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WE KNOW BEACON HILL
UNMATCHED NEIGHBORHOOD INSIGHT

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THE BEACON HILL TIMES

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BEACON HILL NURSERY SCHOOL HOSTS ANNUAL AUCTION GALA

PHOTO BY CONNOR FROM STUDIO LEWIS



Beacon Hill residents and Beacon Hill Nursery School parents, Dave and Amanda Currey on left; and Katie and Aaron Norris on right. Amanda and Katie served as Auction Co-Chairs of The May 2 Honey BHNS Auction Gala held at The Newbury Boston. See Pages 8 and 9 for more photos.

Mayors, managers commit to new climate objectives

Special to the Times

Mayors and managers from 17 municipalities, including Boston Mayor Michelle Wu, gathered at the Museum of Science Monday to commit to new regional climate goals, guiding the next five to ten years of shared action while meeting the challenges of the current moment. The Metro Mayors Coalition invited legislative leaders, heads of regional authorities, and state officials to join them in committing to the vital tasks of climate preparedness and building a more resilient and sustainable region. The Coalition formally signed the new commitment together, which envisions a net zero region by 2050 and outlines actions to partner with the state to achieve 50 percent emissions reductions by 2030.

Senator Ed Markey, Secretary of the Executive Office of Energy and Environmental Affairs Rebecca Tepper, Department of Public Utilities Commissioner Staci Rubin, and other speakers, panel-

ists, and guests marked the pivotal moment for investing in climate action while celebrating the Coalition's successes of the past 10 years.

"The climate crisis is immense, but I am confident Massachusetts will meet the urgency of this moment," said Senator Edward J. Markey. "As the Trump administration seeks to gut federal funding and programs for climate action, I applaud our municipal, state, and community leaders for rededicating themselves to the common cause of a just, livable future for all. I am proud of this close partnership here in Massachusetts—across communities and at all levels of government—and I will continue fighting for the federal support and resources we need to build a resilient, sustainable region for our residents."

"Our communities are leading the charge to build more clean energy, improve the efficiency of our homes, and prepare for flood-

See CLIMATE GOALS Page 3

BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

Have you noticed?

An amazing amount of effort has resulted in the recent resetting of all missing bricks on Charles Street. The BHCA worked closely with the City after receiving many concerns from neighbors, especially through the recent BHCA Streets & Sidewalks survey. The work was done by a private contractor under the direction of the City.

The BHCA would like to thank, once again, the office of Councilor Sharon Durkan and her team, and Julia Campbell, Deputy Chief of Streets and her team, for the excellent work



Thanks to those who came out on a rainy Saturday to help clean up the neighborhood. Pictured left (l-r) Patricia Tully, Executive Director of the BHCA, and Bob and Laura Cousineau of Upstairs Downstairs. Thanks also to Suzie Tapson, John Corey, Diana Coldren and others for mulching the tree pits on Charles Street over the weekend!

Beacon Hill Art Walk returns Sunday, June 1

Special to the Times

One of Boston's most unique celebrations of the arts returns June 1, as the Beacon Hill Art Walk takes over the quiet streets and alleys of the beautiful cobblestoned neighborhood. The one-of-a-kind Boston tradition turns Beacon Hill into a fantastical art gallery where walls and gardens are adorned with beautiful creations. Visitors can find the perfect piece to add to their home while musicians will be roving throughout the neighborhood providing an enchanting atmosphere in var-

ious garden locations. There is no cost to attend the Art Walk which runs from noon to 6:00 PM rain or shine.

Created in 1990, the Beacon Hill Art Walk takes place in the nooks and crannies of Beacon Hill's North Slope as residents open up their private gardens, alleyways, and courtyards and allow artists to display and sell their artwork. It is a chance for visitors to tour the private spaces of Beacon Hill while viewing

See ART WALK Page 3

EDITORIAL

SENIOR CITIZENS SHOULD CONSIDER A MEASLES SHOT

With more than 1000 confirmed measles cases now encompassing 30 states (including Vermont and Rhode Island) from coast-to-coast and north-to-south, senior citizens who are unsure of either their vaccination or immunity status should consider getting a measles vaccine shot.

Measles is a highly-contagious disease that principally affects children. Of the 1001 cases that have been reported in the past few months, 299 (about 30%) were children under the age of five and 378 (about 38%) were between 5-19 years old. Three deaths have been reported, two school-age children in Texas and an adult in New Mexico.

A high percentage of those who have been infected during the recent outbreaks have required hospitalization, with 23% of children under five being admitted and nine percent of those between the ages of 5-19.

We would note that 96% of those who caught measles were unvaccinated.

Measles officially had been declared eradicated in the United States in 2003, but thanks to a combination of certain religious groups who don't believe in vaccines and a false narrative about the dangers of vaccines -- specifically that they cause autism in children -- which has been pushed by Robert F. Kennedy Jr. and adopted by the MAHA Mom movement, measles has re-awakened, like some science fiction monster, and now poses a growing threat to the health of everybody in this country.

As indicated by the statistic above, the greatest risk is to young children. However, senior citizens, whose immune systems are not great to begin with, also are at risk for catching the disease and suffering adverse effects.

Measles is about the most contagious disease there is. A person can catch it just by breathing the same air as an infected person. Complications, which are most common in children under 5 years and adults over age 30, include blindness, encephalitis (an infection causing brain swelling and potentially brain damage), severe diarrhoea and related dehydration, ear infections, and severe breathing problems including pneumonia.

If a woman catches measles during pregnancy, this can be dangerous for the mother and can result in her baby being born prematurely with a low birth weight.

It is nothing short of despicable that misinformation is being spread by our public health officials in Washington which has led to needless and tragic consequences for many families.

It is apparent that we no longer can count on our fellow Americans to use common sense to do the right thing nor on our public officials to provide honest and accurate information.

But sadly, that's the world we are living in today.

WAYMO MAY BE COMING!

As our regular readers know, we are huge fans of Waymo, the company owned by Google that has pioneered self-driving automobiles in many cities across the country.

We first experienced Waymo in San Francisco a year ago and were immediately hooked. Just a few rides in a Waymo and it became clear to us that autonomous-driving vehicles are the future -- and soon-to-be-present -- of automobile travel.

Waymo has since expanded to Phoenix, Austin, and Miami, with more locations on the way. So we were pleased to read in the Boston Globe on Monday that Waymo will be sending human drivers in Waymo vehicles to begin mapping Boston's streets very shortly.

With artificial intelligence growing more and more capable of doing everything at an exponential rate, navigating Boston's infamous cow-path-streets no longer will pose an insurmountable obstacle.

Waymo is coming -- and we can't wait.

State Seal, Flag, and Motto Advisory Commission calls for public submissions to reimagine state emblems

Special to the Times

The Massachusetts Seal, Flag, and Motto Advisory Commission today launched an open call to artists, historians, educators, students, and members of the public to participate in the effort to redesign the state's seal, flag, and motto.

Established by the Legislature in 2024, the Commission is tasked with developing and recommending new symbols to represent the state through a statewide public process. Those who wish to submit ideas may do so by June 18, 2025.

"This is an exciting moment for Massachusetts. As we open the call for public submissions, we are inviting everyone across the Commonwealth to help reimagine the symbols that tell our story," said Education Secretary Dr. Patrick Tutwiler. "Our seal, flag, and motto should reflect not just our history, but the vibrant, diverse community we are today -- and the future we are building together. I can't wait to see the creativity, ideas, and sense of belonging that

people across Massachusetts will bring to this process."

