



THE BEACON HILL TIMES

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Upstairs Downstairs Home on Charles Street is decorated and ready for the annual Beacon Hill Holiday Stroll tonight, Thursday, Dec. 1, from 6 to 9 p.m.

Holiday Stroll returns Thursday, Dec. 1

By Times staff

One of the neighborhood's most highly anticipated annual events, the Beacon Hill Business Association's Beacon Hill Holiday Stroll returns on Thursday, Dec. 1, from 6 to 9 p.m.

Beginning at 5:30 p.m., both

sides of the five blocks of Charles Street between Cambridge and Beacon streets will be closed to traffic, clearing the way for holiday shoppers to visit neighborhood restaurants, shops and businesses that will offer free snacks and refreshments.

Pictures with Santa will be

offered from 3 to 5 p.m. at Hill House at 127 Mt. Vernon St., followed by the tree lighting at 7 p.m. at Charles and Mt. Vernon streets.

Entertainment will be provided by the Back Bay Ringers, the Beacon Hill Village Carolers, the BrassQuartet, and the John Everett Band.

The best place to mail a letter in Beacon Hill

By Diana Coldren

The lamppost-mounted letter box on Louisburg Square is a quirky relic, as well as a treasure in Beacon Hill and the City of Boston.

It's one of the few surviving lamppost-mounted letter boxes in the city and the only remaining one in Beacon Hill; in fact, there are now less than 170 of them in existence in the entire U.S.

Lamppost-mounted letter boxes were installed in Boston beginning in 1858, and by 1911, a total of 3,131 of them could be found in the city.

The Owen-style iron letter box in Louisburg Square was manufactured by the Danville Stove and Manufacturing Company of Danville, Pa. The company was established in 1882 and made the cast-iron boxes until production ceased by the 1940s.

Members of the Beacon Hill Civic Association Architectural Committee and Beacon Hill letter carrier, Thomas Bodreau, advocated for the refurbishment of this unique relic, while Michael Rakes (USPS District manager) facilitated



PHOTOS COURTESY OF DIANA COLDREN
The recently refurbished lamppost-mounted letter box on Louisburg Square.

the installation of the refurbished letterbox.

The project was meant to acknowledge Beacon Hill's postal workers, including truck drivers, Phil and Ramon, and letter carriers, Tommy, Wilkins, Bob, Lee, Katie, Ron, Shawn, and Annie, for being an invaluable part of the neighborhood.

Diana Coldren is a member of the Beacon Hill Civic Association Architectural Committee.



Pictured, left to right, are Matthew Imbergamo, manager of the JFK Post Office; Steve Doherty, U.S. Postal Service communications specialist; Beacon Hill Civic Association Architectural Committee members Diana Coldren and Keeta Gilmore, and committee Chair, Holland Ward.



**Welcome to Boston
Prince William
and Princess Kate!**

EDITORIAL

REMEMBER THOSE WHO ARE LESS FORTUNATE THIS HOLIDAY SEASON

"It was the best of times; it was the worst of times." -- Charles Dickens, A Tale of Two Cities.

With Christmas fast approaching, most of us will be rushing about -- either to the stores and malls or on-line --- to do our holiday shopping in hopes of finding that "perfect" gift for our family members and loved ones.

Although economic uncertainty, spurred by record-high inflation, affects almost every American, most of us are doing okay, if not extremely well, thanks to record-low unemployment rates.

However, the good economy (from an employment standpoint) being enjoyed by the majority of Americans has not been shared by all. For a sizable number of our fellow citizens, the lingering effects of the pandemic, as well as the fraying of the fabric of our social safety net in recent years, have come together to represent an existential disaster.

Millions of Americans of all ages, in a percentage greater than at any time since the Great Depression, are struggling financially, even if they have a job.

To put it in stark terms, more Americans, including families in our own communities, are going hungry than at any time in our history.

According to the US Dept. of Agriculture, more than 34 million Americans, including nine million children, are food insecure. We should recall that during the height of the pandemic when schools and senior citizen centers were closed, the biggest effect was upon our children and seniors, who relied on programs administered by the schools, government agencies, and non-profits for their only meal of the day.

Far too many of our fellow citizens, including children, live either in shelters or in similar temporary housing arrangements -- or on the streets -- because the reality of our economy has left them out in the cold -- literally.

Statistics tell us that millions of Americans of all ages, including those in our own communities, are struggling financially, often through no fault of their own, thanks to a combination of low-wage jobs and a strong real estate market that ironically has made apartments (let alone buying a home) unaffordable. This dichotomy is most evident and acute in cities such as Los Angeles, San Francisco, New York, and right here in Boston at Mass. and Cass. Despite the vast wealth in those metropolitan areas, thousands of homeless persons, including many who have full-time jobs, are living in tent and cardboard "neighborhoods" on city sidewalks.

The homeless always have been among us, but the scope and depth of the problem is far beyond anything that has been experienced in our lifetime. The vast discrepancy between the enormous wealth enjoyed by some Americans and the abject poverty being endured by others is similar to what exists in major urban centers in South America and India -- but it now is happening right here in the U.S.A.

For these millions of Americans, the holiday season brings no joy.

Psychologists tell us that the Biblical directive, that we should give to those who are less fortunate, is the best gift that we can give to ourselves. Helping others activates regions of the brain associated with pleasure, social connection, and trust, creating the so-called "warm glow" effect.

