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THE BEACON HILL TIMES

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

TURNING BAD WEATHER INTO FUN



NOLA SHANBAUM PHOTOS

Sledders enjoying the snow on the Boston Common.

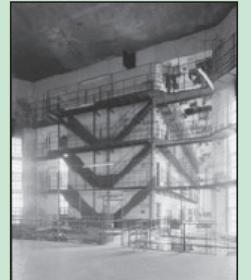
A major snowstorm arrived in Boston Sunday, blanketing the neighborhood over the course of two days with more than 20 inches of snow. See more photos on Pages 12 and 13.

Nola Shanbaum is a student in the Boston University Journalism program.



Kenjiro Kanagy and Lucas Belfanz tube down a hill on the Boston Common.

BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER



Left, the Charles Street Jail, circa 1960, and right, the Liberty Hotel today.

Bricks & Bubbles Buzz

Our Brick & Bubbles: A Celebration of Preservation fundraiser at the Liberty Hotel is less than five weeks away!

Join us on March 5th at 7pm at the Liberty Hotel for

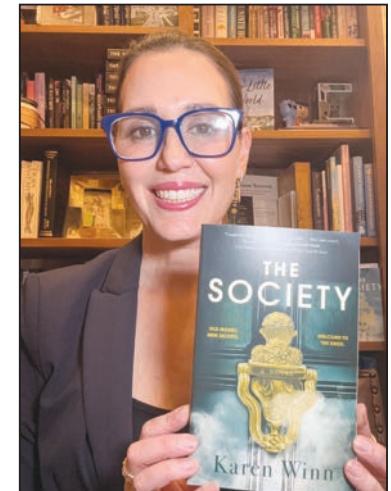
See BHCA Page 2

Author sets second novel in her adopted Beacon Hill neighborhood

By Dan Murphy

While Karen Winn set her first novel in a fictionalized depiction of her New Jersey hometown, 'The Society,' her second full-length work of fiction published by Dutton and out now, instead takes place in her adopted neighborhood of Beacon Hill.

Winn grew up in Mendham, a small town in Morris County, N.J., about 45 minutes outside of Manhattan. She received an MFA from Fairleigh Dickinson University and previously worked as a nurse in the surgical ICU at Mass General Hospital. After leaving that position, she went back to school for her master's and doctoral degrees in nursing before becoming a nurse practitioner. Winn, also a mother of two, had been quietly working on her first novel in her spare



COURTESY OF KAREN WINN

Karen Winn holding a copy of her just-published second novel, 'The Society.'

time for a number of years as well, but she didn't commit her-

See WINN Page 4

Wu urges caution as bitter cold weather remains

Special to the Times

Mayor Michelle Wu has announced a cold weather advisory and shared winter safety tips through Saturday, January 31, due to the extreme cold weather forecasted for this time period. Boston is forecasted to experience wind chills reaching as low as -5 degrees tonight into Saturday, according to the National Weather Service. Due to the anticipated frigid cold weather that is following the snowfall, it's important for residents and property owners to

clear snow before it freezes to avoid dangerous conditions for vehicles and pedestrians.

"As this stretch of winter weather continues with freezing temperatures and strong wind gusts through the rest of the week, we urge everyone to stay vigilant and take all necessary precautions," said Mayor Michelle Wu. "I'm grateful to all of our city teams who continue to work around the clock to ensure our residents and families are safe and warm. With this

See CAUTION Page 6

EDITORIAL

THE PITT DEMONSTRATES A HEALTHCARE SYSTEM ON LIFE SUPPORT

The Pitt, the critically-acclaimed hit series on HBO about an emergency room in a big-city hospital in Pittsburgh that has just begun its second season, is far more than just good entertainment.

The critically-acclaimed show also accurately portrays the critical condition of our healthcare system, which is spiraling ever-downward with no bottom in sight.

This by no means is the fault of the incredibly dedicated and competent doctors, nurses, and staff who serve all of us in our healthcare system.

This is a systemic problem in the United States that has been building for decades, fueled by: shortsighted reductions in hospital capacity; underinvestment in education, research, and supply-chains; the lack of focus on urging Americans to adopt a healthy lifestyle; the charlatans and corporate interests who have spread misinformation about vaccines and healthcare information; and the tidal wave of demographic shifts thanks to the aging of the Baby Boomer generation.

In addition, there is the most-recent strain on the system resulting from the political failure to reform our immigration laws that could provide for the hundreds of thousands of needed healthcare workers -- the doctors, nurses, nursing home and hospital employees, and home healthcare aides who form the backbone of our nation's healthcare system -- to be able to come to this country in order to fill the huge gaps created by employee shortages in all aspects of our healthcare system.

The Pitt highlights all of these issues. The show makes it abundantly clear that our healthcare system, and those who work in it, are being completely overwhelmed by the demands being placed upon them day-in and day-out.

The show also makes it clear to viewers that the last place you want to end up these days is an emergency room. We ourselves have had the misfortune to be there on several occasions over the past few years -- for ourselves, our families, and our friends -- and it is no exaggeration to say that a visit to the ER anywhere, anytime is to be dreaded, truly almost a fate worse than death.

The sad -- and tragic reality -- is that the essential services that Americans took for granted 20 years ago are in short supply today.

Given the inaction of our politicians, it is obvious that there is no ready solution to the healthcare crisis in the United States. The cavalry is not coming anytime soon.

On the other hand, as we have written many times previously, this is a man-made problem for which the only realistic solution on the horizon rests with the robots (i.e., artificial intelligence), who hopefully will come sooner rather than later to save us all.

THIS IS THE SAD-DEST TIME OF THE YEAR -- SO GET OUTSIDE

With the oppressiveness of a New England winter fully upon us, for many this can be the saddest time of the year -- quite literally.

The medical community has long-recognized that the shortened days of winter affect all of us to a certain extent and have given it a name -- Seasonal Affective Disorder (SAD).

Scientists do not understand exactly how the lack of daylight works on our brains, but demonstrable symptoms of the syndrome include heightened anxiety, a decrease in energy, oversleeping, an increase in appetite (marked by a craving for carbs that leads to weight gain), social withdrawal, and negative thoughts in general.

There are some treatments for SAD that may work for some people (such as light therapy, antidepressants, and vitamin D) in consultation with a doctor.

But there also are the simple solutions of spending more time outside during daylight hours and exercising regularly.

In our personal experience, we've found that the latter prescription -- exercising and going outside, even on the coldest of days -- has proven the best antidote to winter's doldrums.

All of us can recall the exhilaration we felt as children when we went sledding, skating on a pond, and shoveling snow. Although we're a bit too old these days to do most of those things, we've found that taking on the wintry blasts that we've endured these past few weeks by jogging and walking (even when the wind chills are in the single digits) each and every day never fails to bring us that renewed sense of vitality that we experienced in our youth when we embraced nature's harshest elements with barely even a thought about it.

BHCA (from pg. 1)

an elegant evening of celebration to highlight historic preservation in our neighborhood, and to raise funds for the BHCA to continue our efforts in community building, civic engagement, and historic preservation. The Liberty Hotel, once the Charles Street Jail, is an amazing example of adaptive reuse and historic preservation and the perfect venue for our celebration.

The evening will include artisan hors d'oeuvres and libations up on the fifth floor catwalk, as well as exciting raffle opportunities.

Tickets are available at bhcvic.org. Capacity is limited, so get yours today!

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Contact the BHCA office if you would like to be a sponsor of this event.

Upcoming Meetings & Events

Meet & Greet – Monday, February 2nd, 6:00pm at 75 Chestnut

Zoning & Licensing Committee – Wednesday, February 4th, 6pm via Zoom.

First Friday Coffee Hour – Friday, February 6th, 8:30am at 74 Joy Street

Board of Directors – Monday, February 9th, 7pm, 74 Joy Street

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

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Massport releases Draft 2025 Strategic Plan; public input will help shape the Authority's vision for the next decade

Special to the Times

The Massachusetts Port Authority (Massport) has announced the release of its draft Strategic Plan and is seeking public comment to help shape Massport's path forward. The Plan builds on Massport's strengths and a decade of progress, assesses current conditions and trends, and identifies future challenges and opportunities. It balances operational excellence with inclusive forward-looking growth, reaffirming the Authority's commitment to safe, efficient, sustainable operations that engage and benefit the communities we serve. The Strategic Plan sets a vision for the next decade and outlines a flexible, action-oriented path to achieve it.

