



NOVEMBER 21, 2023

THE BEACON HILL TIMES

T H E R E A R E N O T I M E S L I K E T H E S E T I M E S

**BOOK YOUR
POST IT**
Call Your
Advertising Rep
(781) 485-0588

BHCA HOLDS GARLANDS & GREENS EVENT



PHOTO BY MARIANNE SALZA

Beacon Hill Civic Association (BHCA) held Garlands & Greens on November 15 at The Hampshire House, with raffle prizes and entertainment by Beacon Hill Jazz. Tom Kershaw, Owner, The Hampshire House, with Jeremy Bell, Linda Roethlisberger, Lisa Macalaster, Wayne Gaffield, and Peter Jones. See pages 5-7 for more photos.

FOPG, Wu to flip the switch Comm Ave Mall holiday lights on Thursday, November 30

Special to Times

As holiday lights go on across the city next week, the Commonwealth Avenue Mall will have a special glow.

The Friends of the Public Garden is working with the commu-

nity once again to produce Holiday Lights on the Mall. When Mayor Michelle Wu and Friends President Liz Vizza join with the Boston Parks Department to flip the switch on Thursday, Nov. 30 at 8 p.m., the lights will stretch from Arlington Street to Kenmore

Square.

Vizza shared, "This is our second year as stewards of this magical tradition, and we are absolutely thrilled to be able to bring the lights the entire length of this historic park and to our Back Bay and Kenmore neighbors."

The Nov. 30 celebration will immediately follow the lighting of the Boston Common holiday tree and will take place on the Arlington-Berkeley Street block of the Mall. Cocoa and cookies will be provided by The Newbury Boston, and all are welcome.

The Emerald Necklace Conservancy and the Charlesgate Alliance will once again bring their signature green lights to the Charlesgate Park block of the Mall.



**Our office
will be closed
Thanksgiving Day,
Nov. 23RD and
Friday, Nov. 24th**

BHAC denies request for enlarged garage door on rear façade of 46 Beacon St.

By Dan Murphy

A controversial proposal to create an enlarged door opening on the rear building façade for an internal garage, which came as part of an application for a full brownstone restoration of 46 Beacon St., was denied without prejudice at the monthly public hearing of the Beacon Hill Architectural Commission held virtually on Thursday, Nov. 16.

Mainsail Management recently purchased the five-story, Italian Renaissance Revival townhouse, which was built by Eben Dyer Jordan Sr., co-founder of Jordan Marsh department store, circa 1898, from the Unification Church for \$20.5 million. The 50,000 square-foot building, which has undergone numerous transformations and been modified via an

array of additions over the years, was last zoned as 16 apartments and "some offices," said Guy Grassi, the project architect, while the applicant now proposes reducing the number of living units to six or eight, including a duplex on one floor, as part of the planned conversion.

After the application was broken into several portions to facilitate its review by the commission, the portion which entailed creating a door for an internal, enclosed garage on the building's rear (north) façade facing Spruce Court by enlarging two existing openings was opposed by commissioners on hand at this point in the hearing, including Chair Mark Kiefer, Vice Chair Arian Allen, and Commissioners Ed Fleck, Alice Richmond,

(BHAC Pg. 3)

Hill Holiday Stroll returns Dec. 7

By Times staff

One of the neighborhood's most beloved annual events, the Beacon Hill Business Association's Beacon Hill Holiday Stroll returns on Thursday, Dec. 7.

For more than 25 years, the BHBA has sponsored this highly anticipated event to kick off to the holiday shopping season. Starting at 5 p.m., Charles Street between Cambridge and Beacon streets will be closed off to traffic, allowing for holiday shoppers to stroll through its shops, restaurants, and offices while enjoying refreshments and music performances. And the festivities will begin even earlier for youngsters, from 3 to 5 p.m. at the Hill House at 12 Mt. Vernon St., where Santa will be on hand to

(STROLL Pg. 2)



LAURA COUSINEAU PHOTO

The tree-lighting at Charles and Mt. Vernon streets was among the highlights last year of the Beacon Hill Business Association's Beacon Hill Holiday Stroll.

A La Carte Massage celebrates 12 years in business on Hill

Special to Times

A La Carte Massage is celebrating 12 in business, since opening in November of 2011 as a multiple

establishment business owned by sole proprietor, Zoe Arguello.

A La Carte Massage services include a wide range of Massage therapies from Swedish massage,

deep tissue massage, foot reflexology, Thai massage, Hot Stone massage, Prenatal massage, Facial massage with aromatherapy, manual Lymphatic drainage, and 3hr

mini retreats.

Zoe is a licensed Massage Therapist, LMT, certified reflexologist and herbalist, is trained in spiritual studies and personal development in meditation and transformational mindset coaching. She is gifted and shares her skills with soothing massage, trigger points to relax the nervous system, for relief from symptoms of chronic pain. Her clients love the massage and find she has a calming healing energy about her.

The storefront is located at the corner of Joy and Myrtle streets. It's open Monday -through Friday and on occasional weekends, offering professional therapeu-

tic services, offering a collection of essentials oil products, and a display of artworks by local artists in the gallery. You can find more information on the website ALaCarteMassage.com to book an appointment, and view the services online by choosing the schedule now button.

Zoe is grateful for the loyal, generous clients that keep coming back for massage and reflexology, who enjoy receiving massage in the beautiful gallery atmosphere, and welcomes everyone in advance, wishing you and your family good health, prosperity, and a happy holiday season.

LYRIC STAGE BOSTON

NOV 10 - DEC 17

LyricStage.com | 617.585.5678

Follow us!   

THE WORST ARE THOSE WHO
PRETEND TO BE YOUR FRIENDS.

Ken Ludwig's The Game's AFOOT:

HOLMES FOR
THE HOLIDAYS



BY
KEN LUDWIG

DIRECTOR
FRED SULLIVAN, JR.

NEWS BRIEFS

FREE LESSONS IN AMERICAN MAHJONG OFFERED AT WEST END BRANCH LIBRARY

The Friends of the West End Library will be offering lessons in American Mahjong to new and experienced players at no cost.

The group meets on Wednesdays at 1:30 p.m., on the second and fourth Wednesdays of each month in the Community Room of the West End Branch Library, 151 Cambridge St.

To sign up or for more infor-

mation, email Audrey Tedeman (artedeman@gmail.com) or Julia Forbes (jmaforbes@gmail.com).

COFFEE HOURS FOR CITY'S BEACON HILL-BACK BAY NEIGHBORHOOD LIAISON

Maggie Van Scoy, the city's neighborhood liaison for Beacon Hill and Back Bay, will hold Coffee Hours on Friday, Dec. 29, from 10 to 11 a.m. at the West End Branch Library.

STROLL (from pg. 1)

take photographs with local children.

At about 6:15 or 6:30 p.m., Santa, together with the Brass Quartet, local business owners, and neighborhood leaders, will walk from the block of Mount Vernon and Charles streets towards the tree lighting, which takes place at 7 p.m. at the corner of Charles and Cambridge streets. (Please note: the new location for this year's tree-lighting, near the CVS pharmacy and across from the Charles/MGH T station.)

