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The Beacon Hill Times will now be publishing every Friday going forward.

FRIDAY, FEBRUARY 7, 2025

# THE BEACON HILL TIMES

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## City conducts annual homelessness census

Special to the Times

On Thursday night, Jan. 30, Chief of Housing Sheila Dillon led more than 250 volunteers, including state and city officials, homelessness service providers, public health representatives, and first responders, in conducting the City of Boston's 45th annual homelessness census. This comprehensive effort is part of Boston's yearly initiative to assess and address homelessness by counting unsheltered individuals and families in emergency shelters, transitional

housing, domestic violence programs, and those living outdoors.

"Boston's annual homelessness census is an opportunity to evaluate the needs of unsheltered Bostonians and connect individuals to services," said Mayor Michelle Wu. "The data from the census is crucial for the City as we act with urgency and care to make Boston a city for everyone. We are grateful to our partners and the dedicated volunteers throughout the City for their collaboration in making this

See CENSUS Page 7



Shown (above and below) are some of the more than 250 volunteers who canvassed every Boston neighborhood conducting the annual homelessness census..



PHOTOS BY MAYOR'S OFFICE PHOTOGRAPHER JOHN WILCOX

One of the volunteers checking on a homeless person.

### BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

Make a resolution to get more involved in your neighborhood in 2025!

As we welcome the New Year, the Beacon Hill Civic Association is looking for neighbors who would like to get involved as committee members and volunteers. We have many committees including Traffic & Parking,

Architecture, Trees, and Parks & Public Spaces that are always looking for new people to join. The only requirement is that you be a BHCA member. Contact Patricia Tully at patricia.tully@bhcivic.org if you'd like to learn more!

See BHCA Page 6

## Josh Kraft officially announces candidacy for Mayor of Boston

By Cary Shuman

The great race for mayor is on. And mayoral candidate Josh Kraft, his supporters, and campaign team couldn't have asked for a better kickoff than what transpired Tuesday morning at the historic Prince Hall Grand Lodge in Dorchester.

Kraft walked confidently to the podium and delivered a speech

that outlined his vision of Boston. People from neighborhoods across the city, from the Boys and Girls Club, the Urban League, and the Patriots Foundation stood behind him holding blue and white "Josh Kraft For Mayor" signs.

The media presence was extraordinary and the coverage intense. Following his speech, Kraft answered questions from a

swarm of reporters about a variety of subjects. He then walked over to embrace his daughter, Anna Kraft, who had been sitting proudly in the front row during the event.

Just 15 minutes later, Boston TV stations led their noon broadcasts with live reports from Dorchester

See KRAFT Page 3

## Wu announces new road safety ordinance to increase accountability of third-party delivery providers

Special to the Times

Mayor Michelle Wu announced Feb. 3 she has filed an ordinance with the Boston City Council to require food delivery apps such as DoorDash, UberEats, and GrubHub to obtain a permit to operate within the City of Boston.

The permit would require the companies to have liability insur-

ance coverage for all drivers using their platform, including those using motorcycles, mopeds, and electric scooters, and to share aggregate data on delivery trips. The City first sent a letter to DoorDash, UberEats, and GrubHub in June of 2024, calling for more accountability in response to growing resident complaints

around public safety on Boston's streets. This new ordinance will further address street safety concerns in an emerging industry that currently lacks regulation.

To obtain a permit, delivery companies must submit to the City proof of adequate insurance

See SAFETY Page 7

# EDITORIAL

## 10 YEARS AGO, WE WERE AMIDST SNOWMAGEDDON

Yes, time does fly, and for those of us who lived through the Snowmageddon, it's hard to believe that 10 years have passed since we were in the middle of that epic winter season of 2015.

Major snowstorms just kept rolling in, week after week, from January through the end of February, eventually burying the Metro Boston area under a record total of 110 inches of snow for the season.

Even for those of us who enjoy a brisk snow-shoveling workout, the non-stop barrage of major snowstorms that barreled through our area at the rate of twice per week was overwhelming. Our driveway resembled a tunnel, with the snow piled 8-9 feet on either side, which made shoveling the snow extra hard because we also had to throw it up high just to clear the wall of snow to get it out of the way.

We also recall clearing our roof of snow (because of warnings that the snow could become too heavy and cause a collapse). We actually fell off the portion of our roof that -- fortunately -- was not too high off the ground. We plunged into a cushion of eight feet of snow that was only a few feet below the roofline and climbed back onto the roof to finish the task. No harm, no foul.

For those who park their cars on the street, the Snowmageddon was sheer torture. No sooner had you shoveled out your space, then another big storm came in and reburied your vehicle. Some folks eventually just gave up and their cars remained entombed for weeks at a time.

Cities and towns were overwhelmed in their efforts to keep up with snow removal. Not only did they exhaust their entire snow removal budgets by mid-January (the state and federal governments eventually reimbursed communities for some of their snow removal costs), but they could not find any place to put the tons of snow that had to be trucked away.

In Revere, National Guard units brought in heavy equipment just to make the city's streets passable. Some communities ended up dumping the snow onto their playing fields. In Winthrop, the mountain of snow that was piled high onto the high school baseball field still obstructed the field into late-April.

There were so many snowstorms and so many declarations of states of emergency by then-Governor Charlie Baker, that it seemed as though we were in one long State of Emergency.

So while we acknowledge the truth of the proverb that all of us tend to look back at the past through rose-colored glasses, we have to admit that we hope the Snowmageddon of 2015 was a one-and-done sort of event that we never will have to deal with again.

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## GUEST OP-ED

### Holding delivery giants accountable for safer streets in Boston

By City Councilor Sharon Durkan

For far too long, third-party delivery platforms have operated in Boston as if the rules don't apply to them. Their business model prioritizes speed and profit over safety and accountability, leaving residents, pedestrians, and even their own drivers to deal with the consequences of reckless and lawless behavior on our streets.

As Planning, Development, and Transportation Chair, I chaired a hearing last year where I publicly asked these platforms to use the detailed delivery data that we know they collect to mitigate their impact on our streets. Unsurprisingly, they offered little to no transparency, and our request for them to self-regulate using such information was neglected. The administration's ordinance today builds on that idea by requiring appropriate data reporting, making it impossible for these companies to continue hiding behind vague excuses and glib indifference.

Mayor Michelle Wu has introduced an ordinance that will require delivery companies like DoorDash, UberEats, and GrubHub to obtain permits to operate in Boston. This ordinance establishes a framework for accountability, ensuring that these large corporations do their part to keep our streets safe. By requiring companies to provide liability insurance for all their drivers, whether on cars, motorcycles, mopeds, or e-bikes, we are protecting not just pedestrians and drivers, but also the workers who rely on these platforms to make a living.

This new ordinance is a response to an alarming increase in unlawful and dangerous operation of motorcycles, mopeds, and motorized scooters by delivery service drivers in Boston. The City has made it clear that public safety is a priority, and this ordinance strengthens those efforts by ensuring enforcement is backed by clear regulations.

Right now, delivery companies are not required to hold insurance that protects uninsured or underinsured drivers. This means that when a crash happens, the financial burden often falls on

individuals rather than the multi-billion-dollar companies profiting from their labor. This ordinance corrects that injustice by mandating coverage for liability, personal injury, and collision, ensuring workers and residents alike are not left vulnerable.

Beyond insurance, this ordinance also tackles a growing public safety crisis: reckless and illegal driving on our city streets. By requiring delivery companies to share aggregate data on delivery routes and vehicle operations, we can better design roadway configurations, enhance enforcement efforts, and create targeted policies that protect everyone. No longer will these platforms be able to turn a blind eye to the congestion and safety hazards they create.

I'm thrilled to support Mayor Wu's common sense ordinance because Boston has no obligation to cater to multi-billion-dollar tech giants who refuse to play by the rules of the road. To those who might claim this proposal is too harsh on the delivery platforms, I invite them to spend an afternoon dodging mopeds in the Fenway or watching delivery drivers play chicken with pedestrians on Boylston Street. These reasonable permitting, insurance, and data-sharing requirements are a much-needed step toward the safer streets that we all deserve.

The ordinance aligns with the broader goals of Vision Zero, which aims to eliminate fatal and serious traffic crashes by 2030. The expansion of micromobili-

ty options, including e-bikes and scooters, has changed how residents and visitors navigate Boston. While micromobility offers greater accessibility and sustainability, it also creates new safety challenges. The Boston Transportation Department has taken significant steps, including new bike lanes, speed humps and safety initiatives, to ensure all road users can travel safely. However, without clear rules governing interactions between delivery services and other road users, we risk exacerbating traffic hazards rather than reducing them.

This is an opportunity to ensure that Boston's transportation landscape prioritizes safety and accessibility. To our residents, small businesses, and delivery drivers—this ordinance is a win for all of us. It brings long-overdue accountability to a rapidly growing industry and ensures that corporate profits do not come at the expense of public safety. I am proud to support this measure and grateful to Mayor Wu for her leadership on this issue. I am looking forward to engaging with my Council colleagues about how this impacts all of our neighborhoods.

Boston's streets must work for everyone. With this ordinance, we can get one step closer to making sure they do.

*Sharon Durkan is the Councilor for District 8, and Chair of the Council's Committee on Planning, Development, and Transportation.*

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**KRAFT** (from pg. 1)

and highlights of Kraft's speech.

Among the many people in the audience were colleagues, former city officials and public safety department leaders, and friends.

Also attending was a contingent from Chelsea, where Josh Kraft was a transformative figure who helped build the largest youth organization in the city and led a fundraising drive for a new state-of-the-art \$11 million youth center, the Jordan Boys and Girls Club, with new leaders now carrying on the remarkable legacy of the club's founder. His positive impact on thousands of lives of Chelsea's youth is truly immeasurable.

**'I've spent my entire career in the neighborhoods of Boston'**

"I am honored to be surrounded by family and so many friends," he began. "My name is Josh Kraft. For those who don't know me, for the past 35 years,

I've been doing community-based work in and around Boston, including twelve years as CEO of the Boys and Girls Clubs of Boston, in my role with the Patriots Foundation, and as volunteer board chair of the Urban League of Eastern Massachusetts.

"I've spent my entire career in the neighborhoods of Boston – from Roslindale to East Boston, from Mattapan to Charlestown, from South Boston to Roxbury. From the moment I started working in Boston, I fell in love with this city – its many unique neighborhoods, and its people ... especially its people – hard working, humble... and above all, proud of this city, no matter which neighborhood you come from.

