



Folks should not be priced out from a seat at our table



New affordable housing in Beacon Hill: **Let's get it done!**

Happy Thanksgiving from **HomesonHancock.org**



NOVEMBER 26, 2024

THE BEACON HILL TIMES

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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

THE ADVENT SCHOOL HOLDS ANNUAL FALL BENEFIT



Stephanie Foland, Connor Page, Holly Hennick Marroquin, Mark Lowenstein, Mike Marroquin, and Jamie Tara.

The power of play in education is essential to The Advent School experience; and so, on November 15, at the Boston Children's Museum, parents and faculty celebrated the joyfulness of the Reggio Emilia approach during A Night at the Museum.



PHOTOS BY MARIANNE SALZA

Pauline and Manuel Defresne with Mary Moore.

Newly opened Hummus Shop receives city grant

By Dan Murphy

A newcomer to the neighborhood, The Hummus Shop was the sole Beacon Hill establishment selected to receive funding via the city's recently announced third and final round of Supporting Pandemic Affected Community Enterprises (SPACE) grants.

"The space took so long to build, and it cost so much more than our initial estimates, [receiving] this grant now is essential to us surviving and keeping our

heads above water," said owner Colin Daly.

The compact, street-level space at 37a Charles St., offers takeaway, along with seating for 10 customers. It's the first brick-and-mortar location for The Hummus Shop, which began producing hummus at its Medford production facility in 2017 and has also operated a food truck since 2022.

(Making the hummus in Medford is a 24-hour process, which

(SHOP Pg. 3)



D. MURPHY PHOTO

Colin Daly is seen outside his business, The Hummus Shop at 37a Charles St.

BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

Upcoming Events

Holiday Decorating - December 4th (Charles Street) and December 7th & 8th (rest of the hill). Call the BHCA at 617-227-1922 or write to info@bhcivic.org to volunteer!

BHBA Holiday Stroll - Thursday, December 5th

Holiday Concert - Wednesday, December 11th, Harvard Musical Association (tickets on sale at

bhcivic.org!)

For further information on any of these events, please contact the BHCA office at 617-227-1922.

BHCA Annual Clothing Drive to Benefit the Old West Church

With the weather turning cold, the Old West Church is in most need of:

Men's winter coats (parkas) - with hoods if possible.

Pants, all sizes.

Belts.

Seasonally appropriate shoes.

Emergency toiletries.

Please bring CLEAN items and new toiletries to the BHCA any weekday between 9am and 5pm. The clothing drive will run from November 8th through December 6th. Thank you for your generosity in this season of giving.

NEIGHBORHOOD ROUNDUP

HILL HOLIDAY STROLL RETURNS THURSDAY, DEC. 5

The Beacon Hill Business Association's long-running Beacon Hill Holiday Stroll returns Thursday, Dec. 5.

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.

At about 6:15 or 6:30 p.m., 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.

Besides the Brass Quartet, additional live music will be provided by the Back Bay Ringers (<http://www.backbayringers.org/>), Jeremy Bell, and other local talent 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

Event sponsors include Beacon Hill Books and Cafe, Upstairs Downstairs Home, and the Aland Realty Group.

Contact historicbeaconhill@gmail.com or local businesses for more information.

NICHOLS HOUSE MUSEUM'S ANNUAL HILL HOLIDAY HOUSE TOUR RETURNS DEC. 8

The Nichols House Museum's annual Beacon Hill Holiday House Tour takes place on Sunday, Dec. 8, from noon to 4 p.m., with a reception from 3 to 5 p.m.

Also, the museum will be open for self-guided tours for guests to experience historically inspired holiday traditions of the Nichols family at the turn of the 20th Century.

Included in the tour ticket is a reception at the King's Chapel Parish House, with light refreshments and the Alex Minasian Jazz Duo providing festive jazz from 3 to 5 p.m.

On Thursday, Dec. 5, join the Nichols House Museum for its kick-off event, the Eggnog Pre-Party.

For tickets to the Eggnog Pre-Party and the Holiday House Tour, visit <https://www.nicholshousemuseum.org/events/holiday-house-tour-2024/>

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

WEST END MUSEUM'S HONOREE NIGHT AND SILENT AUCTION SET FOR DEC. 6

The museum will sponsor its annual Honoree Night and Silent

Auction on Friday, Dec. 6, from 5 to 8 p.m.

The program begins with the Silent Auction from 5 to 7 p.m., with auction winners announced at 7:30 p.m. The Honoree Celebration and Speeches is set to begin at 6:30 p.m.

This year's West End Honoree Night includes four individuals who have made a significant impact on the West End community: Duane Lucia, Louise Thomas, and Yenna Chan and Benjamin Ascher.

A selection of drinks and light refreshments will be generously donated by Cini's Pizza for the event.

This event is free and open to the public.

OTHER UPCOMING EVENTS SPONSORED BY THE WEST END MUSEUM

The West End Museum, located at 150 Staniford St., Suite 7 (on Lomasney Way), will offer 'Postcard Paint & Sip' on Tuesday, Dec. 3, at 6 p.m.

Kick off the evening with a short lecture on museum's historic postcard collection, filled with snapshots of Boston's past. Afterward, let your creativity flow as you're given blank postcards and painting supplies to create your own. Throughout the night, images of the museum's postcards will be projected to inspire your work. Whether you're crafting a card to send to friends and family or simply making a memento for yourself, this event offers the perfect mix of art, history, and fun. Drinks will be available for purchase; this event is for ages 21+ only.

Visit <https://www.eventbrite.com/e/postcard-paint-sip-tickets-1063891420879> for tickets and more information.

Moreover, the museum will bring its Boston Trivia Night to Causeway Boston, 65 Causeway St., on Tuesday, Dec. 10, from 6:30 to 8 p.m.

Put your Boston history knowledge to the test at the museum's

next trivia night. Sign up with your friends and form a team or join one on the spot. Whether you're a history enthusiast or just looking for a fun night with friends, this event is for everyone. And the winning team will win a prize from the museum.