The public comment period

opens today and runs through March 6th. The Plan and opportunity to provide feedback can be accessed here: <https://www.massport.com/strategic-plan>.

"Massport has not undertaken a strategic planning effort in a decade. As a central engine of economic activity, we need to plan for the future and respond to growing demand while setting the highest standards for safety, sustainability and community partnership," said Rich Davey, Massport CEO. "Guided by this vision, we will be transforming aging infrastructure, leveraging emerging technologies and delivering innovative customer-focused experiences and lasting benefits to our communities and the region. We welcome the public's feedback as we work to achieve these goals."

Key elements of the 2025 Plan:

The Strategic Plan presents a vision and a roadmap by key Massport assets and across the organization.

Aviation

Massport's aviation system must adapt to meet increasing demand and emerging technology as Massachusetts and New England are home to several travel-intensive industries and companies that rely on air travel to support their operations and drive economic impact, as well as a large traveling population that depends on safe, efficient and affordable air service.

Boston Logan International Airport:

With one of the smallest and oldest airport footprints in the country, Logan must invest stra-

tegically to maintain safe, efficient, and reliable operations. Priorities include:

A major renovation or replacement of the Air Traffic Control Tower;

Enhancing Boston Logan's portfolio of high-occupancy vehicle and transit options including implementing innovative ideas like remote terminals;

Modernizing Logan's terminal core to enhance the passenger experience.

Worcester Regional Airport:

To sustain growth, Worcester will focus on:

Maintaining and expanding commercial passenger service;

Assessing opportunities for potential to grow cargo or logistics operations;

Exploring new opportunities and partnerships with support of community stakeholders.

will require:

Developing a roadmap for crane and wharf upgrades;

Further monetizing and increasing stickiness of customer relationships.

Flynn Cruiseport Boston will focus on improving the passenger experience and enhancing ground access, targeting 600,000 annual passengers by 2035. Priorities include:

Developing core cruise business in collaboration with cruise lines

Improving customer experience and service

Enhancing ground transport access and curbside flow

Real Estate

Massport's real estate portfolio supports economic growth through waterfront development, maritime industrial uses, and commercial activity. By 2035, Massport aims to generate approximately \$100 million in recurring annual revenue. Strategic priorities include:

Attracting and enabling Blue Economy companies;

Funding sustained placemaking activities;

Prioritizing land acquisitions and infrastructure investments.

Hanscom Field

As New England's premier general aviation airport, Hanscom plays a critical role in supporting business aviation, medical flights, and regional innovation. Priorities include:

Powering the future of aviation innovation with research partnerships and support services;

Advancing Massport's sustainability and Net Zero efforts, including development and adoption of sustainable aviation fuel (SAF);

Continue to meet metro Boston's general aviation needs.

Organization Wide

Four organization-wide capabilities are essential to delivering on the Plan: Talent, Community, Sustainability & Resilience, and Digital/Data & AI. These are not supporting elements – they are foundational to achieving our mission and advancing Massport's role as a leader in climate innovation and the region's sustainability ecosystem.

Our Net Zero strategy continues to be a top priority as we move forward. This strategy addresses all emissions from Massport-controlled sources through sustainable infrastruc-

See MASSPORT Page 7

NEIGHBORHOOD ROUNDUP

WECA MEETING SET FOR FEB. 12 AT NEIGHBORHOOD CENTER ON THOREAU PATH

The next meeting of the West End Civic Association (WECA) will be held on Thursday, Feb. 12, at 6 p.m. in the Neighborhood Center on Thoreau Path.

The guest will be State Sen. Lydia Edwards, who will provide an update on current legislative and policy proposals on Beacon Hill and discuss potential implications for neighborhood residents.

All West End residents are welcome.

NICHOLS HOUSE MUSEUM RESUMES MUSEUM TOURS IN FEBRUARY

The 1804 Nichols House Museum at 55 Mount Vernon St. was home to an early-20th century family of artists and activists, along with their domestic staff. The house was preserved as a museum by Rose Standish Nichols, a pioneering woman landscape architect. It is furnished with an original collection, including works by the sculptor Augustus Saint-Gaudens, as well as furniture and textiles handcrafted by Rose

and her sister Margaret. Tours Thursday through Saturday at 10 a.m., 11 a.m., and noon; Sundays at 11 am, noon, and 1 p.m.

The museum will also offer 'Creation, Evolution, Preservation: The Metamorphosis of 55 Mount Vernon Street,' on Saturday, Feb. 7, at 1 p.m.

Attributed to architect Charles Bulfinch, 55 Mount Vernon St. was built during the early development of Beacon Hill but that was only the beginning of its architectural story. Careful inspection of the house reveals changes made by its owners to suit their needs and the changing times. This tour will take a close look at the building, both exterior and interior, including going behind the scenes to explore a few rarely visited areas.

For more information and tickets, visit nicholshousemuseum.org.

UPCOMING EVENTS AT MGH BLUM CENTER

The Blum Patient and Family Learning Center (Blum Center) at Massachusetts General Hospital is hosting several educational and wellness sessions, which are free and take place at the Blum Center (MGH Main Campus, White 110), including Acupuncture, Reiki, and Sound Therapy Healing Event on Tuesday,

Feb. 17, from 11 a.m. to 1 p.m.; Understanding Osteoarthritis: Keeping Your Joints Moving on Tuesday, Feb. 17, from 11 a.m. to 1 p.m.; Understanding Osteoarthritis: Keeping Your Joints Moving on Monday, Feb. 23, from noon to 1 p.m.; and Understanding Palliative Care: Caring for the Person Beyond the Diagnosis on Thursday, Feb. 26, from noon to 1 p.m.

For more information, call the Blum Center at 617-724-7352.

COME PLAY MAH JONGG AT THE WEST END COMMUNITY CENTER

Whether you are a beginner or an experienced player, you are invited to join the friendly Mah Jongg group. Instructors will be available to help new players, and everyone is welcome. Come meet new people, socialize, and play the game.

The group meets on the first and third Wednesdays of each month from 1:30-3:30 p.m. at the West End Community (within the West End Neighborhood Center), 75 Blossom Court (entrance on Thoreau Path).

To sign up or for more information, email Audrey.Tedeman@gmail.com or [Sandy.Connor\(ssconnor46@gmail.com\)](mailto:Sandy.Connor(ssconnor46@gmail.com).

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WINN (*from pg. 1*)

self to finishing a first draft of it until 2016.

Her first novel, 'Our Little World,' published by Dutton in 2022, was a mystery and coming-of-age story that focused on a small girl who goes missing from a lake in suburban New Jersey in 1985. (Despite the timeframe of the story, Winn is admittedly a child of the 1980s and '90s.) The novel's fictional small town of Hammend, N.J., has a population of 5,000, just like Mendham, while the name itself is anagram for Winn's hometown.

In contrast, 'The Society' is set on Beacon Hill, which is home to the fictional Knox Society – a shadowy, exclusive organization comprised of Boston's old-money elite that dates back centuries. When Vivian Lawrence loses her family fortune, she sets out on a quest to investigate a family legend that links her kin to this secret society.

The initial seeds for 'The Society' were sown for Winn during a visit to The Boston Athenaeum - a longstanding membership library located across Beacon Street from the State House.

During a guided tour of the library, Winn spotted an oil painting of Thomas Handasyd Perkins, a merchant and philanthropist from a wealthy Boston Brahmin family who funded several local institutions, including the Museum of Fine Arts and Massachusetts General Hospital, as well as the Atheneum itself.

Her curiosity piqued, Winn began researching Perkins, only to discover he made much of his fortune dealing in the opium trade. Winn said she then began envisioning the Atheneum, which she has belonged to for several years through a family membership, as a secret society where wealthy Brahmins involved in the opium trade met to conduct covert business dealings.

The Knox Building, located on Mount Vernon Street with a fictional street in back that closely mirrors Branch Street, is home to the novel's enigmatic organization.

"The Knox Building is a character itself in the book and takes on the persona of an old Beacon Hill snob," said Winn, adding that she has given the building its own voice. "It was really fun to write."

Storied Antiques, the fictional antiques shop owned by Lawrence in the novel, closely resem-



Covet at 109 Charles St.

bles the real-life Fabled Antiques at 93 Charles St.

