Well, I would say that walking down this particular street is as pleasant as any business street here in Boston because you’re looking into the Public Garden and beyond that the Common. I suppose naturally, working as I do, or having my office in that church I always notice that church. One of the feelings I’ve had about it is that since they took the iron fence down around it 2 years ago and put in the shrubbery, that it’s very much more attractive than it was before. Unfortunately not everybody respects the attempt that’s made to improve the beauty of a thing like that and is apt to be covered over with newspapers. Here, I like the wide sidewalks. I like it when shops are set back as they are on this side. I must say, however, that I walk by here every morning early when nobody is around and I’m very apt to look in the shop windows on that side of the street, the other side of the street. They have a very attractive display. They’re nice shops. (Why?) I think probably the fact that most of the goods are high quality and the windows are artistically arranged is attracting to me, but that doesn’t mean that I go to those shops to buy necessarily, because I always go down to Raymond’s or some such place oftentimes and get the benefit of lower prices like anybody else. Of course, I think it’s a wonderful thing to have these Public Gardens and this Common here in the center of the city. It so happens that it was a minister who was connected with the organization that I worked for that was probably responsible for that Public Gardens idea. His name was Charles Bernard. He was father of what was called the “Children’s Church” down here in the south end of Boston around the corner from the Metropolitan Theater, and he inaugurated the custom of having children march on the 4th of July, and out of that custom and this tremendous display of flowers ther grew up this garden.

Now, this isn’t a very attractive street, but it seems to me it is made so by the fact that on the other side is the Garden. Also, there are some very nice shops here. As I walk around the Garden, and I do it hundreds of times, in a single year, I often wonder how many people could name the statues or the figures that are memorialized in statue. For example, along that mall there you have Charles Sumner and Wendell Phillips, the Polish Kosciusko, I think you call him. You have Colonel— the man that commanded the colored troops. Over there, of course, is Edward Everett Hall, Unitarian minister, and up here everyone, I think, would know this statue of Washington. I think they’ve shown good taste. This is really a sad but I think a good deal about the Public Gardens because I’m over there so much, going and coming. Just this morning I wrote a letter urging that they see to it this year that the pond was flooded so that skating would be decent. It gets rough and thaws and why on earth they don’t flood it periodically when it’s cold enough to do it I don’t know. But I also was a little distressed about the Christmas decorations in the Public Gardens. I noticed they’ve reduced Christmas decoration in the Garden to a minimum. The decorations in the Common are better. They are over there where people are doing their Christmas shopping and I think it’s very nice. But the Gardens is a beautiful place. At night the lights normally give it just the appearance you want, and while I like these little Dickins figures I think that’s enough. They have a little statue of the Virgin over on the island in the pool beyond the bridge, and they have these figures.

Of course, these hotels— you were asking my impression of the hotels— they’re very attractive in a big city. When you go into a big city you are always impressed by the design, appearance of a hotel, and that’s an attractive looking hotel on that corner. I often envy the people who are able to stay there, But mainly because they can look out onto the Public Gardens, across the Common, and people don’t realize what a beautiful thing, not only in the daytime but at night. I’ve often thought I’d like to live, when I retire, where I can look out over that expanse because there’s something very cozy about it. I’ve been where you look and never see a human habitation or a light, and I don’t think I’d care for it much. Here you get the feeling of spaciousness and at the same time you don’t feel lost. {last sentence underlined}
These shops here are also attractive shops, very expensive. This is an attractive part of the city right here. You get down in the west end, north end and the south end of the city you couldn’t speak as nicely about it. The width of the sidewalks, the width of the streets, the church and steeple -- all these things are attractive.

The traffic up there on Berkeley St. is pretty bad. It is constantly congested because it leads into the Storrow Drive, and that’s the only way you can get in this side of Kenmore Sq. I guess.

I've been in that building, the Am. Arts & Sciences Bldg. It's an attractive building but I wouldn’t attempt to give an opinion because I’ve only been in a few times, but they have all sorts of lectures and showings, exhibitions, etc. I like these churches and their steeples, these old Gothic churches. There is a tendency now for a modern type of church architecture -- there is in our own church -- I don’t care for it so much, but that has to do with me personally.

I like these eating places that are along here on Newbury St. There are a lot of good ones. They lack the style, the modernity which you get in many cities but they’re attractive. I imagine they’re fairly reasonable too.

