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FRIDAY, OCTOBER 2, 2026

THE BEACON HILL TIMES

THERE ARE NO TIMES LIKE THESE TIMES

FULL, FUN, FIRST WEEKS AT PARK STREET SCHOOL



COURTESY PHOTO

Park Street School has had a wonderful start to the 2026-2027 school year. Everyone was warmly greeted by our friendly Park Street School Knight. *See Pages 4 and 5 for more photos.*

BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

Charles Street Cleaning & Beautification Initiative

Beginning this week, you will see new activity on Charles Street. The BHCA has partnered with Beacon Hill Property Management to clean Charles Street twice a week on trash days. This pilot

See BHCA Page 9



Shown (left to right) are Patricia Tully, Jack Gurnon, Cassie Gurnon, Donald Acevedo, Melanie Bertani, John Burnap, and Michelle Lavers getting ready to deliver meals to St. Francis House. Not pictured Sydney Melvin.

Councilor Durkan introduces hearing order to address package theft

Special to the Times

City Councilor Sharon Durkan filed a hearing order at last week's Council Meeting with Councilors Ed Flynn and Henry Santana to examine the scope of package theft in Boston and bring city officials together to discuss how to address this persistent quality-of-life issue.

"All residents should be able to enjoy the convenience of at-home package delivery. Stealing someone's property is punishable as a criminal offense, but enforcement and prosecution can be an ongoing challenge. That's why I think it's so important that we better understand the scope of this problem, evaluate how we can improve enforcement, and explore strategies like secure public lockers or 311 reporting to better track incidents and reduce package theft," said Councilor Durkan.

Residents should report package theft to the Boston Police Department (BPD), but many do not due to a lack of awareness, the perceived hassle of filing a police report, or the feeling that it is not worth the department's time. More comprehensive data could help the City better understand where and when package theft is occurring and identify areas where additional resources or interventions may be needed. The hearing will bring BPD and relevant City officials together to discuss ways to improve reporting, strengthen enforcement, and explore additional strategies to prevent package theft.



City Councilor Sharon Durkan.

Councilor Durkan identified that package theft is a challenge across Boston but can be particularly difficult in District 8 neighborhoods like Back Bay, Beacon Hill, and Fenway, where many multi-unit buildings lack designated space for package deliveries and packages are often left on the street. The hearing will also

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EDITORIAL

AN EXPENSIVE WINTER AHEAD

The war with Iran already has cost U.S. consumers more than $100 billion in direct costs for our gasoline purchases. That's about $800 per family since the war began in February -- and that figure is increasing every day that the war drags on.

However, what we are paying at the pump because of this so-called war is nothing compared to the coming shock of heating oil prices for the 20% of Mass. residents who use oil to heat their homes.

The average price for a gallon of heating oil already is a jaw-dropping $6.15 per gallon, which represents a staggering 75% increase above the average price of $3.52 per gallon at this time last year.

This means that a fill-up of 200 gallons for a family's oil tank will cost about $1250, a figure that is completely unaffordable for many and that will strain the budgets for most.

Natural gas prices are not predicted to increase as much, but the 50% of Mass. residents who heat their homes with natural gas are expected to see an increase of up to 15% in their heating bills this winter.

Even if the war with Iran were to end tomorrow, the significant disruptions to the world's energy supply chains that already have occurred would not bring significant relief from the current elevated prices for gasoline, diesel, and home heating oil.

In short, there is no relief in sight -- and there is the likely prospect (depending on weather around the country and more supply shocks) of prices going even higher.

The only hope we have for making it through the winter heating season without emptying our wallets is to pray for a warmer-than-normal winter. Even so, we still should plan on lowering our thermostats -- and wearing heavy sweaters -- in our homes.

WAS THIS WEEKEND'S NOR'EASTER A PREVIEW OF THINGS TO COME?

This weekend's long-lasting storm brought torrential rain, high winds, and some coastal flooding for almost four full days. The miserable conditions made life difficult for most of us -- but it was not nearly as severe as it could have been.

Those who live along the coast were fortunate that the predicted high tides (in the range of 10.4 feet) during the 72-hour period were not unusually high. Combined with the storm surge of about 2.5 feet, the highest tide of this past weekend was 12.9 feet -- enough to flood some low-lying areas, but not a devastating surge.

By comparison, the highest tide ever recorded in Boston Harbor was 15.16 feet on January 4, 2018 (which exceeded the 15.10 tide of the Blizzard of '78). That epic high tide, which flooded the Boston Seaport and the Blue Line at Aquarium station, occurred during a "King Tide" of 12.1 feet.

The 14.67 high tide two months later on March 2 was predicted to have been a 10.21 tide -- but there was a storm surge of almost 4.5 feet that bumped it up to the third highest high tide in Boston history.

If you do the arithmetic, you can see where we're going here as we look ahead to the coming winter months.

Meteorologists tell us that while the historic El Nino that is occurring right now prevents the formation of hurricanes, it encourages the type of long-lasting coastal nor'easters that we experienced this weekend.

We were lucky that this storm occurred during a period of low high tides. In addition, the storm occurred in September. The power outages that affected thousands of residents were just an inconvenience, unlike in winter, when below-freezing temperatures can be life-threatening.

However, the high tides in October, November, December, and January will exceed 11 feet, with the highest occurring over the Thanksgiving and Christmas holidays at 11.5.

Let's hope that the El Nino-fueled nor'easters that will be coming our way this winter -- and we know they'll be coming -- do not occur during these periods of extreme high tides. Winter nor'easters typically feature stronger winds, and if the rain we experienced this weekend had been snow, it would have been measured in feet. A storm similar to this weekend during a high-tide cycle in winter will be an epic natural disaster.

More than ever, all of us will be at the mercy of Mother Nature this coming winter -- and we should be prepared to batten down the hatches.

NEIGHBORHOOD ROUNDUP

WECA MEETING SET FOR OCT. 8 ON THOREAU PATH

The next meeting of the West End Civic Association (WECA) is scheduled for Thursday, Oct. 8, from 6 to 7:30 p.m. on Thoreau Path.

The WECA election process to fill open board positions is underway. Nomination forms were recently distributed to WECA members, and completed forms are due by Oct. 8. In addition to WECA election next steps, the meeting highlights include updates on West End projects and committee activities.

All West End residents are welcome.

WLP'S ANNUAL SPAGHETTI DINNER RETURNS OCT. 29

The Women's Lunch Place's annual Spaghetti Dinner takes place on Thursday, Oct. 29, at 6 p.m. at the Fairmont Copley Plaza hotel.

WLP Advocate Bonnie Zamparelli will be the event's featured speaker.

Visit https://womenslunchplace.org/event/sponsors?utm_source=Women%27s+Lunch+-Place+Community&utm_campaign to purchase tickets or for more information on the event.

NICHOLS HOUSE MUSEUM OFFERING TOURS

The 1804 Nichols House Museum at 55 Mount Vernon St. was home to an early 20th-century family of artists and activists, along with their domestic staff. The house was preserved as a museum by Rose Standish Nichols, a pioneering woman landscape architect. It is furnished with an original collection, including works by the sculptor Augustus Saint-Gaudens, as well as furniture and textiles handcrafted by Rose and her sister Margaret. Tours are offered on Thursday through Saturday at 10 and 11 a.m., and noon; on Sundays at 11 a.m., noon, and 1 p.m.

For more information, tickets, and to register, visit: nicholshousemuseum.org

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THE BEACON HILL TIMES

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Health officials announce three additional human cases of West Nile virus

Special to the Times

The Massachusetts Department of Public Health (DPH) announced three additional human cases of West Nile virus (WNV) this year. The cases include a male in his 60s who was exposed in Suffolk County, a male of unknown age likely exposed in Suffolk County, and a male in his 90s exposed in Middlesex County. The risk from WNV will continue until the first hard frost.

Most of the 11 human cases of WNV this year were exposed in areas of Middlesex and Suffolk counties at high risk for WNV. Risk levels for WNV are currently high in Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Newton, Revere, Somerville, Watertown, and Winthrop. Most of the rest of the state is at moderate risk.

DPH announced the state's first WNV-positive mosquitoes this year on June 16. Since then, a total of 338 mosquito samples has tested positive for WNV so far this season from Barnstable, Berkshire, Bristol, Dukes, Essex, Franklin, Hampden, Hampshire, Middlesex, Norfolk, Plymouth, Suffolk, and Worcester counties. No animal cases of WNV have been reported this year.

Eastern equine encephalitis (EEE) continues to be detected in mosquitoes in Massachusetts this year. There have been 26 EEE-positive mosquito samples and no human or animal cases so far this year.

