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SERVING BACK BAY - SOUTH END - FENWAY - KENMORE

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

By Dan Murphy

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

The historic building, also known as the 'Warren Chambers

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

(DEVELOPMENT, Pg. 3)



FROLICKING IN THE AFTERMATH OF FERN

NOLA SHANBAUM PHOTOS

Shown above, Sledders line the top of a hill in the Boston Common following winter snowstorm Fern which dumped close to 2-feet of snow on the area.

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

See more photos on Pages 8 and 9. Nola Shanbaum is a student in the Boston University Journalism program.



Wu urges caution as bitter cold weather remains through Saturday; provides update on city efforts to remove snow following recent snow storm

Special to the Sun

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

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

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

freezing over into ice, we are reminding all property owners to thoroughly clear their sidewalks for everyone's safety."

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

(COLD WEATHER, Pg. 4)



D. MURPHY

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

EDITORIAL

THE PITT DEMONSTRATES A HEALTHCARE SYSTEM ON LIFE SUPPORT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEND YOUR NEWS

The Boston Sun encourages readers and residents to submit their local news! Engagements, weddings and birth announcements, news releases, business and education briefs, sports stories and photos for publication. Submitting does not guarantee publication that week. Content will be printed on a space available basis. Items should be e-mailed to stephen.quigley@thebostonsun.com or deb@thebostonsun.com

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GUEST OP-ED

Charitable Charities

By Alison Barnet

The other day as I was researching charities in the New York Streets neighborhood—a South End project I'll tell you about as the Feb. 25 opening comes closer—I was struck by how institutions of years ago seemed so open, helpful, and low-cost, and I wished we had more of that today. Not to say that today's charities don't help the poor, drug addicted, and homeless.

Here are some of the entries in 'Directory of Charitable and Beneficent Organizations,' 1899:

South End Dispensary (inc. 1893), 53 Dover St. Free medical and surgical treatment for the poor of any class or place; small charge for medicines. The physician visits patients in their homes at any hour.

Wells Memorial Association (inc. 1879), 987 Washington St. Affords working men and women, 18 or older, of any race or creed, who pay \$1 a year, cheerful and comfortable club-rooms with bathrooms, reading-room, library, game-room. Classes of 20 weekly lessons for men in mechanical drawing, electricity, steam engineering, etc.; for women in millinery and dressmaking; for both sexes in elocution, dancing, and deportment. Social gatherings, debates, lectures, entertainments.

Louisa May Alcott Club

(1895), 17 Oswego. Open four evenings a week. For girls over 7 years. Classes in cooking, English, reading, writing, English literature, miniature housekeeping, plain sewing, embroidery. Also a drawing class in which boys are admitted.

Reading-Room for Workingmen (1897), 1068 Washington St. Object, to provide a free social home for friendless and destitute men, of any race, creed or residence. Weekly concerts, etc.

South End Day Nursery, 49 Dover St. (inc. 1887). Cares for children under 7 years, of any race or creed (who have been examined by a physician), while their mothers are sick or at work, upon payment of 5 cents a day. Provides food at cost for overnight. Has outdoor playground.

Oh, sure, men were taught technical subjects, while women were confined to sewing, but what else is new? What if we had those charities today? Wouldn't they make a difference?

And the prices! You could have a doctor come to your house and pay only a few cents. Compare that to insurance premiums today!

Alison Barnet is a longtime South End resident and author of five books, including four volumes on the history of her neighborhood.

NEWS IN BRIEF

FENWAY FORWARD'S ANNUAL MEETING SET FOR APRIL 16 AT SIMMONS UNIVERSITY

Fenway Forward will hold its

annual meeting on Thursday, April 16, from 5:45 to 8 p.m. at Simmons University, Linda K. Paresky Conference Center, 300 The Fenway.

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TSA fees for passengers without a REAL ID or Passport begin Feb. 1

Special to the Sun

The Massachusetts Registry of Motor Vehicles (RMV) is reminding residents that they must present a federally approved form of identification, such as a REAL ID driver's license, a REAL ID identification card, or a valid U.S. passport, when proceeding through airport security for domestic flights. A full list of TSA acceptable documents is available here.

Massachusetts currently has over 65% adoption statewide with over 3.67 million residents possessing a REAL ID. Residents do not need to wait until their current license or ID expires and may renew up to one year before the printed expiration date.