Visit <https://www.eventbrite.com/e/boston-trivia-night-tickets-1037154114877> for tickets and more information.

BOSTON CHORAL ENSEMBLE TO BRING HOLIDAY CONCERT TO OLD SOUTH CHURCH

Boston Choral Ensemble will perform 'Northern Light' - a Nordic-inspired holiday musical program - on Saturday, Dec. 7, at 6 p.m. at the Old South Church at 645 Boylston St.

Along with selections like "Valgusele (For light)" by Part Uusberg, "Northern Light" by Ola Gjelio, and "Sweeter Still" by Eric Barnum, the program will also feature traditional holiday carols.

Advance purchase tickets are \$25 each; \$15 for students/seniors; and \$10 for children. Tickets at the door cost \$30 each; \$20 for students/seniors; and \$10 for children. Special ticket prices for families and groups are available.

More information and tickets available at bostonchoral.org.

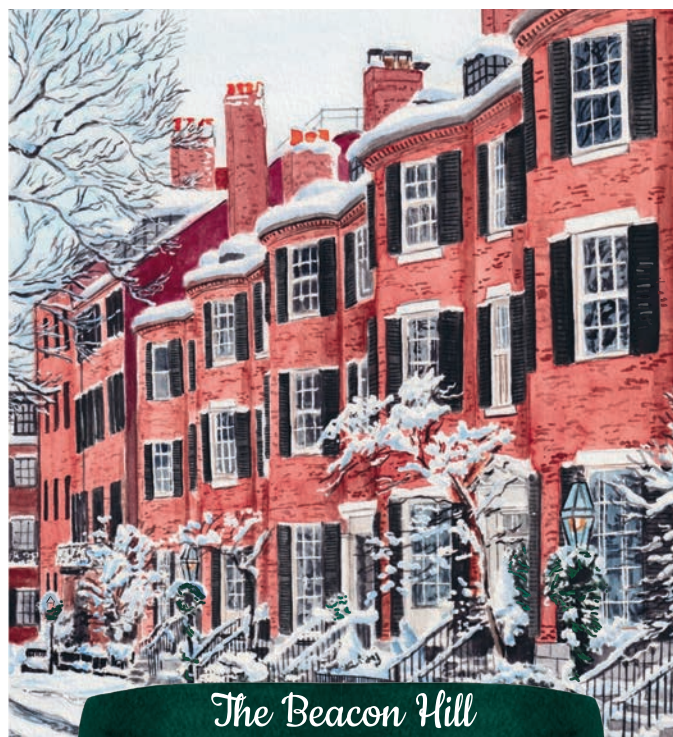
GIBSON HOUSE MUSEUM'S REPEAL DAY CELEBRATION RETURNS DEC. 6

The Gibson House Museum at 137 Beacon St. will host the Etiquetteer's 13th annual Repeal Day Celebration on Friday, Dec. 6, 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, Etiquetteer Robert B. Dimmick's Repeal Day Celebration returns for a lucky 13th year to the Gibson House Museum in the Back Bay. Sumptuous hors d'oeuvres will be served in the Dining Room. True Speakeasy Style is encouraged - everything from tuxedos and flapper dresses to down jackets and dungarees. Space is limited - and covered!

Tickets are \$100 each, with all proceeds benefitting the preservation of the Gibson House Museum. Register at <https://www.thegibsonhouse.org/events>.

The Nichols House Museum presents



The Beacon Hill
Holiday House Tour

December 8, 2024

12 - 4pm

Explore our beautiful neighborhood
at its festive best!

Reserve your
tickets today:



Our office
will be closed
Thanksgiving Day,
Nov. 27th and
Friday, Nov. 28th

New tools to assist residents in building ADUs

Special to the Times

The City of Boston announced a new program to support Boston homeowners in building Accessory Dwelling Units (ADUs) on their property. This initiative, administered by the Boston Home Center (BHC), a division of the Mayor's Office of Housing, offers a new bank loan option alongside grants and other financial assistance to help cover costs related to designing, permitting, and building an ADU. Additionally, the Planning Department is releasing an Accessory Dwelling Unit (ADU) Guidebook, an illustrated manual that will help property owners in Boston who may want to build an ADU on their property. This book is available online, and in all Boston Public Library branches. Building on the Mayor's leadership to make Boston a home for everyone, these steps are important to increasing the City's multigenerational housing stock, keeping families together and building wealth.

"Accessory Dwelling Units are a powerful tool in our efforts to address the housing crisis in Boston," said Mayor Michelle Wu. "By creating more flexible and affordable living options, ADUs allow homeowners to maximize their property while contributing to the availability of housing in

our neighborhoods. This initiative not only supports families looking to generate extra income or house loved ones but also strengthens our communities with more diverse and accessible housing choices."

Through the loan programs, the BHC provides income-eligible owners of 1-3 unit homes who plan to add an ADU with a Technical Assistant Grant of up to \$7,500. This grant provides eligible homeowners with targeted funding and staff guidance throughout the pre-construction phases of researching, designing, and permitting their ADU. Additionally, homeowners can apply for an ADU Loan from the City of up to \$50,000 to support construction costs. The ADU Loan carries 0% interest and is deferred, meaning there are no monthly payments. Homeowners approved for this program are paired with a BHC Construction Specialist who monitors progress throughout the building process. Eligible homeowners who receive an ADU Loan may also explore additional financing opportunities with participating lenders. To qualify for the program, applicants must meet specific income and asset limits.

"Accessory Dwelling Units are an important part of our strategy to expand housing options in Bos-

ton," said Sheila A. Dillon, Chief of Housing. "ADUs give homeowners a way to create additional living spaces that can serve as a source of income, provide housing for family members, and help address the city's housing needs. By making it easier to build ADUs, we are supporting residents, increasing housing supply, and strengthening neighborhoods."

