

THE BEACON HILL TIMES

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PIERCE HARMON PHOTO

Aidin, Coryn, Babak, and Kaman Bina are shown at the Bina Farm's Horsing Around Gala.

Over \$400,000 raised at Bina Farm's Horsing Around Gala

Special to Times

After three years of not being able to gather in person, the Horsing Around Gala for the BINA Farm Center returned on Saturday, Nov. 5, to Boston's Mandarin Oriental Hotel.

The event raised more than \$400,000 for Lexington's BINA Farm Center, which was founded by Coryn and Babak Bina. Its mission is to bring together individuals with and without special needs through inclusive enrichment programs that help them thrive. BINA Farm Center provides a comprehensive therapeutic and recreational environment

utilizing Equine-Assisted Therapy, Vocational Training Programs, and Creative and Complementary Therapies for children and adults with physical, developmental, and emotional challenges.

The star-studded evening featured a dual event for kids and adults. The "Pony Around" inclusive event was catered to children ages 4-13. Meanwhile, the "Horsing Around the Mandarin" welcomed hundreds of guests including former Red Sox president Larry Lucchino, who was honored for his continued support and dedication to the BINA Farm Center's

(BINA Pg. 8)



Larry Lucchino and Tonya Mezrich.

BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

The Beacon Hill Architectural Commission and the BHCA

The Beacon Hill Historic District is the oldest in Massachusetts and originated in 1955 by an act of the Massachusetts General Court (Chapter 616 of the Acts of 1955, as amended). This legislation confers upon the City of Boston's Beacon Hill Architectural Commission (BHAC) the authority to review and regulate proposed alteration, construction, reconstruction, or demolition of any architectural feature within

the district that is "open to view from a public way".

The Beacon Hill Civic Association's Architecture Committee is separate from the commission. In great detail the Historic District Guidelines are the context for which any and all proposed changes visible from a public way are carefully considered. Both the committee and the commission work to ensure the preservation of the built environment as spirited stewards of the Historic District.

(BHCA Pg. 10)

The Commission meets on the third Thursday of each month, and hearings are open to the public.

The next BHAC hearing will take place on Thursday, November 17th, at 5:00 pm via Zoom. To learn more and to see the agenda of matters to be reviewed, please visit the BHAC webpage at <https://www.boston.gov/historic-district/beacon-hill-architectural-district> or contact the BHCA office at 627-227-1922

Boston voters support Healey for governor in general election victory

By Dan Murphy

Like voters throughout the Commonwealth, Boston residents resoundingly supported Maura Healey in her historic victory in the Nov. 8 general election to become the next Governor of Massachusetts.

According to the city's unofficial election results, the bill of Healey, the Democratic attorney general, and her running mate, Lt. Gov.-elect Kim Driscoll, garnered nearly 81 percent of ballots cast in Boston, or 138,775 votes, compared with her Republican challenger, Geoff Diehl, and his running mate, Lt. Gov. candidate Leah Cole Allen, who together received

nearly 18 percent of ballots cast in Boston, or 30,278 votes citywide. Kevin Reed, a Libertarian candidate for governor and his running mate, Lt. Gov.-hopeful Peter Everett, trailed with around 1.4 percent of ballots cast in Boston, or 2,416 votes citywide.

Healey will become the first female, as well as the first openly gay, elected Governor of Massachusetts, while her victorious bill with Driscoll, the former Mayor of Salem, also made history as the first female duo elected to the Massachusetts governorship.

In another first, Andera Campbell, the former city councilor

(ELECTION Pg. 3)

WE Museum receives BPDA funding to support rehabilitation efforts

Special to Times

The Boston Planning & Development Agency (BPDA) announced on Monday, Nov. 7, the delivery of \$569,118 in funding to The West End Museum, provided by The HYM Investment Group ("HYM"), BXP, and Delaware North.

The museum shut down almost a year ago when a burst pipe caused catastrophic flooding, and it has remained closed since then

due to significant damage. While only three photographs made up the archival loss, the physical exhibits and space were ruined, and will need to be replaced. This funding will allow the museum to create a new space where they can rebuild and replace the exhibits.

"The West End Museum is a historical treasure that reflects Boston's cultural legacy," Mayor Michelle Wu said in a press release.

(MUSEUM Pg. 3)



COURTESY OF THE WEST END MUSEUM

The West End Museum leads popular walking tours.

Progress Report

Study shows gains, systemic obstacles to Boston's ambitious climate goals

Special to the Times

A first-of-its-kind report on Boston's collective progress toward being a carbon-neutral city by 2050, that was released last week, finds that while the city has made notable progress in some areas, a variety of obstacles will make meeting that goal difficult. The report, the Inaugural Boston Climate Progress Report, was prepared for the Boston Foundation by researchers at Northeastern University's Dukakis Center for Urban and Regional Policy.

The report will be updated every two years to assess Boston's progress toward achieving net-zero emissions by 2050, our resilience to future climate disruptions, and the equity of our climate response. The report highlights a dozen key outcomes that must be achieved by programs, projects, and initiatives whose success is imperative to reaching the overarching goals, and then lays out four "big lifts," system-transforming actions which Boston—along with the broader region and state—needs to accelerate to sharply reduce net emissions. "This is a comprehensive report that captures the complexity and nuances of making Boston an urban leader in climate protection and resilience," said M. Lee Pelton, President and CEO of the Boston Foundation. "It also sets a framework for tracking our ability to progress toward Boston's ambitious but critically important goals of becoming a net-zero city that is prepared for the impacts of climate change and protects all its residents equitably."

"As a coastal city, Boston is already seeing the effects of our changing climate and is pursuing plans to mitigate them on multiple fronts," said Amy Longworth, Executive Director of the Boston Green Ribbon Commission. "What this report does is set out a framework for us to track our efforts during what will be a decades-long, all-in process to eliminate our carbon footprint and prepare ourselves for the impacts of a warming planet. The challenge requires transformative action. City government leadership is essential, but the action has to take place across all sectors."

Commenting on the report District One City Councilor Gabriela Coletta said, "Boston is uniquely vulnerable to sea-level rise due to climate change and a warming ocean. We must act with urgency and utilize innovative



The end of Portside at Pier I looking towards Clippership Wharf in East Boston, during the January 2018 flood.

strategies seen around the world to reduce our carbon emissions. My coastal district will be disproportionately affected by the disastrous impacts of heat waves, storm surge, and other weather-related events. We need meaningful action at all levels of government and an investment from everyone to protect our collective future."

