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DECEMBER 26, 2024

# THE BEACON HILL TIMES

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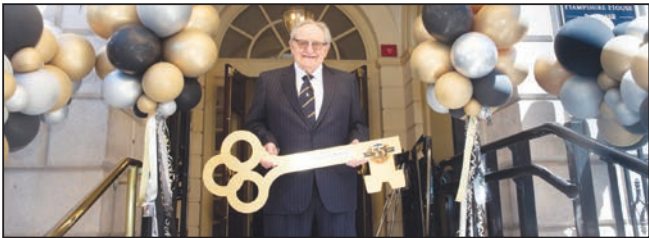
T H E R E A R E N O T I M E S L I K E T H E S E T I M E S



COURTESY OF THE FRIENDS OF THE PUBLIC GARDEN  
 \*On Jan. 11, the Friends of the Public Garden joined representatives from the Boston Parks Department for the lighting of the Alexander Hamilton (seen here) and Col. John Glover statues on the Commonwealth Avenue Mall.  
 \*On Feb. 3, the Beacon Hill Civic Association held its Beacon Hill Gala 2024 at the Four Seasons Hotel Boston.



MAYOR'S OFFICE PHOTO BY JEREMIAH ROBINSON.  
 Mayor Michelle Wu joined residents and community leaders in the West End on April 2 for a signing of a new ordinance creating a City Planning Department. More photos on Pages 6-8.



BILL BRETT PHOTO  
 Tom Kershaw is seen on the steps of the Hampshire House on Monday, June 10, 2024 – the 55th anniversary of him taking ownership of the business. \*On June 10, Tom Kershaw marked 55 years of ownership of the Hampshire House with an invitation-only luncheon that brought together familiar faces from throughout his lengthy career.

## BHAC allows altered sign for Charles Street hotel

By Dan Murphy

The Beacon Hill Architectural Commission voted unanimously to dismiss a violation issued to a small Charles Street hotel for the unapproved alteration of signage, as well as to ratify and approve the application for the finished work as submitted, during the commis-

sion's monthly public hearing held virtually on Thursday, Dec. 19. The blade sign for the erstwhile Charles Street Inn had been modified to reflect the new business, J. Miller Flats, a self-described 'fully functional apartment-hotel' now operating at 94 Charles St., via the attachment of painted metal  
 (BHAC Pg. 3)



D. MURPHY PHOTO  
 The modified blade sign for J. Miller Flats at 94 Charles St.

## 2024 on the Hill in review

By Times staff

2024 was memorable year on and around Beacon Hill for a variety of reasons. Regarding preservation, it was a milestone year for the Beacon Hill Historic District. With the passage of a new law on July 3, the District was expanded to include the south side of Cambridge Street while the Beacon Hill Architectural Commission was also given the power to issue fines for violations of its

regulations for the first time. Charles Street's retail landscape remained strong, despite the loss of a couple of beloved, longstanding businesses. Savor's Market closed in June after 22 years in the neighborhood, with officials pointing to a changing marketplace in the aftermath of the pandemic. King & I, formerly at 145 Charles St., closed in August after more than 30 years, following the

death of the patriarch of the Thai restaurant. Another longstanding Charles Street restaurant, Bin 26 Enoteca, closed on June in after nearly two decades in business, but the space was reborn as a Basque-inspired restaurant, Zurito, in November. Babak Bina, one of the co-owners of the erstwhile Bin 26, is among the ownership team behind the new establishment.

(REVIEW Pg. 6)

### BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

**Upcoming Meetings**  
 Board of Directors – Monday, January 13th, 7pm, 74 Joy Street  
 Architecture Committee – Monday, January 13th, 5:30pm via Zoom (TBC)

There will be no Coffee Hour in January.

**Upcoming Events**  
 Undecorating -Saturday and Sunday, January 25 & 26

For further information on these events and meetings, to volunteer, or to join a committee please contact the BHCA office at 617-227-1922.

**WE WILL BE CLOSED NEW YEARS DAY**  
**HOLIDAY DEADLINES**  
 PUBDATE: 1/2/24 ..... DEAD: FRI 12/27/24

# BHAC processes 210 design review applications in Historic District in '24

By Dan Murphy

The Beacon Hill Architectural Commission processed 210 design review applications in the Beacon Hill Historic District in 2024, amounting to \$226 million in investments in the community, according to Nicholas Armata, senior preservation planner for the Boston Landmarks Commission and BHAC staff.

Nearly 55 percent of this year's applications were approved as submitted by the commission

while 19 percent were approved with some provisos. Around more than 11 percent of applications were deemed exempt from design review, and 11 percent were pending a decision. Nearly 2 percent of applications were withdrawn by the applicants while only around 1 percent of applications were denied. Another 0.5 percent of applications were moved to administrative review.

Within this same timeframe, 12 new violations were issued and 14 violations ratified within the His-

toric District while 193 violations remain outstanding, added Armata.

On July 3 of this year, the Historic District was expanded via the passage of a new law to also include the south side of Cambridge Street.

The Beacon Hill Architectural Commission has jurisdiction over all exterior architectural changes, along with street furniture, visible from a public street or park within the Beacon Hill Historic District.

## Durkan urges residents to keep sidewalks clear in winter

By Dan Murphy

With the first snowfall of the year blanketing Boston and winter weather now an undeniable reality, City Councilor Sharon Durkan is urging residents to help keep city sidewalks clear, safe, and accessible for everyone.

Snow on sidewalks can quickly freeze into hard, icy patches, making walking treacherous—particularly for children, seniors, and those with mobility challenges. To prevent this, Councilor Durkan is encouraging residents to grab a shovel or spread ice melt before deep freeze sets in.

"This is always my advice after a snowfall: clear your sidewalks early, for the sake of everyone

walking," Councilor Durkan said. "A little effort now can prevent injuries and keep our community safe and accessible for days to come."

Councilor Durkan also thanked those who have already been diligent in clearing the frontage of their properties. "Your efforts make a world of difference in keeping our neighborhoods walkable and safe for everyone," she wrote in a Dec. 21 email to her District 8 constituents.

Councilor Durkan expressed her gratitude to the City of Boston Public Works team for their tireless efforts in clearing streets and public spaces.

"It's clear there is still work to do, as neighbors have reached out

with spots that they feel were not clear enough to travel safely, and I'll be working with those business owners and homeowners to see how we can make the pedestrian experience safer," she said.

For more tips and guidelines on navigating winter weather in Boston, residents can visit the city's Guide to Winter in Boston at [boston.gov/winter-boston](http://boston.gov/winter-boston).

"This first snow is a good time to remind ourselves of the responsibility we share as neighbors," said Councilor Durkan in the aftermath of last weekend's snowfall. "Let's set the tone this season by stepping up and helping one another. Together, we can keep Boston's streets welcoming, no matter the weather."

## CITY PAWS

# Strollers, joggers, and wagons

By Penny & Ed Cherubino

One of the nicest additions to our city life this year has been a combination of a Strollee pet stroller and shopping cart. As a pet stroller, it has allowed us to take longer walks and adventure into places that might have frightened our anxious little pup.

We've enjoyed picnics with Poppy, using the stroller to carry our supplies until we arrive at the perfect spot. Then, we set up our table, secured Poppy in her carriage, and enjoyed a meal without her jumping up or begging. The same is true of meals on legally dog-friendly patios. We may arrive walking Poppy, but before we sit down, we set her and her stroller between us and enjoy our meal



Here's Poppy enjoying lunch with us at one of her favorite restaurants.

(CITY PAWS Pg. 10)

## NEIGHBORHOOD ROUNDUP

### UPCOMING KNITTING ACTIVITIES AT WEST END BRANCH LIBRARY

The West End Branch of the Boston Public Library will offer 'Learn to Knit with Knitly!' on Fridays, Jan. 10, 17, 24, and 31 from 10-11 a.m. (Registration is for one session.)

Have you been curious about learning how to knit? Join instructors from Knitly for a fun, social experience, where you will learn how to knit a garter stitch cowl. Materials, including a yarn buffet, are available for participants. No prior experience is necessary.

