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## Ducklings sculptor's proposed North End project would tell the story of immigration

By Dan Murphy

Nancy Schön, who brought Robert McCloskey's classic children's book, 'Make Way for Ducklings,' to life in the Public Garden with her iconic sculpture, is now hoping to tell the story of immigration with another work of public art proposed for the grounds of St. Leonard Church in the North End.

The project, called 'Noble Journey Sculpture: Italy to America,' will comprise a bronze pathway imprinted with sets of footprints leading into the entrance of St. Leonard Church - the first Italian Catholic Church in New England, and which, today, is the congregation of Sacred Heart and St. Stephen Church, St. Mary

Chapel, and St. John's parochial school.

Once installed, the sculpture will allow ancestors of the church's earliest members to literally 'walk' in the footsteps of their immigrant forebearers. It will symbolize the trek that Italians and other immigrants took after crossing the Atlantic between the 1850s and the 1920s, including the Italian immigrants who built St. Leonard Church in 1873.

"We're all immigrants so it's not just Italians," Schön, now 95, told this reporter. "[The project] represents how we're all immigrants and how we all follow in each other's footsteps and

(SCULPTURE Pg. 3)



COURTESY OF NANCY SCHÖN

A top view of Nancy Schön's scale-model maquette for her proposed project, 'Noble Journey Sculpture: Italy to America.'

## CELEBRATING BLACK HISTORY MONTH AT CITY HALL



DEREK KOUYOUMJIAN PHOTOS

Shown above, Massachusetts State Rep Chris Worrell takes his turn to help raise the Pan-African flag at City Hall Plaza. Shown inset, left, Boston Mayor Michelle Wu with City employee Boni Palmer-Penn and keynote speaker Taneshia Laird, President and CEO of the Greater Roxbury Arts & Cultural Center. Taneshia Laird had just returned from the Grammys Ceremony where she was a nominee for the Best Music Film category. See more photos on Pages 6 and 7.

## City sponsors IAG meeting to provide update on proposed Flower Exchange redevelopment

By Dan Murphy

The city sponsored a virtual Impact Advisory Group (IAG) meeting on Wednesday, Feb. 7, to provide a long anticipated update on the proposed redevelopment of the Flower Exchange

site, which is poised to become the biggest development project in the South End's history.

The Abbey Group - the Boston developer also behind the transformation of the Landmark Center in the Fenway - intends to redevelop a 5.6-acre ware-

house facility at Albany and East Canton streets into 1.6 million square feet of office, lab, biotech, and biomedical space, with a 1.1-acre publicly accessible open space; ground-floor retail; and

(FLOWER EXCHANGE, Pg. 5)

# EDITORIAL

## OL' MAN WINTER IS NO MATCH FOR CLIMATE CHANGE

The record-high temperatures and beautiful weather this past weekend and Monday may have lulled us into thinking that the worst of winter was behind us. But Ol' Man Winter gave us a head-fake worthy of Patrick Mahomes by bringing our region the threat of a major nor'easter with high winds, significant snow, and coastal flooding on Tuesday, although the Greater Boston area escaped the worst of it.

But try as he might, Ol' Man Winter just ain't what he used to be thanks to the effects of climate change.

Eight of the 24 warmest winter days on record in Boston over the past 110 years have occurred since 2016. But it isn't just our corner of the globe that is feeling the effects of a warming planet. World-wide, December 2023 was the warmest December ever, completing a year in which the seven months from June to December all broke temperature records, making 2023 the warmest year since record-keeping began.

With ocean water temperatures now following the same trend, it is expected that a warming planet and a warming ocean will create a positive feedback loop that will accelerate both trends at a far more rapid rate than even the most-pessimistic climate change scientists had predicted.

For those among us who think that the worst effects of climate change will have to be addressed by future generations, the rapidity of the onset of climate change effectively means that there is no place on Earth that is safe for any of us.

In other words, the future is now.

## PATS FANS, ON THE OUTSIDE LOOKING IN

The Super Bowl has become our biggest national holiday. There is no other event that even comes close to grabbing the attention of just about every American, even more so this year with the addition of Taylor Swift into the mix.

For the 19 years from 2001 to 2019, the Patriots made it to the big game nine times, an amazing run, especially when you consider that they made the playoffs in 17 of those years and therefore their success rate -- measured by how many times they made it to the Super Bowl -- was better than 50 percent.

We often wrote during those years that we shouldn't take the Pats' success for granted because even the greatest of dynasties eventually comes to an end. We were around when the Celtics' dynasty ended with the retirement of Bill Russell in 1969 after winning 11 championships in 13 seasons and the next season and the Celts went from top dog to a near doormat (although they soon rebounded when they drafted Dave Cowens.)

So as we were watching the Chiefs and the 49ers, and all of the hoopla surrounding the Super Bowl (which somehow gets even bigger and bigger every year), we were reminded of the Pats' glory years, when our entire region was united in the common cause of rooting on Tom Brady and the team. Our kids wore their Patriot gear to school and businesses of all kinds exhibited support for the Pats.

But those days seem like a lifetime ago. With the Pats now having been out of the Super Bowl picture for five years (and with no hope of getting there anytime soon), watching Sunday's game made us feel that we were on the outside looking in at a party to which we had not been invited.

## I DISAGREE VEHEMENTLY

To the Editor,

The paper's February 1, 2024 editorial, "Environmentalists: Putin's 'Useful Idiots,' needs a reply.

The editorial criticizes environmentalists for encouraging President Biden to instruct the Department of Energy to evaluate more closely the Global Warming impacts if permits are granted for new Liquid Natural Gas (LNG) facilities along the Gulf coast. The editorial, also, takes aim at the President for 'bowing to pressure from environmental groups' and agreeing to refer the permitting process for further study.

The editorial makes three assertions: First, that Western Europe, having boycotted Russian gas after Putin's invasion of Ukraine, has had to use coal and oil-- fossil fuels with worse Green House Gas impact than LNG-- to compensate for the loss of Russian gas. Second, that Biden's decision "encourages sociopathic dictators like Putin, who want to see the Western nations divided, to continue their campaign against democracies across the globe." Third, that "the action by Biden at the behest of environmentalists accomplishes nothing (and even is a negative) in our battle against climate change in both the short and long terms." I disagree with each.

Putting aside the editorial's unfortunate attempt, as captured both in the title and content, to associate disagreement around policy matters with diminished mental capacity and naivety about authoritarian leaders (Lenin, Stalin and Putin are repeatedly mentioned), I wish to examine these three assertions.

As to the first --that Western Europe has been forced to use additional coal and oil in response to the invasion: According to the Center for Clean Energy and Air (CREA), the invasion of Ukraine, 'has not increased fossil fuel consumptions in the EU.' There was a temporary and short-term spike in the use of coal and oil, but the sustained

## LETTER TO THE EDITOR

impact of the invasion on energy flow was not just to open up a new market for the replacement of Russian gas with LNG from the United States, but--more positively-- to accelerate the EU's effort to further develop alternative clean energy sources and to achieve a form of energy independence.