The report was prepared by a team from the Dukakis Center led by Northeastern University Professor Joan Fitzgerald. The Northeastern team was joined by Michael Walsh, a partner and Director of Policy Research at Groundwork Data, a new think tank focused on helping cities to better use data to accelerate a clean, equitable, and resilient energy transition. The report was shaped in part by a 19-member Advisory Committee, including representatives from businesses, foundations, and nonprofit organizations that play a leadership role in the climate space.

"This report has been a significant undertaking, bringing together ideas and resources and building out a means through which we can begin to effectively understand our climate progress," said Joan Fitzgerald, Professor of Urban and Public Policy at Northeastern University. "It also lays out potential courses of action that, if begun now, can accelerate our progress and strengthen both our equitable response and climate resiliency."

2030 Emissions Goal Likely Out of Reach

The report notes that Boston has made measurable progress on its interim goal of reducing its carbon emissions by 50 percent from 2005 levels by 2030, despite increases in the built environment and a rise

in vehicle miles driven. A cleaner grid, improvements in vehicle efficiency, the broad adoption of building energy efficiency measures from lighting to insulation, and oil-to-gas heating system conversions have all begun to bend emissions downward – but have only achieved incremental improvement. City climate policies, such as the Building Energy Reduction and Disclosure Ordinance (BERDO), also show potential but barring more systemic changes, the city has no clear path to meet its interim 2030 goal or its 2050 net zero target. The report emphasizes that an immediate pivot that builds off of recent federal and state legislation is necessary to get back on track to achieve the 2050 target.

The report also evaluates the city's status on two critical themes of climate plans – the efforts to make Boston resilient to future climate impacts and the multi-pronged strategy to address climate issues equitably, as laid out in the City of Boston's 2019 Climate Action Plan and elsewhere.

Because these goals can be challenging to quantify and difficult to measure, and because meeting any of these goals is expected to take years, if not decades, the Climate Progress Report offers a series of twelve key outcomes that are needed to achieve net-zero emissions, demonstrate climate resilience, and reflect equitable climate-related policies and outcomes, and provides a general assessment of where the city stands on each outcome (reflected in *italics* here):

Low Carbon Electricity: Boston must generate and be supplied with electricity sourced from renewable and other low-carbon generation resources.

A transition from coal to gas and early growth in regional solar has been responsible for pushing down electric sector emissions, but permitting delays have hindered wind growth and transmission capacity expansion. Both will need to be accelerated by the state and the regional authorities.

Electrified Mobility: Phase out the use of non-zero emissions vehicles and deploy accessible charging infrastructure.

Rapid market transformation, the State's adoption of California's zero emissions vehicle timeline, and the City's leadership in guiding charging infrastructure deployment and electric school buses generate cautious optimism that this outcome can be largely achieved in time.

Equitable Housing and Mobility: Build more housing near transit and within the urban core. Accelerate strategies to reduce vehicle reliance and ownership by growing alternative travel modes and reshaping the street to prioritize the needs of people over vehicles.

The region is not yet building enough housing, nor is it sufficiently reducing vehicle reliance to support its climate goals.

Electric and Efficient Buildings: Electrify buildings while updating them for energy efficiency, comfort, and resilience.

Beyond Vicinity's commitment to electrify Boston's downtown steam system, the pace of building electrification is too slow; urgent attention is needed to accelerate and guide electrification across Boston's building stock.

Greater Integration of Energy Systems: The utility-owned electric distribution grid must be modernized to support electrification, share the solar power generated on its roofs, and ensure resilience. Simultaneously, developing and sharing alternative thermal energy resources—such as the earth, water bodies, and waste heat—can efficiently displace fossil-fuel heating.

Efforts to develop modern energy district and microgrid systems in Boston have run into roadblocks due to legacy policy and institutions. Conflicts surrounding grid upgrades highlight the challenges facing the modernization of the infrastructure needed for Boston's climate goals.

Targeted and Modest Use of Fossil Fuels: Fossil fuel use must drastically decline by 2050; however, modest judicious use of fossil or alternative fuels (e.g., bioenergy)

will be needed to support low-cost reliability and resilience.

Fuel use is not declining fast enough across all sectors to achieve emissions reduction targets. A lack of alignment among stakeholders on the future role of fuels challenges long-term planning threatening climate, cost, and reliability objectives.

Sustainable Waste Management: The amount of waste produced needs to decline while shifting to more sustainable waste treatment practices. These practices include locally-sited material and energy recovery processes such as composting and technologies that convert organic waste to gas, electricity, or liquid fuels.

Continuing plastic use and the region's reliance on waste incineration challenges efforts to reduce emissions. The collection of organic waste for energy recovery provides an opportunity to advance climate and zero waste goals.

Responsible Carbon Dioxide Removal: Appropriately support the scaling of carbon dioxide removal (CDR) technologies to extract carbon from the atmosphere and permanently store it in geologic or natural stocks.

Too many Boston institutions rely on buying offsets to make claims of net zero rather than prioritizing the outcomes above. CDR will play a role once mitigation efforts become exhausted, but this is not a viable near-term strategy.

Robust and Resilient Urban Forests: Boston must better manage its trees and natural spaces to ensure they grow and provide enhanced benefits to their communities in a changing climate.

The City of Boston's recent 2022 Urban Forest Plan is a comprehensive and robust strategy for equitably restoring the city's tree canopy. The private sector and property owners should embrace it.

Protection of the Coastline: Maintain ongoing implementation of coastal resilience strategies across Boston's and the region's coastline. These include both nature-based and hard-engineered flood and sea-level rise infrastructure adaptations to reduce the risk of coastal and riverine flooding, with the aim of protecting all neighborhoods.

Despite solid neighborhood plans, efforts to protect the coastline from sea-level rise and storm surges are challenged by a lack of funding and coordination among



COURTESY OF THE WEST END MUSEUM

Learning about the historic immigrant neighborhood outside The West End Museum.

MUSEUM (from pg. 1)

"I'm excited that this funding will support the reopening of this important cultural institution. I'm grateful to the BPDA and our community partners for ensuring that this neighborhood's history can be connected to our communities for generations to come."

Chief of Planning Arthur Jemison said in a press release: "The West End Museum memorializes an important part of Boston's history, and certainly one of the most defining moments of planning and development history in this City. I want to thank HYM, BXP, and Delaware North for their investment in this important historical organization, as well as the neighborhood itself."