As part of this effort, the City is also piloting a new ADU Bank Loan in partnership with local banks, Leader Bank, Dedham/Southshore Bank, Needham Bank, and the Cooperative Bank. Recognizing the challenges posed by construction expenses, the Boston Home Center and the Mayor's Office of New Urban Mechanics initiated a collaboration with Harvard's Laboratory for Values in the Built Environment and local lending institutions to develop innovative solutions that ensure low- and moderate-income homeowners can access the unique benefits ADUs provide. This resulting loan fills a gap in the market, providing affordable financing to cover construction costs associated with building ADUs.

"Our research shows that homeowners need new loan products to meet the unique opportunity that rental ADUs can offer homeowners, and provide equitable access to ADU financing," said Charu Singh, Research Associate at the Laboratory for Values in the Built Environment at Harvard GSD. "I'm proud of the groundbreaking work our group has done to equitably expand the lending toolbox, especially during this time when Boston is struggling with too few housing options and high costs."

Building on Mayor Wu's commitment to remove barriers to building ADUs across Boston's neighborhoods, the ADU Guidebook is designed to provide homeowners with practical guidance and inspiration for adding an ADU to their property, whether it is for additional living space, rental income, or housing family members. The ADU Guidebook features realistic, buildable designs tailored to Boston's neighborhoods. Although the designs will still require permits and may need review by the Zoning Board of Appeal, they offer a clear starting point to help residents more easily move forward with their ADU. It will be available online and at all Boston Public Library branches.

"This Guidebook is a fantastic starting point for anyone looking to add another unit to their home, and we hope it will inspire people to see ADUs as an expedient and unique way to add to our hous-

ing stock," said Chief of Planning Kairos Shen. "I look forward to working with the community on new complementary zoning that will make the process of adding an ADU more flexible and affordable."

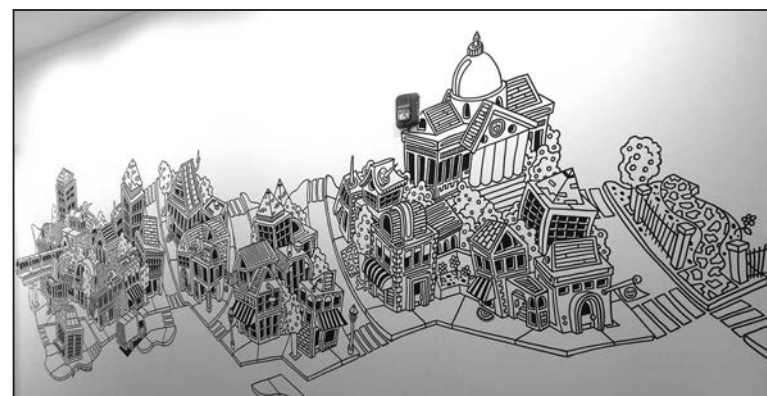
These initiatives align with the City's broader zoning reform efforts to enable more housing options across Boston. By updating zoning regulations, the City aims to break down barriers and foster flexible housing solutions. ADUs not only help increase the housing stock but also offer residents opportunities to age in place, provide extra space for growing families, or generate rental income. ADUs can help residents stay in their neighborhoods, adapt their homes, and address their evolving needs. By allowing various forms of ADUs, the City aims to help homeowners fully utilize their properties, create more space, or unlock new income

opportunities.

Founded in 2010 as one of the first municipal innovation offices in the world, the Mayor's Office of New Urban Mechanics serves as the City's civic research and design team, building partnerships between internal and external agencies to pilot projects that increase the quality of life for all of Boston's residents and visitors.

The City of Boston's Planning Department shapes growth that serves Boston's residents and centers their needs. Our mission is to address our City's greatest challenges: resilience, affordability, and equity, and to take real estate actions and prioritize planning, development, and urban design solutions that further these priorities. We seek to build trust with communities through transparent processes that embrace predictable growth and shape a more inclusive city for all.

SHOP (from pg. 1)



A mural illustrating Beacon Hill by local artist Ben Jundanian adorns one wall of The Hummus Shop on Charles Street.

Daly personally oversees at the beginning of each work week; hence, the Beacon Hill store is closed on Mondays and Tuesdays.)

Menu offerings include a choice of hummus (topped with tahini and olive oil); falafel; Chick'n Schnitzel (plant-based chicken, fried to order); or Sabich (with fried eggplant, hardboiled egg, and a special sauce), all of which comes with Israeli salad and microgreens, among other fresh ingredients. The chosen item can then be selected as a hummus bowl, salad, or pita sandwich and accentuated with a choice of three sauces. Spicy pickles are also on the menu as a side.

Since opening on Oct. 12, and despite having what Daly described as a "hard-to-find, hole-in-the-wall" location tucked behind Anton's Cleaners, the Charles Street store is already attracting a loyal clientele from the

neighborhood.

"A few residents come by several times a week," said Daly. "It's nice to see the same faces."

Besides the current takeout and dining-in options, The Hummus Shop will also begin offering catering "within a month or so," said Daly.

In all, 32 Boston small business that recently opened, or about to open, including The Hummus Shop, will receive a total of \$2,875,000 in funding via the third round of the city's SPACE grants. The first and second rounds of the city's SPACE grants distributed over \$7.3 million to more than 60 entrepreneurs to help create more than 600 new jobs for residents, according to the city.

The Hummus Shop is open from 11:30 a.m. to 8:30 p.m. Wednesday through Sunday. Visit eatjustus.com for more information.

THE BEACON HILL TIMES

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11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

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

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EDITORIAL

HAPPY THANKSGIVING

Although a Harris poll a few years back revealed that Christmas is the favorite holiday of the year among all age groups of Americans, 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, great comedian George Carlin's skit about football vs. baseball (check it out on YouTube if you've never seen it!). In Carlin's telling, football is the equivalent of war in which the quarterback, known as the "field general," throws "bullet passes" and "long bombs" in the face of an opponent's "blitz" to pierce the "enemy defense." By contrast, the aim of baseball is to "be safe at home."

Similarly, while Christmas epitomizes our hyper-capitalist, consumerist, and frenetic society, Thanksgiving is its complete 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.