Never in the lifetime of anybody reading this editorial has the need for contributions to local food banks been more urgent. There will be ample opportunity to do so in the coming days to make the holidays brighter for those who are less fortunate. Whether it be donations to local food banks and toy programs, or even as simple as dropping a few dollars in the buckets of the Salvation Army Santas, there will be multiple opportunities in the next four weeks for each and every one of us to make the holidays brighter for those who are less fortunate.

There is no excuse for failing to do so.

GUEST OP-ED

Christmas is in your heart

By Dr. Glenn Mollette

Christmas once started for me when the JC Penny and Sears catalogs came in the mail. They came early in the Fall and I wore them out looking at the toy section. By December the catalogs were in shambles.

My mother used to order clothes and other stuff from those catalogs. I don't remember her ever ordering toys. They usually came from the five and dime store in our town of Inez, KY or G.C. Murphy's store in Paintsville. Yet, the catalogs were fun and gave me ideas of the latest items for which to wish and hope.

I think my mother would enjoy the Internet today. She could order online like many of us are doing. Having Internet in the country is like have an updated Christmas catalog every day. There is always a means to shop and order. Back in that day ordering was tedious and arrival took weeks. Shipping back a dress that didn't fit was a long ordeal.

As a child there was always much more that I saw, dreamed of and wished for than I ever received. Some Christmases were

lean and others were more abundant. Life is like that most of the time. We have hopes and wishes that never come true and some that do. It's nice when one or two come true.

We hope for good health and enough money to pay the bills. We hope for our children to have meaningful lives and to be independent. We hope for peace and to see positive results from our efforts in life. We would all like to be compensated well for the jobs we do. Being stuck in a job that is restraining with little hope of better wages is discouraging. Everyone deserves a life where internal inspiration can lead to reward and a better life.

The hardest part of life is when we feel hopeless. A terminal illness. Hard work with little to no reward. An empty house that isn't changing because you just buried a spouse. Failing when you may have tried hard or just decisions that didn't work out too well. All of these and more can be heart-breaking. Heartbreak doesn't do much for the Christmas spirit.

Those of us who have lived a few years know that Christmas doesn't come in a catalog, nor

never did. It doesn't come on Black Fridays or cyber-Mondays. The multitude of Christmas programs don't bring Christmas. Decorated houses and trees are delightful but they don't create Christmas.

Christmas is an inside job. Christmas is in your heart and mind. The first Christmas was a peasant couple giving birth to a baby in a barn with a cow's trough for a crib. They were poor and just paying their taxes was about all they could afford. Yet, the child brought a joy they had never experienced.

In Luke chapter 2:19 we read "but Mary treasured up all these things and pondered in her heart..." Consider what and mainly who brings you joy and what really matters in your life and let there be Christmas in your heart during this season.

Glenn Mollette is the publisher of Newburgh Press, Liberty Torch and various other publishing imprints; a national columnist -- American Issues and Common Sense opinions, analysis, stories and features appear each week in over 500 newspapers, websites and blogs across the United States.

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Company offers private valet parking service to homes in and around Beacon Hill and Back Bay

By Dan Murphy

A unique company that got its start earlier this year, Acorn offers private, full-service valet parking options for townhouses and condos in the Back Bay, Beacon Hill, and contiguous neighborhoods.

For \$590 a month, subscribers can opt for Full Valet Membership. This includes dedicated garage parking for your vehicle, available on demand to your front door; scheduled valet services for consistent commuting times or carpools; and valet parking privileges for guests.

Or for \$450 a month, customers can purchase a Standalone Guest Valet Membership, which includes parking for all guests directly to your front door, as well as unlimited availability of guest parking booklets for purchase for either nights and weekends or weekdays.

Members can also buy deeply discounted passes for multiple guests, making Acorn a great option if members decide to host a dinner party at their homes.

Deeply discounted parking passes are also available in bulk for condo associations and developers.

Acorn members call or text a dedicated number for pickup and delivery of your vehicle on demand and track the valet in real time through the company's smartphone app.

Members can simply text the service, and their vehicle will be delivered to their front door around 10 or 15 minutes later, or the valet can meet members when they arrive home to drop off their car at the garage. (Acorn works with local neighborhood garages, so the resident doesn't need to arrange parking themselves.)

Moreover, members will access to their vehicles 24/7 should they choose to retrieve them independently of the service.

Acorn will save members the trouble of traversing the neighborhood's steep slopes in inclement weather, particularly when carrying heavy loads such as baby strollers, sports equipment, or groceries, and without seeing the cost of this convenience reflected in their condo fees.

In fact, Acorn's services could actually help increase the selling prices for residential units in the city by offering valet parking amenities like those at the Ritz-Carlton and the Four Seasons to single-family homes.

Parking spaces in the city can also now fetch as much as \$750,000 each in contrast to Acorn's much more affordable services.

Seniors using Acorn's services will be able to avoid climbing up steep hills in inclement weather or other arduous treks.

Other advantages of using Acorn are members will no longer have to worry about street-cleaning schedules, or feel uncomfortable waking to and from the garage at night.

Members also won't have to dig their cars out after snowstorms, nor will they ever need to circle the neighborhood looking for parking on the street.

In a testimonial on Acorn's website, Jim P. of Beacon Hill wrote: "We've been really impressed with the ease of Acorn, and how much it has made day-to-day city life stress free. We can't imagine living in the city without this fantastic service—we save so much time not walking to and from the garage, or [trawling] for a spot."

