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BLO SUMMER CONCERT



DEREK KOUYOUMJIAN PHOTO

Music lovers gather at the Hatch Shell as the Boston Landmarks Orchestra treated visitors to their inaugural free concert. Visit landmarksorchestra.org for the full schedule. See page 8 for more photos.

Copley BPL resumes free art-and-architecture tours

By Dan Murphy

In another move towards pre-pandemic normalcy, the Central Branch of the Boston Public Library in Copley Square has resumed offering free art-and-architecture tours on a regular basis.

The approximately one-hour tours take place from 11 a.m. to noon on Friday, July 29; Saturday, July 30; Friday, Aug. 5; Saturday, Aug. 6; Friday, Aug. 12; Saturday, Aug. 13; Friday, Aug. 19; Saturday, Aug. 20; Friday, Aug. 26; and Saturday, Aug. 27. To secure a place on a tour, visit the McKim Building welcome desk any time in the hour leading up to the start time to receive a tour sticker. Tours are led by BPL guides and begin in the McKim Building vestibule, located just through the library's Dartmouth Street entrance.

Tours do not require a reservation for parties of five or fewer guests, but group sizes will be limited to 25 guests per guide, and tours are subject to guide availability. (Please note, however, that

the library is unable to accommodate individual parties larger than five people on these tours, and that unauthorized guides are not permitted to lead tours within the library.)

The current iteration of the library's art-and-architecture tours dates back to 1987 and was established with a grant from the Junior League of Boston, said Meg Weeks, the BPL's curator of interpretation, who now coordinates the tours. Right before the pandemic struck, the BPL was giving tours to 15,000 guests each year, said Weeks, and the program had "essentially doubled in size over the seven years prior to 2019."

Last summer, the tours, which had been suspended due to the pandemic, resumed as a pilot, with a limited number of guests who were all required to wear masks, according to Weeks. But as COVID-infection rates again began to rise, the tours were temporarily put on hold again before resuming on June 24 of this year.

"The tours focus on the arts

and design highlights of the 1895 McKim Building and center around the building as a singular 'place of the people' in the words of Dr. Oliver Wendell Holmes," said Weeks.

According to the BPL website, "At the cornerstone-laying ceremony of the Boston Public Library's Central Library in 1888, Dr. Oliver Wendell Holmes proclaimed before the gathered crowd that 'This palace is the people's own.' In designing the new building, architect Charles Follen McKim and library trustees sought to create a veritable 'palace' to inspire and elevate its public. BPL's McKim Building, opened in 1895, is considered one of the finest examples of 19th-century architecture in America; the adjoining Boylston Street Building, opened in 1972, is newly renovated to provide leading offerings in 21st-century library services."

Said Weeks, "The McKim Building itself is a singular design

(BPL Pg. 12)

BHAC approves application for Otis House Museum mailbox

By Dan Murphy

At its July 21 monthly public hearing, which took place virtually, the Beacon Hill Architectural Commission unanimously approved as submitted Historic New England's application for the installation of a mailbox outside its headquarters, the Otis House Museum at 141 Cambridge St.

The motion made by Commissioner Alice Richmond specified that the first of two options for the mailbox presented to staff is used, and that it is installed atop a simple wooden post, which would be stained a dark color in consultation with staff (Nick Armata). Both Chair Mark Kiefer, Historic New England's representative on the commission, and Com-

missioner Edward Fleck recused themselves from this matter, with Commissioner Arian Allen serving as commission chair for just this application.

Also, the commission unanimously accepted a motion made by Commissioner Kiefer to dismiss a standing violation, and to approve as submitted an application to relocate two condensers on the roof of 21 Branch St., with the proviso that any fencing around the condensers is not visible from a public way. (The applicant, Timothy Burke, said earlier he would look into Commissioner Kiefer's request to install fencing around the backside of the condensers in an effort to mitigate their noise

(BHAC Pg. 3)



D. MURPHY PHOTO

The Otis House Museum - Historic New England's headquarters at 141 Cambridge St.

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EDITORIAL

MASS SHOOTINGS GET ALL THE ATTENTION, BUT THIS IS WORSE

Americans have been saddened by the recent mass shootings that have occurred in recent weeks across the country in Buffalo, Uvalde, and Highland Park.

But as much as these tragic events have seared our national consciousness and brought demands for action by our elected officials for appropriate gun legislation, there is a far worse aspect of the epidemic of gun violence that occurs day-in and day-out throughout the United States.

We are referring to the shooting of women by their domestic partners. Each and every year, 600 women are murdered with a gun by their partners. We'll do the math for you -- that works out to a woman who is shot and killed every 14 hours by her present or former significant other.

The statisticians also tell us that the possession of a gun by a domestic partner makes it five times more likely that a woman will be killed than if the domestic partner did not have a gun.

In short, the more guns there are, the more women who are murdered by their partners.

Yes, the shootings in schools and malls and supermarkets horrify us and make us feel not safe anywhere, even at a Fourth of July parade.

But the reality is that an American woman in a household with a handgun is far more at risk for being shot and killed than any of us by some random angry person with an AR-15.

PROGRESSIVES ARE THE REAL HYPOCRITES

No doubt most of our readers who care about the environment and the issue of climate change were disappointed when Senator Joe Manchin put the proverbial final nail in the coffin of the Build Back Better Bill (BBB) that, by some estimates, would have reduced U.S. emissions to 45 percent to 51 percent of 2005 levels by 2030.

However, as we have written previously in this space, we believe the real blame for the failure of the bill lies with the progressives of the Democratic Party, who should have coalesced last summer to pass the basics of the bill, rather than "playing politics" last year when they held up the separate infrastructure bill and then loaded up the Build Back Better bill with items that were extraneous to climate change.