Registration is required for this event as seats are limited; contact Wesley Fiorentino, generalist librarian, via email at [wfiorentino@bpl.org](mailto:wfiorentino@bpl.org) or by calling 617-523-3957.

The library will also offer 'Knitting and Fiber Crafts Clinic with Knitly' on Fridays from Jan. 10-31 from 11 a.m. to noon.

Did you know that knitting has been shown to lower stress levels and blood pressure as much as yoga and meditation? Drop in for knitting help, socializing, and a

discussion on the fiber arts. Each session will feature a different knitting-focused discussion. Bring any project you're working on, or get inspired by the provided materials. No prior experience is necessary.

Registration is required for this event as seats are limited; contact Wesley Fiorentino, generalist librarian, via email at [wfiorentino@bpl.org](mailto:wfiorentino@bpl.org) or by calling 617-523-3957.

### 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](mailto:artedeman@gmail.com)) or Julia Forbes ([jmaforbes@gmail.com](mailto:jmaforbes@gmail.com)).

## Healey appoints Sheriff Peter Koutoujian as member of MBTA Board of Directors

Special to the Times

Governor Maura Healey appointed Sheriff Peter J. Koutoujian to serve as the newest member of the Massachusetts Bay Transportation Association (MBTA) Board of Directors. Sheriff Koutoujian will be the public safety designee. Earlier this year, Governor Healey appointed Tom McGee to serve as Chair of the Board, following the resignation of Chair Tom Glynn.

"I'm proud to be appointing Sheriff Koutoujian to the MBTA Board of Directors, where he will work with this strong team of leaders to move us forward in our mission to deliver the high-quality MBTA service that riders deserve," said Governor Healey. "As a legislator and a Sheriff, he has always prioritized the health and safety of the people of Massachusetts, which is an important perspective to have on the Board."

"Sheriff Koutoujian is a highly respected and trusted leader, and we are excited that he will join the team at the MBTA Board of Directors," said Lieutenant Governor Kim Driscoll. "We look forward to continuing to work with the Board, Secretary Tibbits-Nutt and General Manager Eng to make the

T more safe and reliable for all of our communities."

"The Healey-Driscoll Administration values leaders who have strong working relationships with community members, and Peter Koutoujian has demonstrated during his career that he is approachable and sensitive to the needs of the public," said Transportation Secretary Monica Tibbits-Nutt. "We look forward to working with him as we transform the MBTA into a public transportation system that is safe, reliable, and equitable."

"I've worked with Sheriff Koutoujian for years, and I know him to be an exceptionally talented leader who is committed to the safety and wellbeing of the people of Massachusetts," said former MBTA Board of Directors Chair Tom Glynn. "The MBTA's top priority is delivering safe and reliable service, and his extensive experience in public safety and law enforcement will be a valuable addition to the Board."

About the Nominee:

Peter Koutoujian is currently the Middlesex County Sheriff. A former public defender, prosecu-

(MBTA Pg. 3)

# Healey, Driscoll, GM Eng celebrate removal of slow zones on 'T' for the first time in 20 Years

Special to the Times

Gov. Maura Healey, Lieutenant Governor Kim Driscoll and MBTA General Manager Phillip Eng joined MBTA workers and riders at North Station in celebrating the completion of the T's Track Improvement Program and the removal of slow zones for the first time in 20 years. Since 2023, the MBTA removed more than 220 speed restrictions and replaced 250,000 feet of rail across the system, saving riders 2.4 million minutes every weekday and generating nearly \$1 million in economic benefit every day.

"This is an awesome milestone. We knew when we first took office that it was essential that we improve safety and reliability on the T. So, we got General Manager Eng and his team into place, and they developed and executed on their strategy with our strong support. And as a result, riders are getting more time back in their days and our entire economy is seeing the benefits," said Governor Maura Healey. "I want to extend my deep gratitude to the T workers who made all of this work possible, as well as to the T riders who endured years of unreliable service and shutdowns. We thank you for your patience during this time and for your continued commitment

to public transportation in Massachusetts. We know there is still work to be done. We're going to continue to invest in the T, and Phil and the team are going to continue working every day to deliver the world-class service that Massachusetts deserves."

"Each of these 2.4 million minutes saved is time back to the people of Massachusetts to spend more time with their families, pick the kids up from school, make a doctor's appointment that they've been putting off for too long, or make a stop in a local small business," said Lieutenant Governor Kim Driscoll. "We're so proud of the work that Phil and his team have accomplished with the support of T riders, and we're committed to ensuring they continue to have the resources they need to deliver even more of this progress."

"The completion of the Track Improvement Program is an outstanding accomplishment toward furthering the Healey-Driscoll Administration's commitment to providing safe, reliable, equitable, and accessible public transportation for all riders," said Transportation Secretary Monica Tibbits-Nutt. "General Manager Eng, our project delivery teams, and the crews on the front lines all deserve tremendous credit for their part in this momentous work. We have

appreciated the strategic management by MBTA officials for these projects and have been grateful to riders for their patience while this critical work was underway."

"This has been a true team effort, and I want to thank everyone—from planning and construction to those maintaining our system and communicating with the public. All MBTA employees played a vital role in moving us one step closer to a state of good repair," said MBTA General Manager Phillip Eng. "Thank you to our workforce for their diligence, and to our riders for their patience throughout the process. I also want to acknowledge Governor Healey and Lieutenant Governor Driscoll for their leadership and support of our workforce. Our goal is to continue the positive momentum by focusing on accessibility and signal upgrades in 2025, as well as staying on top of preventative maintenance to ensure the T delivers safe, reliable and frequent service to best serve the public today as we build for future generations."

The Track Improvement Program has been a bold and ambitious initiative to eliminate speed restrictions across the subway system and bring the MBTA's tracks closer towards a State of Good Repair. With the completion of the Green Line work on Decem-

ber 20, the MBTA subway system has undergone key track upgrades, including the replacement of over 15,400 feet of full depth track reconstruction, the replacement of approximately 38,000 ties, the installation of nearly 251,500 feet of new rail, and the performance of nearly 325,000 feet of tamping.

This major achievement was made possible by 23 full-access closures across various lines throughout the year, ranging from weekend closures to several days or even weeks of work. These closures allowed for safe and efficient construction, ultimately enhancing the safety of riders and workers alike while improving reliability and reducing delays. Uninterrupted work was a key factor in the expeditious completion of the project.

As a result of these improvements, roundtrip travel time has been significantly reduced for riders: over 20 minutes on the Orange Line, nearly an hour on the Red Line, 4 minutes on the Blue Line, and almost 9 minutes on the Green Line.

The MBTA's efforts show that, on average, heavy rail riders on the Red, Orange, and Blue Lines now collectively save 2.4 million minutes per weekday due to the removal of speed restrictions. This translates to \$950,000 in daily economic benefits, representing an

estimated \$300 million in annual savings for the region. This milestone highlights the positive impact of enhanced rail operations for commuters following the first multi-day Ashmont service outage in October 2023.

The completion of the Track Improvement Program marks the culmination of a year of progress for the Healey-Driscoll Administration's goal of improving reliability and safety across the system. Governor Healey delivered the highest level of state funding to the T for the first time in 20 years, including leveraging \$600 million from Fair Share funding to support rail and station upgrades. The T also launched a first-of-its-kind reduced fares program, as well as a new contactless payment system.

In the future, speed restrictions may be needed from time to time if warranted by a changing track condition – this is normal and common across all passenger rail service providers. As a result of the successful Track Improvement Program that has taken place over the last year, the MBTA is now well-positioned to quickly respond to any track issues that may arise. If and when new restriction are required, they will be addressed promptly to continue to provide riders with the safe and reliable service they deserve.

## BHAC (from pg. 1)

inserts on both sides of the existing, old wood sign, according to the applicant.

The overall dimensions of the sign haven't changed, the applicant added, while the old bracket and hardware have been reused.

BHAC Staff (Nicholas Armata) described the modified sign as a "nice, classical sign" but added that if the applicant had come to the commission ahead of time, the preference might've been for a wood sign with carved wood lettering instead.