Whatever our personal trials and tribulations may be, 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.

THE BEACON HILL TIMES

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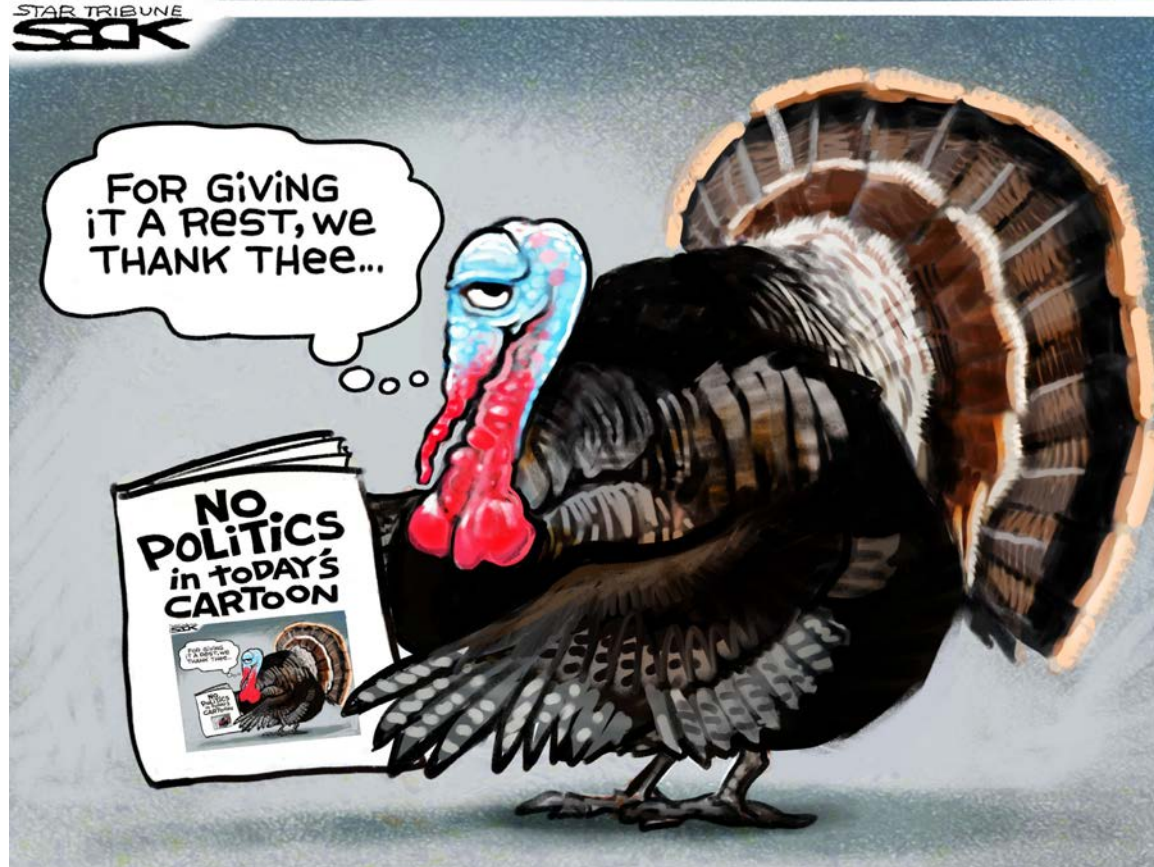
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STAR TRIBUNE
S&K



GUEST OP-ED

All I want for Christmas is scooters off our sidewalks

By Sharon Durkan

This holiday season, as shoppers fill our streets and families visit our iconic neighborhoods, my greatest wish is that everyone has a safe and welcoming experience, but too often I hear about reckless scooters and mopeds overwhelming our streets. In District 8 and beyond, we have heard the familiar story that residents are dodging unregistered vehicles on sidewalks, cyclists are squeezed out of bike lanes, and pedestrians cross in fear.

These dangers aren't just inconvenient, it's a situation that's waiting to escalate. That's why, as chair of the City Council's Committee on Planning, Development, and Transportation, I convened a hearing earlier this year to address the urgent need for stronger rules and enforcement for micromobility devices like scooters, mopeds, and e-bikes.

The testimonies we heard from residents were sobering. Families described mopeds speeding on sidewalks, weaving through oncoming traffic, and ignoring pedestrians in crosswalks. Others pointed out the lack of clarity about enforcement—unsure when enforcement could occur in specific situations. One resident from Beacon Hill noted that while

recent crackdowns have reduced some reckless behavior, the issue persists because offenders assume their actions will go unpunished.

It's clear we need a multi-faceted approach to reclaim our streets and sidewalks. One that requires a lot of partnership between the City of Boston Transportation Department, the Boston Police Department, residents, app-based delivery companies, and state lawmakers. Boston has made strides in expanding micromobility options, but as we introduce new modes of transportation, we must also ensure they can coexist safely with pedestrians, cyclists, and drivers.

Here's how we can do it:

Hold Delivery

Platforms Accountable

Many of the scooters and mopeds creating chaos belong to delivery drivers for platforms like DoorDash, GrubHub, and Uber Eats. At our hearing, we discussed the importance of holding these companies accountable. We must demand that companies ensure that their delivery drivers are registered, have valid licenses and insurance, and monitor their compliance with traffic laws.

Our office has already been proactive on these matters. We've met

directly with UberEats, GrubHub, and DoorDash to urge them to adopt stronger training programs that acknowledge the "Rules of The Road" and enforce guidelines that demand, and incentivize safety among their drivers. These conversations are an important step toward holding these platforms accountable, but we still have a lot of work to do!

Enforce Traffic Laws Aggressively

Our hearing reinforced the need for stronger enforcement. Residents repeatedly cited reckless moped drivers as a major hazard, yet many operators seem undeterred by existing laws. Boston Police must have the tools, and the mandate, to confiscate unregistered vehicles, and crack down on violations like driving on sidewalks or blowing through red lights.