They overplayed their hand and as a result, they got nothing -- zero -- nada and did more than Republicans to sink Joe Biden's presidency.

However, in addition to being bad at politics, the progressive environmentalists also are hypocrites because of their failure to tell the truth to the American people. Despite the statistic quoted above, the BBB actually would have done very little to keep global warming from reaching the 1.5 degree Centigrade threshold that scientists (and the 2015 Paris Climate Accord) say will be catastrophic for the planet.

Instead of blaming Joe Manchin, if progressive politicians were to tell the truth to the American people, they would explain that each and every American can do more to affect climate change than the BBB simply by changing our eating habits by consuming less meat and switching to vegetarian alternatives.

Industrial farming for meat production accounts for 14% of greenhouse gas emissions, despoils the immediate environment of these factory farms, and encourages the destruction of fragile rain forests for the raising of cattle.

Bernie Sanders blasted Sen. Manchin for his position on the BBB, but we never have heard Sen. Sanders tell his constituents to eat less meat and dairy -- because of course, he's from Vermont, which has a lot of dairy farmers -- and Bernie himself loves his red meat.

We disagree 100% with Joe Manchin for his rejection of the BBB, but at least we know where he stands.

On the other hand, the self-described environmentalists are both politically inept and morally hypocritical.

LETTERS to the Editor

BIKE PARKING

To the Editor:

I accompany this letter with a photo taken on Revere Street of two bicycles secured to a young sapling. Due to an absence of bike parking in the neighborhood, bicyclists are finding their own solutions.

Although a bicyclist myself and sympathetic to the plight of fellow cyclists, I draw the line at putting trees at risk. I reported a similar issue to the City's 311 app, but they have not taken any action. I cannot blame them. Perhaps, like me, they sympathize with the bike owners.

On Charles Street, there is a single bike bollard between Cambridge and Beacon streets, outside the now shuttered Starbucks, and no facilities elsewhere in the neighborhood. Bike parking facilities are obviously needed and until provided, trees will continue to be put into service, to their and our detriment.

Deborah Holt



OUR DEMOCRACY IS AT STAKE

To the Editor:

The January 6 Capital attack on our nation wasn't a random act by a handful of sore losers, but a premeditated and organized insurrection. Now, thanks to the hearings, there's overwhelming evidence that Trump and his allies were at the helm of it.

We heard from former members of the Trump administration and Republican state officials about how Trump illegally pressured the Vice President, the Department of Justice, and state legislatures to overturn the election he knew he lost. And when it didn't work, he summoned an armed mob to march on the Capitol Building in a final, violent attempt to stop the

peaceful transfer of power.

These insurrectionist candidates haven't gone anywhere. In fact, more than 100 of them have already won their primaries. It's up to us to do our part and vote to make sure they don't win this fall.

Should these dangerous candidates win their elections, we could have election deniers in key seats of power, like secretary of state and county clerk, ready to over-

turn whatever election results they don't like.

Our democracy is at stake. If we want to hold onto our freedoms to vote, to have our votes decide elections, and to rely on elections to keep our leaders in check, then we have to cast our ballots during the midterms this year on November 8th.

Jo-Ann Sipple

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BHAC (from pg. 1)

impact.)
 In another matter, the commission approved as submitted an application for the Beacon Hill Hotel & Bistro at 25 Charles St., which was previously reviewed at the May 19 hearing, regarding the installation of a new window decal. A subcommittee comprising Chair Kiefer, along with Commissioners Fleck and Ralph Jackson, had reviewed a mockup of the window decal and given its recommendation to approve the application to the committee.

Brett Bentson, the project architect, said the future restaurant at this location is still unnamed, and that no opening date has been set for it yet. "We're excited to open it to the community," he added.

Likewise, the commission unanimously accepted a motion to approve an application for 44 Phillips St., which was previously reviewed at the June 16 hearing, to rebuild the transom light, as well as to rebuild the garden-level openings. The accepted motion came with a proviso that the 12-light window option, instead of the six-light option, be used for the transom.

The commission also unanimously approved as submitted an application for 81 Pinckney St. to install deck rails at the rear of the property. The new railing would be 42 inches above the decking height – a 6-inch reduction in height from what was previously there, according to the applicant.

Moreover, the commission unanimously approved as submitted an application for 71 Mount Vernon St., with proposed work including replacing existing vinyl and wood windows with similar windows on the front façade; rebuilding the rear third-floor roofdeck in kind; rebuilding the rear side of the gable roof for a new roofdeck and elevator overrun; rebuilding the fifth-floor façade to be "coplanar" with the face of the wall below and replacing the "mismatched" brick veneer with slate tiles; and rebuilding the existing balcony roof on the front-bay in kind.

The accepted motion made by Chair Kiefer for this application came with several provisos, including that no portion of the front roof plane on the front façade is removed, demolished, or rebuilt;

and that a French door design, with five lights on either side, is used on the Juliet balcony on the upper story of the front façade pending prior approval by staff, among other stipulations.

Regarding 7 Louisburg Square, the commission unanimously approved as submitted an application to replace the front dormer windows and rear ell windows/Juliet balconies, as well as to enlarge one window at the rear ell. Chair Kiefer said the accepted motion, which he put forward, came "particularly with respect to changes to fenestration on rear ell," while Commissioner Richmond thanked the applicant specifically for the work they did on the front of the building. "I really think it's very special, and I, for one, appreciate the effort that you made," said Commissioner Richmond.

An application for 114 Mount Vernon St. to remove the existing unapproved sconces and replace them with pendant light appeared on the agenda but ultimately not heard due to the applicant's failure to appear at the hearing.