Surveillance information, including case updates, is updated daily and posted online at the Massachusetts Arbovirus Update web page. DPH encourages everyone to use this online resource regularly to stay informed on risk levels in their community and around the state.

People have an important role to play in protecting themselves and their loved ones from illnesses caused by mosquitoes.

Avoid Mosquito Bites

Apply Insect Repellent when Outdoors. Use a repellent with an EPA-registered ingredient, such as DEET (N,N-diethyl-m-toluamide), permethrin, picaridin (KBR 3023), or oil of lemon eucalyptus (p-menthane-3,8-diol (PMD) or IR3535) according to the instructions on the product label. DEET products should not be used on infants under two months of age and should be used in concentrations of 30 percent or less on older children. Oil of lemon eucalyptus should not be used on children under three years of age.

Be Aware of Peak Mosquito Hours. The hours from dusk to dawn are peak biting times for many mosquitoes. Consider rescheduling outdoor activities that occur during evening or early morning in areas of high risk.

Clothing Can Help Reduce Mosquito Bites. Wearing long sleeves, long pants and socks when outdoors will help keep mosquitoes away from your skin.

Mosquito-Proof Your Home

Drain Standing Water. Mosquitoes lay their eggs in standing water. Limit the number of places around your home for mosquitoes to breed by draining or discarding items that hold water. Check rain gutters and drains. Empty unused flowerpots and wading pools and change the water in birdbaths frequently.

Install or Repair Screens. Keep mosquitoes outside by having tightly fitting screens on all windows and doors.

Protect Your Animals

Animal owners should reduce potential mosquito breeding sites on their property by eliminating standing water from containers such as buckets, tires, and wading pools – especially after heavy rains. Water troughs provide excellent mosquito breeding habitats and should be flushed out at least once a week to reduce mosquitoes near paddock areas. Horse owners should keep horses in indoor stalls at night to reduce their risk of exposure to mosquitoes. Owners should also speak with their veterinarian about mosquito repellents approved for use in animals and vaccinations to prevent West Nile virus (WNV) and EEE. If an animal is suspected of having WNV or EEE, owners are required to report to the Department of Agricultural Resources, Division of Animal Health by calling 617-626-1795, and to the Department of Public Health by calling 617-983-6800.

'The Legend of Sleepy Hollow: A Musical Reading' coming Oct. 9 to Old North Church

Special to the Times

On Oct. 9, Old North Church in the North End is blending history and literature with 'The Legend of Sleepy Hollow: A Musical Reading' - and it carries a distinct connection that should pique the interest of Beacon Hill residents. While Washington Irving's classic gothic tale is famously set in New York's Hudson Valley, its revival in Boston hits incredibly close to home.

The adaptation features an original musical score by composer Josiah Reibstein and script read by actor Johnny Kinsman and is heavily shaped by the historic and literary traditions that Beacon Hill has championed for centuries. By blending early American history with atmospheric storytelling, the performance mirrors the very ethos of Beacon Hill's own historical preservation efforts and its deep-rooted love for 19th century American literature.

This production serves as a unique cultural bridge between Boston's historic neighborhoods. Just as Beacon Hill residents take pride in preserving the federal-style architecture and stories of Charles Street and Mt. Vernon Street, Old North Church uses this performance to keep early American folklore alive in a vibrant, acoustic setting. It offers Beacon Hill history buffs, families, and literary enthusiasts a perfect autumn evening out, celebrating the shared revolutionary and literary tapestry of Boston. The musical reading promises an intimate, candlelit ambiance that matches the cobblestone charm of Beacon Hill, making it a must-see regional event this Halloween season.

Tickets are available on Eventbrite and at: https://oldnorth.com/event/sleepy-hollow/.

ROUNDUP *(from Page 2)*

COME PLAY MAH JONGG AT THE WEST END COMMUNITY CENTER

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

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

For more information, email Audrey Tedeman(artedeman@gmail.com) or Sandy Connor(ssconnor46@gmail.com).

BEACON HILL BAPTIST CHURCH MEETS EVERY SUNDAY

Beacon Hill Baptist Church, which is affiliated with Cooperative Baptist Fellowship, meets Sundays at 11 a.m., at the Beacon House, 19 Myrtle St.

The people are the ministers, while Rev. David Draper serves as pastor.

Call 617-817-3594 or email cddraper@earthlink.net for more information.

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FULL, FUN, FIRST WEEKS AT PARK STREET SCHOOL

Park Street School has had a wonderful start to the 2026-2027 school year! The halls of our Elementary School campus are buzzing again with happy reunions, big smiles, new backpacks and the unmistakable excitement of a new school year. Anticipation and excitement for new beginnings and new friendships has been contagious at the Preschool campus! Our youngest learners have already shown they are ready for a year of growing, exploring, playing and learning together. There is something wonderfully joyful about seeing friends, meeting teachers and exploring new classrooms and downtown spaces! And, of course, our PSS Knight was there to welcome everyone! Here's to a year of curiosity, courage, friendship, discovery and plenty of reasons to celebrate!



Students also were able to meet new reading buddies (Kindergarten and Grade 3.)



The students learned the differences between the Asian and African elephants, their instinct, patterns, and habitat, and discovered that these sculpted creatures were made from the lantana weed, which is invading their habitat. They did a little creative problem-solving and learned why this exhibit was created.



Students are learning new classroom routines!

COURTESY PHOTOS



Everyone enjoyed seeing friends again after the summer break.



Young learners worked on math word problems together.



The Grade 4/5 Adventure in New Hampshire was well attended and well enjoyed.



Grade 3 students integrated science, math and social/emotional learning as they compared and measured the elephants on display on Comm. Avenue.



FULL, FUN, FIRST WEEKS AT PARK STREET SCHOOL

COURTESY PHOTOS



Students are learning new classroom routines!



Everyone was warmly greeted by our friendly Park Street School Knight!



We have jumped right into our after-school clubs.



Learning about responsibility as students take up classroom jobs (like watering our plants.)

ellie fund
Supporting Patients • Providing Hope

Beacon Hill Turns Pink for Ellie Fund

October 1st - 2nd & 3rd and into October

Visit these participating Charles Street businesses to support and learn about Ellie Fund services.

- A Sanctuary Cafe
- Charles Street Supply
- Cobblestones
- E.R. Butler and Company
- East Coast Ivy
- Eastern Bank
- Forty Winks
- Friends of the Public Garden
- French + Italian
- Gus & Ruby
- J. Grady Home
- J. McLaughlin
- Market Square Jewelers
- Nantasket Sweets by Swedes
- Persona Jewelry
- Remy Creations
- Rugg Road
- Sara Campbell
- Soodee
- Tess
- The Designers Leather Clothiers
- The Hummus Shop
- Toscano Restaurant
- Upstairs Downstairs Home
- J.P Licks

About Ellie Fund

Since 1995, Ellie Fund has provided non-medical essential services – including grocery gift cards, healthy prepared meals, transportation to appointments, childcare, housekeeping, and integrative therapies – to breast cancer patients, so they can focus on what matters most: spending time with their families and healing. Every breast cancer patient in active treatment in Massachusetts is eligible. www.elliefund.org

New from Scampo

Beacon Hill's most iconic Italian destination just made date night (or girls' night) easier to say yes to. Scampo, Chef Lydia Shire's celebrated restaurant inside the Liberty Hotel, is expanding its beloved pizza and wine deal, any wood-fired pizza plus a full bottle of wine for $55. Previously reserved for the lobster pizza alone, the offer now covers Scampo's entire pizza menu, from the classic Margherita to fan favorites loaded with prosciutto, spicy salami, and burrata.



(The deal is dine-in only, available at the bar, 7 days a week, gratuity and tax not included)

SCAMPO at The Liberty Hotel
215 Charles Street, Boston

Offer available exclusively at the bar. Reservations not required.

Councilor Flynn files resolution in support of a commission to hire and retain Boston Police officers

Special to the Times

City Councilor Ed Flynn filed a resolution last week calling for the establishment of a Commission focused on recruiting and retaining Boston Police officers and strengthening the Department's workforce for the future.

The longstanding challenges of understaffing, overstretched resources, mandatory overtime, and looming retirements at the Boston Police Department remain a serious public safety and public health concern. These pressures not only impact the Department's ability to effectively serve our communities but also take a significant toll on officers' physical and emotional well-being and the well-being of their families, according to a press release from Councilor Flynn's office.