Winn interviewed Fabled Antiques' owner, Rebecca Connolly Hackler, to accurately reflect the innerworkings of running a retail antiques business on Beacon Hill. (In her novel, Storied Antiques is located on Pinckney Street, just around the corner from the actual location of Fabled Antiques, Winn noted.)

While investigating the novel's secret society, Lawrence, who lives at in a penthouse apartment at a fictional address on Lime Street, succumbs to a suspicious fall that lands her in the Emergency Room at Mass General Hospital. A young nurse there, named Taylor Adams, hears Lawrence's story, and after Lawrence goes missing, Adams begins following the trail herself, visiting a number of actual Beacon Hill locales along the way.

"I wanted to include places I frequent, but I was also thinking about the characters and the places they would frequent," said Winn, who added she also wanted to give 'shout-outs' to a few of her favorite neighborhood businesses.

Adams, who has a "penchant for luxury items," according to Winn, is a loyal patron of Covet at 109 Charles St., while Crush Boutique, another high-end clothing consignment shop located at 138 Charles St., also makes a cameo in 'The Society.'



Fabled Antiques at 93 Charles St., which provided the inspiration for the fictitious Storied Antiques in Karen Winn's novel, 'The Society.'



1928 Beacon Hill restaurant at 97 Mt. Vernon St.

him to life in a book format."

The Knox Building is also very likely to make a return appearance in her third novel, along with the secret society itself, as Winn continues to expand her

burgeoning literary universe.

'The Society' is now available at local bookstores, as well as at Barnes & Noble stores and via Amazon, among other online retailers.

FRESH AND LOCAL

Bread pudding

By Penny & Ed Cherubino

We all have our favorite comfort foods. Bread pudding is one of ours. It's also a brilliant way to use up items in your refrigerator, pantry, or breadbox. It's an obvious choice when you have stale bread on hand and don't want to waste it. But we also make it when we have extra eggs or other leftovers.

Since Ed is a bread lover, that's one thing we always have onhand. Those who don't have a ready supply of bread could start a freezer bag of stale bread to make a pudding anytime you'd like. A mixture of breads will only add more flavor to the dish. You can also use fresh bread. Either leave the bread out to dry or pop ripped pieces into a warm oven to toast lightly.

Sweet Options

Most of us think of bread pudding as a dessert or a sweet dish. While you can make it from any leftover bread, we love the batches made from specialty

loaves, from cinnamon swirl to more exotic offerings. And, these sweet versions can use up any items that might be softening in your fruit bowl. Apples, pears, or bananas will add sweetness and nutrition to the mix.

We often add dried fruits like raisins, apricots, or figs to a simple bread pudding. The trick is to layer those in the middle of the pudding, or at least push them down into the mix. When they're on top, dried fruits tend to burn before the custard cooks.

Savory Versions

You can also take this cooking technique to the savory side and make a great breakfast or brunch dish, or a supper that can be waiting in the refrigerator when you get home.

Toss together any ingredients that you might put in a frittata. You could sauté onions, peppers, and sausage or ham, then let that mixture cool. Mix your bread with grated cheddar cheese, toss it with the sautéed mixture,

pour the custard mixture over it, and sprinkle the top with more cheese. Bake, and you have a wonderful savory bread pudding.

Specialty breads, from a place like When Pigs Fly Bakery, give you an easy way to go savory. Their Sicilian Green Olive & Hot Cherry Peppers bread just needs a bit of cheese and custard to make a quick meal.

Around the holidays, they make a Savory Cranberry bread that contains cranberries, onions, fresh sage, rosemary, thyme, and oregano. We call this "stuffing bread." A bread pudding made with that lovely loaf would be welcome on any buffet.

Stuffing recipes are a great inspiration for savory bread puddings. You can make your family's favorite cornbread or sausage stuffing, then add a custard to turn it into a creamy bread pudding. We often bake our savory bread puddings in ramekins for individual servings and to freeze for future meals.



This savory bread pudding was adapted from a traditional sausage stuffing recipe and was baked in a ramekin.

Recipes

We don't follow a recipe as such for bread puddings. Rather, we use a ratio of 16 ounces of milk to 8 ounces of eggs (about 4 large) for the custard mix. You can break eggs into a measuring cup and add twice as much milk.

Season with salt, sugar, vanilla, or spices, depending on the other ingredients in the dish. If the bread is sweet, add less sugar. If the ingredients are salty, for example, cured meat or fish,

don't add much salt.

If you prefer to follow a recipe, there are dozens online. Both Epicurious and All Recipes have reliable versions. And, most general cookbooks, old or new, contain instructions for basic bread pudding.

Do you have a question or topic for Fresh & Local? Send an email to Penny@BostonZest.com with your suggestion.

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CAUTION (from pg. 1)

ongoing bitterly cold weather creating the potential for snow freezing over into ice, we are reminding all property owners to thoroughly clear their sidewalks for everyone's safety."

The City of Boston issues a cold advisory when there is one day or more of 0°F or below observed wind chill. Due to the low temperatures, there is an increased risk for hypothermia and frostbite for certain individuals, such as those experiencing homelessness, the elderly, and young children. Cold weather may also exacerbate health issues in high-risk populations.

Following the major winter storm that dropped 23 inches of snow, the eighth-largest snowfall on record, the City continues cleanup efforts across all neighborhoods. At the height of the storm, the Public Works Department deployed over 900 pieces of equipment to treat and clear streets throughout Boston.

While streets have been cleared, snow plowing and roadway treatment operations are ongoing as residents work to clear snow around their parked vehicles and property. Space savers should be removed by Wednesday evening. They will start to be picked up on Thursday as part of regular trash collection.

Crews are working to improve visibility around intersections and to ensure safe access to crosswalks and curb ramps. Both pedestrians and drivers should use caution at intersections where snowbanks may impact visibility. Public Works continues to coordinate with Boston Public Schools to ensure bus routes are accessible. To clear routes and create more space at key intersections, Public Works will begin snow removal operations tonight at 10 p.m. and continue through 5 a.m. tomorrow. Residents may see heavy equipment working to remove large piles of snow from the street to various off-road locations.

"We sincerely thank all our residents, commercial property owners and institutions who took the time to clear their property in a timely manner," said Nick Gove, Interim Chief of Streets. "Your cooperation and partnership supports our efforts to keep our neighborhood streets and sidewalks clear, safe and accessible for everyone."

Mayor Wu is advising all



MAYOR'S OFFICE PHOTO BY JEREMIAH ROBINSON

A whopping 23.2 inches of snow blanketed Boston from Sunday, Jan. 25 to Monday, Jan. 26, according to the National Weather Service. The storm marked the eighth-highest accumulation in the city, surpassing the Blizzard of 2005 (22.5 inches). Mayor Michelle Wu is seen at a Jan. 24 press conference in preparation for the storm at the Eagle Room in City Hall.

residents to take precautions, including reminding everyone to check in on older adults, people with disabilities, and people experiencing homelessness. If anyone sees someone experiencing homelessness out in the cold, please call 911. If residents are aware of anyone staying in a vehicle or a place not intended for living during these extreme cold temperatures, residents are encouraged to call 911 as well.

While the temperature forecast does not reach the threshold for declaring a cold emergency, Boston Centers for Youth & Families (BCYF) will be open Tuesday through Saturday during their normal operating hours. A full list of locations and their hours can be found [here](#). Residents can also visit the Boston Public Library's Central Library in Copley Square or any branch location during BPL's normal operating hours.

Information and resources to support individuals experiencing homelessness:

- If you see a person experiencing homelessness or individuals out in the cold who appear immobile, disoriented, or underdressed for the cold, please call 911.

- The Boston Public Health Commission (BPHC) utilizes a city-wide network of emergency shelters, outreach providers, city agencies, and first responders to assist those in need of shelter.

- Boston Public Health Commission's emergency shelters are open 24 hours a day, seven days a week, and when temperatures

are below freezing (32 degrees), amnesty is in place for those with nonviolent restrictions. Men can access shelter at the 112 Southampton Street Shelter, and women should go to the Woods Mullen Shelter at 794 Massachusetts Ave. BPHC and the City also work closely with other shelter providers to ensure that no client is without shelter, food, resources, and a warm respite from the cold.

- Shelters are available any time of day or night for those in need.