"We invite everyone, including artists, designers, culture bearers, and community members, to contribute ideas that reflect who we are and who we strive to be," said Kate Fox, Executive Director of the Massachusetts Office of Travel and Tourism and Co-Chair of the Advisory Commission. "It's an opportunity to ensure that every community sees itself in our story."

The Advisory Commission is seeking potential design elements that might include nature-based symbols native to Massachusetts, such as the right whale, a critically endangered species for which Bay State waters serve as a vital habitat, the eastern white pine or elm tree, and cranberries. Other potential design elements may include the geographic shape of Massachusetts and coastline imagery that reflects the state's historical connection to the Atlantic Ocean and maritime industries. These examples are not intended to limit potential submissions. The Commission encourages and welcomes a broad range of designs

that capture the full creativity of our citizens.

What to Submit

- Design sketches or ideas for a new seal
- Design sketches or ideas for a new flag
- Motto proposals

How to Submit

A public submission portal is available on the Advisory Commission's website. Individuals and organizations can submit written ideas, visual sketches, or full design concepts until June 18, 2025. Following the gathering of submissions, the Advisory Commission will select three final options for each category and hold public hearings to solicit feedback and input on the state emblems.

The Massachusetts Seal, Flag, and Motto Advisory Commission is tasked with recommending new designs for Massachusetts' official seal, flag, and motto.

For more information, updates, and to submit your ideas, visit <https://www.mass.gov/orgs/massachusetts-seal-flag-and-motto-advisory-commission>, or scan the QR code.

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CLIMATE GOALS (from Page 1)

ing, heat waves, and wildfires,” said Secretary Tepper. “These efforts spring from the ground up. No one understands the impacts or the opportunities that come with clean energy better than our mayors. The Healey-Driscoll Administration is grateful for the partnership we have with cities and towns.”

The Coalition will work to secure state and federal funding to upgrade and safeguard critical infrastructure including the Amelia Earhart and Charles River Dams, which impacts safety across our region. This includes finding solutions for recently cut BRIC funding for the Island End River Resilience Project in Chelsea and Everett, which when built, will protect regionally important infrastructure including the food distribution hub for New England, MBTA community rail stations, and major highways.

The Coalition’s commitment calls for advocating for an energy grid that is prepared to support electrification and clean energy goals, while also sharing the regional burden and respecting the legacy of environmental injustice.

Because existing buildings contribute the largest source of emissions in the region the Coalition urges the Commonwealth to create a large building emissions standard that meets our climate targets and accompany incentives and funding to support retrofits. All residents deserve homes that are prepared for the changing climate, and the Coalition remains committed to the Metro Mayors Housing Task Force’s 2018 goal of building 185,000 new homes in the region by 2030.

“The hard work of achiev-



Newton Mayor Ruthanne Fuller, Revere Mayor Patrick Keefe, Boston Mayor Michelle Wu, Sen. Edward J. Markey, Medford Mayor Breanna Lungo-Koehn, and Somerville Mayor Katjana Ballantyne.

ing our ambitious climate goals can only be realized if we work together and share a vision of resiliency and sustainability for our region,” said Mayor Breanna Lungo-Koehn, co-chair of the Metro Mayors Coalition. “That’s why it’s so important that as municipal leaders, we come together and recommit our policy goals of becoming a net zero region by 2050 and reducing our emissions by 50 percent by 2030. Thank you to the Metropolitan Area Planning Council for coordinating this important effort and to my colleagues for their promise of a greener future.”

“I am grateful for the Metropolitan Area Planning Council

bringing this group of mayors and city managers together to recommit to shared climate goals,” said Cambridge City Manager Yi-An Huang and co-chair of the Metro Mayors Coalition. “Our collaboration is critical for our success. In Cambridge, we know that regional action is where we can have the most impact and we want to work across our municipal boundaries to most effectively address the climate crisis.”

Since the adoption of the first regional climate commitment in 2015, the Metro Mayors Coalition, which represents 1.6 million residents, has been a leader in planning and implementing climate solutions at the local and regional level. Convened in the wake of Superstorm Sandy, it was broadly recognized that if the storm had hit the region during high tide, Metro Boston would have experienced extreme

impacts. A catastrophic extreme weather event, exacerbated by climate change, could happen here, and we need to better prepare and coordinate as a region.

“In challenging times, I’m confident that cities and towns will respond with urgency and rely on each other,” said MAPC Deputy Executive Director Lizzi Weyant. “The Metro Mayors Coalition continues to lead the way on these issues and the strength of these partnerships can serve as a model for all of the communities in our region and our Commonwealth. It is more important than ever to create local solutions to address climate change, and these communities have the will and the commitment to make important and lasting changes.”

The Coalition’s accomplishments include: the establishment of an inter-governmental Climate Taskforce to build municipal capacity, coordination, and collaboration; the adoption of a “Net-Zero by 2050” goal – the first in the nation - and implementation of hundreds of policies and actions to reduce Greenhouse Gas emissions in our region; the promotion of critical regional infrastructure that must be upgraded to withstand the impacts of climate change; and the development of a first-of-its kind regional extreme heat preparedness and adaptation plan. More details on the Coalition’s community-level projects can be found at mapc.org/our-work-expertise-climate-mmcc.

ART WALK (from pg. 1)

original, handmade artwork. Thousands of people attend each year. It is a free popular event in the neighborhood, with a festive atmosphere and volunteer musicians playing in various gardens throughout the day. Around 50 artists usually participate, with a variety of styles, media, and subject matter. Visitors enjoy a unique atmosphere boasting bursts of colors at the background sound of live classical and folk music playing in various gardens throughout the day.

“This event gets better and better every single year. It is incredible to see what the artists come up with as they hone and perfect their vision,” said Jen Matson, a Beacon Hill Art Walk Organizer. “The

walk is the perfect way to kick off summer in Boston and we look forward to seeing everyone there.”

Visitors hoping to get the most out of the art walk are encouraged to start at either 135 Charles St. or the corner of Cambridge and West Cedar St.

The Beacon Hill Art Walk is made possible thanks to the work of dozens of dedicated volunteers. It is a fun and engaging way to give back to the thriving Boston Arts Community that helps make this such a special place to live. Anyone interested in volunteering can apply at beaconhillartwalk.com.

The Beacon Hill Art Walk will take place Sunday, June 1 in Beacon Hill’s North Slope.

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Boston.gov/hazardous-waste

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WASTE INNOVATIONS

NEWS BRIEF

REGISTER NOW FOR THE 2025 BOSTON NEIGHBORHOOD BASKETBALL LEAGUE SEASON

The Boston Parks and Recreation Department is now accepting team registrations for the 2025 season of the Boston Neighborhood Basketball League (BNBL), the oldest neighborhood basketball league in the United States.

Established in 1969, BNBL has been a cornerstone of summer youth sports in Boston for over five decades, offering a fun, safe, and competitive environment for players ages 6 through 18. The league provides an opportunity for youth across the city to build skills, form friendships, and compete for the championship title in three age-based divisions for both boys and girls:

- 18 and Under
- 15 and Under
- 13 and Under
- 11 and Under

Teams compete weekly from July 7 through August 22, culminating in an exciting championship series in August. Coaches must pre-register their teams during the month of May to secure a spot in the league. Registration is now available online at boston.gov/parks-sports. For questions, contact Charlie Connors at charlie.connors@boston.gov or Roger Roberts at roger.roberts@boston.gov.

To stay up to date with news, events, and improvements in Boston parks visit boston.gov/parks, call (617) 635-4505, join our email list, and follow our social channels @bostonparksdept on X, Facebook, Instagram, and @parks.boston.gov on Bluesky.