Chair Mark Kiefer noted that the modified sign is consistent with the commission's guidelines, while Commissioner Jackson described it as "one of the more elegant solutions" found on Charles Street.

In addition to Chair Kiefer, Vice Chair Arian Allen and Commissioners Maurice Finegold, Edward Fleck, Annette Given, Jackson, Alice Richmond, and Sandra Steele all voted unanimously to approve the motion for this application.

On another violation, the commission voted by a majority (with Commissioner Finegold, who said he was "conflicted," abstaining) to deny without prejudice an application to ratify the unapproved

removal and reconstruction of a walkway at 71 Mt. Vernon St.

The material of the walkway, which the applicant said previously comprised slate and concrete, was replaced with brick, although the applicant could provide no evidence of a brick walkway ever previously at that address.

Chair Kiefer noted that historical photos provided by Richelle Gerwitz of the Beacon Hill Civic Association demonstrated that the older material had been there for at least 100 years.

Per the motion to deny this work without prejudice, the applicant was also issued a remedial action order to restore the walkway to its original treatment within 90 days, with the supervision of staff.

The commission voted unanimously to dismiss a violation for unapproved window signage at Starbucks at 222 Cambridge St., and to issue the establishment a Certificate of Exemption for the signage.

Sean McGlone of Dudley-based Serrato Signs said an interior window sign designating the store as a 'pickup-only' location had been installed at that location as part of

corporate rebranding.

The new signage adheres to a city code mandating that it cover no more than 30 percent of the window's area, added McGlone.

Armata noted the difference between interior signage like this and window decals, which he said are "absolutely regulated" in the Historic District.

This address falls within an approximately 40-foot-wide swath running from Charles Circle to Bowdoin Street along Cambridge Street on the Beacon Hill side, which only became part of the Beacon Hill Historic District with the passage of a new law in July, as noted by several commissioners.

On an application for design review for 90 Chestnut St. – a 1926 townhouse which was once home to Henry Davis Sleeper, one of the nation's first professional designers – proposed work included the expansion of an existing roof deck; the addition of a trellis; and the relocation of the HVAC equipment, as well as the removal of storm windows and replacement of potentially original windows on rear oriel visible from River Street.

The commission denied with-

out prejudice the proposed work while asking the applicant to take leave and consult with staff on finding alternative solutions for both aspects of the project (i.e. altering the design of the expanded roofdeck to minimize its visibility, and exploring the feasibility of

preserving the potentially original windows, respectively).

Meanwhile, an application slated for design review for 89 Revere St., with proposed work including the painting of new windows, was moved to administrative review.

## MBTA (from pg. 2)

tor, legislator, professor, and law enforcement leader, Sheriff Koutoujian has worked on leading issues in public safety and public health throughout his career. His work has earned him local and national recognition, including being named the national Sheriff of the Year for 2023 by the Major County Sheriffs of America.

Sheriff Koutoujian previously served as a State Representative from 1997-2011. He served as Chair of the Committee on Health Care and created the Commission on Oxycontin and Other Drug Abuse and the Commission to End Racial and Ethnic Health Disparities. He holds a master's degree in public administration from Harvard University's Kennedy School of Government, a law degree from

the New England School of Law, and a bachelor's degree in psychology from Bridgewater State University.

Sheriff Koutoujian has also earned honors as one of the nation's most prominent Armenian-American officials, including the U.S. Ellis Island Medal of Honor as well as the Mkhitar Gosh Medal and Medal of Gratitude from the Armenian government. While the Sheriff still lives in his hometown of Waltham, he enjoys traveling to his wife Elizabeth's hometown in Madrid, Spain with their three children: Peter, Cristian, and Isabel.

Sheriff Koutoujian will continue to serve as Sheriff, in addition to his new role on the MBTA Board of Directors.

# EDITORIAL

## MERRY CHRISTMAS

This is the most wonderful time of the year, to paraphrase the popular song, with holiday music playing in the malls and on our car radios, resurrecting our earliest childhood memories of Christmases-past.

We choose just the right tree, decorate it carefully with our family-heirloom ornaments, and when we first turn on the lights, it brings a smile to the faces of even the most-jaded among us.

Despite our hectic rushing to and fro, everybody, it seems, is in a good mood. We endure the traffic and the long lines in stores because we know that what we are doing will bring joy and happiness to others.

For those of us with young children, we get to see Christmas through their eyes, giving us a second chance to experience the wonder and joy that we felt when we were their age.

Although all of us celebrate the holiday season in our own way, the common thread is one of peace, joy, and happiness, regardless of religious or secular beliefs. Whether it be Christmas, Hanukkah, Kwanzaa, or a Seinfeldian Festivus, the spirit of the season imbues us with a sense of togetherness that transcends whatever negativity may exist both in our own lives and in the world around us.

We wish all of our readers a Merry Christmas and a happy holiday season.

## HAPPY HANUKKAH

The eight-day observance of Hanukkah, also known as the Festival of Lights, starts this Wednesday evening, December 25, and will culminate on Thursday, January 2.

Hanukkah is observed for eight nights and days by lighting the candles of the Menorah, one on each day of the eight-day celebration. (The Menorah itself consists of nine candles, one of which typically stands above the rest and is used to light the other eight.)

Hanukkah commemorates the victory of the Maccabees in 166 BCE when the Maccabees liberated the Jewish people from the Greek-based rulers who essentially had outlawed the Jewish religion.

When the triumphant Maccabees captured the city of Jerusalem, they quickly entered the Holy Temple, tossing out the images of the Greek gods that had been installed there by the occupying rulers. When the Maccabees went to light the Menorah candles in the Temple, they thought they only had one day's worth of oil. However, the candles remained lit for eight days -- hence the miracle of the Festival of Lights.

Hanukkah usually is a joyous occasion for Jews world-wide, marked by gatherings of friends and families and the playing of traditional games such as the dreidel and eating traditional -- and delicious! -- foods such as latkes. Needless to say, in the aftermath of the events of October 7, 2024, as well as the subsequent increase in anti-semitic incidents, Hanukkah this year will have special meaning for Jews the world over.

We wish to take this opportunity to wish our friends and readers of the Jewish community a happy, healthy, and joyful Hanukkah season and we join them in solidarity against anti-semitism in all its forms.

## ENJOY THE HOLIDAYS SAFELY

The upcoming holiday week means that most of us will be partaking in traditional gatherings with our families, friends, and co-workers to share the joy of the holiday season.

Unfortunately, this also means that many among us will be overindulging in holiday "spirits."

It is the responsibility of each of us to ensure that where alcohol is present, it is used responsibly, not only by ourselves, but by those around us at our holiday gatherings. None of us wants to wake up the next morning with the regret, "If only I had taken their car keys."

We wish all of our readers a happy, and safe, holiday season.

## EVENTS HAPPENING IN THE CITY OF BOSTON WILL BRING SOME PARKING RESTRICTIONS AND STREET CLOSURES

People attending these events are encouraged to walk, bike, or take public transit. Information on Bluebikes, the regional bike share service, may be found on the website and information on the MBTA may be found online. The MBTA advises riders to purchase a round-trip rather than a one-way ticket for a faster return trip. Walking is also a great way to move around.

### Hanukkah Vehicle Procession – Thursday, December 26, 2024

The annual Hanukkah Vehicle Procession will be taking place in Brighton. The procession starts near Dighton Street and Chestnut Hill Avenue. Parking restrictions will be in effect to support the event from 1PM to 8PM on the following streets:

- Dighton Street, Both sides, from Chestnut Hill Avenue to the Winthrop School.

- Chestnut Hill Avenue, West side (odd side), from #5 Chestnut Hill Avenue (Bank of America) to Academy Hill Road.