And I'm not asking the Police Department to chase scooters or mopeds, this may be unsafe for the operator and nearby pedestrians and the law enforcement themselves, but we need automated enforcement mechanisms, such as cameras that detect speeding and red-light running, which would require coordinated action

(OP-ED Pg. 8)

BHAC approves new store window for Simmons Liquors

By Dan Murphy

The Beacon Hill Architectural Commission voted unanimously to approve an application as submitted to replace a broken store window at Simmons Liquors on Cambridge Street during the commission's monthly public hearing on Nov. 21, which was held virtually.

The proposed, new window, which would have approximately the same dimensions as the old window, would comprise six separate panes of double-insulated glass, with a "horizontal split" across the middle to provide more stability, inside an aluminum frame, said Patty Shubert of Dorchester-based Boston Glass & Boarding Service.

"The frame itself will look cohesive as one piece," said Shubert, who added that the old window, which, along with the old frame, is currently in a state of disrepair, after falling prey to vandalism.

Commissioner Alice Richmond, who made the motion to accept the application as submitted, noted that this application came amid the passage on July 3 of a new law expanding the Beacon Hill Historic District to include all of the North Slope via the addition of an approximately 40-foot-wide area running from Charles Circle to Bowdoin Street along Cambridge Street on the Beacon Hill side. Prior to this expansion, Simmons Liquors at 210 Cambridge St. was located outside the Historic District and therefore not subject to its restrictions and regulations.

Commissioner Richmond's motion was supported unanimously by herself, along with Chair Mark Kiefer, Vice Chair Arian Allen, and Commissioners Maurice Finegold and Edward Fleck.

A proviso on this motion that a spacer bar be installed in the new window was delegated to staff (Nicholas Armata).

On an application for signage proposed for a new Brazilian restaurant, Oliveira's Express at 204 Cambridge St., the committee voted by a majority to approve it as submitted; this determination came with several provisos, including that sign material be either wood or metal, rather than the HDU foam material proposed by the applicant; that the current treatment resembling wood be either removed or replaced with actual wood; and that both proposed signs (i.e. band signs on both the front and one of the sides of the building) have a height of no more than 28 inches.

(As was the case with the prior



Oliviera's Express at 204 Cambridge St.

application, the site of Oliveira's Express is a recent addition to the Beacon Hill Historic District per the recent expansion.)

Bill Loiacano of Gloucester-based Seaside Graphics had been before the commission at its virtual Sept. 19 monthly hearing, when he proposed the new signage as front lit, with channel letters in a raceway. That application was denied without prejudice by a majority, including Commissioners Finegold, Fleck, Ralph Jackson, and Richmond. (Vice Chair Allen cast the sole dissenting vote against this motion.)

Chair Kiefer described the revised application as a "huge step in the right direction, as well as a "big departure from what you had before"

This time, the motion to approve the revised motion, with several provisos, put forward by Chair Kiefer was supported by himself along with Vice Chair Allen and Commissioners Fleck and Finegold. Commissioner Richmond, who said she felt the applicant "had been caught in the middle of a transition," abstained on this matter.

On an application to install a new intercom system with a brass cover at 65 Anderson St., the commission unanimously approved the proposed work as submitted.

While this application met the criteria for the approval of an intercom system covered by a brass box, as well as for an exemption from the guidelines on intercom systems in the Historic District, Armata noted the commission has not approved, nor would it ever approve, any butterfly intercom units with illuminated LED screens mounted on facades facing the street, if the units themselves are visible.

Armata previously said the commission has adopted a 'de facto standard' based on previous

approvals in the Beacon Hill Historic District for conditions that would qualify for a brass box-covered intercom. When determined appropriate, the commission would consider such proposals, provided the location selected meets all of the following criteria: that the location of the cover (and intercom system) shall not be on a wall facing the street; that the property has more than two units; that the property has no plans for major internal renovations; that the location is recessed in a door vestibule; that there are not two sets of double-doors, where a device could potentially be located within, and thus exempt from commission review; and that the proposed cover wouldn't obscure trim or any other existing architectural detail, according to Armata.

In another matter, the commission unanimously approved an application as submitted for 121 Mt. Vernon St. to replace an existing, low, steel gate with a

new, higher wood gate standing 8 feet, 7 inches tall, which would be painted black.

Paul Elias, landlord and a trustee of the Charles Street Meeting House at 70 Charles St. said the gate is located at the end of a narrow alley, which runs back about 30 feet between the Meeting House and the abutting building.

The alley, which is now cluttered with gas meters, non-historic window grills, and myriad cables, has become a destination for people who sleep there, among other undesirable activities, said Elias.

"We're eager to close [the alley] off with a somewhat taller and opaque gate," said Elias, who

added that old insurance maps show that a structure similar to what's proposed previously existed at this same location.

The motion for this application, submitted by Commissioner Fleck, came with a proviso that the door hardware (i.e. both the handle and keyhole) be rendered in metal of the same color.

Meanwhile, an application submitted by December Thieves at 122 Charles St. to install a new blade sign appeared on the agenda for the hearing, but the matter ultimately wasn't heard due to the applicant's failure to appear as scheduled.



D. MURPHY PHOTOS

Simmons Liquors at 210 Cambridge St.

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THE ADVENT SCHOOL HOLDS ANNUAL FALL BENEFIT

PHOTOS BY MARIANNE SALZA

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annual, fall benefit support school initiatives, such as cutting-edge curriculum, financial aid, faculty professional development, and social justice learning.

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Friends gathering for The Advent School's Fall Benefit at the Children's Museum on November 15.



