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# THE BEACON HILL TIMES

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## WECA HOSTS CANDIDATES NIGHT FOR COUNCILOR AT-LARGE HOPEFULS



COURTESY OF WEST END CIVIC ASSOCIATION

The West End Civic Association (WECA) hosted a very successful candidates' night on July 10. Attending were nine of the 10 candidates running for the four councilor-at-large seats. This included all four of the incumbents. Each candidate presented their background, their accomplishments, and their priorities and goals if elected. The preliminary election is Sept. 9, and the final election is Nov. 4. WECA will not meet in August. The next meeting is Thursday, Sept. 11.

## Area A-1 sees drop in Part One crime from last year

By Dan Murphy

With the summer of '25 past its midpoint, Area A-1 had seen a 2-percent decrease in Part One crime from last year.

According to Boston Police, 1,169 incidents of Part One crime were reported in the dis-

trict, which includes Beacon Hill, Chinatown, Downtown, and the North End, between Jan. 1 and July 20, 2025, compared with 1,193 incidents during the same timeframe last year.

This year's number marked a more than 17-percent increase from the five-average of 1,104

Part One crime incidents in the district, however.

The number of homicides remained the same in the district, with one each this year and last, while the five-year average in this category is 1.4 incidents.

See CRIME Page 14

## BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

**Upcoming BHCA Meetings**  
Events Committee – Monday, July 28th, location TBD, 6pm  
Zoning & Licensing - Wednesday, August 6th, 6pm via Zoom  
For further information on BHCA events, including Zoom

links for these meetings, or to volunteer, please contact the BHCA office at 617-227-1922.

### Important Trash Rules to Follow

Mattress Disposal  
Recycling mattresses is a state

requirement as of November 1, 2022. The City of Boston does not collect mattresses or box springs with your curbside trash.

See BHCA Page 3

## Rugg Road Paper Co. finds new home on Charles Street

By Dan Murphy

Rugg Road Paper Co. is leaving its longtime home at 105 Charles St., at the end of July, but owner Geraldine O'Hagan wants her many loyal customers to know that the beloved neighborhood stationary shop isn't closing – in fact, it'll be relocating in mid-August to a much bigger space, just across the street at 130 Charles St.

O'Hagan, who took over as managing owner of Rugg Road in May of 2018, had long had her eye on the new space, which was previously the longtime home

to Marika's Antique Shop, and with her current lease soon set to expire, the move seemed like a natural transition for the business.

Rugg Road opened on Charles Street in April 1994, after relocating from the Brickbottom Artists Building in Somerville. But the business got its start years earlier, however, on its namesake Rugg Road in Allston-Brighton.

The shop's expanded storefront, which is now undergoing an extensive renovation, will offer additional room for more "high-

See RUGG ROAD Page 4



D. MURPHY PHOTO

Geraldine O'Hagan, managing owner of Rugg Road Paper Co., stands outside the shop's soon-to-be former home at 105 Charles St.



# EDITORIAL

## THE REVERE BEACH SAND SCULPTING FESTIVAL IS SET FOR THIS WEEKEND

The Revere Beach International Sand Sculpting Festival is set for this weekend: Friday, July 25, from 10-10; Saturday, July 26, from 10-10; and Sunday, July 27, from 10-8.

Now in its 21st year, the Revere Beach Sand Sculpting Festival is the premier event of the summer season in the Greater Boston area, transforming America's first and oldest public beach into a fantasy-land of dream-like sculptures.

This year's festival once again will sport an international flavor with sand sculptors coming from the Netherlands, Poland, and Canada, and from across the U.S., including Hawaii, who will be competing for cash prizes, as well as an award for People's Choice.

The theme of this year's festival is, "Revolutions Start Here!" in recognition of the 250th anniversary of the start of the American Revolution, which included the first naval engagement of the war on nearby Chelsea Creek on May 27-28, 1775.

In addition to the sand sculptures, the festival will feature over 75 food vendors, food trucks and exhibitors, interactive activities, and amusement rides. There also will be a spectacular fireworks show, which is scheduled for Saturday evening at 9:00 (weather permitting).

With perfect weather in the forecast (including both Saturday and Sunday), the expected attendance certainly will reach more than 500,000 people and even up to one million. Obviously, automobile traffic will be congested and parking extremely limited (basically only at the Wonderland garage), so it is highly-recommended that anyone planning to attend the festival should take public transportation. The MBTA's Blue Line, with two convenient stops (Wonderland and Revere Beach stations), both of which are a short stroll to Revere Beach, is by far the best choice for festival-goers from the Boston area.

The Revere Beach International Sand Sculpting Festival, which is organized under the auspices of the wonderful folks with the non-profit Revere Beach Partnership, with financial assistance from the City of Revere's City Council and Mayor Patrick Keefe, truly is an event for the entire family.

We guarantee that the amazing creations of these incredibly-talented artists will create memories for everyone, young and old, that will last a lifetime.

*The Independent Newspaper Group reserves the right to edit letters for space and clarity. The Independent Newspaper Group publishes columns, viewpoints and letters to the editor as a forum for readers to express their opinions and to encourage debate. Please note that the opinions expressed are not necessarily those of The Independent Newspaper Group. Text or attachments emailed to deb@thebostonsun.com are preferred.*

## Wu and Age Strong announce over \$1.2 million in grants

Special to the Times

Mayor Michelle Wu and the Age Strong Commission last week announced the recipients of two grant programs totaling \$1,276,000 to support Boston residents aged 60 and older. The first, the Expanding Engagement grant program, awarded \$570,000 to 44 nonprofit community organizations to create new or expand existing programs that promote greater engagement and social connection among older adults. The second, the Behavioral Health grant program, awarded \$706,000 to 11 nonprofits to strengthen behavioral health programs and initiatives for Boston's older adults.

"These important grants will help deliver on our work to make Boston a home for every generation by supporting older Boston residents," said Mayor Michelle Wu. "These initiatives draw on our incredible partner organizations who have deep roots in the community and work alongside our residents every day. Through these two initiatives, we are reaching over 50 nonprofits who are in turn reaching thousands of older Bostonians looking for social connection or behavioral health support."

The Expanding Engagement grant program leverages funds to expand social engagement opportunities for older adults in underserved communities, reach individuals not currently served by existing programs, and support recently-launched or new initiatives. The Behavioral Health funding expands access to culturally appropriate clinical support for older adults. These grant initiatives were designed to be responsive to community needs and interests, and this year's grantees reflect the diversity of partners serving older residents across Boston's neighborhoods.

"Every year, interest in both the Expanding Engagement and Behavioral Health grant opportunity grows, reflecting the need we see in the community," said Age Strong Commissioner, Emily K. Shea. "This was a competitive grant process, but we're excited to support these important programs at community nonprofits across Boston neighborhoods. These grants will go a long way

by creating more opportunities for older residents to connect and to increasing clinical access for our diverse older adult population."

"As I travel to senior coffee hours across my district, I consistently hear that our older adults need programming and engagement, as well as supports to address the epidemic of senior loneliness," said City Councilor Brian Worrell. "It's a priority for a large number of our residents, and that's why I was proud to increase Age Strong's budget for this in FY26, and I'm happy to see these grants awarded."

The following community organizations were selected to receive Expanding Engagement grants:

1975: A Vietnamese Diaspora Commemoration Initiative  
Action for Boston Community Development, Inc.  
Bay Cove Human Services, Inc.  
Benevolent Fraternity of Unitarian Churches  
Boston Project Ministries, Inc.  
Boston Public Housing Corporation  
Boston Senior Home Care  
Buddhist Tzu Chi Foundation  
Cape Verdean Community UNIDO  
Castle Square Tenants Organization, Inc.  
Central Boston Elder Services, Inc.  
Community Centers of Jamaica Plain  
Dorchester Bay Economic Development Corporation  
DotHouse Health  
Fenway Civic Association

Fenway Community Center at Viridian, Inc.

FriendshipWorks, Inc.  
Four Corners Main Streets  
Friends of the Codman Square Library Branch  
Friends of the Rafael Hernández School, Inc.

Greater Boston Chinese Golden Age Center

Jamaica Plain Community Connections/Tree of Life

Haley House, Inc.  
Hawthorne Youth and Community Center Inc.

La Alianza Hispana, Inc.  
LGBTQ Senior Housing, Inc.

Little Brothers Friends of the Elderly, Boston, Inc.

Massachusetts College of Art and Design Foundation, Inc.

Massachusetts Senior Action Council, Inc.

Maverick Landing Community Services

Mission Hill Health Movement  
Museum of Fine Arts

North End Community Health Committee Inc.

Pine Street Inn, Inc.  
Rogerson Communities

Shaloh School Oholei Torah  
Sherrill House

Southwest Boston Senior Services d/b/a Ethos

The Home for Little Wanderers  
Urban Edge

Veronica Robles Cultural Center

Wakullah Street Community Garden, Inc.

West Broadway Task Force, Inc.

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## THE BEACON HILL TIMES

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# NEIGHBORHOOD ROUNDUP

## WEST END MUSEUM'S EVENTS IN JULY CONTINUE

The West End Museum, located at 150 Staniford St., Suite 7 (on Lomasney Way), will offer a Charlesbank Walking Tour, featuring the work of Architect Guy Lowell, on Saturday, July 26, beginning at 11 a.m. at the museum.

In conjunction with the museum's special exhibit, 'Charlesbank,' join former West End Museum curator Duane Lucia on a walking tour of the Charlesbank. Learn more about the work of architect Guy Lowell (1870-1927), his footprint in the development of the Charlesbank, which is still evident today.

For more information and tickets, which cost \$12.51 each, visit: <https://www.eventbrite.com/e/charlesbank-walking-tour-featuring-the-work-of-architect-guy-lowell-tickets>.