Said Councilor Kenzie Bok: "The West End Museum has become a cultural touchstone for the West End and Greater Boston over its two decades of operation. Preserving and connecting to the history of the West End neighborhood is such important work, and I'm grateful to HYM, Boston Properties, Delaware North, and the BPDA for supporting the reopening of this vital community resource."

The new and improved space will be home to several exhibits covering a range of topics including urban renewal, immigration, the Black North Slope, and much more. They are also hoping to create more interactive and dynamic content to improve the experience

of the museum. In addition to the West End Museum, the Old West Church has received \$80,000 from the Bulfinch Crossing project to facilitate ADA compliance at their building.

"Funding from the BPDA will allow The West End Museum to reopen with the ambitious plan that we had set out before the flood forced us to close, and will enable rebuilding to happen at the earliest possible date," Sebastian Belfanti, Executive Director of the West End Museum, said in a press release. "This support marks a major turning point for the museum, and is a significant historical event in its own right. It is the BPDA making a significant commitment to preserving the memory of the West End, more than six decades after playing a leading role in its demolition."

Added Thomas N. O'Brien, Managing Partner and Chief Executive Officer of HYM: "We are proud to support the West End Museum and the Old West Church. These important cultural and community institutions have given back to Boston's residents for generations and are integral to the fabric of the Bulfinch Crossing neighborhood. This would not be possible without our project partners at National Real Estate Advisors and Carr Properties."

Bryan Koop, Executive Vice President for BXP's Boston region, said: "BXP is pleased to have the

opportunity to support the rehabilitation and enhancement of the West End Museum, a treasured neighborhood landmark located steps from The Hub on Causeway. We look forward to seeing the Museum reopen with new exhibits that represent the vast history of Boston and the West End neighborhood."

Charlie Jacobs, CEO Delaware North's Boston Holdings said: "The West End Museum is an important piece of our City dedicated to preserving the history and culture of this great Boston neighborhood. We at TD Garden, the Hub of Hockey and The Hub on Causeway consider ourselves lucky to be part of this great community and happy this funding can help reopen and reconnect the neighborhood to the West End Museum soon."

This funding is part of the community benefits agreements that the BPDA negotiated with HYM, BXP, and Delaware North for the Bulfinch Crossing project (the redevelopment of the Government Center Garage) and The Hub on Causeway project. Community benefits and mitigation from projects are negotiated via the Article 80 review process with developers as a way to ensure significant and long lasting improvements to the public when new developments are built in their neighborhoods, according to the BPDA.

ELECTION (from pg. 1)

who made an unsuccessful bid for Mayor of Boston in last November's general election, also made history to become the first Black woman elected as Attorney General of Massachusetts.

Campbell, a Democrat, garnered around 81 percent of the ballot in Boston, or 137,477 votes, while her challenger, Republican nominee Jay McMahon, trailed with nearly 19 percent of the ballot, or 31,870 votes cast citywide.

In the race for Massachusetts Secretary of State, Bill Galvin was elected to an eighth term.

Galvin, a Democrat, garnered more than 81 percent of the ballot in Boston, or 136,234 ballots cast, as his Republican challenger, Rayla Campbell, trailed with just over 14 percent of the ballot, or 23,626 votes cast citywide. Finishing third in the race was Juan Sanchez, a Green-Rainbow Party candidate who received less than 5 percent of the ballot in Boston, or 7,783 votes citywide.

On Ballot Question #1, nearly 65 percent of Boston's registered voters, or 107,804 ballots cast citywide, supported an amendment to the Massachusetts constitution that would impose an additional 4-percent state income tax on any portion of annual taxable income in excess of \$1 million. In contrast, just over 35 percent of Boston's registered voters cast a total of 58,725 ballots citywide in opposition to the so-called "millionaire's tax."

Ballot Question #2, which, according to the state's election website, "would regulate dental insurance rates, including by requiring companies to spend at least 83 percent of premiums on member dental expenses and quality improvements instead of administrative expenses, and by making other changes to dental insurance regulations," was supported by nearly 80 percent of Boston's registered voters who cast 129,849 ballots citywide in support of the proposed measure. Contrastingly, more than 20 percent of Boston voters cast a total of 32,855 ballots citywide in opposition to Ballot Question #2.

Ballot Question #3, which, according to the state's election website, "would increase the statewide limits on the combined number of licenses for the sale of alcoholic beverages for off-premises consumption (including licenses for 'all alcoholic beverages' and for 'wines and malt beverages') that any one retailer could own or control: from nine to 12 licenses in 2023; to 15 licenses in 2027; and to 18 licenses in 2031," was supported by around 54 percent of Boston voters who cast a total

of 89,398 ballots citywide in favor of it.

Nearly 46 percent of Boston voters cast 74,975 ballots citywide in opposition to the proposed law, which also, beginning in 2023, would set a maximum number of "all alcoholic beverages" licenses that any one retailer could own or control at seven unless a retailer currently holds more than seven such licenses.

Ballot Question #4, which would keep in place a state law enacted about six months ago and set to go into effect next year that allows Massachusetts residents who can't provide a Green Card or other proof of U.S. citizenship to obtain a driver's license, was supported by nearly 71 percent of Boston voters, who cast a total of 114,421 ballots citywide in favor of it. Around 21 percent of Boston voters cast a total of 47,213 ballots citywide in opposition to the ballot question.

Regarding the outcome of the election, District 8 City Councilor Kenzie Bok wrote: "It was an amazing Election Night in Massachusetts, seeing Democratic women elected to all the statewide open seats, and watching our first female and openly lesbian Governor-Elect, Maura Healey, declare victory. I'm especially excited because these are all women whom we've witnessed work so hard in the public interest before — Healey as Attorney General, Driscoll as a long-time mayor, Campbell on the City Council with me, and DiZogio in the State Senate." Councilor Bok continued, "So it shows you what's possible when your state has a deep bench of strong female candidates, and I know that these are women who are going to roll up their sleeves and do the work ahead. In the City of Boston we need strong state partnership on so many fronts — from housing to transportation to climate to the opioid epidemic — so I'm really looking forward to building that partnership with these women in the lead."

Rep, Jay Livingstone was similarly encouraged by the election results.

"Tonight was a great night for Democrats in Massachusetts and locally," wrote Rep. Livingstone. "Voters locally and across the state embraced great Democratic candidates and firmly rejected Trump supported candidates. I look forward to working with Governor-elect Healey and am excited about the next four years."

Added Rep. Livingstone: "I'm humbled and honored to be re-elected for another term."