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BHBA HOLDS SEASON'S FIRST SPRING MIXE

PHOTOS COURTESY OF LAURA COUSINEAU



The Beacon Hill Business Association held its first Spring Mixer of the season, (above and right) with new members and board members, on May 7 at Upstairs Downstairs Home on Charles Street.

It was a wonderful event, and folks really enjoyed themselves. A special thank you is extended to all who attended, as well as to the Beacon Hill Bookstore Cafe for donating their specialty bread; to Cobblestones for donating their special potato chips; and to Kured for the amazingly delicious charcuterie board.



BHCA (from pg. 1)

done to reach this important safety milestone. Please continue to use the 311 app on your mobile phone to send pictures of other areas on the hill where the bricks need attention.

Upcoming Meetings

Annual Meeting of Members - Thursday, May 22nd, 8am, Hampshire House; RSVP required to info@bhccivic.org

Events Committee - Tuesday, May 27th, 6pm at 74 Joy Street

Upcoming Events
Valiant Cruise for Members - Wednesday, May 28th, 6:30pm, Rows Wharf - tickets on sale now on bhccivic.org!

Summer Evening at Otis House - Thursday, June 12th, 6-8pm

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

2025 Annual Appeal

As we reflect on the past year, we are filled with thanks for our

incredible neighbors. Your generosity and involvement have enabled the Beacon Hill Civic Association to advocate for you - improving our shared spaces, strengthening community bonds, and supporting our important initiatives.

Our neighborhood is more than just a place to live - it is a vibrant community with a rich history and a promising future. However, to continue our mission of preserving, protecting, and enhancing Beacon Hill, we rely on your generosity. Your Annual Appeal donation - whether large or small - makes a direct impact on all the work we do on behalf of the neighborhood.

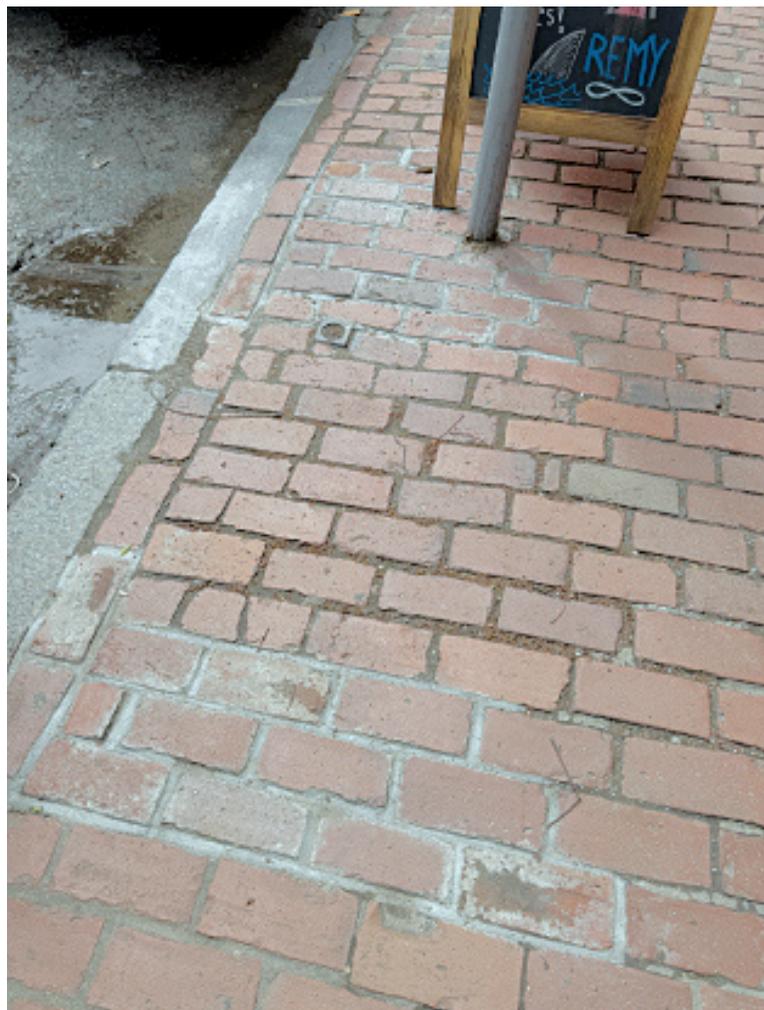
With your 2025 Annual Appeal donation, you become a vital part of preserving the character and legacy of Beacon Hill for generations to come.

Please make a tax-deductible gift today by visiting bhccivic.org

or by mailing your contribution to the BHCA at 74 Joy Street, Boston MA 02114.

Together, we will keep Beacon

Hill a thriving and connected community. We appreciate your ongoing support!



Recent resetting of all missing bricks on Charles Street.

2025
REGISTRATION IS
OPEN!

MIT ALL-SPORTS
SUMMER
DAY CAMP

SESSIONS RUN WEEKLY
JUNE 16- AUG 1
AGES 6-13

REGISTER
HERE

Swim Lessons
Included!

The past is our present

By Diana Coldren

Imagine walking down a street where history whispers through every brick and window. That's Beacon Hill, and there's one man's enduring legacy that shapes its charm: Cornelius Coolidge (1778-1843).

Coolidge was a Beacon Hill resident, merchant, speculator, building contractor, and architect in the first third of the 19th century. A Harvard-educated visionary architect, Coolidge designed over 50 stunning Federal Style homes on Beacon Hill, including the entire western side of West Cedar Street between Chestnut and Mount Vernon streets in 1827. According to the Massachusetts Historical Commission, "This harmonious block ranks among the most extensive and earliest extant town house rows in Boston."

The character of this late Federal-style block of homes has been retained for nearly 200 years. The gracious features of these late Federal-style brick houses include arched portals with brownstone keystone arched borders, front doors surmounted by semi-circular fanlights and symmetrical double-hung, six-over-six, wood-sash windows. Many of these homes include floor to ceiling windows on the piano nobile floor that overlook private gardens. Each house has a convenient back door from the garden to Cedar Lane Way providing easy access for res-



COURTESY OF KIMBERLY HALLEN, MAINE STREET MEDIA

West Cedar Street.

idents and deliveries.

Numbers 3, 4, and 16 West Cedar have full height ceilings on the top level due to slated Man-

sard roofs. Classic details with intricate detailing, untouched for nearly two centuries, still captivate

homeowners today.

Diana Coldren is a 25-year resident of Beacon Hill and a real

estate agent with the Cort Petrocelli Coopersmith team with Compass.



PHOTO COURTESY OF GALVESTON AND TEXAS HISTORY CENTER
Cornelius Coolidge, 4-by-3 inch miniature portrait (1804) by Edward Grenne Malbone.



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Designed ©1827 by Cornelius Coolidge, this beautifully appointed single-family townhouse is located on one of Beacon Hill's most picturesque streets. Elegant entertaining spaces, eat-in chef's kitchen with direct access to a professionally landscaped garden with custom stone walls. Ideal layout offers four spacious bedrooms including a floor-through primary suite, plenty of storage, central air, and full basement.

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Co-Exclusive with Diana Coldren
of Compass Real Estate
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Preview Property



NEIGHBORHOOD ROUNDUP

STATE TO HOLD IN-PERSON AND VIRTUAL MEETINGS ON REDEVELOPMENT OF HURLEY BUILDING SITE

The state will hold an in-person public meeting on Wednesday, June 4, at 6 p.m. at the West End Museum, followed by a virtual meeting the next day (Thursday, June 5) at 1 p.m.