The museum will offer its 'Wild Women of Boston Author Talk,' with Dina Vargo, on Tuesday, July 29, at 6 p.m.

Learn about the sisters of the Sons of Liberty and the lives of reformers, socialites, criminals, and madams who shaped the City

of Boston. From the West End's bicyclist pioneers to the activists who led a fashion boycott to civil rights heroines, author Dina Vargo explores the stories of the 'Wild Women of the Hub.'

For more information and tickets, priced at \$12.51 each, visit: <https://www.eventbrite.com/e/wild-women-of-boston-author-talk-with-dina-vargo-tickets-1403834028369?aff=oddttd-creator>

This programming is being made possible in part by the Institute of Museum and Library Services.

## NICHOLS HOUSE MUSEUM TO OFFER UPCOMING PROGRAMS

The Nichols House Museum, located at 55 Mount Vernon St., is offering a Summer Evening Museum Tour on Tuesday, Aug. 12, at 6 p.m.

Visit the air-conditioned museum for a look back at life on Beacon Hill at the turn of the 20th century. Hear stories about the Nichols family's varied careers, educations, and passions – and the art colony where they went to escape the city heat. Step out of

time and see the house bathed in summer evening light.

The museum will also offer its 'Brahmins & Bohemians Beacon Hill Walking Tour' on Wednesday, Aug. 6, from 6 to 7:30 p.m.

In the late 19th and early 20th centuries, Beacon Hill was a hotbed of creativity, with artists and craftspeople living and working (and partying) in quaint quarters up and down the Hill. On this walking tour, we'll stroll past their homes, studios, and cafes while we chat about these fascinating residents, sharing stories of unconventional women, LGBTQ+ communities, and the moment when the Hill was the most avant-garde spot in the city.

For more information and to register for these programs, visit [nicholshousemuseum.org](http://nicholshousemuseum.org).

## LYMPH FLOW CHAIR YOGA COMING AUG. 6 TO MGH'S BLUM CENTER

Lymph Flow Chair Yoga is coming Wednesday, Aug. 6, from noon to 1 p.m. to the Blum Center, White 110 (MGH main campus).

The featured speaker for this in-person Lymph Flow Yoga

session will be Barbara Tobin, OTR/L, CLT-LANA, CYT, Reiki Master, who will help guests focus on improving their lymphatic health through self-manual lymph drainage routine, breathing techniques, and mindful meditation.

This session is free and open to everyone of all levels and abilities. No special equipment is needed. You will be seated in a chair for this session. Space is limited on a first come, first served basis. No registration is needed.

## ATHENAEUM OFFERS 'WILD FLOWERS OF NEW ENGLAND' PHOTO EXHIBIT

The Boston Athenaeum, located at 10½ Beacon St., is offering its 'Wild Flowers of New England' exhibit, which features the photographic work of Massachusetts-based Edwin Hale Lincoln (1848-1938), highlighting his career dedicated to documenting and preserving New England's wildflowers through Sept. 5.

This exhibit presents, together for the first time in over a century, Lincoln's botanical photographs, glass plate negatives, and his collected pressed specimens of flowers

from his 1910-1914 self-published series of the same name. Through Lincoln's preservationist lens, visitors will experience a meticulous photographic practice capturing botanical methodology, artistry, and the timeless allure and beauty of New England's wildflowers.

More information on Athenaeum programs and events is available at: [bostonathenaeum.org/events](http://bostonathenaeum.org/events).

## 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](mailto:artedeman@gmail.com)), or Julia Forbes ([jmfaorbes@gmail.com](mailto:jmfaorbes@gmail.com)) or Sandy Connor ([ssconnor46@gmail.com](mailto:ssconnor46@gmail.com)).

## BHCA (from pg. 1)

You must schedule an appointment for curbside pick-up. The City only picks-up mattresses from residents who live in buildings with six units or fewer. If you live in a building with more than six units, you will need to contact your property manager for proper mattress disposal. To learn more, go to [boston.gov](http://boston.gov) and search for Mattress Recycling.

### Trash

PLACE TRASH CURBSIDE IN FRONT OF YOUR ADDRESS NO LATER THAN 6 A.M. ON YOUR COLLECTION DAY

- To view your collection schedule, download the Trash Day App on [boston.gov](http://boston.gov).

- Wait until after 5 p.m. the evening before your collection day to bring containers curbside to avoid spillage and code violations.

ALL TRASH MUST BE PLACED IN HEAVY TRASH BAGS (BEACON HILL)

- If trash bags are being used, they should be 2 ply or .9 millimeter or greater plastic material

- Kitchen bags, grocery bags, or cardboard boxes cannot be used as trash bags.

PICKUP OF APPLIANCES: REFRIGERATORS, TVS, AND AIR CONDITIONERS, MUST BE REQUESTED THROUGH 311

- To schedule pickup of an appliance, call 311 or file a request through the app ([boston.gov](http://boston.gov)) PICKUP OF FURNITURE

- Furniture can be put out with your normal curbside trash and recycling on your scheduled collection day.

### Recycling

PLACE RECYCLING CURBSIDE NO LATER THAN 6 A.M. ON YOUR COLLECTION DAY

- To view your collection schedule, download the Trash Day App on [boston.gov](http://boston.gov).

- Wait until after 5 p.m. the evening before your collection day to bring containers curbside to avoid spillage and code violations.

- The City supplies large, 64-gallon recycling containers to residents of buildings with six units or fewer. Request a new bin from Boston 311.

- You can also use a smaller than 32-gallon trash can as a recycling bin with a sticker from Boston 311.

- Any cardboard that doesn't fit in the blue bin must be flattened, bundled, tied with string, and placed directly next to your blue bin. Cardboard must not exceed 3 feet in length.

- TV boxes must be cut into smaller pieces and placed in bins or bundled and tied. They must

NOT contain Styrofoam or plastic.

- Do NOT use cardboard boxes in place of recycling bins.

- Use the waste sorting tool on our Trash Day app at [boston.gov](http://boston.gov) to learn what you can and can't recycle.

- Plastic shopping bags and black or white trash bags cannot be recycled.

- Heavy-duty clear plastic bags are ONLY allowed if you do not have enough space in specific neighborhoods. This includes Beacon Hill.

### Food Waste

Please dispose of food waste separately from your trash to discourage rodent activity. Use your own Project Oscar individual bin (available from the City at no charge for buildings of 6 units or less) or use the recently installed public Food Waste bins next to the Cambridge Street Fire Station.

Make sure to close the lid and lock the public bin after you finish dropping off your food scraps.

This helps prevent contamination and ensures that your food scraps are able to be composted. The bin can be accessed with the code 214.

Please reference the list below to see what is acceptable and what is not acceptable to compost in Project Oscar bins.

### WHAT YOU CAN COMPOST WITH PROJECT OSCAR

These items are accepted in the public composting bin:

- Fruit and vegetable scraps, peelings, pits, and seeds
- Eggshells and nutshells
- Rice, pasta, cereal
- Bread, pastries, cookies
- Meat, fish, bones
- Dairy products
- Cheese
- Coffee grounds and coffee filters
- Teabags
- Cut or dry flowers
- All World Centric products
- Napkins, paper towels, paper plates, paper bags
- Cardboard take-out containers (must have one of the following compost certifications: BPI, TUV, OK Compost and CMA)
- Wine corks
- Wooden coffee stirrers
- Compostable bags (must have one of the following compost certifications: BPI, TUV, OK Compost and CMA)

### WHAT YOU CANNOT COMPOST WITH PROJECT OSCAR

These items are NOT accepted in the public composting bin:

- Pizza Boxes
- Fats, grease, oils
- Pet waste

- Compostable diapers
- Cigarette butts
- Yard waste (go to [boston.gov](http://boston.gov) to find your leaf and yard waste schedule)
- Dryer lint, dryer sheets
- Styrofoam
- Plastic bags
- Charcoal

### 2025 Annual Appeal – Support the work we do for you!

The BHCA works every day to answer your calls and emails and respond to your concerns. We work with the city to improve life on Beacon Hill by advocating for brick repairs and repaving. We connect with utility companies to provide you with up-to-date information about how your address will be impacted. We are always available.

With your 2025 Annual Appeal donation, you can support this work we do for you.

Please make a tax-deductible gift today by visiting [bhcivic.org](http://bhcivic.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 and our thanks to all who have already contributed!







## Wu announces new North End, West End and Wharf District Neighborhood Liaison

Mayor Michelle Wu announced Maria Perez as the new North End, West End, Wharf District Liaison in the Office of Neighborhood Services. The Office of Neighborhood Services is integral in connecting residents to City services and resources, facilitating resident input in all aspects of local government, ensuring the appropriate City departments respond to constituent service requests, attending neighborhood meetings, and responding to emergencies such as fires to help displaced residents.

“Maria’s commitment and advocacy for her community is inspiring to many,” said Mayor Michelle Wu. “I’m proud to have her serve as our North End, West End, and Wharf District Liaison — helping connect residents to the unique resources the City provides and supporting them through any circumstances they face.”



Maria Perez.

Maria Perez is a third-generation North End resident. As the Liaison for the North End, West End, and Wharf District in the Mayor’s Office of Neighborhood

Services, Maria serves as a vital connection between City Hall and the communities she knows so well. Her work focuses on ensuring residents’ voices are heard, city services are accessible, and neighborhood pride is honored.

Maria is a graduate of Boston Public Schools and has deep roots in community work. She spent five years working with youth and families in Chinatown and previously served at the Nazzaro Community Center, where she oversaw youth and teen programming and dedicated countless volunteer hours giving back to the very place that helped shape her. Prior to joining the Mayor’s Office of Neighborhood Services, she worked at Massachusetts General Hospital. She continues her family’s legacy of civic engagement and neighborhood advocacy.