Besides the Brass Quartet, live music will also be provided this

year by the Back Bay Ringers (<http://www.backbayringers.org/>) and other local musicians who will all be performing along the stretch of Charles Street where the event takes place.

Participating small businesses, shops, and restaurants located up and down the five block of Charles Street will also welcome guests during this festive event. Contact historicbeaconhill@gmail.com or local businesses for more information.

Charles Street will reopen to traffic at 9 p.m., following the conclusion of the Holiday Stroll.

 **EMERGENCY ALL BLOOD TYPES NEEDED.**
Give now. 

BHAC (from pg. 1)

and Sandy Steele, who was then making her first appearance as a member of the commission. (Commissioner Annette Given recused herself for this application.)

Grassi said the owner of 46 Beacon St. is the legal owner of Spruce Court - a narrow, cobblestone way - although several neighbors on hand for the hearing, who all oppose the garage, disputed this claim.

Dan Schiff, a homeowner on Spruce Court, was among those who opposed the garage, and said the proposed, double-wide garage door would be located only 10 feet from his property line. He said this feature would “completely transform” the rear façade of 46 Beacon St. and expressed concern that it could permanently alter the quiet nature of Spruce Court, where there are currently no other garage doors as wide as what’s proposed.

Schiff also pointed out that the underground garage beneath the Boston Common is located in close proximity to 46 Beacon St., while Charlotte Thibodeau was among those who expressed concern that enlarging the garage door as proposed could set a “very dangerous precedent” in the neighborhood.

Grassi countered that the project’s success entirely hinges on the fate of the garage to attract tenants to the project, especially given the expected high asking-prices of the spacious units.

Despite assertions by neighbors that the proposed garage could accommodate as many as 14 spaces, Grassi said the garage would contain only seven spaces and pointed out that what would take place inside the garage (i.e. the number of spaces) doesn’t fall under the purview of the commission, which only has jurisdiction over what’s visible from a public way. (The creation of new penetrations in a building facade visible from a public way is prohibited per BHAC guidelines, however.)

Grassi also assured neighbors that the applicant has no intention of removing the cobblestone to pave Spruce Court. “It’s nonsense,” he said in response to rumors to this effect.

Chair Kiefer, who made the motion to deny the proposed garage door without prejudice, said he wasn’t comfortable forming a subcommittee to further review this application due to the absence of a couple of commissioners. He also asked the applicant to return to the commission with some alternatives for the garage door.

Meanwhile, Chair Kiefer, Vice Chair Allen, along with Commissioners Fleck, Richmond,

and Steele, unanimously approved other elements related to the building’s rear façade including the addition of a parapet at the north-west corner, together with a railing for two rear decks; the alteration of a fire escape on the eastern end of the property; and the reconfiguration of the top three stories of the “green bay” into a “trapezoid” design to be consistent with the lower levels.

In regard to the front façade of 46 Beacon St., Chair Kiefer, Vice Chair Allen, and Commissioners Fleck, Richmond, and Steele all approved numerous proposed changes, including the installation of a new intercom system; the replacement of a block infill with new black louvers at the basement level; and the restoration of wood windows on level one and the French windows on level two, as well as the replacement of all of the upper-level, vinyl windows, among other planned alterations. A roofdeck was also approved, with its details being remanded to BHAC staff (Nicholas Armata). All mechanical equipment will be installed on the main roof in a location not visible from the street; the equipment will also be surrounded by acoustic fencing to minimize the noise impact.

The determination on this portion of the application came with a proviso that the applicant erect a mockup for a portion of the new precast concrete balusters proposed to replace the wood balusters to match the existing condition, which would then be referred to staff for approval.

Another proviso for this portion of the application put forth by Chair Kiefer specified that glass be reinstalled in back of the front-door gate.

The applicant was also asked to file an application for the reconfiguration of the sidewalk brick and the addition of a street-tree.

Regarding the side façade (the east elevation), Chair Kiefer, Vice Chair Allen, and Commissioners Fleck, Richmond, and Steele unanimously approved some aspects of the proposed work, including the addition of three new window openings in the stair tower at the rear of the property, which is only minimally visible from the areas of purview of the commission and doesn’t impact any architecturally/historically significant features. Three new proposed window openings in the “block” of unpenetrated, blank façade were determined to be visible from the street and denied without prejudice as well. Additionally, the removal and reconfiguration of the former connection to the mid-20th century squash court for the

property, now a private residence at 8 Spruce Court, which Chair Kiefer described as a “remnant of a rare Bauhaus-style treatment of the property” that tells a story of the evolution of the building’s use, was also denied without prejudice. Several other windows and decks were determined to be not visible from the street and thus exempt from review of the commission.

As Chair Kiefer also noted, the building, which was designated a local National Historic Landmark and listed on the National Register of Historic Places in 1966, is now proposed as an interior landmark per the Boston Landmarks Commission, pending a study report. Regardless of the outcome of that petition, the proposed work would still fall completely outside the purview of the commission, he said, which only has jurisdiction over what’s visible from a public way and ends at a building’s façade. Chair Kiefer added the building’s landmark status wouldn’t influence the commission’s determination on the application for exterior alterations to 46 Beacon St.

In another matter, Chair Kiefer, Vice Chair Allen, and Commissioners Curtis Kemeny, Fleck, Given, Richmond, and Steele voted unanimously to deny an application for 13-15 Pinckney St., to remove an existing skylight from atop a non-functioning shaft, which previously contained an elevator, and to replace it with a flat, rubber roof.

This determination came with provisos that the applicant return to the commission with a letter from an expert demonstrating an unfeasibility to replace the skylight; and that the applicant provide staff with a drawing or rendering “showing something put back to maintain the visual,” according to Chair Kiefer.

On an application for 103



D. MURPHY PHOTO

The Italian Renaissance Revival townhouse built by Eben Dyer Jordan Sr. at 46 Beacon St

Myrtle St. to modify an existing roofdeck, Chair Kiefer, Vice Chair Allen, and Commissioners Kemeny, Fleck, Given, Richmond, and Steele voted unanimously to approve the proposed work, which entails replacing a wood railing previously approved by the commission at its April 20 hearing with a steel railing that would sit above simple cedar planks to cover the gap below it. The planks would be painted black, said Tim Burke, the project architect.

Burke, who offered two alternatives, described this (“Option A”) as the applicant’s preferred option; it also garnered praise from Chair

Kiefer, who called it a “thoughtful treatment of an unusual problem.”

This determination came with a proviso that the applicant furnish drawings to staff indicating the preferred Option A.

On an application for 20 David G. Mugar Way, Chair Kiefer, Vice Chair Allen, and Commissioners Kemeny, Fleck, Given, Richmond, and Steele unanimously approved as submitted the installation of new door hardware.

An application to replace a wooden flagpole with a metal option at 45 Beacon St. was also scheduled for the hearing but withdrawn by the applicant.

BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

Volunteers Needed for Holiday Decorating!

The holidays are upon us, and once again the BHCA will be organizing the decorating of the 1,100 gas lamps on the Hill, thanks to the generosity of our neighbors. Please respond to the flyer you’ve received in the mail with your availability to volunteer and sponsor a pole or two! We will meet at the BHCA (74 Joy Street) on Saturday, December 2, at 9am, where you can pick up your wreaths and bows. We’ll also show you how to hang the wreaths. We’ll repeat this on Sunday and work as long as needed.