The Division of Capital Asset Management and Maintenance (DCAMM), in collaboration with the Department of Mental Health (DMH), proposes offering the site of the buildings located at 19 and 21 Staniford St. for redevelopment by a private developer for a mixed-use project.

DMH intends to continue to operate its residential treatment programs onsite, and the selected developer will be required to build new space onsite (or in very close

proximity) to accommodate these programs as part of their development. In order to effectuate this transaction, DCAMM intends to offer a long-term lease (up to 99 years) to the selected development team.

Visit <https://www.mass.gov/info-details/lindemann-hurley-redevelopment> for more on the project, including registration information on the upcoming meetings.

WOMEN'S LUNCH PLACE TO HOLD GALA MAY 16 AT MANDARIN ORIENTAL

Women Lunch Place's annual fundraiser and networking luncheon, 'eat LUNCH give,' will take place on Friday, May 16, from 11:30 a.m. to 1:30 p.m. in the Oriental Ballroom at the Mandarin Oriental hotel.

This special luncheon will include a delicious meal, an excit-

ing raffle, and the opportunity to hear about the great work and mission of WLP from some of Boston's brightest leaders.

Visit [womenslunchplace.org/elg](https://www.womenslunchplace.org/elg) to view tickets and sponsorship information.

FREE LESSONS IN AMERICAN MAHJONG OFFERED AT ST. JOSEPH CATHOLIC CHURCH

The Volunteer Instructors for the American MahJong Community are offering free lessons for new and experienced players.

The group meets on Wednesdays from 1:30 to 3:30 p.m., on the first and third Wednesdays of each month in the Community Room at St. Joseph Catholic Church, 68 William Cardinal O'Connell Way.

To sign up or for more information, email Audrey Tedeman

(artedeman@gmail.com), or Julia Forbes (jmforbes@gmail.com) or Sandy Connor (ssconnor46@gmail.com).

UPCOMING PROGRAMMING SPONSORED BY THE WEST END MUSEUM

The West End Museum, located at 150 Staniford St., Suite 7 (on Lomasney Way), will offer a screening of the film, 'Harriet,' on Thursday, May 29, at 6 p.m.

In conjunction with The West End Museum's current special exhibit, 'An Illusion of Freedom: Boston and the Fugitive Slave Laws,' WEM will be hosting a film screening of 'Harriet' (2019). Before the film, there will be a mini-lecture on Harriet Tubman's ties to Boston's underground railroad.

Visit [https://www.eventbrite.com/e/harriet-film-screening-tick-](https://www.eventbrite.com/e/harriet-film-screening-tick-ets-1303449896729)

[ets-1303449896729](https://www.eventbrite.com/e/harriet-film-screening-tick-ets-1303449896729) for tickets and more information.

Also, join the museum for a night of brain-teasing questions and friendly competition Put your Boston history knowledge to the test at the next WEM trivia night on Tuesday, May 13, at 6:30 p.m. at the Bulfinch Social at the Boxer Hotel.

Visit <https://www.eventbrite.com/e/boston-trivia-night-tickets-1337618987399> for tickets and more information.

Moreover, The West End Museum and WE Tree Boston invite artists, neighbors, and tree-lovers to participate in 'Trees of Thoreau Path,' an art competition and exhibition celebrating the beauty, significance, and importance of trees in our West End community. The deadline for submissions is June 1.

Visit <https://thewestendmuseum.org/news/trees-of-thoreau-path-art-competition/> for more information.

LOCAL STUDENTS EARN ACADEMIC HONORS

MITCHEL RECOGNIZED AT 2025 STUDENT LIFE AWARDS

Jaden Mitchell, a member of Stonehill College's Class of 2025 from Jamaica Plain, MA, was recently honored at the institution's Student Life Awards, held Sunday, April 27, 2025. This program celebrates campus community members for their outstanding contributions to the betterment of Stonehill.

Visit Stonehill College's website for more information on the 2025 Student Life Awards.

Stonehill College, a Catholic institution of higher learning, was founded by the Congregation of Holy Cross in 1948. Located on the beautiful 384-acre campus

and former estate of Frederick Lothrop Ames in North Easton, Massachusetts, it is a community of scholarship and faith, anchored by a belief in the inherent dignity of each person.

Through more than 100 academic programs in the liberal arts, sciences, business and pre-professional field, Stonehill College provides an education of the highest caliber that fosters critical thinking, free inquiry and the interchange of ideas for over 2,500 students.

Stonehill College educates the whole person so that each Stonehill graduate thinks, acts and leads with courage toward the creation of a more just and compassionate world.

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Massachusetts officials on hand at the launch of eviction record sealing law

Special to the Times

On Monday, May 5, State Senator Lydia Edwards was joined by Lieutenant Governor Kim Driscoll, Attorney General Andrea Campbell, State Senate President Karen Spilka, housing justice advocates and legal experts for a press conference to mark the historic first day Massachusetts tenants can begin the process of sealing past eviction records under a new law passed last year and signed by Governor Maura Healey.

The law, which goes into effect this month, allows renters to petition the court to seal eviction records after a designated waiting period—ranging from as little as one year for certain no-fault cases to four years for nonpayment evictions. Senator Edwards, a longtime advocate for housing stability and former senate chair of the Joint Committee on Housing, championed the measure alongside colleagues, grassroots organizations, and housing justice advocates.

“As someone who has both organized alongside tenants



Attendees were City of Boston Chief of Housing, Sheila Dillon, Lieut. Gov. Driscoll, AG Andrea Campbell, Senate President Karen Spilka, Deputy Secretary from EOHLC Jennifer Maddox, Greg Vasil - CEO of Greater Boston Real Estate Board, and MLRI attorneys as Sen. Edwards (center) holds a sample form that tenants need to submit online to request their eviction sealing sealed.

and fought for housing justice in the State House, I know how life-changing this moment is. Eviction record sealing isn't just a policy—it's about restoring dignity, opening doors, and recognizing

that one tough chapter shouldn't define a person's future. I'm proud that Massachusetts is making housing more equitable and allowing residents in the State to have a second chance,” said Senator

Lydia Edwards

In addition to the press conference held at the State House, State Senators from across Massachusetts marked the occasion by assisting constituents in their

own districts with officially filing petitions under the new eviction sealing law.

These efforts reflect a unified commitment across the Commonwealth to advancing housing justice and providing residents with a meaningful second chance.

Commenting on the bill Attorney General Andrea Campbell said, “An eviction record, even one that has been dismissed or was brought in retaliation for a tenant exercising their rights, can have devastating impacts especially on Black women and other women of color. I'm pleased to see Massachusetts take this historic step to create a pathway to seal eviction records which will open the door to stable housing for so many and allow our residents opportunities to build wealth. I am extremely grateful to Senator Lydia Edwards and Representative Mike Moran for their leadership and unwavering advocacy on this issue, and to the leadership of Senate President Spilka and Speaker Mariano for their commitment in ensuring this proposed legislation became law.”

Open Newbury returns for another season starting Sunday, July 13

By Dan Murphy

Open Newbury will return for another season on Sunday, July 13, again transforming a mile-long stretch of that street into a car-free, pedestrian-only walkway replete with live music, games, and community tables.

Via the city initiative, eight blocks of Newbury Street between Berkeley Street and Massachusetts Avenue will be closed to vehicular traffic between 10 a.m. and 8 p.m. The Boston Transportation Department will temporarily prohibit vehicles from entering Newbury Street from Berkeley Street to Massachusetts Avenue., and parking will be restricted on Newbury Street and adjacent streets, with enforcement beginning at 5 a.m.