### First Night Boston 2025 – Tuesday, December 31, 2024

Parking restrictions will be in place on the following streets:

- Arlington Street, Both sides, from Beacon Street to Boylston Street
- Atlantic Avenue, East side, from East India Row to Commercial Street
- Atlantic Avenue, West side, from Commercial Wharf to Cross Street
- Beacon Street, Both sides, from Charles Street to Arlington Street
- Boylston Street, North side (Public Garden side), from Arlington Street to Charles Street
- Both sides, from Charles

Street to Tremont Street

- Cambridge Street, Both sides, from Court Street to Sudbury Street

- Cambridge Street, South side (even side), from Bowdoin Street to Somerset Street

- Charles Street, West side (Public Garden side) from Boylston Street to Beacon Street

- Charles Street South, West side (odd side, opposite the Transportation Building) from Park Plaza to Boylston Street

- Court Street, East side (City Hall side) from Court Square inbound to Cambridge Street

- Tremont Street, Both sides from Court Street to Boylston Street

Events such as parades, road races, and street fairs may require road closures to accommodate the activities.

*The Independent Newspaper Group reserves the right to edit letters for space and clarity. We regret that we cannot publish unsigned letters. Please include your street and telephone number with your submission. The Independent Newspaper Group publishes columns, viewpoints and letters to the editor as a forum for readers to express their opinions and to encourage debate. Please note that the opinions expressed are not necessarily those of The Independent Newspaper Group. Text or attachments emailed to editor@reverejournal.com are preferred.*

### 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

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# BHWF HOLDS HOLIDAY PARTY

Photos by Marianne Salza

The Beacon Hill Women's Forum (BHWF) held a Holiday Party on the third floor of the Hampshire House on December 10, with over 85 guests. Friends enjoyed acoustic Christmas music performed by Amber Cokash as they drank specialty cocktails, such as a pomegranate paloma, and

snapped instant photographs to be displayed in decorative frames.

"We enjoyed celebrating with our Women's Forum members, as well as their friends, family, and others from the area who came along," said Rachel Von Nieda, Special Events Director. "We hope it was an enjoyable evening and allowed for a peek into the community that the Forum offers."



Jackie McBride and Diane Rooney.



Kelly Makela, Erin Jackson, and Mary Dillon.



Renata Coker, Martha McAllister, and Maura Harty.



Patricia Tully, Mindelynn Godbout, Connections Co-Director, Deb Schwartz, Stephanie Cochran, and Amy Baldauf.



Dina Yorke, Eva Lichtenberger, and Sheila Finan enjoying winter paloma punch and pomegranate paloma cocktails.



Rachel Von Nieda, Special Events Director, and Jackie Knapp.



Christy Milner, Michelle Hylan, David Tattle, Casey Cokkinias, and Denise and Ilan Remba.



Friends enjoying the Beacon Hill Women's Forum Holiday Party on December 10 at the Hampshire House



Mimi Sun, Perla Fernández Saint-Amanda, Vice President, and Meredith Bernstein.

**REVIEW** (from pg. 1)

A newcomer to the neighborhood, The Hummus Shop, which opened at 37a Charles St., on Oct. 12, has been an instant success, as well as the sole establishment on the Hill selected to receive funding via the last round of the city's Supporting Pandemic Affected Community Enterprises (SPACE) grants.

Steps away from the Hill, The West End Museum reopened on Staniford Street in May, boasting

a newly renovated and expanded space befitting of its extensive collection of archives from that neighborhood's history. The Museum had fallen prey to a substantial flood in January of 2022, and their impressive, new home is a true testament to the organization and its resilience.

So as the curtain closes on '24, we invite readers to look back on another year in the neighborhood.



D. MURPHY PHOTO

Henry Lee, president emeritus of the Friends of the Public Garden (third from right), is seen with, left to right: District 2 City Councilor Ed Flynn; Ryan Woods, former Boston Parks commissioner; Leslie Singleton Adam, chair of the Friends of the Public Garden board of directors; Liz Vizza, outgoing president of the Friends group; District 8 City Councilor Sharon Durkan; and Rep. Jay Livingstone during a ceremony at the Boston Common's Parkman Bandstand marking the creation of the Henry Lee Fund for Boston Parks. \*On June 11, the Friends of the Public Garden announced the creation of a new fund named for its president emeritus, Henry Lee, during a public launch event at the Parkman Bandstand on the Boston Common.

The Henry Lee Fund for Boston Parks was established, according to the Friends group, to "provide small grants for tree and sculpture care and support special projects in public greenspaces in neighborhoods throughout Boston," on an annual basis, with a panel group reviewing all applications.

Mr. Lee died on Aug. 12 at age 99.



COURTESY OF THE FRIENDS OF THE PUBLIC GARDEN

Event co-chair Gloria Coleman, Board Chair Leslie Singleton Adam, President Liz Vizza, and event co-chairs Victoria Sullivan and Kenda Coleman are seen at the Friends of the Public Garden's 'The Green & White' on April 19 at The Newbury Boston.

\*On April 19, the Friends of the Public Garden sponsored 'The Green & White' - the nonprofit's single, largest direct source of funds to support the care of the Boston Common, Public Garden, and the Commonwealth Avenue Mall - at The Newbury Boston.

Gloria Coleman, Victoria Sullivan, and Kenda Coleman served as the event co-chairs.

\*On April 20, the Esplanade Association held its annual meeting at the park's Dartmouth Street Landing.



D. MURPHY PHOTO

Suzanne Besser, winner of the 27th annual Beacon Award, and Russ Gaudreau, chair of the Beacon Award Nominating Committee, are seen on the steps of the Somerset Club on May 20 ahead of the Beacon Hill Civic Association's 102nd annual meeting. \*On May 20, Suzanne Besser was honored with the 27th annual Beacon Award, which publicly recognizes an individual or group each year whose long-term leadership has made a sustained and lasting positive impact on the quality of life in our neighborhood during the Beacon Hill Civic Association annual meeting at the Somerset Club.

Besser, who previously served as editor of this publication, joined the Beacon Hill Civic Association as its executive director in 1999. She would later go on to serve as the group's president and chair of its board of directors, among her myriad other roles with the organization.

Besser has also been involved in Beacon Hill Village since that nonprofit's inception more than two decades ago. She has also volunteered for numerous area nonprofits, including serving as president and a board member for the Beacon Hill Circle for Charity - a grassroots group which raises funds for the Greater Boston charitable organizations that support services for women and children; as one of the founding board members of the Beacon Hill Women's Forum; and as a board member and chair of various committees for the Nichols House Museum, among her other philanthropic endeavors.

Besser also played a pivotal role in realizing a plan for the redevelopment of the West End Branch Library to include an affordable housing component.



D. MURPHY PHOTO

\* On April 8, workers were preparing the Swan Boats on the Public Garden for the launch of last season, which kicked off on April 13.

\*On April 9, the Friends of the Public Garden held its 54th annual meeting at the UMass Club of Boston.



COURTESY OF THE CITY OF BOSTON

Gardening Enthusiasts at Primus' first-prize winning garden in the Storefront, Organization, or Main Street District category in the 28th annual Mayor's Garden Contest.

\* On Aug. 13, Gardening Enthusiasts at Primus again took home the top prize in the Storefront, Organization, or Main Street District category in the 28th annual Mayor's Garden Contest.

Gardening Enthusiasts at Primus won first prize in the same category in the 27th annual Mayor's Garden Contest in 2023.

\*On Sept. 3, incumbent Suffolk 8th District Rep. Jay Livingstone cruised to an easy victory in a three-way race in the primary race.

\*On Sept. 14, the Beacon Hill Civic Association held its 'Dinner Under the Stars,' again offering al fresco dining on Mt. Vernon Street for 275 guests.



D. MURPHY PHOTO

The erstwhile King & I, which operated at 145 Charles St. from 1983 until Aug. 3, 2024. \*On Aug. 3, King & I - the Thai restaurant at 145 Charles St. that had served the neighborhood since 1983 - closed.

A statement, dated July 31, from the Nandhavan family was posted in the restaurant's window ahead of its closure and stated that the family's decision to close comes after the death of the family patriarch and founder of King & I, Kent Nandhavan.

### 2024 ON THE HILL IN REVIEW



MAYOR'S OFFICE PHOTO BY MIKE MEJIA

Pictured, left to right, are City Councilor Sharon Durkan; Liz Vizza, outgoing president of the Friends of the Public Garden; Mayor Michelle Wu; and Gene Bolinger, interim president of the Friends of the Public Garden, on Dec. 5 as they turn on the holiday lights on the Commonwealth Avenue Mall.