Now, there’s Bonwit Teller. That was formerly a museum. I’m not sure, but I think earlier than that it was part of Boston University. That building has been converted into Bonwit Teller’s store and I think it’s extremely attractive. It looks like a residence that has been made over and put to use. They light it up at night attractively, and it has -- it sets back and has this space around it. I think that wherever it’s possible in a city to do something to preserve the trees and grass, not take them all down -- I notice on Commonwealth Ave. they’re worked on those trees so long that I’m wondering how much longer they’re going to -- I mean they’ve chopped off the branches here and they’ve removed the rocks and cemented the holes there, and why on earth they don’t begin to plant new trees so that when those go, they’re bound to fall, I don’t know. That particular feature is so attractive to me. Now, of course, here this is pretty bad.

These alleyes in Boston are so narrow that you never can pass a car and a truck often stands for hours behind its own store or someplace unloading. And this alley is a filthy place. I often thought it would pay for people who own the stores to get together and see to it that it was kept clean and that it was made to look respectable. But that is hard, and here in this country you don’t have anything like -- we don’t develop in the children the same respect for cleanliness in parks and alleys and streets that they do -- now, in France, people in America are very prone to turn their nose up and think that France is a dirty place because they have antiquated plumbing and in the country they always have a manure pile beside the house, behind the barns. Actually, the cleanliness of the streets in a city like Paris, and the parks, is far superior to what you find here in this country. It’s something that could be very easily corrected. But we try to correct it by engineering other than by -- no, it’s doing something to people. You've got to train children to be clean and you can only train them that way by being clean yourself. But I think this is an attractive part of the city. I think it’s been improved since they’ve been modernized and used for modern purposes, and I like it. I don’t know that we should make old buildings but when you get out here and you have this church, statue of William Kilery Channing across there who had a great deal to do with the movement for which this city is famed. Maybe it’s a little English--this part of Boston, I don’t know. The streets are named after English families beginning with Arlington and going up to Hereford in alphabetical order.

They took a number of trees out of this area right here. When the trees go you hate to see them go, as we did in the hurricane. I’m surprised at what can be done if you preserve some to keep the beauty. I think that when you're right here you’re in
about as attractive a part of the city as you can find in any city. Of course, it's extremely convenient to have these subway entrances. That old historic church, and John Hancock Bldg. provides a pretty good background. I mean, you get a touch of tradition and a touch of modern architecture from just standing here and looking over that way.

Well, I would say that this section of the city was one which was made up of shops and restaurants which, to a certain extent, might be said to encourage trade. They're small shops, and they aren't, of course, to be compared to the big department stores, but they carry high grade goods, and in these little restaurants, especially across the street at Schrafft's you find that women coming to shop very often are apt to stop for lunch or some refreshment when they want to rest.

I suppose it's as outstanding a location as any in the city of Boston, speaking of corners. The Arlington St. Church isn't the oldest church building in the city but it's a church that has a long history and, of course, the history antedates by many years both this structure and this location. You have the subway entrance here and it's a very convenient one. It was a little hard for people before they put in the escalator. This is a corner where you get a good many old people getting off the subway. There's a long flight of stairs, longer than you get in some subways because I think it's deeper perhaps.

I don't think you can describe the area we have traversed without mentioning the Public Gardens across the street, which of course adds immensely to the attractiveness of the area. The Ritz-Carlton is comparatively new; I don't know how many years it's been there but not too many. It is a very attractive hotel. In addition to this church there is the Episcopal Emmanuel Church across the street on Newbury. In back of us and up on the corner of Berkeley and Newbury the Church of the Covenant which was formerly Congregational, and now is Presbyterian. Boylston St. is a fairly wide street and you can look either way for some distance. I think that's attractive. If anybody asked me how I would change the area to improve it, I daresay I'd think in terms of the alleyway as much as anything, because that's a very interesting place. Perhaps it was the fact that it obviously was older, but it has a little more character. Looking into the windows of the alley you could see people working without the advantage of a facade. There was none of the main-street salesmanship type smile, hello, whatnot. These were just the people who were actually, the artisans and craftsmen actually doing something which would eventually find its way out into the main street but this was where it was actually being created. As we walked out toward the end of the alley