Likewise, another Acorn member, Libby M. of the Back Bay, wrote: "Acorn Valet parking service is a game-changer for living in Back Bay. The service is efficient and reliable, and the employees are professional and personable. The cost is reasonable compared to owning a space. My car is parked in a garage, out of the elements, which is perfect for street cleaning, weather emergencies and when I travel. Now that I have Acorn, I am no longer interested buying or renting alley parking."

Meanwhile, Acorn plans to expand into other Boston neighborhoods in the near future.

Acorn is headquartered at 20 Park Plaza, Suite 400, in Boston. For more information, call 617-546-5444; email membership@theacornclub.com; or visit www.theacornclub.com.

Residents hear from new Boston Planning and Development Agency director

By Stephen Quigley

Six months into the top job at the Boston Planning and Development Agency (BPDA), Arthur Jemison recently accepted an invitation to hear the concerns of residents at a joint meeting of the North End Waterfront Neighborhood Council and the North End Waterfront Residents Association.

Jemison is no stranger to Boston. He worked at the Boston Redevelopment Authority (BRA) in the early 1990s and most recently served as deputy assistant secretary at the federal Department of Housing and Urban Development (HUD).

Jemison pointed out that the

original mission of the BRA in the 1950s and 60s was to get rid of blighted, substandard housing -- also known as urban renewal -- but that is not the case today.

He told the audience that the two principal areas that need to be addressed now are increasing the number of affordable housing units and making the city more resilient to global warming, the latter of which is of particular concern to the North End.

With 70 per cent of the city's revenues coming from property taxes, Jemison said, "Growth of the tax base needs to happen and development is essential. The city must do planning and development at the same time that are ahead of the trends that developers are looking at, and shape them

into what works for the city."

After making his introductory remarks, Jemison opened up the floor to questions to the more than 50 residents in attendance, telling the audience that he was here to take notes and to hear the concerns of residents.

Many in attendance voiced a similar concern: that the current Zoning Board of Appeals (ZBA) does not take the time to hear all points-of-view from residents by limiting the number of community speakers at its meetings.

As one resident bluntly put it, "Our input is ignored."

Jemison explained that because of a high threshold for projects pursuant to the city's zoning ordinances, many projects automatically go before the ZBA, which

entails a high volume of work for the ZBA.

One resident mentioned that commercial development in the North End seems to be focused on only more restaurants and less on small businesses that provide services, such as a shoe cobbler.

Diane Valle of Charlestown noted that the master planning process in communities such as Charlestown is not going well, a comment that came as a surprise to Jemison.

During the meeting it was pointed out that Maverick Square in East Boston has more density than the North End, a fact that surprised some in attendance, who suggested that density in the North End is too high.

One resident noted that devel-

opers are trying to get a 700-foot tower built in the Bulfinch Triangle where the zoning only allows for a 100-foot height limit.

This prompted another resident to ask, "Does zoning mean anything?"

"Development is not more important than the citizens of Boston," said Jemison.

Another resident brought up the impact on the neighborhood with the growth of local colleges and the housing of students, which is squeezing out many long-time residents.

The meeting ended with Jemison promising that he would, "love to come back and touch base again with residents."

Holiday House Tour returns on Sunday, Dec. 11

Special to Times

Explore the Beacon Hill Holiday House Tour with the Nichols House Museum on Sunday, Dec. 11.

You'll have the rare opportunity to experience a select group of remarkable private residences at their festive best. Each year, the tour showcases outstanding examples of historic preservation, as well as creative modern interpretations and adaptations in a broad range of architectural and interior design styles throughout Beacon Hill.

"We're very excited this year to once again offer tours of beauti-

ful private homes throughout the neighborhood after the past two years where the tour was mostly outdoors focused due to the pandemic," said Lina Marshall, executive director of the Nichols House Museum

Tour-goers can also enjoy light refreshments at the Harvard Musical Association from 2-4 p.m., self-guided tours at the Nichols House Museum and the Colonial Society; and strolling performances by the Olde Towne Carolers.

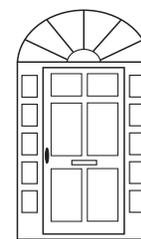
"Another new stop on the tour is the Harvard Musical Association on Chestnut Street which will be the host site for refreshments

for tour goers," said Marshall. "And we are very grateful to Cobblestones on Charles Street for donating holiday treats!"

This year's 27th Holiday House Tour generates financial support for the Nichols House Museum's ongoing preservation and programming initiatives. The program started in 1995, and has been running as an important fundraiser for the Nichols House Museum almost every year since.

Tickets are \$125, or \$150 on the day of the tour, and can be purchased by calling 617-227-6993 or visiting www.nicholshousemuseum.org.

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Wu announces "Meet Me in the City," new holiday initiative

Mayor Michelle Wu this month announced the launch of "Meet Me in the City," a new initiative designed to encourage local tourism through special events, performances, and holiday shopping in Boston's Downtown and neighborhoods. "Meet Me in the City" encourages residents and visitors to come into the city and support local businesses in Downtown and across every neighborhood.

"Our small businesses and cultural institutions are the foundation of our communities and drive our local economy," said Mayor

Michelle Wu. "We all benefit from more tourism coming to Boston. As we enter this holiday weekend and approach the new year, I encourage everyone to come experience the vibrancy of our neighborhoods and shop locally here in Boston."