Has Europe's demands for new sources of gas been fully met--and without additional LNG plants being built in the US? Absolutely. In fact, the demand was met rather quickly after the invasion with a combination of energy conservation measures in Western Europe, increases in clean energy alternatives, and LNG imports from several countries. According to the Institute for Energy Economics and Financial Analysis, the European gas demand, which hit a seven year high in 2021, declined in 2022 (the year Russia invaded) and declined again in 2023. Of longer-term note, the Institute commented in its January 2024 report, that, "The U.S. continues to construct more LNG terminals; just taking into account projects that are currently being built, the country's LNG export capacity in 2030 will be 76% higher than Europe's forecasted demand for the supper-chilled fuel in that year." This projection makes one wonder about what the U.S. LNG industry could possibly be thinking!

One final comment about the editorial's first assertion which includes the suggestion that LNG produces fewer GHG emissions than oil or coal. There is research indicating that when LNG's 'life cycle' is taken into consideration the exact opposite might be the case.

How can that be? LNG is 85%-95% methane--essentially natural gas cooled to -260F to convert it to a liquid state--and less volume for shipping purposes. During the multiple steps of gas extraction, cooling, loading, shipping, unloading, distributing to households and factories through pipelines, and then being used at different locations, invariably some amount of LNG

leaks into the atmosphere. And when those leaking molecules of methane rise into the atmosphere, for the first 20 years they retain 80 times more heat than an equivalent amount of CO2. In other words, as bad as burning methane is in terms of CO2 emissions, letting methane escape as unburned methane is far worse. "Newly published research," climate activist Bill McKibben has written, "demonstrate[s] that huge amounts of LNG leak out to the atmosphere during shipping, making it far, far worse for the climate even than coal." In short, the editorial's enthusiasm for LNG is misguided.

The editorial's second assertion--that Biden's decision encourages sociopathic dictators like Putin--can be quickly dispatched. The assertion defies logic and reason in light of the massive amount of evidence that Biden is doing everything he can to achieve exactly the opposite outcome-- to discourage Putin's imperial impulses and to let other sociopathic dictators know that invading another country will be strongly opposed by the U.S.

The third assertion--that Biden's decision 'accomplishes nothing in our battle against Climate Change' --also defies reason. What does, in fact, defy reason is the proposed build-out of new LNG facilities in Louisiana and Texas for the shipping of more LNG abroad. That idea is being pushed by an industry desperate to survive in a world shifting away from its product; by an industry hoping to find ways to lock in the fossil fuel addiction for generations to come; and by an industry unwilling to read the 'writing on the wall' that increasing demand for LNG is unlikely. Clean energy is the future.

What accomplishes "nothing" in terms of global GHG reductions is shipping fossil fuels to other countries to burn. This immoral strategy is reminiscent of the tobacco industry off-loading cigarettes to foreign markets when industry leaders feared that citizens in this country, once

(LETTER Pg. 4)

## NEWS IN BRIEF

### SOWA ARTISTS GUILD TO HOLD FEBRUARY EVENTS

SoWa Artists Guild will hold its SoWa Sundays on Feb. 18, and 25 from 11 a.m. to 4 p.m.

All events will be held at 450 Harrison Ave.

Visit <http://sowaartists.com>, <http://facebook.com/SoWaArtistsGuild>, or <https://www.instagram.com/sowaartistsguild/> for more information.

### WARD 5 REPUBLICAN COMMITTEE TO MAKE PRESIDENTIAL ENDORSEMENT ON FEB. 20 AT PARK PLAZA HOTEL

The Boston Ward 5 Republican Committee is scheduled to make its U.S. Presidential candidate endorsement during a meeting on Tuesday, Feb. 20, from 6 to 8 p.m. at the Hilton Boston Park Plaza hotel at 50 Park Plaza.

### CHILDREN'S WINTER FESTIVAL RETURNS FEB. 21 TO THE COMMON

Mayor Michelle Wu and the Boston Parks and Recreation Department will present the annual Children's Winter Festival on the Boston Common Parade Ground on Wednesday, Feb. 21, from 11 a.m. to 2 p.m. Visit [boston.gov/winterfest](http://boston.gov/winterfest) for more information about this family-friendly school vacation week event.

The free festival is open to all and offers music, giveaways, winter activities, treats, and crafts. Featured attractions include large inflatable installations such as the All-Star Challenge, and a Fun House Maze. Kids and their caregivers can also enjoy rides in the park on the Trackless Train, a ski lift photo booth, the alpine slide, snow throw, and much more.

The event is hosted in partnership with title sponsor Highland Street Foundation and our

contributing sponsors H.P. Hood LLC, ReVision Energy, and Xfinity. ReVision Energy, a 100-percent employee-owned solar company, will provide stored solar power for the event. Enjoy delicious hot chocolate courtesy of Rosa Mexicano and fresh local milk at the New England Dairy's Mobile Dairy Bar.

The Boston Common Parade Ground is located at the corner of Beacon and Charles streets.

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### SCULPTURE (from pg. 1)

stand on each other's shoulders, so it's a way to have a continuum from one generation to another. It's them being able to walk in their ancestors' footprints so that's what it's all about."

In researching the project, Schön spoke with cobblers to find out how their business had changed over the past 150 years. What she learned, she said, is that "footprints are basically the same and have been for shoemakers" throughout the entire time, with the exception of the growing prevalence of women in high heels over the years.

The sculpture's pathway will be flanked on both sides by black, metal railings, topped with brass lanterns, while two white life-preservers emblazoned with 'USS North End' in black lettering would be affixed to both railings.

The 'Noble Journey' project was initiated by Schön, together with Fr. Michael Della Penna of St. Leonard Church, and Dr. Michael Annuziata of the Friends of the North End, an unincorporated group of around 300 current and one-time neighborhood residents. Following Dr. Annuziata's unexpected death on Feb. 28 of last year, a project team was initiated by Schön; Fr. Della Penna; and Dr. Anthony Cortese, project coordinator for the nonprofit North End Historical Society, to shepherd the process forward.

"When Mike Annunziata told me about this project, I knew had to find a way to represent a universal idea of people seeking a new and better life for their families and future generations," said Schön in a statement on the project. "We represent the confluence of our cultural beliefs and our religious ethics through the footsteps of our ancestors lead-

ing directly to the church they built. We hope it gives continuity for generations to come as it symbolizes the path Italian immigrants walked as they crossed the Atlantic to the U.S."

In the project's nascent stages, Fr. Della Penna said Dr. Annuziata contacted him and broached the idea of creating something that would be "a positive affirmation of faith of the people who came over from Italy, especially in the early part of the [20th] century" and as a memorial to them.

"He approached me with his idea for [creating] a memorial for Italian immigrants so that we could celebrate and honor their journey, their coming over, especially given that St. Leonard was the first church built by Italian immigrants in New England," added Fr. Della Penna.

Before Dr. Annuziata ultimately reached out to Schön to try to enlist her for the project, Fr. Della Penna and Dr. Annuziata met several times and exchanged ideas on the shape that it might take.

"I thought the project was ripe, considering at the time, we were having difficulties in Christopher Columbus Park," said Fr. Della Penna in reference to the aftermath of an incident in June of 2020 when the statue of Columbus, installed inside the waterfront park in 1979, was beheaded in an apparent act of vandalism. "I was hoping to find a place [for the proposed project] that would be secure to perpetuate the legacy of the Italian heritage that we celebrate and felt that this could galvanize the neighborhood and be a means to bring people together."

Of the project, Fr. Della Penna said, "For me, this is not only a cultural and historical work of

art that tells the story of the millions of people who immigrated to the United States, but it is also a beautiful means of affirming their faith, which was the most valuable asset that they declared at the border. It was their faith that they carried to the country, and which carried them.