We hope for good weather so that we can complete all the poles that weekend! Call the office (617-227-1922) if you have any questions.

Upcoming BHCA Meetings and Events

Holiday Decorating – Saturday/Sunday, December 2 and 3.

Zoning & Licensing – Wednesday, December 6, 6pm via Zoom

Board of Directors – Monday, December 11, 7pm

Architecture Committee – Monday, December 18, 5:30pm via Zoom

Contact the BHCA at info@

bhcvic.org for details on any of these activities or to sign up as a volunteer.

Join the BHCA!

We invite you to join our growing membership of friends - young and old - who are contributing to make life better on the Hill. Your membership allows us to continue our efforts to preserve our unique and historic neighborhood, and your voice adds strength and credibility to our mission as advocates for Beacon Hill residents. Join or renew your membership today at bhcvic.org or by calling us at 617-227-1922!

EDITORIAL

HAPPY THANKSGIVING

A Harris poll a few years ago revealed that Christmas is the favorite holiday of the year among all age groups of Americans, but we think that Thanksgiving, our uniquely American holiday, has much more to recommend it than Christmas. Thanksgiving has its roots with the Pilgrims, long before the concept of a United States had crossed anyone's mind. It always has been a secular celebration of peace and relaxation. It simply is a day to be grateful for what we have, however much that may be.

Thanksgiving is a day of no pressure. It is the ultimate family-centered holiday. It has no religious meaning, no national-celebration connotations, and no required gift-giving. It lacks the commercialism, solemnity, and political overtones of all of our other national observances. In a world where anxiety follows us 24/7, Thanksgiving provides a welcome respite from the commercialism that accompanies Christmas and most of our other holidays. There is no obligation to spend a lot of money (that many of us do not have in the first place) to buy the perfect gift in order to be the perfect spouse, or the perfect parent, or the perfect friend. Thanksgiving demands nothing more from each of us (other than for the person who is doing all the cooking!) beyond just showing up and enjoying the company of our family and friends and then having a great meal.

When we think of the Christmas vs. Thanksgiving debate, we think it's analogous to the late comedian George Carlin's skit about football vs. baseball (check it out on YouTube if you've never seen it). Football is the equivalent of war, while baseball is all about going home. Similarly, while Christmas epitomizes our hyper-capitalist, consumerist, and frenetic society, Thanksgiving is its antithesis.

Thanksgiving is a national celebration that serves to remind us how blessed we are at a time when circumstances are so cruel for so many others in a world in which there are more refugees than at any time since the end of World War II. Despite our own trials and tribulations, Thanksgiving reminds us how remarkably fortunate we are to live in this country. And in a day and age when so many of us are connected 24/7 to some instrument of communication, it truly is a relief to have a day when we can just shut it all off (other than perhaps watching a football game.)

We wish all of our readers a happy -- and restful -- Thanksgiving.

SEND US YOUR NEWS

The Times encourages residents to submit engagement, wedding and birth announcements, news releases, business and education briefs, sports stories and photos for publication. Items should be forwarded to our offices at 385 Broadway, Revere, MA 02151. We also encourage readers to e-mail news releases and photos to deb@reverejournal.com.

THE BEACON HILL TIMES

PRESIDENT/EDITOR: STEPHEN QUIGLEY

MARKETING DIRECTOR: DEBRA DIGREGORIO

(DEB@REVEREJOURNAL.COM)

ART DIRECTOR: SCOTT YATES

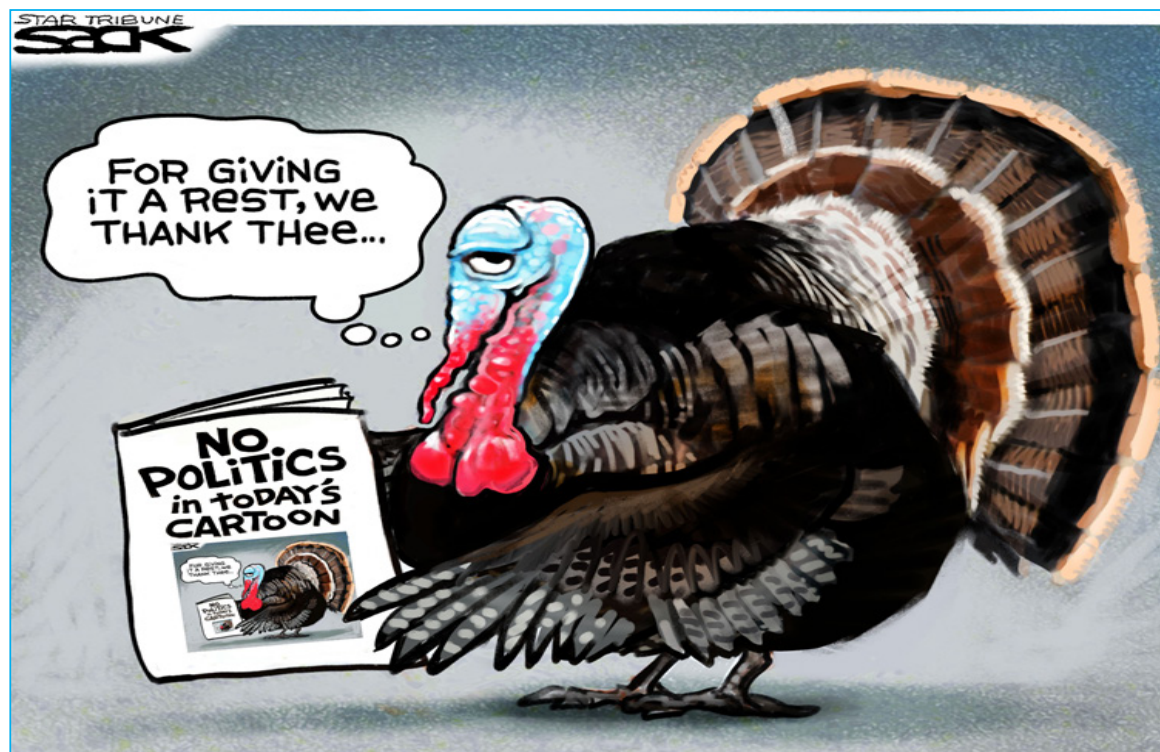
FOUNDING PUBLISHER: KAREN CORD TAYLOR

© 2007 INDEPENDENT NEWSPAPER GROUP

PHONE: 617-523-9490

EMAIL: EDITOR@BEACONHILLTIMES.COM

WEB SITE: www.beaconhilltimes.com



GUEST OP-ED

Bay Staters deserve opportunities to build a better financial future

By Jeffrey Rosario Turco,
and Francisco E. Paulino

Whether you grew up in Revere, Winthrop, Lawrence, Brighton, or Boston, every community in the Commonwealth values kitchen-table issues; an honest day's work, safe streets, affordable homes, good schools, access to quality and affordable healthcare, and the ability to earn a good living and save for the future.