- During extreme cold weather, street outreach teams operate with extended hours and provide mobile outreach vans on the streets in the evening and throughout the day.

Cold weather safety tips:**Dress for the weather:**

- Wear several layers of loose-fitting, lightweight, warm clothing rather than one layer of heavy clothing.

- Outer garments should be tightly woven and water-repellent.

- Wear mittens over gloves; layering works for your hands as well.

- Always wear a hat and cover your mouth with a scarf to protect your lungs.

- Dress children warmly and set reasonable time limits on outdoor play.

- Restrict infants' outdoor exposure when it is colder than 40 degrees Fahrenheit.

Watch for signs of frostbite:

- Signs of frostbite include loss of feeling and a white or pale

appearance in extremities such as fingers, toes, ear lobes, and the tip of the nose. If symptoms are detected, get medical help immediately.

Watch for signs of hypothermia:

- These include uncontrollable shivering, memory loss, disorientation, incoherence, slurred speech, drowsiness, and apparent exhaustion. Contact a healthcare provider immediately if you or someone you know shows any of these symptoms. If symptoms are severe, call 911.

Heating guidelines for property owners and tenants:

- Following the Massachusetts State Sanitary Code, the heating season officially begins on September 15 and runs through June 15. Property owners must heat habitable spaces at a minimum temperature of 68 degrees between 7 a.m. and 11 p.m. and 64 degrees between 11:01 p.m. and 6:59 a.m.

- In case of emergency, property owners are encouraged to keep a list of licensed contractors (electrician, plumber, and general contractor) on file. Tenants experiencing problems with their heating system should check the thermostat, ensure the dial is turned on, and report insufficient or no heat problems to the property owner or manager immediately.

- If your landlord or property manager is unresponsive, call 311 to file a complaint.

Heating safety:

- Never try to heat your home using a charcoal or gas grill, a kitchen stove, or any other product not specifically designed as a heater. These can quickly cause a fire or produce dangerous levels of carbon monoxide.

- Have your heating system cleaned and checked annually.

- Install and maintain smoke alarms and carbon monoxide detectors on every level of your home. Carbon monoxide is an invisible gas produced whenever any fuel is burned. Common sources include oil or gas furnaces, water heaters, fireplaces, stoves, and some space heaters. It has no smell, taste, or color, but it is poisonous and can be deadly.

- Keep space heaters at least three feet from anything that can burn, including people.

- Space heaters should be turned off and unplugged when you leave the room, or go to bed.

Tips to keep water flowing and pipes unfrozen during extreme cold:

- The Boston Water and Sewer Commission recommends homeowners locate their home's main water shut-off valve and learn how to use it. Should a frozen pipe burst, shutting the main valve quickly will minimize flooding and property damage.

- Homeowners should insulate pipes in unheated areas like basements, garages, and crawl spaces. Use inexpensive hardware store materials to prevent pipes from freezing and to keep warm water flowing.

- Keep cabinet doors open to circulate warm air around pipes. A trickle of tap water through pipes during extreme cold can also help prevent them from freezing up.

- Locate your water meter, protect it from drafts, and make sure basement doors and windows are shut tight.

- If pipes freeze, thaw them slowly with a hair dryer, if possible. Never use an open flame to thaw pipes. If water is lost in all taps, call the BWSC 24-hour Emergency Assistance Line at 617-989-7000.

Emergency home repair resources:

- Income-eligible homeowners and Boston residents over age 60 can receive assistance with winter emergencies and repairs, such as fixing storm damage, leaking roofs, furnaces, and leaking/frozen pipes. For assistance, residents should call the Mayor's hotline at 311 or the Boston Home Center at 617-635-HOME (4663).

- In addition, the Mayor's Seniors Save program helps income-eligible Bostonians over the age of 60 replace old, inefficient heating systems with a brand-new heating system, even before a failure occurs during the cold winter months. Older adults can also call 311 or the Boston Home Center at 617-635-HOME (4663) to be connected with a City staffer to provide additional details.

- The Inspectional Services Department (ISD) will have additional staff available to support residents throughout the extreme weather.

For alerts, including cold-weather alerts, residents are encouraged to sign up for Alert Boston. More information can be found on [boston.gov/cold](#).

OBITUARIES

Lee B. Silverman

12/02/64 - 12/27/25

Lee B. Silverman considered himself very fortunate and was grateful for his many blessings.

He was born in Los Angeles, California and died a resident of Maine, living in Pennellville in Brunswick and the Carrabassett Valley at Sugarloaf during part of ski season. He was the father of four children he loved very much: Maisie, Myles, Gus, and Natty Bea.

He also leaves his brother, Jason Silverman, and his family (Sonia, Mia, and Max) of Brookline, Massachusetts. In addition, he leaves his mother, Renee I. Glickman, of Palm Springs, California, two other nephews (Sam and Will Bessey), his former wife (Margaret Butler), lots of cousins (one of whom, Michael Isaacs, serves as trustee for his children) and a few good friends.

Lee was educated at the Harvard School (now Harvard-Westlake) in California where he was both a prefect and a National Merit Finalist and earned varsity letters in soccer, tennis and track. He lived for three months in Italy with the Simonetti Family through the AFS program and is still close with them.

Lee graduated first in his class, summa cum laude, from Bowdoin College in 1986 and was a Rhodes Scholar Finalist; he studied at the London School of Economics during his junior year abroad and worked in feature film development and marketing for United Artists before earning his MBA at Harvard Business



School in 1990.

After graduating, Lee worked for Goldman Sachs where he was a Vice President in private client services. In 2000, he joined Merrill Lynch as a Senior Vice President to work with his brother and to live in Maine.

Lee enjoyed being a longtime member of Longwood Cricket Club and the Union Club of Boston. He surfed in Australia, California, Costa Rica, Hawaii, Maine, and Mexico and heli skied the 'varsity' mountains (the Chugash) in Alaska. He summited Mt. Kosciusko (the highest mountain in Australia), Mt. Kinabalu (the highest mountain in South East Asia), and Mt. Kathadin (nine times). He especially enjoyed skiing the snow-fields at Sugarloaf, playing tennis on grass at Longwood, and travel; Lee visited 5 continents, 52 countries, and 46 States.

He enjoyed spending time with his children and loved watching them play sports; he saw his daughter, Maisie, win the Maine State Tennis Tournament in 2012 and lead the Brunswick Dragons to Maine State Team Tennis Championships in 2012 and 2013. He watched his son, Myles, compete for the United States in five World Cup snowboarding races, win 5 national collegiate snowboarding championships for Hobart College, and set a world record for most vertical feet snowboarded in 12 hours at Sugarloaf. Lee watched his son, Gus, start for Brunswick High School as striker in the Maine State Soccer Championship game and start at attack for the Dragon's Maine State Lacrosse Championship Victory in 2022. Lee made it to the top of Mt. Kathadin with three of his four children: with Myles when he was 10, with Gus when he was 7, and with his daughter, Bea, when she was even younger.

Lee enjoyed rooting for his home teams and was with Myles in the Boston Garden to watch the Celtics win their 17th championship in 2008. He was with Gus and his good friend, Dave Millar, in Fenway Park when the Red Sox won the World Series in 2013, was with Gus in Houston to see the Patriots win Super Bowl 51, and with him in the Boston Garden to watch the Celtics win their 18th championship in 2024.

Lee earned his career grand

slam as a tennis fan, attending the Australian Open watching Roger Federer win his round of 16 match on the way to his twentieth grand slam victory with his good friend, Rob Manter, and Gus and Bea in 2020, the French Open Final (where he watched Nadal win his 12th championship with his two daughters and Rob Manter), the US Open, and Wimbledon.

Lee also watched three of the most iconic ski races in person; he attended the Hahnenkamm in Kitzbuhl, Austria and the night slalom in Schladming in 2023 with his nephew, Will Bessey, and went with his son Myles and daughter Bea to the Lauberhorn in Wengen, Switzerland.

He also attended Super Bowl 7 with his father in Los Angeles Memorial Coliseum and watched the Dolphins (his then favorite team) win to complete the only perfect season in NFL history. He also watched the Lakers beat the Celtics in the Staples Center in LA with his dad and two uncles. He went to both the US Open in golf and the Ryder Cup at The Country Club in Brookline, MA (which his children's oh so great grandfather was an incorporator for) and was present to view both the Davis Cup at Longwood and the Fed Cup. He attended the X games in Aspen and watched his pal, Seth Wescott, win silver, and also was in attendance (with Myles) to watch Seth win gold in person at the Winter Olympics in

Turin in 2006 and in Vancouver in 2010.