"In this way, it is a testament to the power of faith inherent in all religions, which empowers us to navigate difficulties by strengthening our relationship with God. This is truly a Noble Journey. Ultimately, it is more than a historic monument, but one which I hope inspires all people to develop and deepen their relationship with God, so that their future will be fruitful and grounded in the truth," added Fr. Della Penna.

When Fr. Della Penna and Dr. Cortese first visited Schön's West Newton home studio in the spring of 2023, Fr. Della Penna said she showed them a scale-model maquette she had created for the project, which illustrated "her innovative way in which the people and tourists who were visiting could walk in the actual footsteps of our ancestors and the immigrants who came over."

Fr. Della Penna added, "I could see that this was something that was a common thread in her other work, mainly this invitational, engaging means of making a work of art dynamic and educational but most importantly, experiential."

Dr. Cortese, a former North Ender with long-standing family connections to St. Leonard Church, was initially recruited for the project by Dr. Annuziata and Victor Passacantilli, the other leader of the Friends of the North End. When a nonprofit sponsor needed to be identified



COURTESY OF NANCY SCHÖN

A side view of Nancy Schön's maquette for her 'Noble Journey' sculpture proposed for the grounds of St. Leonard Church in the North End.

for the project for fundraising purposes, Dr. Cortese reached out to Tom Damigella, president of North End Historical Society, about his group about taking the project under its auspices.

Damigella readily agreed, and NEHS is now the 501(c)(3) coordinator, a partner, and the fundraising leader for 'The Noble Journey,' which in turn takes its name from a year-long project that Damigella's daughter, Jackie, completed years ago in high school about the immigration and life of her Gaetan and Sicilian grandparents.

For his part, Damigella reached out to Elio LoRusso of Somerville Ornamental Iron Work. LoRusso, who was baptized at St. Leonard Church (and whose parents were married there as well), in turn offered his services for the project pro bono.

"It's a wonderful, feel-good story about how people feel

about this community and how it means so much to them, like it does to Tom and me," said Dr. Cortese of the project, which will be a gift to St. Leonard Church from the NEHS, the Friends of the North End fraternal social organization, current and former North End residents, businesses, and non-profit organizations, among other donors.

Now targeted for installation next summer, the 'Noble Journey' sculpture now has a projected cost of \$120,000; and since the fundraising campaign kicked off in the middle of last summer, it has to date raised over \$50,000 from around 145 organizations and individuals, with commitments for an additional \$10,000 in donations, towards that goal.

Visit <https://www.northend-boston.org/noble-journey-sculpture> to support 'Noble Journey Sculpture: Italy to America,' and to learn more about the project.

# News in Brief

Continued from Page 3

Call 617-635-4505 or email [parks@boston.gov](mailto:parks@boston.gov) for more information. To stay up to date with news, events, and improvements in Boston parks, visit [boston.gov/Parks](http://boston.gov/Parks), join our email list at [bit.ly/Get-Parks-Emails](http://bit.ly/Get-Parks-Emails), and follow our social channels @bostonparksdept on Twitter, Facebook, and Instagram.

## BOSTON WARD 4 DEMOCRATS CAUCUS TO ELECT DELEGATES TO MASS. DEMS CONVENTION

The Boston Ward 4 Democratic Committee will be holding a caucus on Saturday, Feb. 24, at 1:30 p.m. at Union Church (485 Columbus Ave.) to elect delegates to the Massachusetts Democratic Party Convention. The convention will take place on Saturday, June 1, in Worcester. All registered Democrats in the ward (spanning parts of the neighborhoods of Back Bay, the Fenway, and the South End) are welcome to attend and to run for delegate. The event will be hybrid, with a Zoom link available upon request. For questions, email [ward4dems@gmail.com](mailto:ward4dems@gmail.com).

## WARD 5 DEMOCRATIC COMMITTEE CAUCUS SET FOR MARCH 2 AT OLD SOUTH CHURCH

The Boston Ward 5 Democratic Committee is holding its 2024 Caucus to elect delegates and alternates for the 2024 Massachusetts Democratic Convention on Saturday, March 2, from 9 a.m. to 1 p.m. at Old South Church at 645 Boylston St. in Copley Square (Registration begins at 9 a.m. The meeting is called to order around 10. Registration closes 15 minutes after the meeting is called to order.) Reservations are not required.

This meeting is open to the

public, but only registered or pre-registered Democrats residing in Ward 5 can run or vote at this caucus. Ward 5 includes Beacon Hill, Back Bay, Bay Village, Fenway and parts of Chinatown and the South End.

Check your voter registration status at the Secretary of State site: [www.sec.state.ma.us/Voter-RegistrationSearch/MyVoter-RegStatus.aspx](http://www.sec.state.ma.us/Voter-RegistrationSearch/MyVoter-RegStatus.aspx).

You can also pre-register or register to vote at the caucus.

Note: The 2024 Massachusetts Democratic Convention is Saturday, June 1, at the DCU Center in Worcester.

## MUDDY RIVER CLEANUP SET FOR APRIL 20

The Emerald Necklace Conservancy will be holding its 16th annual Muddy River Cleanup on Saturday, April 20.

The Cleanup is a part of the Annual Earth Day Charles River Cleanup, which takes place throughout the Charles River Watershed, and it builds on a national effort as part of American Rivers' National River Cleanup.

Visit <https://www.emerald-necklace.org/volunteer/muddy-river-cleanup-2024/> to register and for more information on the Emerald Necklace Conservancy's 16th annual Muddy River Cleanup.

## CHARLES RIVER CLEANUP SET TO RETURN APRIL 19-20

Join the Esplanade Association for the 25th annual Charles River Cleanup - one of the largest Earth Day cleanups in the nation - on Friday, April 19, and Saturday, April 20.

Registration is now open for individual and corporate/large groups; sign up for one or both days online at <https://esplanade.org/cleanup/>.

# Flynn files hearing order to discuss the community process for transportation planning

Special to the Sun

In recent years, there have been major transportation planning and street redesign projects in various neighborhoods across the city, including State Street in the Financial District and Wharf District area, both Berkeley Street and Copley Connect in Back Bay neighborhood, Tremont Street in the South End, and Summer Street Bus Pilot in the South Boston Waterfront, among others.

During this time, Councilor Flynn heard from many constituents, businesses and neighborhood associations, who expressed concerns about a lack of community process, engagement and communication for these street redesigns. These residents and civic groups conveyed the feeling that they were

bypassed and that their everyday experience and knowledge of the streets were not taken seriously. They shared frustrations that they only learned about the planned changes after the outcome of the redesign had already been determined, or before public input was heard.

Many residents have also relayed concerns about the increase in usage of mopeds, electric scooters, and other devices on our streets - many of which do not require licenses and whose operators do not adhere to the rules of the road. Residents, especially families with children, our seniors, and persons with disabilities have shared that they would also like to weigh in during a thorough community process on pedestrian safety, rules of

the road, and common courtesy when it comes to these forms of transportation.

"It is important that those who live and pay taxes in a community - our constituents and local businesses - have a say in what takes place there, including the ability to provide feedback at an in-person community meeting when it comes to transportation planning," said Councilor Flynn. "The institutional knowledge, lived experience, and input of our residents, civic organizations, and businesses should be taken into account before any decisions are implemented. It is critical that we continue to value the community process and feedback we receive when it comes to pedestrian safety and transportation planning."