EDITORIAL

REMEMBER TO THANK OUR VETERANS

This Friday, November 11, marks the national holiday of Veterans Day, a day marked by solemnity and reverence to honor those who have served in our nation's military.

Veteran's Day initially was known as Armistice Day when it was enacted in 1919 in observance of the end of World War I (which at that time was known as The Great War) on the 11th hour of the 11th day of the 11th month in 1918.

A new film on Netflix, *All Quiet on the Western Front*, a remake of the classic 1930s film based on the book of the same name, graphically depicts the futility of that conflict in which the front lines of the opposing sides became entrenched (literally) from the start of the war to the end.

The only thing that changed during the course of the conflict that began in 1914 was the number of deaths that grew with each passing year of the war. Eventually, 10 million soldiers and another 10 million civilians perished in a war that was fought for nothing and achieved nothing.

The most notable aspect of the carnage of the so-called "war to end all wars," from the perspective of history, is that it laid the groundwork for WWII just 20 years later by imposing such onerous terms upon the defeated Germans that it provided fertile ground for the rise of Adolf Hitler.

Hitler invaded Poland on September 1, 1939, and the world again became enmeshed in a global conflagration that made the first world war seem like a mere practice run for the mass annihilation that took place from 1939-45.

Even after that epic second world war, America has been involved in countless bloody conflicts in the 77 years since General Douglas MacArthur accepted the Japanese surrender on the Battleship USS Missouri and millions of our fellow Americans have fought in our nation's numerous wars and military engagements since then.

Unfortunately, "Peace is at hand" has been nothing but a meaningless slogan for most of the past 103 years.

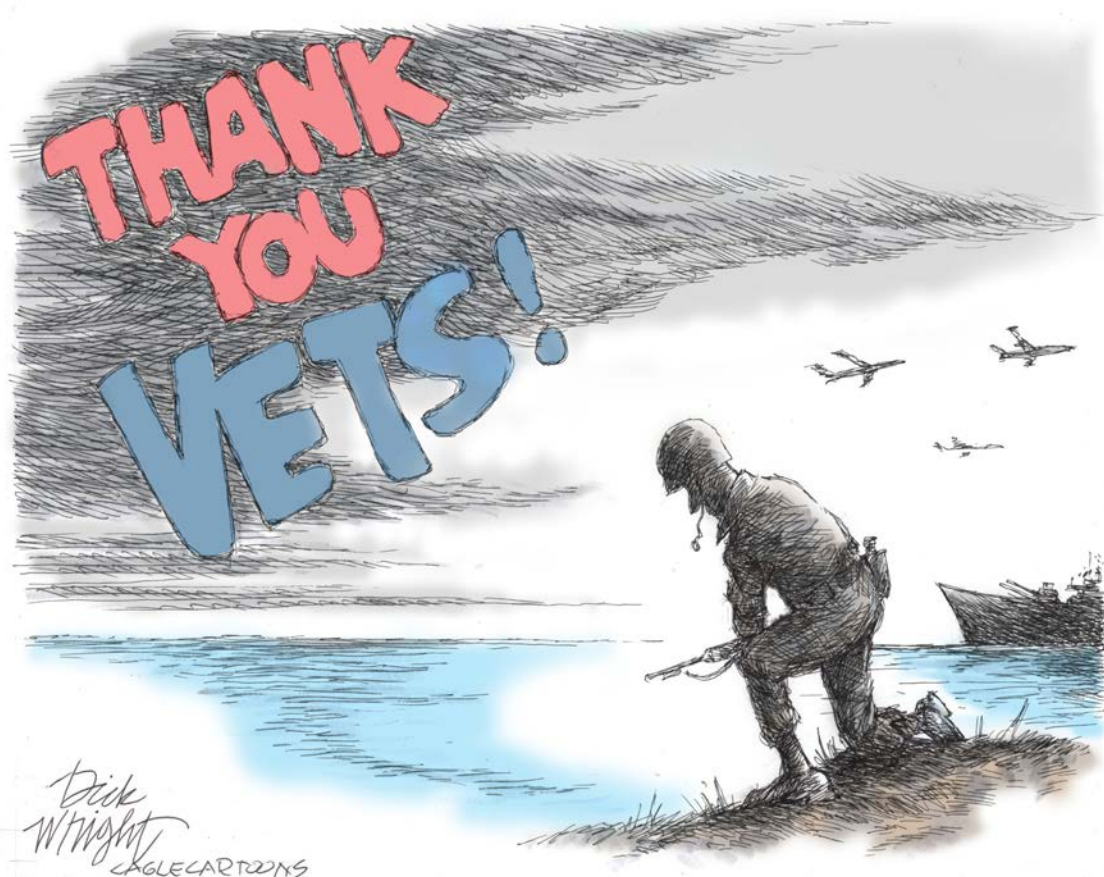
Armistice Day officially became known as Veterans Day in 1954 so as to include those who served in WWII and the Korean War. All of our many veterans since then also have become part of the annual observance to express our nation's appreciation to the men and women who bravely have answered the call of duty to ensure that the freedoms we enjoy as Americans have been preserved against the many challenges we have overcome.

Although Veterans Day, as with all of our other national holidays, unfortunately has become commercialized, we urge our readers to take a moment, even if just quietly by ourselves, to contemplate the debt we owe to the veterans of all of our wars and to be grateful to them for allowing us to live freely in the greatest nation on earth.

If nothing else, Veterans Day should remind us that freedom isn't free and that maintaining our freedom since our nation's founding has required the personal sacrifice of the millions of our fellow Americans who have placed their lives on the line to preserve our ideals and our way of life.

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LETTER to the Editor

BRING BACK ORIGINAL POLLING PLACE

To the Editor,

I write to urge you, in the strongest possible terms, to return the polling place for the above address to its longtime location at Hill House (127 Mt. Vernon Street). Over the summer, it was moved to a new location in the State House basement (confusingly labelled "24 Beacon Street" but "clarified" as "Door #16 off Bowdoin Street through Ashburton Park"). My reasons for this request are as follows:

1. The new location is more

than twice as far from my house as Hill House (0.4 miles v. 900 feet).

2. The new route requires a steep climb up Myrtle Street, whereas the former route to Hill House was mostly on flat ground.

3. Because the new location is in the State House, voters are required to go through a metal detector, and I therefore had to remove my wallet, cell phone, and belt. That should not be a requirement for voting!