Meanwhile, the commission

heard an advisory review for 86 Chestnut St., with proposed work including the replacement of a two-door configuration with a single, custom-made panel door with sidelights and a fan light.

Chair Kiefer, who said the building had been home to an antiques store for many years before the previous owner subdivided it into apartments, advised the would-be applicant that the commission would need evidence of a single-door configuration previously at this location.

"The unusual features are often

as important to a neighborhood as the ones that all look the same, and I think what you're proposing here is to make it look the same," said Chair Kiefer. "You would need to make an argument to convince us that this would be appropriate."

In attendance for the hearing were Chair Kiefer, along with Commissioners Allen, Fleck, and Jackson, while Commissioner Richmond wasn't on hand for the first two applications (21 Branch St. and 25 Charles St., respectively) and joined for the third application (44 Phillips St.) onward.



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New park space opens at North Meadow on The Greenway

The Rose Kennedy Greenway Conservancy celebrated the opening of North Meadow on The Greenway, the newest park space in Boston's contemporary public park formerly known as Parcel 2, in a public Ribbon Cutting ceremony.

The Ribbon Cutting included a short speaking program featuring Conservancy and Greenway Business Improvement District (BID) leadership, Commonwealth of Massachusetts Transportation Secretary and CEO Jamey Tesler, and elected officials representing The Greenway including State Representative Aaron Michlewitz, State Senator Lydia Edwards, City Council President Ed Flynn, City Councilor Gabriela Coletta, and City Councilor Kenzie Bok.

"The creation of new open space is always an important step to promote climate and connectivity goals, especially in an urban context," said Greenway Conservancy Executive Director Chris Cook. "The critical nature of this work is especially evident here, though, when we think about the history and impact that the elevated highway had on Boston's people and neighborhoods from Chinatown to the West End."

Located where Boston's West End, Bulfinch Triangle, and North End meet and bordered by North Washington Street, Anthony "Rip" Valenti Way, and Beverly Street, North Meadow on The Greenway is a site of constant reinvention. Originally open water within the Charles River estuary, this location was dammed to become Mill Pond and then filled in as a part of the Bulfinch Triangle development in the 19th century. In the 20th century, this site was overshadowed by the elevated highway Interstate 93. As part of the "Big Dig", the highway was submerged, allowing the Rose Kennedy Greenway, the contemporary public park in the heart of Boston, to be built.

"There were so many moments where we all individually thought that this tiny little park might not happen. Over the years, the BPDA has remained dedicated to the realization of this green space, and we



Photo courtesy of the Greenway Conservancy

Joining Greenway members at the North Meadow ribbon cutting are State Representative Aaron Michlewitz, State Senator Lydia Edwards, City Council President Ed Flynn, City Councilor Gabriela Coletta, and City Councilor Kenzie Bok.

are thrilled it will stand forever as a credit to the many people who were involved, at different stages, and across different scales," said BPDA Director of Planning Lauren Shurtleff.

"We would not be here if it were not for the persistent and dedicated collaboration between the public sector, private sector, and the community."

As the northern terminus of the park, North Meadow is both a gateway to The Greenway and a pocket of open space for residents and visitors to the surrounding neighborhoods in the West End and North End. Reflecting a commitment to making thoughtful enhancements along the entirety of The Greenway, Greenway BID members provided and leveraged enhancement funds to make this project and placemaking improvement possible.

Transportation Secretary and CEO Jamey Tesler spoke at the event, "The Greenway is one of Boston's most beautiful and relaxing destinations and it has been a pleasure to see this property transformed in order to expand the

green space even further toward North Station. This new park is just the latest example of how collaborations and partnerships have resulted in a project going from idea, to design, to construction, to a successful outcome."

In planning and design, the community prioritized maximizing nature, creating a place of serenity, and showcasing the site's history. Serving as a tribute to the Charles River's estuarine ecology, the park's native meadow plantings and unique boardwalk create a sense of enclosure and tranquility. North Meadow on The Greenway is a neighborhood park, inviting you to relax and unwind with the backdrop of downtown Boston.

"Enhancing The Greenway through placemaking projects like the North Meadow on The Greenway is an essential part of the Greenway BID's mission to make the entire park more exciting and inviting for all," said A Better City President and CEO, and Executive Director of the Greenway BID Rick Dimino. "Thanks to the teamwork of the Greenway

BID, Greenway Conservancy, the BPDA, and MassDOT, the City of Boston and its people have a new park space in which they can gather, explore our shared history, and unwind."

North Meadow on The Greenway is a collaboration with the Boston Planning and Development Agency (BPDA), the Massachusetts Department of Transportation (MassDOT), the Greenway BID, and the Greenway Conservancy. The BPDA facilitated a majority of funding for North Meadow on The Greenway through mitigation agreements from a variety of development projects in downtown Boston. The remainder of the project's budget was contributed by MassDOT, the Greenway BID, and the Greenway Conservancy.

The Greenway is the contemporary public park in the heart of Boston. The Greenway welcomes millions of visitors annually to gather, play, unwind, and explore. The Greenway Conservancy is the non-profit responsible for the management and care of The Gre-

enway. The majority of the public park's annual budget is generously provided by private sources.

About the Boston Planning & Development Agency

As the City of Boston's urban planning and economic development agency, the BPDA works in partnership with the community to plan Boston's future while respecting its past. The agency's passionate and knowledgeable staff guides physical, social, and economic change in Boston's neighborhoods and its downtown to shape a more prosperous, resilient, and vibrant city for all. The BPDA also prepares residents for new opportunities through employment training, human services and job creation. Learn more at bostonplans.org, and follow us on Twitter @BostonPlans.