Lee was proud to be a conservationist. While in business school, he travelled to Borneo to explore ways to use business to help save the rain forest, and closer to home, he helped preserve Pennellville and supported The Brunswick Topsham Land Trust and Maine Coast Heritage Trust.

Lee volunteered in leadership roles for several non profit organizations, serving as the second President of the Boston Center for Jewish Heritage and as a board member of the Beacon Hill Civic Association. He supported the libraries in both Brunswick and the Carrabassett Valley and wrote a book titled, B. His motto was "be well; do good; have fun."

Lee was very grateful for his many blessings.

There will be three celebrations of his life:

- at Bowdoin College in the alumni house on June 6th, 2026
- at Sugarloaf in the Sugarloaf Inn on March, 28th 2026
- and at Longwood Cricket Club in early May, 2026.

In lieu of flowers, he asks that donations be made to the Brunswick Topsham Land Trust, Maine Coast Heritage Trust, and/or the Curtis Memorial Library in Brunswick and the Carrabassett Valley Library.

MASSPORT (from pg. 3)

ture and operational improvements. Massport also recognizes the importance of reducing emissions beyond its direct control by extending our influence and building strong partnerships including the adoption of SAF at our airports.

Massport is also committed to advancing the East Boston community's vision for Piers Park 3. We look forward to working with the community on that.

Massport's 2025 Strategic Plan is Built on a Decade of Progress

Massport's 2014 Strategic Plan laid the foundation for major accomplishments across aviation, maritime, and

real estate. Accomplishment achieved from the 2014 Strategic Plan include:

Transformed Conley Container Terminal into a "big-ship-ready" facility capable of handling the largest vessels calling the East Coast;

Additional international gates at Boston Logan's International Terminal E;

Installed a CAT III landing system at Worcester Airport;

Completed Piers Park II in East Boston;

Delivered a dedicated freight corridor and buffer park in South Boston;

Applied the nationally recognized "Massport Model" to the Omni Boston at the Seaport

Hotel procurement;

Opened a new Framingham parking garage that reached full utilization on day one;

Connected Boston Logan's terminals beyond security to enhance the passenger experience;

Expanded Boston Logan's parking capacity;

Maintained Hanscom Field's role as New England's premier general aviation airport and a critical reliever for Boston Logan.

These achievements demonstrate Massport's ability to deliver on complex projects, adapt to evolving needs, and advance economic growth while strengthening community engagement.

OBITUARIES

All obituaries and death notices will be at a cost of \$195.00 per paper. Includes photo. No word limit. Please send to obits@reverejournal.com or call 781-485-0588

City of Boston conducts 46th annual homelessness census

Special to the Times

Mayor Michelle Wu, Chief of Housing Sheila Dillon and Commissioner of Public Health Dr. Bisola Ojikutu led more than 300 volunteers, including state and city officials, homelessness service providers, public health representatives, and first responders, in conducting the City of Boston's 46th annual homelessness census. This comprehensive annual effort is part of Boston's yearly work to assess and address homelessness by counting individuals and families experiencing homelessness, living in emergency shelters, transitional housing, domestic violence programs, and unsheltered places. The count of Bostonians plays a crucial role in guiding the allocation of City resources to aid people experiencing homelessness.

"Boston's annual homelessness census is an important part of our work to better understand the needs of unsheltered Bostonians and to connect individuals to services," said Mayor Michelle Wu. "At a time when housing costs continue to skyrocket, the data collected through our annual census is critical as we urgently work to create more housing and support our residents. We are grateful to our partners and the dedicated volunteers across the city for their collaboration in making this year's census possible."

At this year's census, volunteers canvassed 45 areas, including every city neighborhood,

Logan Airport, and Boston's transit and parks systems, starting just before midnight. They conducted surveys, identified those sleeping on the streets, and distributed safety information and items to help individuals stay warm. Survey results will be analyzed, cross-checked with shelter data, and used to inform policies and allocate resources. This effort is required annually by the US Department of Housing and Urban Development (HUD).

"The annual homelessness census is more than a count—it is a critical step in understanding the challenges faced by our most vulnerable residents and shaping strategies to meet their needs," said Sheila A. Dillon, Chief of Housing. "These findings guide our work to connect individuals and families with stable homes and the supportive services necessary for long-term success. In partnership with our talented and dedicated non-profit organizations, we remain focused on preventing and ending homelessness."

"Homelessness has a profoundly negative impact on physical health and mental well-being. Our annual homeless census is an important tool that we use to improve access to stable housing because it is so essential," said Dr. Bisola Ojikutu, Commissioner of Public Health for the City of Boston. "The Boston Public Health Commission will continue to work closely with Mayor Wu and City partners to offer emergency shelter and



MAYOR'S OFFICE PHOTOS BY ISABEL LEON

More than 300 volunteers canvassed every Boston neighborhood for the 46th Annual Homelessness Census.

connections to other necessary services. Addressing the needs of those facing homelessness is part of our ongoing effort to make Boston a place where everyone can thrive."

In 2025, the homelessness census showed meaningful progress in Boston's efforts to prevent and reduce homelessness. Overall, homelessness declined by 4.3 percent, reversing several years of post-pandemic increases that had been seen locally and nationwide. More than 2,800 people exited homelessness to permanent housing in 2024—up 41 percent from the prior year—reflecting significant gains for individuals, families, veterans, and unaccompanied youth. Boston continues to have one of the lowest rates of unsheltered homelessness among major U.S. cities, with just 2.4 percent of people experiencing homelessness living on the street. Veteran homelessness decreased by nearly 15 percent—part of a 55 percent reduction since 2011. Unsheltered homelessness has declined by nearly 57 percent since 2007, and there were no unsheltered families on the night of the census, a milestone Boston has maintained since federal reporting began.

Expanded shelter capacity, strong partnerships, and sustained investments in affordable and permanent supportive housing have driven these outcomes. This includes major developments such as 140 Clarendon Street, 37 Wales Street, The

Lyndia, and multiple projects serving families, youth, and individuals with high service needs. With 100 additional supportive housing units currently under construction, almost 200 units in the pipeline, and new shelter-to-housing initiatives underway, Boston remains focused on moving people quickly and safely from homelessness to stable, permanent homes."

"The homelessness census helps Neighborhood Services and the City better coordinate outreach, deploy resources where they are needed most, and work closely with residents, service providers, and other City departments to respond with care, consistency, and compassion in every neighborhood," said Mohammed Missouri, Executive Director of Neighborhood Services. "It offers critical, on-the-ground insight, informing us where people are sleeping outside and which neighborhoods are most impacted."

"Boston's annual homelessness census is a vital tool for understanding the realities faced by people experiencing homelessness and ensuring they are connected to the right supports," said Andrew McCawley, President and Chief Executive Officer of the New England Center and Home for Veterans. "For veterans in particular, this effort helps strengthen coordination between outreach teams, housing providers, and service organizations so we can move people more quickly from the streets into stable,

permanent homes."

"The annual homeless census provides an essential snapshot of who is experiencing homelessness in Boston," said Lyndia Downie, President and Executive Director of Pine Street Inn. "This census information strengthens our ability to target resources, refine programs, and support people in securing housing with support so they can rebuild their lives. Working together with our partners at the City of Boston and other providers, Boston has maintained a very low street count of under 2.5% -- but even one person on the street is one too many," she added."

The results of the 2026 homelessness census will be available in the coming months.

The mission of the Mayor's Office of Housing (MOH) is to foster healthy, vibrant, and welcoming communities for all by ensuring stable, environmentally friendly, and accessible housing, as well as the sustainable use of land. The MOH achieves this through creating and preserving income-restricted housing, supporting residents in buying and maintaining their homes, and developing housing policies that promote access and long-term stability. It also works to prevent evictions, implement housing solutions for people experiencing homelessness, and make Boston's housing stock healthy, resilient, and environmentally sustainable. For more information, please visit the MOH website.



Mayor Michelle Wu with census volunteers.