4. Ironically, the route to the new location passes by a nearer polling place, at 19 Myrtle Street. The fact that that polling place is for a very different ward and precinct (Ward

3, Precinct 17!) demonstrates how irrational my assignment to this new polling place was.

In the current political climate, we read that government officials in other states are trying to make it more difficult voters to vote. In Boston, I doubt that this was your intent, but it certainly has been the effect. I hope you will do everything in your power to reverse this very unwise decision, which is particularly burdensome on elderly voters like me.

Thank you for taking care of this.

William T. Loomis

THE BEACON HILL TIMES

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BRIAN SAMUELS PHOTOS

The Wig Shop's window display.

Familiar face in neighborhood opens new cocktail lounge

By Dan Murphy

Despite boasting a name more befitting a toupee store, The Wig Shop is a new cocktail lounge in Downtown Crossing, with the owner of the landmark Charles Street restaurant, Bin 26 Enoteca, at the helm.

Babak Bina, whose Bina Family Hospitality group already comprised Bin 26, as well as jm Curley and its steakhouse, Bogie's Place, in Downtown Crossing, joined Managing Partner Kevin Mabry, whose long career in the hospitality industry has included stints at Seasons in the Ocean House Hotel in Watch Hill, R.I., Bobby Flay's Bar Americain at Mohegan Sun and Capo Restaurant & Supper Club, on Sept. 13 to open The Wig Shop at 27 Temple St.

Joining them in the venture are Oscar Simoza, The Wig Shop's bar manager who previously worked at jm Curley and holds the title of "Culture Shaker of 2021," awarded by Jack Daniels; and Executive Chef John Malone, who previously served in the same role at Loco Taqueria, Lucy's American Tavern, and jm Curley, respectively.

Described by Bina as "a cocktail lounge with highly choreographed drinks, along with nibbles to

choose from," The Wig Shop was previously home to Wig World, which is now located on Washington Street in Downtown Crossing.

"The reason why it's called the Wig Shop is that for over 50 years, the space was home to a wig shop, so we wanted to pay homage to what this woman [the proprietor] had done in Downtown Crossing," said Bina. "What's great is that you can visit Bogie's Place steakhouse or next door to it, jm Curley, and then finish at The Wig Shop with some nightcaps."

The Wig Shop's drink menu includes a full cocktail list comprising classics, new takes, and punch bowls for groups of four or more. Bin 26 Enoteca's sommelier Nader Asgari-Tari has also assembled a champagne list consisting of multiple varietals and a selection of 12 bottles exclusive to the lounge, including AR Lenoble Mag 17 Intense, Veuve Clicquot 'Le Grand Dame,' and Bollinger R.D Extra Brut '07 en magnum. Guests can also choose from a limited list of red and white wines and an assortment of beers, including a rotating selection of IPAs from Vitamin Sea Brewing—an exclusive partner of The Wig Shop—

(WIGS Pg. 9)



The bar at The Wig Shop cocktail lounge in Downtown Crossing.

Your Neighbor and Real Estate Expert

Trust and accountability are the foundation of Wendy's career as a top-selling agent. Her in-depth knowledge of the market and extensive network provide Wendy's clients with a competitive advantage, and exceptional results.

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The Boston Society of the New Jerusalem at the Church on the Hill Presents:

Bill McKibben in conversation with Christopher Lydon

7:30 pm | Nov. 21, 2022

140 Bowdoin Street, Beacon Hill



Bill McKibben is an author and activist widely recognized as one of America's foremost environmentalists. He joins us to discuss the future of life and faith in a world increasingly impacted by climate change.



Christopher Lydon hosts the WBUR program Open Source, and has for decades been a presence on Boston public radio and television. He has been a reporter for The New York Times, the host of The Ten O'Clock News on WGBH TV, and is the co-founder and host of The Connection on WBUR.

This event is free and open to the public. Learn more:



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Lydon photo: Asia Society via Flickr (CC BY-NC-ND 2.0)

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2022 BOSTON VETERANS DAY PARADE

The City Of Boston hosted a Veterans Day Parade on Saturday, Nov. 5, that drew local and national marching bands and groups both military and civilian. The parade started in Copley Square and concluded at Boston Common. The weather was perfect for the parade as Boston honors the people that dedicate themselves to defend our country.



Spectators watch the parade make its way up Tremont Street.



Members of the 54th Massachusetts Volunteer Regiment Company, a ceremonial unit that honors the historic regiment that fought during the Civil War.

CITY OF BOSTON
HOUSEHOLD
HAZARDOUS
WASTE DAY

Saturday, November 19, 2022
9 a.m. - 1 p.m.
315 Gardner St, Boston, MA

- Proof of Boston residency required.
- We will not accept any waste from businesses.
- Household Alkaline batteries are not hazardous waste per MassDEP guidelines and are not accepted.
- We accept electronics, clothing, tires, and more! Find the list of accepted items and battery guide at boston.gov/hazardous-waste

CITY of BOSTON

Public Works



City Of Boston Veterans Services Commissioner Robert Santiago, USS Constitution Commander Billie Farrell and Senior Chief Seth Miles, American Legion District 7 Commander Jim Sinatra, and Parade Chief Marshall Major General Alan Pepin.



Sgt. Thomas Pecoraro of the Ancient And Honorable Artillery Company Color Guard.



The Navy Talent Acquisition Group.

Please Recycle

2022 BOSTON VETERANS DAY PARADE



The Ancient And Honorable Artillery Company Marching Band. They are the third oldest military unit in the world, dating to 1638 to train the officers who in turned trained the militia, a genesis for the National Guard.



Ron Chamberlain with Master Sgt Nathan Eby, Drum Major with the West Point Band.



Fibi and Monica Ibrahim were ready to take videos of the parade.



Jimmy Curran and Mike Carey from the American Legion Post 76.



Boston Mayor Michelle Wu (right) with the Boston University Army ROTC Cadet Color Guard: Acarla Alcover, Cole Wiegand, Joseph Catey, and Sofia Lee.



The West Point Band marches on Boylston Street.