"Serving Boston has been my passion and a great source of joy and purpose in my life. But I also know there's more for me to give to this City.

And that's why, today, because I love this city and its people, I am excited to declare my candidacy to be the next Mayor of Boston."

Kraft acknowledged that he will be "an underdog" in the race for mayor.

"I enter this race as an underdog And I know that this will be an uphill fight," he said. "But I am excited for the challenge. Excited for the opportunity to listen and learn from the people of Boston ... Excited to share my ideas and vision for this great city.

"I am asking the people of Boston to set aside any ideas they might have about me based on my last name and let me tell you about the path of service I've forged ... the experience I've gained along the way ... and the plans I've developed to make life better for Boston."

In the speech, he criticized the current administration, stating that "we face some serious, serious challenges, challenges that Mayor Wu has not risen to."

"In fact, when it comes to the mayor's big campaign promises—to make the MBTA free for Boston residents ... to put in place a rent control program ... and to launch a Green New Deal for Boston's schools—she is 0 for 3," said Kraft.

"On the number one challenge facing our residents—access to housing that regular people can afford—production under Mayor Wu has ground to a dead halt.

"In fact, among similar sized cities across the nation, we have fallen to the very bottom when it comes to new housing production. As a result, rents are at an all-time high, and so is the median price of a home which is \$950,000.

"Sure, this is a complex problem, but at its core: you can't solve a housing crisis if you're building less of it.

"On schools, we spend more per pupil than any other big city school system in the nation, about \$30,000 per student – all for a school system that regularly fails our kids on virtually every measure, including the ability to provide even the most basic services.

"Can you believe this? Our city spends \$171 million every year to provide bus transportation for about 20,000 students. Eighty-five hundred bucks per student each year for buses that can't even make the opening bell. How can a family trust a school system to educate their kids when they can't get them to school on time? That is unacceptable.

"Meanwhile, our neighborhood streets have become jammed up by poorly conceived, hastily installed bus and bike lanes that all too often have increased congestion and eliminated parking. As a result, moving around has become a burden for families, seniors, and members of the disabled community – and the small businesses who rely on them. It's a mess!

"Don't get me wrong: I'm all for being creative about how we solve our transportation challenges. But our "transportation problem" under this administration has quickly spiraled into a "quality of life problem."

**His vision for Boston**

"Over the course of this campaign, I will offer my vision for Boston – forged not only by my own experiences, but more importantly, those of the people I've met along the way," said Kraft.

"And it starts with housing, the number one challenge facing our

city.

Today, there are projects ready to be built that would result in more than 20,000 units of housing. But they are stuck, stuck due to regulations imposed by the current administration. To jump start new housing construction, I will put in place one-time incentives aimed at projects that are priced for middle-class and first-time homeowners.

"Having all these projects sit on the shelf generates no new housing, no new affordable housing, no new jobs, and no new tax revenue. Getting new construction going again must be a top priority because availability is the path to affordability.

In addition, I will put in place a rent control program that can work for both tenants and building owners.

"So, this is how the plan works. In exchange for capping increases in rents over a 10-year period, the city will provide a cut in real estate taxes to building owners. This program would be targeted at properties that serve middle- and lower-income residents and would exclude luxury rentals. Renters deserve to be protected from massive year-over-year increases and my plan will do that.

"Mayor Wu promised us rent control three years ago, but I will deliver it.

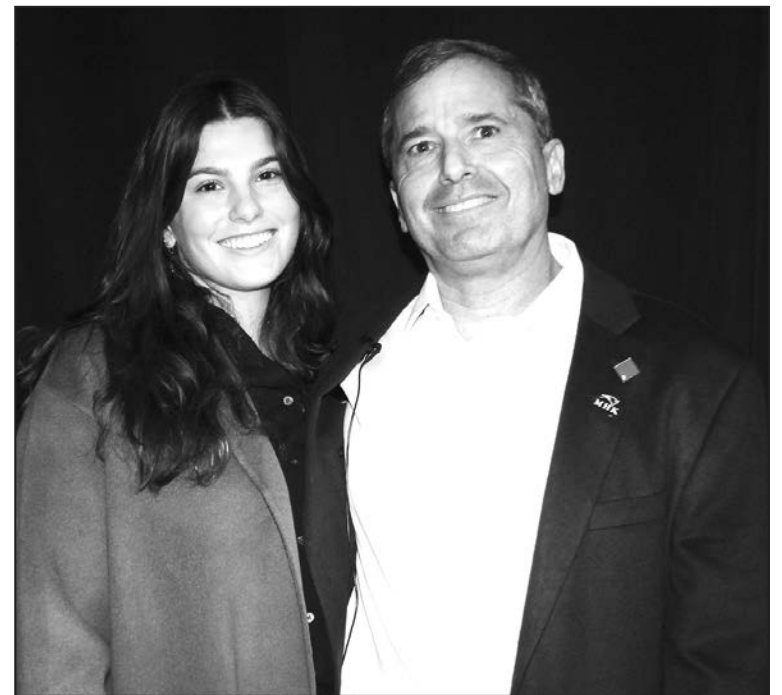
"Finally, I will take the tax revenue generated by jump-starting the 20,000-plus permitted units sitting unbuilt and create an affordable housing fund to help first-time homebuyers and provide rent relief.

**Elected members of the School Committee**

"To improve our schools, we need a school committee that challenges city leadership and holds BPS accountable. It is time to have elected members along with appointed members on the school committee. And as Mayor, I'll make that happen.

"I will work hand in hand with the community and our partners at the state to bring an end to the human tragedy that is Mass and Cass. Listen, addiction doesn't have to be a life sentence. And among Boston's many prized possessions, is a robust and resilient recovery community who proves that one day at a time.

"I will breathe new life into Operation Exit – a powerful program started by Mayor Marty Walsh – and make Boston a national model when it comes to supporting individuals emerging from the criminal justice system and helping them gain skills and employment so they can build a new life and make our communi-



**Josh Kraft, candidate for mayor of Boston, is pictured with his daughter, Anna Kraft, following his announcement Tuesday at Prince Hall in Dorchester.**

ties stronger.

And, I will offer a common-sense transportation plan to deal with the congestion clogging our streets – and that starts with an immediate pause for all new bike lane construction.

"On all of these issues—housing, transportation, schools, city services—this isn't about ideology. It's about results."

**Choosing a career in public service**

Kraft said he chose a career of community service and he learned some important lessons along the way.

"I've met so many remarkable and resilient people that call Boston home," said Kraft.

"Each of them has taught me some pretty important lessons:

That leadership is not about talking -- but about doing the work and getting results. That it requires bringing people together to solve problems – especially people that might disagree with me. That the teachings of my faith and my family matter.

"My mother, Myra, taught us to always look out for the marginalized groups – the ones that are overlooked and don't have access to opportunities.

"And, lastly, you can learn from anyone, and that everyone has something to share, everyone has something to contribute.

"Perhaps the most important learning experience I've ever had was during my second semester in graduate school while I was volunteering at a methadone clinic. I met a man in his late 30s who was struggling with substance abuse and was also HIV positive.

He asked me if I could help him with something: --- would I teach

him how to read?

"Over the course of several months, I sat with him twice a week for an hour and did my best to teach him the basics of reading.

"Now, looking back, I guess I did help this man learn to read. But he taught me something just as valuable: about pressing forward with your life even in the face of almost unspeakable adversity and obstacles.

"Over the past 35 years, I have had the opportunity to meet so many different people – single parents and their kids. Police officers. Non-profit leaders. Community leaders. Teachers and advocates. People returning from incarceration. People fighting addiction.

And let me tell you: Every single one of them has something to teach us about how to press forward. Every single one.

"Here in Boston, we are fortunate to be the home of so much history and so many firsts, but what has always defined us is our focus on the future – on our relentless desire to adapt and grow and innovate and lead.

And today, when the future is uncertain, and the challenges are real – a healthy and vibrant Boston has never been more important to our citizens and our region.

"Yes, we have a lot to be proud of. But for me, I want to be more than proud of what we've already done – I want to be proud of where we're going. I want us to take these challenges head on no matter how hard they are.

"That's why I want to be your next Mayor – and that's what this campaign is going to be about. And I ask you to join me. Thank you!"

# The Boch Center Wang Theatre celebrates 100th anniversary

Story & Photos by Marianne Salza

The Boch Center Wang Theatre commenced its centennial celebration on January 29 with an announcement that long-time sponsor and board member, Ernie Boch, Junior, will be extending his existing partnership with the non-profit performing arts institution for another ten years.

“The Wang Theatre has reflected the ever-changing world of arts and entertainment while continuing to bring people together in this beautiful, historic setting,” said J. Casey Soward, who has been serving as the Boch Center Wang Theatre President and CEO for 106 days. “We’re grateful for Ernie’s belief in the arts as a tool for the empowerment of the individual. It’s extraordinary.”

Soward and Boch formalized the agreement with a signing, pledging The Boch Family Foundation’s support until 2036, so that the theatre may continue to thrive and be an inspiration for future generations.

The Boch Family’s commitment will help preserve the historic theatre, which opened on October 16, 1925 as the Metropolitan Theatre. Developed by Max Shoolman and designed by architect, Clarence Blackall, the opulent, art deco Metropolitan was one of the largest theatres in America at the time, seating over 3,600 audience members.

A prominent entertainment destination, the Metropolitan



J. Casey Soward, President/CEO Boch, Center Wang Theatre, hailing the theatre as “a cornerstone of culture.”



Sponsor, Ernie Boch, Junior, explaining why the Boch Center Wang Theatre is special to him personally.

evolved from a silent motion picture venue with lavish, live performances to showcasing concerts, comedy acts, and touring Broadway productions. The theatre was renamed the Music Hall in the mid-20th century.

“For nearly a century, this theatre has been a cornerstone of culture, creativity, and community here in Boston,” attested Soward.

In the late 1970s-early 1980s, the Music Hall fell into disrepair until local artists and advocates -- including computer engineer and

inventor, Doctor An Wang, founder of Wang Laboratories -- rescued the theatre from potential demolition through generous contributions. The venue was renamed in Wang’s honor and underwent extensive restoration and renovation efforts to modernize the facility and revive its splendor.