The Massachusetts Department of Transportation (MassDOT) consists of four divisions: Rail and Transit, Registry of Motor Vehicles, Aeronautics and Highway. MassDOT's mission is to deliver excellent customer service to people traveling in the Commonwealth by providing transportation infrastructure which is safe, reliable, robust and resilient. MassDOT works to provide a transportation system which can strengthen the state's economy and improve the quality of life for all.

The Greenway BID is designed to contribute \$1.5 million each year to support the maintenance, horticulture costs, and future enhancements of The Greenway. Properties that meet certain criteria within the BID boundaries pay a special assessment as part of their property taxes to support improvements that benefit property owners and the public alike. BID members also have opportunities to vote on enhancements, supplemental support along the entirety of The Greenway to create a more engaging and activated public realm. The Greenway BID plays an essential role in supporting an appealing, accessible, and vibrant experience in the BID district for all that visit The Greenway to gather, relax, unwind, and explore.

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Michelle Vilms receives industry award by Insightful Accountant

Vilms Consulting is pleased to announce that Michelle Vilms, CEO, has been named a 2022 Top 100 ProAdvisor by Insightful Accountant. She was also selected as the Top QuickBooks Online ProAdvisor for 2022.

Insightful Accountant selects 10 individuals each year who demonstrate the highest ranking in one category. Michelle was the highest-ranking applicant based upon the standard established by Insightful Accountant for the QuickBooks Online category. The award is based on her training, certifications, years of experience, client reviews, and peer evaluations represented in vote totals.

The selection for the Top QuickBooks Online ProAdvisor for 2022 was announced at the Scaling New Heights conference in Orlando, Florida in June. Michelle was invited to the main stage to receive her award.

Insightful Accountant is an

independent news and information source that honors 100 Top ProAdvisors each year. Content is written specifically for the small business advisors, helping them keep up with current technology, discover trends in the industry, and continue their education. This is the fourth year in a row that Michelle has been named a Top100 ProAdvisor.

Vilms Consulting is a Boston-based virtual firm offering accounting, advisory, and training services to small and medium-sized businesses interested in reorganizing, complementing, or outsourcing their accounting and finance functions. Specializing in cloud-based accounting and best practices to support a company's growth and scalability goals, all team members are certified in QuickBooks Online and have extensive experience with related technology. For more information, visit www.vilmsconsulting.com.



Michelle Vilms, (center left) was presented the "Top QuickBooks Online ProAdvisor" award by Gary DeHart, publisher of Insightful Accountant (left), Heather Spurduto, VP of Sales Operations - Accountant Channel-with ADP (center right) and Bob Allard, Partner and CRO of Insightful Accountant (right).

2022 Boston Groundwater Trust hosts forum on climate change may threaten the foundations of Boston

The Boston Groundwater Trust established by the Boston City Council to monitor and protect the integrity of building foundations in Boston that are threatened by low groundwater levels, will be hosting a City-wide Forum on Tuesday, September 20, 2022, from 5:30pm to 7:30pm at the Boston Public Library in Copley Place, Downtown Boston. The Forum will examine how climate change over the coming years may threaten the very foundations upon which Downtown Boston has been built.

The Honorable Mayor of Boston Michelle Wu will be giving the

opening remarks at the Forum, and we will also hear from local City & State officials as well as two panels of experts on the state of groundwater levels under our City streets, and a how a changing climate may drastically alter the Boston we all now know.

"I am excited to have this forum and update the public on all that the Trust has accomplished over the past several years," said the Boston Groundwater Trust's Executive Director Christian Simonelli. "I look forward to working with City & State officials on the important next steps in mitigating the impact of climate change to

our historic buildings."

According to Rob Whitney, Co-Chair of the Board of Trustees of the Boston Groundwater Trust: "The potential impact of climate change on ground water levels is just now being discussed. This forum will explore how climate change and rising temperatures in the future may limit the amount of water to replenish groundwater, and the adverse effect that could have on the wooden pilings that underpin many of our Boston buildings and homes."

To register for this free event, go to bostongroundwater.org.



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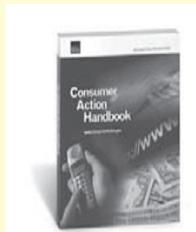
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11TH ANNUAL ESPLANADE ASSOCIATION SUMMER DOCK PARTY

Photos & Story by Marianne Salza

The Esplanade Association held its 11th Annual Summer Dock Party on July 21 at Community Boating, Inc.. Hundreds of guests enjoyed dinner and drinks, dancing, and backyard games in the garden while listening to the musical entertainment of DJ Peter Perfect and saxophonist, Joe Sparkes. This social event is one of the largest fundraisers to benefit the enhancement, maintenance, and revitalization of the park.

“Everyone gets excited at sunset being on the docks along the river. People love that. It’s one of the best parts of the event,” said Michael Nichols, Executive Director. “We appreciate all the folks who have supported this event for 11 years.”

Join the Esplanade Association Mondays – Fridays this summer for its River Fit Fitness Series at the Hatch Shell and Fiedler Field. Seniors and individuals of all experience levels are welcome to attend the free dance, high-intensity interval training, and yoga classes.



Grace Leary, Development & Communications Associate, Jackie McBride, Friends Council, Allison Godfrey, Office Assistant, and Alison Badrigian, Director of Projects and Planning.



Jane Gorham Connolly, Helena Bauk, Stacy Choi, Lisa LeBlanc, and Melanie Crocini.



Shannon Worthington, Sophia Monkman, Jyothsna Buddharaju, and Lauren Kettler.

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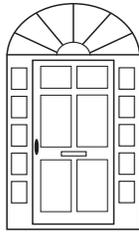
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11TH ANNUAL ESPLANADE ASSOCIATION SUMMER DOCK PARTY



Yaznairy Cabrera and Kati Cabral enjoying drinks on the dock.