Boston's dynamic small businesses and arts and cultural institutions are critical to the local economy, especially during this year's holiday shopping and entertainment season. With holiday spending forecasted by the Massachusetts Retailers Association

to increase 10 percent statewide compared to 2021 and an 8 percent inflation rate, the "Meet Me in the City" initiative encourages residents and visitors in the greater Boston area to experience the city and invest in our communities.

Following a recent report by the City and Boston Consulting Group detailing some of the challenges facing Downtown Boston, Mayor Wu along with key City and business leaders have re-launched PLAN: Downtown. The plan, in conjunction with the Downtown Revitalization report,

sets a roadmap for the City to reimagine Downtown Boston as a truly inclusive neighborhood filled with new homes, diverse businesses, world-class public spaces, vibrant nightlife, and a thriving arts and culture scene.

"This initiative is an important step to encourage residents and visitors alike to shop local and increase consumer spending during the holiday season," said Segun Idowu, Chief of Economic Opportunity and Inclusion. "More than 50 percent of Americans shop small on Small Business Saturday, and this campaign will help drive activity to Boston's Downtown and neighborhood districts this weekend and into the new year to showcase thriving, vibrant, and inclusive spaces for all of our residents and visitors to spend the holidays once again, while supporting our local economy."

"Meet Me In the City" leverages the City's award winning All Inclusive Boston campaign to focus on raising awareness and elevate the visibility of the Mayor's call to shop local this holiday season through a significant commitment to advertising with neighborhood newspapers and sites, along with local television partnerships and collaborative activations.

Encouraging patrons, visitors and residents to use 'the power of the purse with passion and purpose', the initiative also aims to address the shift to remote work, which has significantly reshaped the central business core. For years, Downtown Boston was one of the busiest neighborhoods in the city with heavy, daily foot traffic driven by thousands of office workers. However, foot traffic numbers have remained down by 40 percent since the pandemic. The "Meet Me in the City" initiative is aligned with the Mayor's vision to address this shift and ensure that Downtown is a vibrant neighborhood where people from all backgrounds come together.

Beginning this month, holiday tree lightings kick off the season before and after Thanksgiving, along with beloved new and familiar holiday traditions like Boston Ballet's Nutcracker, Boston Pops, Urban Nutcracker, 'Twas the Night Before Christmas, Black Nativity, ice skating on the Frog Pond and the annual New Year's Eve celebration, First Night. The City of Boston's holiday tree lighting in Boston Common takes place December 1, followed by local neighborhood tree lightings throughout the city.

Beacon Hill Holiday Stroll Thursday • December 1 • 6-9PM



Celebrate with annual events & entertainment!

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COCOANUT GROVE MEMORIAL COMMITTEE HOSTS ANNIVERSARY REMEMBRANCE VIGIL

PHOTOS COURTESY THE MAYORS OFFICE

On Monday, November 28, the Cocoanut Grove Memorial Committee hosted an 80th Anniversary Remembrance Vigil at the site of the former nightclub, Piedmont Street and Cocoanut Grove Lane in the Bay Village neighborhood. A program of guest speakers will attend and several family members of both victims and survivors plan to attend. A reception will follow at the Revere Hotel's Liberty Hall and a presentation of "Six Locked Doors," a documentary will be shown.

The Cocoanut Grove nightclub opened in October 1927, and quickly became the top club in Boston, but with Prohibition followed by the Depression, the

"We are so please to have Mayor Michelle Wu supporting this memorial to preserve and honor the victims, the survivors, the first responders, military personnel, brave citizens, medical professionals and families of the Cocoanut Grove Fire."

~ Mike Hanlon, Cocoanut Grove Memorial Committee Member

club lost its gleam. But with the end of Prohibition, the Cocoanut Grove rebounded and again was the leading place in Boston to go to for entertainment and fun.

On Saturday afternoon, November 28, 1942, Boston College,

the undefeated and number one college football team in the country, played Holy Cross College at Fenway Park. The BC Eagles got swamped and lost, 55-12. Lots of BC fans canceled their reservations at the Cocoanut Grove, but it didn't stop people from heading to the Grove for a night of celebrating birthdays, anniversaries, wedding, and for departing soldiers to fight the War in Europe and the Pacific and this would be the last night to share a drink and a dance.

In the downstairs Melody Lounge, a sedate piano bar, a couple was getting romantic when the fellow removed a small light bulb that hung from a fake palm tree causing some darkness. A teenage busboy tried to screw the bulb back in and struck a match to see the outlet. He blow the match out, but did a spark fly into the fake palm tree fons and start the fire? To this day, fire experts are not sure of the origins of the fire that took the lives of 490 patrons



A photograph of one of the victims of the fire, Joyce Spector Mekelburg that was brought by her children Richard Rosenthal and Lesley Kaufman.

that night of November 28, 1942.

Following the ceremony, a showing of the documentary film "Six Locked Doors" by former Bay Village resident Zach Graves-Miller was shown.

According to Michael Hanlon of the Cocoanut Grove Memorial Committee, there are plans to build a memorial of three archways that would have led to the doors of the Nightclub.



NICHOLS HOUSE MUSEUM
Beacon Hill Holiday House Tour
Sunday, December 11, 2022



A tour of festively decorated Beacon Hill homes.
12:00 noon - 4:00pm



To purchase tickets:
nicholshousemuseum.org/programs or call 617-227-6993.

Photo credit: Linda Davis, New England Fine Living

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Boston Fire Chaplain Fr. John Unni offers remarks on the tragedy.



