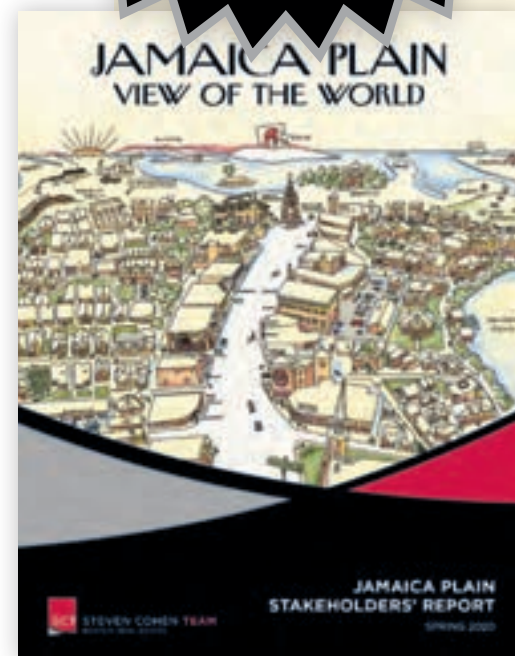
Garrett Dash Nelson, President and Head Curator of the Center, said that one of his staff's goals is to get people to think of maps as the starting rather

than ending point of inquiry. "Almost everybody knows conceptually what a map is and what it does," he said. "We want people to move beyond this instrumental use and think about all of the questions that maps open up. What's missing? How has the environment and natural world changed over time? How might we imagine space and geography in different ways that challenge the traditional representations that we see on a map?"

One way the Center helps people think creatively about maps is by providing exhibits based on socially relevant topics. The Center's last exhibit showed how environmental design and social inequality have long been, and remain, intertwined. Titled: More or Less in Common: Environment

CONGRATULATIONS

to our cover artist Belle Hornblower and to SCT's entire creative staff! Four of our *Stakeholders' Report* map covers have been archived at the Boston Public Library's Leventhal Map & Education Center.



and Justice in the Human Landscape, the exhibit included rare materials from the BPL's historic collection alongside newly created visual investigations of environmental challenges facing Boston and beyond.

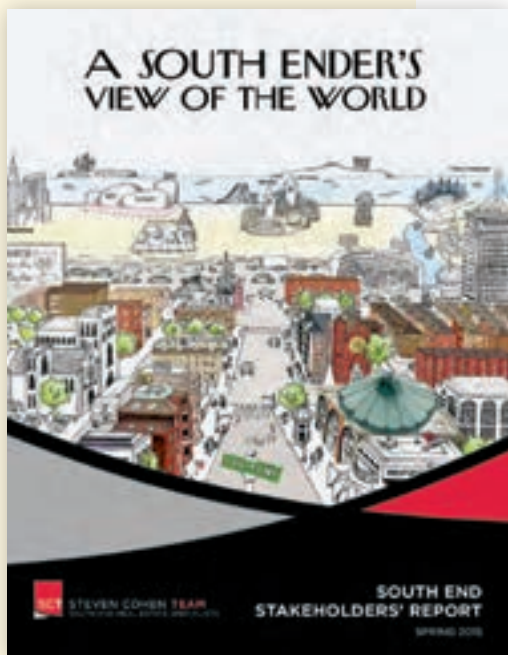
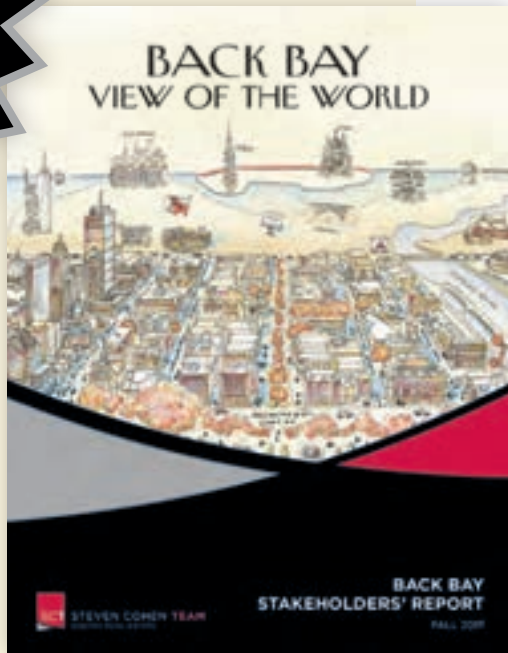
In December, Leventhal featured a pop-up installation of a series of textile maps of Boston's historically black neighborhoods created by artists Amanda Ugorji and Sophie Weston Chien. A unique feature of the 'Soft Cities' textile maps is that they are meant to be touched and felt. "We typically don't let people paw all over our paper maps, but we wanted people to touch and feel these," Garrett said. "They not only invited us to think about the experience of space, especially in these unique neighborhoods — they also subverted some of our conventional attitudes about who made maps, what maps look like, and what kinds of artistic practices are involved in mapmaking."