TSA has announced that beginning February 1, 2026, travelers arriving at the airport without a federally approved ID will be required to enroll in the TSA's Confirm ID program. To enroll, travelers will be directed to provide information for identity verification. The verification takes between 10 – 30 minutes and costs \$45 covering 10 days of travel.

"We want everyone to be able to get through airport security as

quickly and smoothly as possible. For that reason, we are encouraging residents to check that they have a REAL ID available for future travel including school vacations or spring and summer travel," said Registrar of Motor Vehicles Colleen Ogilvie. "Residents can visit the Mass.Gov/REALID website to learn what documents are required and plan ahead to gather their documents before their in-person appointment."

Individuals who need to apply for a REAL ID are required to do so through an in-person appointment which can be scheduled through the RMV's Online Service Center at Mass.Gov/myRMV, or at Northeast.aaa.com for AAA members.

Travelers should plan ahead to request and obtain certified documents if needed, schedule an in-person appointment, and allow three weeks after the appointment for receipt of the REAL ID by mail. The REAL ID typically arrives within 10 – 14 business days.

The following is more information on the fees, required documents, and renewal options:

REAL ID Fees

REAL ID fees are the same as fees for standard noncompliant credentials are below. Renewals can be done up to a year ahead of the printed expiration date:

- Driver's license renewal (standard or REAL ID): \$50
- Mass ID renewal: \$25
- REAL ID upgrade prior to expiration: \$25
- Customers with a stay in the U.S. of less than five years pay a prorated fee

Required Original or Certified Documents

To obtain a REAL ID, customers must bring original or certified versions of the following:

- Proof of lawful presence
- Two proofs of Massachusetts residency
- Proof of a full Social Security Number
- Name Changes

Residents who have changed their name since the issuance of their lawful presence document must also bring legal proof of the name change, such as a marriage certificate, divorce decree, or court order. The RMV recommends gathering documents well in advance to avoid delays.

Renewal Options

Customers may renew their license or ID up to one year before the printed expiration date. Those who already hold a REAL ID compliant credential may renew online, provided they have not changed their name or hold a limited term REAL ID.

Additional Information

- Information on REAL ID requirements, visit [Mass.Gov/REALID](https://www.mass.gov/REALID)
- General RMV services, visit [Mass.Gov/RMV](https://www.mass.gov/RMV)
- TSA identification guidelines, visit [tsa.gov/travel/security-screening/identification](https://www.tsa.gov/travel/security-screening/identification)
- TSA Confirm ID Program, visit: [TSA.Gov](https://www.tsa.gov)

DEVELOPMENT (from Page 1)

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

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

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

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

print, or massing.

While the project doesn't contemplate the creation of any on-site parking, bicycle storage space will be provided in the basement of the building, said Carlos Ferreira, a principal with MP Design Consultants.

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

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

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

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



The new Trustees and Ambassadors joining the New England Aquarium. Clockwise from top left: Danny Kalmar, Jane Willis, Rebecca Schulman Havemeyer, Matt Marino, Erinn Davis, and Alice Anne Barbo.

Aquarium welcomes new members to Board of Trustees and Ambassador Council

Special to the Sun

The New England Aquarium is beginning 2026 with six new members joining its Board of Trustees and Ambassador Coun-

cil.

The Board of Trustees recently elected Danny Kalmar and Jane Willis to its ranks. Kalmar, who has served on the Aquarium's Ambassador Council since 2018,

is a partner at McKinsey & Company with significant experience in AI and digital transformation, operational excellence,

(AQUARIUM, Pg. 5)

OBITUARIES

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

COLD WEATHER (from Page 1)

issues in high-risk populations.

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

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

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

"We sincerely thank all our residents, commercial property owners and institutions who took the time to clear their property in a timely manner," said Nick Gove, Interim Chief of Streets. "Your cooperation and



MAYOR'S OFFICE PHOTO BY JEREMIAH ROBINSON

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

partnership supports our efforts to keep our neighborhood streets and sidewalks clear, safe and accessible for everyone."

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

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

Information and resources to support individuals experiencing homelessness:

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

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

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

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

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

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

Cold weather safety tips:

Dress for the weather:

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

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

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

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

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

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

Watch for signs of frostbite:

- Signs of frostbite include loss of feeling and a white or pale appearance in extremities such

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

Watch for signs of hypothermia:

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

Heating guidelines for property owners and tenants:

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

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

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

Heating safety:

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

- Have your heating system cleaned and checked annually.