Mayor Michelle Wu addresses those in attendance.



Shown Left to right, Mike Hanlon, Paul Miller, Mayor Michelle Wu, and Zach Graves-Miller.



Mayor Wu addresses those in attendance.



Fire Commissioner Paul Burke and Rabbi Yosef Zaklos of the Chabad of Downtown Boston.

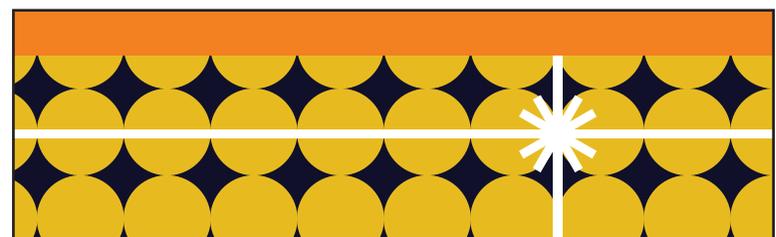
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THURSDAY, DECEMBER 1ST, 3:30 PM - 5:30 PM
PHOTOS WITH SANTA
 evening of the Beacon Hill Holiday Stroll

all proceeds from the Tree & Wreath sale benefit Hill House

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Funding secured for Bowker Overpass reconfiguration

By Dan Murphy

Following years of conversation and planning, the funding is now in place for two projects that will radically reimagine the Bowker Overpass.

The announcement came on Monday, Nov. 21, at "The Grove," at the corner of Beacon Street and Charlesgate East at the Bowker Overpass. Massachusetts Department of Transportation (MassDOT) representatives joined state and local elected officials and advocacy groups at the event.

According to MassDOT, the first project will focus on replacing the structurally deficient Bowker Overpass over I-90, Ipswich Street, and the MBTA's Worcester Commuter Rail line. On its current schedule, the project will be advertised in early 2024, and is expect-

ed to cost \$59 million based on current estimates. The project will take approximately two and a half years to complete once construction begins.

The second project will consist of the replacement and reconfiguration of the Storrow Drive eastbound bridge over the Bowker ramps. Based on current estimates, this project is expected to cost \$120 million, and will be advertised in early 2027. The project will take approximately four years to complete once construction begins.

"Primarily it's to replace Storrow Drive eastbound and a major rehabilitation of Bowker Overpass over I-90," MassDOT Project Manager Steve McLaughlin said. "In doing that, we're able to do some reconfiguration where we can connect the Emerald Necklace



COURTESY OF THE EMERALD NECKLACE CONSERVANCY

Pictured, left to right, are Parker James of the Charlesgate Alliance; Karen Mauney-Brodek, president of the Emerald Necklace Conservancy; Commissioner Doug Rice from MA Department of Conservation and Recreation; State Sen. William Brownsberger; Anthony Pangaro, trustee of the Esplanade Association; Secretary Jamey Tesler of MassDOT (the state's Department of Transportation); District 8 City Councilor Kenzie Bok; and John Gulliver, highway administrator for the state's Department of Transportation.

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all the way to the Esplanade."

MassDOT Highway Administrator Jonathan Gulliver added that the project would also "daylight" the Muddy River, which runs parallel to the overpass, and create more than four acres of parkland, along with numerous

multi-use paths associated with it.

Sen. William Brownsberger said: "I'm grateful for the creativity and collaborative spirit that MassDOT has brought to this project. I'm in it for the long haul to make sure we can all enjoy the great park and watershed improvements that this

project offers."

Said Rep. Jay Livingstone: "I'm excited to see the realization of this transformative project that will improve our infrastructure and add acreage and greater connections to our parklands. I greatly appreciate MassDOT's commitment to this project and it's ingenuity."

District 8 City Councilor Kenzie Bok said: "I am so thrilled that this project will reconnect Olmsted's Emerald Necklace at Charlesgate, finally relinking the Fens to the Esplanade. The Muddy River is one of America's original green infrastructure projects, and by daylighting the river once again we will improve its water quality and create new parkland for Bostonians to enjoy. Increasing multimodal access and continuity for our green spaces makes Boston a better place to live and visit."

Karen Mauney-Brodek, president of the Emerald Necklace Conservancy, said in a statement: "This is a once-in-a-lifetime opportunity to redesign vehicle infrastructure in a way that will reconnect the Emerald Necklace with several iconic greenspaces after decades of broken links in the regional transit and parks networks. It is a tremendous milestone in our ongoing effort to improve the entire Charlesgate area and restore its connections to the rest of the city and beyond."

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NEIGHBORHOOD ROUNDUP

HILL HOUSE HOLIDAY TREE SALE AND PHOTOS WITH SANTA

Hill House is holding its annual holiday tree sale on Saturday, Dec. 3, from 10 a.m. to 4 p.m. at 127 Mt. Vernon St.

Also, Hill House will be offering photos with Santa before the Holiday Stroll on Thursday, Dec. 1, from 3:30 to 5:30 p.m. at 127 Mt. Vernon St.

VILNA SHUL'S FIFTH ANNUAL HANUKKAH CAPPELLA CONCERT SUNDAY, DEC. 11

The Vilna Shul, located at 18 Phillips St., presents its fifth annual Community-Wide Hanukkah A Cappella Concert on Sunday, Dec. 11, from 3 to 4:30 p.m.

The concert will feature Manginah from Brandeis, Berkalit from Berklee College of Music, and Honorable Menschen, a post-collegiate group in Greater Boston, as well as guest performances by local middle and high school students.