Just last month, we were able to pass a historic Tax Relief Bill which will make the Commonwealth more affordable, competitive and equitable by putting real dollars directly back into the pockets of hardworking Bay Staters. Whether it's by increasing the child and dependent tax credit for families or lowering the capital gains tax so folks see more of their money when they invest in their Robinhood or Fidelity accounts, this legislation will provide immediate relief and opportunities for working class people fighting hard every day to make a living.

There's more work to be done. It's no secret that for much of this country's history, the financial system has been largely closed off to most Americans. Teachers, plumbers, steamfitters, steelworkers, nurses, members of the military, and men and women in uniform simply have not always had the same opportunities to save and build wealth as the one percent.

Until recently, owning stocks was largely reserved for older, wealthy, and less diverse Americans, including those with the means to pay a financial professional to do it for them. Fortunately, recent innovations aimed at empowering a new age of investors tore down these barriers, reshaped our financial system, and paved the way for a massive influx of new investors into the stock market. These millions of new investors are younger, more diverse, and come from every community and every part of the country, including hundreds of thousands of people right here in Massachusetts.

Not only did this transformative shift expand access to the stock market for an entirely new generation of Americans, it has made finance and investing more approachable and relevant to millions of people who had previously avoided it because of its intimidating and exclusive nature. Today, technology has democratized investing with easy-to-use, low-cost mobile platforms like Robinhood that for the first time provide tools allowing ordinary Americans to save a little more, make a few extra dollars in income, and invest in great American companies they believe in, including companies that are based here in the Commonwealth. These new platforms have not only simplified the act of purchasing a stock, they've increased the overall relevance

and interest in personal finance. Whether it's through podcasts, newsletters, or in-app education modules, these platforms are using technology to communicate with and educate investors, making financial literacy more accessible by breaking-down complex concepts such as compounding and dollar cost averaging, as well as the differences between a traditional and Roth IRA and the implications of a 'wash sale' or capital gains.

We must encourage these platforms, who are uniquely positioned, with their reach and resources, to continue prioritizing financial literacy with the understanding that developing a new generation of informed investors will lead them to a more sustainable financial future. We also need to promote sound policies that will help keep these new investors involved for the long-term while protecting them from fraud and abuse. Unfortunately, recent efforts by financial regulators are threatening to throw these new investors right back out of the markets. At both the state and federal levels, securities regulators are considering new rules that, while intended to protect investors, would strike at the very heart of the online model most prefer to use to invest today. These rules could even make it impossible for financial providers to use the very

BHCA HOLDS GARLANDS & GREENS EVENT

PHOTOS BY MARIANNE SALZA

Beacon Hill Civic Association (BHCA) held Garlands & Greens on November 15 at The Hampshire House, with raffle prizes and entertainment by Beacon Hill Jazz. The sold out event raised funds to benefit the 28th Annual Beacon Hill Holiday Decorating, when residents adorn gas lamps with wreaths and bows.

“It’s in my blood. My family always used to decorate our house in Philadelphia,” said The Hampshire House Owner, Tom Kershaw, who has been involved in decorating Charles Street for some 50 years. “Many years ago, I raised money to decorate the trees in the Common, which I did for many years. Decorating for the holidays has always been a part of my life. I love it.”

“It’s in my blood. My family



Peter Reicherg, Amy Sbrolla, and Steph Hadley. See Pages 6 and 7 for more photos.



Beacon Hill Jazz: Christopher DiBona, drums, Glen Cunningham, saxophone, Colecott Rubin, bass, Lisa Macalaster, vocals, Michael Carter, vocals, and Jesse Mattison, keys.

OP-ED (from pg. 4)

same innovative technologies that have brought millions into the stock market in the first place. And they are likely to disproportionately harm those underserved populations that for decades have been told they aren’t smart enough or wealthy enough to invest.

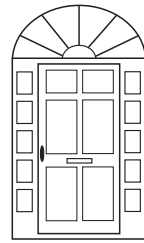
We reject this narrative, as do many of our colleagues. We’ve personally spoken to our neighbors – construction workers in Lawrence, firefighters in Revere, cab drivers around Boston, and the staff here in the State House –

many of whom tell us that they feel more empowered and equipped than ever before to make their own financial decisions. These are normal people who don’t necessarily have the resources, the need, or the desire to completely turn the management of their finances over to expensive professionals. Instead, they’ve gravitated toward affordable and easy-to-use mobile platforms that allow them to take a more hands-on approach in managing their finances. These investors deserve strong, sensible

regulations that protect them from fraud and abuse, but they also deserve the opportunity to participate fully in our financial system and achieve the American dream. We will continue to fight in the State House for policies that give our communities both.

Jeffrey Rosario Turco, Esq., is a State Representative, and represents the 19th Suffolk District and Francisco E. Paulino, is a State Representative, and represents the 16th Essex District.

BREWSTER & BERKOWITZ REAL ESTATE



Sally Brewster
Betsey Barrett

Ron Berkowitz
Mary Dunlavy

121 Mt. Vernon Street • Boston, Massachusetts 02108
www.brewberk.com

Sales

617.367.0505

Rentals

Boston Antiques & Lampshades

Custom Paper & fabric shades
Affordable Silk shades
Fine Antiques & Jewelry

119 Charles St.
617-367-9000
BostonAntiques@yahoo.com

Looking to purchase one item to entire estates.



Visit us.
Join us.
See what’s happening.



A unique combination of **library, museum and cultural center** in a magnificent landmark building.

And we are right in your backyard.

Enter the red doors at 10½ Beacon Street
(617) 720-7604 | bostonathenaeum.org

Member supported - Everyone is invited to join.

BHCA HOLDS GARLANDS & GREENS EVENT

PHOTOS BY MARIANNE SALZA



Wendy Oleksiak, Cheryl Lynch, and Richelle Gewertz.



BHCA Director Katherine Judge, Catarina Madeira, Melanie Bertani, Courtney Colonese, and Janine Jay, selling raffle tickets.



Sally Rogers, Catherine Backer, and Lauren Schultes.



Jerry Maben and Milan Baudelaire.



Patricia Tully, BHCA Executive Director, and Meghan Awe, BHCA Chair.

DELUCA'S MARKET CELLAR

FREE HOLIDAY WINE TASTING & SALE!

FRIDAY DECEMBER 8TH 5-7PM

COME BY TO TRY SIX OF OUR FAVORITE HOLIDAY PAIRINGS & RECEIVE A SPECIAL DISCOUNT ON SELECT BOTTLES

**11 CHARLES ST
617-523-4343**



Mary Ella, Jemma, and Cara Donleavy, Josh Pickett, Rich Joyal, Kathleen Delsener, and Willy Charleti.

BHCA HOLDS GARLANDS & GREENS EVENT

PHOTOS BY MARIANNE SALZA



Teddy and Sean Drummy, Jon Kendall, Jeannine Randolph, and Patty Kendall.



Elisabeth and Ramsay Fretz.



Nancy Michaels, Peter Jones, Wayne Gaffield, Shiela Nealon, and Noah Goldstein.



Darci O'Brien, Karim Almechatt, and Michelle Giacomozzi.