“The Wang Theatre is the story of my life. The very first show I ever went to was in this building in the early 1970s. I saw Cat Stevens.

(BOCH, Pg. 6)



Ernie Boch, Jr., with J. Casey Soward, President/CEO, Boch Center Wang Theatre, signing an agreement to extend his partnership with the theatre until 2036.



Anne Taylor, Senior Executive Assistant to President/CEO Casey Soward; Steve Giulietti, John Perkins, CFO, and Richard Alfred, Boch Center board member.



Boch Center Wang Theatre staff: Catherine Giorgetti, Jasmine Garcia, Anastasia Zay, and Corey Evans.



*Bring Your Bestie!*

## Galentine's Wedding Gala

**Wednesday, February 12th  
6:00-8:00 PM**

*Tulle Bridal*  
**47 High St., North Andover, MA**

# ♥ 2025 Valentine's Day Roundup ♥

## Are You in for the Dining For The Heartbeats?

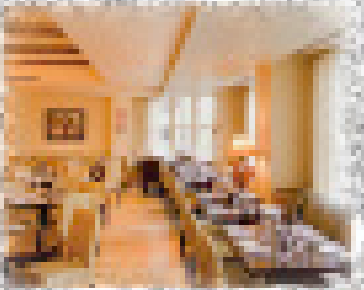
**Beacon Hill Hotel**  
 7500 Beacon Hill Lane • Valentine's Day Dinner Package offered at Beacon Hill Hotel, provides a romantic and festive experience for couples. The package includes a private dinner for two in the private dining room, champagne, and a special evening performance by the Beacon Hill Orchestra. The dinner is served from 7:00 to 10:00 PM. Enjoy a three-course prix fixe dinner for two at Beacon Hill Hotel for \$215, with wine and chocolate desserts available for an additional charge. A \$100 gratuity will be levied on the total bill. Reservations are required for this special evening. The package is available for bookings by February 25th at \$215. Call 750-0000 for more information.

Beacon Hill Hotel, 7500 Beacon Hill Lane, Beacon Hill, MA 01915. Call 750-0000 for more information.

## Seaside Steak

**Seaside Steak**  
 200 Seaside, Seaside, MA 01901  
 Seaside Steak offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.

also getting. The 2025 Valentine's Day menu is not complete. Check out our list of dining options, including the new location, the Beacon Hill Hotel, the Beacon Hill Hotel, and the Beacon Hill Hotel. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.



## Chocolate Lower Bakery For The Perfect Valentine's Day Gift

**Chocolate Lower Bakery**  
 1000 Lower, Lower, MA 01901  
 Chocolate Lower Bakery offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.

Chocolate Lower Bakery, 1000 Lower, Lower, MA 01901. Call 750-0000 for more information.



## King's Dining & Catering's special

**King's Dining & Catering**  
 100 King, King, MA 01901  
 King's Dining & Catering offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.

## Rocky Beach

**Rocky Beach**  
 100 Rocky, Rocky, MA 01901  
 Rocky Beach offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.

## The Seaside Seaside & Steak

**The Seaside Seaside & Steak**  
 200 Seaside, Seaside, MA 01901  
 The Seaside Seaside & Steak offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.

## Coleridge's Dog Park/Bar For The Girls

**Coleridge's Dog Park/Bar**  
 100 Coleridge, Coleridge, MA 01901  
 Coleridge's Dog Park/Bar offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.

## L.A. Sandwich

**L.A. Sandwich**  
 100 L.A., L.A., MA 01901  
 L.A. Sandwich offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.

King's Dining & Catering, 100 King, King, MA 01901. Call 750-0000 for more information.

## Seaside

**Seaside**  
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 Seaside offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.

## Harvest

**Harvest**  
 100 Harvest, Harvest, MA 01901  
 Harvest offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.

## Cheer & Soft

**Cheer & Soft**  
 100 Cheer, Cheer, MA 01901  
 Cheer & Soft offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.



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## Sea Edge

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## G&S

**G&S**  
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 G&S offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.



## Intoxicating Elder Night In Seaside For a Valentine's Day's Remembrance

**Intoxicating Elder Night In Seaside**  
 100 Intoxicating, Intoxicating, MA 01901  
 Intoxicating Elder Night In Seaside offers a special Valentine's Day menu. The menu includes a three-course dinner for two, including a prime ribeye steak, lobster, and champagne. The price is \$125 per person. Reservations are required. Call 750-0000 for more information.

## The Harvest Hotel

**The Harvest Hotel**  
 100 Harvest, Harvest, MA 01901  
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# Special Offers for Every Lovebird

# MBTA announces planned service outage scheduled to June

Special to the Times

The Massachusetts Bay Transportation Authority (MBTA) announced its planned construction schedule for the first half of 2025. Thanks to the great success of the 2024 Track Improvement Program, the MBTA now has more track meeting the state of good repair standards than in previous years, ensuring compliance with all applicable safety and performance requirements. Building on this progress, the MBTA will continue proactive track maintenance to prevent slow zones recurring. In 2025, the focus will shift to upgrading other critical infrastructure, including signal systems, improving accessibility across the network, and more.

“As Governor Maura Healey put it during the State of the Commonwealth speech, ‘People need transportation and public transit they can rely on,’ and the infrastructure investments by the MBTA in 2024 and planned in 2025 set the foundation for consistently reliable service,” said Transportation Secretary and CEO Monica Tibbits Nutt. “Infrastructure work is being done strategically to minimize the disruption for MBTA customers and to optimize the time work zones are in place. I am proud of the MBTA workforce and leadership team for getting so much done during planned service outages.”

“I’m incredibly proud of and thankful to our entire workforce and our industry partners that delivered unprecedented work in 2024 to improve and deliver more reliable trips across our system, ultimately giving back our riders’

precious time in their days. We couldn’t have done that without the leadership of the Healey-Driscoll Administration and the Legislature, which has continued to reinvest in public transportation. I also must thank the public for their patience and for continuing to ride the T as we perform vital work that allows us to keep the system running safely and reliably as we build for the future,” said MBTA General Manager and CEO Phillip Eng. “In 2025, the T is committed to proactive maintenance and repairs, including completing critical signal upgrades, which will allow us to deliver the level of service our riders expect and need. With a never-ending focus on the public we serve, we will continue to improve how we efficiently and effectively perform work to minimize disruptions and deliver meaningful results, building out a best-in-class system for the Commonwealth.”

Key initiatives slated for 2025 include:

## Signal Modernization

The MBTA will focus on the \$285 million project to modernize its signal system across the Red and Orange lines with the goal of reducing congestion and delays and providing operational flexibilities. The new upgraded signal system will allow for more frequent service, improved scheduling, and enhanced safety. By upgrading its signals, the MBTA expects to significantly increase operational efficiency, reducing wait times and improving scheduling reliability for all riders.

## Annual Programmed Maintenance

As part of its long-term sustainability plan, the MBTA will carry

out annual programmed maintenance across its system, addressing routine needs and ensuring that all infrastructure remains in peak operating condition. This maintenance will include inspections, adjustments, and repairs to keep the system safe and running smoothly throughout the year.

## Green Line Train Protection System (GLTPS)

The MBTA will begin implementing an added layer of safety to the Green Line. The GLTPS system will use safety monitoring equipment to transmit data to the train as it moves along the tracks. Using onboard alerts and communications, the system will notify the operator when another vehicle is detected, when the vehicle is speeding, and can automatically stop the train at stop signals. This safety system can also improve travel times by reducing unplanned stops.

## Bridge Work Along Commuter Rail Lines

In collaboration with MassDOT, the MBTA will focus on completing essential bridge work along various Commuter Rail lines.

The MBTA will also continue regular bridge, tunnel, and station inspections and routine maintenance throughout the year.

## Accessibility Enhancements

The MBTA is dedicated to ensuring that its services are accessible to all riders, including those with disabilities. Planned improvements in the second half of 2025 will include upgrades to station entrances, platforms, and elevators, as well as enhancements to communication systems to provide real-time updates to riders with hearing or visual impairments. There will be

a large focus on improving accessibility on the Green Line. This will include the installation of elevators at Symphony Station to ensure that all passengers, including those with mobility challenges, can access the platform and board trains with ease. The MBTA is also looking forward to enhancing Ruggles Station along the Orange Line, which includes making a fully accessible Columbus Avenue entrance.

Anticipated 2025 Service Outage Plans:

Most of this work throughout the year will be targeted to weekends and evenings to minimize disruptions to weekday commuters, though there will be some longer outages planned to accommodate more complex projects. The MBTA is finalizing alternate service options, such as accessible shuttle buses, amplified service on other modes, and Commuter Rail options. Details will be shared as they are confirmed and ahead of the outages. Riders should also note that the tentative construction plan and dates are subject to change pending weather and other factors.

Notable planned service outages between January – June 2025 include:

- On the Red Line:
  - Ashmont to JFK/UMass
  - April 1 - April 9
  - For proactive rail maintenance.
- On the Orange Line:
  - North Station to Oak Grove
  - May 10 – May 18
  - To support MassDOT’s Maffa Way/Mystic Avenue Bridge construction project.
    - North Station to Forest Hills
    - June 21 – June 29, 2025
    - For signal upgrade work.

- On the Blue Line:
  - Bowdoin to Airport
  - June 7 - June 15
  - For infrastructure work.
    - On the Commuter Rail:
      - On the Haverhill and Newburyport/Rockport Line
        - Oak Grove to North Station / Swampscott to North Station
        - February 15 – February 16
        - March 8 – March 9
        - March 22 – March 23
        - April 5 – April 6
        - April 24 – April 27
    - To support MassDOT’s Maffa Way/Mystic Avenue Bridge construction project and MBTA signal work.

Additional weekend construction work can be anticipated on the Lowell, Franklin, Worcester, Needham, and Fitchburg Line. Please note that these dates are subject to change.

The MBTA will host public open houses online and in-person to provide an overview of major projects. These will also serve as way for the community to ask questions or share comments and feedback. Meeting dates and locations will be posted at [mbta.com/events](https://mbta.com/events).

The MBTA will provide regular updates on work progress and potential service disruptions through various channels, including in-station signage, social media, T-Alerts, and online at [mbta.com](https://mbta.com). Any changes to project or open house schedules will be communicated.