This program is by and for the Boston Jewish community and their loved ones. College students, young professionals, and families of all ages are welcome.

This event will be in person and live streamed. Tickets are \$10 each or \$25 for families.

Visit <https://vilynashul.org/events/event/community-wide-hanukkah-a-cappella-concert> to register and for more information.

SILENT HOLIDAY FILMS WITH LIVE SCORE AT LYMAN ESTATE IN WALTHAM

Join Historic New England in the Lyman Estate Ballroom, located at 185 Lyman St. in Waltham, on Wednesday, Dec. 21, at 7:30 p.m., for a live (or livestream) per-

formance as members of the New England Film Orchestra play an original score by composer Alan Kryszak to accompany a collection of four enchanting silent holiday films. These picturesque comedies and tender dramas, produced as cinematic Christmas cards to moviegoers of the silent era, evoke the Victorian charm of Currier and Ives prints and offer a nostalgic peek into the Yuletide pleasures of the early 1900's.

Tickets are \$20 each for members and \$30 each for non-members, while the livestream costs \$10. Visit <https://my.historicnewengland.org/13871/silent-film> for more information.

VIRTUAL PROGRAM EXPLORES LIVES OF DOMESTIC HELP AT THE NICHOLS HOUSE

The Nichols House Museum hosts "Uncovering Stories of Domestic Staff at 55 Mt. Vernon" - a virtual program on recent research into the individuals who lived and worked at the Nichols House - on Thursday, Dec. 15, at 6:30 p.m.

Hear about the lives of those who worked "downstairs" and lived on the top floor of the Nichols House at this virtual talk. Join us as we dive into the archives,

local to national, and explore the narratives of a handful of these individuals before, during, and after their employment by the Nichols family. Also, catch highlights of holiday seasons past.

This talk is presented by Nichols House Museum Visitor Services Representative and Suffolk University History student, Annaliese Arnsten. Annaliese spent the last 10 weeks diving into these histories to better share them with you. This project is a work in progress, and the museum hopes to share even more with you in the months to come.

Tickets are \$6 for members and those on a tighter budget, \$12 for a general ticket, and \$18 for a supporter ticket. Registration is required through Eventbrite at <https://www.eventbrite.com/e/uncovering-stories-of-domestic-staff-at-55-mount-vernon-tickets-465890520087>.

BEACON HILL NETWORK'S HOLIDAY PARTY COMING DEC. 7

The Beacon Hill Network presents its annual Jingle, Network & Holiday Party on Wednesday, Dec. 7, from 5:30 to 7:30 p.m. at Roxanne's Cocktail Bar at 6 Beacon St.

There will be a cash bar, and appetizers will be served.

R.S.V.P. via email to info@beaconhillnetwork.org.

LEGAL NOTICE

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT

Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617)788-8300 CITATION ON PETITION FOR CHANGE OF NAME Docket No. SU22C0564CA

In the matter of: Evan Oz Wang A Petition to Change Name of Adult has been filed by Evan Oz Wang of Boston, MA requesting that the court enter a Decree changing their name to:

Evan Oz Christoforo IMPORTANT NOTICE Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 12/22/2022. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court. Date: November 22, 2022 Felix D. Arroyo, Register of Probate

12/01/22 BH

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT

Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617)788-8300 CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU22P2586EA Estate of: Philip J. King Date of Death: 12/07/2019

To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Kevin M. McGuire of Needham Heights, MA requesting that the court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Kevin M. McGuire of Needham Heights, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration. IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object

12/01/22 BH

to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/30/2022.

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

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

WITNESS, Hon. Brian J. Dunn, First Justice of this Court. Date: November 17, 2022 Felix D. Arroyo Register of Probate

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CONSTRUCTION UPDATE

North Washington Street Bridge construction look-ahead through December 10

This is a brief overview of construction operations and impacts for the North Washington Street Bridge Replacement Project. MassDOT will provide additional notices as needed for high-impact work and changes to traffic configurations beyond those described below.

Scheduled Work

- Inspection and testing of tub girder welds
- Weld repairs
- North abutment formwork
- Sidewalk formwork
- Install electrical conduits
- Maintenance of marine fender system panels

Work Hours

• Most work will be done during weekday daytime hours (6:00 a.m. – 4:00 p.m.)

Travel Tips

For everyone using the temporary bridge, please help share the space: walk to the right, walk bikes, and be mindful of people

coming from both directions, if walking in a large group.

Drivers should take care to pay attention to all signage and move carefully through the work zone. Police details, lane markings, temporary barriers, traffic cones, signage, and other tools will be used to control traffic and create safe work zones.

The Tudor Wharf Walkway (under the bridge next to the water in Paul Revere Park) will be intermittently closed for safety during construction operations, with access provided via the Water Street underpass. The Boston Harborwalk under the bridge and eastern/harborside bridge sidewalk remain closed until rebuilt.

The contractor is coordinating with the TD Garden and local police to provide awareness and manage traffic impacts during events. For your awareness, the following TD Garden events are scheduled during this look-ahead

period:

- BRUINS: 11/29 at 7:00 p.m., 12/3 at 7:00 p.m., and 12/5 at 7:00 p.m.
- CELTICS: 11/27 at 6:00 p.m., 11/28 at 7:30 p.m., 11/30 at 7:30 p.m., and 12/2 at 7:30 p.m.
- EVENT: 12/7 at 6:00 p.m. and 12/10 at 8:00 p.m.