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

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

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

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

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

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

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

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

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

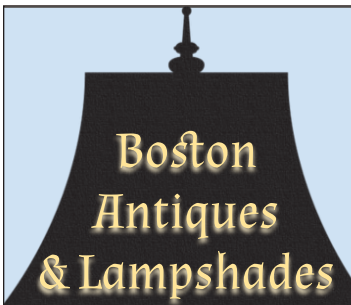
Emergency home repair resources:

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

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

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

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



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FRESH AND LOCAL

Bread Pudding

By Penny & Ed Cherubino

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

Since Ed is a bread lover, that's one thing we always have onhand. Those who don't have a ready supply of bread could start a freezer bag of stale bread to make a pudding anytime you'd like. A mixture of breads will only add more flavor to the dish.

You can also use fresh bread. Either leave the bread out to dry or pop ripped pieces into a warm oven to toast lightly.

Sweet Options

Most of us think of bread pudding as a dessert or a sweet dish. While you can make it from any leftover bread, we love the batches made from specialty loaves, from cinnamon swirl to more exotic offerings. And, these sweet versions can use up any items that might be softening in your fruit bowl. Apples, pears, or bananas will add sweetness and nutrition to the mix.

(FRESH & LOCAL, Pg. 7)



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

AQUARIUM (from Page 3)

and leadership development. Jane Willis is a partner at Ropes & Gray where she focuses her practice on complex business litigation, class action litigation, and antitrust matters. They were each elected to a three-year term on the Aquarium's Board.

The Aquarium also welcomes four new members to its Ambassador Council: Alice Anne Barbo, Errin Davis, Matthew Marino, and Becca Schulman Havemeyer. These individuals serve as essential links to the community in advancing the Aquarium's mission.

"The New England Aquarium is constantly evolving and inspiring people to form a deeper connection to the ocean with a dynamic combination of exhibits, scientific research, education, and advocacy. We are pleased to expand our Board with an impressive group of Trustees and Ambassadors who bring with them expertise in business, education, green energy, and more," said Thomas R. Burton III, a Boston-based Mintz attorney and Chair of the Board of Trustees.

NEW TRUSTEES

- Danny Kalmar (Boston, MA)

Danny Kalmar is a Partner at McKinsey & Company and a senior leader in the firm's Financial Services practice. He is highly experienced in AI and digital transformation, operational excellence, and leadership development. Kalmar has helped organizations around the world

manage significant change and growth, influencing how companies stay competitive in an ever-changing business environment. Outside of his professional achievements, Kalmar has a deep passion for the ocean, having served as a submarine naval officer, being an avid sailor, and actively supporting bluetech initiatives. He holds a BA from the Technion Israel – Institute of Technology and an MBA from the Massachusetts Institute of Technology Sloan School of Management.

- Jane Willis (Boston, MA)

Jane Willis is a Partner at Ropes & Gray. She became a member of the firm's policy committee (the firm's governing body) in 2019 after serving for several years as co-chair of the global litigation and enforcement practice. Willis focuses her practice on complex business litigation, class action litigation, and antitrust matters, including, in large part, matters for health care and life sciences clients. She has been named the Best Lawyers "Lawyer of the Year" for Antitrust in Boston for several years. She holds a BA in Applied Mathematics from Harvard University and a JD from Harvard Law School.

NEW AMBASSADORS

- Alice Anne Barbo (Boston, MA)

Alice Anne Barbo is a lifelong advocate for marine conservation and supporter of the New

England Aquarium. She began her professional career as a secondary and adult education teacher in the fields of history, world cultures, political science, and study skills. Barbo served three parishes in the Archdiocese of Boston as the Director of Religious Education including managing the largest pre-k through grade 8 program in the diocese. She is happiest outdoors exploring natural wonders, parks, gardens and local history. Barbo earned a BA in History and Teacher Certification from the University of Massachusetts Lowell and a Master Teacher certification from Regis College.

- Errin Davis (Boston, MA)

Errin Davis serves as the Chief Operations Officer at The Davis System, LLC, where she oversees major contracts and event management initiatives. Her career spans various roles supporting elected officials, including Congresswoman Ayanna Pressley, Congresswoman Bonnie Watson Coleman, Senator Sonia Chang-Diaz, and State Senator Liz Miranda. Davis's professional journey includes contributions to the Center for Public Leadership at the Harvard Kennedy School of Government; Boston Public Schools Office of Equity, Strategy & Opportunity Gaps; and Emerge Massachusetts. Davis is a graduate of Salem State University, holding a BS in Business Administration focused in Entrepreneurship.