“My commitment to public

service is inspired by my family. I love Boston’s rich history, tight-knit communities and traditions,” said North End, West End and Wharf District Neighborhood Liaison, Maria Perez. “I look forward to ensuring residents’ voices are heard, city services are accessible, and neighborhood pride is honored.”

The Mayor’s Office of Neighborhood Services is led by Executive Director Lindsey Santana, who works alongside four deputy directors. Deputy directors directly supervise the liaisons and community engagement specialists who facilitate abutters meetings. North End native and former Neighborhood Liaison Ciara D’Amico will work closely with Perez to provide the North End, West End and Wharf District Neighborhood with deepened support and resources to help improve the

quality of life for residents.

“Maria’s background in public service, combined with her experience as a North End native, makes her a great choice for the liaison role,” said Lindsey Santana, Executive Director of the Office of Neighborhood Services. “She has begun building connections with community members in the North End, West End, and Wharf District. I encourage residents in her neighborhood to attend her Office Hours on Fridays, and her schedule can be found at [boston.gov/events](http://boston.gov/events).”

Community members can meet with their designated neighborhood liaisons at weekly office hours in-person every Friday to receive guidance on how to navigate City services.

## CITY PAWS

### Bred for the job

By Penny & Ed Cherubino

It is estimated that there are around 400 dog breeds recognized by the AKC and other registration groups. We have no idea how many mixes have resulted from intermingling the genes of these 400 breeds. Many breeds were developed initially for a specific purpose, namely to perform a particular job.

Some dogs are surrendered to rescue groups because they exhibit behaviors typical of their breed. The Border Collies you might see used for goose control work are often dogs that’re not suitable as family pets because their high energy and strong herding instinct make them unmanageable in a home.

#### Complex Genetics

Canines are adaptable, and many dogs who trot down city sidewalks and live in small city apartments are well-suited for their current role in life.

Most of us are aware that our dogs’ ancestors were herders, hunters, guardians, or royal lap-dogs. It follows that even after breeders have selectively changed some characteristics, other instincts remain. Having an outlet for those drives will make for a happier relationship.

#### What’s Your Dog’s Job?

Do you provide play or exercise that allows your pal to express their inner dog? Watching a retriever relentlessly dive into the water to fetch a ball, bring it back, drop it at their person’s feet, and then pleadingly dance about, hoping for another round, is the image of a happy pup.

When we see a Cairn Terrier walking along, nose to the ground, sniffing every inch of pavement, we know that this working dog is searching for signs of the vermin their great-great-grandfather was sent to find and dispatch in the cairns of Scotland.

Sturdy little Cairns still have the keen minds and problem-solving ability of great hunters. They also have strong necks, a drive to chase, capture, and give prey a vigorous, fatal shake. Today, they can enjoy this behavior with a stuffed toy. Or, if you are a very indulgent person, by taking part in ground competitions that allow terriers to hunt in underground tunnels.

#### Troublesome Traits

Cairns are also relentless diggers and might escape under a fence—something to keep in mind. The second advantage of knowing your breed’s traits is that it helps you understand the problems



High-energy herding dogs, with their strong herding instincts, can be unmanageable without a task to perform and plenty of exercise.

common to that type of dog and how to deal with those issues.

Basset Hounds and Beagles have loud voices designed to call the rest of the pack of hunters to them. Aside from singing along with a siren from an emergency vehicle, there are few appropriate opportunities for howling in the city. A howling dog needs early and lifelong training to control this instinct, which is the responsibility of any good neighbor. But, when that siren sound brings on

a howl in the park, why not play pack mate to your pup and join in. A good howl might brighten your day, too!

#### Serious Toys

Even toy breeds that seem suited only for life as companion animals have secret skills from ancient ancestors. The tiny Papillon is said to be a good little ratter. The Miniature Pinscher is an excellent watchdog and can be pretty vocal when strangers approach.

Large or small, purebred or a mix with a generous gene pool, learning more about your dog and letting them do a bit of the work that is part of their heritage can be fun. Knowing that they are only doing their job can help you deal with some of their ingrained habits.

*Do you have a question or topic for City Paws? Email [Penny@BostonZest.com](mailto:Penny@BostonZest.com) with your request.*



# Wu, officials celebrate first 100+ units converted from offices

Special to The Times

Mayor Wu, along with City and State officials, last week celebrated the first 141 homes that are currently under construction and being converted from former vacant office buildings, as part of the City of Boston's Office to Residential Conversion Program, 26 of which will be income-restricted. These buildings include 263 Summer Street, 129 Portland Street, 615 Albany Street, and 281 Franklin Street. The building at 281 Franklin Street, which will create 15 homes, will have tenants move in at the end of the summer.

"Boston is building the foundation for a stronger, more vibrant downtown through our dedication to housing, public safety, and economic growth. As cities across the country look to revitalize and reenergize their downtown neighborhoods, in Boston downtown foot traffic is up and commercial vacancies have been nearly cut in half with a focus on safety, business recruitment, and activation," said Mayor Michelle Wu. "The Office to Residential Conversion program is critical to this momentum. Today marks a major milestone for housing creation, with 780 units in the pipeline for the Office to Residential Conversion program and a groundbreaking for 141 of those new homes. Working with the state, the business community, and neighborhood partners, we're bucking national and local trends and transforming underutilized office space into homes for over a thousand new residents."

"Acknowledging the challenges in the construction industry today, it is extremely exciting that we can celebrate the conversion of multiple office buildings into



MAYOR'S OFFICE PHOTO BY JEREMIAH ROBINSON

*Mayor Michelle Wu joined local leaders to celebrate the official groundbreaking of an Office to Residential Conversion at 263 Summer St. in the Seaport. The project will be beginning construction this summer, creating 77 new homes.*

new homes in our Downtown," said Chief of Planning Kairos Shen. "This program is one part of our multi-pronged approach to expand housing options Downtown to respond to post-pandemic economic shifts and create a vibrant, 18-hour, mixed-use neighborhood."

The building at 263 Summer Street will create 77 homes in the historic district of Fort Point. As part of the conversion, the building will preserve the historic Boston Wharf Co. sign. At 60,000 SF, this is the first Article 80 Large Project to go through the Office-to-Residential Conversion Program and is located in close proximity to South Station, easily connecting it to the rest of the region.

"I want to thank Mayor Michelle Wu for her unwavering commitment to addressing Boston's office vacancy and housing shortages — not as separate problems, but as one extraordinary opportunity," said Owner

of Burns Realty & Investments, Adam Burns. "Your leadership has turned what could have been a crisis into a catalyst for reinvention, and we are proud to stand with you in that effort with this project at 263 Summer Street to redevelop this historic office building into 77 new homes."

The project at 129 Portland Street in the Bulfinch Triangle will create 25 homes. This is the first conversion project in the Bulfinch Triangle, made possible by recent zoning changes that made residential an allowed use in the neighborhood, which will help to facilitate more office-to-residential conversion projects.

The project at 615 Albany Street in the South End will create 24 homes. It is the first conversion project adding an additional floor on top to increase the number of housing units, while remaining consistent with the surrounding buildings in the historic South End

neighborhood, and preserving what was originally the old Naval Blood Research Laboratory building.

"We feel extremely lucky to be able to participate in Mayor Wu's Office to Residential Conversion program," said Owner of Construo Development Greg McCarthy. "We are excited to bring dozens of new homes to both the Bulfinch triangle neighborhood and the South End, while also hopefully bolstering the activity in these neighborhoods. We are currently working with staff on two more conversion projects that will hopefully have the same or even stronger impacts on the community. I believe this program provides solutions to multiple issues that are critical both now, and for the future of Boston."

"Revitalizing the downtown area by converting office space to residential units will be a tremendous boost to the area and will help create more housing units throughout the city," said Representative Aaron Michlewitz, Chair of the House Committee on Ways & Means (D-Boston). "I want to thank Mayor Wu and her administration for the vision and foresight into making these conversations a reality. I look forward to more events like this as we work together to create more much needed housing units across the city."

The program, which formally launched in October of 2023, has so far received 16 applications to create a total of 780 units of housing, 142 income-restricted, across 21 buildings and convert 620,000 SF of office space to residential space. Of those applications, 595 units have been approved by the BPDA Board. More than 100 units are also expected to begin construction this fall.

"We are thrilled to see the progress the Wu Administration has made on the Office-to-Residential conversion program in Downtown and its surrounding neighborhoods," said President of the Downtown Boston Alliance Michael J. Nichols. "The proximity our workforce lives to their Downtown jobs is the single strongest correlating factor in catalyzing higher rates of office visitation, while adding residences near Downtown offers improved local foot traffic to support Downtown restaurants and retailers. This program is making a meaningful difference in providing workers and families with new opportunities to live in the heart of our city and continues to have our full support."

The Office to Residential Conversion Program provides a 75% tax abatement for 29 years as an incentive to developers to convert vacant office spaces into residential units. This spring, the City expanded the program to include student and workforce housing. The goal of this program is to support owners and developers of older commercial office building spaces in converting them to residential units, while also increasing the housing stock in Downtown Boston. The program is also designed to respond to post-pandemic economic shifts that will prioritize expanding housing options Downtown, creating an 18-hour, mixed-use neighborhood.

The application will remain open through the end of the year, with approvals given on a rolling basis. Applicants to the program would commit to pull a full building permit and start construction by Dec 31, 2026 to get these much needed units built as fast as possible.

## Healey-Driscoll administration offering \$180,000 in grants to support higher education students with disabilities

Special to the Times

The Healey-Driscoll Administration announced it is opening applications for public colleges and universities to apply for \$180,000 in grant funding to support students with disabilities participating in Massachusetts Inclusive Postsecondary Education (MAIPSE) programs. MAIPSE enables certain students with severe disabilities to take part in undergraduate academic courses, extracurricular activities, internships, work experiences, and on

campus student life activities.