SCENES FROM THE CITY OF BOSTON'S 46TH ANNUAL HOMELESSNESS CENSUS

MAYOR'S OFFICE PHOTOS BY ISABEL LEON



Winter storm safety tips

Winter storms in New England can range from freezing rain and ice, to a moderate snowfall over a few hours, to blizzard conditions with blinding wind-driven snow that can last several days.

What Are Winter Storms?

Winter storms can include large snow accumulation, extremely cold temperatures, coastal flooding, beach erosion and heavy, wet snow or ice.

Why Prepare?

Extreme winter weather can shut down an entire region. It can lead to roof collapses, com-

munications disruptions and power outages. Winter storms are associated with storm-related deaths caused by:

- Automobile accidents
- Heart attacks due to overexertion
- Freezing to death; and
- Carbon monoxide incidents

To minimize the dangers associated with winter storms, take the proper safety precautions to protect yourself and your family.

Winter Storm Watches and Warnings

The National Weather Service issues watches and warnings

for winter storms and blizzards to alert the public of potential winter storms. It is important to understand the difference between these warnings so you know what to do to stay safe:

Winter Storm Watches

It is likely that winter storm warning, blizzard warning, or ice storm warning criteria will be met due to the conditions of an upcoming storm.

Winter Storm Warning

6" of snow or more in a 12-hour period (or 8" of snow or more in a 24-hour period) expected within next 12 to 36 hours.

- Blizzard Warning — Sustained wind gusts greater than or equal to 35 mph AND considerable falling and/or blowing snow, resulting in reduced visibility of less than 1/4 mile for at least three hours.

- Ice Storm Warning — 1/2 inch or more of freezing rain.

Before a Winter Storm

- Be informed by receiving alerts, warnings, and public safety information before, during, and after emergencies.

- Create and review your family emergency plan.

- If you receive dialysis, medical treatments or home health care services, work with your medical provider to determine how to maintain care and service if you are unable to leave your home for a period of time.

- Assemble an emergency kit. Add seasonal supplies to your emergency kit, such as extra winter clothing and blankets.

- Follow instructions from public safety officials.

- Prepare for possible power outages.

- Fully charge your cellphone, laptop, and other electronic devices before a storm if power outages are expected.

- If your medical equipment uses electricity, talk to health care providers, utility company & your personal support network for options during a power outage. If you'll need assistance during an outage, talk to family, friends & your support network.

- Consider purchasing a generator to provide power during an outage. Follow the manufacturer's instructions and learn how to use it safely before an outage.

- Prepare your home for possible emergencies.

- Remove dead or rotting

trees and branches around your home that could fall and cause injury or damage.

- Clear clogged rain gutters to allow water to flow away from your home. Melting snow and ice can build up if gutters are clogged with debris.

- Ensure your smoke and carbon monoxide alarms are working and have fresh batteries.

- Maintain heating equipment and chimneys by having them cleaned and inspected every year.

- Make sure your home is properly insulated. Caulk and weather-strip doors and windows to keep cold air out. Install storm windows or cover windows with plastic from the inside to provide insulation.

- Ensure you have sufficient heating fuel and consider safe backup heating options such as fireplaces or woodstoves.

- Ensure your vehicle is ready for safe winter driving. Keep the gas tank at least half-full and have a Winter Emergency Car Kit in the trunk.

During a Winter Storm

- Minimize outdoor activities. Drive only if it is absolutely necessary. If you must drive, utilize MEMA's winter driving safety tips.

- Keep your pets safe with Winter Pet Safety Tips.

- Dress for the season to protect against the elements. Dress in several layers of loose-fitting, lightweight clothing instead of a single heavy layer. Outer garments should be tightly woven and water repellent. Wear a hat, mittens (not gloves) and sturdy waterproof boots to protect your extremities. Cover your mouth with a scarf to protect your lungs.

- During extreme cold weather, follow our extreme cold safety tips.

- Watch for signs of frostbite and hypothermia.

After a Winter Storm

- Continue to monitor media for emergency information.

- Follow instructions from public safety officials.

- Call 9-1-1 to report emergencies, including downed power lines and gas leaks.

- Check with your local authorities or call 2-1-1 to find locations of warming centers or shelters near you or for other storm-related questions.

- In the event of power outag-

es during cold weather, you may need to go to a warming center or emergency shelter to stay warm. Report power outages to your utility company.

- Stay away from downed utility wires. Always assume a downed power line is live.

- Stay off streets and roads until they are clear of snow.

- Use caution and take frequent breaks when shoveling snow to prevent overexertion. Overexertion can bring on a heart attack—a major cause of death in the winter.

- Clear exhaust vents from direct vent gas furnace systems to avoid carbon monoxide poisoning. Make sure your carbon monoxide detectors are working as it is a silent, odorless, killer.

- Clear snow from around vehicle exhaust pipes before starting the vehicle to avoid carbon monoxide poisoning.

- Make sure emergency generators or secondary heating systems are well ventilated because their fumes contain carbon monoxide. See more Generator Safety Tips.

- Dig out fire hydrants and storm drains in your neighborhood.

- Clear snow from the sidewalk on your property including nearby curb cuts to allow access for wheelchair users. Regulations and requirements for homeowners and business to clear sidewalks vary by community, but even if not required, please clear sidewalks to make safe travel for all.

- Property owners and businesses should clear snow from walkways, entrances and access ramps, and handicapped parking spots and may be required to do so.

- Check your roof and clear accumulated snow to avoid roof collapses.

- Don't park too close to corners so public safety vehicles and plows can maneuver safely.

- Be aware of children playing in the streets, particularly climbing on or running out from behind large snowdrifts. Parents should remind their children to be aware of plowing operations and traffic.

- Be a good neighbor. Check on family, friends, and neighbors, especially the elderly, those who live alone, those with medical conditions and those who may need additional assistance.

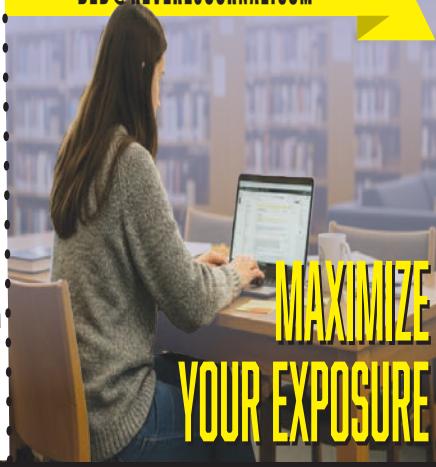
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Residents now able to apply for home heating and energy assistance

Special to the Times

The Massachusetts' home energy assistance program (HEAP) is a free resource to help eligible households pay a portion of winter heating bills.

Homeowners and renters, including households whose cost of heat is included in the rent, can apply in person at the agency in their area or through the online application.

Eligibility is based on household size and the gross annual income of every household member, 18 years of age or older.

Household income cannot exceed 60% of estimated State Median Income.

This program provides assistance through a fixed benefit amount for the cost of the prima-

ry source of heat with includes, but is not limited to: Oil, Electricity, Natural gas, Propane, Kerosene, Wood, and Coal.

If eligible, discounts are automatically given on:

- electric bills for investor-owned electric utilities
- gas bills for investor-owned gas utilities
- telephone bills

Payments for actual usage or fuel delivery are made directly to the heating vendor for primary energy needs from November 1st to April 30th.

Eligibility/Selection Criteria

- There are a variety of factors that impact the eligibility of a household.
- Eligibility is based on household size and the gross

annual income of every household member, 18 years of age or older.

- Household income cannot exceed 60% of estimated State Median Income

- Please contact the local fuel assistance agency for detailed information on criteria used for eligibility.

- Housing subsidies will also determine the specific benefit level.

Fees

The program is 100% free for those who qualify. Beware of scams by people charging an "application fee" to help submit an application.

How to apply

The online application opens on October 1 for the upcoming

heating season (November 1, 2024 – April 30, 2025). You can apply online, in person at the LIHEAP agency in your area, or by mail. Use the HEAP portal to find your agency or start the application. Households must apply each year.

- First time applicants must participate in an intake appointment, to get started please submit an online application or contact your local agency.

- Applications are mailed to households after the first year and can be renewed online, in person, or by mail.

- Applicants who are denied assistance have the right to appeal the decision through their local home energy assistance agency.