Subsequent Open Newbury events, with the same hours and restrictions, are planned for Sundays, July 20 and 27; Aug. 3, 10, 17, and 24; and Sept. 7, 14, and 21. Open Newbury will then return for a special, one-day, holiday shopping event, again from 10 a.m. to 8 p.m., on Sunday, Dec. 7.

“I'm excited to announce the lineup for our fourth annual summer of Open Streets. When we see streets shut down to car traffic, community gets to take over, small businesses have tables out in the street, kids are running back and forth, music, dancing, food, it's the best of what our public spaces look like,” Mayor Michelle Wu said in a press release. “Open Streets is all about creating opportunities for neighbors to spend time togeth-



D. MURPHY PHOTOS

Saltie Girl at 279 Newbury St. was among the restaurants to transform street space into temporary patio space for Open Newbury last year

er and show off everything that makes your neighborhood special, to deepen relationships on your block and across communities.”

Meg Mainzer-Cohen, president and executive director of the Back Bay Association, added: “The Back Bay Association welcomes the return of Open Newbury and appreciates the opportunity it brings for businesses to appeal to, and engage with visitors in unique ways. The restaurants, retailers, and service businesses along the iconic street, and the entire Back Bay area, benefit from the expo-

sure that Open Newbury provides and through the draw of new visitors, especially those who may not otherwise shop or dine in the neighborhood.”

Open Newbury Street was launched by the city as a one-day pilot in 2016, and building on the success of that initial event, the program was expanded to three Sundays for the 2017, 2018, and 2019 seasons. Following a one-year hiatus due to the pandemic, the program returned for three Sundays in 2021. The 2022 season spanned six consecutive Sun-

days in August and September. The 2023 season was expanded to 16 consecutive Sundays, while last year's season comprised 10 consecutive Sundays between June 30 and Sept. 1, 2024, as well as a pair of Open Newbury holiday strolls held on the first two Sundays of last December.

Visit <https://www.boston.gov/departments/transportation/open-newbury-street> to learn more about the city's Open Newbury program.



Antonia Turilli and Bianca Vaquerano of Kiehl's at 112 Newbury St., are seen at the Open Newbury event held last July 9.

BEACON HILL NURSERY SCHOOL HOSTS ANNUAL AUCTION GALA

PHOTOS BY CONNOR FROM STUDIO LEWIS

Beacon Hill Nursery School hosted its annual auction gala on Friday, May 2, at The Newbury Boston.

Co-Chairs, Katie Norris and Amanda Currey, were then joined by school administrators, teachers, and current, incoming, and alumni BHNS parents. This community highlight of the year at BHNS provides essential support for financial aid, the purchase of classroom materials, and teacher professional development opportunities.

BHNS expresses huge thanks to all attendees, auction volunteers, and nearly 70 sponsors whose support made the event such a success.



Seen from left, Kaitlin and Kurt Wright, Matt Kelley, Madeline Demoulas, and Brooke Owens



BHNS Board Chair, Kate Lakin, and BHNS Executive Director, Deb Sullivan.



Michelle Ma and Fred Zhang.



Chris and Eileen Devor.



Lilli and Geoff Homer.



Nicole and Clint Musil on left, with Lenny Li and Christina Donovan on right.



Seen from left: Chelsea O'Brien, Mimi Eger, Rachel Belanger, and Kristin Kremer.

BEACON HILL NURSERY SCHOOL HOSTS ANNUAL AUCTION GALA



Seen from left (back): Fernanda Sakamoto, Devlin Jackson, Liz Proffitt, Chikako Cheng-Trenklebach, Katy Keches, Erika Rosenstein, and Kavya Singareddy; and (front): Jenn Keller, Molly Gorelick, Amanda Currey, Laura Mullins, and Elizabeth Bryson.

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- The Norris Family
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- The Singareddy Papanna Family
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- The Weaver Family
- The Ma Zhang Family
- The Facher-Zhang Family

I AM BOOKS
ESTD 2015

HIVE HELPERS

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- The Albert Family
- The Broberg Bennett Family
- The Casella Family
- The Cohen Family
- The Connell Family
- The Kung Del Papa Family
- The Dooley Family
- The Eger Family
- The Harbour Family
- The Hershman Family
- The Homer Family
- The Bennett Ionescu Family
- The Keches Family
- The Kraus Family
- The Stevenson Lafarge Family
- The Hammond Lau Family
- The Lee Family
- The Donovan Li Family

- The McGrath Family
- The Gannon Ordway Family
- The Owens Family
- The Paskerian Family
- The Patel Family
- The Plavner Family
- The Quigley Family
- The Gannon Robinson Family
- The Winters Ronaldson Family
- The Scheve Family
- The Dolce Shapira Family
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- Deb Sullivan
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- The Vance Family
- The Abbott Whitney Family
- The Wolff Family
- The Wood Family
- The Wright Family



BEACON HILL
NURSERY SCHOOL

NORTH WASHINGTON STREET BRIDGE CONSTRUCTION UPDATE

The Construction Look-Ahead through May 24 for the North Washington Street Bridge is as follows:

Scheduled Work

- Bridge paving and pavement markings
- East barrier trellis, light pole, and bridge rail installation
- Marine fender work
- FRP fascia screening installation
- Landscaping and irrigation

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 direc-

tions, 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: May 19, at 8 p.m. (if necessary)
- Other events: May 17, 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

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

Beacon Hill Times Pick-Up 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.
Richdale Food	Beacon & Bowdoin St.
River House.....	145 Pinckney St.
West End Place	150 Stanford St.

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

CITY PAWS

Safety tips for hot weather

By Penny & Ed Cherubino

In April, the Boston Globe ran an article pointing out, "Our region has seen a steady increase in the number of hot 70 and 80-degree days in May in recent years, particularly across Massachusetts." That means those of us with dogs have to start thinking about how heat can impact our companions this early in the season.

The Whole Dog Journal also published its advice on the topic in April. "Protecting pets in hot weather means thinking about air conditioning, safety around pools and other bodies of water, and the effects of sun. Factors to consider are temperature and humidity, your dog's activity level, and existing health conditions. These pet summer safety tips will help you to recognize and prevent canine sunburn, dehydration, heat exhaustion, and water hazards."

Tips for Hot Days

Arrange your walk schedule so that your longest walks are in the coolest parts of the day. If you have a dog walker, ask them to adjust your dog's time outdoors in

the heat. This is especially important if your dog is in fragile health, elderly, or one of the flat-faced breeds susceptible to brachycephalic syndrome, making breathing more difficult.

Carry water for your dog. Most pet supply shops sell water bottles with attached caps or covers that serve as dog cups. There are also collapsible water dishes that you can fill with water from a fountain or your bottle.

We recently replaced Poppy's small water bottle with a 32-ounce family bottle. The insulated container holds enough water for all three of us. Attached to the bottom are two stainless steel bowls for water and food, so Poppy can have her share while we drink from the main bottle.

Check the heat of the pavement by pressing your hand on it for 10 seconds to determine if it will be uncomfortable or dangerous for your dog. Let your dog walk on grass or dirt as much as possible on hot days to give those paws a break. If you're visiting a hotter climate than ours this summer, consider putting boots on your dog if that's the only way to protect their bare paws from the hot



We recently replaced Poppy's water bottle with a 32-ounce family bottle.

pavement.

At the beach, sand can be as hot as pavement; check it barefoot. Walking along the wave line or in shallow water can give your dog a break from the hot sand.