Jennifer Hill and Michael Maler.



Charles and Linda Dow, Keith Creamer, and Peter and Kelley Mongeau.



Mark Valle, Sandra Gilpatrick, and Julie Madjar.



Elizabeth and Alex Pire.



Karim Almechatt, Tom Kershaw, Linda Roethlisberger, and Michelle Giacomozzi.

FABLED ANTIQUES


FURNISHINGS, FINE ART,
HOME DECOR & FAB FINDS



*Unique Antique Gifts &
Goods for Holiday Hosting*

93 Charles Street • Boston, MA
617-936-3008

Follow us @fabledantiques
Open Mon-Sat 11-6, Sun 12-5



ANTHONY WILLIAMS'

Urban Nutcracker

DIVERSITY THROUGH DANCE

DEC 16-23

BOCH CENTER SHUBERT THEATRE
TICKETS AVAILABLE AT THE BOCH CENTER BOX OFFICE
BOCHCENTER.ORG | 866.348.9738

BEACON HILL VILLAGE VISITS THE ICON MUSEUM



Beacon Hill Village members with members from the Back Bay and the South End are shown recently visiting the Icon Museum in Clinton, Massachusetts.

Metropolitan Beaches Commission holds in-person meeting

For the first time since the COVID-19 shutdown, the Metropolitan Beaches Commission gathered on Beacon Hill on October 31 for an in-person hearing on the state of the region's beaches. This was also the first opportunity for the Commission to hear from recently appointed DCR Commissioner Brian Arrigo on his priorities and vision for the agency. The Metropolitan Beaches Commission is managed by Save the Harbor/Save the Bay and is responsible for making recommendations on the maintenance, improvement and accessibility of the region's public beaches from Nahant to Nantasket.

Over 100 people attended the hearing in person or over Teams as DCR Commissioner Brian Arrigo testified to the agency's efforts to address recommendations from the MBC's Breaking Barriers report, including steps towards equity and diversity-focused hiring practices and improvements to ADA-accessibility. Commissioner Arrigo also committed to adding more multilingual signage to the region's beaches before the 2024 beach season.

"We are really proud of all the work that has brought us to this point today," said Commission Co-Chair Senator Brendan Crighton. "Our collective work to break down with a particular focus on racial equity and language equity has identified concrete action

steps to help address very complex long-standing issues that impact our beaches and communities."

"DCR's public beaches belong to everyone, and all of our residents should be able to safely access and enjoy them," said DCR Commissioner Brian Arrigo. "We are committed to working with the Commission and Save the Harbor/Save the Bay to ensure our metropolitan region's public beaches are welcoming places for everyone regardless of race, ability, language or income."

The MBC and Commissioner Arrigo also discussed potential for improving the flagging protocols on our region's beaches to communicate to the public more clearly on the infrequent days when water quality may be potentially unsafe for swimming, usually following a heavy rainfall. While Massachusetts continues to boast some of the country's cleanest urban beaches, stormwater runoff can impact that quality. Director of Green Infrastructure for the City of Boston Kate England addressed the increased impacts of stormwater due to climate change and the potential to mitigate those impacts through strategic green infrastructure improvements, teeing up the Commission's next efforts to address climate resiliency and sea level rise along our coast.

"The beaches are absolutely a critical open space and natural resource for the Commonwealth



Metropolitan Beaches Commissioners left to right: Representative Tackey Chan, Kerin O'Toole, Mercy Robinson, Representative Jessica Giannino, Senator Brendan Crighton, Representative Adrian Madaro, Representative Joan Meschino, Assistant Deputy Commissioner Susan Hamilton

and need ongoing improvements." said Co-Chair Rep. Adrian Madaro. "We have had great success working in partnership with DCR to upgrade our public beaches and are looking forward to continuing our collaboration so all families can enjoy them no matter what part of the world they come from."

The Commission also heard testimony from members of the public who spoke to the success of the Better Beaches Program, which brought over 200 free public and diverse cultural events to the beaches this past summer, and

also addressed community specific concerns about water quality in Lynn and Dorchester that the Commission will continue to try and address.

"It's terrific to have a Commissioner that shares our goals and values when it comes to making our spectacular urban beaches accessible to everyone," said Save the Harbor Executive Director Chris Mancini. "We're looking forward to supporting and collaborating with our partners at DCR to continue breaking barriers for people of color, people with dis-

abilities and those who don't speak English as a first language. And to see if we can't do something about rising seas while we're at it."

Next steps for the MBC are to keep partnering with DCR to address the infrastructure and equity priorities discussed at the hearing, and to host a series of community charrettes in beachfront neighborhoods on strategies for dealing with rising seas and other effects of climate change.

For more information and to connect with the MBC, visit www.savetheharbor.org/mbc

NEIGHBORHOOD ROUNDUP

UPCOMING EVENTS SPONSORED BY THE WEST END MUSEUM

The West End Museum joins the Jewish Book Council, and the Boston Public Library for a children's book reading of "The Boston Chocolate Party" on Wednesday, Nov. 29, at 4 p.m. at the West End Branch of the Boston Public Library

Written by Tami Lehman-Wilzig and Rabbi Deborah Prinz and illustrated by Fede Combi, the story follows a Sephardic Jewish family, and set against the backdrop of Hanukkah and the American fight for independence, it's a story of friendship, freedom, and a love of chocolate.

Admission is free; register for <https://www.eventbrite.com/e/jewish-book-month-story-time-the-boston-chocolate-party-tickets>.

Also, the museum will be holding its 2023 Honoree Night on Friday, Dec. 8, at 6 p.m. at The Hub on Causeway Community Room at 52 Causeway Street (located along the alleyway next to Hub-50House, across from the Tip O'Neill Building).

Every year, the museum honors a few people who have made meaningful and lasting contributions to the neighborhood and the city, including this year's recipient: Richie Hartnett, Claudia and Stephen Edgell, and Cathleen Griffin. Light refreshments will be served.

Visit <https://www.eventbrite.com/e/jewish-book-month-story-time-the-boston-chocolate-party-tickets> to reserve your space and for more information on the event.

UPCOMING EVENTS AT THE VILNA SHUL

The Vilna Shul at 18 Phillips St. will offer "Exploring Sephardic Culture" on Wednesdays, Nov. 29, and Dec. 6, 13, and 20, and Jan. 10, from 6:30 to 8:30 p.m.

Explore the history of Sephardic Jews through music, film, and literature. Experiment with the ancient Jewish language of Ladino, spoken by Jews in Spain and throughout the Ottoman Empire beginning in the 15th century. No background experience is required.

Additionally, The Vilna will offer "American Jewish Women in Television" on Wednesdays, Nov. 29, and Dec. 13 and 20, and Jan. 10 and 17, from 6:30 to 8:30 p.m.

During this course, which costs \$120 per participant, attendees will analyze the ways in which contemporary American television

is establishing a new take on Jewish female identity that challenges the stereotypes of Jewish femininity proliferated on television since its inception. Register online at www.vilnashul.org.

The Vilna will also offer "A Meeting of The Arts: Live Guitar and Contemporary Dance for 20s/30s" on Thursday, Nov. 30, from 6 to 8 p.m.