\*On Dec. 5, Mayor Michelle Wu joined the Friends of the Public Garden and the all-volunteer Committee to Light the Commonwealth Avenue to turn on the holiday lights on the Commonwealth Avenue Mall.



COURTESY OF THE FRIENDS OF THE PUBLIC GARDEN

The restored Child Fountain in the Public Garden is seen ahead of the Friends of the Public Garden's Sept. 17 ribbon-cutting event. \*On Sept. 17, the Friends of the Public Garden unveiled the restored Child Fountain in the Public Garden at a public ribbon-cutting ceremony at the park's Arlington Street Gate.

Following the conclusion of this approximately year-long project - one of three major initiatives undertaken for the Friends' 50th anniversary in 2021 - the area around the "Boy and Bird" by Bashka Paeff and "Small Child" by Mary E. Moore sculptures was again made accessible to the public. Key upgrades the area included the installation of new water-circulation systems, which allows the fountains to flow again in a sustainable manner. A leveled plaza and a shallower basin also now surround each fountain, along with redesigned granite surrounds. New benches and lighting were also added to the area.



D. MURPHY PHOTO

A look inside Antonio's Cucina Italiano on Cambridge Street, after the restaurant underwent extensive renovation earlier this year.

\*On Feb. 5, the longstanding Cambridge Street restaurant, Antonio's Cucina Italiano, reopened following an extensive, nearly five-week renovation. Antonio's also celebrated its 30th anniversary in May.



COURTESY OF BINA FAMILY HOSPITALITY

A glimpse inside the dining room at the erstwhile Bin 26 Enoteca.

\*On June 1, Bin 26 Enoteca closed after nearly two decades in business on Charles Street due to the retirement of co-owner and chef, Azita Bina-Seibel.

Zurito, new Basque-inspired restaurant, - opened in the same space at 26 Charles St. in November. It's the most recent venture from BCB3 Hospitality, a team led by Babak Bina, the venerable restaurateur who previously co-owned Bin 26 with his sister, Bina-Seibel; along with Chef Jamie Bissonnette; and Andrew Cartin, one of Bina's enduring business partners.



D. MURPHY PHOTO

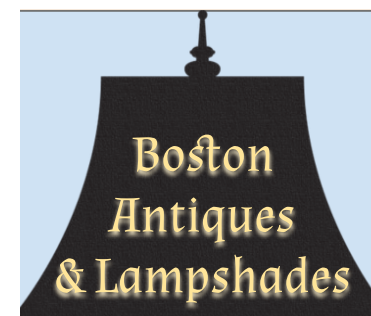
A sign in the store window announcing the June 22 closure of Savenor's Market on Charles Street.

\*On June 22, Savenor's Market closed its 160 Charles St. location after faithfully serving Beacon Hill for more than 30 years.

The store opened to serve the business's customers not long after a fire burnt down the original store on Kirkland Street in Cambridge in 1992 as it took several years to fully rehabilitate the Cambridge location.

The closure of the Charles Street store came "in response to a changing marketplace following the pandemic as more Savenor's customers became accustomed to shopping online," according to a company spokesperson.

In May, Savenor's had been acquired by Wulf's Fish, a wholesale and online seafood company which got its start as a Brookline fish market back in 1926.



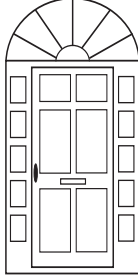
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### 2024 ON THE HILL IN REVIEW



JOSHUA QUALLS FROM GOV. HEALEY'S OFFICE

Surrounded by other elected officials and dignitaries, Gov. Maura Healey (center) signs a bill to expand the boundaries of Beacon Hill Historic District into law during a special ceremony on July 3 at the State House.

\*On July 3, Gov. Maura Healey signed a bill, sponsored by Rep. Jay Livingstone, into law, which expanded the boundaries of the Beacon Hill Historic District, during a special ceremony at the State House.

The law mirrored a home-rule petition sponsored by then District 8 City Councilor Kenzie Bok, which was passed unanimously by the City Council and subsequently signed by Mayor Michelle Wu last year. It enlarged the 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.

The new law also gives the Beacon Hill Architectural Commission the specific authority to levy fines for violations of the Historic District's architectural guidelines for the first time in its history.



D. MURPHY PHOTO

Duane Lucia, one of this year's West End Museum honorees, is seen at the museum's Honoree Night on Dec. 6.

\* On Dec. 6, The West End Museum honored two longtime community leaders, Duane Lucia and Louise Thomas, along with the husband-and-wife architectural team of Benjamin Ascher and Yenna Chan, at its annual Honoree Night.

Lucia first got involved with the West End Civic Association (WECA) shortly after relocating to the West End from the North End in 1989. This led him to The West End Museum, where he would go on to serve in a number of roles, including Board President, Executive Director, and Curator. A West End resident since 1997, Thomas is one of the original founders of WECA. She served as the organization's president in 2005 and 2010, as well as on the Supermarket Committee and the Leverett Circle Committee, which resulted in getting an elevator installed at Science Park/West End Station.

Additionally, Ben Ascher (son of museum president, Lois Ascher) and Yenna Chan, founding partners at Chan Ascher Architecture, a small, New York architecture and interior design firm, were honored; they offered countless hours in pro bono work for the design of the recently renovated museum.

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# Wu announces White Stadium lease agreement

Special to the Times

Mayor Michelle Wu announced the City of Boston has executed a Lease Agreement and BPS Stadium Usage Agreement with Boston Unity Soccer Partners, paving the way for the largest investment into BPS Athletics and White Stadium since it opened in 1949. This renovation and ongoing lease arrangement will transform the facilities and opportunities for Boston Public School students, Franklin Park lovers, and all community members. The new White Stadium complex will anchor youth sports in Boston with state-of-the-art facilities for multiple sports, as well as modern locker rooms, sports medicine, strength and conditioning for all students, and a much-desired community event space. The project will also host robust community programming; help implement needed park upgrades outlined in the Franklin Park Action Plan; and create a home for Boston's National Women's Soccer League (NWSL) team. The City and Boston Public Schools will retain ownership of the stadium and will have priority in stadium scheduling.

First opened in 1949, White Stadium has been deteriorating for decades, particularly since a fire in the 1990s rendered a large section of the facility unusable, and multiple efforts to kickstart renovations over several decades have fallen through. The City's carefully negotiated plan, shaped and propelled forward by extensive community input, represents the first concrete steps to fix White Stadium in more than 60 years. When completed, White Stadium will be one of three carbon neutral stadiums in the country. Construction is expected to begin in January.

"Delivering excellent education for BPS students includes ensuring the fullest access to sports, arts, and enrichment of every kind across the city. White Stadium is a generational opportunity to anchor citywide youth sports, revitalize community programming, and bolster our beloved, historic Franklin Park—all while creating a home for the City of Champions' newest professional team," said Mayor Michelle Wu. "I'm so grateful for all the community members, coaches, students, and park lovers who helped shape this project to reflect the community's dreams for the next generation. Thank you to Boston Unity Soccer Partners for their commitment to our students and community, and their comprehensive investment to make this dream a reality."

"This is an exciting moment

for BPS and our student athletes who are so deserving of a world class facility to call home," said Mary Skipper, Superintendent of Boston Public Schools. "This major investment by the City and Boston Unity Soccer Partners will have direct and lasting benefits for BPS students who will have access to state-of-the-art facilities where they can study, train and compete. The new White Stadium will also provide us with an opportunity to continue expanding on our storied athletics program. I'm incredibly proud to bring this project another step closer to reality for BPS students and I can't wait to see our teams compete on this exceptional stage."

"We are incredibly proud that our team's home will be in the heart of the city through this generational public-private-community partnership to revitalize White Stadium," said Jennifer Epstein, Controlling Owner of Boston Unity Soccer Partners. "This transformative milestone enables our club to deliver a lasting, year-round impact for Boston Public School student-athletes while uplifting the surrounding neighborhoods and businesses and providing a world-class facility for our home games. A renewed White Stadium will honor its historic roots while providing an extraordinary fan experience and we are excited to take the pitch at this iconic venue for our inaugural season in 2026."