Executive Director Michael Nichols, Emi Winterer, Vice Chair, Angus and Shannon McAllister, Alex and Trish Lloyd, and Buff Winterer.



Shiva Kashanipour, Elysia Cappellucci, and Ruth Navedo.



Allison Downey, Holly Foster, and Jennifer Poveromo.



Ransom McCafferty and Kat Pollack-Hinds.



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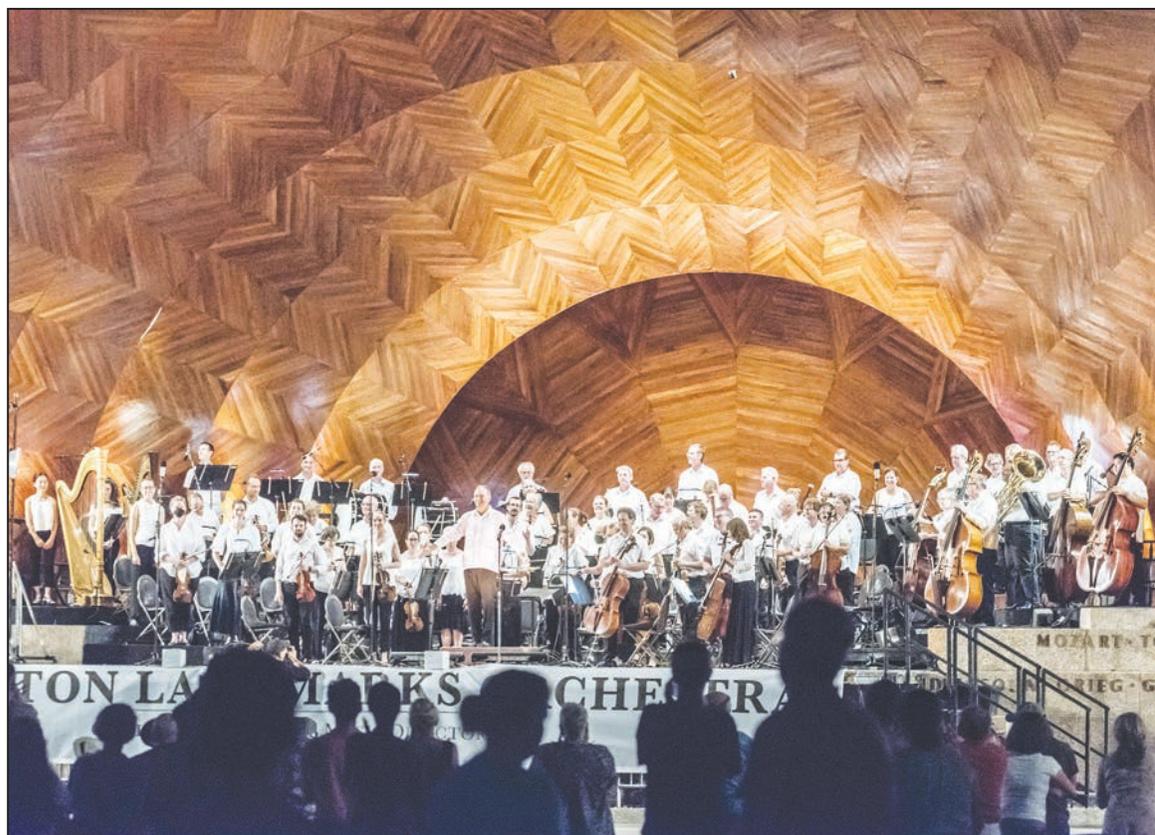
BOSTON LANDMARKS ORCHESTRA SUMMER CONCERT

Area residents enjoyed the free inaugural Boston Landmarks Orchestra Summer Concerts at the Hatch Shell. Visit landmarksorchestra.org for the full schedule.

DEREK KOUYOUMJIAN PHOTOS



Music lovers gather at the Hatch Shell as the Boston Landmarks Orchestra treated visitors to a free concert



The Boston Landmarks Orchestra stands for applause at the conclusion of the concert.



Members of the Four Strings Academy from Memphis TN started the program. Here performers Chavez and Jaiden (2nd from left) Singletary and Giovanni Vazquez (2nd from Roddy) with Artistic Director Marcus Hurt and Executive Director Mariana Green-Hill.



Boston Landmarks Orchestra conductor Christopher Wilkins.



In The Maestro's Zone Aura Gonzalez and Noam Ben-David get some "pointers" on conducting from Damali Willingham (center), an educator with Boston Landmarks Orchestra.



Staff members and volunteers of the Boston Landmarks Orchestra who worked hard to make this public event happen.



The Esplanade at the Hatch Shell drew a sizable crowd relaxing and absorbing the music.