In July of 1980, the minimum number of patrolmen at a given time for the Boston Police Department rose from 2,300 to 2,500 by law in the City Municipal Code to ensure adequate staffing for police duties. Recently, the Boston Police Patrolmen's Association said there are approximately 1,640 police officers. With such low staffing levels, it is all the more critical for the City of Boston to act urgently to ensure that the Boston Police Department is comfortably in excess of 2,500 officers. The City must make it a top priority to prevent a dynamic of overworked officers, which has resulted in this ongoing crisis.

During these challenging times, with increasing violent incidents over the summer, we must have all necessary tools to hire and retain Boston Police Officers. A commission dedicated to hiring and retaining Boston Police officers is a critical step to address our dangerously low staffing levels. The commission will work to improve public awareness of upcoming Boston Police Academy classes, promote officer wellness, and take the necessary steps to retain officers. Enhanced legislation will be needed to codify this commission in the City Code, however, it is critical that the Boston City Council indicates its support for taking concrete steps to improve officer wellness for the overall public safety of the City, police officers, and their families as well.

"We cannot accept the status quo when it comes to low staffing levels at the Boston Police Department. Our officers are being asked to do more with fewer resources, while working mandatory overtime and 16 and 17 hour days. It is critical that we both recruit and retain enough officers to maintain sufficient staffing levels, keep our neighborhoods safe, and support the health and wellness of our police officers and their families," said Councilor Flynn in a press release.

For more information, contact Councilor Ed Flynn's office at 617-635-3203 or Ed.Flynn@Boston.gov.

New proposal before Boston City Council would expand protections for tenants of 2- and 3-family buildings undergoing condo conversion, bringing city ordinance up to date

Special to the Times

A proposal before the Boston City Council (docket #1711 – An Ordinance Amending and Extending Protections for Tenants Facing Displacement by Condominium or Cooperative Conversion) would update Boston's Condominium and Cooperative Conversion Ordinance in accordance with changes made to Massachusetts' statewide condominium conversion law, thus expanding protections to additional rental units, including units in two- and three- family properties, and separately improving accountability and implementation processes.

In 2024, under the leadership of Senator Lydia Edwards, then-Chair of the Housing Committee, the Massachusetts Legislature expanded the statewide condominium conversion law to cover certain two- and three- family properties where the owner does not reside in the building (Affordable Homes Act 2024). The change brought tenants of these smaller properties under the state's condo conversion protections for the first time.

Under Massachusetts law, municipalities have authority to adopt condominium conversion ordinances that include tenant notification requirements, relocation costs, eviction protections, permitting requirements, and other measures to protect tenants. The state framework establishes a baseline, while municipalities may adopt additional protections under their local ordinances. The proposal put before the Boston City Council acts upon that authority and expands the protections offered to eligible tenants.

What Does the Proposal Before Boston City Council Do?

- Expands tenant protections to two- and three-family, non-owner-occupied properties built before December 1983.
- Creates a one-year waiting period between preliminary conversion approval and final approval for vacant properties, discouraging owners from intentionally vacating units to avoid tenant protections.
- Strengthens accountability for violations: If a unit was occupied within the previous 12 months, the Owner must still honor tenants' rights—including the first right of refusal to purchase the unit, when possible, and payment of relocation benefits. If an eligible tenant cannot be reached, the relocation payment will still be paid – and will be paid to the City's Mayor's Office of Housing.
- Creates a two-step approval process: The Mayor's Office of Housing grants preliminary conversion approval, while a final conversion permit is not issued by Inspectional Services until required tenant protections and other obligations have been satisfied.

"Updating Boston's condo conversion ordinance is especially important in a city where the majority of residents are renters," said Senator Lydia Edwards, State Senator for the Third Suffolk District. "Strengthening protections across Boston helps ensure that tenants are not left behind and have meaningful safeguards against displacement. I want to thank Council President Breadon and Councilor Coletta Zapata for bringing this important matter before the Council, as well as the housing advocates and experts whose expertise and input helped shape these enhanced protections."

"This ordinance is about ensuring that when a rental property becomes a condominium, the people who already call that building home aren't treated as an afterthought. By providing meaningful notice, relocation assistance, the right to purchase, and stronger protections for seniors, people with disabilities, and low- and moderate-income residents, we are giving tenants greater stability during an incredibly disruptive transition," said Councilor Gabriela Coletta Zapata (District 1). "These protections are especially important in neighborhoods like East Boston, where smaller two- and three-family homes make up so much of our housing stock and longtime residents continue to face intense displacement pressures. Condo conversions can happen, but they should never come at the expense of basic fairness, transparency, and dignity for the tenants who helped build our communities."

"Boston's Condo Conversion ordinance has been a key anti-displacement tool since it was adopted, but our current protections no longer reflect the reality facing tenants today," said Council President Liz Breadon. "This update strengthens and modernizes our protections by expanding coverage to triple-deckers, improving notice and relocation requirements, and closing key loopholes. Our goal is straightforward: prevent displacement and help preserve stable, affordable housing in every Boston neighborhood. I thank both Senator Edwards and Councilor Coletta Zapata for their work on this, and look forward to working with my colleagues and advocates to finalize these protections and deliver increased housing security for Boston residents."

Data from the City of Boston's Mayor's Office of Housing Condo Master Deeds Tracker shows that over the last two and

See PROTECTIONS Page 7

Wu officially launches the annual Legacy Business Award nominations

Special to the Regional Review

Mayor Michelle Wu announced the launch of the nomination period for the fifth annual Legacy Business Awards. Nominations will be accepted through Friday, October 30, 2026. Residents are encouraged to nominate long standing businesses that have been located within the city of Boston for at least 10 years and contribute to the cultural, historical, and societal fabric of their community or neighborhood.

"Boston's long-standing businesses are more than economic drivers–they are community anchors and neighborhood hubs," said Mayor Michelle Wu. "Nominations are now open for the Legacy Awards, and we are excited to celebrate the fifth cohort of awardees. We encourage residents to nominate the local businesses that serve their communities every day and help make Boston a home for everyone."

To nominate a business, residents can use the online form or call the Office of Small Business at 617-635-0355 for assistance. To date, 120 local businesses representing over 4,500 years of service to Boston's neighborhoods have been honored through the Legacy Business Program. By recognizing and supporting legacy businesses on an annual basis, this program supports Mayor Wu's vision for Boston being a family-friendly and vibrant city that creates more opportunities for residents to build generational wealth.

"Legacy businesses are the true heartbeats of our communities," said Interim Chief of Economic Opportunity and Inclusion Donald Wright. "They are far more than commercial storefronts. They are emotional anchors and living archives of our shared history. From the memories of shopping alongside a parent or grandparent to the pride of buying your very first item with your own money, these long-standing establishments hold generations of local life within their walls."

After the nomination period closes, the Office of Small Business verifies eligibility for all nominees and submits a list of nominated, eligible businesses to the City Council. City Councilors then create a shortlist of potential awardees. Next, a committee—led by the Office of Small Business—will review this shortlist and submit a list of finalists to Mayor Wu. Selections are based on application scoring and community support. The committee ensures the list is representative of Boston by industry, neighborhood, gender, and race.

"Our office is committed to supporting our small businesses: start, grow, and stay in Boston," said Aliesha Porcena, City of Boston Director of Small Business. "This program honors businesses, who have done just that and continue to be staples in our community. Our legacy businesses provide jobs, generate dollars for the local economy, and contribute to the vibrancy of Boston. Honoring businesses that have given our city, neighborhoods, and families so much does not get old, it gets more exciting each year."

The City of Boston will recognize the 30 Legacy Business Award winners at a public awards ceremony in early June 2027. The Office of Small Business will provide awardees with a commercial lease toolkit, free legal consultation, support with succession planning, and other technical assistance related to the health and success of long-term businesses.

"We have been serving children and families in Boston for many years, and it meant a lot to know that our work and commitment to the community were recognized by the City," said Cindy Liao, Center Director of 2026 Legacy Business Winner Little Panda Early Learning and Care Center. "After the news came out, many of our current and former parents saw that Little Panda had received the award and reached out right away to congratulate me. That was especially touching because these families have been such an important part of Little Panda over the years. It made me feel that this recognition was not only for us, but also for the families and community who have supported us along the way. The ceremony was a very special moment for us and made me proud of how far Little Panda has come. It also encouraged us to keep doing what we love—supporting children, families, and our community."

"We were both surprised and delighted to have been chosen for the Legacy Business Award," said Lisa Weller, Owner of 2026 Legacy Business Winner Helen's Leather Shop. "We have grown, evolved, and loved every minute of the past 53 years. The Legacy Business Awards gave us such a special evening to celebrate together and truly realize what my parents built. Helen's Leather was joyfully represented at the event by four generations, our manager for the past 45 years, and our best customer cowboy Rob, who has almost as many boots as we do! It was a night we'll never forget."