Riders can find updates on service changes via signage, announcements, and by subscribing to text and email alerts at [mbta.com/alerts](https://mbta.com/alerts). Transit Ambassadors, Fare Engagement Representatives, and staff will be on-site for assistance.

## BOCH (from pg. 4)

I had never seen anything like it. I used to sleep on the sidewalk in front of this building to get tickets for shows, because in the ‘70s, by the time you got to the ticket box office the tickets were sold out unless you slept outside,” reminisced Boch, whose band had performed at the Wang Center as an opening act for one of his favorite bands. “The Wang Theatre has been everything when it comes to pop culture and music.”

Since 2016, The Boch Family Foundation has been a leading sponsor whose vision and generosity have significantly impacted the Wang Theatre’s prosperity by presenting world-class performances, fostering community connections, and supporting youth education programs.

“We are in the business to save this venue; but also, to promote

incredible programming that transforms people’s lives. We are in a new era. We are extraordinarily well-positioned to go into that era. We not only continue, but we flourish,” said Mark Weld, Chairman of the Boch Center Wang Theatre, who remembers attending concerts at the theatre some 50 years ago to hear The Who and The Allman Brothers Band perform. “Ernie is the Boch Center. He is involved in everything we do, and so is his family.”

Described by Soward as one of Boston’s most cherished cultural landmarks, the Boch Center Wang Theatre announced this year’s initiatives, such as the Century Cinema Series. The free community movie events begin on Friday, February 14 with a viewing of “Good Will Hunting.”

Soward revealed the Boch

Center Wang Theatre’s 100 Acts of Kindness year-long campaign to continuously give back to the community that has supported the theatre for almost a century.

Soward also mentioned a new exhibit in the Folk Americana Roots Hall of Fame, located in the basement of the Boch Center Wang Theatre. Rare photographs and artifacts of songwriter and musician, Joan Baez, will be on display starting March 6.

“As someone who has grown up in the area, and has attended performances at this theatre, standing here today is truly special to me,” shared Soward. “This has been a place of inspiration to me since I was a boy in the 1980s. It’s made countless memories for so many in the community. It’s a privileged for me to help lead it into its future.”

## BHCA (from pg. 1)

### Upcoming Meetings

Architecture Committee – Monday, February 17th, 5:30pm via Zoom

### Upcoming Events

BHCA Coffee Hour – Friday, February 7, 8:30am, 74 Joy Street. February’s guest will be At-Large Boston City Councilor Erin Murphy.

### Join the BHCA!

We invite you to join our growing membership of friends - young and old - who are contributing to

make life better on the Hill. Your membership allows us to continue our efforts to preserve our unique and historic neighborhood, and your voice adds strength and credibility to our mission as advocates for Beacon Hill residents. Join or renew your membership today at [bhcivic.org](https://bhcivic.org) or by calling us at 617-227-1922!

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

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**SAFETY** (from pg. 1)

coverage for operators and share data pertaining deliveries, including data on unsafe and illegal vehicle operations on city streets. This carefully tailored ordinance is focused on the largest third-party delivery providers, which concentrate large volumes of traffic in certain areas of the City, particularly at certain times of day. The ordinance does not apply to small businesses with a small number of delivery drivers or other types of deliveries, such as those made by FedEx, UPS, or Amazon. By establishing this new permit process, this ordinance will establish rules and regulations governing the oversight of third-party delivery services within the City of Boston in furtherance of the public interest, safety, and convenience.

“This ordinance is an important step toward making app deliveries safer for our city’s pedestrians and drivers on our streets, and toward ensuring delivery app drivers have insurance coverage from the large, national companies they work for,” said Mayor Wu. “As this new technology continues to develop, we want to make sure Boston is leading the way in safe and efficient regulation.”

Under this ordinance, coverage would be required for liability, personal injury, collision, and medical payment if any uninsured or underinsured driver is involved

in a crash and would need to cover drivers using all modes of transportation. Currently, delivery companies are not required to hold insurance to protect uninsured or underinsured drivers.

“We hope to create an incentive for these companies to encourage safer driving instead of the current incentive—speed at all costs,” said Jascha Franklin-Hodge, Chief of Streets. “The data we collect will allow us to plan for the impacts of food delivery, rather than just reacting to double parking, unsafe operation, or congestion made worse by a high volume of deliveries. These common-sense requirements, along with data-informed curb regulations and targeted enforcement, will contribute to a safer environment for residents and drivers.”

This ordinance follows a concerning uptick in complaints regarding the impact of third-party food delivery on City streets. Residents made 105 reports through 311 about increased traffic and congestion, illegal double parking, as well as reckless and unsafe delivery drivers on scooters, mopeds, motorbikes, and e-bikes in 2024. The City of Boston, and in particular the Boston Police Department, remain focused on enforcing the traffic violations across Boston. This new ordinance will complement exist-

ing enforcement efforts by providing new data. In 2024, at least 475 mopeds were towed, impounded, or seized.

In June of 2024, Chief of Streets Franklin-Hodge and Police Commissioner Michael Cox sent a joint letter to the leadership of DoorDash, GrubHub, and UberEats. The letter detailed a major increase in dangerous and unlawful behavior by delivery drivers in Boston and alerted the companies of increased enforcement actions by BPD in the interest of serious public safety concerns. The enforcement is occurring in neighborhoods across the City, including Copley Square, Washington Street in Downtown, and in the Fenway. Since then the City has issued traffic violations and impounded hundreds of mopeds. BPD will continue to enforce state and local laws, and encourages the companies operating these delivery services to partner with the City to discourage reckless driving and ensure public safety.

“As a City, we are safer and stronger when we work together, and that includes our partners in the business community. Each of us has a role in ensuring public safety and we are asking these corporations to do their part in helping us keep pedestrians and drivers in our City safe,” said BPD Commissioner Cox.

Additionally the data submitted by delivery companies required by this new ordinance will help inform the City about the types of vehicles used to complete deliveries in Boston, which restaurants experience the highest number of orders, and where and how quickly trips are completed, including routes that drivers make using illegal turns. This information will give the Boston Transportation Department (BTD) a more accurate understanding of how third-party delivery is affecting Boston’s streets. Currently, third-party delivery apps do not have to share information with the city detailing common delivery routes or how fast delivery drivers are operating. Access to this information would allow the City to better design roadway configurations, tailor enforcement, and better manage the safe operations of our streets.

“For too long, third-party delivery platforms have ignored the rules, prioritizing profit over safety and putting residents, pedestrians, and their own drivers at risk. When I called on them to use their own data to curb their impact, they refused. This ordinance ends their indifference by requiring transparency, permitting, and insurance. Boston has no obligation to cater to tech giants who won’t play by the rules—especially when their

reckless behavior endangers our streets,” said Councilor Sharon Durkan, Chair of Planning, Development, and Transportation on the Boston City Council.

“I appreciate the Mayor’s leadership on this issue. We need to work together to make the city’s streets safer for everyone,” said State Sen. William Brownsberger.

State Rep. Jay Livingstone said: “I’m pleased that Mayor Wu is taking this important step to help make our streets and sidewalks safer and I look forward to continuing to work with her and her administration to realize this important goal.”

Meg Mainzer-Cohen, President of the Back Bay Association, said: “On behalf of residents and businesses in the Back Bay, I am grateful to see Mayor Wu and the Boston Police Department take on unsafe and illegal mopeds and work to hold delivery companies accountable for safety in our neighborhood.”

In addition to communications with the delivery companies, the City continues to reach out to delivery workers directly to educate them about traffic safety. BPD and the Office of Neighborhood Services have distributed flyers in eleven languages to delivery workers across the City.

**CENSUS** (from pg. 1)

year’s census possible.”

At this year’s census, volunteers canvassed 45 areas, including every neighborhood, Logan Airport, and Boston’s transit and parks systems, starting just after midnight. They conducted surveys, identified those sleeping on the streets, and distributed safety information and items to help individuals stay warm. Survey results will be analyzed, cross-checked with shelter data, and used to inform policies and allocate resources. This effort is required annually by HUD.

“The annual homelessness census is more than a count—it’s a crucial step in understanding the challenges faced by our most vulnerable residents and shaping our strategies to meet their needs,” said Sheila A. Dillon, Chief of Housing. “With the data we collect on this night, we can continue to guide our efforts to move individuals and families into stable housing with the supportive services they need to succeed. We remain committed to working with our partners to prevent and end homelessness in Boston.”

“This annual count helps us

assess the needs of people experiencing homelessness in Boston,” said Dr. Bisola Ojikutu, Commissioner of Public Health for the City of Boston. “We will continue to work closely with Mayor Wu and City partners to meet these needs through emergency shelter, housing, recovery supports, and other services to care for the health and well-being of our residents.”

After years of progress in reducing homelessness, Boston is now facing a rise in households experiencing homelessness, mirroring national trends and highlighting local challenges. The number of individuals experiencing homelessness in Boston has grown by 10.6%, from 5,202 in 2023 to 5,756 in 2024. Despite this increase, the 2024 figure remained 11.3% lower than the 2015 peak of 6,492 individuals. In December, HUD announced that U.S. homelessness increased by 18% from 2023 to 2024, with over 770,000 people experiencing homelessness nationwide in January 2024.

“The annual census is a critical tool for measuring progress and identifying areas where we can

improve,” said St. Francis House President and CEO Karen LaFrazia. “Boston’s homelessness numbers provide valuable insights that help us deliver services to the city’s most vulnerable residents. However, we must remain focused on the ultimate goal: moving individuals off the street and into stable, supportive, permanent housing.”

“The annual homeless census is a vital tool for understanding the realities faced by our most vulnerable residents and informing our efforts to address those challenges,” said Lyndia Downie, President and Executive Director of Pine Street Inn. “The data gathered through this effort will allow us to better shape our policies, allocate resources, and deliver services that help individuals move into stable, permanent housing. We remain steadfast in our commitment to collaborate with our partners to prevent and ultimately end homelessness in our city.”

“The annual census in Boston is an essential resource for understanding the challenges faced by our community’s most vulnerable members,” said Jennifer Hanlon

Wigon, Chief Executive Officer for the Women’s Lunch Place. “By examining Boston’s homelessness data, we can better tailor our services to meet the needs of women experiencing homelessness. But our ultimate mission remains clear: ensuring every individual has access to safe, stable, and permanent housing, along with the support they need to thrive.”