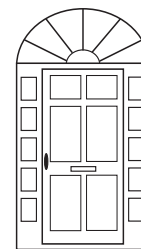
- Matt Marino (Scituate, MA)

Matt Marino is the co-founder and CEO of ETX Upstream, an investment platform for Energy Transition projects. Prior to ETX, he was co-founder and CEO of Galehead Development, a renewable energy development platform that has delivered more than 2 GW of fully commercialized utility-scale solar and wind projects. Marino is an FII Level 1 Freediver and perpetually novice surfer. He resides in Scituate, MA, with his wife and two daughters, where they dive, beach, and surf whenever the weather allows. He holds a BA and MBA from Boston College and is currently matriculated at the University of Rhode Island Graduate School of Oceanography.

- Becca Schulman Havemeyer

(Chestnut Hill, MA)

Becca Schulman Havemeyer is co-founder and president of Beach Plum Properties, a design and development firm committed to building in an eco-friendly and climate-forward manner, limiting site waste, encouraging reuse and the incorporation of salvaged materials, and installing fossil fuel-free systems and appliances. Her early career was in nonprofit management and philanthropy, including time spent leading the Boston office of Room to Grow, managing programs at Jumpstart National, and leading corporate giving efforts at Manulife/John Hancock. Shulman Havemeyer serves as a marine mammal volunteer at the New England Aquarium. She earned a BA in Political Science and Women's Studies from Brown University.

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Rentals

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

Special to the Sun

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

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

"Massport has not undertaken a strategic planning effort in a decade. As a central engine of economic activity, we need to plan for the future and respond to growing demand while setting the highest standards for safety,

sustainability and community partnership," said Rich Davey, Massport CEO. "Guided by this vision, we will be transforming aging infrastructure, leveraging emerging technologies and delivering innovative customer-focused experiences and lasting benefits to our communities and the region. We welcome the public's feedback as we work to achieve these goals."

Key elements of the 2025 Plan:

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

Aviation

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

Boston Logan International Airport:

With one of the smallest and

oldest airport footprints in the country, Logan must invest strategically to maintain safe, efficient, and reliable operations. Priorities include:

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

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

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

Worcester Regional Airport:

To sustain growth, Worcester will focus on:

Maintaining and expanding commercial passenger service;

Assessing opportunities for potential to grow cargo or logistics operations;

Exploring new opportunities and partnerships with support of community stakeholders.

Hanscom Field

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

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

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

Continue to meet metro Boston's general aviation needs.

Maritime

For nearly 400 years, the Port of Boston has supported regional economic growth and jobs.

Conley Terminal aims to strengthen its position as a reliable, efficient container port with a goal of reaching 200,000 containers by 2035. Achieving best-in-class operational excellence to maximize competitive advantage will require:

Developing a roadmap for crane and wharf upgrades;

Further monetizing and increasing stickiness of customer relationships.

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

Developing core cruise business in collaboration with cruise lines

Improving customer experience and service

Enhancing ground transport access and curbside flow

Real Estate

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

Attracting and enabling Blue Economy companies;

Funding sustained placemaking activities;

Prioritizing land acquisitions and infrastructure investments.

Organization Wide

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

tainability ecosystem.

Our Net Zero strategy continues to be a top priority as we move forward. This strategy addresses all emissions from Massport-controlled sources through sustainable infrastructure and operational improvements. Massport also recognizes the importance of reducing emissions beyond its direct control by extending our influence and building strong partnerships including the adoption of SAF at our airports.

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

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

Massport's 2014 Strategic Plan laid the foundation for major accomplishments across aviation, maritime, and real estate. Accomplishment achieved from the 2014 Strategic Plan include:

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

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

Installed a CAT III landing system at Worcester Airport;

Completed Piers Park II in East Boston;

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

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

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

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

Expanded Boston Logan's parking capacity;

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

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

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Sen. Collins reminds residents of options to lower tax bills

Special to the Sun

With property tax abatement applications due by February 2, Senator Collins is urging residents to review their assessments and explore available tax relief options.

As deadlines for tax relief options approach, Senator Collins wants to remind residents that filing for a property tax abatement is an important tool available to homeowners who

believe their property has been overvalued.