## Boston's top ten dog names of 2023 unleashed

Boston dog licensing deadline is March 31

Special to the Sun

The Boston Parks and Recreation Department's Animal Care and Control Division reminds city dog owners that the annual deadline for licensing their pets is March 31. All dogs in Boston require a new license each year.

"Licensing your pet is not only a legal requirement, but it also serves as their identification," said Alexis Trzcinski, the Director of Animal Care and Control. "We always advise pet owners that having a license provides a quicker way for them to

Female .....	Male
Luna .....	Charlie
Bella.....	Teddy
Daisy .....	Max
Lucy.....	Milo
Rosie.....	Cooper

be reunited with you if they get lost."

All dog owners must license their dogs by Thursday, March 31, 2024. Dogs must be licensed if they are older than six months. Owners must provide a copy of their dog's current rabies certificate. For spayed and neutered pets, owners must submit proof

Female .....	Male
Penny.....	Leo
Lola .....	Finn
Stella.....	Winston
Millie .....	Oliver
Winnie.....	Ollie

of spaying or neutering if they have not done so previously.

Licensing fees are \$15 for a neutered male or spayed female or \$30 for an intact male or female. The dog licensing fee is waived for service animals and residents age 70 and older. Own-

(TOP DOG NAMES Pg. 8)

## LETTER (from pg. 2)

informed of the health dangers of smoking, would buy fewer cigarettes. According, to McKibben again) if the build-out of LNG facilities continues as planned, "U.S. LNG exports will eventually account for more greenhouse gas emissions than every car and home and factory in Europe." While that is unlikely to happen because Europe is not about to put up with it, is that really a goal we want our country to pursue? How can stopping us from advocating for a dystopian future not be viewed as a significant accomplishment?

There are many reasons to be hopeful about our planet's future

and none of them have to do with LNG. Consider this fact: Western Europe (a focal point of the editorial's concern) has made phenomenal strides in preparing for a clean energy future built on wind and solar power, coupled with the widespread installation of heat pumps. The coldest countries in Europe, in fact, currently have the highest level of heat pump penetration in the world measured by percentage of households with heat pumps. As of May 2022: 60% in Norway; 43% in Sweden; 41% in Finland. (FYI: the US is around 16%)

Such advances in Western Europe, driven by clear, sensible

and supportive governmental policies, are the critical steps that are moving that continent away not just from oil and coal, but also from natural gas and LNG. That should be our energy goal as well. And, in fact it is in many states, our own for sure, and increasingly at a national level under Biden's able leadership.

Meanwhile, and separately, we should keep a close eye on sociopathic dictators like Putin, or aspiring sociopathic dictators elsewhere, and work to prevent them from accomplishing their goals.

Michael McCord

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## FLOWER EXCHANGE (from pg. 1)

30,000 square feet of civic and/or cultural space.

Sarah Peck, Boston Planning & Development Agency senior project manager, provided a timeline since June of 2021, when she assumed the reins of this project, known as 'Exchange South End,' from her predecessor.

A cooperation agreement was sent to the IAG in July of 2021, she said, followed by two IAG meetings to discuss the document the next month.

On Sept. 23, 2021, a revised cooperation agreement was sent to the IAG showing "two, substantial redline edits" based on input from the meetings, said Peck, which included language surrounding the draft Transportation Access Plan Agreement (TAPA) to be approved by the Boston Transportation Department that would ensure all mitigation measures are followed. The second edit added language surrounding the cultural center planned for the site, she added, but besides these two edits, the two cooperation agreements were otherwise identical.

On Aug. 4, of last year, the version of the cooperative agreement sent to IAG members on Sept. 22, 2021, was executed by both parties.

Steve Fox, an IAG member since 2017 when the city's process for this project commenced, said there was "some dispute" as to whether the proposed community space would help fulfill the developer's community benefits requirement. "Our understanding was that was not the fulfillment of the community benefits piece, and that that needed to get discussed in great detail further on," he said.

Fox said the creation of an access route to 93 would be essential to make himself and others comfortable that the transportation plan for Albany Street and this project would work.

"It remains a huge element in the entire development process," said Fox, "and if it doesn't happen, it's probably the lynchpin in terms of our concerns about transportation on this project."

Additionally, Fox encouraged the city to hold at least one 'working session' with IAG members, BPDA representatives, and the proponent "to workshop various elements of the project," including 'public-versus-private street access'; access and egress to the site; drop-off and pickup locations; and the TAPA.

"I think a working session is the best place to begin to create a better dialogue so we're better informed, and the project can move forward," said Fox.

Fox also said he thinks amendments to the cooperative agreement might be in order, although he didn't offer any specific suggestions at this time as to what they might entail.

But despite his concerns, Fox said he and everyone else on the IAG wants the project to move forward. "But we want it to be done right and consistent with issues we've talked about in the IAG for years now," he added.

"We need to understand the IAG is the community voice. This is the biggest project to hit the South End ever, so it's huge. It's really important, and it's going to have a major impact," said Fox, adding that he hopes the community process surrounding this project could help set an example for the planned overhaul of the BPDA's current Article 80 review process for large-scale development projects.

Sue Sullivan, another IAG member and veteran participant in the city's development and planning process as a member of 14 different IAG for other projects and three area planning processes over 30 years, said, "This is the first time in an IAG where we've reached this point, and I've felt that things had gone sideways."

Sullivan questioned the transparency of the process and suggested since "things have changed, and the community wasn't aware of them," the applicant should file a new PNF (Project Notification Form) for the proposed development.

Caroline Foscatto, an IAG member and direct abutter, asked that additional IAG members from the community be added, especially given the departure of several former members of the group who have moved out of the area.

Rep. John Moran, who was on hand for the meeting, requested that no further documents related to the project, including the TAPA, be executed until after a thorough process involving both the IAG and the community, or until his constituency is "comfortable" with the documents.

(Besides finalizing the TAPA, a certificate of compliance, as well as a design review with stamped plans, still need to be approved for the project, said Peck.)



COURTESY OF THE BOSTON PLANNING & DEVELOPMENT AGENCY

A rendering of the redevelopment project proposed for the Flower Exchange site in the South End.

Additionally, Rep. Moran requested that no further demolition or construction work be undertaken without the community being notified beforehand.

Arthur Jemison, the city's chief of planning and director of the BPDA, responded that the city would likely be able to accommodate Rep. Moran's requests.

Jemison said the BPDA had scheduled this week's IAG meeting in response to requests from elected officials, including Sen. Nick Collins and District 3 City Councilor John Fitzgerald, to talk about project, which was initially approved in 2018, and make sure "clear understanding about where we've been over the last couple of years."

Moreover, Jemison committed to the city hosting a meeting dedicated to the TAPA process "in the next few months."

Councilor Fitzgerald asked

whether the Abbey Group could include additional community to address transportation concerns, perhaps by executing a MOU (Memorandum of Understanding).

As the largest construction project in the South End, Councilor Fitzgerald added, "There should be pretty significant community benefit package beyond what's required in the zoning."

Tom Tinlin, a transportation consultant for the applicant, responded that the project's mitigation package already amounts to \$63 million, "a lot of which is transportation related." (Some at the meeting, including Councilor Fitzgerald, disputed this figure, though, drawing a clear distinction between mitigation and community benefits for the project.)