The results of the 2025 homelessness census will be available in the coming months. The report will inform the public about the City’s ongoing efforts to ensure every Boston resident has access to safe and stable housing.

The Mayor’s Office of Housing is responsible for housing people experiencing homelessness, creating and preserving affordable housing, and ensuring that renters and homeowners can obtain, maintain, and remain in safe, stable housing. The department develops and implements the City of Boston’s housing creation and homelessness prevention plans and collaborates with local and national partners to find new solutions and build more housing affordable to all, particularly those with lower incomes. For more information, please visit the MOH website.

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# Fenway CDC launches Strategic Plan for future at first Town Hall meeting

By Dan Murphy

Fenway CDC (Community Development Corporation) held its first of three planned Town Hall meetings to help guide the organization's Strategic Plan for the next four years on Thursday, Jan. 30, at Simmons College.

Steven Farrell, executive director, first outlined the planned 'Community Vision Conversations,' which he described as a "10-month-long conversation" regarding future of the organization, during his first keynote address at the Fenway CDC's 51st annual meeting on April 25, also at Simmons College.

Last week's first Town Hall meeting drew 62 attendees to the same space, and one "unintended" but encouraging outcome of this event was that new relationships were forged between long-time members of the Fenway CDC community and newcomers to the organization, according to Farrell, who assumed the reins of Fenway CDC last March.

"There were a lot of noted [collected]," Farrell told this reporter following the meeting. "It was a very engaged group of community members that really bought

into the community part of the conversation. They were enthusiastic about the process, looking forward to what happened next."

The next Town Hall meeting is scheduled take place in May in tandem with the Fenway CDC's annual meeting. A draft of the Strategic Plan, which will include community input from the first Town Hall meeting, will be released at that time.

A third and final Town Hall meeting would then follow sometime this summer, said Farrell, at which time the final Strategic Plan will be unveiled.

Along with developing the Strategic Plan, Fenway CDC also intends to create new branding that "better aligns" with the organization's core mission, which would likely include a new logo, added Farrell.

Meanwhile, Fenway CDC was selected to redevelop two adjacent properties at 27-29 Hancock St. on Beacon Hill into 15 affordable homeownership units, following a lengthy process involving extensive community input and collaboration with city and state officials (JDMD, which developed The Archer Residences - a luxury

condo building on Temple Street - purchased 27-29 Hancock St. in 2018, with plans to gift the building to another developer for the creation of off-site affordable housing units to satisfy its IDP [Inclusionary Development Policy] with the city for the Archer project.)

"This is an example of extending Fenway CDC's commitment to and expertise developing affordable housing opportunities to another neighborhood," Farrell told this reporter. "Beacon Hill is a desirable place for families and individuals because of its history and vibrancy."

For more information on Fenway CDC, including on upcoming Town Hall meetings, visit fenway-cdc.org.



District 8 City Councilor Sharon Durkan addresses the crowd at the Fenway CDC's first Town Hall meeting at Simmons College.



PHOTOS COURTESY OF FENWAY CDC Steven Farrell, executive director, is seen delivering his first keynote address during the Fenway CDC's 51st annual meeting last April at Simmons College.



Guests in attendance at the Fenway CDC's first Town Hall meeting at Simmons College.

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# BINA Farm Center's 'Horsing Around at the Mandarin' gala returns

Special to Times

BINA Farm Center's 15th anniversary 'Horsing Around at the Mandarin' black-tie gala raised over \$400,000.

The sold-out November event was emceed by 18-year-old Aidin Bina and included the Founders Coryn and Babak Bina, Keith Lockhart, City Councilor Sharon Durkan, Kate Kelly, Azita Bina, Amy Bailey, Juan and Jill Uribe, Jack Yeaton, Kristina Lyons, Amy Finsilver, Melissa Steffy, Co-Chairs Ernie Boch Jr., Christy and Jay Cashman, Liane and Alex Leventhal, Harris and Paul Krupp, Tonya and Ben Mezrich

and Enza Sambataro.

The leadership committee included Jadiann Thompson from Channel 7 News, Laura Baldini of Mother Juice, Angela Peri of Boston Casting, Hannah St. Laurent and Samantha Rose Baldwin. Champion sponsors were Ropes & Gray, BINA Family Hospitality, Boston Bruins Foundation, Mandarin Oriental, Mother Juice, K.Kerkorian Events, and BCB3.

Guests heard from BINA's new Executive Director Chessy Stufano, enjoyed a performance from Four-Handed Illusions, heartfelt remarks from Stella Boch, Aidan Thomas, Colin Courtney and Spencer Karofsky touched many.

There were wonderful auction items including from XV Beacon, Zurito, Townhouse Beauty Bar, JLK Diamonds & Design and Boston Pops. Volunteer support from teen ambassadors Arya and Asher Mezrich, Kellan and Christopher Lockhart, Lily Kahrl, Nora Kelley and Amir El Boukfaoui had a wonderful impact on the event

and the night ended with dancing with DJ Deep Voice JoJo, treats from Chic Party Cart and special gifts from Oakleaf Cakes Bake Shop and Petalouda Salon.

BINA's mission of bringing people together of all ages with and without physical, developmental, cognitive, and mental health challenges by offering a variety

of equine-assisted therapeutic, clinical, recreational, educational and complementary programs is located in Lexington and at the Dana Hall School. Email info@binafarm.org for more details or visit their website at www.binafarm.org.



RUSS MEZIKOVSKY PHOTO

Lily Kahrl and Chessy Stufano, BINA's executive director.

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# West End Museum faces uncertainty amid new administration's directives

By Dan Murphy

Like museums and other institutions across the nation that depend on federal funding, The West End Museum now finds itself in a challenging position with the uncertainty surrounding the flurry of Executive Orders that President Trump signed immediately upon his return to the White House.

As The Boston Globe first reported on Jan. 29, the museum had recently learned it had been picked to receive a \$25,000 federal grant from the National Endowment for the Humanities this year, along with another grant from the Institute of Museum and Library

Services.

(The White House put a temporary freeze on issuing federal grants and loans to determine whether they align with its priorities on Jan. 27 but rescinded the order two days later amid challenges from at least two federal judges.)

"It creates an interesting situation for any organization with this type of funding," said Sebastian Belfanti, executive director of The West End Museum, which only recently begun to receive federal funding. "For The West End Museum, which is actively growing, unlocking this type of funding could be very powerful in maintaining our growth trajectory."

The National Endowment for the Humanities grant, which had been earmarked for a program called 'Missing Stories: The LGBTQ+ Community in Boston's West End,' could potentially be in conflict with President's Trump's Executive Order entitled Defending Women from Gender Ideology Extremism and Restoring Biological Truth to the Federal Government.

"It seems like the contract issuance might've been delayed," said Belfanti, adding that he had expected the letter to arrive on or around Jan. 15.

The Institute of Museum and Library Services grant, which Bel-

fanti said he was "more immediately concerned about," since "the museum is already billing against it," still seems to be in the pipeline, however.

These funds are crucial to The West End Museum, which is just rebounding from a substantial flood on Jan. 15, 2022, when a sprinkler check-valve ruptured on the fourth floor of the adjacent West End Place. A renovated West End Museum formally reopened to the public on May 23 of last year, after being closed to the public for more than two years for repairs.

For Belfanti, one of his overarching concerns now is if accepting federal money would put pressure

on The West End Museum to change its narrative, or the stories it tells, many of which would otherwise be neglected or forgotten.

"Everything The West End Museum does promotes some form of diversity, equality, or inclusion," he said. "We wouldn't (and can't) shift our organization's founding purpose to acknowledge lost and ignored history, and then to be put in a position where if we accept federal monies we might be able to do that is extremely confusing."

To contribute to The West End Museum's ongoing renovation costs, visit [thewestendmuseum.org](http://thewestendmuseum.org).

# Wu announces passage of groundbreaking Net Zero Carbon Zoning

Special to the Times

Mayor Michelle Wu announced the approval of an amendment last week to the City's zoning code by the Boston Zoning Commission to include Net Zero Carbon (NZC) Zoning.

This new zoning will introduce decarbonization requirements for development projects that accelerate progress on the City's goal of being carbon-neutral by 2050. Additionally, it will help Boston lead in the transition to a sustainable, low-carbon future for both building materials and energy. Under NZC, most new large buildings permitted and delivered will emit net zero carbon emissions from the day they open.

"Around the world and here at home, the dangers of climate change are clear and intensifying. To protect families across our neighborhoods and keep our city running, we need urgent action to ensure resiliency for the safety and well-being of all Bostonians," Mayor Wu said in a press release. "By embedding sustainability into new projects, we set Boston on a direct path towards a cleaner and healthier future for generations to come."

Buildings account for nearly 71 percent of the community's carbon emissions and by adjusting operational performance requirements of new buildings, Boston can minimize emissions and its impact on climate. This includes reducing energy use, easing our reliance on fossil fuels, increasing electrification, and using renewable energy sources. NZC Zoning introduces a net zero emissions standard for new project filings after July 1, 2025, with 15 units or more, a minimum of 20,000 square feet, or additions of a minimum of 50,000 square feet or more to existing buildings. Projects will demonstrate compliance

with this standard during Article 80 Development Review moving forward. Additionally, Small and Large Projects, as defined in Article 80, will be required to report on embodied carbon, which is the carbon emitted construction of a building and the manufacturing of its materials. Large Projects will also be required to conduct an embodied CO<sub>2</sub>e emissions life cycle assessment analysis. These amendments build upon and better reflect updated state building codes and city ordinances, including the Specialized Stretch Energy Code and Building Emissions Reduction and Disclosure Ordinance (BERDO), respectively.

"This zoning is the first of its kind that will ensure that all new buildings achieve net zero operational emission. It is the right thing to do, and it will make Boston more competitive in the future," Chief of Planning Kairos Shen said in a press release. "Thank you to our partners in the development community for working with us to keep building a healthy, green, and growing city."

"This Net Zero Carbon Zoning policy represents a tremendous step forward in reducing Boston's carbon footprint by requiring most major new buildings from now on to be net carbon neutral in operations from the moment they open," Brian Swett, Chief Climate Officer, said in a press release. "By addressing both operational and embodied carbon in new developments, we're not only tackling emissions but also beginning to understand and reduce the carbon intensity of our building materials. We are deeply grateful to the real estate community for their partnership and willingness to align with the City's climate action goals, ensuring a resilient and equitable Boston for generations to come."