Enjoy an evening of music, dance, and art celebrating the mysterious Catalan Mahzor, a 14th century Jewish illuminated manuscript from Spain. This program is offered in partnership with Boston Festival of New Jewish Music and features guitarist Ira Klein, dancer Rachel Linsky, and instrumentalist Beth Bahia Cohen. Admission is \$18 per person; register online at www.vilnashul.org.

Additionally, The Vilna will offer its sixth annual Hanukkah A Cappella Concert on Sunday, Dec. 3, from 3 to 4:30 p.m.

This special community event features a wide range of exceptional university groups from across the city and is truly a multigenerational concert experience. All are welcome. Admission is \$10 per person or \$25 per family; register at www.vilnashul.org.

Moreover, The Vilna will offer Happy Hour on the Hill on Tuesday, Dec. 5, from 6 to 8 p.m. Admission is \$18 per person; register at www.vilnashul.org.

In addition, The Vilna will offer its Hanukkah Celebration for Families with Young Children on Sunday, Dec. 10, from 10 to 11:30 a.m.

Admission is \$25 per family; register at www.vilnashul.org.

For more information on The Vilna Shul, visit www.vilnashul.org or call 617-523-2324.

UPCOMING AUTHOR TALK AT THE BOSTON ATHENAEUM

The Boston Athenaeum at 10½ Beacon St. presents an author talk, "Becoming the Ex-Wife: The Unconventional Life and Forgotten Writings of Ursula Parrott" with Dr. Marsha Gordon, on Wednesday, Nov. 29, at 6 p.m. The event will feature a book signing and reception to follow.

Credited with popularizing the label "ex-wife" in 1929, Parrott wrote provocatively about a host of challenges facing modern women. Her best sellers, Hollywood film deals, marriages and divorces, and run-ins with the law made her a household name. "Becoming the Ex-Wife" establishes

Parrott as a philosopher of modernity, as Marsha Gordon tells a story about the life of a woman on the front lines of a culture war that is still raging today.

In-person tickets are free for Athenaeum members and \$10 for guests; virtual tickets are free for members and \$5 for guests.

Visit <https://events.bostonathenaeum.org/en/4W52KhR7/becoming-the-ex-wife-with-dr-marsha-gordon-in-person-5a2K8a770h0/overview> to register for the in-person and for more information, or visit <https://community.bostonathenaeum.org/s/events?event=a2K8a00000770hK> for virtual tickets.

GIBSON HOUSE MUSEUM'S REPEAL DAY CELEBRATION FRIDAY, DEC. 1

Gibson House Museum at 137 Beacon St. will host its Etiquette's 12th annual Repeal Day

Celebration on Friday, Dec. 1, from 6 to 8 p.m.

Eagerly awaited by cognoscenti who love historic preservation, Victoriana, cocktail culture, and Perfect Propriety, and proudly sponsored by Rhode Island Spirits, Etiquette Robert B. Dimmick's Repeal Day Celebration returns for a 12th year to the museum. Any time Kirsten "Miss Kitty" Amann is behind the speakeasy bar is a special event, but 2023 is also the 90th anniversary of prohibition's repeal, so count on an extra-special evening of celebrating.

Admission is \$90 per guest, with all proceeds benefiting the preservation of the Gibson House Museum. Period attire is encouraged. Register at <https://www.thegibsonhouse.org/events>.

King's Chapel to sponsor 'Advent Crafts' on Dec. 3

King's Chapel invites neighbors to participate in its annual "Advent Crafts," where participants decorate cookies, make wreaths, and create ornaments, on Sunday, Dec. 3, from 10 a.m. to noon at 64 Beacon St.. This will be a great opportunity for all-age craft fun. Email questions to assistant.minister@kings-chapel.org.

YOUNG FRIENDS WINTER PARTY SET FOR FRIDAY, DEC. 8

The Young Friends of the Public Garden will hold its Young Friends Winter Party on Friday, Dec. 8,

from 6:30 to 9 p.m. at 8 Park St., fifth floor.

Enjoy drinks and light hors d'oeuvres overlooking the holiday lights in the #threeparks. Gather with friends, meet new ones, and spread festive cheer at this annual celebration benefiting our continued care and maintenance of the Boston Common, Public Garden, and Commonwealth Avenue Mall.

It's holiday time, so come dressed to dazzle; no sneakers, jeans, or athletic attire will be permitted inside the venue.

Ticket cost \$95 each and include two drink tickets and passed hors d'oeuvres. VIP tickets include four drink tickets, passed hors d'oeuvres, and two raffle tickets.

Visit <https://friendsofthepublicgarden.org/2023/11/07/winter-party/> to purchase tickets and for more information on the event.

UPCOMING EVENTS SPONSORED BY THE NICHOLS HOUSE MUSEUM

The Nichols House Museum will sponsor its annual Beacon Hill Holiday House Tour on Sunday, Dec. 10, from noon to 4 p.m.

Guests will 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.

For this day full of music and cheer, the museum at 55 Mt. Vernon St. will be open for self-guided tours for guests to experience historically inspired holiday traditions. Throughout the day there will be strolling performances by the Olde Towne Carolers. Solo performances on piano will be held at the King's Chapel Parish House and the William Hickling Prescott House, headquarters of

the National Society of Colonial Dames of America in the Commonwealth of Massachusetts.

The Holiday House Tour reception will be held at the Kings Chapel Parish House from 3 to 5 pm.

Tickets can be purchased online at <https://www.eventbrite.com/e/beacon-hill-holiday-house-tour-2023-tickets-742444761267?aff=oddtcreator>, or by calling the Nichols House Museum's offices at 617-227-6993.

Also, the Nichols House Museum will kick off the holiday season with its traditional Eggnog Party on Wednesday, Dec. 6, from 6 to 8 p.m. at 55 Mt. Vernon St.

Drop by for a cup of cheer and get a sneak peek at the museum's historically inspired holiday decorations. In honor of Arthur and Margaret Nichols' passion for handbell ringing, the Back Bay Ringers will be performing. Sponsors of the Holiday House Tour receive complimentary tickets to the Eggnog Pre-Party. Nichols House Museum Members have access to discounted tickets. Patron Members are free. Visit <https://www.eventbrite.com/e/eggnog-pre-party-tickets-752100822807?aff=oddtcreator> to purchase tickets for the event.

GIBSON HOUSE MUSEUM'S ANNUAL OPEN HOUSE SET FOR SUNDAY, DEC. 17

Gibson House Museum at 137 Beacon St. will offer its annual Holiday Open House on Sunday, Dec. 17, from 1 to 4 p.m.

Come see the Gibson House decorated in all its finery, and experience 19th-century Christmas. Light seasonal refreshments will be served, and select rooms will be open for viewing. The event is free to attend, and no reservation is necessary.

SERVICE DIRECTORY

**BEACON HILL
PLUMBING & HEATING**
Meeting all your
mechanical needs



**24/7
emergency
service**

617-723-3296

**JOHN J. RECCA
PAINTING**
Interior/Exterior
Commercial/Residential

Fully Insured
Quality Work
Reasonable Rates
Free Estimates
reccapainting@hotmail.com
781-241-2454

MBTA releases Capital Needs Assessment and Inventory

The MBTA released its Capital Needs Assessment and Inventory (CNAI), an MBTA-led analysis conducted every three-four years to inventory the MBTA's assets, understand the overall condition of the transit system, and identify assets that are not in a State of Good Repair in order to determine the level of investment needed to support the existing network.