This emphasis on fostering a tactile relationship between the public and the maps they explore is part of the richer experience that the Center wants visitors to enjoy. "We try to empower ordinary people to make maps of their own and to work with digital mapmaking in new ways," Garrett explained. That's why the Center welcomes thousands of students in grades K-12 and at the university level to make use of its collections and attend its educational programs. The Center also offers professional development programs for teachers to help them teach with maps in the classroom, as well as research services and training programs for the public.

People can perform this type of research anywhere thanks to the Leventhal Center's website, collections.leventhalmap.org, which includes more than 10,000 digitized maps. "What we have been increasingly thinking about is how it's not enough to have digital replicas of the maps. We want to do more interactive storytelling with our maps, connecting them with modern geospatial information and bringing them alive in new ways."

A novel way Garret and his staff have been imparting these stories is by creating digital tools like Atlas Scope. "Atlas Scope transforms urban atlases of Boston into the types of digital maps that we're more familiar with today. We can use these digital maps to actually peel back in time," Garrett explained. "For instance, if you're looking at your house in Boston or one of its inner suburbs, you can use Atlas Scope to look at who owned that house in 1890 or whatever years that the atlas is available for that spot. I always try to remind people the collections themselves are owned by the public. So when somebody comes to see a sixteenth century atlas, they're not seeing our atlas. They're seeing their atlas," Garrett said. "You want to see the set of maps that was used by Benjamin Franklin to help him figure out where the Gulf Stream was? You can come spend a day with those maps in our reading room."

In addition to a reading room for rare map research, the Center also includes an exhibition gallery, a kids' nooks with map puzzles, books, and activities, and a public learning center with research books. "The collection is so vast, I haven't even seen more than a sliver of what we have," Garrett said.



Norman B. Leventhal
Map & Education Center
at the Boston Public Library

EXTRAMILE PROPERTY MANAGEMENT

SOME PEOPLE JUST GO THE EXTRA MILE

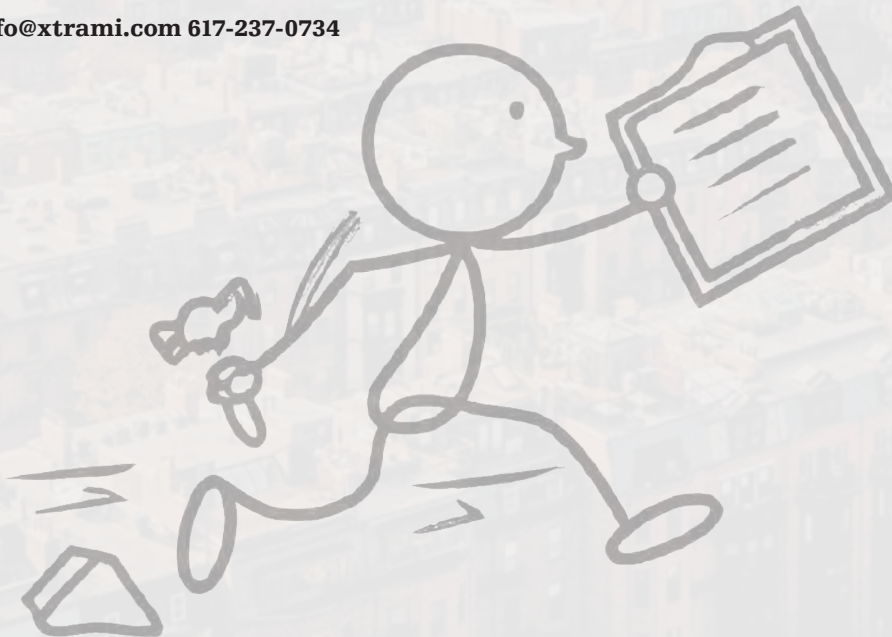
Through our many years facilitating thousands of rentals and sales transactions, we at The Steven Cohen Team have achieved a keen understanding of what it takes to ensure the industry's smooth operation of real estate management. The necessary tasks are numerous and include interacting with tenants, overseeing repairs and improvements, collection and monitoring of rent, tracking expenses, opening security deposit accounts, managing service calls, and even capital planning and coordination of long-term projects.

While some landlords take a hands-on approach to the management of their real property, many others find that their own busy schedules make it difficult to assume that responsibility.

While our efforts at the Steven Cohen Team are squarely focused on achieving the objectives of our buyers and sellers, we are pleased to announce our affiliation with **ExtraMile Property Management, an excellent local business taking on new clients and at rates for service that are the most attractive available anywhere.**

Contact ExtraMile Property Management today for more information on how you move toward a more satisfying landlord experience.

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GET OUR WEEKLY SUNDAY OPEN HOUSE GUIDES

Now that you're up-to-date with the Boston real estate market, keep your finger on the pulse. Follow this link to our Sunday Open House Guides and choose the neighborhood of interest to you. If you can't make an open house you have your eye on, don't hesitate to contact us, we'll arrange a private showing for you.

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