Higher education institutions can apply for MAIPSE planning or implementation grants and can use the funding for a variety of program supports, including student transportation costs, technology costs to ensure students have full access to curriculum, textbooks and coursework materials, consultants like employment specialists and peer mentors, training supplies, and staff salaries.

"These grants will lift barriers for students with disabilities, enabling learners to experience college, whether it's in a class-

room, through an internship or as part of a campus club," said Education Secretary Dr. Patrick Tutwiler. "Through MAIPSE, we are committed to supporting the development of more high-quality, inclusive programs so students of all abilities have access to the transformational opportunities of going to college."

"Students, campuses, and communities alike benefit when as many learners as possible can experience the tremendous personal and professional growth that higher education brings," said Commissioner of Higher Educa-

tion Noe Ortega. "I'm proud that Massachusetts and its campuses are dedicated to growing inclusive post-secondary opportunities, and these grants play a crucial role in delivering high-quality learning experiences."

In April, the Board of Higher Education unanimously approved the administration's proposed state regulations that established MAIPSE. MAIPSE aims to improve inclusive access to post-secondary educational opportunities for students ages 18 and over with severe disabilities who are otherwise not able to achieve the underlying

competency determinations needed to secure a high school diploma, including students with intellectual disabilities, severe autism spectrum disorder, and severe developmental disabilities.

All Massachusetts public community colleges, universities, and members of the University of Massachusetts system that have previously been awarded planning grant funding for an inclusive post-secondary program may apply for an implementation grant. Applications must be submitted online by July 31, 2025. Institutions can also apply for planning grants.

# Freedom Trail Specialty and Expanded Tours

Special to the Times

As we settle into the peak of summer, the Freedom Trail Foundation's 18th-century costumed guides are out on the Trail in full force, offering an expanded menu of fun and educational tours, including Walk Into History®, African American Patriots®, Rainbow Revolutionaries tours and more.

The Freedom Trail Foundation's current summer tour schedule offers Walk Into History® Tours from the Boston Common Visitor Information Center on the hour, daily, from 10:00 a.m. to 4:00 p.m., as well as 4:30 p.m. on Fridays, Saturdays, and Sundays. Additionally, the Foundation offers tours departing from the ArtsBoston booth, including Walk Into History® Tours daily at 10:30 a.m., 11:30 a.m., 12:30 p.m., and 3:30 p.m., as well as North End

Paul Revere Tours daily at 1:30 p.m. and 2:30 p.m.

For the first time in history, Foundation-led specialty tours will also step off this summer on Saturdays at 10:45 a.m., including African American Patriots® Tours on July 19 and August 26, and Revolutionary Women Tours departing on July 26 and August 23 from the Boston Common Visitor Information Center. Rainbow Revolutionaries Tours will depart on August 9 behind the Robert Gould Shaw & 54th Regiment Memorial in the Boston Common.

"Boston's iconic Freedom Trail, its historic sites, and the Foundation offer an array of activities to experience more Boston history year-round," said the Foundation's Executive Director Suzanne Segura Taylor. "The expanded tours schedule including the addition of specialty tours this summer

gives residents and visitors more opportunities to enjoy learning about 250 years of history on the Freedom Trail, as the Commonwealth, and City commemorates the sescentennial."

Walk Into History® Tours are the official 90-minute walking tour of the Freedom Trail featuring tales of high treason, mob agitations, revolutionary actions, and partisan fights, walking to 11 of Boston's historic Freedom Trail sites to and from Boston Common and Faneuil Hall. The North End Paul Revere Tour features stops along the Trail including the Paul Revere House, Old North Church, Copp's Hill Burying Ground, and other historic places in Boston's oldest neighborhood. The African American Patriots® Tours invite visitors to view history through the eyes of African American revolutionaries such as Crispus Attucks,

Phillis Wheatley, Prince Hall, Peter Salem, and more to discover the immense contributions of Black Bostonians during the American Revolution and beyond. Revolutionary Women

Tours allow tour goers to discover the women who took part in the American Revolution, and the generations of women that followed, inaugurating their own struggles for freedom and equality. Boston Freedom Trail's newly launched Rainbow Revolutionaries Tours illuminate the lives, loves, and fights for liberty of Boston's LGBTQ+ community, and explore how queer individuals have been making history for centuries.

Led by 18th-century costumed guides, Freedom Trail Foundation walking tours are \$17 for adults, \$15 for seniors/students, and \$8 for children, and include a

\$1 donation to the Freedom Trail Foundation's Preservation Fund. Tickets may be purchased at the Boston Common Visitor Information Center and The BOS Traveling Mobile Visitor Center (various locations), the ArtsBoston Booth, Samuel Adams Downton Boston Taproom next to historic Faneuil Hall, Old Town Trolley locations and ticket booths, and online at TheFreedomTrail.org.

All walking tours are available for group tours year-round by appointment and are perfect for tourist groups, family outings, birthday parties, company parties, corporate activities, team building, and more, and may be booked via phone reservation at (617) 357-8300.

For more information about the Freedom Trail and Freedom Trail sites, please visit TheFreedomTrail.org or call (617) 357-8300.

## State retailers set for sales tax-free weekend on Aug. 9, 10

Special to the Times

Saturday, August 9, 2025, and Sunday, August 10, 2025, are the official dates of Massachusetts' annual sales tax holiday thanks to actions taken by the Massachusetts Legislature today. During the holiday, the state's 6.25 per cent sales tax is suspended for most retail items priced under \$2,500.

A 2018 state law, which made the sales tax holiday permanent, requires the Legislature to vote to set the dates of the holiday each year. Both branches adopted resolutions setting this year's dates (S.2530 / H.4220), sponsored by Senator Adam Gómez (D-Springfield) and Representative Carole A. Fiola (D-Fall River).

"Lowering costs for Massachusetts residents and supporting local businesses is critical for our communities in this time of economic uncertainty," said Senate President Karen E. Spilka (D-Ashland). "I'd like to thank Senator Gómez, my colleagues in the Senate and our partners in the House for their work to set this year's

sales tax holiday."

"This year's temporary suspension of the sales tax will bring consumers needed economic relief while boosting revenue for small businesses and retailers," said House Speaker Ronald J. Mariano (D-Quincy). "I want to thank Chair Fiola and my colleagues in the House, along with our partners in the Senate, for their annual support for this economic development initiative."

"The sales tax holiday is a wonderful opportunity for our residents to get out into their communities, support local businesses, get their kids ready for school in fall or make a purchase that they've been putting off," said Senator Gómez, Senate Chair of the Joint Committee on Community Development and Small Businesses. "I am glad that our leaders here in the Legislature have been able to work and get this done again for our residents this year, and I look forward to hearing how residents are able to make the most of the tax reprieve."

"I was proud to sponsor the legislation establishing this year's sales tax holiday that helps boost our economy and provides support and relief for our residents and small businesses," said Representative Fiola, House Chair of the Joint Committee on Economic Development and Emerging Technologies. "This is an important weekend that helps bolster our

economy and I applaud my colleagues in passing this legislation to provide individuals, families and businesses across the Commonwealth with some relief."

"The sales tax holiday benefits consumers and businesses alike. I am pleased to support the tax free holiday and look forward to working with my clients to continue to build upon the one billion dollar tax cut the Massachusetts legislature enacted into law just a couple of years ago. Tax relief benefits all residents of the Commonwealth and is one of my continued priorities as we work to make Massachusetts affordable again," said State Representative Jeffrey Rosario Turco (D-Revere).

A spike in consumer activity routinely boosts indirect tax revenues. According to the Department of Revenue, the 2024 sales tax holiday generated \$3.54 million in indirect tax revenues due to increased economic activity.

At a time when consumers are seeing prices on store shelves spike, driven in part by federally imposed tariffs, this year's Massachusetts sales tax holiday will give shoppers a much-needed break. The holiday also encourages families looking to shop for back-to-school season to support local small businesses and retailers.

Information about eligible purchases is available on the Department of Revenue website.

## Boston Harbor Now announces first-ever overnight camping experience on Spectacle Island

Special to the Times

For the first time ever, campers can sleep under the stars on Spectacle Island. Boston Harbor Now invites you to Camp Spectacle—a one-of-a-kind overnight adventure packed with s'mores, stargazing, ranger-led walks, and breathtaking views of the Boston skyline. With round-trip ferry service from Downtown Boston included, this is your chance to experience the Harbor Islands like never before.

Whether you're a seasoned outdoor explorer or just looking for a unique summer escape, Camp Spectacle is your ticket to unplug, unwind, and enjoy nature without ever leaving the city.

Camp Spectacle is an overnight group camping experience on Spectacle Island, complete with fun programming and classic camp vibes.

Camping is set for Saturday, August 2 – Sunday, August 3,



2025. The ferries depart Long Wharf at 10:30 a.m., 12:30 p.m., 2:30 p.m., or 4:30 p.m.

Campers may set up tents after 5:30 p.m.

•Return ferries on Sunday: 11:30 a.m., 1:30 p.m., 3:30 p.m., or 5:30 p.m.

Included With Ticket:

•Roundtrip ferry transportation

•One-night group campsite

•Continental breakfast

•Ranger and Boston Harbor Now led games and nature walks

•S'mores

What To Bring: Everything you need for a backcountry-style campout: tents, sleeping gear, food, utensils, and outdoor clothing. ZaZ Restaurant will be open for concessions until 8:00 pm and light snacks and beverages are available on the ferry, and food can be picked up from Luke's Lobster at the Welcome Center on the Greenway before boarding.

Learn More & Register: Tickets and full details available online by scanning the QR code.

Boston Harbor Now works in partnership with public agencies, communities, and private and nonprofit partners to ensure a vibrant, accessible, and resilient Boston Harbor, waterfront, and islands. From ferries and festivals to climate planning and park access, Boston Harbor Now connects people to the Harbor and works to protect it for future generations.