The nomination form is available in English, Spanish, Haitian Creole, Simplified Chinese, Traditional Chinese, Vietnamese, Cape Verdean Creole, Portuguese, Somali, Russian, and French. Nominations are limited to one per resident. To learn more, visit the Legacy Business

PROTECTIONS *(from Page 6)*

a half years, a significant number of condominium conversion projects in Boston fell outside the city's current four-unit threshold.

Citywide, 101 two- and three-family properties built before 1983 were converted from rental to condominium units, resulting in 317 new condominium units and 244 apartment units lost. In East Boston, specifically, the data shows 17 two- and three-family properties built before 1983 undergoing condominium conversion, representing 70 new condominium units and 42 apartment units lost as of May 2026.

Under the proposed update to the city's Condominium and Cooperative Conversion Ordinance, tenants of these 101 converted properties in Boston, including the 17 in East Boston, would have been protected. In a city predominantly made up of 2- and 3-family properties, this proposal will expand protections to now cover tenants of over 90% of the residential buildings in Boston.

This proposal ensures that tenants of such properties will no longer be left out of such vital protection and displacement mitigation efforts.

Docket #1711 has been introduced before the Boston City Council and has been assigned to the Committee on Government Operations where it will go to a public hearing. To read the proposal, click here.

These condo conversion rights are not new; they have been in place since 1983, and the City of Boston has updated its condo conversion ordinances previously. What is new is the expansion of these protections to include two- and three-family buildings that are not owner-occupied.

THEFT *(from Page 1)*

explore the potential for a public locker pilot to give residents a secure and convenient place to receive their packages.

"For our seniors and neighbors living with disabilities, a stolen package can mean missed medication, delayed equipment, or lost daily essentials. Package theft touches almost every neighborhood in our city, directly threatening the health, safety, and independence of those who rely on home deliveries. We must take proactive, practical action to protect our neighborhoods and safeguard our most vulnerable residents," said Councilor Santana.

"Residents don't always report to BPD because they don't think it's an important issue, but package theft is high priority. When packages are stolen, it impacts public safety and quality of life. Let's come together as a Council to support our neighbors and our community," said Councilor Flynn.

The docket has been assigned to the Committee on Public Safety and Criminal Justice.

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National Rodent Summit comes to Boston

Special to the Times

The City of Boston hosted the second-ever National Urban Rat Summit on Sept. 23 and 24, bringing together leading experts, academics, researchers, public health professionals, and municipal officials from across the U.S. and the world to discuss urban rodent-prevention strategies.

"Boston is a home for everyone—except rats. We're proud to host the second-ever National Urban Rat Summit this September, where we will share our progress, hear directly from residents, and learn from other cities," said Mayor Michelle Wu in a press release ahead of the summit. "Since we launched the Boston Rodent Action Plan (BRAP) in 2024, our rodent control team has been deploying new technologies to target rodent activity, better coordination of City services based on data and analytics, and tailored strategies to eliminate rodent populations in different areas. We look forward to bringing cities together to burrow under barriers, gnaw through nagging issues, and scurry toward solutions for the highest quality of life for our human residents."



MAYOR'S OFFICE PHOTO BY ISABEL LEON

Mayor Michelle Wu was on hand Thursday, Sept. 24, for the second National Rodent Summit - a two-day program hosted by the City of Boston that drew rodent-prevention experts from around the U.S.

The summit focused on practical, evidence-based approaches to one of the most persistent challenges facing cities: managing and reducing rodent populations. Guided by the annual theme of innovation, collaboration, and data-driven action, the event also allowed cities to exchange the best practices for rodent prevention.

"The upcoming Rat Summit is an important opportunity to bring together experts, municipal leaders, researchers to exchange ideas and strengthen our collective approach to rodent management," said John Ulrich, Assistant Commissioner of Environmental Services, Inspectional Services Department (ISD). "Rodent activity is a challenge that extends beyond city boundaries, making collaboration and the sharing of proven strategies essential. By learning from one another and building on successful practices, we can continue developing innovative, coordinated solutions that improve public health, enhance neighborhoods, and improve the quality of life for residents in Boston and communities across the region."

Boston hosting the second National Urban Rat Summit reflected the city's emergence as a national leader in urban rodent mitigation through the Boston Rodent Action Plan (BRAP). Launched by Mayor Wu, BRAP is a coordinated, cross-departmental initiative that brings together more than 20 City departments, agencies, and external partners to address one of Boston's most persistent urban challenges.

Since its launch, BRAP has hosted quarterly meetings with city departments and partner agencies to coordinate on rodent mitigation and build a citywide integrated pest management system; piloted innovative technologies, including sewer and surface traps in partnership with the Boston Water and Sewer Commission and Boston Housing Authority;

expanded integrated pest management practices while reducing reliance on traditional rodenticides; improved inspection, enforcement, sanitation, and construction coordination to address the root causes of rodent activity; installed rodent-resistant trash receptacles and advanced public education on proper waste storage and disposal; used data, mapping, and analytics to prioritize interventions and measure outcomes across neighborhoods; and strengthened partnerships with residents, businesses, institutions, and community organizations to support long-term rodent prevention.

"Through BRAP, we are focused on improving quality of life for all residents by reducing rodent activity and addressing the factors that contribute to it, including how we manage waste, keep public spaces clean, and limit access to food sources," added Mike Brohel, superintendent of the city's Basic City Services. "The 2026 National Rodent Summit builds on this work by creating a space for cities and partners to exchange ideas, share best practices, and strengthen collaborative approaches."



Fire Prevention Week, Oct. 4-10, focuses on lithium-ion battery charging safety

Special to the Times

Many of the devices we use in our daily lives—phones, tablets, laptops, tools, toys, e-bikes, and scooters, to name a few—run on rechargeable lithium-ion batteries, which store high amounts of energy in a small space. If the batteries are damaged or charged incorrectly, they can overheat, start a fire, or even explode. With these concerns in mind, the National Fire Protection Association® (NFPA®)—the official sponsor of Fire Prevention Week™ for more than 100 years—has announced "Charge into Fire Safety™: Safe Charging Is a Superpower!" as the theme for this year's campaign, October 4-10.

NFPA does not yet track data on the number of U.S. home fires involving lithium-ion batteries, but an increasing number of lithium-ion battery fires and explosions reported by fire departments, news outlets, and other sources underscores the potential hazards they present. This year's Fire Prevention Week campaign works to better educate the public about how to safely charge lithium-ion powered devices, helping minimize associated risks at home and other locations.

"Because lithium-ion batteries are a newer technology, not everyone is aware of the potential dangers they present, particularly when it comes to charging them safely," said Lorraine Carli, vice president of Outreach and Advocacy at NFPA. "Our goal for this year's Fire Prevention Week campaign is to help people make informed choices

See PREVENTION Page 16

Details unveiled for revised Friend Street redevelopment project

By Dan Murphy

The latest details for the revised redevelopment proposal for 222 Friend St. in the West End were unveiled on Tuesday, Sept. 22, during a city-sponsored joint Impact Advisory Group (IAG) and public meeting for the project.

KS Partners intends to raze an existing three-story commercial building and adjacent 32-space surface parking lot to make way for a 155-foot (plus 4-6 feet of mechanicals), mixed-use building comprising 212 residential units, along with at-grade retail space. No parking accommodations will be provided, although the project will include designated space for bicycle storage.

The proposed unit mix comprises 82 studios; 44 one-bedrooms; 70 two-bedrooms, each including a den and office; and six three-bedroom units, said Dartagnan Brown, principal and founder of the Boston architectural firm, EMBARC. The units will be located on 13 stories, including the ground floor, added Brown.

The developer had originally proposed a life science building, which would have stood 168 feet, with an 18-foot mechanical penthouse, about three years ago for the site. But the project was repositioned as a residential one in accordance with the preferences of the area's business community and other stakeholders in the neighborhood, according to members of the project team.

The revised project significantly reduces the number of planned curbcuts to only one, said Brown, while the change in use will also allow for the creation of more ground-floor retail via the elimination of erstwhile back-of-house space for the support of the building's previously proposed life science uses.

The new design is also one less story than what was previously proposed, said Brown, due to the removal of a top floor containing mechanicals.

Trash disposal will be handled internally by the building, added Brown, while a concierge will be posted at a desk near the residential entrance on Friend Street to handle day-to-day activities.

The project is currently under review with the city's Planning Department and is on track to go before the Boston Planning & Development Agency board at its Oct. 15 meeting, "assuming that board comments have been fully addressed [by then]," said Jack Gilman, project manager for the Planning Department.