DELUCA'S MARKET
Beacon Hill & Back Bay

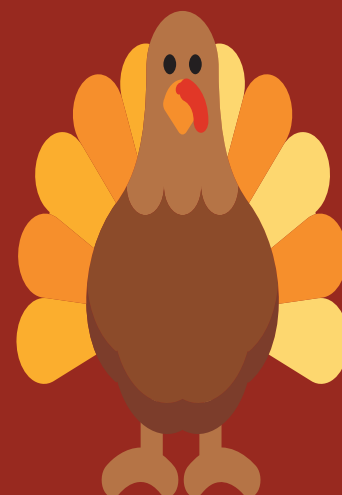
THANKSGIVING HOURS

Thanksgiving day

11/24 OPEN 9AM - 3PM

Black Friday

11/25 OPEN 10AM - 7PM



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BINA (from pg. 1)

mission. Stella Boch, age 10, also was a keynote speaker, explaining how the farm has impacted both her and her friend Lucas's life. The two surprised the crowd with an appearance from Shamus, the Therapy Pony.

Also in attendance were BINA Farm Center founders, Coryn and Babak Bina; Ernie Boch Jr.; Lianne and Alex Leventhal; Tonya and Ben Mezrich; Shannon Pastuszak; Fran and Pat Purcell; Enza Sambataro; Christy Cashman; Angela Peri; Jack Yeaton; and many more. The event was also hosted by Boston TV personality and entrepreneur Jackie Bruno.

For additional information, visit <https://www.binafarm.org>.

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Tom Santaniello, general manager of Beacon Hill Hotel, and his wife, Sinem Santaniello.

Melissa Lena; Jadianne Thompson, journalist and anchor for Channel 7 (WHDH-TV); and a friend.

Ernie Boch Jr. and Patrick Lyons.

Ernie Boch Jr., Jackie Bruno, Babak Bina, and Kristina Lyons.

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BEACON HILL ARCHITECTURAL COMMISSION

The Beacon Hill Architectural Commission will hold its monthly public hearing on Thursday, November 17, at 5 p.m. the following will be discussed.

Attention: This hearing will be held virtually only and NOT in person. You can participate in this hearing by going to our online meeting or calling 1-929-205-6099 and entering meeting id # 974 2271 9722. You can also submit written comments or questions to BeaconHillAC@boston.gov.

The public can offer testimony. Discussion Topics

1. Design Review APP # 23.0168 BH 94 Beacon Street
Proposed Work: At rear, façade

install new stone garage door header. Install new light fixture above garage door

APP # 23.0186 BH 145 Pinckney Street(Continued From 9-2022 Hearing)

Proposed Work: Replace balcony railings with code compliant railings to match existing color scheme

APP # 23.0356 BH 127 Mount Vernon Street

Proposed Work: Replace exterior door in kind

APP # 23.0380 BH 17 Louisburg Square

Proposed Work: New EV Charger, Replace exterior door in kind (See Additional Items Under

Administrative Review)

APP # 23.0401 BH 19 Brimmer Street

Proposed Work: Reconfigure dormer trim to accommodate new copper gutter and reduce overhang

APP # 23.0344 BH 103 CHARLES STREET

Proposed Work: New Intercom 2. Administrative Review APP # 23.0351 BH 8 Park Street: Repair failing brownstone window sills and lintels (2 each) on first floor of the front facade. Repairs to be tinted to match existing. In addition, repair/replace leaking roof, brickmould, and flashing over a 5th floor bay window located on the north elevation of 8 Park St,

above a private alley and only marginally visible from a public way. All materials and paint to be of like kind & quality.

APP # 23.0378 BH 15 River Street: Repair/Repoint brick mortar joints on the right facade, where there is evident water infiltration. Mortar to match the historic color, tooling, and mixture. Repoint rooftop chimneys; inspect remaining facade areas for leak repairs and spot repair/repoint evident voids and cracks where water is leaking inside.

APP # 23.0380 BH 17 Louisburg Square: Replace exterior door in kind. Repainting front door with color matched

paint. Install new EV charger at street, (Standard has previously been approved at 6 + 7 Louisburg Square.) Replace siding at head house with new standing seam copper siding. Selective repointing of front façade. Painting of flower boxes to match existing color. Repaint all exterior of windows, trim and shutters on front façade, remove brick pavers on sidewalk to install heating element. Existing brick to be reinstalled (See Additional Items Under Design Review)

3. Ratification of 10/20/2022 Public Hearing Minutes

4. Staff Updates

Groups sue EPA for failure to fully protect Boston rivers

Conservation Law Foundation (CLF) and Charles River Watershed Association (CRWA) have filed a lawsuit against the Environmental Protection Agency (EPA) for failing to take necessary actions to protect three Boston-area rivers from polluted runoff. Though EPA recently acknowledged the damage caused by stormwater pollution

from nearby properties, the agency has not issued the permits needed to protect the Charles, Mystic, and Neponset Rivers.

“These iconic rivers are suffering because of the EPA’s consistent foot-dragging,” said Heather Govern, CLF’s Vice President of Clean Air and Water. “Despite all the evidence linking stormwa-

ter pollution to dirty and unsafe water, the agency has failed to take legally required steps to address this growing problem. We have waited over three years for them to regulate the pollution, and these rivers cannot wait any longer.”

Stormwater runoff from private properties with large areas of paved surfaces, like big box stores,

strip malls, private universities, and major apartment complexes, was not previously regulated by EPA. These properties contribute a disproportionate amount of polluted runoff to nearby rivers. CLF and CRWA petitioned the EPA to regulate the aforementioned properties along the Charles, Mystic, and Neponset Rivers in 2019 and 2020.

In response to our petitions, EPA announced on September 14, 2022, that certain polluters in the three watersheds will be required to comply with a Clean Water Act permit to reduce stormwater runoff. But EPA has not yet issued the permits that will actually reduce stormwater pollution, which is why CLF and CRWA are taking EPA to court.

“The EPA must move quick-

ly. Stormwater runoff is increasing as rainfall gets heavier with climate change, adding more pollution to our rivers,” said Emily Norton, CRWA’s Executive Director. “The Charles River is clearly suffering, as CRWAs monitoring of toxic algal blooms and water quality shows.”

Over several years, EPA’s failure to regulate these polluters has resulted in ever-increasing toxic algae blooms on all three rivers in the warmer months, which make people and pets sick, and put activities like boating and kayaking at risk - limiting public use of the river and harming the outdoor recreation economy. The blooms also degrade water quality and harm the wildlife that calls the rivers home.

CLIMATE (from pg. 2)

private property owners, the City and the State.

Preparation for Extreme Weather: Prepare the infrastructure systems that support life in Boston for future climate conditions and create new resilient systems. These include stormwater, energy, transportation, and emergency support systems in both public and private spaces.

Hurricane Sandy could have hit Boston with similar force as it did in New York. Boston is currently unprepared for this likely future event on all fronts, despite deployment of new protective infrastructure.