In response to transportation concerns with the project, Tinlin

said, "If people can't get in and out of the site, it doesn't work for anybody....which is why it's a phased project."

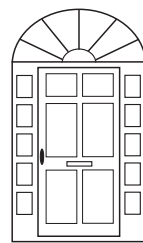
Furthermore, Tinlin added that he believes the applicant had done due diligence with its cooperative agreement, and that they don't want to see the process reopened. "I think it sets a bad example for the city," he said.

Tinlin said the applicant would be willing to speak with any stakeholders in an effort to address their concerns with the project, however.

"This is the first concrete step of a much-larger process," said Tinlin. "This is far from over, and we're going to continue to be together talking about this."

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CITY CELEBRATES START OF BLACK HISTORY MONTH WITH CEREMONY

Photos by Derek Kouyoumjian

The City Of Boston official-ly inaugurated Black History Month for 2024 with a flag rais-ing ceremony at City Hall Plaza. The tri-color Pan-African flag was raised in the place of the City Of Boston flag. Afterwards the event moved inside City Hall where Boston Mayor Michelle Wu awarded two Black artists for their work in expressing their community. The event reflected on the history and celebrated the contributions of the Black com-munity in Boston.



Aziza Goodnight accepted an award given by Mayor Wu on behalf of her father, Boston artist Paul Goodnight.



The Black National Anthem, Lift Every Voice And Sing, was performed by Boston vocal artist Danny Rivera.



Keith Williams, Deputy Chief of Operations for City Services reads the Proclamation from Mayor Michelle Wu for the start of Black History Month.



The Reverend Art Gordon, of St. John's Church in Roxbury, Boston Mayor Michelle Wu, City Council President Ruthzee Louijeune, Police Commissioner Michael Cox, Deputy Chief of Operations for City Services Keith Williams, Award recipients Shaumba-Yandje Dibinga and Aziza Goodnight (on behalf of her father Paul Goodnight), Suffolk County District Attorney Kevin Hayden, keynote speaker Taneshia Laird, and others.



The Pan-African Flag takes the place of the City Of Boston flag along-side the flags of the State Of Massachusetts and the United States Of America.



Lori Nelson, senior advisor for racial Justice for the City Of Boston introduces the ceremony's keynote speaker, President and CEO of the Greater Roxbury Arts and Cultural Center Taneshia Laird.

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Boston poet Amanda Shea recites some of her work.



Massachusetts State Rep Chris Worrell "I'm Black, blacker than black, I'm Black. Happy Black History Month"



Boston City Councilor Ed Flynn.

CITY CELEBRATES START OF BLACK HISTORY MONTH WITH CEREMONY



Boston City Councilor Erin Murphy.



Boston Mayor Michelle Wu.



Boston City Councilor Gabriela Gigi Coletta.



Boston City Councilor Sharon Durkan.



Boston City Councilor Benjamin Weber.



Massachusetts State Rep Chris Worrell quoted James Brown: "Say it loud, I'm Black..."



Boston City Councilor Tania Fernandes Anderson.



The keynote speaker, President and CEO of the Greater Roxbury Arts and Cultural Center Taneshia Laird.



Boston poet Amanda Shea reacts as it was announced that Feb 6th was her birthday.



Boston City Council President Ruthzee Louijeune, Award recipients Shaumba-Yandje Dibinga and Aziza Goodnight (on behalf of her father Paul Goodnight), Suffolk County District Attorney Kevin Hayden, poet Amanda Shea, and keynote speaker Taneshia Laird.



Founding Artistic and Executive Director of Roxbury performing arts center Origination Shaumba-Yandje Dibinga speaks after receiving an award from Mayor Wu .



Boston Mayor Michelle Wu arrives at the ceremony.



Suffolk County District Attorney Kevin Hayden "Black American History is American history. Period, end of story."



Boston City Council President Ruthzee Louijeune.



Massachusetts State Rep John Moran.



Massachusetts State Rep William MacGregor.



The ceremony's benediction was delivered by Rev. Art Gordon

# CSN member asks group to support letter calling for reform of city’s Article 80 process

By Dan Murphy

A member of Chester Square Neighbors was on hand for its monthly meeting held virtually on Wednesday, Feb. 7, to solicit the group’s support in sending a letter calling for the reform of the city’s Article 80 review process for large-scale development

projects.

CSN member Carol Streiff has been working with others from around the city to draft a letter to the Article 80 Steering Committee – an 11-member advisory committee comprising real estate and civic leaders convened by Mayor Michelle Wu last year to advise the Boston Planning &

Development Agency on making reforms to Article 80 and the Boston Zoning Code. (“Article 80 refers to a section of the Boston Zoning Code adopted in 1996 to establish a more extensive review process for development proposals of more than 20,000 square feet or more than 15 dwelling units,” according to

the city.)

Per the draft letter, Streiff and the other signees intend to ask the Steering Committee to meet with them “to discuss the need for deeper representation of community voices in your recommendations for reform of the Article 80 process.”

The draft letter states in

part: “Article 80 solutions must include a race and class lens. Our comments are made with the intention of creating truly affordable housing in Boston through a meaningful engagement process, as so much of the development to date is about eliminating our

(ARTICLE 80 PROCESS Pg. 9)

## OLD SOUTH CHURCH CELEBRATES LUNAR NEW YEAR WITH COMMUNITY EVENT

Photos Courtesy of Jamie Garuti Sage

Old South Church in Boston held its first-ever Lunar New Year celebration on Saturday, Feb. 10, which included prayerful activities, cultural practices, traditional refreshments, collaborative art projects, and good company.

The event, organized by longtime Old South member and passionate social justice advocate William Mian Wei, aimed to make progressive Christianity more accessible to the Asian community.

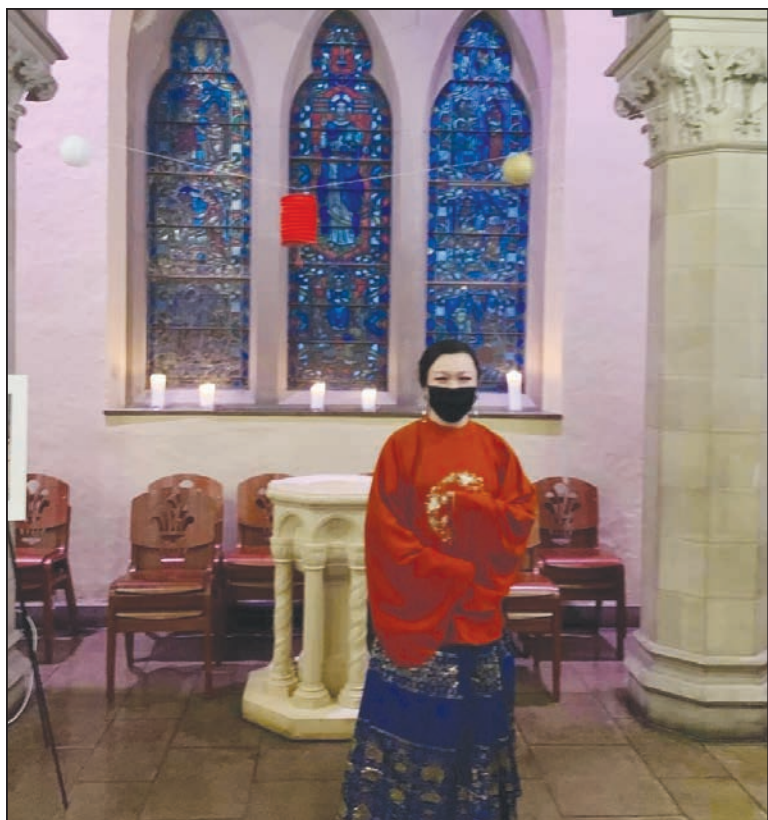
“I want my church to celebrate something people like me grew up with,” said Wei in a

press release. “I want progressive Christianity to be more accessible to Asian folks like me. I want Lunar New Year in America to be more than an ‘opportunity’ for white-owned businesses to make more profit from Asian people. I want to see a change in my own community, and I want you to show up for this change.”