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COUNCILLOR GABRIELA COLETTA HOLDS RECEPTION AT LUCIA

Photos by Derek Kouyoumjian

Boston City Councilor Gabriela Coletta Zapata held an Evening Reception at Lucia Ristorante in the North End. Constituents came to support her re-election campaign in which she promised to continue here work in improving the quality of life in her district, comprising the North End, Charlestown, and East Boston, along with the City of Boston.



Boston City Councilor Gabriela Coletta Zapata, Dr Sherri Raftery, Linda Riccio, and Suffolk County Sheriff's Department Director of Government Affairs James F Walsh.



Boston City Councilor Gabriela Coletta Zapata (2nd from left) with her husband Sebastian and her parents Ed and Nina Coletta.



City Councilor Gabriela Coletta Zapata's Liason to the North End Samantha Peracchi, Boston City Hall Liason to the North End Maria Perez, John Romano, Deputy Director of Neighborhood Services Ciara D'Amico, and Janine Coppola.



John Romano, Patrick Troy, and Attorney Richard Vita with Boston City Councilor Gabriela Coletta Zapata.



Boston City Hall Liason to the North End Maria Perez and her mother Andrea with Samantha Peracchi, City Councilor Gabriela Coletta Zapata's Liason to the North End.



Shown above, supporters of Boston City Councilor Gabriela Coletta Zapata applaud as she begins to speak. Shown to the left, Sal Giarratani, Andrea and Dan Delaney, and Catherine Lynn.



## COUNCILLOR GABRIELA COLETTA HOLDS RECEPTION AT LUCIA



Boston City Councilor Gabriela Coletta Zapata thanked everyone for their support noting: "The North End knows how to keep their elected officials accountable...thank you for your motivation."



Boston City Councilor Gabriela Coletta Zapata with Massachusetts State Rep Aaron Michlewitz.



Boston City Councilor Gabriela Coletta Zapata with State Rep. Dan Ryan.



Ivana Bonetti with Barbara and Doug Peterlin.



Boston City Councilor Gabriela Coletta Zapata's Chief of Staff Ellie Sanchez with Stacy-Michelle Reid.



Boston City Councilor Gabriela Coletta Zapata with Linda Riccio.



Sean Crompton and Rory Harrington.



Linda Riccio and Bill Berdy.



Barbara and Doug Peterlin with Boston City Councilor Gabriela Coletta Zapata and John Pregmon



Christopher Wilkins, Music Director

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# MBTA announces August service changes

Special to the Times

The MBTA has announced service changes in August on the Blue, Orange, Lowell, and Fitchburg lines.

Riders can find more information on service changes through in-station signage, in-station public announcements, and at [mbta.com/PlannedWork](https://mbta.com/PlannedWork). Transit Ambassadors and MBTA staff will be available on-site to offer information and assistance during these service changes. Riders are encouraged to subscribe to T-Alerts or to follow the MBTA on X @MBTA, @MBTA\_CR, and @MBTA\_CR\_Alerts for up-to-date service information.

## On the Blue Line:

The MBTA will perform continued work on the Blue Line in August to continue to rebuild the Line and ensure that additional sections of track are improved to the same state of good repair standards that support reliable and robust service. Crews will accomplish essential infrastructure upgrades, heavy track renewal, and other critical revitalization work. Building on the success of the Track Improvement Program, this regular, planned renewal and revitalization work is ongoing and continuous, ensuring the long-term stability of our infrastructure and preserving the system for future generations of riders.

To accomplish this work, the following service suspension will take place:

Blue Line service will be suspended between Airport and Wonderland for nine days, August 9 – 17.

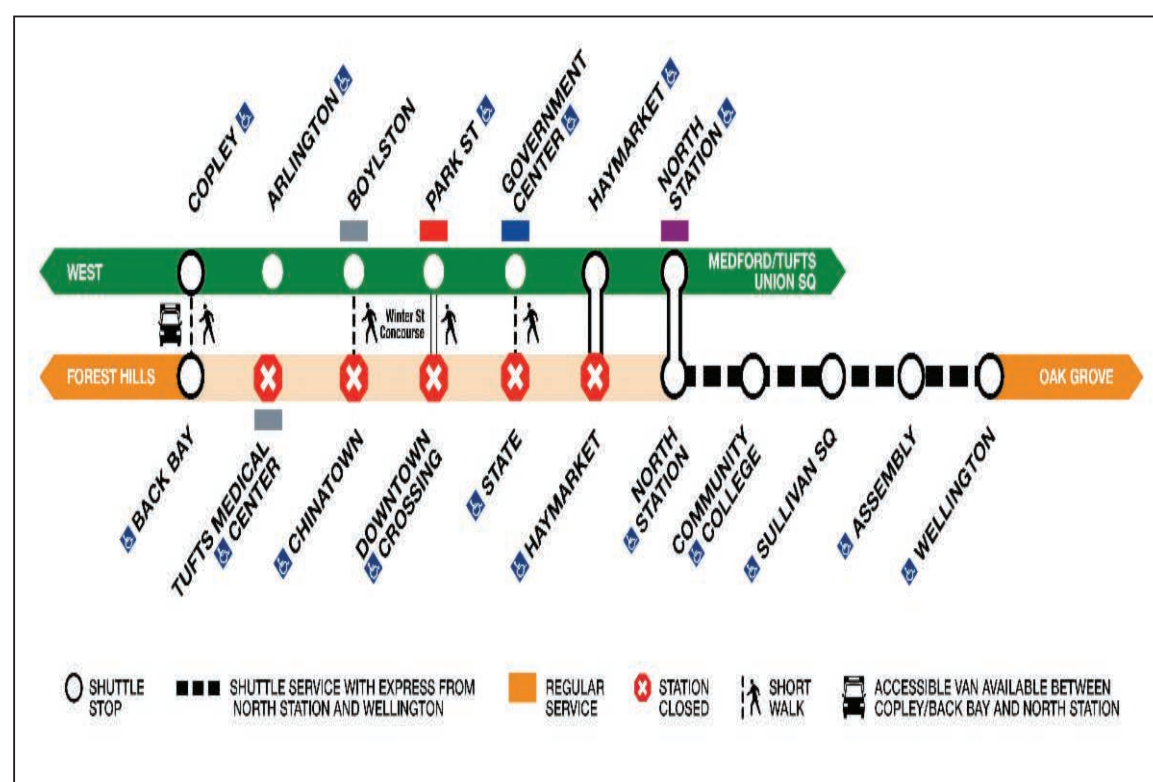
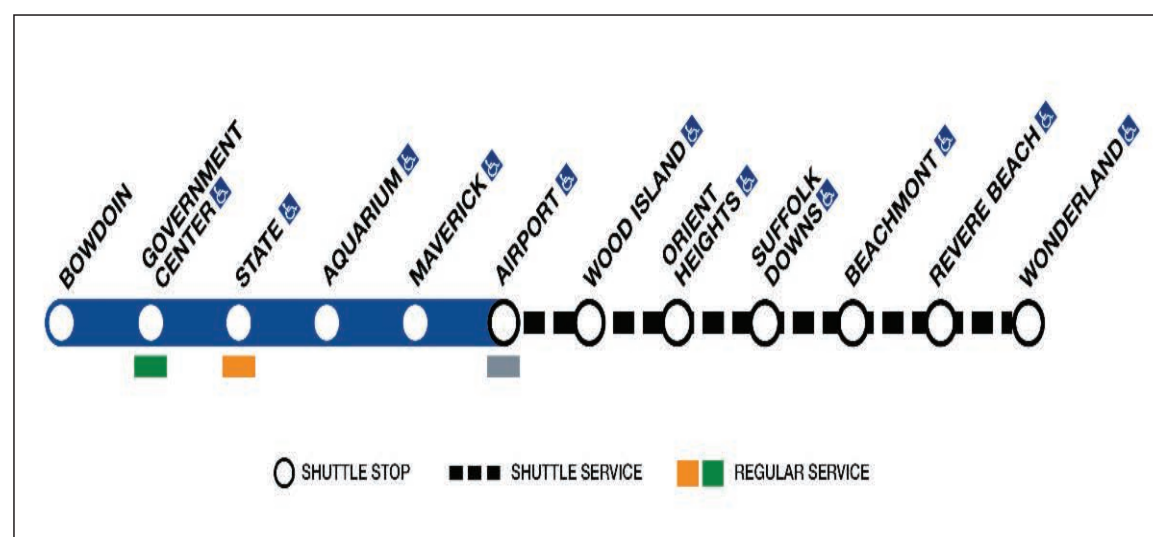
Free and accessible shuttle buses will make stops at all stations during this service change.

Riders using shuttle buses should budget ample extra travel time. For example, a rider traveling to Government Center from Wonderland should budget at least an additional 20 – 30 minutes of travel time in addition to their regular commute.

Riders using regular Blue Line train service between Bowdoin and Airport should also budget extra travel time. The time between each weekday train will be approximately 10 minutes, which is about double what it is typically.

## On the Orange Line:

The MBTA will accomplish signal upgrade work on the Orange Line in August. By upgrading its signals, the MBTA will significantly increase operational efficiency and improve scheduling reliability



for riders.

To accomplish this work, the following service suspension will take place:

Orange Line service will be suspended between Wellington and Back Bay during the weekends of August 2 – 3, August 9 – 10, and August 23 – 24.

Free and accessible shuttle buses will operate during this service change.

Local shuttle buses will make all stops between Wellington and North Station.

Express shuttle buses will operate directly between Wellington and North Station.

For service through the downtown area near Back Bay, riders are encouraged to utilize parallel Green Line service between North Station and Copley (which is less than a quarter-mile or about a four-minute walk from Back Bay). The MBTA will increase Green Line service during this time to accommodate Orange Line riders.