Repair of Past Harms: Frontline communities have experienced a history of discriminatory practices, neglect, and outright damage.

A planning process to repair these harms should be initiated as emissions are mitigated, homes and blocks are made more resilient, economic opportunity is created, and community is revitalized.

“How Boston performs on these twelve outcomes tells us a great deal about how Boston is doing in moving toward its broader goals,” said Michael Walsh. “This report sets the framework for evaluating our collective efforts, which will require commitment from the City of Boston, critical partnerships with state and regional govern-

ments, and investments from the private sector.”

Evaluating Boston’s climate goals along these lines raised four critical areas of challenge, referred to as “Big Lifts” in the report, that are essential to achieving aggressive climate goals. The Big Lifts are linchpins to a successful response to our changing climate, but they are also decades-long, multifaceted efforts, each with their own challenges and priority actions. They are:

Retrofitting the Small Building Stock: 70,000 single- and small multifamily homes need to be electrified by a new industry powered by a workforce that represents the communities it serves.

Local Energy Planning for an Electrified City: As homes and business convert away from carbon-emitting technologies, energy planning must be rapidly modernized to meet the changing needs, enhance and modernize the distribution system, and make it more resilient in the face of extreme weather.

Building a Resilient Coastline through Improved Governance: Boston needs to be part of a decision-making process to create a governance structure for managing the Massachusetts coastline that could provide coordinated funding and mediate conflicting goals.

Prioritize Reparative Planning for Boston’s Frontline Neighborhoods: Boston must run with its “Green New Deal” vision to integrate climate action with reparative planning (and become a national leader in the process). Linking reparative planning to climate action creates the imperative that communities that have experienced the “first and worst” of climate change impacts—frontline communities—should be the first to receive the benefits of climate action.

These efforts will require systemic transformations driven by funding, State and City legislation, increased staff capacity at City Hall, coordination among community organizations, metrics and accountability frameworks, leadership by the private sector, and guiding support of citizens.

The Climate Progress Report is now available for download at <https://tbf.org/climate2022>. Detailed reports on each big lift are currently being finalized and will be released on the site in the coming months. Future iterations of the report are anticipated to explore other areas in detail such as transportation, the role of the private sector, and the impact of community organizations.

WIGS (from pg. 5)

and Saison Dupont.

While The Wig Shop doesn’t serve dinner, its selection of small plates includes Lobster Pancakes, with harissa butter, tobiko, and dill toppings; Caviar Crepes, with squid ink, crème fraîche, and scallop; Dolled Up Oysters, with a rosé mignonette, yuzu crème fraîche, basil oil, and caviar; and Beig-

nets, with cinnamon banana curd and chocolate.

The Wig Shop opens at 5 p.m., with the kitchen open until 11 p.m., seven day a week; last call for drinks is at 2 a.m. Follow The Wig Shop on Instagram, @thewigshopboston, or visit them online at wigshopboston.com.

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Parks Department announces annual holiday lightings

Mark your calendars and prepare to join the Boston Parks and Recreation Department to celebrate the holiday season with their 2022 schedule of lighting celebrations in City of Boston parks.

Lighting of the Trellis at Christopher

Columbus Park

Monday, November 21 at 5 p.m.

110 Atlantic Avenue, Boston.

Located on Boston's historic waterfront and stewarded with help from the Friends of Christopher Columbus Park, the site will be transformed into a beautiful holiday display when the park's 260 feet of trellis are illuminated with 50,000 blue lights along with 14 decorated trees near Tia's, the Marriott Long Wharf

Hotel, and throughout the park.

The Nova Scotia Tree for Boston Arrives

Tuesday, November 22 at 11 a.m.

Boston Common.

Boston's official 2022 tree arrives on Boston Common by flatbed truck from Nova Scotia. The 45-foot white spruce was donated by landowner Roddy Townsend of Christmas Island, along with his children Angela, Carmen, and Andrew. The public is welcome to cheer the tree's arrival with candy canes and an appearance by Santa.

Lighting of the Ship at Martin's Park

Saturday, November 26 at 4 p.m.

64 Sleeper Street, South Boston.

The second annual lighting of the ship at Martin's Park celebration will be held at the Smith Family Waterfront. Martin's Park is a climate-resilient park built in memory of Martin W. Richard—the youngest victim of the Boston Marathon bombings—that provides a space for children, families, and visitors of all abilities. The park includes a ship as the centerpiece of its play structures that will be lit for the holidays.

Copley Square Tree Lighting

Monday, November 28 at 5 p.m.

Copley Square.

The Boston Parks and Recreation Department and the Friends of Copley Square wel-

come the holidays with the Copley Square Tree Lighting. This free annual event will feature appearances by Santa Claus, and Rudolph along with musical performances and light refreshments.

Boston Common Tree Lighting

Thursday, December 1 at 6 p.m.
Boston Common.

Boston's official 2022 Christmas tree from Nova Scotia will be lit at the close of a two-hour celebration beginning at 6 p.m. and broadcast live on WCVB Channel 5 starting at 7 p.m. This is the 51st year that a tree has been donated by Nova Scotia and commemorates 105 years of friendship with the people of Boston. The tree will be lit at approximately 7:55 p.m.

Lighting of the Trees on the Commonwealth Avenue Mall
Thursday, December 1 at 8 p.m.
Arlington Street and Commonwealth Avenue, Back Bay.

The Boston Common Tree Lighting will be followed immediately by the lighting of Commonwealth Avenue Mall.

Visit bit.ly/LightsOnBos for more information about the season's festivities.

To stay up to date with news and events in Boston parks, sign up for our email list at bit.ly/Get-Parks-Emails and follow our social channels @bostonparks-dept on Twitter, Facebook, and Instagram.

BHCA (from pg. 1)

Garlands & Greens

Come join the fun at the Hampshire House on Wednesday, November 16th from 6-9pm, at our annual holiday decorating fundraiser. We'll have local musicians, great drinks, and appetizers courtesy of Mr. Tom Kershaw; bringing the holiday spirit to Beacon Hill.

Tickets are \$40 for BHCA members and \$50 for non-members. Sign up online at bhcivic.org.

First Friday Coffee Hour

If you haven't yet become a member of the BHCA, we invite you to join us at our First Friday Coffee Hour on December 2nd at 8:30 - 9:30am at 74 Joy Street. Learn a bit about what the BHCA does for the community and how you can be a part of the important work. By joining as a member, you add to the collective voice of the neighborhood and support work in historic preservation, community development and civic engagement. Your input in quality-of-life

issues on the Hill is important, and we rely on neighbors to bring comments and concerns to our attention.