Each year, the City of Boston's Assessing Department determines the assessed value of every property in the City. That value is then multiplied by the city's tax rate to calculate an individual homeowner's annual property tax bill.

The City has stated that the average revaluation increased by about 2 percent city wide, but the neighborhoods of South Bos-

ton, the South End, Roxbury, Dorchester and Mattapan saw median increases closer to 10 and 12 percent.

This is happening while homeowners in wealthier neighborhoods like Beacon Hill and Back Bay are being undervalued substantially, resulting in a major tax cut for the wealthy.

"Homeowners deserve fair and accurate assessments, and residents deserve access to every tax relief option available to

them," said Senator Collins. "I encourage constituents to review their property assessments and file for an abatement if they believe their home is overvalued."

Residents can find property tax abatement information and applications on the City of Boston's website at properties.boston.gov, where detailed guidance and forms are available.

All applications must be submitted by February 2nd to be

considered.

Residents who need assistance with filing a property tax abatement or understanding available tax credits and deductions are encouraged to contact Senator Collins' office at 617-722-1150 or by email at Nick.Collins@masenate.gov.

Residents can also visit NickCollins.us for updates on upcoming virtual and in-person assistance sessions.

Residents now able to apply for home heating and energy assistance

Special to the Sun

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

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

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

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

This program provides assistance through a fixed benefit amount for the cost of the primary source of heat with includes,

but is not limited to: Oil, Electricity, Natural gas, Propane, Kerosene, Wood, and Coal.

If eligible, discounts are automatically given on:

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

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

Eligibility/Selection Criteria

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

hold member, 18 years of age or older.

- Household income cannot exceed 60% of estimated State Median Income
- Please contact the local fuel assistance agency for detailed information on criteria used for eligibility.
- Housing subsidies will also determine the specific benefit level.

Fees

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

How to apply

The online application opens on October 1 for the upcoming

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

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

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

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

• You may also take a look

at the FY 2025 Cold Relief Brochure

Next steps

Necessary Documents

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

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

FRESH & LOCAL (from Page 5)

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

Savory Versions

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

Toss together any ingredients

that you might put in a frittata. You could sauté onions, peppers, and sausage or ham, then let that mixture cool. Mix your bread with grated cheddar cheese, toss it with the sautéed mixture, pour the custard mixture over it, and sprinkle the top with more cheese. Bake, and you have a wonderful savory bread pudding.

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

to make a quick meal.

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

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

individual servings and to freeze for future meals.

Recipes

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

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

don't add much salt.

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

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



WINTER WEATHER IN THE BOSTON AREA

Mother Nature delivered the first major snowstorm since January, 2022 in Greater Boston, dumping more than 20 inches of snow. The schools were closed due to the storm and many residents spent Monday and Tues-

day clearing out pathways and digging out their vehicles. The storm was well-predicted by local TV meteorologists, giving residents time to prepare for the severe, wintry conditions.

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

NOLA SHANBAUM PHOTOS



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



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



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



Bushes and pathways in the Public Garden caked in snow.



Cars plowed in along Bay State Road near Boston University.

WINTER WEATHER IN THE BOSTON AREA

NOLA SHANBAUM PHOTOS



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



Sledders enjoying the snow on the Boston Common.



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



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



A walkway gets plowed in the Public Garden.



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

City of Boston conducts 46th annual homelessness census

Special to the Sun

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

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

At this year's census, volunteers canvassed 45 areas, includ-

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

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

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



MAYOR'S OFFICE PHOTOS BY ISABEL LEON

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

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

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

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

Lyndia, and multiple projects serving families, youth, and individuals with high service needs. With 100 additional supportive housing units currently under construction, almost 200 units in the pipeline, and new shelter-to-housing initiatives underway, Boston remains focused on

moving people quickly and safely from homelessness to stable, permanent homes.

"The homelessness census helps Neighborhood Services and the City better coordinate outreach, deploy resources

(HOMELESSNESS CENSUS, Pg. 11)



Mayor Michelle Wu with census volunteers.