"Restoring reliability and ensuring safety are priorities as we rebuild MBTA infrastructure. Understanding and acknowledging the significant resources needed to bring our system to a State of Good Repair is just one step towards fixing our infrastructure to deliver more robust and frequent service. The MBTA is one of the oldest transit agencies in the country, and while there are a number of contributing factors, it's clear that years of underinvestment have added to the cost of bringing

our system back to a state of good repair," said MBTA General Manager and CEO Phillip Eng. "Timely and appropriate actions are key to mitigating and avoiding more costly and potentially impactful efforts. Know that we are committed to aggressively addressing our immediate needs – like the recent 16-day outage on the Ashmont Branch to perform track work – as we strive to deliver a modernized system to serve future generations."

The MBTA is among the oldest and most complex transit agencies in the United States with some assets that date back more than 50 years. All MBTA assets – facilities, vehicles, infrastructure, and more – have varying expected useful lives and all assets eventually require rehabilitation or replacement on a rolling basis. State of Good Repair (SGR) does not indicate the level of safety, but rather is representative of an asset operating at its optimal

and expected level of performance. An asset "out of SGR" is more likely to require rehabilitation or replacement.

The CNAI is an exercise that helps the MBTA understand the magnitude of assets needs across the system at a single point in time. The SGR Index is calculated as part of the CNAI and aims to capture the baseline condition and estimated value for all assets that have been identified as out of SGR. While it does not reflect total project costs or the totality of capital investment that may be needed, both the CNAI and SGR Index help the MBTA develop strategies about where to allocate funding resources and make investments toward a modernized transportation network as part of the MBTA's rolling five-year Capital Investment Plan (CIP). In the MBTA's FY24-28 CIP process, State of Good Repair and Safety were the most important prioritization factors, making up half of a project's total weighted score.

The MBTA estimates the current overall SGR Index for assets in need of rehabilitation or replacement to be approximately \$24.5 billion. This estimate includes:

- Facilities: \$6.4 billion (35% of assets)
- Rolling Stock: \$2.4 billion (55% of assets)

- Equipment: \$52 million (28% of assets)
- Structures: \$5.3 billion (22% of assets)
- Signals – CR: \$1.3 billion (80% of assets)
- Signals – Transit: \$753 million (53% of assets)
- Track – CR: \$1.2 billion (9% of assets)
- Track – Transit: \$2.0 billion (89% of assets)
- Power: \$5.1 billion (76% of assets)

This estimated figure is an increase of \$14.5 billion from the last CNAI performed in 2019 and is driven by a number of factors, including:

- a more robust, comprehensive, and data-driven inventory approach that significantly increases the total asset count from approximately 59,000 to nearly 83,700. For example, the MBTA's power asset count significantly increased from 4,959 in the 2019 to 14,514 in 2023 because the previous inventory did not include certain cables, overhead catenary, the South Boston power station, emergency generators, or high voltage yards. A more sophisticated inventory of these assets is now included in the 2023 CNAI;
- significant infrastructure and construction cost increases driven by inflation and supply chain chal-

lenges;

- the continued aging of the MBTA's assets faster than they are being replaced due to years of underinvestment; and

- the length of time for capital investments to show improvements and be reflected in the CNAI. Many capital projects underway now are in varying planning, design, and construction phases. The rehabilitation or replacement of those assets will be reflected in future iterations of the CNAI and SGR Index. Additionally, the cutoff for data to be included in this year's CNAI was in 2021 and some major investments since that time were not captured in this iteration of the CNAI.

The MBTA is already addressing many of the needs identified in the CNAI. For example, critical track work on the Red Line's Ashmont Branch and Mattapan Line was successfully completed over the course of a 16-day shuttle bus diversion in late October 2023 in which crews replaced nearly 5,000 feet of rail and 1,174 ties on the Ashmont Branch and nearly 4,700 feet of rail and 1,380 ties on the Mattapan Line, allowing for the removal of all speed restrictions in that area; 83 new bi-level Commuter Rail coach cars are currently underway to replace the existing fleet and increase system capacity; and Positive Train Control (PTC) implementation continues to advance on the Commuter Rail signal system.

Peer transit agencies across the country have launched similar exercises to identify and address their SGR needs.

Understanding the MBTA's SGR needs and the level of investment required to address them is a critical step toward improving the system. The MBTA is currently working to incorporate the findings of the CNAI into the capital project pipeline. The Asset Management and Capital Program Planning Departments are working together to institutionalize the use of condition, criticality, and risk scores to strengthen project development processes and capital investment decision-making. The Asset Management Department also continues to develop the asset inventory and build out additional data complexity to support ongoing analyses of the MBTA's capital needs. Ongoing and sustainable future capital funding sources will also be required to support safe and reliable service.

For more information, visit mpta.com or connect with the T on X (the site formerly known as Twitter) @MBTA and @MBTA_CR, Facebook /TheMBTA, Instagram @theMBTA, Threads @thempta, or TikTok @thempta.

BEACON HILL TIMES

HOLIDAY BLOWOUT SALE

2 COL.

5 WEEKS

IN COLOR AT

ONLY \$650

2x5 AD ANYTIME

NOV. 22 - DEC. 27

MUST BE PAID IN ADVANCE

November

M	T	W	T	F	S	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3

December

M	T	W	T	F	S
27	28	29	30	1	2
4	5	6	7	8	9
11	12	13	14	15	16
18	19	20	21	22	23
25	26	27	28	29	30
1	2	3	4	5	6

ACTUAL AD SIZE SHOWN

CALL 781-485-0588 OR EMAIL

CHARLESTOWNADS@HOTMAIL.COM

MDIBELLA@WINTHROPTRANSCRIPT.COM

DEB@THEBOSTONSUN.COM

Extend your Business's reach with Online Advertising!

Clients and Customers are just a click away!

\$300⁰⁰ per month per site

THE INDEPENDENT NEWSPAPERS

REVEREJOURNAL.COM • WINTHROPTRANSCRIPT.COM
 LYNNJOURNAL.COM • EVERETTINDEPENDENT.COM
 EASTIETIMES.COM • CHELSEA RECORD.COM
 CHARLESTOWNBRIDGE.COM • BEACONHILLTIMES.COM
 NORTHEASTREGIONALREVIEW.COM • THEBOSTONSUN.COM
 JAMAICAPLAINGAZETTE.COM • MISSIONHILLGAZETTE.COM

Combo Rates available!
Buy any 3 sites, get 4th FREE

Call 781-485-0588 to get started!