The NZC Zoning policy

excludes renovations, additions under 50,000 square feet, and changes of use, encouraging large-scale adaptive reuse projects that combine energy efficiency upgrades. This policy allows for a phased in approach for hospitals, general manufacturing sites and labs. Recognizing the unique energy and ventilation needs of labs and hospitals, new labs will be required to meet net zero emissions by 2035, and new hospitals and general manufacturing build-

ings must meet net zero emissions by 2045. The NZC Zoning policy will ensure that Boston's newest, state-of-the-art buildings maximize their impact on greenhouse gas emissions reductions. If this policy had been in effect for large buildings beginning operation in 2023, it would have reduced Boston's total annual greenhouse gas emissions by 0.58 percent, which is equivalent to all waste-related emissions in the city.

The approval of this policy by

the Zoning Commission marks a significant milestone in Boston's climate action efforts. It reinforces Mayor Wu's commitment to reducing emissions, enhancing energy efficiency, and prioritizing sustainability in all aspects of urban development. As Boston progresses toward its 2050 carbon neutrality target, policies like NZC Zoning are vital to achieving a greener, healthier, and more equitable city for all.

# Registration opens for Earth Day Charles River Cleanup

The 26th Annual Earth Day Charles River Cleanup will take place on Friday, April 25, and Saturday, April 26, and registration is now open.

This much-loved event brings together over 3,500 volunteers each year to rejuvenate the parks, forests, playgrounds, and paths surrounding the Charles River and its tributaries, ensuring the areas remain clean, safe, and beautiful for everyone to enjoy.

"The Charles River Earth Day Cleanup invites the community to help improve the health of the Charles River and park ecosystem by amplifying individual commitment into a shared mission," Charles River Conservancy Executive Director Laura Jasinski said in a press release. "The Conservancy is thrilled to unite volunteers once again for the 26th year."

"As the final bank before the Charles River Dam that receives upriver trash from many miles and tributaries, the Esplanade depends each year on the Charles River Cleanup to remove that waste before it slips to the Harbor," Jen Mergel, Executive Director of the Esplanade Association (EA), said in a press release. "The EA team is so grateful to partner for decades with our sister non-profits, our

friends at DCR, and so many amazing volunteers across generations and geographies to ensure the health of the Charles (Quinobequin) for decades to come. Please join us!"

The Cleanup is part of the national American Rivers' National River Cleanup initiative, which has collectively removed more than 32.5 million pounds of trash from waterways across the United States. Since its inception in 1999, the Charles River Cleanup has mobilized thousands of volunteers annually to remove litter and invasive plants and assist with park maintenance along the Charles River's 80-mile stretch and within the 1,100 acres of Emerald Necklace parkland surrounding the Muddy River, a vital tributary of the Charles.

"The Muddy River, the central waterway of the Emerald Necklace parks and a major tributary to the Charles, has had an eventful year," Karen Mauney-Brodek, President of the Emerald Necklace Conservancy, said in a press release. "From the removal of the last fenced-off work areas of the Muddy River Restoration Project, to our ongoing community visioning process for its health and future in partnership with the Charles

River Watershed Association, and to ecological threats that remind us just how important these waterways are: now more than ever, it is crucial that we come together this spring and do our part to care for our shared urban ecosystems!"

"We are so grateful to the thousands of volunteers who turn out to remove trash from the banks and parks and roadways near the Charles," Emily Norton, Executive Director of Charles River Watershed Association, said in a press release. "We look forward to the day when this cleanup isn't necessary, but until then, this amazing turnout demonstrates how much people care about a clean, healthy Charles River."

Cleanup volunteers make a lasting difference by improving local environmental health and fostering a sense of stewardship for their rivers and communities. The event empowers participants to give back to their communities, strengthen their connection with nature, and cultivate lifelong habits of environmental care.

To get involved, learn more and register for the Charles River Earth Day Cleanup, visit <https://www.charlesrivercleanup.org>.

## NEIGHBORHOOD ROUNDUP

### HILL HOUSE SEEKING VOLUNTEER COACHES

Are you interested in making a difference in the lives of young athletes this spring?

Hill House is looking for volunteers to help coach on weekday evenings and/or weekend mornings for fun seasons of youth baseball, soccer, flag football, lacrosse, and more.

Anyone interested in volunteering can reach out to Athletics Manager John King at 617-227-5838 extension 140, or via email at [JKing@hillhouseboston.org](mailto:JKing@hillhouseboston.org).

### THE WEST END MUSEUM'S UPCOMING EVENTS

The West End Museum, 150 Staniford Street, Suite 7, will offer 'A Night of Art & Magic: A Journey from the Ashcan School to the West End' on Saturday, Feb. 8, from 4 to 6 p.m.

Step into a world where art, magic, and history collide! Join the West End Museum for an evening featuring Magical Artist Joe Ledoux. This event blends a live magic performance, an artist talk, and an exclusive exhibit of Joe's newest creations inspired by Boston's West End and the Ashcan School.

For tickets and more information, visit <https://www.eventbrite.com/e/a-night-of-art-magic-a-journey-from-the-ashcan-school-to-the-west-end-tickets>.

The museum will offer 'Sankofa: A Journey Through the African Diaspora Experience' on Sunday, Feb. 23, from 4 to 6 p.m.

This interdisciplinary cultural performance delves into the rich history, struggles, resilience, and triumphs of people of African descent. The program is designed to celebrate diverse cultural expressions through the powerful mediums of music, dance, and the spoken word. Performed by members of Art of Black Dance and Music, Inc., under the direction of arts educator and founder De

Ama Battle, this multifaceted program blends artistic performances with educational elements, offering a multi-sensory exploration of shared cultural histories and their global impact.

For tickets and more information, visit <https://www.eventbrite.com/e/sankofa-a-journey-through-the-african-diaspora-experience-tickets>.

The museum will offer a reception for its upcoming exhibit, 'An Illusion of Freedom: Boston and the Fugitive Slave Laws,' on Thursday, Feb. 27, from 5 to 7 p.m.

The upcoming exhibit explores the evolution of the Fugitive Slave laws, and how Bostonians bravely defied them in order to protect others' natural right to freedom.

For tickets and more information, visit <https://www.eventbrite.com/e/an-illusion-of-freedom-boston-and-the-fugitive-slave-laws-reception-tickets-1222297878859>.

Additionally, the museum will bring its Boston Trivia Night to the Causeway Restaurant and Bar, located at 65 Causeway St., on Tuesday, Feb. 18 from 6:30 to 8 p.m.

Put your Boston history knowledge to the test at this night of brain-teasing questions and friendly competition.

For tickets and more information, visit <https://www.eventbrite.com/e/boston-trivia-night-tickets>.

### WECA SET TO MEET FEB. 13 AT AMY LOWELL APARTMENTS

The West End Civic Association (WECA) will meet on Thursday, Feb. 13, at 6 p.m. in the Community Room of the Amy Lowell Apartments, 65 Martha Road.

The planned meeting guest is Captain Richard Driscoll, the new police captain for District A-1. Captain Driscoll will discuss neighborhood safety. All West End residents are welcome, and masks are encouraged.

### BHCA AND MAAH TO HONOR WILLIAM COOPER NELL ON FEB. 9

The Museum of African American History and the Beacon Hill Civic Association will present 'Let the Children Sing: A Tribute to William Cooper Nell' on Sunday, Feb. 9, at 3 p.m., at the African Meeting House on Joy Street.

The performance will include music and spoken word performed by City Strings United under the direction of Bithyah Israel, the Eastern Mass Youth Ensemble under the direction of Linda Brown-San Martin, and acclaimed educator and storyteller Regie Gibson. Each will provide a uniquely powerful and evocative soundtrack to the unfolding narrative that emphasizes the complexity and depth of the fight for equality that reflect the enduring spirit of activism that shaped the course of Boston's history.

Tickets cost \$15 each for adults and \$7 each for children, and are available at [www.bhcivic.org](http://www.bhcivic.org) and [www.maah.org](http://www.maah.org), and Eventbrite.

### UPCOMING EVENTS SPONSORED BY THE GIBSON HOUSE MUSEUM

The Gibson House Museum, located at 137 Beacon St., presents 'Love at the Gibson House: a Valentine's Day Celebration' on Saturday, Feb. 8, at 1 and 3 p.m.

The Gibson House is the home of many loves: of newlyweds making a home for their three children; between Irish servants of neighboring houses; and of gay men in the late-19th and early 20th centuries. Join us this February for a celebration of their love and yours. This event is perfect for couples, a "Galentine's" date, or for an adult-child pair to enjoy.

At this event, the museum invites guests to make Victorian-inspired Valentines, take vintage photographs with their sweet-

heart in the period photo booth, learn about the various love stories at the Gibson House, and enjoy a delicious spread of sweets and tea. Special guest Etiquetteer, Robert B. Dimmick, will offer brief talks on the social customs of the period and answer your etiquette questions.

Admission is \$65 for a pair of adults; \$50 for an adult/child pair; (best for children 10+); \$35 for a single adult ticket; and \$25 for a single child ticket. Purchase tickets online at <https://www.thegibsonhouse.org>.

Also back by popular demand, the museum will offer 'Elements of the American Wedding 1860-1920' on Saturday, Feb. 22, from 4:30 to 6 p.m.

At this time, join Etiquetteer, Robert B. Dimmick, on an exploration of wedding customs in the United States from the Civil War to Prohibition. Aside from familiar customs like the white wedding dress and tossing the bouquet, Etiquetteer will look at fads like the floral bell, how wedding breakfasts were conducted, and the home wedding. Two of the most celebrated weddings of this period included President Cleveland's White House wedding to Frances Folsom and Consuelo Vanderbilt's wedding in New York to the Duke of Marlborough. Etiquetteer will also share the stories of Gibson family weddings, especially those of sisters Mary Ethel (held in Nahant) and Rosamond, held in the Music Room of the Gibson House six months after the death of her father.

Admission is \$25 per person for the general public and \$20 per person for museum members. Purchase tickets online at <https://www.thegibsonhouse.org>.