- You may also take a look

at the FY 2025 Cold Relief Brochure

Next steps

Necessary Documents

As part of the application process, please be prepared to share necessary information, including but not limited to:

- photo identification for the head of household or primary applicant (e.g. driver's license)
- a list of all household members
- information on your heating bills (e.g. heating company name and account number)
- information on your housing situation (e.g. an active lease or mortgage statement)
- proof of income for 30 days prior to application date (e.g. wages, pension).

National Grid offers safety reminders for clearing snow at your home or business

Special to the Times

National Grid reminds its customers to exercise caution near the energy equipment outside of their homes as they clear snow left behind from Winter Storm Fern. Over a foot of snow has fallen across our Massachusetts service area with additional snow forecast throughout the afternoon. National Grid's top priority is safety, including the safety and well-being of our crews and customers, and we offer the following reminders to assist with removing snow from your property.

Keep Your Meters Clear of Snow and Ice

Many National Grid customers have electric and/or natural gas meters on the exterior of their homes and businesses. When clearing snow, customers and snow removal contractors should be aware of the location of this equipment to avoid coming into contact with meters or outside gas risers. Additionally:

- Gently remove icicles from the meter with a gloved hand, if necessary. Never kick your meter or use a snow shovel to knock away ice.

- If energy equipment is located near your driveway or parking lot, and you have a vehicle-mounted snowplow or use a snow removal service, ensure that the equipment is well-marked so the vehicle operator knows to keep a safe distance. Striking a natural gas riser or electric wire with a plow could cause injury.

Striking a natural gas riser or electric wire with a plow could cause injury.

- The buildup of ice and snow around or over natural gas meters, regulators and pipes can pose a serious safety risk. Ice and snow falling from a roof can damage gas meters or service connections to customers' homes or businesses, resulting in potential gas leaks. Customers should take immediate action if a natural gas leak is suspected:

- Get out – All occupants should leave the house immediately. Do not use the telephone, light switches or automatic garage door openers for any reason.

- Call us – After leaving the house and reaching a safe environment, call National Grid's 24-hour gas emergency number: 1-800-233-5325.

- Stay out – Don't return to your home until National Grid tells you it is safe to do so.

- If energy equipment is located near your driveway or parking lot, and you have a vehicle-mounted snowplow or use a snow removal service, ensure that the equipment is well-marked so the vehicle operator knows to keep a safe distance. Striking a natural gas riser or electric wire with a plow could cause injury.

Keep Your Vents Clear

The excessive amount of snowfall from this storm may have increased the snow depth

in your yard and near your home or business. When clearing snow from your driveways and walkways, never pile it near vents on the side of the building. A blocked vent – whether it's a furnace, hot water heater, dryer or sewer – can lead to the buildup of deadly carbon monoxide. Keep the vents clear and free of snow and ice, treating them as carefully as you would an energy meter.

The symptoms of carbon monoxide poisoning are similar to those of the flu, and can include headaches, weakness, confusion, chest tightness, skin redness, dizziness, nausea, sleepiness, heart fluttering or loss of muscle control. If you suspect carbon monoxide is present in your home, immediately go outside and breathe deeply. Then call 911.

Trees, Snow and Your Electric Service

Snowfall places excessive weight on tree limbs and branches, creating potential hazards for energy infrastructure. Downed trees near power lines should be reported to National Grid at 800-465-1212. Visit our website for more information about your electric service and trees. Customers are also reminded to exercise extreme caution near downed power lines:

- Always use extreme caution near downed power lines and wires, and always assume that they are carrying live electricity.

conduct electricity. If you see a line down in a puddle or flooded area, avoid contact with the water to prevent risk of shock.

- Take caution when approaching fallen trees, which could have power lines caught in them.

- Remember that water can

- conduct electricity. If you see a line down in a puddle or flooded area, avoid contact with the water to prevent risk of shock.

- Learn more about staying safe near downed power lines.

To learn more about electric and natural gas safety, visit our website – nationalgridus.com.

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WINTER WEATHER IN THE BEACON HILL AREA

Mother Nature delivered the first major snowstorm since January, 2022 in Greater Boston, dumping more than 20 inches of snow. The schools

were closed due to the storm and many residents spent Monday and Tuesday clearing out pathways and digging out their vehicles. The storm was

well-predicted by local TV meteorologists, giving residents time to prepare for the severe, wintry conditions.

Photos are by Nola Shanbaum, who is a student in the Boston University Journalism program. These photos are a partnership between The Beacon Hill Times and the Boston University Journalism program.



Snow piled high along the intersection of Boylston Street and Arlington Street.



A Parks and Recreation truck plows the pathways of the Boston Common.



Mrs. Mallard and her ducklings buried under the snow in the Public Garden.



Bushes and pathways in the Public Garden caked in snow.

Lisa Viale and her dog, Rudy, sled down a hill on the Boston Common.

WINTER WEATHER IN THE BEACON HILL AREA

NOLA SHANBAUM PHOTOS



A broom and dustpan adorn a car buried in snow on Bay state Road near Boston University.



Sledders line the top of a hill on the Boston Common.



Cars plowed in along Bay State Road near Boston University.



Passerby traverse the frozen lagoon in the Public Garden, hidden under shin-deep snow.



A walkway gets plowed in the Public Garden.



A snowman in front of the playground on the Boston Common.

Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
BACK BAY			
Ricke, Ward B	403 Trinity LLC	1 Huntington Ave #403	\$3,725,000
Scott F Powers 2004 Ft	Aftandilian, Violette	168 Beacon St #1	\$5,700,000
R G & P F Laubhan RET	Curley, Karen M	236 Beacon St #2A	\$1,400,000
Sposato, Peter	Old Projo LLC	239 Commonwealth Ave #52	\$1,450,000
Nir, Erez	Joy, Lauren N	250 Beacon St #12	\$2,237,500
Jplain Development LLC	406 S Huntington LLC	406-408 S Huntington Ave	\$4,400,000
Mcelhinny, Connor D	Yearsley, Maxine J	530 Massachusetts Ave #2	\$1,025,000
Nemerowski, Samantha	Mcmahon, John J	57 Marlborough St #6	\$1,250,000
Redmond, Abigail	Sposato, Peter	80 Marlborough St #2	\$1,140,000
Laura E Ogonwski T	Margaret M Ogonowki Ft	90 Marlborough St #2	\$723,333
BEACON HILL			
Thornberg, Fereshtah	Liao, Haihui	121-127 Portland St #605	\$530,000
Dce1228 Beacon Hill LLC	Burnham, Diann C	70 Phillips St #3	\$880,000
BAY VILLAGE/SOUTH END/KENMORE			
Jntp Holdings LLC	Ma Wholesale Food Termin	125 Newmarket Sq #9	\$1,500,000
Unverdorben, Martin	Miller, Michael A	139 E Berkeley St #302	\$765,000
25 Rutland Sqquare LLC	Rubenstein, Benjamin	25 Rutland Sq	\$6,075,000
Walker, Kathryn M	Khan, Aftab H	40 Traveler St #203	\$1,155,000
Lee, Hwi D	Mitchell, Donald H	75 Rutland St #1	\$1,975,000
DOWNTOWN/WATERFRONT			
Beckford, Tanesha	Project 10 Rockland LLC	10 Rockland St #3	\$629,000
Cirstea, Diana	100 Lincoln St Dev LLC	100 Lincoln St #306	\$825,000
Mccaffrey, Connor	Simas Ft	110-112 Commercial St #2	\$710,500
Waymon, Pless E	33 Pearl Street LLC	33 Pearl St #3	\$910,000
Lin, Nan	Melony Swasey Lt	41 Jamaica St	\$1,505,000
Gjm Franklin Street LLC	Bos Office 3 LLC	51-55 Franklin St	\$4,625,000
Coyle, Edward C	Pisani, Anthony M	65 E India Row #10G	\$817,500
Gallahue, Colleen	Widoff, Shelly G	86 South St #2A	\$900,000
Udengwu, Chisom	Eisenstein, Dvora	96 Jamaica St	\$1,148,000
Jplain Development LLC	406 S Huntington LLC	Barbara St	\$4,400,000

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The word embankment in the last clue leads to "Embankment Road." This was once the name for Storrow Drive. Today's answer is from a 1929 photo labeled, Embankment Road/ Storrow Drive. It was then a two-way drive with direct access from the side streets without bridges.