There will be free fares with

the fare gates open at Back Bay, Copley, Wellington, and North Station.

Riders are encouraged to consider fare-free Commuter Rail service between Oak Grove and North Station as well as between Forest Hills and South Station.

Accessible vans will be available at downtown Orange Line stations between Back Bay and North Station as well as Copley on the Green Line.

## On the Lowell Commuter Rail Line:

The MBTA will perform work on the High Line Bridge Replacement Project in Somerville in August. The High Line Bridge carries the Lowell Line over the High Line access road as well as a railroad yard in Somerville between North Station and West Medford. When complete, the project will provide safer, more resilient, more reliable service on the Lowell Line; bring the bridge into a state of good repair; reduce future maintenance costs; and reduce unplanned service impacts and delays.

To accomplish this work, the following service suspension will take place:

Lowell Commuter Rail Line service will be suspended between North Station and Lowell during the following dates:

Beginning at approximately 10 PM on Friday, August 15, and continuing through the entire weekend, August 16 – 17.

Beginning at approximately 10 PM on Friday, August 22, and continuing through the entire weekend, August 23 – 24.

A dedicated diversion schedule will be available on [mbta.com](https://mbta.com).

Free and accessible shuttle bus service will replace train service between North Station and Lowell.

There will be no shuttle bus service at Winchester Center. Passengers should instead use Wedgemere Station as an alternative shuttle bus location.

## On the Fitchburg Commuter Rail Line:

The MBTA will perform work in August as part of the North Station Terminal Area Signal System Improvement Project. This project is replacing the obsolete signal system that controls the movement of MBTA Commuter Rail and Amtrak trains in and out of North Station with a new, state-of-the-art microprocessor system that requires less maintenance and reduces failures and train delays. The area where work is taking place is a complex network of tracks and switches that connect the station tracks at North Station, five major Commuter Rail lines, and the Boston Engine Terminal where trains are stored and maintained.

To accomplish this work, the following service suspension will take place:

Fitchburg Commuter Rail Line service will be suspended between North Station and Porter Square during the weekends of August 16 – 17 and August 23 – 24.

Passengers can instead utilize existing subway service on the Red and Green Lines.

To travel from Porter Square to North Station, passengers can take Ashmont/Braintree-bound Red Line service to Park Street, connect to Union Square/Medford/Tufts-bound Green Line service, and disembark at North Station.

To travel from North Station to Porter Square, passengers can take Riverside/Heath Street-bound Green Line service to Park Street, connect to Alewife-bound Red Line service, and disembark at Porter Square.

The MBTA previously announced service changes in July. More information is available here.

The MBTA understands how these service changes affect riders' daily travels during this period, but we are committed to improving your travels long term with more reliable, timely, and safe service. We thank riders for their patience as we deliver this important work and for continuing to ride our system.

For more information, visit [mbta.com/PlannedWork](https://mbta.com/PlannedWork) or connect with the T on X @MBTA and @MBTA\_CR, Facebook /TheMBTA, Instagram @theMBTA, Threads @thembta, or TikTok @thembta.



## LOCAL STUDENTS EARN ACADEMIC HONORS

### BUTZ NAMED TO DEAN'S LIST

Assumption University has announced that John Butz, of Beacon Hill, Class of 2028, has been named to the University's Dean's List for the spring 2025 semester. Students named to the Dean's List must achieve a grade point average of 3.5 for a five-class, 15-credit semester to be included on the prestigious list, which is announced at the completion of the fall and spring semesters.

"Earning the right to be named to the Assumption University's Dean's List is an extraordinary accomplishment and we congratulate those students who demonstrated exemplary academic excellence this semester," said Assumption University President Greg Weiner, Ph.D. "These students have demonstrated a deep commitment to the pursuit of truth in the company of friends that lies at the heart of the Catholic liberal education Assumption provides."

Assumption University, founded in 1904 by the Augustinians of the Assumption, is a premier New England university for high-quality education, integrating career preparation and education of the whole person, drawing upon the best in the rich and centuries-long tradition of Catholic higher education. Assumption's graduates are known for their intellectual seriousness, thoughtful citizenship, and devotion to the common good. The University offers 37 majors and 49 minors in the liberal arts, sciences, business, nursing, professional studies, and other areas, as well as graduate degrees and professional credentials. For more information about Assumption University, please visit [assumption.edu](http://assumption.edu) or follow us @AssumptionUMA.

### BRADLEY NAMED TO SPRING DEAN'S LIST

William Bradley, a member of the Class of 2026 from Beacon Hill, has been named to the Spring 2025 Dean's List at Stonehill College. To qualify for the Dean's List, students must have a semester grade point average of 3.50 or higher and must have successfully completed all courses for which they were registered.

Stonehill College, a Catholic institution of higher learning, was founded by the Congregation of Holy Cross in 1948. Located on the beautiful 387-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.

### ZIRUI ZHONG COMPLETES INTENSIVE RESEARCH PROJECT

Zirui Zhong of the West End, a member of the class of 2026 majoring in Biology and Biotechnology and Psychological Science at Worcester Polytechnic Institute (WPI), was a member of a student team that recently completed a professional-level research-driven project titled "Highlighting Failure and Struggle."

Known as the Interactive Qualifying Project (IQP), this project is a core part of the innovative undergraduate experience at WPI. Centered around project-based learning, this hands-on approach offers students opportunities to help develop thoughtful solutions to open-ended problems. These real-world problems affect the quality of life for people in the communities where students work, giving students a chance to make a difference in the world before they graduate. All WPI undergraduates are required to complete an IQP, usually in their junior year, through which they apply science and technology to address an important societal need or issue. About two-thirds of WPI students complete their IQP at one of the university's 50+ off-campus project centers located in more than 30 countries around the world.

"The WPI project-based curriculum's focus on global studies brings students out of the classroom and their comfort zones and into the global community to apply their knowledge and to solve problems," said Professor Kent Rissmiller, professor of International & Global Studies and associate dean of The Global School. "Students are immersed

in all aspects of a different culture-from the way people live and work to the values they hold to the foods they eat, all valuable perspectives for surviving and thriving in today's global marketplace. They also learn the meaning and magic of teamwork; make a real and meaningful difference in their host community; and gain a competitive edge for any resume, or graduate or professional school application."

WPI is a top-tier STEM-focused research university and a recognized pioneer and global leader in project-based learning. Found-

ed in 1865 on the principle that students learn most effectively by applying the theory learned in the classroom to the practice of solving real-world problems, WPI's continued mission is to transform lives, turn knowledge into action to confront global challenges, and revolutionize STEM through distinctive and inclusive education, projects, and research. WPI's project-based curriculum engages undergraduates in solving important scientific, technological, and societal problems throughout their education and at more than 50 project centers around the

world. Today WPI offers more than 70 bachelor's, master's, and doctoral degree programs across 18 academic departments in science, engineering, technology, business, the social sciences, and the humanities and arts. To help address ongoing challenges, improve lives, and help create a more sustainable world, WPI faculty and students pursue groundbreaking research in such areas as the life sciences, smart technologies, materials and manufacturing, and global initiatives.

## NORTH WASHINGTON STREET BRIDGE CONSTRUCTION UPDATE

The Construction Look-Ahead through August 2 for the North Washington Street Bridge is as follows:

#### Scheduled Work

Finalize pavement markings  
FRP fascia screening installation  
Marine fender and dolphin pile work

#### 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:

July 24, at 8 p.m., July 31, at 7:30 p.m., and August 1, at 7:30 p.m.

How can I find more information?

Stay up-to-date and informed by following @MassDOT on X, formerly known as Twitter, and Mass 511 for real-time updates, visiting the project website, or emailing us with any questions.

You can also sign up to receive project updates via email by clicking this link.

Project website: [Mass.gov/north-washington-street-bridge-replacement](http://Mass.gov/north-washington-street-bridge-replacement)

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

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# Boston Lyric Opera announces its 49th season, bookended by Verdi's "Macbeth," and Donizetti's "Daughter of the Regiment" set during the American Revolution



Boston Lyric Opera (BLO) announced its line-up for the 2025/26 Season – its 49th – with a diverse range of productions from classic opera to innovative contemporary works and a number of collaborations with other high-profile Boston cultural institutions. Full season details are below and on [BLO.org/season](http://BLO.org/season).

BLO's main season features Giuseppe Verdi's *Macbeth*, Samuel Barber's *Vanessa* in collaboration with Boston Symphony Orchestra, Gustav Mahler's *Song Of The Earth*, Gaetano Donizetti's *Daughter Of The Regiment*, and the new opera revue *Ride Of The Valkyries*!

Three concerts are part of the BLO's 2025/26 Season including: Mahler's Symphony NO. 3 in collaboration with Celebrity Series of Boston; Raehann In Recital, a performance by mezzo-soprano Raehann Bryce-Davis at BLO's Opera + Community Studios in Fort Point; and *She Was There*, a concert presented in partnership with *Castle of Our Skins* that blends opera, spirituals and contemporary works to illuminate the overlooked stories of revolutionary Black women in America.

BLO continues its ongoing series of free and affordable community music events, including this summer's return of the popular free mobile opera program *Street Stage*, which will be pro-

duced across the city of Boston with a variety of partners.

"Our 49th season strengthens bonds across neighborhoods, generations, cultures and ideas," says Stanford Calderwood General Director & CEO Bradley Vernatter. "From the ambitious grandeur of opera at the historic Emerson Colonial Theatre to the innovation of our signature installation performances and collaborations in community spaces across the city, this season reflects the heartbeat of Boston Lyric Opera. Together, we engage hearts and minds, and embrace new possibilities for ourselves and the communities we share."