"This marks a historic step forward not just for the future of professional women's soccer in Boston, but for the entire sports community," said NWSL Commissioner Jessica Berman. "This agreement between the City of Boston and Boston Unity Soccer Partners is a shining example of how sports can serve as a catalyst for innovation and meaningful impact. We are thrilled to see this vision come to life and grateful to Mayor Wu and the countless community voices who have made this possible. This partnership sets a precedent for how public and private collaboration can elevate women's sports and leave a lasting legacy in our cities."

The project incorporates comprehensive feedback from neighborhood residents, BPS athletes and coaches, and the Franklin Park community—shared throughout more than 60 public meetings and small group community discussions and more than 900 public comment letters. The project was also vetted by and received approvals from the Boston Civic Design Commission, Zoning Commission, Parks Commission, Landmarks Commission, BPDA

Board, and the Boston School Committee.

The financial and operational landlord/tenant arrangement between the City of Boston and Boston Unity Soccer Partners is defined by multiple legally binding documents outlining the public-private partnership to deliver, operate, and maintain the complex:

**Cooperation Agreement:** Outlines project scope and codifies commitments regarding mitigation, community benefits, and operational details as part of the Article 80 development review approval issued in July 2024.

**Lease Agreement:** Establishes financial terms and legal obligations for maintenance and operations of the facility.

**Stadium Usage Agreement:** Codifies responsibilities and usage terms including types of permissible activities, hours of operation, and noise level and lighting mitigation.

**Work Letter:** Defines the scope of construction and parameters for coordinating construction activities between the two structural halves of the project.

**BUSP/NWSL/City of Boston Side Letters:** Reflects the team's, league's, and City's commitment to the unique partnership for the Boston Public Schools.

Through these legal agreements, the City of Boston, Boston Unity Soccer, and the NWSL are setting new standards for public benefit.

## New or Renovated Amenities

With newly modernized facilities, White Stadium will sustain at least 700 programmable hours annually for BPS, ensuring year-round opportunities for student-athletes:

Regulation-size, eight-lane track and facilities for track and field for BPS to host state track meets, including new field events such as shot put and pole vault for the first time

Natural grass field for BPS soccer, end of season football, and other BPS sports teams

BPS student athlete locker rooms

BPS strength and conditioning spaces

BPS sports medicine facilities

BPS Athletics administrative offices and space for coaching staff

BPS student lounge spaces for studying

Community event space to foster academic and social growth and celebrate student achievements or host community events.

Freshly surfaced basketball courts outside the stadium

Resurfaced and expanded tennis courts within Franklin Park so BPS can host competitive tennis matches

Modernized and expanded BPS Athletic equipment storage

For park users and community members, new upgrades will also include investments laid out in the Franklin Park Action Plan:

Public restrooms and water fountains accessible throughout the year

Freshly paved and surfaced pathways outside the stadium

New lighting for enhanced safety and wayfinding outside the stadium

Stormwater infrastructure to address drainage issues and prevent flooding

Reopening an acre of green space in the park by removing fencing south of the current stadium that has long closed off public access

Expanded public offerings and programs in the Grove, connected to the nearby Playstead, Overlook, and future Elma Lewis Playhouse project

Enhanced seasonal maintenance as Boston Unity Soccer Partners will assist the Parks Department in the Playstead and newly planted meadow areas around the stadium

## Financial Terms

Boston Unity Soccer Partners will fund more than half of the construction costs for the new complex, as they will carry out construction of the West Grandstand, public restrooms, NWSL team spaces, scoreboard, stadium lighting, technology system, and the Grove area. The City will carry out construction of the East Grandstand, BPS student athletics spaces, the grass field, and the track. Boston Unity Soccer Partners will be responsible for ongoing operations and maintenance for the team's spaces and all the shared areas of the facility, including the field and track. See table below for a detailed breakdown of construction, maintenance, and usage responsibilities.

Boston Unity Soccer Partners will be responsible for ongoing financial payments to the City:

**Rent:** \$200,000 annualized first season payment, prorated for the number of months the field will be operational; \$400,000 annualized rent, in monthly payments starting in the second season, and escalating by 3% each year afterwards. Should the lease be extended beyond the first 10-year term, the base rent will increase by either 3% or the average annual increase in CPI over the last ten years,

whichever is larger, with the 3% annual escalator continuing after the first year of the extension term.

**Revenue-Sharing:** 10% of in-stadium advertising revenues (except field naming rights revenue), 10% of field naming rights revenue, 3% of concessions revenue. The City reserves the right to pursue potential additional sponsorships or revenues exclusive to the City's areas as well.

**Operations and Maintenance Reserve Fund:** each quarter, 40% of in-stadium advertising revenues (except field naming rights revenue), 15% of field naming rights revenues, and 5% of concessions revenues will be deposited into an O&M Reserve Fund and used for such costs, but each year when the amount of reserves in the fund has been built up to 50% of the anticipated annual operations and maintenance costs, additional funds collected on this basis will be split 50%/50% between the City and BUSP as additional revenue sharing.

BUSP will also provide financial safeguards against potential project risks:

Prior to demolition, BUSP will fund a \$25 million Construction Escrow Account that is restricted exclusively to fund direct construction costs on the site and requires City approval of expenditures. The escrow account cannot be reduced below \$10 million until total project financing is secured.

BUSP is subject to a \$45 million Pre-financing Guaranty, including escrowed funds, such that if BUSP fails to secure total project financing or cannot advance the renovation, the City will have significant extra resources to renovate White Stadium.

After BUSP secures project financing, subject to confirmation by the City, the team is contractually bound by a Completion Guaranty to complete all renovations outlined.

## Community Benefits

BUSP will direct resources and investments into local community priorities:

**Community Annual Fund:** an annual contribution of \$500,000 in the first year, escalating by 3% annually, to be distributed to local organizations and initiatives

**Franklin Park Preservation Fund:** \$1 per NWSL ticket sold, to be directed toward implementing ongoing initiatives outlined in the Franklin Park Action Plan

**Tree Bank:** BUSP and the City will contribute to the planting of more than 500 trees within Franklin Park

(WHITE STADIUM Pg. 10)

## CITY PAWS (from pg. 2)

without bothering those at nearby tables.

### Strollers, Joggers and Wagons

As we researched before purchasing, we were pleased with the wide selection of vehicles for dogs (and cats) from tiny to large. We spotted ones with high ratings that accommodated dogs of 60 to 70 pounds.

A few allow a large dog to enter at ground level with only mild encouragement from their human. Wagons are also a good option for a large breed. Joggers are perfect for those who want to run longer than might be good for their dog.

### What to Look For

Reading reviews is a great way to learn what features to consider when evaluating options. One of our top considerations was size folded and weight since we live in a small condo. The fact that it transformed into a shopping cart and would replace our trusty old Rolster Trolley was a bonus.

Reviewers look for sturdiness, storage on the stroller, SPF protection fabrics, strong, comfortable straps to hold the dog in place, recommended weight limits, solid tires, and ease of use. Consider the stroller's weight, ease of folding, and the amount of storage space it will take up when not in use.

Accessories can increase the price, so compare the total cost of the vehicle equipped for your use to the cost of the product alone.

### Benefits for You and Your Dog

We have found that Poppy's stroller allows us to spend more time with her. In the past, there were times when we opted to leave her at home because she wouldn't be happy with what we planned. Now, she's included more often.

If your dog has a mobility issue due to injury, surgery, or old age, a stroller can bring them with you while you or another dog in your family enjoys a longer walk. These can also benefit dogs with disabilities like arthritis, blindness, deaf-

ness, and cardiac conditions.

Our stroller has a removable pet carrier with a separate base, which can make it possible to bring Poppy in a ride-share vehicle or taxi that might refuse a dog on a leash.

Having the stroller along when traversing a crowded area or attending an open-air event can make the experience safer for Poppy and less stressful for us. In the heat of summer or with salty sidewalks in winter, the stroller can protect paws by taking your dog to a grassy surface.