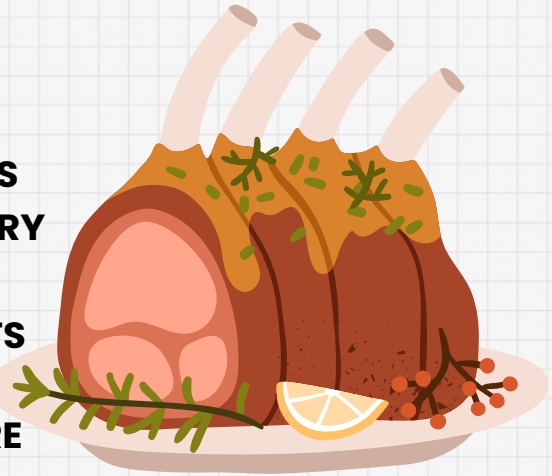
Jeff Morgan and Lynn Mandel.

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Photos with Santa

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 - Toys & Gifts
 - Holiday Trimmings
 - & More

hillhouseboston.org

Pre-purchase a tree for delivery, book a time for photos with Santa, reserve a time for a family portrait



Maria and Andres Charidimou.

THE ADVENT SCHOOL HOLDS ANNUAL FALL BENEFIT

PHOTOS BY MARIANNE SALZA



Cassie Pagnam, Erik Wormwood, Kate Boswell, and Caroline Collins.



Molly McDermott and Anthony Bacigalupo.



Holly and Ulunma Fetter. See Pages 6-8 for more photos.



Bethany Moffi with Emily and Kelly Holland.



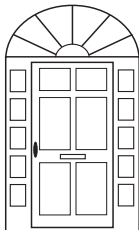
Michel Otto and Michael Goldberg in front of the "Mez Mirage."



Adam Bottis, Amy Hayde, and Jaz Nettrour.

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THE ADVENT SCHOOL HOLDS ANNUAL FALL BENEFIT

PHOTOS BY MARIANNE SALZA



A patron enjoying The Advent School's Fall Benefit at the Children's Museum.



Friends greeting each other during The Advent School's Fall Benefit.



Nicole DuFauchard, Head of School, with Ted Schwartzberg, board chair, Jon Lee, board treasurer, and Sarah Lee.

12/1 • 11-4pm
 100 Hood Park Drive, Charlestown
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Divia Mani, Aimee Nezhad, Sarah Patrick, and Steven Nezhad.

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Learn more:
www.nemrf.org



Happy Thanksgiving!

From your State Representative Jay Livingstone!
 May your Thanksgiving be filled with the warmth of loved ones, the comfort of good food, and the joy of cherished memories.



Rose Kennedy Greenway Conservancy announces two new board members

Special to the Times

The Rose Kennedy Greenway Conservancy, the non-profit responsible for the management and care of The Greenway, is proud to announce the addition of two new members to its volunteer Board of Directors: Thomas N. O'Brien, Managing Partner and Chief Executive Officer of The HYM Investment Group and Conan Harris, Founder and Principal at Conan Harris & Associates. O'Brien was nominated by Governor Maura Healey and Harris was nominated by MassDOT Secretary Monica Tibbits-Nutt.

"The Rose Kennedy Greenway is such a treasured green space in Boston, and the Greenway Conservancy does incredible work to care for it. I'm proud to appoint Tom O'Brien to the Board. He is a proven leader with a record of bringing people together to create stronger, healthier neighborhoods for us all," said Governor Maura Healey.

"MassDOT is incredibly proud to partner with the Conservancy to steward The Greenway," said Transportation Secretary & CEO Monica Tibbits-Nutt. "I am certain that Conan Harris will ensure this treasured Commonwealth



Thomas N. O'Brien.

asset remains accessible for all."

Legislatively established, the 21 members of the Greenway Conservancy's Board of Directors are nominated by community groups, government agencies and officials, the Greenway Business Improvement District, and the Conservancy. Through their diverse perspectives, experiences, and expertise, and their shared passion for The Greenway, these committed volunteers work to ensure the Conservancy's mission and sustainability.

"We are thrilled to welcome both Conan Harris and Tom O'Brien to the Greenway Conservancy Board," said Hilina D. Ajakaiye, Chair of the Greenway



Conan Harris.

Conservancy Board and Executive Vice President at Meet Boston. "Conan's deep commitment to uplifting marginalized communities and fostering economic inclusion, combined with Tom's exceptional expertise in urban development and community-focused real estate projects, align perfectly with our mission. Together, their diverse perspectives and proven dedication to an equitable, vibrant Boston will be invaluable as we continue to enhance and sustain this treasured green space for all."

"The Greenway is a signature open space and destination for residents of both the city of Boston and the Commonwealth of Massa-

chusetts, as well as visitors," said Rebecca A. Lee, Chair of the Conservancy's Nominating Committee. "Tom and Conan's expertise and commitment to a more equitable Boston will only enhance the public's enjoyment of our park."

Thomas N. O'Brien

Through his professional career, public service tenure, and personal civic involvement, Thomas O'Brien has become innately familiar with the market forces, community needs, and politics that drive planning and development in the Boston region. At HYM, he has put that depth of knowledge to work, leading the successful development of some of the area's most notable real estate projects, including Boston Landing, Northpoint, Bulfinch Crossing, and Suffolk Downs.

As the Managing Partner and Chief Executive Officer of HYM, Mr. O'Brien has intentionally built a company representative of Boston's diversity, drawing talented individuals with multidisciplinary backgrounds to bring new perspectives to commercial real estate development.

Mr. O'Brien previously served as a Managing Partner for JPI, a national owner of multifamily

communities, and as a Managing Director in Boston and New York for Tishman Speyer, one of the world's leading real estate firms. O'Brien also led the Boston Redevelopment Authority as its Director and Chief of Staff, overseeing the development of over 12 million square feet of projects in Boston from 1993 to 1999.

With his wife Patricia, he is a parent to five children and lives in Boston, MA.

Conan Harris

Conan Harris, Founder and Principal of Conan Harris & Associates (CHA), has worked with a wide range of professionals and organizations from various sectors. Prior to founding CHA, he worked in the public sector as a senior aide to former Mayor Martin J. Walsh in Boston. At the City of Boston, Conan was recruited to lead My Brother's Keeper Boston, and serve as the Deputy Director of Public Safety. Under his supervision, Conan played a leadership role in establishing Boston's first ever Office of Returning Citizens, where he worked with the formerly incarcerated to design the vision, programs and services of the new office.