How can I find more information?

Stay up-to-date and informed by following the @MassDOT twitter account and Mass 511 for real-time updates, visiting the project website, or emailing us with any questions.

You can also sign up to receive project updates via email by clicking this link.

Project website: [Mass.gov/north-washington-street-bridge-replacement](https://www.mass.gov/north-washington-street-bridge-replacement)

Project email: NorthWashingtonStreet@dot.state.ma.us

Wu announces steps to transition to renewable energy

Mayor Michelle Wu announced next steps to purchase renewable energy for municipal properties in Boston in the form of a Request for Qualifications (RFQ). Through power purchase agreements (PPAs) the City seeks to purchase renewable energy from external suppliers, empowering the market as a guaranteed buyer. This announcement is a step towards achieving Boston's environmental goals that are at the intersection of equity, green jobs, and renewable energy. This procurement is part of a larger initiative to expand additional investments in municipal energy efficiency, accelerate local energy grid transformation while creating new economic opportunities and green jobs. This structure builds off of Renew Boston Trust (RBT), a City of Boston program that finances energy efficiency projects through its projected energy cost savings. The guiding principles of RBT creates green jobs, fosters cost savings, and reduces emissions through energy audits and conservation upgrades for municipal buildings.

Throughout Boston, buildings account for nearly 70% of greenhouse gas emissions, and City-owned buildings account for nearly three-quarters of emissions from local municipal operations. To transition to a renewable energy supplier, the City of Boston is seeking proposals from qualified applicants to provide approximately 15,000 MWh per year of electricity to the City's energy portfolio, which accounts for about 10 percent of the City's annual energy needs. The City of Boston currently purchases 20 percent renewable energy, which is in alignment with the state's renewable portfolio standard. The City of Boston will work gradually to increase renewable energy sources within the current energy portfolio while helping to invest in local projects that bring co-benefits to the Boston community, with a particular focus on environmental justice neighborhoods. By providing multiple smaller procurement opportunities annually and by setting clear planning horizons, the City of Boston can reduce barriers and support the creation of a diverse, regional energy market.

"By stepping out as the first purchaser for renewable energy projects, the City of Boston will stimulate the market to meet our energy needs in a way that is resilient and supports the creation of exciting new workforce opportunities," said Reverend Mariama White-Hammond, Chief of Environment, Energy and Open Space.

"This is an investment in our communities and our collective future and I am thrilled to support Boston in this work."

In addition to reducing municipal carbon emissions, the City is encouraging "renewable resource additionality", which is the development of new, local green energy sources to be incorporated into the energy grid. This step can help foster workforce opportunities and a cleaner, more resilient energy supply. According to the Bureau of Labor Statistics, workforce development within the solar and wind energy industries are projected to have the fastest employment growth between 2020 to 2030. Wind turbine service technicians are expected to see a 68 percent increase in workforce growth and solar photovoltaic installer careers are projected to increase by 52 percent. The data also shows that each of these occupations had a median annual wage that was higher than the \$45,760 median for all workers in 2021.

In addition to increasing renewable energy usage within municipal properties, the City of Boston is working across sectors to ensure all of our residents have access to affordable, clean energy. The City is encouraging residents to assess their current energy supplier and enroll in Boston's Community Choice Electricity (BCCE) program. Energy prices are expected to increase significantly this winter while BCCE's rates are locked in until December 2023. Currently, all three tiers of BCCE's pricing is lower than Eversource's basic service rates, meaning residents can choose to power their homes and businesses on 100 percent local, renewable energy for less than Eversource's basic service rate. Residents can opt in or out of the program at any time by visiting boston.gov/bcce or by calling 3-1-1.

In addition to sharing the RFQ, the City will pursue a variety of strategies to achieve its net-zero emissions goal including the implementation of energy conservation measures, the electrification of City operations, and the reduction and eventual elimination of the carbon emissions associated with its annual electricity requirements. This announcement is a key step towards realizing a citywide Green New Deal for Boston while achieving our carbon neutrality goals and working toward creating workforce opportunities in the energy sector. These strategies expand upon Mayor Wu's recent work to audit all public exterior lighting in Boston and the beginning of Renew Boston Trust Phase III.

OVERPASS (from pg. 8)

Mauney-Brodek credited a partnership involving the Conservancy, the Charlesgate Alliance, the Esplanade Association, Marie and Dan Adams of Landing Studio, and city and state officials, as well as the larger community, for making this a reality.

"We applaud the Commonwealth's leveraging of the opportunity to reconsider outmoded infrastructure to simultaneously restore a significant portion of the Esplanade and reconnect the Emerald Necklace parks, and we are excited to continue working

together in realizing a much more connected, greener and healthier future for the transportation and river network throughout our city and region. Once realized, this will be a legacy worthy of the next 100 years," she added.

In a statement, the Esplanade Association said: "The reconnection of the banks of the Muddy River to the Charles River Esplanade provides a once-in-a-lifetime opportunity to restore and create parkland, make regional park connections for pedestrians and bicyclists, and prepare our parks for a changing climate. The Esplanade Association is proud to stand in partnership with the Emerald Necklace Conservancy, the Charlesgate Alliance, and park stakeholders across the region to support and advance this project to reconnect the Emerald Necklace and the Esplanade through Charlesgate. We are grateful to MassDOT for the opportunity to be deeply engaged in the project and to continue to advocate for designs that provide the maximum possible public realm improvements and restore acres of parkland on the Charles River Esplanade. By reconfiguring and dismantling outdated highway infrastructure at the Bowker Overpass, MassDOT is making progress towards forward-looking thinking about these historic green spaces."