Real Estate Transfers

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Sobel, Eitan	Solomon, Susan	74 Commonwealth Ave #4	\$700,000
Vendome 316 LLC	Heinricksen, Ronald N	160 Commonwealth Ave #316	\$499,000
Mccord, Elisabeth	Griffin, Tyler	13 Dartmouth St #3	\$1,520,000
Warson-Hill, Nigel	Palasis, Susan	67 Dartmouth St #1	\$1,200,000
Crall, Cary S	Mirageas, Peter M	79 Dartmouth St #2	\$1,100,100
319 Dartmouth LLC	Howland, Drew	319 Dartmouth St	\$3,625,000
Brannan, Stephen K	Bachelder, Robert	17 Marlborough St #G	\$1,950,000
Robertson, Christopher T	Muir Res Investments LLC	127 Marlborough St #4	\$625,000
Muir Res Investments LLC	Charest, Edmund P	127 Marlborough St #4	\$625,000
Newman, Alison M	Paul Natalizio Exchange	318 Commonwealth Ave #1	\$930,000
Wood-Downey, Tamara	Santos, Miguel A	390 Commonwealth Ave #304	\$1,050,000
Harford, Simon	Joseph J Floyd FT	373 Marlborough St #1	\$2,049,000
Hanko, Christine E	Marlborough 405 LLC	405 Marlborough St #41	\$845,000
Hogan, Araceli	Tran, Lana M	479 Massachusetts Ave #2	\$789,384
BEACON HILL			
Paumier, Tami	Caccamo, Paul D	30 Cedar Lane Way	\$1,950,000
Chamberlain, Miceal G	Duncan, Lyn M	140 Mount Vernon St #3	\$2,632,500
Chamberlain, Miceal G	Duncan, Lyn M	140 Mount Vernon St #3A	\$2,632,500
Wong FT	David K Abend LT	22 Phillips St #2	\$648,000
Selvaggi, Joseph A	Vaule, Hans E	78 Revere St	\$2,545,000
BAY VILLAGE/SOUTH END/KENMORE			
Diehl, Alan M	Schneider, Ramie	9 Appleton St	\$807,500
Noelte, Gregory T	Younes, Enayat	1 Charles St S #905	\$1,225,000
Barit LLC	Desantis, Scott J	301-319 Columbus Ave #901	\$2,515,000
Chang, Kiwon	Franz, Moritz	325 Columbus Ave #10	\$1,213,500
Choi, Sungoo	Barges, Valerie A	102-A Mount Pleasant Ave #1	\$557,600
Chiasson, Meghan	Finkenstaedt, Rose L	249 W Newton St #2	\$615,000
121 Warren LLC	Knoefel, Janice E	121 Warren Ave	\$2,300,000
Lohrmann, Atle	Mccarthy, Cynthia J	188 Brookline Ave #PH28E	\$4,461,767
Rydman, Johanna	Burrows, Tiera C	65 Burbank St #14	\$685,000
Makhamreh, Amr	Rawal, Vishal B	70 Fenway #36	\$920,000
Perkins, Faith	Meydani-Korb, Ahou	27 Greenwich Park #2	\$1,300,000
Reynolds, Henry	Kenrick, Conor E	26 Hanson St #4	\$685,000
Carmola, Inneke A	Thomas J Lee 2022 FT	700 Harrison Ave #614	\$1,420,000
Evan K H Liu RET	Belch, Barbara	121-127 Portland St #509	\$735,000
Le, Trang	Div Shawmut LLC	100 Shawmut Ave #1110	\$625,900
Briggs, Andrew	Clappiv 4th, Eugene H	258 Shawmut Ave #11	\$1,178,000
Evangelis FT	Kotsatos, Nicholas A	676 Tremont St #5	\$1,199,900
32 Upton St LLC	Lagos, George	32 Upton St	\$4,030,000
Bradley Family RE Vent 1	Schneider, Lee	39 Upton St #1	\$1,775,000
Alexander, Brian	Toman, Michael	122 W Concord St #1	\$2,530,000
Mullin, Patrick	Machnes, Aron J	144 W Concord St #2	\$949,000
Ye, Zichang	Geduldig, Matthew D	1721 Washington St #309	\$649,000
Yang, Chendi	Jacobus, Susana E	3531 Washington St #503	\$865,000
Werner, Charline L	34 Worcester Square LLC	34 Worcester Sq #4	\$975,000
Adam, Julia	Love&T	37 Worcester Sq #4	\$1,710,000
WATERFRONT/DOWNTOWN			
KGKF LLC	Orouke, Catheryn A	28-32 Atlantic Ave #513	\$1,650,000
NPG Bos 1 Beach LLC	Foxrock Forty Bch Rlty	14-40 Beach St	\$32,000,000
King, Matthew J	Veneziano RT	120 Commercial St #4-4	\$699,000
Estia Properties LLC	Sarah E Ragland LT	85 E India Row #25E	\$745,000
Shook, Kelly A	Mcgovern, Shaun C	113 Fulton St #3	\$700,000
Stutzman, Paul G	Eisenhauer, Kristen	120 Fulton St #4C	\$1,000,000
Chan, Tat W	Brown, Matthew O	88 Kingston St #5D	\$730,000
Sun Hing RT	Tsao, Fern C	210-216 Lincoln St #602	\$869,000

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The frog's eye view of the oriel window in the last clue is on 32 Hancock Street. Prior to 1732, when it became George Street, this path was called Davis Lane and Turner Street. The name was changed to Hancock street in 1788.

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

THIS WEEK'S CLUE



CONSTRUCTION UPDATE

North Washington Street Bridge construction look-ahead through August 6

This is a brief overview of construction operations and impacts for the North Washington Street Bridge Replacement Project. MassDOT will provide additional notices as needed for high-impact work and changes to traffic configurations beyond those described below.

SCHEDULED WORK

- Concrete placement at the east bike barrier in the northern approach (Charlestown work-zone)
- Install rebar for the bike barrier
- Install electrical boxes in the location of the bike barrier
- Application of anti-skid coating on temporary bridge walkway
- Install "No fishing" signs on both side of the pedestrian bridge

WORK HOURS

- Most work will be done during weekday daytime hours (6:00 a.m. – 4:00 p.m.)

TRAVEL TIPS

For everyone using the temporary 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.

For your awareness, the following events are scheduled during this look-ahead period:

- EVENTS: 7/22 at 7:45 p.m., 7/28 at 7:00 p.m., 8/4 at 7:30 p.m., 8/5 at 7:30 p.m., and 8/6 at 7:30 p.m.