NORTH WASHINGTON STREET BRIDGE CONSTRUCTION UPDATE

The Construction Look-Ahead through December 7 for the North Washington Street Bridge is as follows:

Scheduled Work

- Bridge deck concrete placement
- Sidewalk and barrier formwork
- Architectural trellis lighting installation
- City Square median finishes
- Landscaping
- Fascia covering support steel installation
- Marine fender wood installation
- Lovejoy walkway pile installation

Work Hours

- Monday through Friday from 6 a.m. to 6 p.m.
- Saturday from 6 a.m. to 2 p.m.

Travel Tips

For everyone using the east sidewalk of the new 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: Nov. 26, at 7 p.m., Nov. 29, at 6:30 p.m., Dec. 1, at 3 p.m., Dec. 3, at 7 p.m., and Dec. 7, at 1 p.m.
- Celtics: Dec. 2, at 7:30 p.m., Dec. 4, at 7:30 p.m., 12/6 at 7:30 p.m., and Dec. 7, at 8 p.m.
- Other events: Dec. 5, at 7:30 p.m.

How can I find more information?

Stay up-to-date and informed by following @MassDOT on X, formerly known as Twitter, 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

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

LEGAL NOTICE

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT

Suffolk Probate And Family Court
24 New Chardon Street
Boston, MA 02114

(617)788-8300
CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU24P2534EA
Estate of: Xiaomei Li
Also known as: May Li, Mei Li
Date of Death 10/08/2024

To all interested persons: A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative had been filed by Xiaolin aka David Li of Boston,

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: Xiaolin aka David Li of Boston, 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 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 01/03/2024. 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 days (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 22, 2024 Stephanie L. Everett, Esq., Register of Probate**

11/26/24 BH

VISIT WWW.BEACONHILLTIMES.COM

To place a memoriam please call 781-485-0588

State Fire Marshal: Serve up safety on Thanksgiving

With Thanksgiving a few days away, State Fire Marshal Jon M. Davine is asking residents to practice fire safety in the kitchen on the number one day for home fires in Massachusetts.

“There are about twice as many fires on Thanksgiving as on the next-closest day, and almost all of them start with unsafe cooking,” said State Fire Marshal Davine.

Winter Fest debuts as Boston’s biggest and most magical festive experience

Winter Fest, a large-scale, immersive winter experience has transformed Hood Park in Charlestown into a dazzling wonderland featuring a breathtaking festival of lights. From December 5th through January 25th, guests can enjoy ice skating, an Après Ski Veuve Clicquot Gondola Lounge, charming shopping vendors, festive food & beverage, and a life-size ice castle adorned in twinkling lights.

Presented by team behind Wick-ed Haunt Fest, highlights include special meet-and-greets with Santa on the weekends, a whimsical toy workshop, and a life-size gingerbread house. Winter Fest will offer themed food and beverage stations featuring winter warmers such as decadent hot chocolate with seasonal toppings like house-made marshmallow and crushed peppermint as well as select beers and wines. The Après Ski Veuve Clicquot Gondola Lounge transports guests to Aspen and is the perfect photo-worthy place to make a champagne toast.

The festival’s stage comes alive with local artists performing beloved holiday classics that capture the spirit of the season. The festivities kick off with the lighting of a majestic 32-foot Christmas

tree and continue with attractions for visitors of all ages. Winter Fest is proudly sponsored by Beasley and Bent Water Brewing, whose support helps bring this magical celebration to life.

“We set out to create an experience that feels like you’re stepping into a storybook, where every corner brings a new moment of magic,” said Creative Director, Carl Rugato. Katie Kwiatkowski, Director of Events and Marketing at MNM Restaurant Group says Winter Fest is more than a festival, “it’s a celebration of community, seasonal traditions and the beauty of winter.”

With its easily accessible location and ample parking—offering three hours of free parking—Winter Fest promises an enjoyable experience without the hassle of overcrowded spaces. Whether guests are planning a festive family outing or a romantic winter escape, Winter Fest ensures a relaxed and spacious environment for everyone. The festival is located at 100 Hood Park Dr., Boston, MA, 02129. For tickets, event hours, and additional information, visit www.winterfestboston.com or follow on social media @bos-tonswinterfest.

Massachusetts from 2019 to 2023. That’s more than double the 318 residential fires on Christmas Eve, the second-leading day. Last year, Thanksgiving cooking fires increased by more than 25%, from 103 to 130, with 84% taking place at home. These fires injured one resident and one firefighter and caused \$1.3 million in reported damages.

State Fire Marshal Davine offered cooking safety tips that everyone can follow to stay fire-safe in the kitchen this year:

Smoke and Carbon Monoxide (CO) Alarms Save Lives

- Be sure you have working smoke and CO alarms on every level of your home
- Check the manufacturing date printed on the back of the alarms: smoke alarms should be replaced after 10 years, and CO alarms should be replaced after 5-10 years depending on the model
- Never disable a smoke alarm: modern smoke alarms should have a “hush” feature that is much safer than removing the batteries
- If your alarms take alkaline batteries, replace the batteries twice a year: if you aren’t sure when they were last replaced, do

OP-ED (from pg. 4)

between the State and City governments. Cities across the U.S. have used these tools to great effect, reducing dangerous behaviors without overburdening police.

The Boston Police Department has worked with the Boston Transportation Department, and in partnership with my office to remove the most dangerous users from the road, impounding unlicensed scooters in violation of the law recently. These measures, while impactful, must be part of a broader, more sustained approach.

Create a Culture of Safety

Education and incentives can and should complement enforcement. Drivers should complete safety training courses and understand the consequences of reckless behavior. Educational materials (available in multiple languages) should be widely distributed. At the same time, delivery platforms can incentivize safe driving by rewarding drivers with clean records and creating metrics to measure driving performance. Given the location based platform, they know which drivers skirt laws, speed and drive dangerously. We need to change the intensive system here to promote responsible behavior to improve public safety.