We hope to see you there!

Holiday Decorating, Saturday and Sunday, December 3rd and 4th

Meet us on Saturday morning, December 3rd, in the parking lot of the West End Public Library at 151 Cambridge Street, to wire and decorate the holiday garlands, and then decorate the gas lamps. If you'd like to volunteer, sign up on our website at bhcivic.org, or email info@bhcivic.org. It's a great way to see your neighbors and make new friends!

We'll also need a special team for Wednesday, November 30th, to help decorate Charles Street for the Holiday Stroll. Call the office (617-227-1922) if you'd be able to help us that day.

Upcoming BHCA Meetings and Events

Architecture Committee - Monday, November 14th, 5:30pm, via



Pictured (L-R), Lisa Macalaster, Tom Kershaw, Ivy Turner, and Markus Ripperger at a Garlands & Greens fundraiser at the Hampshire House

Zoom

Board of Directors - Monday, November 14th, 7:00pm via Zoom

Charles Street Decorating - Wednesday, November 30th (time TBD)

First Friday Coffee Hour - Friday, December 2nd, 8:30 - 9:30am, 74 Joy Street

Holiday Decorating - December 3rd and 4th

Streets & Sidewalks/Green Committee - Tuesday, December 6th, 5:30pm

50th Annual Beacon Hill Gala - February 2023

Visit the Beacon Hill Civic Association website www.bhcivic.org or call the office (617-227-1922) for more information on any of these meetings and events.

NEWS BRIEFS

YOUR LOCAL POST OFFICE WILL BE CLOSED IN RECOGNITION OF VETERANS DAY

Post offices across the commonwealth will be closed on Friday, November 11, in honor of Veterans Day. There will be no street delivery, except for guaranteed overnight parcels, and all retail operations will be closed for the day. Full retail and delivery operations will resume on

Saturday, November 12.

As one of the largest employers of US veterans, nearly 10% of our workforce nationally, the Postal Service is proud to honor the men and women who have selflessly served our country in war and in peacetime and those who continue that tradition today. As the saying goes, "America is the land of the free because of the brave."

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Xu, Huimin	Ezzi, George A	466 Commonwealth Ave #601	\$855,000
Shahbazian, Amir	Lee, Kathleen P	437 Marlborough St #12	\$885,000
Miller FT	Shah FT	437 Marlborough St #21	\$594,000
Ng, Stacey B	MA Gourmande LLC	140 Saint Botolph St #3	\$1,300,000
BEACON HILL			
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Sayare, Mitchel	Haworth, Kari	73 Pinckney St #6	\$715,000
BAY VILLAGE/SOUTH END/KENMORE			
Young, Yuk C	Plimpton, Kathleen R	1 Charles St S #805	\$1,090,000
Piazza, Jordan	Rolincik 3rd, Paul G	21 Father Francis Gilday St #302	\$907,000
868 Huntington Ave LLC	Lee Mee F Est	868 Huntington Ave	\$1,825,000
Massimine, Kristen	Horton, Robert E	41 Milford St #2	\$2,400,000
Jarvis, Michael F	Rajsich, Lee	82-84 Waltham St #10	\$1,070,000
Godfrey, Paul C	Reed, Michael J	36 Worcester Sq #1	\$735,000
WATERFRONT/DOWNTOWN			
Crimson Hld LLC	Brec LLC	2 Avery St #PH2A	\$11,000,000
300 Com St Unit 201 RT	Bruyere, John	300 Commercial St #201	\$490,000
Shea, John L	Nuzzi-Prunty, Cynthia	65 E India Row #11F	\$1,525,000
Wang, Yili	2601 Millennium Tower LL	1 Franklin St #2601	\$2,175,000
Kim, Shirley	Tremont Suite 1701 LLC	170 Tremont St #1701	\$1,675,000

NEIGHBORHOOD ROUNDUP

Rep. Livingstone's upcoming office hours

Rep. Jay Livingstone will hold office hours on Wednesday, Oct 26, from 4:30-5:30 p.m. at the West End Branch Library at 151 Cambridge St.; on Wednesday, Nov. 2, from 10-11 a.m. at Cobblestone a Beacon Hill Eatery at 30 Charles St.; and on Wednesday, Nov. 16, from 9-10 a.m. at Newsfeed Cafe inside the Copley Branch of the Boston Public Library at 700 Boylston St.

"I am looking forward to being in the community with you to update you on the work I've been

doing throughout the district and in the State House, and to hear your feedback, ideas, and suggestions on both local neighborhood issues and statewide policy priorities," wrote Rep. Livingstone.

Email Cassidy.Trabilcy@mahouse.gov with any questions or concerns.

Book-signing event with Elin Hilderbrand coming Nov. 16 to Blackstones

Blackstones welcomes Elin Hilderbrand for a book-signing event for her latest book, "Endless Summer," on Wednesday, Nov. 16,

from 6 to 8 p.m. at 40 Charles St.

Due to Hilderbrand's popularity, Blackstones is asking guests to pre-register for their time slots online at blackstonesboston.com, or by coming into the store, to ensure that all interested parties have the opportunity to meet her, purchase a book, and be featured in her social media photos. (All guests must wear "navy.")

Copies of "Endless Summer" can also be ordered from the Blackstones website, with an option for curbside pickup.

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The hexagon-shaped door knocker in the last clue is on the front door at 14 West Cedar Street, built in 1827. The Massachusetts Historical Commission lists Cornelius Coolidge (1778 -1843) as the architect of this building.

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



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NICHOLS HOUSE MUSEUM PRESENTS 2022 ROSE STANDISH NICHOLS AWARD

The 2022 Rose Standish Nichols Award was presented by the Nichols House Museum at a dinner at The Newbury on November 3. The award honors individuals of outstanding achievement who

embody the spirit of Rose Nichols, and was the museum's first in-person award event since 2019. Barbara Hostetter received the 2022 Rose Standish Nichols Award.



Guests enjoying dinner at the event.



A warm welcome from Nichols House Museum Board President, Keeta Gilmore.



Barbara Hostetter accepting the 2022 Rose Standish Nichols Award from event co-chairs and board members, Amy Ryan and Keeta Gilmore.



PHOTOS COURTESY OF THE NICHOLS HOUSE MUSEUM

Guests watch the 2022 Rose Standish Nichols Award being announced.

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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.



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