Massachusetts House passes legislation to reform step therapy protocols

The Massachusetts House of Representatives passed legislation limiting the use of step therapy protocols, in which insurance companies refuse to pay for the prescription drugs prescribed by a patient's health care provider until the patient first tries cheaper, and oftentimes ineffective, alternatives. The legislation establishes exceptions a patient can use to avoid their insurer's step therapy protocol and requires both MassHealth and commercial insurers to provide a clear and transparent process for patients and their care team to request an exception.

"A top priority of the House is to ensure that every resident of the Commonwealth has access to quality, affordable health care, but controlling costs should never come at the expense of positive patient outcomes," said House Speaker Ronald J. Mariano (D-Quincy). "This legislation helps to achieve that goal by ensuring that patients in Massachusetts can circumvent step therapy protocols in instances where the process will result in delayed access to the only adequate medication. I want to thank Chairman John Lawn, as well as all my colleagues in the House, for their commitment to improving our health care system, and for the hard work required to get this done."

"The recent legislation passed

by the House cuts through bureaucratic and administrative hurdles with insurance companies to better ensure that patients can get the medicine they need when they need it," said Representative Adrian Madaro. "By limiting step therapy, we enable patients and their providers to focus on the best course of treatment without having to worry about insurance cost-cutting measures that cause unnecessary delays".

"This is a great bill for patients," said Health Care Financing Committee Chair John Lawn (D-Water-town). "Under the leadership of Speaker Mariano and in collaboration with my House colleagues, patient advocates, and insurers, this legislation balances the need to manage utilization and control costs of expensive treatments with the moral imperative to protect patients who need life-saving treatments. Thanks to this bill, patients will get the right drug at the right time without delay."

The legislation outlines four different circumstances that trigger the patient exception process, including:

The required treatment will harm the patient,

The required treatment is expected to be ineffective,

The patient previously tried the required treatment, or similar treatment, and it was ineffective or

harmed the patient,

The patient is stable on a current treatment, and switching treatments will harm the patient.

Additional highlights of the legislation include:

A requirement that MassHealth and commercial insurers adopt a "continuity of coverage" policy to ensure patients do not experience any delay in accessing a treatment when requesting a step therapy exemption.

A requirement that MassHealth and commercial insurers approve or deny a step therapy exemption request within three business days, or within one business day if a delay would cause harm to the patient.

A requirement that commercial carriers annually report data related to step therapy exemption requests and related coverage determinations to the Division of Insurance.

The creation of a commission on step therapy protocols tasked with studying, assessing, and bi-annual reporting on the implementation of step therapy process reforms made in this legislation.

"An Act Relative to Step Therapy and Patient Safety" (H.4929) passed the House of Representatives 153-0. The legislation now heads to the Senate for their consideration.

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COPLEY SQUARE FARMERS MARKET IN FULL BLOOM

D. MURPHY PHOTOS

After the prolonged heat wave, the Copley Square Farmers Market was again bustling on Tuesday, July 26.

The Copley Square Farmers

Market, which is the city's biggest and busiest farmers market, runs every Tuesday and Friday from 11 a.m. to 6 p.m., rain or shine, through Nov. 22.



Doug Drozdowski, owner of Billerica's Polish Prince Pierogi.



Copley Square Farmers Market was bustling on Tuesday, July 26.



Nick Cloutman of Peabody's Cloutman Farms.



Liz Landry of Kitchen Sink Candle Company of Bolton.



Matthew LaVergne of Black Moon Hollow Flower Farm in Worcester County.



Ryan Randell of the Leominster artisanal cheese shop, Fromagerie Madeline, assisting a customer.

A SHORT STORY ABOUT GROWING UP WITH AN UNFAIR ADVANTAGE.

POLIO.

As one of the last American children to contract polio, Jeffrey Galpin grew up in a world of iron lungs and body casts, alone with his imagination. His story would be dramatic enough if it was just about his battle with this dreaded disease.

But Jeffrey Galpin did more than survive polio. He went on to a list of achievements in medical research—including being the principal investigator in applying the first gene therapy for HIV/AIDS.

Dr. Galpin actually credits his own incurable condition for giving him the focus that made him so passionate in his research. His story leaves us with two of the most contagious messages we know. Don't give up, and remember to give back. If Dr. Galpin's story inspires just one more person to make a difference, then its telling here has been well worth while.



aaos.org/75years



CELEBRATING HUMAN HEALING orthoinfo.org



BPL (from pg. 1)

masterpiece...but on the tours, we also dive into the really significant contributions by painters, sculptors, and decorative artists that are attached to the building.”

Besides the two marble sculptures of lions in the McKim Building’s grand staircase created by the renowned American sculptor, Louis St. Gaudens (brother of the renowned American sculptor Augustus Saint-Gaudens, who contributed work to the library façade), these works also include a third-floor mural cycle that the venerable portrait painter John Singer Sargent, spent 29 years working on, as well as another mural cycle by Pierre Puvis de Chavannes, whom Weeks describes as “arguably among the most significant wall painters in Western Europe in the 19th century.”

The murals in the library’s Puvis de Chavannes Gallery adorn the walls of the McKim Building’s grand staircase and second-floor hall gallery. The central mural is called “Hail the Spirit, the Harbinger of Light,” The Muses of Inspiration, and the eight stairway murals depict “the disciples of poetry, philosophy, history, and science complete this allegorical cycle,” according to the BPL website.

Looking to the fall, Weeks hopes that these library tours will become even more-frequent offerings.