Engage and Empower Residents

Our neighborhoods are filled

with vigilant residents who care

Keep it Clean:

- Clean up grease spills
- Keep groceries, food packaging, towels, and other flammable materials away from the stovetop
- Keep pot handles turned inward to prevent spills
- Create a three-foot child-free zone around the stove
- Only use the oven for cooking, not for heating or storage, and be sure it’s empty before you turn it on

Stand by Your Pan

- Stay in the kitchen when boiling, broiling, or frying food
- Set a timer when baking or roasting so you don’t lose track of time
- Loose sleeves can ignite if they get too close to burners or heating elements: wear clothing with short or tight-fitting sleeves

Put a Lid on It

- In the event of a fire on the stovetop, cover the pan with a lid or cookie sheet to smother the flames
- Never try to move a burning pan or douse it with water
- For a fire in the oven or microwave, leave the door closed, turn off the appliance, and call the fire

department

- Have the appliance professionally checked before using it after a fire

- If you can’t extinguish the fire quickly, get to safety and call 9-1-1

- If your clothing catches fire, stop, drop, and roll to put out the flames. Put burns in cool running water for 10-15 minutes. Call 9-1-1 for help.

Turkey Fryers

A devastating turkey fryer fire in New Bedford caused severe injuries and displaced almost 30 people in 2020. Fire safety experts strongly discourage the use of outdoor gas-fueled turkey fryers that immerse the turkey in hot oil. There are no outdoor turkey fryers that have a listing from an independent testing laboratory such as UL or ETL, and the risk of hot oil spilling or igniting is high. The National Fire Protection Association states that home use of “turkey fryers that use cooking oil, as currently designed, are not suitable for safe use by even a well-informed and careful consumer.” They recommend using new “oil-less” turkey fryers.

and visitors embrace two-wheeled transportation as a green, congestion reducing solution, and are working towards realizing Vision Zero.

Realize Vision Zero

Boston’s commitment to “Vision Zero”, eliminating fatal and serious traffic crashes by 2030, demands that we take swift and decisive action. This is about creating a city where every mode of transportation can coexist safely. The testimonies and emails we have received have underscored that residents want action, period.

*I don't want a lot for Christmas
There is just one thing I need
I don't care about the presents
Underneath the Christmas tree*

*I just want safe streets for all
Paths where no one fears to fall
Let this dream come true
All I want this season is peace
for you*

Happy holidays to all!

Sharon Durkan is Boston City Councilor for District 8, including the West End, Beacon Hill, Back Bay, Fenway and Mission Hill, and is Chair of the Council's Committee on Planning, Development and Transportation

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Robinson, Hilary C	Vogel, Mary B	293 Beacon St #2	\$605,000
Ebk Real Estate LLC	Canzano, Gail A	324-332 Beacon St #76	\$2,650,000
Lynch, Elizabeth J	Capone, Patricia	361 Beacon St #3	\$8,750,000
Sprong, Mary	Richter, John A	169 Commonwealth Ave #4	\$1,200,000
222 Commonwewalth Ave LL	222 Commonwealth Ave LLC	222 Commonwealth Ave #3	\$10,200,000
Boston Ft	Archibald Jr, Paul A	32 Commonwealth Ave #1	\$2,700,000
35 Comm Ave Holdings	35 Commonwealth Rt	35 Commonwealth Ave #1	\$15,000,000
35 Comm Ave Holdings	35 Commonwealth Rt	35 Commonwealth Ave #2	\$15,000,000
Johnston, Anne E	Aracali Corsini Lt	90 Commonwealth Ave #18	\$1,975,000
Arakawa, Masahiro	Hu, Hanzhong	106 Marlborough St #7	\$1,218,000
Kele & Letricia Perkins T	Nesson, Marie P	483 Beacon St #87	\$600,000
Lin, Shirley	Knightsky LLC	50 Charlesgate E #189	\$473,000
Dalzell, Maya	Smythe, Gretchen C	362 Commonwealth Ave #4A	\$1,020,000
961 Comm Ave LLC	961 Comm Avenue LLC	961 Commonwealth Ave	\$5,700,000
Brocenschi, Nathan	Brightwell, Webb A	69 E Berkeley St #2	\$545,000
Rupp, Jennifer	Khayami Marlborough LLC	405 Marlborough St #42	\$815,000

BEACON HILL

Latraverse, Gregory	Fahey, Patrick F	23 Mount Vernon St	\$930,000
Psyhogeos, Nicholas J	Laidlaw, Caitlin K	57 Mount Vernon St #5	\$1,000,000
Denslow, Maria J	Chien, Shyur-Jen P	67 Mount Vernon St #H	\$2,050,000
Bryson, Matthew B	Christian, Christopher D	131 Myrtle St	\$3,200,000

BAY VILLAGE/SOUTH END/KENMORE

Yang, Ernest M	Vailas, June G	126 Appleton St #126	\$1,070,000
Tang, Stephen	Pritchard Suffolk Rt	285 Columbus Ave #205	\$1,800,000
Phalen, Albert	Streiff Ft	578 Massachusetts Ave #1	\$1,165,000
Rao, Prashant	Spanos, Nicholas	43 Upton St #4	\$2,250,000
Taramar LLC	Anzlovar, Alexis	121 W Newton St #1	\$2,800,000
Knoll, Laura	Shine, Jonathan M	76 Waltham St #2	\$1,090,000
Adams, John	L Shlager & A Langenberg	3531 Washington St #304	\$805,000

WATERFRONT/DOWNTOWN

140 Beach St LLC	Propernation Realty LLC	140 Beach St #140	\$1,735,000
Mignosa, Donald	Mcaf Winthrop LLC	240 Devonshire St #4610	\$2,550,000

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The brickwork in the last clue is on 46 Charles Street. Today's answer is from a Boston Landmarks Commission 1968 photo showing the Charles Street Steakhouse, offering a \$1.49 steak, where Toscano is today.

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

THIS WEEK'S CLUE



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