## MACBETH



Opening the season is Giuseppe Verdi's powerful tragedy, *Macbeth*, based on William Shakespeare's classic play and performed at the Emerson Colonial Theatre October 10 and 12, 2025. Conducted by David Angus and directed by Steven Maler (who helmed BLO's free *Romeo and Juliet* on the Boston Common in 2022), this production stars Norman Garrett in the tyrannical title role and Alexandra LoBianco as the scheming Lady Macbeth. Blending Shakespearean drama with Verdi's

compelling music, *MACBETH* offers a dark and supernatural tale of ambition and fate. Additional casting includes David Junghoon Kim as Macduff, Zaikuan Song as Banquo, Omar Najmi as Malcolm and Vera Savage as Lady in Waiting.

## RIDE OF THE VALKYRIES!



On November 12, 2025 BLO will premiere the new operatic revue, *Ride Of The Valkyries!*, with a distinctive take on epic arias and popular stories through unexpected mashups and high-flying musical moments. With Christine Goerke and Morris Robinson leading the cast, and BLO Music Director David Angus conducting members of the BLO Orchestra, the show hurtles audiences from the heights of Wagner's mountaintops to the serene canals of Venice in a fast-paced show that promises great music and extraordinary singing. Performance takes place at the SoWa Power Station in Boston's South End neighborhood, a new venue in BLO's 20-year history of installation performances at unique locations.

## VANESSA



On January 8 and 10, 2026, BLO presents Samuel Barber's 1958 masterwork *Vanessa*, with a libretto by Gian Carlo Menotti, in collaboration with the Boston Symphony Orchestra at Symphony Hall. BSO Music Director Andris Nelsons leads a team of highly acclaimed opera stars in this cosmopolitan and nostalgic Pulitzer Prize-winner about lost love and the consequences of self-delusion. The *VANESSA* cast includes soprano Jennifer Holloway in the title role, mezzo-sopranos Samantha Hankey (as Erika) and Anne Sofie von Otter (as the Old Baroness), tenor Pavel Černoch (Anatol), baritone Thomas Hampson (Old Doctor) and bass Wei Wu (Major Domo/Footman). The production features the Tanglewood Festival Chorus (James Burton, Conductor) and Boston Lyric Opera Chorus (Brett Hodgdon, Chorus Director).

## SONG OF THE EARTH



Spring starts with Gustav Mahler's *Song Of The Earth* (*Das Lied von der Erde*), to be staged as an installation from March 20-29, 2026 – the first such performance in BLO's renovated Opera + Community Studios in Fort Point. The performance will be conducted by David Angus and directed by Anne Bogart (BLO's *The Handmaid's Tale*, *Bluebeard's Castle/Four Songs*, and *Carousel*). Raehann Bryce-Davis and Brandon Jovanovich star. Using the Arnold Schoenberg arrangement of Mahler's score, with text from poet Hans Bethge's collection *Die chinesische Flöte*, this 1909 work for two voices and orchestra is a meditation on the transience of life, the inevitability of death, and the beauty and sorrow of earthly existence.

## DAUGHTER OF THE REGIMENT



BLO returns to the Emerson Colonial Theatre April 24-May 3, 2026 for a production of Gaetano Donizetti's *Daughter Of The Regiment*, featuring new English dialogue by playwright Kirsten Greenidge (who revised the spoken word text for BLO's *The Anonymous Lover*). Greenidge resets the story of a young woman adopted by a troop of soldiers during the American Revolution and models the young woman after Massachusetts native Deborah Sampson. The production aligns with the national 250th commemoration of American independence. Conducted by Kelly Kuo and directed by John de los Santos, *Daughter Of The Regiment* features Brenda Rae in the title role of Marie, Spencer Britten as Tonio and Kenneth Kellogg as Sulpice. Additional details and casting will be announced soon.

"This season, strong women are at the center of our stories," says BLO Artistic Director Nina Yoshida Nelsen. "From Lady Macbeth's fierce ambition to Marie's joyful defiance in *Daughter of the Regiment* and the emotional odyssey of *Das Lied von der Erde*—these are portraits of strength in all its forms. That same spirit resonates

in the comic reimagining of dialogue by Kirsten Greenidge, the bold theatrical vision of Anne Bogart, and the powerful artistry of Christine Goerke. The insight, creativity and resilience of women guides us toward new perspectives and enriches the heart of the stories we share."

## More Performances

The Boston Lyric Opera Chorus (Brett Hodgdon, Chorus Director) joins with St. Paul's Choir School (Brandon Straub, Music Director) for a performance of Gustav Mahler's *Symphony No. 3* by the Budapest Festival Orchestra at Symphony Hall on February 10, 2026. This one-performance event, conducted by Iván Fisher and featuring mezzo-soprano Gerhild Romberger, is presented by *Celebrity Series of Boston* in collaboration with BLO.

Acclaimed mezzo-soprano Raehann Bryce-Davis inaugurates BLO's recital series March 24, 2026 with *Raehann In Recital* in the intimate environment of its Opera + Community Studios theater in Fort Point. Bryce-Davis – "one of the best mezzo-sopranos of this generation," *New York Observer* – leads a performance spanning opera, art song and contemporary works, including selections from her recent release "Evolution" (Lexicon Classics). Bryce-Davis says the album reflects stories of her family, her Mexican/Jamaican roots, and her upbringing as "a Black girl in a small Texas town." 7:30pm, BLO Opera + Community Studios.

In collaboration with *Castle of Our Skins*, the Museum of African American History (MAAH) and the West End Museum, Boston Lyric Opera will co-produce a performance of *She Was There* on June 14, 2026, the culmination of a two-day event aligned with America 250 commemorations. Inspired by the African American spiritual, "Were You There (When They Crucified My Lord)," the performance reimagines the stories that live in cultural memory and centers those of Black women present at historical moments. Performance is at MAAH.

## Community Programs

### Street Stage

BLO's mobile opera performance series *Street Stage* comes to East Boston, the South End the Greenway, South Boston and Jamaica Plain this summer, bringing the power of live opera directly to Boston residents. What began as a creative response to the pandemic has grown into a beloved

See BLO Page 14

## CALL TO ARTISTS!

## WHAT IS HOME?

Personal Reflections on a Universal Theme

The Artists' Group of Charlestown Fall 2025 Exhibition



Exhibition Dates: October 3 - 19, 2025

Submissions: July 14 - September 17, 2025

To Submit: [ArtistsGroupofCharlestown.com](http://ArtistsGroupofCharlestown.com)

StoveFactory  
Gallery



523 Medford Street,  
Charlestown

Detail of "Eddie At The Piano"  
© Carol Schweigert





# 2025 EVENT SCHEDULE

## FRIDAY, JULY 25

**Festival Hours: 10AM-10PM**

**8:00 AM- 5:00 PM:** Sculpting Competition

## SATURDAY, JULY 26

**Festival Hours: 10AM-10PM**

**8:00 AM- 2:00 PM:** Sculpting Competition

**4:00 PM:** People's Choice Voting Ends

**6:30 PM:** Awards Ceremony  
*AT THE WILLIAM G. REINSTEIN BANDSTAND*

**9:00 PM:** Fireworks Extravaganza

## SUNDAY, JULY 27

**Festival Hours: 10AM-10PM**

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BLO (from pg. 12)

tradition across the city. Whether staged in charming neighborhood settings or on BLO’s custom-built mobile stage, Street Stage brings world-class live performances that are free and open to all. Additional Street Stage locations will be announced soon.

Boston Public Library

In summer and fall of 2025, Boston Lyric Opera continues its long-standing creative partnership with the Boston Public Library (BPL) through two engaging public programs, “Concert in the Courtyard” and “Opera Night at the BPL,” that offer free performances and conversations that bring opera to audiences of all backgrounds.

“Concert in the Courtyard” takes place August 29, 2025 in the intimate outdoor quadrangle of the BPL Copley Branch’s historic McKim Building. The concert features BLO’s Jane & Steven Akin Emerging Artists who offer audiences a chance to hear repertoire from the upcoming season and opera favorites.

“Opera Night at the BPL” combines dynamic music with conversations that explore the ideas shaping opera in Boston today. Live performances include show-stopping favorites, re-imagined classics and works from the company’s recent and upcoming seasons. Designed for opera fans and newcomers alike, “Opera Nights” demonstrates music’s revolutionary spirit and opera’s powerful resonance.

Opera Innovators Series

Presented in partnership with Boston Conservatory at Berklee, the “Opera Innovators Series” is a dynamic educational and professional development program that offers BLO’s Jane & Steven Akin Emerging Artists – and Boston Conservatory voice students – access to masterclasses, workshops and collaborative projects

CRIME (from pg. 1)

The rate of rapes and attempted rapes also held steady in the district at 11 incidents in both 2024 and ’25, falling short of the five-year average of 12.8 incidents in that category.

Robberies and attempted robberies saw a slight decline as the number dropped from 81 in ’24 to 76 this year, while 76 is also the five-year average in this category.

Incidents of domestic aggravated assault were up over 18 percent, with the number rising to 13 from 11 last year. The five-year average in this category for the district is 14.8 incidents.

Conversely, incidents of non-domestic aggravated assault saw a nearly 22-percent as the

### BLO’s Street Stage

Boston Lyric Opera’s Street Stage was born in 2020, created to bring the power of live opera directly to communities during a time when gathering safely was a challenge. What began as a creative response to the pandemic has grown into a beloved tradition across Greater Boston. Our custom-built mobile stage brings world-class, live performances to parks, plazas, and street corners, completely free and open to all. Whether you’re a longtime opera lover or hearing it for the first time, BLO Street Stage invites everyone to experience the joy of live music, right in their own neighborhood.