Old South Church recognizes the importance of embracing cultural traditions that contribute to the rich tapestry of its congregation. Aiming to serve a city of multi-racial and ethnic communities, Old South sees opening their space to honor this important East Asian tradition as a part of living out their faith and

values.

Established in 1669, Old South Church is known as ‘the Church of the Open Door,’ welcoming people of all ages, genders, sexual orientations, races, ethnicities, classes, marital statuses, physical, or mental abilities.



William Mian Wei, the longtime Old South member who organized the church’s first-ever Lunar New Year celebration on Saturday, Feb. 10.

### TOP DOG NAMES (from pg. 4)

ers must also pay any outstanding Animal Care and Control fines. The fine for an unlicensed dog is \$50.

In preparation for the 2024 licensing deadline, the Animal Care and Control Division analyzed licensing data from the previous year to reveal the most popular dog names of 2023.

For an in-depth guide on dog licensing, including a link to license your dog online, visit Animal Care and Control’s how-to article on [boston.gov/departments/animal-care-and-control](https://boston.gov/departments/animal-care-and-control).

Please call (617) 635-5348 or email [animalcontrol@boston.gov](mailto:animalcontrol@boston.gov) with any questions about the licensing process or to update your information in the database.

The City of Boston will also host a series of dog licensing and pet vaccine clinics from 10 a.m. to 2 p.m. on Saturdays from March 2 to June 15 at seven BCYF community centers. For details, fees, and locations please visit [boston.gov/animals](https://boston.gov/animals), or call (617) 635-1800.



Some of the collaborative art projects during the Lunar New Year festivities on display in front of the altar.

# Three 'test fits' presented for proposed renovation of South End Branch Library

By Dan Murphy

The public got its first look at three 'test fits' for the proposed renovation of the South End Branch Library at a second virtual meeting on the project jointly sponsored by the Boston Public Library and the city's Facilities Department on Tuesday, Feb. 12. Brett Bentson, a principal at Utile Architecture, outlined all three 'test fits' – 3-D depictions, which are not design proposals, he said, and "fit together like Lego blocks" to show how different construction arrangements would fill the site to replace the existing 9,400 square-foot library. (The library has been closed since falling prey to flooding in September of 2023, after also suffering an earlier flood the previous April.)

The first 'test fit' would span 17,000 square feet and entail renovating the existing structure and making an addition. This approach would preserve the existing building shape and facades along Tremont and West Newton streets, with most (but not all) of its new construction above the floodplain, said Bentson. The entrance for this option would be set back from Tremont Street.

Constraints for this option, he said, include that the existing building and some new construction would remain in the

floodplain; limited headroom in the first floor of the addition (approximately 8-foot ceilings), while maintaining the low ceilings in the existing building; the expected high cost of adding onto the existing building; and that the addition would result in the loss of approximately half of Library Park, including several mature trees, among other considerations.

The second 'test fit' would comprise around 15,050 square feet and include one story of new construction. For this option, the main entrance would be located directly off of Tremont and West Newton streets, while all program areas would be located on one floor, above the floodplain.

Among the constraints for this approach, said Bentson, are that Library Park would need to be eliminated to accommodate the library program; the proposed elevator would still need to "negotiate" the level change above the floodplain; and the additional costs incurred in building an addition tall enough to meet the requirements of the South End Landmark District Commission. (The commission's current guidelines mandate that new construction in the South End Landmark District must be at least 30 feet tall, said Bentson, while per the Boston Zoning Code, the floorplate needs to be 3 feet above the floodplain on

Tremont Street.)

The third 'test fit' is an approximately 15,485 square-foot option entailing two stories of new construction.

This option would preserve the majority of Library Park, while all program areas would be located above the floodplain. The main entrance would be located off of Tremont Street and Library Park.

Constraints for this option, said Bentson, include the potential impact on trees in the Library Park closest to the library; and that a two-story library would rely on an elevator for access between floors.

South End resident Steve Fox asked about the possibility of the library being reimagined as a three-story building, adding that the consensus among neighborhood residents on message boards was a preference for as much library space as possible.

BPL President David Leonard replied in addition to the rising costs that would come with building above two stories, a multi-story library would present problems for staff in regard to ensuring safety and being available to answer questions from visitors in such a large space.

Fox also suggested that the new library could be home to

an independent café, like the establishment that now operates inside the Copley Branch of the BPL. This could allow for additional gathering space "and wouldn't impose on staff or cost a lot," he said.

But despite the apparent assets of this added library amenity Leonard said it "might push it to a third story," and added that "to build out a civic space as a business would be an issue" for the library.

Leonard said the 'acerated option' being pursued for this project is only feasible because

(SOUTH END BRANCH Pg. 11)



The currently shuttered South End Branch Library.

COURTESY OF THE BOSTON PUBLIC LIBRARY

## ARTICLE 80 PROCESS (from pg. 8)

working-class communities."

Their recommendations include "ensuring timely and comprehensive notice to the affected community through a wide range of outreach and engagement methods; providing notice of pre-file documentation of project proposal and provide for transparency and public participation at all stages of the project review process; creating a one-stop website to document all review and needed approvals by all reviewing entities; pursuing equity-focused engagement efforts in historically underrepresented areas; creating a new mechanism to replace the IAG {Impact Advisory Group}... called for convenience a Community Review Group; requiring in Article 80, a minimum of three public meetings during project review; providing for equitable guidelines for project presentations to the BPDA Board; and establishing direct

route of appeal for BPDA Board decisions."

Among their recommendation for the notification period are that "within five days of its receipt of the pre-file documentation, the BPDA would agree to post notices on an interactive webpage created specifically for the project. Each webpage would contain a "project file" containing all documentation filed with the city in connection with the project, as well a project timeline.

Additionally, the draft letter recommends dispensing with the current IAG mechanism in the BPDA's Article 80 process and replacing it with Community Review Groups. These new CRGs would each have no fewer than nine and no more than 15 members elected by the mayor from neighborhood and community organization representatives, as well as from submissions made by relevant elected officials; the percentages of each

group would be negotiated with the BPDA. Members must reside or conduct business in the area and also "shall be independent voices for the community who have no financial or legal interest in the project," while preference would be given to abutters and "those most impacted by the project," according to the draft letter. Each CRG would each be charged with electing a chair and making all of its meeting minutes accessible to the public.

The draft letter also recommends implementing 'a provision to appeal' to allow for "direct administrative and then judicial appeal of BPDA board decisions under Article 80...within 20 days to the Boston City Council, which could by a majority vote of the total membership overturn any decision of the board so appealed."