Many shops that might not welcome dogs could be open to dogs in carriers. In fact, we hope that one day soon, officials might decide that dogs in strollers are welcome in many places where they are now prohibited by law.

*Do you have a question or topic for City Paws? Email Penny@BostonZest.com with your request.*

## NORTH WASHINGTON STREET BRIDGE CONSTRUCTION UPDATE

The Construction Look-Ahead through January 4 for the North Washington Street Bridge is as follows:

### Scheduled Work

- West sidewalk formwork and utility install
- West pedestrian handrail installation
- Southwest approach barrier and sidewalk work
- Marine fender wood installation
- Lovejoy walkway pile cap formwork

### 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, sig-

nage, 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:

- Other events: Dec. 26, at 2 p.m. and 7 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](http://Mass.gov/north-washington-street-bridge-replacement)

Project email: [NorthWashingtonStreet@dot.state.ma.us](mailto:NorthWashingtonStreet@dot.state.ma.us)

## WHITE STADIUM (from pg. 9)

**Local Purchasing & Supplier Diversity:** In coordination with the Black Men and Boys Commission, and under the leadership of the Office of Economic Opportunity and Inclusion, the City of Boston and Boston Unity will establish a Supplier Diversity Advisory Committee to help ensure MWBE businesses are aware of available contracting opportunities and reach 50% MWBE participation in design, construction, and operations

**Jobs:** BUSP will create up to 500 construction jobs and 300 permanent jobs

**BPS partnerships:** BUSP will provide scholarships, internships, and mentorship from the NWSL team to enhance opportunities available to BPS students

**Sustainability:** improvements in green infrastructure, all-electric facilities, and usage of green building materials

### Stadium Usage

The legal arrangement will guarantee enhanced public access and codifies scheduling priority and parameters for students and community to enjoy the facilities:

Public access to the stadium and track for informal community use 6am-9pm, or 15 hours per day including weekends (when not reserved for an event), instead of the current access from 8am-4pm on weekdays only

The City and BPS will have top scheduling priority for 12 major events per year, followed by BPS and NWSL games having co-priority in scheduling, then other City or City-permitted community events, then other BUSP events as permitted by the City

NWSL usage limited to no more than 20 games per year (including playoff games) and one team practice in the week ahead of each scheduled game

To minimize late-night noise and activity, NWSL games must start by no later than 8:30pm; affiliated programming may only start two hours prior to the game and must conclude by one hour after the game ends or 11:30pm, whichever is earlier

To protect time for BPS and community program during the day and on weekends, NWSL

games cannot take place more than two weekends in a four-week period, and no more than four weekend games per season can start before 5pm

BUSP must ensure cleanup is completed within 3 hours after each game

Next year, the White Stadium Neighborhood Council will be created, to advise the City, BPS, the Parks Department, and BUSP on public programming and provide neighborhood feedback on stadium usage.

### Transportation

The game day transportation plan has been significantly refined through a robust community engagement process to minimize impacts on neighborhoods surrounding the park and will be codified in the Transportation Access Plan Agreement (TAPA) to be signed after construction documents are finalized. This represents the first comprehensive transportation strategy for major events at Franklin Park. Key elements of the game day transportation plan include:

**Electric Shuttle System:** Free electric shuttles for ticket holders from MBTA Orange and Red Line stations, as well as from satellite parking lots on game days

**Multimodal Infrastructure:** BUSP will fund a new Bluebikes station, secure bike parking, and a bike valet service

**Parking Protections:** Implementation of a resident permit parking system near White Stadium and an app-based parking system (via ParkBoston) for non-game visitors, including zoo visitors, golfers, and park permit holders

**Enforcement and Oversight:** Additional parking enforcement funded by BUSP to ensure efficient traffic and parking management

The City and BUSP will continue to create open dialogue with the community throughout the project's implementation. Regular updates through the City and the White Stadium Neighborhood Council will empower even greater direct communication across all parts of our community as the transformative vision for White Stadium becomes a reality. For more information, visit [boston.gov/white-stadium](http://boston.gov/white-stadium).

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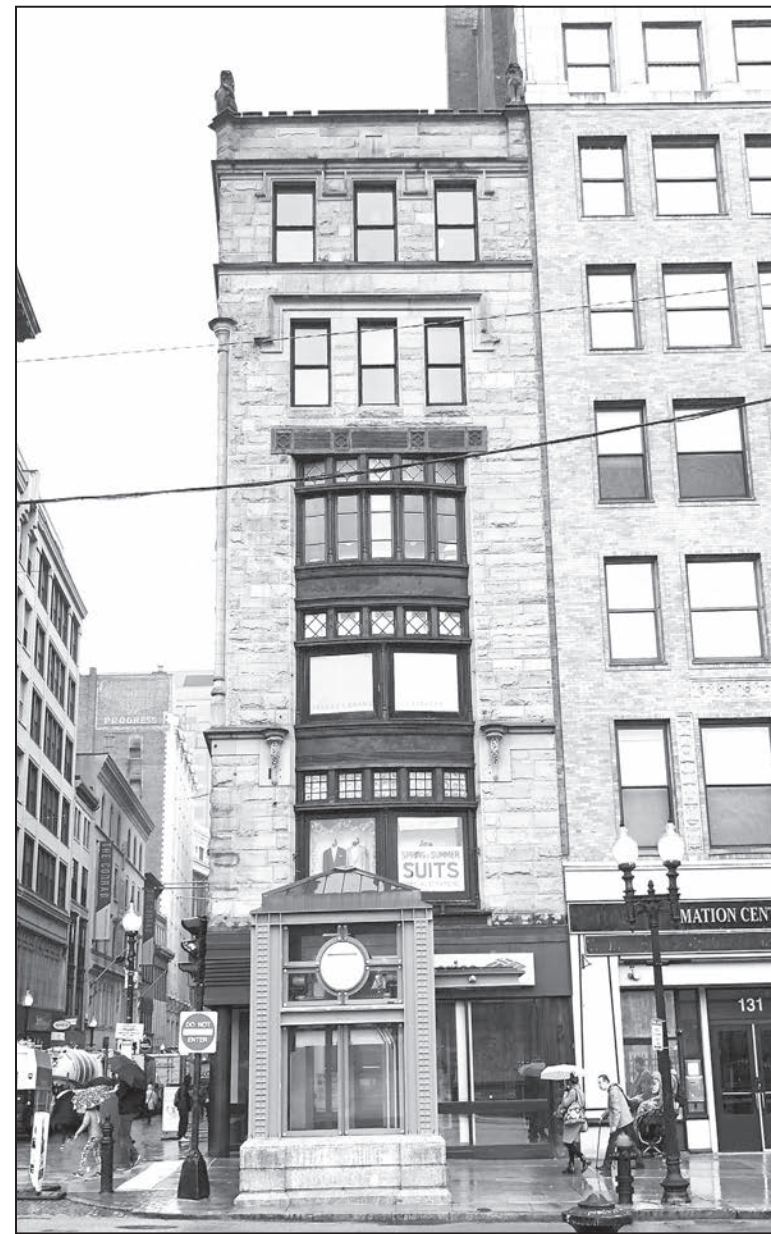
# Real Estate Transfers