**Join us for Boston Lyric Opera’s  
2025 Summer Street Stage Series!**

Street Stage @ SoWa Open Market (South Boston)  
July 27 | 11:00am

Street Stage @ Rose Kennedy Greenway (Downtown)  
July 30 | 6:30pm

Street Stage @ Moakley Park Summer Nights (South Boston)  
August 20 | 5:30pm

Street Stage @ Charlestown Navy Yard  
August 23 | 3:30pm

Street Stage @ Curtis Hall (Jamaica Plain)  
September 11 | 6:30pm

with visionary leaders in the field. Masterclasses welcome members of the public to watch as leading guest artists help shape young opera singers’ voices, stage presence, and confidence. Previous seasons’ guest artists have included Larry Brownlee, Jamie Barton and others. The 2025/26 lineup will be announced later.

Opera on Tour: Opera for Kids in Boston Neighborhoods

Boston Lyric Opera brings lively, one-hour performances to locations around the city, designed to spark curiosity and creativity in young audiences. Professional singers, musicians and a teaching artist lead these interactive events to get kids on their feet and exploring opera through music,

storytelling and movement. This year’s tour features excerpts and storytelling from Daughter Of The Regiment – a playful introduction to BLO’s April production.

Tickets

Many of BLO’s performances are ticketed events. Two-, three- and four-part subscriptions for Macbeth, Ride of the Valkyries, Song of the Earth and Daughter of the Regiment are available now. Subscribers receive early access to tickets for Vanessa, Mahler’s Third, and Raehann in Recital. Individual tickets for all performances will be available later. Information on season tickets is available at blo.org/subscriptions.

# 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.
- 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.

### 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.



Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
BACK BAY			
Daylor, Susan R	Carroll, John F	10 Dartmouth Pl #1	\$845,000
Rohtstein, Rhonda A	Wang, Rui	111 Marlborough St #1	\$1,580,000
Dodyk, Marcus	Barber, Matthew C	176 W Canton St	\$6,100,000
333 Highland Avenue LLC	Andrew Gordon 2011 T	180 Beacon St #4A	\$1,550,000
First Comm Intl LLC	Stanzler, Marjorie C	2 Commonwealth Ave #16B	\$15,000,000
First Comm Intl LLC	Stanzler, Marjorie C	2 Commonwealth Ave #16C	\$15,000,000
First Comm Intl LLC	Stanzler, Marjorie C	2 Commonwealth Ave #16D	\$15,000,000
Caragher, Seamus	Mcmoran, Shona E	21 Beacon St #4I	\$800,000
Makhlouf, Usama	Ellis L Phillips Fndtn	233 Commonwealth Ave #2	\$630,000
Makhlouf, Usama	Ellis L Phillips Fndtn	233 Commonwealth Ave #2	\$630,000
Cline, Michael B	Shaw I Rt	259 Marlborough St #7	\$4,500,000
Mccourt, Conor F	276 Marlborough LLC	276 Marlborough St #G1	\$675,000
Lados, Diana A	Gao, Huajian	280 Beacon St #42	\$880,000
Bryant Back Bay 302 LLC	Elizabeth Ramos RET	301-319 Columbus Ave #302	\$2,650,000
337 Marlborough St LLC	Macgrath, Mark H	337 Marlborough St #3	\$2,600,000
Van Dorp, Peggy H	Walden Investments LLC	400 Stuart St #17H	\$1,175,000
Horbaczewski, Henry Z	Trinitarias Corp	400 Stuart St #18B	\$2,040,000
Hastings, Emma	Hexagon Enterprises LLC	408 Beacon St #2	\$4,875,000
410 Beacon Street Rt	410 Coinpurse Rt	410 Beacon St	\$12,000,000
Andrews, Clark	Bartley, Nancy J	42 W Newton St #A25	\$850,000
Rybarski, Alec	Weerasiri, Rachel D	462 Beacon St #2	\$525,000
Mukherjee, Atashi R	Benchikni, Abdellah	483 Beacon St #12A	\$450,000
Leland, Todd	Kwon, Young-Min	50 Commonwealth Ave #302	\$1,465,000
Pan, Yuping	Zhang, Feihan	520 Beacon St #4C	\$575,000
Shi, Bin	Walter Weibrecht T	534 Beacon St #707	\$789,000
2 Propco LLC	Boston Blue LLC	93-95 Newbury St	\$37,800,000

BEACON HILL

Rodrigues, Adrian	Maritz, Paul	10 Bowdoin St #406	\$1,550,000
Hoenig, Jennifer P	River Street Place 3 Rt	3 River Street Pl	\$1,900,000
Lall, Vikas	Yu, Kenneth	3531 Washington St #326	\$970,000
Penny Investments LLC	Ivy Smith Lt	49 Hancock St	\$850,000
Nassery, Najilla	Wan Ft	580 Washington St #8E	\$950,000
Hendrickson, Meghan	Todd L Goldberg RET	602 Tremont St #1	\$2,800,000
Maisie Nt	South Russell Limited LL	65 Anderson St #2C	\$2,600,000
Merkenschlager, Julia E	Garrity Stephen T Est	654 Tremont St #2	\$840,000
Hull, William N	Marilyn B Mccurdy T	73 Pinckney St #7	\$825,000
Studio Kuro LLC	Fischer Mcmorrow Prop LL	76 Charles St #76	\$625,000
Dang, Nhat X	Saraf, Sharad	8 Whittier Pl #22B	\$575,000
Patton, Edward B	Christine Kromer RET	94 Chestnut St #2	\$4,205,000

DOWNTOWN/WATERFRONT

Veselinov, Zhorzh V	Chen, Kuo-Hao	1 Franklin St #1402	\$990,000
Klaus, Stephen	Waldern Investments LLC	1 Franklin St #1409	\$1,080,000
Arikan, Omer	Samhold Inc	1 Franklin St #2806	\$1,175,000
Aquilino, Kenneth S	Dillon, Michael P	120 Lincoln St #3C	\$707,000
Rockland T Phoenix LLC Sh	Anchor LLC	21 Merchants Row #1	\$2,100,000
Du, Yan	Malik, Ashish	3 Avery St #606	\$850,000
Mustafa, Merita	Quinn, Sarah	357 Commercial St #219	\$495,000
Bayliss, Theodore P	Quinn South End LLC	370-380 Harrison Ave #PH1K	\$2,999,000
Wheeler Road Rt	Frangos, Cassandra A	65 E India Row #18G	\$1,074,000



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PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The door in the last clue is on 12 Louisburg Square. In the book “Beacon Hill A Walking Tour,” author A. McVoy McIntyre wrote, “If one may rise to the metaphor that Boston wears Beacon Hill as a brooch upon its cityscape – then, indeed, Louisburg Square is the gemstone.”

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

THIS WEEK'S CLUE





# BHAC approves Brimmer Street design review application

By Dan Murphy

The Beacon Hill Architectural Commission gave the green light to a design review application for 27 Brimmer St. during the commission's monthly public hearing, which was held virtually on Thursday, July 17.

The proposed work comprises the installation of two 20½-inch tall wall sconces on either side of the building's front entrance; the installation of a series of window planter boxes on the rear façade (with the lower level obscured from view from a public way); and the replacement of an existing rear garden fence with a brick wall to be outfitted with a black, paneled door.

The motion to approve this application, put forward by Commission Chair Mark Kiefer, was unanimously approved by himself, Vice Chair Arian Allen, and Commissioners Ralph Finegold and Sandra Steele; it came with several provisos, including that in lieu of the proposed brick, the rear fence be rebuilt in wood and modeled "substantially" after and in harmony with neighboring wood fences.

The new fence should also be no taller than the existing fence per another proviso while the design

of the new fence would ultimately be delegated to BHAC staff (Nicholas Armata) for approval before construction begins.

The commission had reviewed a previous design review application for 27 Brimmer St. at its June 26 virtual public hearing and approved several components of the application at that time. But the applicant was advised then they would need to submit another application for the proposed wall sconces.

In another matter, the commission unanimously approved a motion to approve as submitted a design review application to replace a badly deteriorated wood gate at 111 Pinckney St., with a new wood gate to be painted with Benjamin Moore high-gloss black and equipped with a polished brass lockset.

Likewise, the commission unanimously approved a motion, put forward by Chair Kiefer, to approve as submitted a design review application for 78 Beacon St., with proposed work including the restoration of the front curb and stoop, along with the replacement of two light fixtures with new fixtures in an antique bronze finish.

Chair Kiefer's motion also came with provisos that the

granite in the curb and stoop be repaired using a dutchman technique (whereby the damaged area is removed and replaced with a custom-fitting piece, rather than replacing the whole slab); that a sample of the materials, including mortars, be submitted to staff prior to construction commencing; and that if the dutchman technique proves not to be feasible in this instance, the applicant then return to the commission with a new application.

"I think we would really want the applicant to demonstrate the need to replace it," added Chair Kiefer.

The commission unanimously approved a design review application for 28-30 Mount Vernon St., which entailed the reconstruction of two brick chimneys.

The height of the new chimneys will remain the same at 26 inches, but their depth will each be reduced by 12 inches, said Jim McCluskey, general contractor on the project.

McCluskey said the city had authorized an emergency order for the immediate removal of the chimneys, after the contractor had uncovered structural issues while repairing leaks in them.

The reduced depth of the new chimneys is now necessary for



The property at 27 Brimmer St.

D. MURPHY PHOTO

structural reasons, added McCluskey.

The motion to approve this application, submitted by Chair Kiefer, came with several provisos, including that the applicant must provide documentation from a structural engineer demonstrating the chimneys are in fact beyond

repair.

A violation for 51 Charles St. to ratify unapproved signage at that location was also scheduled for the hearing, but that matter ultimately wasn't heard by the commission due to the applicant's failure to appear.

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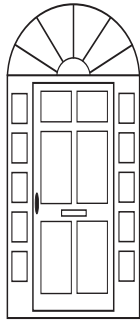


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