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

MAYOR'S OFFICE PHOTOS BY ISABEL LEON

**HOMELESSNESS CENSUS** (from Page 10)

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

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

"The annual homeless census provides an essential snapshot of who is experiencing homelessness in Boston," said Lyndia Downie, President and Executive Director of Pine Street Inn. "This census information strengthens

our ability to target resources, refine programs, and support people in securing housing with support so they can rebuild their lives. Working together with our partners at the City of Boston and other providers, Boston has maintained a very low street count of under 2.5% -- but even one person on the street is one too many," she added. "

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

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

Author sets second novel in her adopted Beacon Hill neighborhood

By Dan Murphy

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

Winn grew up in Mendham, a small town in Morris County, N.J., about 45 minutes outside of Manhattan. She received an MFA from Fairleigh Dickinson University and previously worked as a nurse in the surgical ICU at Mass General Hospital. After leaving that position, she went back to school for her master's and doctoral degrees in nursing before becoming a nurse practitioner. Winn, also a mother of two, had been quietly working on her first novel in her spare time for a number of years as well, but she didn't commit herself to finishing a first draft of it until 2016.

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

In contrast, 'The Society' is set on Beacon Hill, which is home

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

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

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

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

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

"The Knox Building is a character itself in the book and takes on the persona of an old Beacon

Hill snob," said Winn, adding that she has given the building its own voice. "It was really fun to write."

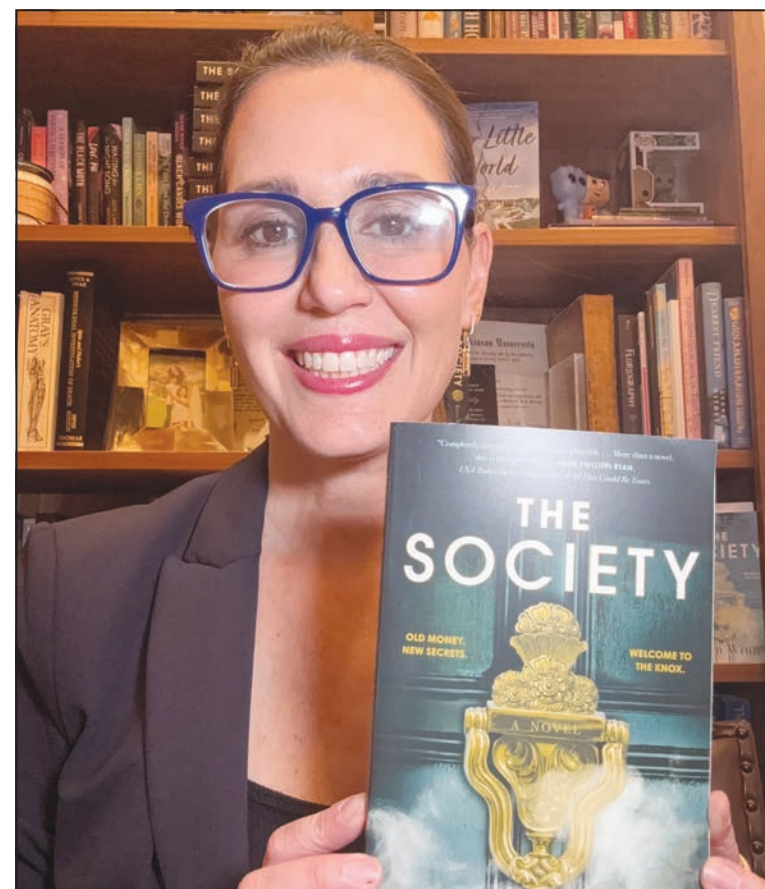
Storied Antiques, the fictional antiques shop owned by Lawrence in the novel, closely resembles the real-life Fabled Antiques at 93 Charles St.

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

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

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

Adams, who has a "penchant for luxury items," according to Winn, is a loyal patron of Covet at 109 Charles St., while



COURTESY OF KAREN WINN

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

Crush Boutique, another high-end clothing consignment shop located at 138 Charles St., also makes a cameo in 'The Society.'

A neighborhood restaurant, 1928 Beacon Hill, is memorably featured in the novel as well.

"I love 1928's Library Room," she said. "It's so magical with books hanging from the ceiling, and I thought there's no more perfect place for a first date than this room."

And in recognition of the publication of Winn's second novel, 1928 Beacon Hill will be adding a specialty cocktail called "The Society" to its menu for a limited time.

'The Society' also briefly visits (or at least mentions) a range

of other real-life Beacon Hill locales, including Townhouse Beauty Bar, Cheers Bar, Anton's Cleaners, Rouvalis Flower Shop, Beacon Hill Books, Toscano's, and even The Vilna Shul, among other places in the neighborhood.