According to the draft letter, "Our recommendations draw on our thousands of hours of col-

lective experiences and on models codified in Seattle and San Francisco municipal ordinances - cities ranked at the top of a list of 'peer cities' your consultants reviewed."

Furthermore, Streiff said she and the other signees of the draft letter would also request that the city advertise public meetings on development project via radio spots, since the legal notification requirement currently extends only to advertising the meetings in print editions of local newspapers, which might not reach their target audiences, especially renters.

Another recommendation entails posting signs at project sites to inform passersby that those locations were currently "up for discussion," said Streiff.

"To me, it's a very important issue, and for anyone who's tried to work on developments that came into their neighborhood...a lot of people felt it left a lot to

be desired, and it's not codified at all," she said. "What we're trying to do is write it up."

CSN members on hand for last week's virtual meeting voted by a majority to approve a motion made by Carol Blair, the group's president, to send a letter to the city to affirm that the Article 80 process is in need of reform, as well as to acknowledge the value of the work done by Streiff and her group and request that their recommendations gets adequate consideration. Blair's motion stopped short of endorsing the letter outright, however, since some group members hadn't read the draft letter ahead of the meeting; one group member abstained from voting on the motion because she said she had not yet read the draft letter, but once she had, she said she would get back to Blair with her input.

# Coalition builds momentum for ranked choice voting in Boston

Special to the Sun

The coalition group Ranked Choice Boston (RCB) announced the addition of a new partner to its campaign, as it continues to build momentum to promote rank choice voting in the City of Boston. RCB, along with the voting rights group MassVOTE, last night held a gathering with its new group partner Neighbors United for a Better East Boston (NUBE), a Latinx-led organization that advocates for inclusive democratic processes and just public policies to create a vibrant economy and environment for all of East Boston.

RCB has witnessed an increase of support from allied groups around the City with currently over thirty coalition members since its launching on August 2023, marking a significant step toward its collective mission to create a more just and inclusive democracy.

“Our most active members and volunteers have expressed that with the implementation of Rank Choice Voting, we strongly feel we have the opportunity to have authentic representation in Boston” said Enilda Lovo, Lead Coordinator of NUBE. “We are

extremely excited at the possibility of enacting in the near future this fairer system of voting in Boston”

Among those who participated at the event include Boston At-Large City Councilors Julia Mejia and Henry Santana, City Councilor Enrique Pepén, and RCB Co-Chair Rahsaan Hall, who is President and CEO, Urban League of Eastern Massachusetts, as well as Latinx leaders from the East Boston community.

“We are proud to join fellow democracy advocates and justice seekers in this growing coalition to advance ranked choice voting. Our collective efforts will seek to mobilize Bostonians of every neighborhood to have a strong presence in their communities and at the ballot box,” said RCB Co-Chair Rahsaan Hall.

RCB’s mission is to empower individuals and foster civic participation, ensuring that every voice is not only heard but also honored. To that end, RCB has called on the support of key voices in the voting rights and community empowerment space to help lead this effort with campaign Coalition Co-Chairs Cher-

yl Clyburn Crawford, Executive Director of MassVOTE; Tanisha Sullivan, Voting Rights advocate and President of the Boston NAACP; and Rahsaan Hall, President, CEO of Urban League of Eastern MA.

“Boston is excited for ranked choice voting. 62% of Boston voters supported Ranked Choice in 2020, and our coalition of supporters keeps growing. RCV is easy, equitable, and will give voice to all voters,” said RCB Director Ed Shoemaker.

In addition to NUBE and MassVOTE, the coalition includes the New England United 4 Justice; Urban League of Eastern Massachusetts; Union Capital Boston; Right to the City Boston; Represent Women; Represent Us; Dunk the Vote; NAACP Boston; Boston Teachers Union; MPDC (Madison Park Development Corporation); Fairvote Action; South End-Roxbury community partnership; The RoxVote Coalition; Progressive WRox/Roz; JP Progressives; Veterans for All Voters; Brazilian Worker Center Inc.; Ward 15 Democratic Committee; Boston Ward 4 Democratic Committee; BLOC (Black Local Organizing

Committee); Mass Dems Ward 11 Boston; Common Cause Massachusetts; MAHA (Massachusetts Affordable Housing Alliance); Our Revolution Massachusetts; ML (MassLandlords, Inc.); Not On My Watch Mentoring Inc.; Marcus Anthony Hall Educational Institute; Boston Ward 19; IRIE Jamaican Style Restaurant; YDMA (Young Democrats of Massachusetts).

RCB’s goal is to enact a Home Rule Petition for Ranked Choice Voting in Boston’s Municipal Elections, and will seek the backing of the Boston City Councilors to vote to submit the petition to the state legislature. This will need to pass the City Council with a minimum of 7 votes and have the support of the Mayor. Once that passes, it needs to be approved by the state legislature and then will likely require a referendum vote by Boston voters. This system of voting upgrades both preliminary and general elections to use ranked choice voting, for council district seats, council at large seats, and mayor, and will affect Boston’s elections for Mayor and City Council, both the preliminary and the general election.

What’s more, instead of being restricted to picking just one candidate, Ranked Choice Voting gives you the power to rank candidates in the order that you like them. With Ranked Choice Voting, your top choice is never harmed by ranking additional “backup” choices. And if your favorite candidate lacks the support to win, your ballot automatically counts for your next choice.

Boston has made incredible progress over this decade with diverse candidates competing for and winning office. In the 2021 mayoral preliminary election, an astounding 95% of Boston voters cast their vote for a woman of color. Ranked Choice Voting will protect and extend these gains. By allowing voters to express their wishes more fully with ranked ballots, Ranked Choice Voting is able to ensure that candidates with the greatest overall support of the broadest majority of voters win each election. In US cities in the past two decades, studies have shown that Ranked Choice Voting breaks down barriers to people of color and women, allowing them to run for office and win like never before.

## Wu announces free tax-prep services available to residents

Special to the Sun

Mayor Michelle Wu announced the launch of the Boston Tax Help Coalition’s (BTHC) twenty-second year of providing free tax preparation services. Area residents earning \$70,000 or less annually can file safely while maximizing their refunds and credits at over 30 neighborhood tax sites. Tax preparation is available remotely and in-person in English, Spanish, Haitian Creole, Cape Verdean Creole, Portuguese, French, Vietnamese, Mandarin, and Cantonese. The schedule can be found at [boston.gov/tax-help](https://boston.gov/tax-help).

“Boston residents can save hundreds of dollars per house-

hold through the Boston Tax Help Coalition’s free tax preparation,” said Mayor Michelle Wu. “These free, multilingual tax assistance services are available at over thirty neighborhood locations and serve as a critical resource that supports thousands of Boston residents every year in maximizing their refunds safely. I encourage every qualified Boston resident to take advantage of this valuable program.”

Led by the Center for Working Families, the Boston Tax Help Coalition is a partnership of non-profits, businesses, and community organizations that has been promoting the economic independence of working individuals and families since 2001. The BTHC’s

free tax preparation service gives Boston’s low-to-moderate income (LMI) residents a financial boost by eliminating tax preparation fees and allowing them to keep more of their earned income. The Coalition’s IRS-certified tax preparers also assess filers’ eligibility for the Earned Income Tax Credit (EITC), a credit for low- and middle-income workers, and the Child Tax Credit. In 2023, BTHC prepared tax returns for nearly 11,000 taxpayers, generating \$17.2 million in tax refunds, including \$6.3 million in EITC, and saving families approximately \$2.7 million in predatory, for-profit, tax preparation fees.