It should go without saying that you should never leave your dog in a car on a hot day. The American Veterinary Medical Association

warns, "The temperature inside your vehicle can rise almost 20° F in just 10 minutes." They also say, "We've heard the excuses: 'Oh, it will just be a few minutes while I go into the store,' or 'But I cracked the windows ...' These excuses don't amount to much if your pet becomes seriously ill or dies from being left in a vehicle."

First Aid

Finally, the MSPCA experts list signs to look for to determine if a dog or cat is in danger from heat, such as heavy panting, rapid

breathing, staggering, and weakness. They outline what to do for first aid: "Immediately bring the animal to a shady spot. Cool the animal by dousing them completely or placing them in cool water. Take the distressed pet to a veterinarian as soon as possible. Treatment for dehydration and other serious problems will be necessary."

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

USPS reminds customers to check and maintain their mailboxes

Special to the Times

With National Mailbox Improvement Week approaching (May 18 - May 24), the U.S. Postal Service is encouraging customers to inspect, maintain, and upgrade their mailboxes to help ensure safe, secure, and efficient mail delivery.

"Customer's mailboxes are the first point of contact for receiving birthday cards, letters, and important documents," said Acting Postmaster General and CEO Doug Tulino. "A well-maintained mailbox helps to ensure that every package and parcel makes it to its intended destination safely and efficiently."

Each year, USPS designates the third week of May as Mailbox Improvement Week to encourage customers to examine and, where necessary, improve the appearance of their mailboxes. Through regular mailbox maintenance efficient mail delivery, enhanced neighborhood curb appeal, and improved

Postal Service operations are better ensured.

Mailbox care tips

The Postal Service annually calls attention to Mailbox Improvement Week because of the wear and tear that occurs to mailboxes throughout the year. Some of the typical activities homeowners may need to do include:

- Replacing loose hinges on a mailbox door.
- Repainting a mailbox that may have rusted or has started to peel.
- Remounting a loosened mailbox post.
- Replacing or adding house numbers

USPS partners with the U.S. Postal Inspection Service to keep postal employees, the mail stream, and the American public safe, prevent incidents through education and awareness and enforce the laws that protect our nation's mail network.

Tips to secure your mail include:

- Promptly pick up your mail : Try not to leave letters and pack-

ages in your mailbox or at your door for any length of time.

- Report mailbox vandalism : If you see someone actively tampering with a mailbox, immediately report it to the police.

If you know of someone who committed an act of mailbox vandalism, report it to Postal Inspectors at 1-877-876-2455.

Extending mailbox reach through Informed Delivery by USPS

With Informed Delivery, customers can see photos of their mail before it arrives and receive notifications when it's delivered. Customers can also get Daily Digest emails that preview their mail and packages scheduled to arrive soon. Additionally, Informed Delivery allows customers to track and manage their packages in one convenient place.

Informed Delivery is free, simple to set up and available to all customers who have a residential, business, or PO Box address in an eligible ZIP Code.

LEGAL NOTICES

LEGAL NOTICE

COMMONWEALTH
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FAMILY COURT

Suffolk Division
INFORMAL PROBATE
PUBLICATION
NOTICE

Docket No.
SU25P0917EA

Estate of:
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Truong

Also Known As:
Truongthi Bichdiep
AKA Bichkiep
Truongthi

Date of Death:
February 17, 2025

To all persons interested in the above captioned estate, by Petition of Petitioner Lien Tieu Nguyen of Brighton MA. Lien Tieu Nguyen of Brighton, 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.

05/15/25
BH

To place a memorial
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UPSTAIRS DOWNSTAIRS HOME CELEBRATES KENTUCKY DERBY

COURTESY PHOTOS

Special to Times

Upstairs Downstairs Home, located at 69 Charles St., again hosted their seventh annual Kentucky Derby celebration on Saturday, May 3.

Once more, store co-owner and acting racing commissioner, Laura Cousineau, welcomed dozens of racing enthusiasts who came to wear store-provided distinguished hats and colorful bonnets, and to play and (always) win a prize watching their favorite horse finish first on a vintage simulated hand cranked racing tract - 1/1000th of a furlong long.

As always, the proceedings began with a rendition of 'My Old Beacon Hill Home.' Then from the paddock, the now four famous horses - Dipsy, Doodles, Ruffles, and Noodles - proceeded to the starting gate for the greatest 15 seconds in Beacon Hill sports.

Unfortunately the fifth and sixth horses, as well as house favorites, Safety Pin and Back Itch, were scratched at the last minute.

As always, store alter-ego race announcer, 'Biff' Hawkins, called each race on what turned out to be a sunny day, a fast and bumpy track but thrills a minute from the first straightway, quarter turns, back stretches, the clubhouse turn and the home stretch to the finish line.

One participant said: "I loved it all to have such fun in my favorite store, but I was here for the fashion."

Meanwhile, Laura Cousineau said, "We are so pleased to have presented our Derby Day special for the last seven years and so honored that so many of our valued customers turnout to participate and enjoy the festivities."



Janet Meade and Eoghan Tiernan.



Johanna Seddon and Ralph Hingson.



Melissa Magner and her dog, Olivia, are seen with Mark Duffield and Samir Lal.



Thomas and Daniella Linemayr.



Tiffany Miller and Tamara Miller.



Neil and Vicky Lander.



Mimi Grube and Emily Gardener.



Pictured, left to right, are Shanel Hackenberger, Emma Callsen, Emily Armstrong, and Damelle Reinders.



Derby announcer 'Biff' Hawkins.



Upstairs Downstairs Home co-owner, Bob Cousineau, is seen with Holly Foster.



Darcie Fischer and Grant Fisher.

UPSTAIRS DOWNSTAIRS HOME CELEBRATES KENTUCKY DERBY

COURTESY PHOTOS



Upstairs Downstairs Home co-owners, Bob and Laura Cousineau.



Susan Sams and Kathy Jerrigan.



Nandini Chalamcuri and Claire Hanson.



Karen Bittner.



Seen, left to right, are Kathy Kohler, 'Katie' Kohler, Jen Brogna, and Tori Kohler.



Kassandra Cartinaz and Tim Zielinski.



Pictured, left to right, are Marina Gabriel, Mary Ann Ruggiero, and Elena Cabrera.

Have a Beautiful Spring!



May Specials
Tuesdays and Wednesdays

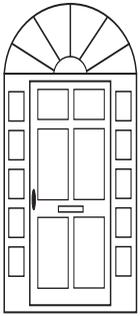
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Emerald Necklace Conservancy shares successful completion of annual Muddy River Cleanup

Special to the Times

Nearly 300 longtime and new volunteers came together on Saturday, April 26, to help rejuvenate the Emerald Necklace parks during the Emerald Necklace Conservancy's 2025 Muddy River Cleanup.