D. MURPHY PHOTO

An existing three-story commercial building at 222 Friend St. in the West End, which will be demolished for a proposed 15-story residential building, with ground-floor retail.

BHCA *(from Page 1)*

project, led by BHCA Executive Director Patricia Tully and BHPM Director of Operations Mick Thompson, looks to help solve the continual mess of litter post trash pick-up and inspire residents and shopkeepers to get involved. BHPM is known to many area residents for their work, and their connection to Beacon Hill runs deep. Stay tuned for more information on this exciting initiative.

SHELTER MUSIC BOSTON TO PERFORM AT 74 JOY STREET; THURSDAY, OCTOBER 8



Join us next Thursday at 6pm for light appetizers, beverages, and a special musical performance by Adrian Anantawan, violin (L), Sergio Muñoz Leiva, viola (C), and Jennifer Ho, keyboard (R), in collaboration with Shelter Music Boston. This nonprofit organization provides transformative chamber music concerts that promote community, creative interaction, respect, and therapeutic benefit to those experiencing homelessness and undergoing substance use recovery. Tickets are available at bhcvic.org or by calling the BHCA at 617-227-1922. Half of the ticket price will go directly to Shelter Music to support their mission.

Dinner Under the Stars

Last weekend's nor'easter didn't dampen the spirits of over 200 guests who came down to Hill House last Saturday evening to pick up their special meals. Thanks to the Church of the Advent for letting us store the leftovers – those meals were delivered on Sunday to St. Francis House, the largest daytime shelter in New England, at 39 Boylston Street.

Block Captains

Our new team of over 40 Block Captains has been out and about cleaning up litter and dog waste on Beacon Hill streets. You'll recognize them with their fluorescent BHCA vests. These volunteers are looking for other neighbors to join the effort, so reach out to the BHCA if you'd like to know who is in charge of your street to connect with them! You can also participate in our next Streets & Sidewalks meeting on October 6th to learn more about this program.

Upcoming BHCA Meetings and Events:

First Friday Coffee Hour – TODAY, Friday, October 2nd, 8:30am, 74 Joy St.

with special guest Mary Ann Ponti, Director of Outreach and Community Engagement at St. Anthony Shrine

Beacon Hill Meet & Greet - Monday, October 5th, 6pm, 75 Chestnut

Streets & Sidewalks Committee - Tuesday, October 6th, 5:30pm, via Zoom

Evening at 74 – with a concert by Shelter Music Boston, Thursday, October 8th, 6pm, 74 Joy St

Board of Directors – Tuesday, October 13th, 7pm, 74 Joy St.

Boston Public Health Commission celebrates 40 years of workforce development programs supporting residents experiencing homelessness

Special to the Times

Mayor Michelle Wu and Boston Public Health Commission (BPHC) celebrated the graduation of 78 clients from BPHC's Homeless Services Bureau's workforce development program. The Serving Ourselves (SOS) Program, a partnership between BPHC and Friends of Boston's Homeless (FOBH), is an essential aspect of the City's efforts to make homelessness in Boston rare, brief, and one-time by giving residents experiencing homelessness the skills and opportunities for gainful employment to help end their homelessness. Today's graduation celebrates 30 years of the SOS Program and 40 years of BPHC's workforce development programs.

"Ending homelessness means more than access to stable housing, it requires strong support systems and a steady income," said Mayor Michelle Wu. "Job training opportunities can be transformational in helping residents and families gain a sense of purpose and transition from relying on public safety nets to maintaining their housing independently. Congratulations to all the graduates and thank you to the Boston Public Health Commission and all of our employer partners for your dedication to supporting our residents."

"At the Boston Public Health Commission, we are committed to making homelessness rare, brief, and nonrecurring," said Dr. Bisola Ojikutu, Commissioner of Public Health for the City of Boston. "I am grateful to our Homeless Services staff and partners for helping residents gain the skills, support, and opportunities they need to secure meaningful employment and move out of homelessness with dignity. To our SOS Program graduates: You should be incredibly proud of all you have accomplished over the past six months. Congratulations on your graduation. We look forward to seeing what you achieve in this next chapter."

Boston Public Health Commission runs two of the city's largest shelters where people can access meals and receive clinical, social, and housing services. The Serving Ourselves Program is a paid 6-month job training program for people staying at BPHC's shelters. Participants receive vocational training and mentorship that helps guide them in becoming a strong candidate when applying to jobs. BPHC staff offer support with resume writing, mock job interviews, and job certifications, such as for serving food or obtaining a driver's license. In addition, participants receive case management, health and mental health care, substance use disorder counseling, and workforce experience all while earning a minimum wage and health benefits. Upon the completion of the program, graduates are prepared to find gainful employment in community. The Serving Ourselves Program graduates between 50-70 people a year and has supported thousands of graduates over the past 30 years. Approximately one-third of graduates are employed after completing the program.

"We could not be prouder of our graduates and Homeless Services staff for all their work and dedication leading up to today's celebration," said Gregory Grays-Thomas, Homeless Services Bureau Director at Boston Public Health Commission. "We've seen how instrumental workforce development programs are in transforming the health and well-being of our clients. It's not just the skills and the paycheck, but also the dignity and confidence of completing the program and pursuing a new path in life."

Fifteen of today's graduates have already been hired by employers across the city and the state. These graduates have earned employment at Boston Public Health Commission, Olympic Systems Corporation, Sheraton Hotel, Uber Eats, Encore Boston Harbor, and more.

"Serving Ourselves, a work training program run by the City of Boston, is not just a program. It's a family of the community coming together to help one another to help individuals succeed to their futures," said Dianna Maguire, SOS Program Graduate.

"Special thanks to BPHC and my dear friends at the SOS program. These women and men showed me that rock bottom can be the solid foundation on which I could rebuild my life," said Jason O'Doherty, SOS Program Graduate.

"The SOS program works if you want the help. Since being in the program, the help and support that I received was amazing. My favorite person is my case worker. She devoted her time to helping me with my resume. She showed me how to send out job applications and even heard some of my family issues. Two weeks before I completed the SOS program I got a new job. Thank you to the SOS crew you were all awesome," said Ronnie Fernandes Jr., SOS Program Graduate.

Workforce development programs, like the Serving Ourselves Program, offer people another pathway to ending their homelessness while building their confidence and self-esteem. The skills and training provided help participants find gainful employment, which then opens doors to getting an apartment, paying bills, and staying stably housed. Some may also choose to buy a car for more opportunities to get to work, healthcare appointments, and more.

This program is supported through BPHC's partnership with Friends of Boston's Homeless. In 1995 FOBH used grant funding and private donations to build a commercial kitchen and laundry service to serve shelter residents while providing guests the opportunity for paid training in marketable job trades. In 2016 FOBH again provided funding to open the SOS Program Career Center located at 1010 Massachusetts Avenue and continues to fund the center each year.

"FOBH is proud to partner with BPHC," said Carrie Coughlin, Executive Director of Friends of Boston's Homeless. "For 40 years, from Long Island Shelter's farm to 112's new "Alternative Pathways", we have worked together to help those in need meet and overcome obstacles in challenging times. We are incredibly honored to support the current graduates and look forward to hearing about their next steps, beyond shelter."

BPHC's Homeless Services Bureau is committed to helping individuals with challenges that lead to homelessness and offers a spectrum of care, services, and support to people experiencing homeless in Boston. Through BPHC's low-barrier shelters, the Homeless Services Bureau uses evidence-based, trauma-informed care and restorative justice to help residents quickly end their homelessness and stay stably housed. Staff provide hands-on job training, housing assistance, and behavioral health services for clients in BPHC shelters while affirming the dignity and human rights of every person.

To find services for people experiencing homelessness and ways to volunteer with BPHC, visit boston.gov/homeless-services.

Boston Public Health Commission (BPHC) is the country's oldest health department. We envision a thriving Boston where all residents live healthy and fulfilling lives. To accomplish this, BPHC works in partnership with communities to protect and promote the health and well-being of all Boston residents, especially those impacted by racism and systemic inequities. Learn more about our work at boston.gov/bphc.



Healey-Driscoll Administration announces Violence Against Women Act grants

Special to the Times

The Healey Driscoll Administration invites qualifying nonprofits and public agencies to apply for $3.4 million in federal grant funding to support victim services and efforts to prevent and respond to domestic violence, sexual assault and stalking.

The funding is available through the FFY26 Violence Against Women Act (VAWA) Grant Program, administered through the Massachusetts by the Office of Grants and Research (OGR). The competitive grant process is held once every four years, and organizations selected through this round may be eligible to receive funding for up to four years, through the next competitive process in 2030.