“We’re really grateful to our volunteer tour guides who have partnered with us in their dedica-



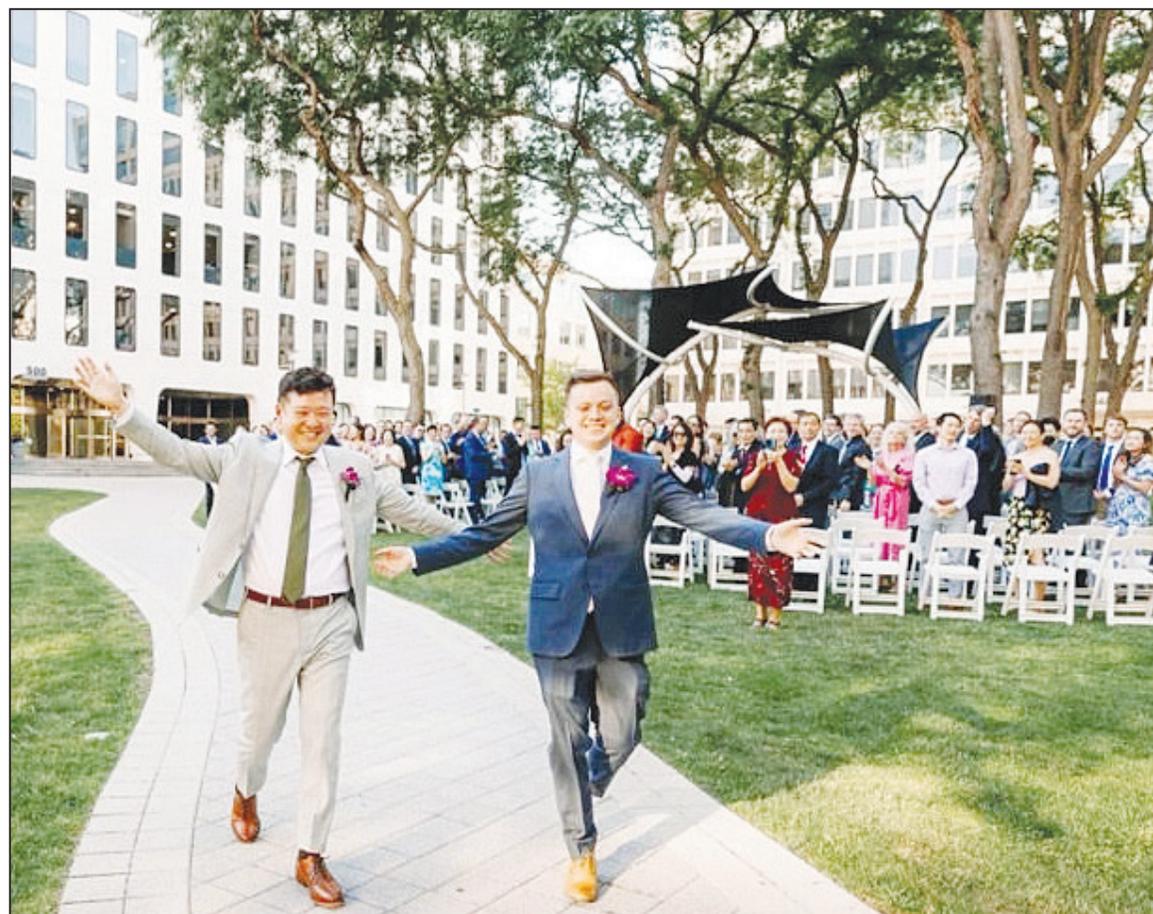
The Central Branch of the Boston Public Library’s McKim Building.

D. MURPHY PHOTOS

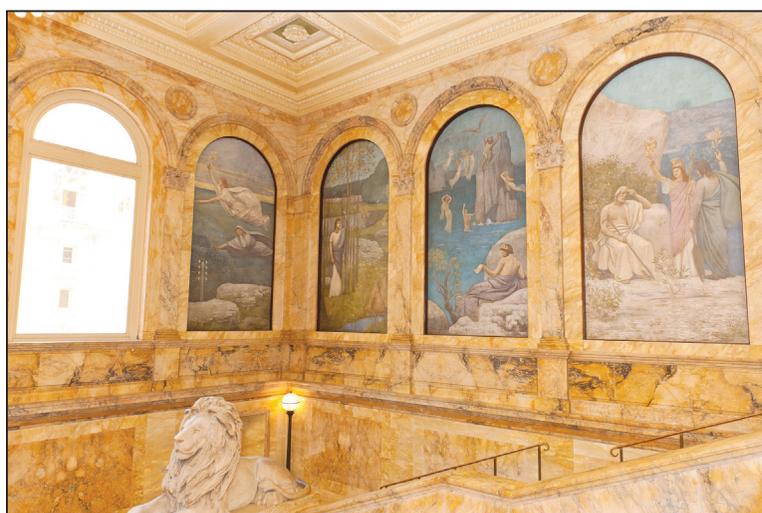
tion after the pandemic to help us bring this service back to the public,” said Weeks. “We hope things continue to move in the right direction in terms of the public health situation...and that we will be able to expand the tour schedule come autumn.”

For more information on the tours, visit <https://www.bpl.org/art-tours/>.

CONGRATULATIONS, CHARLIE AND MO



Charlie Natoli, son of Susan Haas of West Cedar St. and John Natoli of River St., was married on June 25, 2022, in Cambridge, MA, to Mo Zhu of Belmont, MA. Charlie has lived his entire life on Beacon Hill and is a graduate of the Beacon Hill Nursery School, Johns Hopkins University, and Stanford School of Engineering. Mo, son of Shao Zhu and Sumiao Chen, is a graduate of Williams College and the Thayer School of Engineering at Dartmouth College. They shared mutual friends in high school, but never met until after returning to Boston post-college. The grooms work in data science at Klayivo, Inc., and product management at FleetDM, respectively. They honeymooned in Switzerland and Italy and will move to San Francisco in September.



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The Puvis de Chavannes Gallery in the McKim Building.

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