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

THIS WEEK'S CLUE



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Boston Food Access Council awarded Community Power Grant from Project Bread to advance food justice and systems change

Special to the Times

Boston Food Access Council, of Boston, has been named a recipient of Project Bread's inaugural Community Power Grants program. The funding will help to drive grassroots advocacy and systems change to address the root causes of food insecurity, building capacity for smaller organizations where it would not be otherwise possible. Boston Food Access Council was selected from over 40 proposals for its proven impact, advocacy wins, and strong potential to build power across communities.

"Food insecurity is not just about food - it is about deep structural disparities," says Adriana Mendes-Sheldon, Director of Community Partnerships at Project Bread. "True transformation happens when power is redistributed and communities most impacted by food insecurity are part of shaping the solutions. By investing in grassroots leadership and advocacy, we build long-term capacity for organizing and a sustainable impact that goes beyond charity and toward systemic change."

The Boston Food Access Council is a community-led coalition working to ensure that Boston residents most affected by food insecurity have the knowledge, resources, and power to shape food access solutions. Comprised of community members and organizational leaders, Boston Food Access Council brings together residents, advocates, and policymakers to break down silos and advance equitable food access through collaboration, advocacy, and awareness-building. With support from Project Bread's Community Power Fund, Boston Food Access Council will strengthen its capacity and deepen community leadership, while also funding a small cohort of paid community advocates. They have already hired a new fractional executive director, Sutton Kiplinger, to provide dedicated coordination and strategic guidance. In partnership with the Neighborhood Food Action

Collaborative (NFAC), 3 community advocates have been hired who will do community engagement to help neighbors understand their own opportunities for action and become part of an engaged base of community members advocating for the changes they want to see in food access in their communities. These advocates—people with lived experience of food insecurity—will be trained to conduct SNAP and food access outreach, share accurate information, and elevate community stories at farmers' markets, neighborhood events, and in conversations with decision-makers across Boston.

"We need to be able to connect policymakers directly to people who are experiencing food insecurity and supporting their communities every day," says Seana Weaver, former steering committee member and continued supporter of the Boston Food Access Council. "By investing in both leadership capacity and paid community advocates, we're strengthening the bridge between lived experience and power, while reducing misinformation and ensuring that community voices are driving food justice solutions in Boston."

Project Bread awarded a total of \$97,000 to five Massachusetts organizations through the Community Power Grants program. Grantees received individualized technical assistance from Project Bread's Research and Evaluation team to develop customized logic models that track each project's progress and impact. They will also participate in Project Bread's statewide Community of Practice. Mendes-Sheldon explains that "the program was intentionally designed to provide value beyond funding, offering key supports that build long-term organizational capacity, sustainability, and impact." The grants strategically support the Make Hunger History Coalition, Project Bread's bold statewide initiative mobilizing more than 500 partners around a shared roadmap to permanently end hunger in Massachusetts.

This work seeks to intentionally shift the power dynamics in anti-hunger work by providing tools and support for grassroots organizations and individuals to voice their perspectives and become leaders in this statewide movement. The coalition operates through five strategic pillars: ensuring all residents can access and buy food, integrating food security with health care, supporting residents to eat nutritious and local food, enhancing food support programs for priority populations, and addressing root causes that contribute to hunger. The other 2025-2026 grantees include Revere Arabic Community, Roslindale Food Collective + New Beginnings Reentry Services, MetroWest Food Collaborative, and Hampshire County Food Policy Council. They have all joined the coalition as active members, with their community leadership and organizing efforts directly feeding into working groups and collaborative efforts across the state.

To get involved with the Make Hunger History Coalition, visit: www.makehungerhistory.org.

People experiencing food insecurity should call into Project Bread's toll-free FoodSource Hotline (1-800-645-8333), which provides confidential assistance to connect with food resources, including SNAP benefits, in 180 languages and for the hearing impaired. For more information, visit: www.projectbread.org/get-help.

Project Bread, the leading statewide food security organization in Massachusetts, connects people and communities in Massachusetts to reliable sources of food while advocating for policies that make food more accessible—so that no one goes hungry. For more information, visit: www.projectbread.org.

Boston Food Access Council (BFAC) is a community-led coalition working to empower

Bostonians with the knowledge to access food resources and to bring together and amplify community voices and needs through collaboration, partnership, advocacy, and awareness building. Through community

outreach, policy advocacy, and organizing strategies, BFAC ensures that those closest to the problem are the ones leading the solutions. For more information visit: <https://bostonfoodaccess-council.org/>

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	1 Emerson Place
6 Whittier Place	0 Emerson Place
150 Stanford St.	45 Temple St.
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	

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Office-to-residential project proposes creation of 44 new apartments in the Back Bay

By Dan Murphy

An office-to-residential conversion project proposed for an existing, eight-story building at 419 Boylston St., located a short distance from the Public Garden between Arlington and Berkeley streets, if approved, could result in the creation of 44 new rental units in the Back Bay.

The historic building, also known as the 'Warren Chambers Building,' has been "in the same family for a number of years" and used for commercial purposes during that time, said Jeff Drago, a zoning and permitting attorney during a Jan. 26 virtual meeting convened by the city's Planning Department to discuss the Small Project Review Application (SPRA) filed for the project.

The project proposes retaining existing retail space on the first and second floors, said Drago, while the floors above would be converted from office space to residential units. (Pompanoosuc Mills, a furniture store and current tenant, is expected to continue occupying one of the

two retail spaces, added Drago.)

The project's proposed residential unit mix, according to Drago, comprises 36 studio apartments, each measuring an average of 562 square feet; and eight one-bedroom apartments, each measuring an average of 839 square feet. (Eight studio units would be located on each of the third through sixth floors, while the seventh and eighth floors would each include four studios and two one-bedrooms.)

Of these proposed dwellings, eight (or 17 percent) are designated as Inclusionary Development Policy units; four units are designated as ADA-compliant; and one unit is designated for the hearing-impaired, said Drago.

Construction work would be limited to only interior building renovations (such as the removal and demolition of existing partition walls), said Drago, and the project wouldn't impact the building's existing height, footprint, or massing.

While the project doesn't contemplate the creation of any on-site parking, bicycle storage space will be provided in the

basement of the building, said Carlos Ferreira, a principal with MP Design Consultants.

A plan to create a dedicated trash room in the basement is also in the works, said Drago, who added the city's Zoning Board of Appeal still needs to approve several minor zoning variances for the project to come to fruition.

Meanwhile, this is the first project in the Back Bay proposed under the city's Downtown Conversion Pilot Program, which was launched in October 2023 to help support property owners in the post-pandemic transformation of unutilized office space into new residential units.

Public comments on this project can be submitted via email until Feb. 12 to Zoe Duvall, Planning Department project manager, at zoe.duvall@boston.gov.

For additional information on this project, visit the Planning Department's project page at <https://www.bostonplans.org/projects/development-projects/419-boylston-street>.



D. MURPHY PHOTO

The existing eight-story building at 419 Boylston St. in the Back Bay, which has been proposed for the neighborhood's first office-to-residential conversion project.

SHORT PLAY BY PHILLIPS STREET'S ROB WHITNEY DEBUTS IN NEWBURYPORT

A short play by longtime Phillips Street resident, Rob Whitney, was among eight works featured in the two-day New Works Festival 2026, held Saturday and Sunday, Jan. 24-25, at The Firehouse Center for the Arts in Newburyport.

Whitney's short play, 'Puck,' which was performed during both days of the festival and had a running time of about nine and a half minutes, focused on a conversation between a father and his hockey-playing son in a basement of a Beacon Hill townhouse.

Both performances were directed by Arlene Bernard, with a real-life father-and-son acting duo playing the father-and-son characters.

'Puck,' which is Whitney's first work written for the stage,



JORDAN WHITNEY PHOTO

Rob Whitney outside The Firehouse Center for the Arts.

was among eight short plays to be selected for inclusion in the

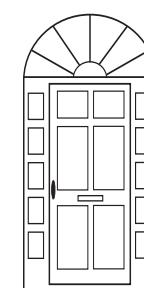
festival from 195 submissions, he noted.

SEND US YOUR NEWS

The Times encourages residents to submit engagement, wedding and birth announcements, news releases, business and education briefs, sports stories and photos for publication. Items should be forwarded to our offices at 385 Broadway, Revere, MA 02151. We also encourage readers to e-mail news releases and photos to deb@reverejournal.com.

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