"Massachusetts stands with victims and survivors of domestic violence, sexual assault and stalking," said Governor Maura Healey. "We are committed to making sure victims and survivors across Massachusetts can get the support they need when they need it. These grants will strengthen the organizations doing this critical work every day and help keep people and communities safe."

"Victims and survivors deserve access to strong, trusted support in their communities," said Lieutenant Governor Kim Driscoll. "This funding will help organizations across Massachusetts strengthen services, support survivors and improve how we prevent and respond to domestic violence, sexual assault and stalking."

"This funding strengthens the partnerships that are essential to supporting victims and preventing violence," said Public Safety and Security Secretary Gina Kwon. "By investing in law enforcement, prosecutors, victim service providers and community organizations, these grants help ensure that every part of the system has the resources to work together, respond effectively and better support survivors."

"This grant program allows police, prosecutors, service providers and other critical partners the opportunity to secure sustained resources needed to build their capacity to address domestic violence, sexual assault and stalking and to better serve victims of these crimes," said OGR Executive Director Kevin Stanton. "We're committed to ensuring these organizations have access to funding and grant support over the full lifetime of their grant."

The Healey-Driscoll Administration has continued to strengthen support for victims and survivors across the public safety system, with a focus on improving access to services, coordination and trauma-informed responses. Recent efforts include investments in services for victims and survivors of human trafficking, expanded victim-centered training for law enforcement, and resources that help victims stay informed and supported as they navigate the criminal justice system.

The last competitive application process for VAWA funding was held in 2022. That process resulted in 42 organizations receiving a combined total of nearly $12.8 million in VAWA grant funding between 2022 and 2025.

Interested agencies can learn more and apply on the VAWA program page of OGR's website. Applications are due no later than 4 p.m. on October 23.

Elevate Cities launch in Boston, inviting residents to gather, discover and create

Special to the Times

What if getting involved in your city started with something joyful? National non-profit Elevate Cities is bringing that idea to Boston, launching its second city with a growing series of experiences designed to bring people together, strengthen belonging and inspire more people to take part in civic life.

Following its 2025 debut in Miami, Elevate Cities will work alongside Boston residents, local organizations and civic partners to build on what is already strong in the city, creating new opportunities to gather, discover the people and stories that make Boston extraordinary, and contribute to the life of their communities.

Elevate Cities' Boston launch begins this fall with a commitment of $25,000 to support 50 resident-led block parties and community gatherings. Additional programs and community partnerships will be announced in the coming months.

"Belonging is built through simple, everyday acts, whether it is sharing a meal, pulling up a chair or meeting the person down the block," said Kim Coupounas, CEO of Elevate Cities. "Boston already has extraordinary neighborhood energy. We want to support that energy and help more people find their way into it."

The expansion also brings Elevate Cities founder and Boston native Joseph Deitch's work back to his hometown. Deitch grew up in Dorchester and Mattapan and graduated from Boston Latin School. He later founded Commonwealth Financial Network in Massachusetts and established the Deitch Leadership Institute at Boston Latin School.

"Boston shaped who I am and how I think about community," said Deitch. "Bringing Elevate Cities to my hometown is deeply personal. I hope this work creates more opportunities for Bostonians to know their neighbors and experience everything that makes this city special."

In its first nine months in Miami, Elevate Cities partnered with more than 40 local organizations and engaged tens of thousands of people through programs centered on food, music, poetry, storytelling, recognition and community connection. In addition, the non-profit contributed over $150,000 to area nonprofits through unrestricted grants, fellowships, and sponsorships.

"Miami showed us that people are hungry for joyful ways to connect with their cities and one another," said Coupounas. "We are not coming to Boston to replicate Miami's programs. We are here to learn from Boston, support what is already working and help more people participate in what makes the city extraordinary."

For more information about Elevate Cities and its Boston programs, visit elevatecities.org.

Elevate Cities is a nonprofit organization that inspires joy, belonging and civic pride by creating unique ways for people to connect with one another and participate in their communities. Working alongside local governments, nonprofits, cultural organizations, businesses, schools and neighborhood groups, Elevate Cities develops shared experiences that celebrate local people, places and stories. Founded by philanthropist Joseph Deitch, Elevate Cities launched in Miami in 2025 and is expanding to Boston as its second city, with plans to bring its approach to additional cities across North America. Learn more at elevatecities.org.

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Trinity Church Boston launches new program year with community celebration

Special top the Times

Trinity Church Boston launched its 2026-27 program year on Sunday, September 13, welcoming parishioners and community members back for a new season of worship, formation, fellowship, and service. The program year marks the beginning of Trinity's busiest congregational season from the Sunday after Labor Day through early June. This year, this special period of reflection and celebration will encompass the 150th anniversary of the consecration of Trinity Church's historic building on February 9, 2027.

This program year theme, "From These Stones," invites the parish to reflect on the congregations nearly 300 year-long past while envisioning its future as the building approaches a century and a half of ministry in Boston. Inspired by the church's architectural and spiritual foundations, the theme will guide programming, events, and conversations throughout the year.

On Sunday, the church returned to its full program year worship schedule, offering services at 8 a.m., 10 a.m., and 5 p.m. During the 10 a.m. service, Trinity held its annual Blessing of the Backpacks for students and educators returning to school and nearly 600 individuals celebrated the start of the new program year. Following worship, the congregation and broader community gathered for an Annual Parish Photo in the church's sanctuary and Community Picnic in the building's community space.

"This congregational season feels especially meaningful as we commemorate 150 years of ministry, community, and worship in our historic home," said The Rev. Morgan S. Allen, rector of Trinity Church Boston. "Our anniversary-year theme, 'From These Stones,' charges us to consider what has been built here over generations, as well as discern how God calls us to serve one another, our city and the whole world in the centuries ahead."

As part of the anniversary planning process, Trinity Church has engaged parishioners through visioning sessions and collaborative planning efforts led by the church's 150th Committee. These conversations have identified priorities centered on welcome, nourishment, justice and representation, celebration, and community engagement, helping shape the congregation's vision for the future.

Throughout the program year Trinity will host a series of forums exploring the "From These Stones" theme, offering historical, scriptural, artistic and architectural context for the church's landmark building and its role in Boston's civic and spiritual life. Its next series of forum sessions, Walls, Windows, and Women Artists will kick off on Sunday, October 4. Additional anniversary-related events and initiatives will be announced in the months ahead.

The program year will also feature a wide range of opportunities for people of all ages, including children's and youth programming, adult formation, community service projects, Bible studies, musical offerings, fellowship events, and outreach initiatives.

"Trinity Church has long been a place where people gather to worship, learn, serve, and build community," said Izzy Allen, 150th anniversary planning committee co-chair for Trinity Church Boston. "As we enter this milestone year, we look forward to welcoming both longtime parishioners and new visitors to participate in the many opportunities that lie ahead."



Local students and their families gathered at Trinity Church Boston for a special Blessing of the Backpacks ahead of the new school year.



Local students with their backpacks ready to receive the blessing.

The church's 150th anniversary observances will culminate in a series of special events during 2027, including an anniversary celebration on February 9, 2027 and a community-wide Trinity Sunday celebration on May 23, 2027.

Trinity Church in the City of Boston was founded in 1733, and has made its home in Copley Square since 1877. The parish, part of The Episcopal Church, continues to thrive as a community engaged in worship, music, education, and community-service activities seven days a week. Tens of thousands annually visit to pray, tour, or come together in this National Historic Landmark, recognized by the American Institute of Architects as one of the ten most architecturally significant buildings in the U.S.

Learn more at trinitychurchboston.org

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Bank of America gives $200K Neighborhood Builder Grants to Camp Harbor View, Urban Edge

Special to the Times

Two Boston non-profits, Camp Harbor View and Urban Edge, were each awarded $200,000 over a two year period through Bank of America's 2026 Neighborhood Builders program. Bank of America provided the grants to support year-round operations and leadership development initiatives, recognizing those organizations' impact on the community.

The grant will help Camp Harbor View -- which offers a unique summer camp for thousands of city youth on Long Island in Boston Harbor and provides comprehensive family services, all at no cost -- expand its year-round programming model, leveraging its newly expanded facility to deepen engagement with children and families beyond the summer months through workforce development, postsecondary planning, financial coaching and economic mobility programming. The funding will also support Camp Harbor View's dual-generation approach to economic mobility, providing paid employment and career readiness opportunities for youth while helping families build financial resilience through coaching, navigation services and emergency assistance.