### HEART-HEALTH EDUCATION PROGRAM COMING FEB. 26 TO MGH

The Blum Center & Slavin Academy Education Series presents

'Be Heart Smart: Lifestyle Changes for Heart Health' on Wednesday, Feb. 26, from noon to 1 p.m. at the Blum Center, White 110 (MGH main campus)

The featured speaker will be Romit Bhattacharya, MD, who will discuss heart disease - the leading cause of death for men and women. In recognition of Heart Month, join Dr. Bhattacharya to learn strategies to improve your heart health with a focus on lifestyle behaviors at home. There will be plenty of time for participants to ask questions.

This program is free and open to Mass General patients, families, staff, and the general public. Space is limited on a first come, first served basis.

### 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)).

## LEGAL NOTICES

### LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Division INFORMAL PROBATE PUBLICATION NOTICE Docket No. SU24P2735EA

Estate of:  
Michael Peter

Colangelo  
Also Known As:  
Michael P.  
Colangelo  
Date of Death:  
June 30, 2024  
To all persons interested in the above captioned estate, by Petition of Petitioner Mary L. Colangelo of Boston, MA  
A Will has been admitted to informal probate  
Mary L. Colangelo of Boston, MA has been informally appointed as

the Personal Representative of the estate to serve without surety on the bond.  
The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition

the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

02/07/25  
BH

### HAIKU FOR THE BEST OF FRIENDS

*wendy franco almquist*

Listen lonely ears  
The voice of a friend calling  
I am here for you  
Friendship has no map  
Caring has no boundary  
You my compass guide  
My favorite fan  
Yes my friend's best friend is me  
Come on pooch let's walk  
Good friends need not ask  
Won't you be my Valentine?  
Love is understood

*Wendy Franco Almquist is a Beacon Hill resident*

# FRIENDS OF CHRISTOPHER COLUMBUS PARK PLAN A YEAR FULL OF EVENTS



**TUNNEL OF LOVE**

This year marks the 8th year that the trellis has been transformed into the Tunnel of Love to warm up cold winter nights! Created by FOCCP Art Curator Robyn Reed with the help of volunteer members, the Tunnel of Love begins on February 1 with festive lights and romantic music.

Be sure to stop by and see the addition of two new ten-foot-tall illuminated hearts and more romantic photo ops!

Friends of Christopher Columbus Park is thrilled to bring a host of activities and events to the park in 2025! Thank you for your support that makes these events possible and gathers our community together. Be sure to mark your calendar!

**ANNUAL MEMBERSHIP SOCIAL AT TIA'S IN MAY**

You won't want to miss our yearly Membership Social where members, prospective members, sponsors, and volunteers come together for a fun night at Tia's! Date and details to come. We look forward to seeing you there!



**PHOTO-OP FROSTY**

Our second-annual Photo-Op Frosty on New Year's Eve was a fan favorite! Long lines were seen filled with adults and children, waiting to take their photo with Frosty. The ice sculpture is part of the annual Harborwalk Ice Sculpture Stroll that is organized by Boston Harbor Now.



**INDEPENDENCE DAY CELEBRATION**

Saturday, June 28, The annual Independence Day celebration in the park has become a summer tradition! We kick off the event with a parade through the park followed by numerous activities to keep little ones busy. Don't miss this magical day! More details to come.

**FALL FESTIVAL:**

**SATURDAY, OCTOBER 18**

Our Fall Festival is another long-honored tradition that brings families and neighbors together to get into the fall spirit! You'll enjoy fall arts and crafts, pumpkins, and fun activities. Costumes encouraged! Stay tuned for more details.

**GUEST SPEAKER**

**CIARA D'AMICO**

Tuesday, February 11 • 6:30 p.m. to 7:30 p.m. Mariners House, 11 North Square

We're honored to have Ciara D'Amico, our Neighborhood Services Liaison, join us for our first meeting of 2025. For the past three years, Ciara has been the "go to" person for residents who've needed help



solving problems in their neighborhood.

"I hear from residents about a wide range of issues, from ongoing rodent problems to street and sidewalk safety, bike lanes, and much more," Ciara said. "I've loved every aspect of this job, but one thing I didn't anticipate was being on 'Emergency Coverage' from time to time. This means that when emergencies occur, such as a fire, gas leak, or any other incident that may displace residents, we step in as liaisons on behalf of the City to ensure those displaced are provided housing for the night. We work closely with the fire department and affected residents to gather their information and ensure they can return home safely when the situation permits."

Ciara is also the City's liaison for both the West End and the Wharf District.

Join us on February 11 to welcome Ciara, share your concerns

and suggestions, and learn what's planned for our neighborhood.

Ciara is a third generation North End resident. She attended Eliot School and Boston Latin Academy. She received a Bachelor's of Arts degree in Communications with a minor in Social Work from Saint Anselm College.

**2025 MEETINGS**

Please Join Us for Our Quarterly Meetings!

FOCCP meetings are open to the public. They're a great opportunity to learn about upcoming events, find out how to get involved, and meet up with friends, old and new.

2025 Meeting Dates - 6:30 p.m. to 7:30 p.m.

- Tuesday, February 11
- Tuesday, May 13
- Tuesday, August 12
- Tuesday, November 11

Location  
Mariners House

11 North Square, just steps away from the Paul Revere House Meetings will be on the 2nd floor (there is an elevator)

**LITTLE LIBRARY COMING TO THE PARK**

This Spring, there will be more than just flowers in Columbus Park! We're in the process of creating our very own Free Little Library. Take a book, share a book.



According to LittleFreeLibrary.org, 98% of people say their neighborhood feels like a friendlier place because of a Little Free Library.

Stay tuned for details and a fun unveiling event!

**Call to Artists!**

**SPRING'S INVITATION:**  
EXPRESSIONS OF THE NATURAL WORLD

The Artists' Group of Charlestown Spring 2025 Exhibition  
Exhibition Dates: March 28 - April 13, 2025

**Submissions: Through March 13, 2025 at Midnight**  
To Submit: [ArtistsGroupofCharlestown.com](http://ArtistsGroupofCharlestown.com)

StoveFactory Gallery  
AGC Artists' Group of Charlestown 523 Medford Street, Charlestown  
Detail of "Pond Reflections" © Maureen Mellowes

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1.800.ACS.2345

# Emerald Necklace Conservancy begins inspecting trees for pruning in Fens and Charlesgate Park

Special to the Times

The Emerald Necklace Conservancy has begun inspecting over 900 trees for pruning throughout the Back Bay Fens and neighboring Charlesgate Park, therefore improving tree structure and health while also keeping park users safe by removing dead branches.

As the third seven-year tree pruning cycle across the entire Emerald Necklace park system, this work will take place now through March while trees are dormant in the winter. The tree pruning project in the Back Bay Fens is made possible by the generous support of Liberty Mutual Insurance and the BPDA.

“This seven-year pruning cycle is a way of systematically caring for the trees throughout the Emerald Necklace to keep the parks safe and invest in the health of

the urban canopy,” Jack Schleifer, Field Operations Manager at the Emerald Necklace Conservancy, said in a press release. “This year’s project is taking place in the Back Bay Fens – a park that is surrounded by college campuses and frequented by fans attending Boston concerts and sports games. The Fens host the Fenway Victory Gardens, the James P. Kelleher Rose Garden, the War Memorial and many sculptures, fields and amenities that will be improved through this project. Urban trees not only keep our parks beautiful and filled with wildlife, but they also keep our communities cool and healthy by purifying air and removing toxins. These benefits increase by the year as trees grow, and this project will play a significant role in investing in these tree’s wellbeing and community health for decades to come.”



COURTESY OF THE EMERALD NECKLACE CONSERVANCY

Work crews are out inspecting and pruning trees now through March.



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# NORTH WASHINGTON STREET BRIDGE CONSTRUCTION UPDATE

The Construction Look-Ahead through February 15 for the North Washington Street Bridge is as follows:

### Scheduled Work

- West sidewalk concrete placements
- Marine fender pile sand fill
- Lovejoy walkway pile cap formwork, concrete placements

### 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:

- Celtics: February 6 at 7:30 p.m. and 2/12 at 7 p.m.
- Other events: February 10 at

4:30 p.m. & 7:30 p.m., February 13 at 7 p.m., and February 14 at 8 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)

## Registered sex offender charged with indecent assault

Special to the Times

A registered sex offender is facing a new charge after bystanders on January 24, flagged police down to report an indecent assault on Tremont Street near Downtown Crossing and Boston Common, Suffolk District Attorney Kevin Hayden announced.

Kenneth Osborne, 65, of Dorchester was charged Monday in BMC Central with indecent assault and battery on a person over 14. Judge Richard Sinnott ordered Osborne held on \$5,000 bail with GPS monitoring if released.

Osborne will return to court March 5 for a pre-trial hearing.

At about 3:00 p.m. on January 24, multiple bystanders flagged down Boston police to report an indecent assault near 178 Tremont Street. The victim, visibly distraught, told police she was on her phone when an unknown male, later identified as Osborne, pressed against her and

grabbed her buttocks. The victim told police Osborne fled toward Boylston Street when she turned around and asked "do I know you?"

The victim attempted to follow Osborne while filming him with her phone but was unable to keep up and lost sight of him.

Responding officers broadcasted Osborne's description to other police in the area.

At about 3:30 p.m., officers located and detained Osborne near 505 Washington Street in Downtown Crossing. Officers conducted a field identification with the victim, who told them "that's the man I was chasing."

Osborne, a registered sex offender, was convicted of assault to rape and indecent assault and battery in 2006 and sentenced to state prison.

"While it's fortunate that this victim didn't sustain physical injuries, no one should downplay the fear and personal violation she experienced, nor the impact that

incidents like this have on our sense of neighborhood safety and quality of life," Hayden said.

All charged individuals are presumed innocent until and unless proven guilty beyond a reasonable doubt.