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BACK BAY			
Quad G RT	Castellani, Victor B	251 Commonwealth Ave	\$13,000,000
Solomon, Joshua D	Corrigan, Mark H	389 Marlborough St	\$5,500,000
BEACON HILL			
HP Properties LLC	Syerson, Kirsten	51 Beacon St #1	\$1,400,000
Naseem, Fariha	Chisholm, Kirk	10 Bowdoin St #414	\$535,812
Yang, Lishang C	Arapaho Showroom Ltd	32 Hancock St #2B	\$524,571
Zhang, Lingling	Levine, Hillel	78 Phillips St #8	\$560,000
BAY VILLAGE/SOUTH END/KENMORE			
Brannan, Sydney	FPG Lagrange Owner One	47-55 Lagrange St #4L	\$740,000
Gu, Billy	FPG Lagrange Owner One	47-55 Lagrange St #5B	\$825,000
Liu, Xinxin	FPG Lagrange Owner One	55 Lagrange St #1109	\$920,000
Khan, Rehmiyan Z	FPG Lagrange Owner One	55 Lagrange St #1409	\$960,000
Nguyen, Ngoc M	FPG Lagrange Owner One	55 Lagrange St #1609	\$1,030,000
Hatem, Johnny	FPG Lagrange Owner One	55 Lagrange St #203	\$735,000
Batchu, Jayanth V	FPG Lagrange Owner One	55 Lagrange St #206	\$575,000
Gupta, Gaurav	FPG Lagrange Owner One	55 Lagrange St #301	\$690,000
Baker, Mckenzi	FPG Lagrange Owner One	55 Lagrange St #3H	\$699,000
Habibi, Salam	FPG Lagrange Owner One	55 Lagrange St #3L	\$720,000
Merhej, Joseph	FPG Lagrange Owner One	55 Lagrange St #401	\$695,000
Zarrouk, Firas	FPG Lagrange Owner One	55 Lagrange St #403	\$775,000
Hanlon, Ashley	FPG Lagrange Owner One	55 Lagrange St #405	\$625,000
Merhej, Joseph	FPG Lagrange Owner One	55 Lagrange St #4A	\$695,000
Perusse, Kara	FPG Lagrange Owner One	55 Lagrange St #6C	\$815,000
Steffins, Louis N	FPG Lagrange Owner One	55 Lagrange St #802	\$885,000
Liu, Mingyi	LM Pierce LLC	188 Brookline Ave #PH28B	\$2,825,000
Hall, Ayla R	Tong, David T	125 Park Dr #40	\$430,000
Kaipu Weston LLC	110 Saint Botolph LLC	110 Saint Botolph St	\$3,025,000
Larochelle, Christian J	Wilfong, Chris	663 Tremont St #3	\$2,000,000
Doore, Michael	Speck, J Craig	149 W Canton St	\$3,925,000
Johnson, Elizabeth	Amanda Z Keeler RET	9 Wellington St #2	\$2,450,000
WATERFRONT/DOWNTOWN			
Geary, Christopher B	Furman Duffy RT	1 Avery St #31D	\$2,800,000
Huizinga, Mary M	Randle, John C	108 Lincoln St #6B	\$2,209,500

BEACON HILL ARCHITECTURAL COMMISSION

The Beacon Hill Architectural Commission will hold a public subcommittee meeting on Dec. 12, to discuss buzzer and intercom standards within the district.

This hearing will be held virtually only and NOT in person. You can participate in this hearing by going to our online meeting link or

calling 1-929-205-6099 and entering meeting id # 973 1369 8596. You can also submit written comments or questions to BeaconHillAC@boston.gov.

The public can offer testimony.

Discussion Topics

1. Intercom Systems The Commission will meet to discuss build-

ing intercom and buzzer standards for both single and multifamily buildings within the Beacon Hill Architectural District. Members of the public are encouraged to attend and share their comments and concerns. You may also share your written feedback by emailing beaconhillAC@boston.gov.

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The corner in the last clue is on the Transcript Building at 322 Washington Street. Architect Gridley J. F. Bryant designed this rebuild after the Great Fire of 1872. Today's answer is a photo from the Historic American Buildings Survey (Library of Congress) compiled after 1933.

Do you have a favorite building or detail you would like featured? Send an email to Penny@BostonZest.com with your suggestion.

THIS WEEK'S CLUE



LINENS ON THE HILL CELEBRATES 35TH ANNIVERSARY



Linens on the Hill on Charles Street recently celebrated 35 years in business. The shop opened on Nov. 26, 1987 – the day after Thanksgiving – so that Friday has since served as its unofficial anniversary date, according to Lynne Wolverton, who has remained the sole proprietor of Linens on the Hill since it opened.

"Thirty-five years! The time has flown! I am so grateful for the support of my neighbors, the Beacon Hill community and my loyal clients, many of whom live on Beacon Hill, who have stayed with me for so many years. The Covid experience brought out the best in my clients and the neighborhood. I am deeply thankful for their dedication and support! My grandmother instilled a love of linens and fine things for the home, and I am still inspired today to share her influence with my new and loyal clients," she said.

Linens on the Hill is located at 52 Charles St. For more information, call 617-227-1255, or visit the business online at linensonthehill.com.

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