“Our special thanks to the hundreds of Coalition volunteers

who generously give their time and talent from January through April, including an entire week-end of training prior to serving our residents,” said Chief of Worker Empowerment Trinh Nguyen. “These volunteers learn to prepare taxes, do intake, and/or provide credit building, while making a difference in our community. We value their contribution to this important work.”

“As a co-founder of the Boston Tax Help Coalition, ABCD is always pleased and excited to launch a new tax season with the City of Boston, Mayor Michelle Wu and so many other community partners,” said ABCD President and CEO Sharon Scott-Chandler. “Free tax preparation is vital to

underserved communities who can benefit from this service, and is a program that returns millions back into the community. Most people will receive a refund, which is essential during these times when prices for basics like food and housing are soaring. It also provides an opportunity to save for emergencies or longer term goals.”

A key priority of the BTHC is integrating free tax preparation with the needs of the disability community. The BTHC partners with DEAF, Inc. to provide the service to hearing-impaired taxpayers at its Allston headquarters. Additionally, the Coalition

(TAX PREP Pg. 11)

### SOUTH END BRANCH (from pg. 9)

it doesn’t involve a “fully mixed-use” project. (The three-moth feasibility study for the project is now about halfway complete, while the design phase is expected to take about a year for the accelerated option.)

“We’ll look at the pros and cons more formally at the third meeting,” said Leonard. “At the next meeting, we want to have a direction confirmed.”

A third community meeting, which is tentatively set for March

or April and could take place in-person, will include the finalized building program, with one option and perhaps a “couple more sub-options,” said Leonard.

Bentson said he would provide

a shadow study at the next meeting as well.

Meanwhile, future site activities will include the targeted installation drilling for geotech borings – temporary monitoring wells used to identify the physi-

cal properties surrounding a construction site – in early March, weather permitting, said Bentson, while drilling is expected to last three days to complete four borings.

# Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
<b>BACK BAY</b> Nedeay, Emma	Mccarrick, Nancy	3 Gloucester St #6	\$499,000
<b>BEACON HILL</b> Borisenko, Alena	Jdmd Owner LLC	45 Temple St #501	\$4,375,000
<b>BAY VILLAGE/SOUTH END/KENMORE</b> Riley, Gregory	Louise Laliberte Ft	44 Montgomery St	\$2,047,000
110 Stuart St Ph4 Nt	Kevin Bright T	110 Stuart St #PH4	\$4,000,000
C W Jr & J M Donahue Lt	Slutsky, Adam	83 Warren Ave	\$3,965,000
Dershem, Brad	Shutran, Max	35 Fay St #208	\$805,000
Alberti, Julia	Roberts, Christopher D	534 Massachusetts Ave #3	\$1,050,000
Ashouri Ft	Wang Ft	50 Saint Stephen St #1	\$1,287,490

## Lyric Stage Boston presents 'Thirst'

Special to the Sun

Lyric Stage Boston presents *Thirst*, playwright Ronán Noone’s captivating and compelling look into the Irish immigrant experience and the struggles in building a meaningful life in a new world.

Imagine if behind the drama of Eugene O’Neill’s classic drama *Long Day’s Journey Into Night* there was an equally compelling story happening in the kitchen of that same home amongst the cook, maid, and chauffeur. There’s a whole other story unraveling on the other side of the kitchen wall.

Two Irish immigrants, including a disappointed cook whose shuttered heart only blooms when she has a bottle in her hand and a vibrant young maid who survived a trip on the *Titanic*, pass the day amid their gloomy daily chores alongside a resil-

ient American chauffeur with a troubled past. As tensions rise, high-spirited humor and harsh cynicism boil over as the trio confront abandoned dreams and heart-breaking misfortunes. Underneath it all, hope is not as far away as it seems.

Director Courtney O’Connor° says, “This is a story near and dear to my heart as I honor the journey of my own great-grandmother leaving Ireland to pursue a life in America. Ronán Noone takes us behind the walls with the servants in the kitchen, with yearning souls and lyrical banter. This will be the second-ever production of Ronán’s play, giving us the opportunity to support this important local playwright. And thanks to the brilliance of our entire artistic team, there will be actual eggs and bacon cooking on stage.”

Performances begin Friday, February 23 and run through

Sunday, March 17.

### Five Dollar Fridays

On Friday, February 23, Lyric Stage offers Five Dollar Friday which makes tickets affordable for all for \$5 each. There will be a limited number of \$5 tickets available for sale with code THIRST5. Five Dollar Fridays are possible through the generous support of Jan and Stuart Rose.

### “Lyric for All” Affordable Price Options

In an effort to integrate live theater into the lives of all residents of Greater Boston, Lyric Stage offers multiple options including \$30 Under 35, advanced Student Tickets, Senior Tickets, and partnerships with MassWIC and EBT Cardholders that allow audiences to visit as often as they like. More information at: <https://www.lyricstage.com/tickets/lyric-for-all/>

# Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

## THIS WEEK'S ANSWER



*The wrought iron balcony in the last clue is on 47 Bay State Road, built circa 1893 and designed by Samuel Dudley Kelley. In his book, Built in Boston, Douglass Shand-Tucci named Kelly one of the chief apartment house architects between 1870 and 1900. He is credited with designing ten in the Back Bay alone.*

*You'll find the next clue in the South End.*

*Do you have a favorite building or detail you would like featured? Send an email to [Penny@BostonZest.com](mailto:Penny@BostonZest.com) with your suggestion.*

## TAX PREP (from pg. 10)

is in its second year of its Visually Impaired People (VIP) pilot, providing tax services and necessary accommodations to visually impaired area residents. The VIP program will be available on Wednesdays, February 7 through April 10, 2024 at the Center for Working Families in Nubian Square. More information can be found at [boston.gov/vip-pilot](http://boston.gov/vip-pilot). Site coordinators receive training to serve disabled taxpayers at all locations.

“I applaud the City’s commitment to providing fully inclusive and accessible tax preparation services to residents who are

legally blind,” said Massachusetts Commission for the Blind Commissioner John Olivera. “I encourage eligible residents to take advantage of this program and make tax season less stressful.”

In addition to helping LMI taxpayers maximize their refunds, the Boston Tax Help Coalition connects residents to free financial services to improve their economic wellbeing. For example, at eight locations individuals can receive a Financial Check-Up (FCU), a light-touch credit advising session where a trained Financial Guide assists individual tax-

payers in understanding their current financial situation, including a review of their credit report and FICO score, a personalized one-year plan to help improve their credit, and relevant service referrals. Boston Builds Credit, the City’s credit building initiative, will follow up in six months with an updated credit report to measure improvement. In 2023, the BTHC provided credit advising and financial education to 1,300+ tax clients, up from 486 in 2022. More information on the Boston Tax Help Coalition’s free tax services, including locations, can be found at [boston.gov/tax-help](http://boston.gov/tax-help).

## THIS WEEK'S CLUE



# LISTING SPOTLIGHT!

## 370 BEACON STREET, RESIDENCE 3

3 BEDROOMS | 3F 2H BATHROOMS | 3,300 SQUARE FEET

*LISTED AT \$7,000,000*



## 86 WALTHAM STREET, RESIDENCE ONE

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*LISTED AT \$2,990,000*



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