*Suffolk County District Attorney Kevin Hayden's office serves the communities of Boston, Chelsea, Revere, and Winthrop, Mass. The office handles over 20,000 cases a year. More than 160 attorneys in the office practice in nine district and municipal courts, Suffolk Superior Court, the Massachusetts Appeals Court, the Supreme Judicial Court, and the Boston Juvenile Courts. The office employs some 300 people and offers a wide range of services and programs to serve anyone who comes in contact with the criminal justice system. This office is committed to educating the public about the services we provide, our commitment to crime prevention, and our dedication to keeping the residents of Suffolk County safe.*

## Beacon Hill Times Drop-Off Locations

- Antonio's .....288 Cambridge St.
- Simmon's Liquors .....210 Cambridge St.
- Jobi Liquors.....170 Cambridge St.
- 7-Eleven.....122 Cambridge St.
- West End Library.....151 Cambridge St.
- Charles St. Liquors ..... 143 Charles St.
- U.S. Post Office..... 136 Charles St.
- Gary Drug ..... 53 Charles St.
- Bank of America..... 39 Charles St.
- Charles St. Supply..... 54 Charles St.
- Cobblestones ..... 30 Charles St.
- DeLuca's ..... 11 Charles St.
- Nuts Factory.....Charles St.
- Beacon Hill Wine .....Charles St.
- UPS .....Charles St.
- Remax 119 .....Charles St.
- Cheers..... 84 Beacon St.
- Emerson Place ..... 10 Blossom St.
- Beacon Hill Market ..... 61 Anderson
- Beacon Capitol Market .....30 Myrtle St.
- City Convenience..... 23 Beacon St.
- Capital Coffee House ..... 122 Bowdoin St.
- Richdal Food ..... Beacon & Bowdoin St.
- Revere House ..... 145 Pickney St.
- West End Place .....150 Stanford St.

### Apartment Building locations:

- 8 Whittier Place
- 6 Whittier Place
- 150 Stanford St.
- 1 Longfellow
- 4 Longfellow
- 5 Longfellow
- 2 Hawthorne Place
- 3 Hawthorne Place
- 9 Hawthorne Place
- Emerson Place
- 4 Emerson Place
- 1 Emerson Place
- 0 Emerson Place
- 45 Temple St.
- 10 Bowdoin St.
- 122 Bowdoin St.
- 144 Bowdoin St.
- 130 Bowdoin St.
- 45 Myrtle St.
- 19 Myrtle St.
- 65 Martha Rd.

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# Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
<b>BACK BAY</b>			
Elfner 3rd, Albert H	Robert J Malloy 2002 T	180 Beacon St #8G	\$2,850,000
Aon, Mitali	Ann H Kneisel T	320 Beacon St #3	\$2,700,000
Aon, Mitali	Ann H Kneisel T	320 Beacon St #4	\$2,700,000
275 Tremont Ownep LLC	Hh Fp Portfolio LLC	275 Tremont St	\$123,000,000
Kasdon, Henry B	Larkin, Mary	290 Commonwealth Ave #16	\$395,000
<b>BEACON HILL</b>			
Swarr Ft	Winthrop 168 LLC	21 Beacon St #5T	\$658,500
Marshall G Row RET	Oneill, Kathryn	51 Beacon St #4	\$2,750,000
Carmi, Oded	Elfner 3rd, Albert H	53 Chestnut St	\$5,000,000
Santoscoy-Dougherry, Mia A	Ruth G Walsh Lt	8 Whittier Pl #6J	\$565,000
<b>BAY VILLAGE/SOUTH END/KENMORE</b>			
Richter, Wolfgang O	Brady, Peter J	189 Warren Ave #4	\$825,000
Berman, Stuart M	Hastings, Mark E	188 Brookline Ave #PH29E	\$6,275,000
Sullivan, Cynthia L	Putnam 234 Associates LL	234 Causeway St #1111	\$755,000
Fritz, Zach	Bogue, Jeffrey	547 Columbus Ave #3F	\$556,000
Mendoza, Edison	Wpb Properties LLC	11 Park Dr #7-11	\$380,000
Consalvo, Nicholas	Walker, Jason S	3 Rollins St #C301	\$2,050,000
Samuel Barnet Blvd Corp	Sullivan, Peter	52 Rutland Sq #2	\$1,500,000
Parsons, Lea A	Fragomeni Jr, Frank L	7 Rutland Sq	\$3,575,000
Ostapovich, Emma	Franke, Molly F	198 W Springfield St #3	\$715,000
Porter, Timothy J	Bell, Jane A	11 Wellington St	\$4,200,000
Carlin, John	Mccartney, Monica G	36 Worcester Sq #4	\$838,000
<b>WATERFRONT/DOWNTOWN</b>			
Lewis, Patricia	Turcotte 4603 LLC	2-1/2 Battery Wharf #4603	\$2,800,000
Howell, Nina M	Reddy Vella T	101 Broad St #5D	\$637,000
Patel, Dushyant H	Patel, Dushyant H	142 Commercial St #103	\$105,886
Arch & Devonshire LLC	Bre Quad Ma Owner LLC	161 Devonshire St	\$78,025,000
Cooper, Elise	Canizares, Claude R	1 Franklin St #3705	\$2,405,000
Shane B Hamel T	Mcgrath, William G	120 Fulton St #2E	\$1,467,500
Dinosaur Milk LLC	31 Milk St Holdings LLC	31 Milk St #2	\$9,550,000

# Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

## THIS WEEK'S ANSWER



The balcony in the last clue is on the rear of Riverhouse at 145 Pinckney Street. A reader wanted to confirm what was on this site before the current building. She was correct that a home for aged women once stood on the part of the property in today's answer.

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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## CITY ANNOUNCES BLACK HISTORY MONTH PROGRAMS

Mayor Michelle Wu and the City of Boston's Equity & Inclusion Cabinet announced a series of programming to mark Black History Month and create space for residents and families to celebrate and be in community. This year's Black History Month theme is "African Americans and Labor."

"Boston's Black communities are foundational to the fabric of our city, and we honor their contributions during Black History Month and throughout the year," said Mayor Michelle Wu. "I'm grateful to announce this year's Black History Month programming, where Boston residents, families and visitors can be in community and engage about the contributions and history of Black communities throughout our neighborhoods."

"This year's Black History Month theme reminds us that Black workers have always been at the forefront of progress, and solidarity," said Chief of Equity & Inclusion Mariangley Solis Cervera. "As a city, we continue to build equitable pathways to opportunity and uplift the voices of those who have shaped our economy, culture and history."

"The history of labor in this country is deeply intertwined with the history of Black communities. From organizing for fair wages to leading movements for workers' rights, Black Bostonians have played a critical role in shaping our city," said Lori Nelson, Senior Advisor for Racial Justice. "This Black History Month, we honor that legacy and reaffirm our commitment to building a Boston where every resident is connected to opportunity, able to build wealth and raise their family with dignity."

For programming hosted by the City of Boston,

### BCYF Black History Annual Skate Night

Friday, February 14, 5:00 - 8:00 p.m.

This event will create space for young residents ages 17 and under to be in community and skate with friends and family.

Location: Chez Vous Skating Rink, 11 Rhoades Street, Dorchester

### Black Employee Network (BEN) Employee Resource Group BHM Celebration

Friday, February 21, 6:00 p.m.  
Connecting Black City employees and the community with City Leadership to celebrate all of the triumphs of the Black diaspora.

Location: Carver Lodge, 82 Talbot Ave, Boston, MA 02124

### Black History Month Poster Series Exhibition

On display now until Friday,

February 21

Artwork in celebration of Black History Month Poster Series by Muqeedah Publishing.

Location: Boston City Hall - 2nd Floor

### Haitian Artists Assembly of Massachusetts (HAAM) Gallery Exhibition

On display until Saturday, February 22

Art show highlighting work of Haitian-American artists based in New England and celebrating 30th Anniversary of the Haitian Artists Assembly of Massachusetts.

Location: Boston City Hall, Scollay Square Gallery - Third Floor

### Black Veterans Appreciation Brunch

Saturday, February 22, 10:30 a.m. - 2:00 p.m.

This event, hosted by the Mayor's Office of Veteran Affairs, will celebrate and honor the contributions and sacrifices of Black veterans in helping to create and add to the United States' legacy. The City will also be honoring deserving veterans with Community and Outstanding Service awards.

Location: Boston City Hall - 2nd Floor

### Black Women in Leadership & Labor - Inspiring Generations

Friday, February 28, 6:00 - 8:30 p.m.

A panel conversation titled "The Power of Labor, Leadership, and Legacy", where Black women leaders from various fields will share their experiences in the labor movement and discuss historical and contemporary roles of Black women in the labor movement.

Location: Bruce C. Bolling Municipal Building, 22300 Washington Street, Roxbury

### Boston Public Library Programming

#### Hidden History of Black Boston with Joel Mackall

Monday, February 10, 5:30 - 7:30 p.m. - Connolly BPL Branch in Jamaica Plain

Learn Boston's 400-year African American history as Joel Mackall delves into the rich narratives of neighborhoods and pivotal sites, events, and figures from the eras of Faneuil Hall and Long Wharf, all the way to the vibrant Black communities that flourished in Beacon Hill in the early republic, and the South End and Roxbury in the early 20th century.

#### African American Mariners in The Revolutionary War

Wednesday, February 12, 6:00 - 7:00 p.m. - Virtual event

Staff from the National Park Service lead an exploration into



MAYOR'S OFFICE PHOTO BY MIKE MEJIA

Boston City Hall is seen on the evening of Feb. 1, lit in honor of Black History Month.

the contributions of African American mariners during the Revolutionary War Era.

Please register for event here

### African Storytelling Reimagined with Ada Ari

Saturday, February 15, 12:00 - 1:00 p.m. - Codman Square BPL Branch

Saturday, February 15, 3:30 - 4:15 p.m. - Central Library in Copley Square

Join author Ada Ari as she reads her picture book, *The Spider's Thin Legs*. Other activities include cultural dance, show-and-tell, and more.

### Afrobeats 101: Beginner Dance Workshop

Saturday, February 15, 2:30 - 4:00 p.m. - Mattapan BPL Branch

This event, led by Afrobeats Dance Boston, will teach Afro-technique and African street styles of dance celebrating the spirit of Africa and the joy that comes from it.

### Author Talk: Douglas Stark - Race and Resistance in Boston

Saturday, February 15, 3:00 - 4:30 p.m. - Grove Hall BPL Branch

With the release of his 2025 book, *Race and Resistance in Boston: A Contested Sports History*, editor Douglas Stark will discuss the thought process behind his latest project that focuses on Boston sports and racial conflict.

### Emancipation in Massachusetts

Wednesday, February 26, 6:00 - 7:00 p.m. - Virtual Event

From Black Patriotism in the American Revolution to the fight for emancipation, this presentation, using early art pieces, reviews the colonial era individuals who impacted early rights for Boston's Black citizens.



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