Although 'The Society' has only just been published, Winn, who also still does some health-care consulting work on the side, already has an idea for her next novel, and she even sets the stage for it in her latest work.

Winn's still-untitled third novel will focus on Nicholas – a minor character from 'The Society' and proprietor of Turned

(WINN, Pg. 13)



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



1928 Beacon Hill restaurant at 97 Mt. Vernon St.



Covet at 109 Charles St.

Real Estate Transfers

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

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The fake window in the last clue is on 693 Beacon Street, better known as the Edison Illuminating Company building. Wikipedia noted a lesser-known tidbit about this company: “In 1891, Henry Ford became an engineer with the Edison Illuminating Company, and was promoted to chief engineer in 1893.”

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

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

THIS WEEK'S CLUE



WINN (from Page 12)

Pages, a fictional Downtown Crossing bookstore. Nicholas first emerged as the main character in a short story that has “lived on my computer for many years,” said Winn, and “now, I’m finally ready to bring him to life in a book format.” The Knox Building is also very likely to make a return appearance in her third novel, along with the secret society itself, as Winn continues to expand her burgeoning literary universe. ‘The Society’ is now available at local bookstores, as well as at Barnes & Noble stores and via Amazon, among other online retailers.

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COLOR
— broadsheet size —
3.95" by 5" high
— tab size —

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Boston Food Access Council awarded Community Power Grant from Project Bread

Special to the Sun

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

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

The Boston Food Access Council is a community-led coalition working to ensure that Boston residents most affected by food insecurity have the knowledge, resources, and power to shape food access solutions. Comprised of community members and organizational leaders, Boston Food Access Council brings together residents, advocates, and policymakers to break down silos and advance equitable food access through collaboration, advocacy, and awareness-building. With support from Project Bread’s Community Power Fund, Boston Food Access Council will strengthen its capacity and deepen community leadership, while also funding a small cohort of paid community advocates. They have already hired a new fractional executive director, Sutton Kiplinger, to provide dedicated coordination and strategic guidance. In partnership with the Neighborhood Food Action Collaborative (NFAC), 3 community advocates have been hired who will do community engagement to help neighbors understand their own opportu-

nities for action and become part of an engaged base of community members advocating for the changes they want to see in food access in their communities. These advocates—people with lived experience of food insecurity—will be trained to conduct SNAP and food access outreach, share accurate information, and elevate community stories at farmers’ markets, neighborhood events, and in conversations with decision-makers across Boston.

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

Project Bread awarded a total of \$97,000 to five Massachusetts organizations through the Community Power Grants program. Grantees received individualized technical assistance from Project Bread’s Research and Evaluation team to develop customized logic models that track each project’s progress and impact. They will also participate in Project Bread’s statewide Community of Practice. Mendes-Sheldon explains that “the program was intentionally designed to provide value beyond funding, offering key supports that build long-term organizational capacity, sustainability, and impact.” The grants strategically support the Make Hunger History Coalition, Project Bread’s bold statewide initiative mobilizing more than 500 partners around a shared roadmap to permanently end hunger in Massachusetts. This work seeks to intentionally shift the power dynamics in anti-hunger work by providing tools and support for grassroots organizations and individuals to voice their perspectives and become leaders in this statewide movement. The coalition operates through five strategic pillars:

(PROJECT BREAD, Pg. 15)

Coalition of Mayors across U.S. file Amicus brief challenging ICE surge in Twin Cities

Special to the Sun

Led by the City of Boston and the Public Rights Project, 44 mayors, cities, and counties argue that the deadly surge of federal agents into Minneapolis and St. Paul, Minnesota is an unlawful and unconstitutional effort to punish these communities, endangering Americans.

Mayor Michelle Wu co-lead a coalition of mayors from across the United States to file an amicus brief in federal district court in Minneapolis to stop the Trump Administration's unconstitutional and illegal surge of federal agents into Minneapolis and St. Paul (the Twin Cities). The brief, which supports a lawsuit filed by the State of Minnesota and the Twin Cities, seeks a temporary restraining order to end the occupation by more than two thousand federal agents. ICE's aggressive enforcement tactics have created mass unrest in the community, undermined public safety, injured several Minnesotans, including children, and led to the death of civilian Renee Nicole Good.