The award will support Urban Edge's merger with the organization Nuestra Comunidad, who together are working to expand access to housing stability, financial resilience, economic mobility and homeownership programs for urban Boston residents. The funding will also help the combined organization strengthen its long-term operations, preserve affordable housing, expand community wealth-building programs and position its affordable-housing and homeownership pipeline for future growth.

"Congratulations to two truly remarkable organizations, Urban Edge and Camp Harbor View, on being selected as Bank of America Neighborhood Builders. Both organizations are making a lasting impact on our communities by creating greater opportunities and helping families to thrive," said Miceal Chamberlain, president, Bank of America Greater Boston. "We are proud to support their important work and look forward to seeing all that they accomplish through this well-deserved recognition."



COURTESY PHOTO

Bank of America Worcester President Michael Garand (back row, left) and Bank of America Boston President Miceal Chamberlain (back row, right) stand with representatives of Camp Harbor View, Urban Edge, and Habitat for Humanity at the Sept. 20 announcement of grant awards to all three organizations. The awards were announced before the Patriots-Steelers game at Gillette Stadium.

Michael Garand, president of Bank of America Worcester, added, "Habitat for Humanity MetroWest/Greater Worcester has demonstrated an incredible commitment to strengthening neighborhoods by creating safe and affordable housing and giving families the opportunity to build brighter futures. It is a privilege to honor their hard work, and I congratulate the entire team on being recognized into the Neighborhood Builders program."

Neighborhood Builders is part of the bank's longstanding efforts to build thriving communities by addressing issues fundamental to economic opportunity. Since the program's inception in 2004, 69 nonprofits have been selected as Neighborhood Builders in Massachusetts, with the Bank investing over $10 million into these nonprofits.

"What started as a summer camp nearly 20 years ago has blossomed into a robust year-round program that has served thousands of young people across Boston," said Camp Harbor View CEO Sharon McNally. "An integral part of that growth was recognizing that our youth can truly thrive when the entire family is supported. Thanks to the Neighborhood Builders Program, we will continue partnering with our families to build financial resiliency, economic mobility, and a connected community. We are so grateful to Bank of America for this support."

Added Urban Edge CEO Emilo Dorcely: "Being named a Bank of America Neighborhood Builder is a recognition of the people we serve as much as it is of Urban Edge. For more than 50 years, our neighbors have made clear what they need: homes they can afford, a real stake in the decisions that shape their communities, and the chance to build wealth where they already live. This investment tells us that Bank of America sees that work and is willing to stand behind it at a moment when the pressure on families across Greater Boston has never been greater."

Bank of America also announced a third Neighborhood Builder award, $100,000 over two years, to Habitat for Humanity MetroWest/Greater Worcester. The announcements were made at Gillette Stadium during the Patriots game on Sunday, Sept. 20. In total, Bank of America is investing $500,000 across the three organizations. In addition to the funding, each organization's executive director and a selected emerging leader will participate in a leadership development program.

The grant will help Habitat for Humanity MetroWest/Greater Worcester serve more families by launching its FY2027–FY2029 strategic plan and invest in new leadership positions. These investments are intended to help the organization scale its operations, grow its housing pipeline and reach a goal of improving housing conditions for more than 20 families annually by the strategy's third year. The funding will also help Habitat sustain its increased pace of home construction and repair, develop new revenue sources and expand its ReStore operation, with a goal of generating more than $1 million in annual net revenue by FY2029 to support its mission.

"We are incredibly honored to be selected as a Bank of America Neighborhood Builder," Habitat MetroWest/Greater Worcester CEO Debbie Maruca Hoak said. "This investment comes at an important moment as we work to expand the number of families we serve across our communities. The flexible funding and leadership development will strengthen our capacity to create more opportunities for families to achieve the stability and security of a safe, affordable home. We are deeply grateful to Bank of America for investing not only in the homes we build, but in Habitat's ability to serve more families for years to come."

Bank of America is one of the world's leading financial institutions, serving individual consumers, small and middle-market businesses and large corporations with a full range of banking, investing, asset management and other financial and risk management products and services. The company provides unmatched convenience in the United States, serving more than 69 million clients with approximately 3,500 retail financial centers, approximately 15,000 ATMs (automated teller machines) and award-winning digital banking with approximately 60 million verified digital users. Bank of America is a global leader in wealth management, corporate and investment banking and trading across a broad range of asset classes, serving corporations, governments, institutions and individuals around the world. As the #1 small business lender in the United States (FDIC), Bank of America offers industry-leading support to approximately 4 million small business households through a suite of innovative, easy-to-use online products and services. The company serves clients through operations across the United States, its territories and more than 35 countries and/or jurisdictions. Bank of America Corporation stock (NYSE: BAC) is listed on the New York Stock Exchange.

Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
BACK BAY			
Kingsbury, Gabriel	Blackwod St Rt	15 Blackwood St #1	$755,000
Kawakami, Seiji	Desantis, Connor	15 Lawrence St #2	$1,450,000
Mtsb LLC	Donald T Chen Irt	157 Berkeley St	$1,025,000
Battista, Marissa	20 Hereford St LLC	20 Hereford St #4	$899,000
Sullivan, John T	Mohan, Roshni	239 Commonwealth Ave #10	$590,000
Froot, Mark	Emily Bradford Gallup Re	334-338 Beacon St	$865,000
Froot, Mark	Emily Bradford Gallup Re	334-338 Beacon St	$865,000
Breanna P Kirk 2022 Ret	Achernar 36 LLC	36 Commonwealth Ave #1	$7,400,000
Kumar, Vikram Sheel	Gallucci, Meaghen A	390 Commonwealth Ave #P4	$1,695,000
Yates, Nathan A	Grove Association T	80 Marlborough St #7	$599,000
BEACON HILL			
Prefontaine, Michael	Westra, Christian J	5 Charles River Sq	$4,500,000
Mahadev Lt	May Y Tom Lt	6 Whittier Pl #17D	$820,000
Kwon, Young-Min	Russell, David	7 Primus Ave #7-6	$437,500
Toque LLC	Weisburd, Ben	70 Revere St #3	$597,500
Claussen, Holly	Darren Joseph Langis Ret	89 Revere St	$4,500,000
DOWNTOWN/WATERFRONT			
Labrie, Marie Ann	Mehta, Aakanksha	65 E India Row #39C	$1,340,000
Qinan Zhang Ret	South Sta Res Invest LLC	682 Atlantic Ave #3910	$4,125,000
BAY VILLAGE/SOUTH END/KENMORE			
Boynton, Casey	1395-1405 Wa St LLC	1395-1405 Washington St #Ph603	$1,370,000
Lefkowski, Justin	Alok Sharma & A Bhne Ret	285 Columbus Ave #805	$2,200,000
R & O Cinco Ranch Properti	34 Up LLC	34 Union Pk	$6,500,000
Heisel Hldg Company LLC	Db Rt	451 Park Dr #2B	$517,500
Alcs Properties LLC	466 Common 301 LLC	466 Commonwealth Ave #301	$865,000
Solamuthu, Marthes	520 Shawmut LLC	520 Shawmut Ave #1	$545,000
Stephen L Coulombe Irt	Shuman, Jacob	53 Rutland St #3	$1,852,000
Charlesview Invs LLC	Ingalls, Alicia	534 Beacon St #301	$585,000
Ippolito 3rd, Frank J	Yaptenco, Monique F	662 Massachusetts Ave #1	$399,000
Susan M Mullins T	Raj, Shreya	1 Charles St S #601	$799,000
Chen, Jialin	Lisa Beth Hogan T	1 Dalton St #4705	$3,200,000
Lili Banani 2007 T	Matilda Rt	1 Huntington Ave #904	$1,500,000
1148 Boylsiton LLC	Gropper Jerome Est	1148 Boylston St	$1,675,000
Miller, Frank	Karner, Paul Edward	159 Saint Botolph St #1	$1,050,000
Kancharla, Nagarjunam V	Betsy Joan Feldman Ret	238 S Huntington Ave #238-5	$450,000
Knowles, Hannah C	Dewitt, Charlotte J	249 W Newton St #8	$960,000
Zurilla, Mario M	Laird, Elena L	61 Dartmouth St #2	$2,850,000

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Attention to Detail

Photos and Text By Penny Cherubino

THIS WEEK'S ANSWER



The corner detail in the last clue is at 20 Staniford Street, home to Schepens Eye Research Institute of Mass Eye and Ear. The research here "...specializes in translational ophthalmology and blinding diseases."

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

THIS WEEK'S CLUE



Final boarding call for Voice of Logan

The search for the Voice of Logan is entering its final stretch. Since being announced two weeks ago, the Voice of Logan contest has taken Massachusetts by storm. As of today, over 3,225 Bay Staters have submitted auditions, from Pittsfield to Boston and Methuen to Edgartown. But time is running out if you want to submit—the deadline is Sunday, October 4 at midnight.