AD SIZE

in pixels

W: 160px

H: 600px

please send in "png" format

Real Estate Transfers

BUYER 1 BACK BAY	SELLER 1	ADDRESS	PRICE
236 Beacon Street 5b LLC Wang, Mark Y	Victor L Calloway RET Belvedere 5e Rt	236 Beacon St #5B 100 Belvidere St #5E	\$775,000 \$1,400,000
855 Boylston Inc 855 Boylston Inc	Gateway Longwood Inc Gateway Longwood Inc	855 Boylston St 857-863 Boylston St	\$99,500,000 \$99,500,000
Bray, Collin Cox, Cynthia B	Qiu, Liping Gibson Serena Est	220 Commonwealth Ave #1&2 135 Marlborough St #3	\$2,000,000 \$900,000
855 Boylston Inc 323 Comm Avenue LLC	Gateway Longwood Inc Boyko RET	855 Boylston St 323 Commonwealth Ave #1	\$99,500,000 \$5,500,000
323 Comm Avenue LLC 323 Comm Avenue LLC	Boyko RET Boyko RET	323 Commonwealth Ave #10 323 Commonwealth Ave #2	\$5,500,000 \$5,500,000
323 Comm Avenue LLC 323 Comm Avenue LLC	Boyko RET Boyko RET	323 Commonwealth Ave #3 323 Commonwealth Ave #4	\$5,500,000 \$5,500,000
323 Comm Avenue LLC 323 Comm Avenue LLC	Boyko RET Boyko RET	323 Commonwealth Ave #5 323 Commonwealth Ave #6	\$5,500,000 \$5,500,000
323 Comm Avenue LLC 323 Comm Avenue LLC	Boyko RET Boyko RET	323 Commonwealth Ave #7 323 Commonwealth Ave #8	\$5,500,000 \$5,500,000
323 Comm Avenue LLC 323 Comm Avenue LLC	Boyko RET Boyko RET	323 Commonwealth Ave #9 349 Commonwealth Ave #1B	\$5,500,000 \$940,000
Bali, Vishrut Jennifer L Hornor T	Phillips Jr, Earl W Kevin P J Mcginty T	17 Gloucester St #6	\$2,108,000
BEACON HILL			
Bennett Ft 20 Meadowbrook Road Nt	Leathers, David G Haseotes, Vasilios	70 Brimmer St #120 70 Brimmer St #212	\$500,000 \$500,000
73 Cobblestone Road LLC Bonugli, Kareem	Mark R Briggs RET Rockett, Linda K	73 Mount Vernon St #4PH 80 Mount Vernon St #12	\$3,900,000 \$569,000
49 Revere St LLC Mercer, Ronald W	49 Revere Street Nt Farahvash, Benyamin	49 Revere St #5 191 Saint Botolph St #2	\$841,000 \$1,025,000
Gimme Shelter Rt Hoover, Matthew	Hoover, Matthew R Dellarocca, Kimberly	32 Traveler St #506 32 Traveler St #710	\$1,100,000 \$1,376,000
Hovath, Max	Bookwalter, William	8 W Hill Pl #3	\$1,850,000
BAY VILLAGE/SOUTH END/KENMORE			
Ceceli, Arhan Bpp Invs Property LLC	Fpg Lagrange Owner One L Boston 1927 Owner LLC	55 Lagrange St #1002 50 Park Plz #50	\$925,000
\$319,000,000 Loi, Christopher	Lian, Chunmei Dodd, Gina	110 Stuart St #231 400 Stuart St #16L	\$625,000 \$865,000
Kalantzakos, Nicholas 22b Clarendon LLC	Rosenzweig, Michael Ongoren, Ferat	400 Stuart St #22B 505 Tremont St #414	\$2,300,000 \$4,000,000
Herman, Gerald N Hammudeh, Tarek	903 Beacon LLC Matlab Investments Corp	903 Beacon St #3 234 Causeway St #1205	\$1,694,000 \$1,325,000
Pedevillano, Paul Scott, Phillip P	Ckg Columbus LLC Ckg Columbus LLC	566 Columbus Ave #102 566 Columbus Ave #611	\$1,675,000 \$3,250,000
Fan Yang T David J Arsenault RET	30 Concord Mainsail LLC C&p Rt	30 Concord Sq #2 11 E Springfield St	\$2,750,000 \$2,710,000
Ajar Springfield LLC Lebron Prop Holdings LLC	Urrea, Jose O	3421 Washington St	\$660,000

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The doorway windows in the last clue are on 5 Joy Street. This is the former headquarters of the Appalachian Mountain Club, founded by Massachusetts Institute of Technology Professor Edward Charles Pickering and Samuel Hubbard Scudder. In 2017, they sold the property and moved to City Square in Charlestown.

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



TRUST. EXPERTISE... AND HUNDREDS OF MILLIONS IN BEACON HILL SALES.

Rebecca Davis Tulman & Leslie Singleton Adam
617.510.5050 | 617.901.3664 | BeckyAndLeslie@GibsonSIR.com

Each Office is Independently Owned and Operated.

Gibson

Sotheby's
INTERNATIONAL REALTY



BEACON HILL VILLAGE VISITS THE ESPLANADE

Beacon Hill Village taking a final stroll of the season on the Esplanade to view the statue of David Mugar, the patron of the Boston Pops fireworks for 43 years.

BPDA now seeking to overhaul Article 80 review-process

By Dan Murphy

After repeatedly hearing from community members, developers, and even its own staff over the years that Article 80 can be unnecessarily complicated and unpredictable, the Boston Planning & Development Agency is now seeking to overhaul and streamline its regulatory process for large-scale development projects.

Article 80 of the Boston Zoning Code, which the city adopted in 1996 and hasn't been updated since then, is triggered for new development projects that include at least 15 units of housing or are larger than 20,000 square feet.

The BPDA has partnered with two consulting firms to comprehensively update the process, which includes working to update community engagement practices, the Article 80 zoning code text, and its internal operations, and expects "to deliver this work over the next year" per the city's webpage on the initiative (see end of story for link).

"A successful development project and review process is one that advances citywide goals of affordability, resilience, and equi-

ty; aligns with the planning vision for the area; is transparent, clear, and easy to engage with; and embraces growth while creating a predictable process," according to the BPDA.

To this end, the BPDA is looking for feedback and ideas from a broad range of voices across the city's neighborhoods, including "target populations" of individuals who are aware of or not involved in the processes; community leaders and organizations which focus on engaging marginalized communities; and longtime partners, such as civic and neighborhood groups, Impact Advisory Group (IAG) members.

For more information, visit the BPDA's webpage on this initiative at <https://www.bostonplans.org/projects/improving-development-review-process-article-80>.

If you work for, or are a member of, a community organization, civic or neighborhood group, or are just a resident who wants to learn more about our community engagement efforts as part of the Article 80 modernization process, email article80modernization@boston.gov.

DOYLE

Auctioneers & Appraisers

Boston Consignment Day

Monday, December 4

Our Specialists will be collecting Jewelry, Watches, Art, Silver and more for auction consignment or outright purchase. Please contact us to schedule a private in-person or virtual appointment

Information & Appointments
 Kathryn Craig & Chris Barber
 Boston@Doyle.com
 617-999-8254



Pair of Platinum and Diamond Flower Fringe Earrings. Est. \$20,000 - 30,000.
 The Irving Berlin Platinum, Sapphire and Diamond Ring. Est. \$200,000 - 400,000. **Auction December 14.**