"The Trump Administration's ongoing occupations of peaceful

American cities are unconstitutional and illegal," said Mayor Michelle Wu. "These politically-motivated invasions of cities, whether by ICE agents or the National Guard, endanger our residents and violate federal law. We are urging the courts to curb the dangerous impulses of a reckless federal administration."

This amicus brief is filed in response to the Trump Administration's launch of "Operation Metro Surge," an ongoing enforcement effort that has led to an unprecedented increase of thousands of masked and armed federal law enforcement officers in the Twin Cities, effectively creating a military occupation of those cities. It is the latest in a series of deployments across the country that constitute a perilous increase in the presence of militarized federal immigration officers and which have caused mounting fear, tensions, and violence in the cities and localities amici represent.

The coalition of amici cities argues that the Trump Administration is invading peaceful American cities to unlawfully punish communities that do not instruct local police to engage

in Trump's mass deportation agenda. The Tenth Amendment protects the sovereignty of States and bars the federal government from commandeering state and local resources for federal purposes. This argument has been upheld in cases around the country where the Trump Administration has sought to strip funding or otherwise punish jurisdictions with local policies disfavored by the President.

"Local governments shouldn't have to govern under threat," said Jill Habig, CEO of Public Rights Project. "Operation Metro Surge is a military occupation of an American city. Cities are standing together against this coercion campaign that spreads fear, diverts local resources, and undermines public safety."

The Public Rights Project served as amici counsel. The full list of mayors, cities, and counties who joined the brief is below.

Local Governments and Mayors

- City of Boston, Massachusetts
- City of Alameda, California
- City of Albany, New York
- City of Albuquerque, New Mexico

- City of Alexandria, Virginia
- Allegheny County, Pennsylvania
- City of Ann Arbor, Michigan
- City of Baltimore, Maryland
- City of Beaverton, Oregon
- City of Bend, Oregon
- City of Cambridge, Massachusetts
- City of Chelsea, Massachusetts
- City of Chicago, Illinois
- City of Cincinnati, Ohio
- City of Columbus, Ohio
- Dane County, Wisconsin
- City and County of Denver, Colorado
- City of Hillsboro, Oregon
- City of Los Angeles, California
- City of Lynn, Massachusetts
- City of Madison, Wisconsin
- Martin Luther King, Jr. County, Washington
- City of Melrose, Massachusetts
- Monterey County, California
- City of New Haven, Connecticut
- City of Newton, Massachusetts
- City of Northampton, Massachusetts

- Pima County, Arizona
- City of Portland, Oregon
- City of Sacramento, California
- City of San Diego, California
- City and County of San Francisco, California
- County of Santa Clara, California
- City of Seattle, Washington
- City of Shoreline, Washington
- City of Somerville, Massachusetts
- City of Tucson, Arizona
- City of West Hollywood, California
- Karen Bass, Mayor, City of Los Angeles, California
- Celina Benitez, Mayor, City of Mount Rainier, Maryland
- John Clark, Mayor, Town of Ridgway, Colorado
- Marilyn Ezzy Ashcraft, Mayor, City of Alameda, California
- Bryan Kennedy, Mayor, City of Glendale, Wisconsin
- Quinton D. Lucas, Mayor, City of Kansas City, Missouri
- Kim Lund, Mayor, City of Bellingham, Washington
- Dominick Pangallo, Mayor, City of Salem, Massachusetts

PROJECT BREAD (from Page 14)

ensuring all residents can access and buy food, integrating food security with health care, supporting residents to eat nutritious and local food, enhancing food support programs for priority populations, and addressing root causes that contribute to hunger. The other 2025-2026 grantees include Revere Arabic Community, Roslindale Food Collective + New Beginnings Reentry Services, MetroWest Food Collaborative, and Hampshire County Food Policy Council. They have all joined the coalition as active members, with their community leadership and organizing efforts directly feeding into working groups and collaborative efforts across the state.

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

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

Project Bread, the leading statewide food security organization in Massachusetts, connects people and communities in Massachusetts to reliable sources of food while advocating for

policies that make food more accessible—so that no one goes hungry. For more information, visit: www.projectbread.org.

Boston Food Access Council (BFAC) is a community-led coalition working to empower Bostonians with the knowledge to access food resources and to bring together and amplify community voices and needs through collaboration, partnership, advocacy, and awareness building. Through community outreach, policy advocacy, and organizing strategies, BFAC ensures that those closest to the problem are the ones leading the solutions. For more information visit: <https://bostonfoodaccess-council.org/>

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