BUYER 1 BACK BAY	SELLER 1	ADDRESS	PRICE
Moreas, Braga A	Skinner Solange P Est	50 Commonwealth Ave #601	\$1,315,000
Abu, Sharkh M	2 Com LLC	339 Commonwealth Ave #20	\$1,500,000
Voipe, John	Witkin, Sharon	365 Marlborough St #2	\$1,190,000
Tata, Jason A	Mckenna, Scott B	435 Marlborough St #2	\$910,000
<b>BEACON HILL</b>			
Dai, Rui	W Cedar Mailsail LLC	67-71 W Cedar St #4	\$1,375,000
Clifford, Brendan	Chau, Fong D	8 Whittier Pl #22A	\$524,000
<b>BAY VILLAGE/SOUTH END/KENMORE</b>			
Duncan, Daniel R	46 Montgomery Street LLC	46 Montgomery St	\$4,195,000
Sahani, Jitin	Lau, Siu F	45 Saint Botolph St #203	\$1,070,000
Addison, James	Campoli, Jason P	88 Saint Botolph St #5	\$1,461,000
Albright, Bonnie	Gollingerfamily LLC	430 Stuart St #1612	\$1,325,000
Dennis, Kevin	Rosen, Anne	147 Warren Ave #3	\$2,300,000
Reid, Moses	Deschamp Group LLC	56-58 Warren Ave #56A	\$499,900
Vanalaur LLC	Zhang, Eugene J	188 Brookline Ave #221	\$1,720,000
Hillenbrand, Sebastia	Three Claremont Park Nt	3 Claremont Park #5	\$1,420,000
Dasu, Kamalanand	Marino, Stephanie	500 Columbus Ave #3	\$822,000
Anderson, Calvin	Ahearn, Brandon S	64 E Brookline St #5	\$2,300,000
Anderson, Calvin	Ahearn, Brandon S	64 E Brookline St #6	\$2,300,000
Dai, Yunqi	Kelsey, Emily K	20 E Springfield St #3	\$650,000
Glynn, Scott K	Stein, Jared	512 Massachusetts Ave #5	\$739,000
Smith, Gregory S	Szeto Rt	20 Milford St	\$2,770,000
Duncan, Daniel R	46 Montgomery Street LLC	46 Montgomery St	\$4,195,000
Afy Investment Prop LLC	Cox, Helen K	11 Park Dr #22-11	\$580,000
Vazquez, Brian	Duncan, Daniel R	26 Rutland Sq #3	\$2,250,000
Thompson, Tamar	Piedrahita, Vicente	331 Shawmut Ave #1	\$1,800,000
Atlantic Oliver Iii Topek	Bam Topeka LLC	41 Topeka St	\$9,050,000
Atlantic Oliver Iii Topek	Bam Topeka LLC	47 Topeka St	\$9,050,000
Tenir LLC	Parillo, Margaret A	84 W Concord St #4	\$575,000
Hauray, Gabrielle	Silva, Gregory P	1672-R Washington St #102	\$910,000
C Tang & Father LLC	Frazer 311 Holdings Lp	311-315 Washington St #1	\$635,000
Hoffman, Liese	Frazer 311 Holdings Lp	311-315 Washington St #2	\$620,000
<b>WATERFRONT/DOWNTOWN</b>			
Katrina L Jannen T	Leland J Smith T	28-32 Atlantic Ave #540	\$1,050,000
Trombetta, Barbara	Balestraci, James R	2 Avery St #21A	\$977,000
Du, Xia	Romaniuk, Stefan J	80 Broad St #907	\$1,060,000
Yousefi, Orin	Glosser, Yael	27 Clark St #4	\$570,000
Carbone, Alexa	Oneill, Elaine M	142 Commercial St #601	\$1,079,000
Imbrescia, John	Mcaf Winthrop LLC	240 Devonshire St #5210	\$2,775,000
Ziomek, Gregory	Mcaf Winthrop LLC	240 Devonshire St #5914	\$1,795,000
Esbah, Fariba	Mcaf Winthrop LLC	240 Devonshire St #6009	\$3,150,000
Liddell, David B	Borensztein, Pablo F	65 E India Row #31C	\$1,240,000
Callahan-Dee Ft	Pratt, Carolyn	50 Fleet St #302	\$1,995,000
Sydsim LLC	Igw T	132 Lincoln St #5	\$740,000
Sydsim LLC	Igw T	132 Lincoln St #6	\$740,000
Guan, Christina T	Ragalis Davis Ft	151 Tremont St #16U	\$789,000

# Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

## THIS WEEK'S ANSWER

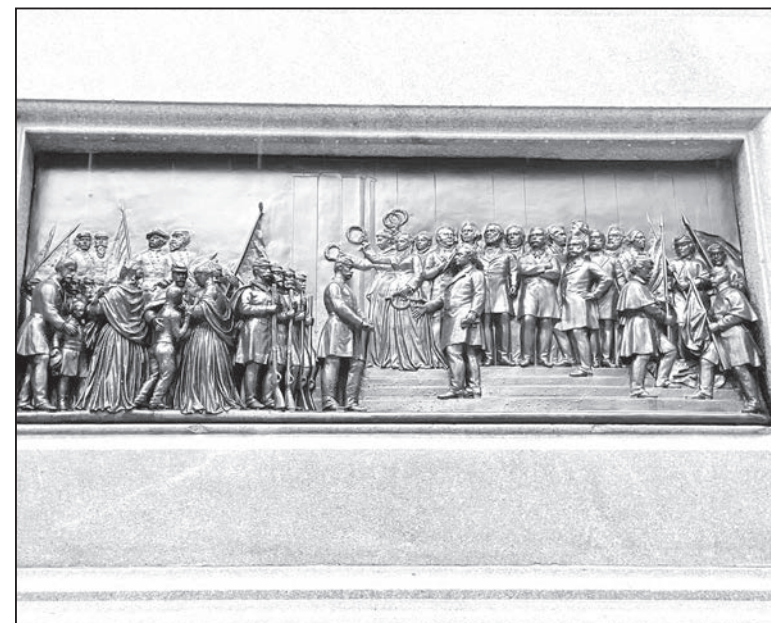


The lion statue in the last clue sits atop a building at the corner of Tremont and Winter Streets.

Those spending time wandering around the area for "First Night" on the 31st can amuse themselves with a lion scavenger hunt. There are lion depictions found all around the event route.

Do you have a favorite building or detail you would like featured? Email 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  
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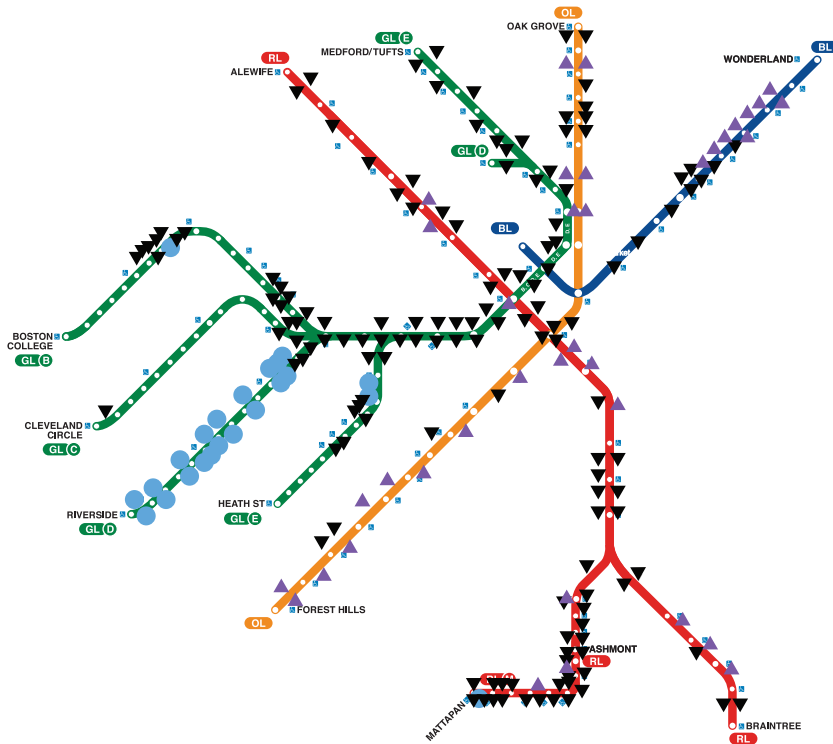
Gibson

Sotheby's  
INTERNATIONAL REALTY



# REASON 48:

## Last Fall



## Today



# THE WAY OUR SYSTEM MAP SHOULD LOOK

Last fall, our MBTA map showed more than 200 slow zones across all our subway lines. Today? It's the way our system map should look – free of slow zones and ready to deliver smoother, faster, and safer rides for you. And now even when new slow zones do pop up occasionally, we are committed to removing them within 30 days. This milestone is thanks to months of tireless effort by our teams and the patience and support of our riders. While there's still more to come in 2025, this marks a significant leap toward a better MBTA experience for everyone.

### So many reasons to Get on Board.