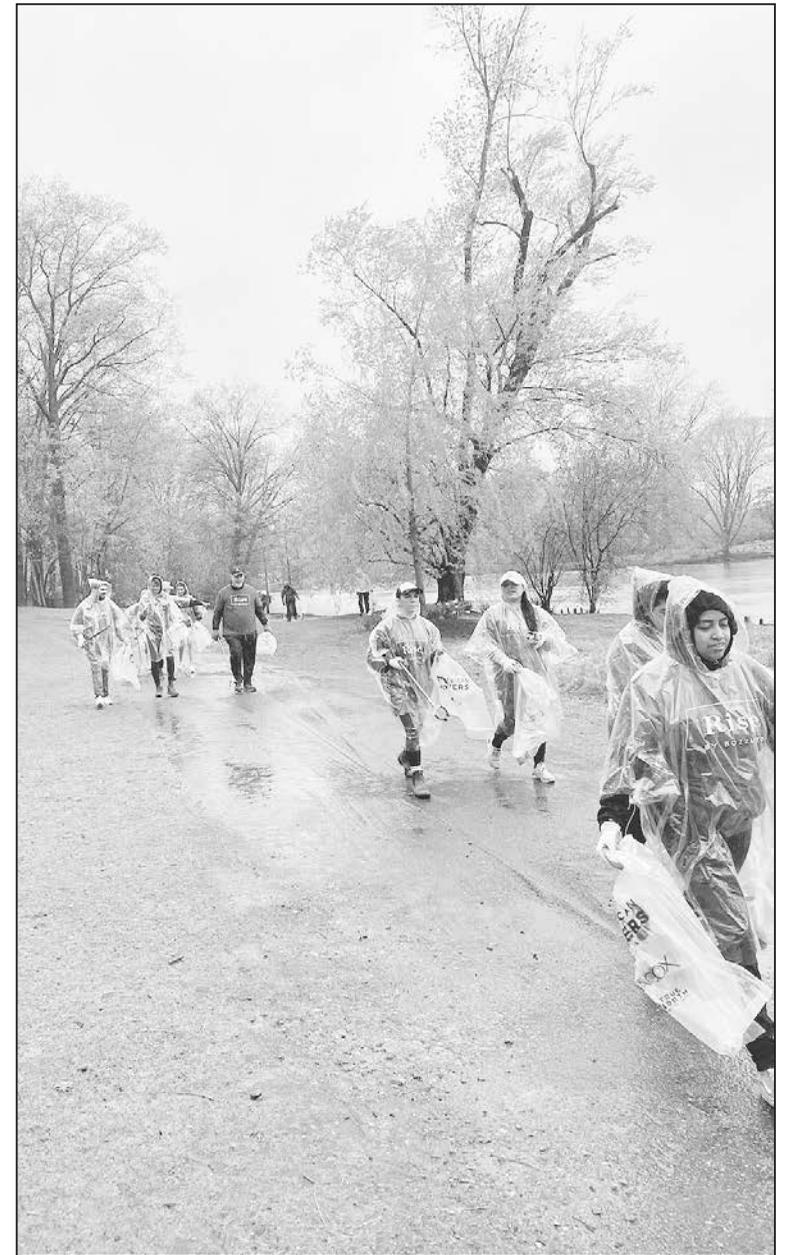
Despite significant rainfall, over 3,600 pounds of garbage and invasive plants were removed that morning. The Muddy River Cleanup is part of the region-wide Charles River Cleanup, held annually in partnership with the Charles River Watershed Association, the Esplanade Association, the Charles River Conservancy and the Waltham Land Trust.

"We are so grateful to all the volunteers who turned out in the pounding rain to remove trash from the banks and surrounding the Muddy River, the central waterway of the Emerald Necklace," Karen Mauney-Brodek, president of the Emerald Necklace Conservancy, said in a press release. "This annual cleanup is a cornerstone event in our ongoing mission to restore and improve the Emerald Necklace parks for all, and its continued success is proof that these parks matter to so many people. The Emerald Necklace is vital to our community in so many ways, and the Conservancy is committed to caring for it with tree care, advocacy, visitor ameni-

ties and events like this."

The Muddy River Cleanup is one of many initiatives the Emerald Necklace Conservancy undertakes to care for the parks—alongside monthly 'Second Saturdays' stewardship events, weekly 'Tuesdays with Roses' volunteer activations in the Kelleher Rose Garden, educational programming for all ages, a public visitor center and a robust tree care program including pruning, planting and watering.

For more information on ways individuals and groups can volunteer and help maintain the health and improving the ecosystem of the Muddy River, visit www.emeraldnecklace.org/volunteer.



PHOTOS COURTESY OF THE EMERALD NECKLACE CONSERVANCY
Volunteers pitching in at the Emerald Necklace Conservancy's 2025 Muddy River Cleanup held on Saturday, April 26.

DCR ramps up lifeguard recruitment ahead of the 2025 summer season

The Massachusetts Department of Conservation and Recreation (DCR) announced a renewed push to recruit lifeguards, swim instructors, and other roles across Massachusetts ahead of the summer season. Certified lifeguard applicants who commit to working at an agency beach or pool through Labor Day can still earn up to \$750 in bonuses, in addition to competitive hourly wages ranging from \$22 to \$27 depending on position and associated certifications.

"DCR's beaches and pools welcome thousands of families and residents each summer, and hiring qualified lifeguards is crucial to ensuring a safe and fun experience for all," said

DCR Commissioner Brian Arrigo. "Our lifeguards spend their summers outside, made good money, and may even get to save

some lives. If you are a strong summer, who is looking for a summer job, I encourage you to reach out to us and apply today."

DCR's Bureau of Pool and Waterfront Safety is still actively recruiting lifeguards, head lifeguards, pool and waterfront supervisors, and water safety instructors to staff agency-managed pools in Somerville, Boston, Chelsea, Lawrence, Malden, Cambridge, Everett and Watertown, as well as Revere Beach. Lifeguards who stay through Sunday, August 17, 2025 – the end of the pool season will receive a \$250 retention bonus. Additionally, those who work through Labor Day, Monday September 1, 2025, marking the end of the beach season, will receive an extra

\$500 bonus.

To apply for a lifeguard position, candidates must be

at least 16 years old by their date of hire, complete lifeguard training, and be certified in first aid and CPR. DCR is offering a free lifeguard training class June 6-8 in Lynn. As first

responders, lifeguards play a crucial role in ensuring the safety of visitors at state-managed beaches and pools.

DCR will open its 81 designated swimming areas across Massachusetts

Memorial Day Weekend (May 24-26, 2025), and the season will run through

Labor Day (September 1, 2025). DCR's 24 pools across the state open June 21 and the agency's two wading pools open June 14.

DCR's lifeguard recruitment is a year-round effort. The agency collaborates with partner state agencies, state and local elected

officials, municipalities, and educational institutions across the state to spread the word about this opportunity for good-paying summer employment. This spring, DCR ran lifeguard recruitment advertisements in MBTA stations as well as on electronic messaging boards on roads across the state. DCR also ran recruitment radio PSAs on stations across the state including Spanish and Haitian

Creole-speaking radio stations.

Most of DCR's pool and waterfront positions are seasonal, with a 40-hour work week, including weekends and holidays. Limited part-time lifeguard and instructor positions (up to 20 hours per week) may also be available.

Areas where lifeguards are needed include:

- Artesani Pool in Brighton;
- Latta Pool in Somerville;

- Geisler and Higgins Pools in Lawrence;
- Revere Beach;
- Vietnam Veterans Memorial Pool in Chelsea;
- Allied Veterans Memorial Pool in Everett;
- Holland Memorial Pool in Malden;
- McCreahan Memorial Pool in Cambridge;
- Dealtry Memorial Pool in Watertown;

To apply to be a DCR lifeguard at one of the above locations visit mass.gov/lifeguards.

For more information on the free lifeguard training course on June 6-8 contact Eric Hammermeister-Kahn, Director of Pool and Waterfront Safety Training, at Eric.Hammermeister-Kahn@mass.gov.

Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
BACK BAY			
Robbins, Seth	Norman A Cohen Legacy T	324-332 Beacon St #111	\$1,900,000
Sanborn, Linda	Setyawati Arlene Est	100 Belvidere St #7E	\$1,437,500
Tetelman, Chen	Pinto, Catherine	184 Commonwealth Ave #42	\$1,185,000
Keenan, Siobhan M	Machain, Amy	257 Marlborough St #2	\$566,125

BEACON HILL

Toner, Grace L	Linden Ljs LLC	1 Garden St #10	\$1,047,510
Rapaport, Franck	Wu Ft	2 Hawthorne Pl #11E	\$710,000
Carruthers, Katherine	54 Revere St Nt	54 Revere St	\$2,275,000

BAY VILLAGE/SOUTH END/KENMORE

Aranda, Antonio P	Kotsakis Bessie Est	11 Boylston St	\$1,390,000
Rahadwa, Candana R	Mark R Pardes T	8 Garrison St #212	\$422,000
Inversiones Shb Boston So	Mangum, Charles	400 Stuart St #25E	\$4,850,000
iu, Jennifer	Reynolds, Amanda	196 Boylston St #3	\$975,000
Chung, Chia-Shan	Hwang, Jaeho	80-82 Fenwood Rd #710	\$650,000
Choi, Jee Y	Hanson, Matthew	52 Fisher Ave #401	\$1,055,000
Colleen Gottlieb T	95 Gainsborough St 308 L	45 Gainsborough St #308	\$940,000
Hogan Ft	577 Chester Sq LLC	577 Massachusetts Ave #1	\$1,200,000
Mirmazaheri, Shaida	Firestone, William	23 Milford St #2	\$1,695,000
Klinger, Kristian K	Correnti, Richard C	121-127 Portland St #507	\$835,000
Kljat, Angelina	Grover, Scott B	35 Queensberry St #22	\$460,000

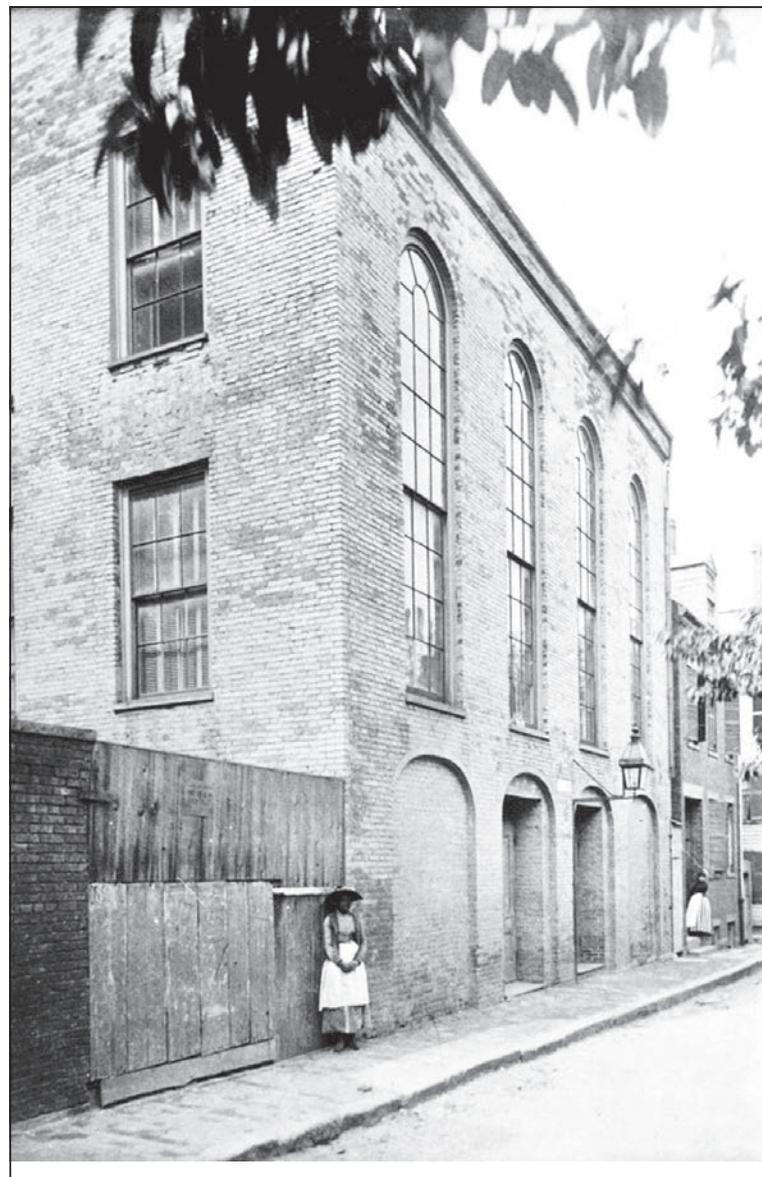
WATERFRONT/DOWNTOWN

Bgb Relty T	Barakat, Faisal	1 Avery St #19C	\$1,570,000
Triad Alpha Partners LLC	Broad 115 Equity Partner	109-113 Broad St	\$8,900,000
Triad Alpha Partners LLC	Broad 115 Equity Partner	115-119 Broad St	\$8,900,000
99 High St Owner LLC	99 High St LLC	99 High St	\$227,000,000
Arindam Mitra RET	Nicecondo LLC	580 Washington St #702	\$1,565,000

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The windows in the last clue are on the African Meeting House at 8 Smith Court. Today's answer is a historic photo of the building from 1885. This building was erected in 1806. The National Parks Service considers it to be "...the oldest extant Black church building in America."

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

THIS WEEK'S CLUE





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

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DUCKLING DAY PARADE RETURNS FOR MOTHER'S DAY



Photos courtesy of Mayor's Office

A beloved Mother's Day tradition, the Friends of the Public Garden's Duckling Day Parade returned to the Boston Common on Sunday, May 11.

Duckling Day is a family-friendly celebration held each year on Boston Common, featuring activity booths, lawn games, magic, and live music all at Parkman Bandstand. This year's Duckling Day activities included Jump, hula-hoop, and run with Knucklebones; Jenny the Juggler; Bonaparte the Strolling Magician; live dance performances by students from Woo Ching White Crane School and City Boston Ballet Make Way for Ducklings Dancers from Tony Williams' 'Urban Nutcracker'; and a 'Make Way for Ducklings' reading station, where the children's classic is read aloud, accompanied by a creative movement activity from City Boston Ballet; and a visit from a live marching band, among others.

The event ended with a parade retracing Mrs. Mallard's steps to the Make Way for Ducklings sculpture in the Public Garden.

For more than 30 years, this parade has been a celebration of family, community, and joy, stemming from the iconic children's book, 'Make Way for Ducklings' by Robert McCloskey.



Experience Matters, and So Do Results.

#1 IN UNITS SOLD IN BEACON HILL, 2023 & 2024

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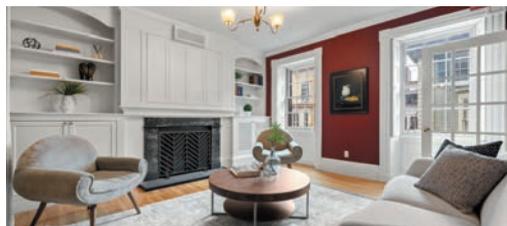
101 Pinckney Street, Beacon Hill
6 Beds | 7F 3H Baths | Listed for \$8.8M
Luxury brownstone with stunning outdoor spaces



6 West Hill Place, Beacon Hill
5 Beds | 5F 1H Baths | Listed for \$6.399M
Grand restoration on cul-de-sac, 1 parking



7 Spruce Court, Beacon Hill
4 Beds | 3F 2H Baths | Listed for \$6.199M
Privacy, 2 parking and outdoor spaces



14 Pinckney Street, Beacon Hill
5 Beds | 3F 1H Baths | Listed for \$4.295M
Charming home on picturesque street



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