Following the close of submissions, a selection committee and the public will help determine who becomes the next Voice of Logan according to the following schedule:

• October 4: Submission period closes.

• October 5-18: A selection committee reviews all entries and selects five finalists who best embody the spirit of Boston.

• October 19: The five finalists audition live on Kiss 108.

• October 24: Finalist auditions are posted on www.voiceoflogan.com, and public voting opens.

• October 28: Public voting closes.

• November 5: The winner is announced on Billy & Lisa in the Morning on Kiss 108.

"We have been blown away by the enthusiasm for the Voice of Logan contest and how much fun people are having with it," said Rich Davey, CEO of Massport. "There's a lot of pride in what it means to be from Massachusetts, and we want the Voice of Logan to capture that spirit and give our passengers a memorable welcome when they travel through the airport. For those on the fence about submitting, now is the time to do it. Who knows, you could be the next Voice of Logan."

The content has also captured attention well beyond the airport, with everyone from Boston Bruins players and local personalities getting in on the fun to national coverage on NBC's TODAY. The Voice of Logan even made its way to late-night television, with Jimmy Fallon highlighting the contest and Ben Affleck trying his hand at the script with Jimmy Kimmel. The response has helped turn the search for Boston Logan's next voice into a true statewide – and national—conversation.

We love seeing the posts on social media of people reading the script but just remember to submit your audition online at www.voiceoflogan.com. Only those submitted online will be eligible to win. We encourage everyone who can to submit before the deadline.

Additional details, eligibility requirements, and submission instructions are available at www.voiceoflogan.com.

The 2026 "Boston Blooms with Daffodils" bulb giveaway announced

Boston Mayor Michelle Wu announced that the Boston Parks and Recreation Department will distribute over 15,000 daffodil bulbs for planting on public ways citywide through the "Boston Blooms with Daffodils" beautification initiative started in 2011.

Individuals, civic associations, faith-based organizations, sports leagues, scout troops, open space advocates, and park friends are encouraged to participate. Last year, over 100 community groups planted bulbs in neighborhoods citywide..

"Every spring, our parks come alive with cheerful yellow daffodils among the first flowers to bloom. Boston Blooms is a wonderful way for residents to take part in caring for our parks and their communities by planting bulbs that will brighten our neighborhoods come springtime," said Diana Fernandez Bibeau, Commissioner of the Boston Parks and Recreation Department and Deputy Chief of Open Space. "Thank you to all of our amazing volunteers who help elevate the ecological beauty of our city's natural spaces."

Registration is now open and is available at boston.gov/boston-blooms. The online application form will remain open until late September on a rolling basis. Due to limited supply, groups are not guaranteed bulbs but the Parks Department will strive to accommodate all requests. The application deadline is October 2 and may be closed sooner if demand exceeds supply.

Bulbs will be available for pickup on Thursday, October 29 and Thursday, November 5 and plantings will take place in approved locations on those weekends. The Parks Department will contact interested groups to provide bulb pick-up instructions and dates. Groups and individuals are asked to use their own tools.

The Boston Parks and Recreation Department encourages volunteers to take photos of their groups on planting days and share them via social media using the hashtag #BostonBlooms and tagging @bostonparksdept.

For more information on "Boston Blooms with Daffodils," call (617) 961-3004 or email parks@boston.gov. To stay up to date with news, events, and improvements in Boston parks visit boston.gov/parks, call (617) 635-4505, join our email list, and follow our social channels at @parks.boston.gov on Bluesky and @bostonparksdept on Facebook and Instagram.

Beacon Hill Times Pick-Up Locations

Antonio's	288 Cambridge St.
Simmon's Liquors	210 Cambridge St.
Jobi Liquors	170 Cambridge St.
7-Eleven	122 Cambridge St.
West End Library	151 Cambridge St.
U.S. Post Office	136 Charles St.
Gary Drug	53 Charles St.
Bank of America	39 Charles St.
Charles St. Supply	54 Charles St.
Cobblestones	30 Charles St.
DeLuca's	11 Charles St.
Beacon Hill Wine	Charles St.
UPS	Charles St.
Remax 119	Charles St.
Cheers	84 Beacon St.
Emerson Place	10 Blossom St.
Beacon Hill Market	61 Anderson
Beacon Capitol Market	30 Myrtle St.
City Convenience	23 Beacon St.
Capital Coffee House	122 Bowdoin St.
Richdale Food	Beacon & Bowdoin St.
River House	145 Pinckney St.
West End Place	150 Stanford St.

Apartment Building locations:

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

Mike's Pastry ribbon-cutting and grand opening event

Special to the Regional Review

MarketPlace Logan, which manages the concessions program at Boston Logan International Airport, and the Massachusetts Port Authority (Massport) celebrated the official arrival of Mike's Pastry in Terminal C on Wednesday, September 23.

Rich Davey, Chief Executive Officer, Massport, spoke to passengers about the excitement surrounding Mike's Pastry's arrival, alongside Michael DiCosola, President, MarketPlace Development; Seth Merin, Vice President of Operations, Air Ventures, Mike's Pastry; Joseph Papa, Owner, Mike's Pastry; and Annette Mercogliano, Owner and Joseph's Mother, Mike's Pastry.

Founded in Boston's historic North End in 1946, family-owned Mike's Pastry has become a beloved Boston institution, renowned for its iconic cannoli, handcrafted pastries and celebrated selection of classic Italian desserts. Now bringing its signature sweets to Boston Logan International Airport, Mike's Pastry gives travelers a chance to enjoy a taste of the North End before they take flight. During the celebration, passengers enjoyed music from the North End favorite a cappella singing group Street Magic and received complimentary cannoli.



PHOTO COURTESY MICHAEL BLANCHARD PHOTOGRAPHY

Mike's Pastry officially opens at Logan Airport's Terminal C.

51 BEACON STREET, UNIT 3, BEACON HILL

Where History Meets Grandeur



3+ Beds | 4F 2H Baths | 2,930 Sq. Ft. | Offered at $5.2M

Experience timeless Beacon Hill elegance in this opulent 3+ bedroom duplex overlooking the historic Boston Common. Offering storybook views and greenery, this majestic parlor-level and upper-floor residence features 13-foot ceilings, a dramatic staircase, incredible volume and exceptional, handsome fireplaces. The grand entry foyer is magnificent and leads to a sophisticated, walnut paneled living room with multiple outstanding lead-paned windows, wainscoting and moulding. The dining room is regal with custom cabinetry, this space is truly memorable for entertaining. A large eat-in kitchen is situated nearby. The sun-drenched primary suite features a bow window and more outstanding views and abundant storage. Two additional bedrooms, plus a third study, offer flexible living. Additional highlights include direct elevator access and private storage, and a common gym and shared courtyard. This home embodies historic grandeur and sophisticated city living, all at a truly iconic Boston location.

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Reach out to learn about more coming soon and new listings.



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Prevention *(from Page 8)*

and practice simple habits that can help greatly reduce these risks."

The following key messages support this year's Fire Prevention Week theme:

- Use the cord and charger that came with your device or ones approved by the manufacturer. Using the wrong charger can damage the battery and increase the risk of fire.
- Charge devices on a table, desk, or other hard, flat surface. Do not charge them on beds, couches, or under pillows. Devices and chargers produce heat during normal charging. Soft surfaces can trap heat and block airflow, which can cause the battery to overheat.
- Stop using your device if it feels very hot, starts to swell, is smoking, or has a strange smell. These are warning signs that the battery may be damaged or failing.
- Unplug your device when it is fully charged. Do not leave it plugged in longer than needed. Leaving a device plugged in too long can increase heat and stress on the battery.
- Charge larger items like e-bikes, scooters, and power tools outside and away from exits. These batteries are larger and store more energy. If they fail, fires can grow quickly and spread.
- When on a plane, keep your device where you can see it while charging. Do not charge devices in overhead compartments. Do not charge e-cigarettes or vapes on a plane. If a battery overheats or fails, it is important for the flight crew to respond quickly.

Fire Prevention Week is celebrated throughout North America every October and is the oldest U.S. public health observance on record.

To learn more about Fire Prevention Week and this year's theme, "Charge into Fire Safety: Safe Charging Is a Superpower," visit fpw.org. Additional Fire Prevention Week resources for children, caregivers, and educators can be found at sparky.org and sparkyschoolhouse.org.

For this release and other announcements about NFPA initiatives, research, and resources, please visit the NFPA press room.