Boston Bulletin

citywide news • street by street

VOLUME 16 NUMBER 52

DECEMBER 29, 2022

FREE

Residents are organizing to keep Allston musicians in the neighborhood.

COURTESY PHOTO

Sound Museum musicians told to pack up and vacate

Jeff Sullivan
Staff Reporter

The Allston Civic Association (ACA) met on Wednesday and discussed strategies for helping to keep local Allston and Brighton musicians in the neighborhoods after the announcement that musicians renting practice and studio space at the Sound Museum were recently told to pack up and go.

The issue is that the site's developer, IQHQ, is looking to turn 155 North Beacon St. – a commercial space housing the Sound Museum and several other tenants – into a three-building, 409,000-square-foot complex for life sciences. During the development process, IQHQ representatives repeatedly promised that Sound Museum tenants would be taken care of, either by finding a new space for the company or by purchasing and gifting a new space to the city for practice/studio space.

However, a letter recently arrived at the 155 North Beacon St. site to all tenants advising them that they had to clear out by Jan. 31 of 2023 and that anything left behind after that time will be considered abandoned.

"We understand how disappointing losing your practice space can be, and hope to be able to provide for some of you again in the near future wherever we end up next," read a statement from the Sound Museum announcing the closure.

On multiple occasions, IQHQ assured residents during Boston Planning and Development Agency (BPDA) development meetings that a replacement space would be found before the Sound Museum would need to pack up and close. ACA President Tony D'Isidoro said this was a blow to the local community.

"It kind of goes back on the promises made that there would be no interruption, that they would be able to move from one space to another," he said. "What are the consequences of an interruption? Well, more than likely, the need and the leverage that the artist community has are going to dissipate. If it takes months or even years to find

Sound Museum
Continued on page 7

Residents rallied in October of 2022 to save affordable units at the Jamaica Plain complex.

PHOTO BY RICHARD HEATH

"Resolution in the coming year" for Forbes building

Richard Heath
Staff Reporter

Dot Joyce, consultant with the Jamaica Plain Company which owns the Forbes Building joined attorney Jeffrey Sacks at the last Jamaica Plain Neighborhood Council (JPNC) meeting of 2022 on Dec. 20.

"The Forbes Building is the last expiring use project in the city, but we don't have a lot to report," she said. "We're working towards our goal, to keep it 100 percent affordable for the next 40 years."

"We're not going to sell the building," Joyce said.

As reported by The Bulletin, the Forbes Building story seems to be ending where it began in 2022.

"At a crossroads" Feb.24 "Closer to being resolved" June 2 "Critical junction" Nov. 3

On Dec., 20 Joyce appeared to have hope.

"We can come to a resolution in the coming year," she

Forbes
Continued on page 2

With hats and gloves, foundation happily delivers

Katie Krom
Staff Reporter

On Wednesday, Dec. 21, more than a dozen volunteers gathered around Roche Brothers in West Roxbury with their hats, gloves and winter fortitude to deliver packaged meals to families in need around West Roxbury, Roslindale, Jamaica Plain and Hyde Park.

The group met at 9 a.m. in freezing weather with huge smiles on their faces and everyone conversing with each other and spreading the holiday spirit. The volunteers consisted of regulars who volunteer each year and many incoming new people.

Mary Mulvey Jacobson started this nonprofit foundation in

Families in Need
Continued on page 9

The Mary Mulvey Jacobson Families in Need delivery of holiday meals went off without a hitch last week.

PHOTO BY KATIE KROM

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Forbes *continued from page 1*

said.

Joyce told the Bulletin the day before "that the facts remain the same."

"The project is too expensive and needs all parties to figure out a financially feasible [plan]."

Michael Kane of Mass Alliance of U.S. Housing and Urban Development Office (HUD) Tenants came to the point.

"What's going on? This is extremely stressful for the tenants," he said.

"You're asking for $40 million. Are you willing to come down? That's $500,000 to $600,000 of the appraised value per unit. Your mortgage is paid off. You've got 25 to 30 market-rate units. That' s $2,300 for a one-bedroom."

Joyce said she wanted to "interject something."

"You're just throwing numbers around," she said. "Nothing will please us more than to have a solution. This is a work in progress. The [units] could go market-[rate]. They could but let's not go there, that's not good for anybody."

It wasn't good for Forbes tenant leader David Nollman.

"That sounds like a threat," he said. "I hear Dot Joyce: 'We can sell the building.' That scares the hell out of me."

Forbes resident Gordon Weismann agreed.

"Its all about the maximum public money they can get by withholding signing the deal for subsidies," he wrote in the chat. "Now the threat is to go market housing! It's a threat. Why ask the state for five or six times the legal limit for renovations?"

Forbes tenant Susan Strelec wanted to know what's next.

"Do you have any idea what happens if the state doesn't meet your requirements?" she asked. "What do you do next?"

Sacks appeared honest.

"I don't know," he said. "Inflation has increased costs 8 percent. We will freeze rents next year. Appraisals can't go out. Nothing public. We can't give details in a public forum."

Sacks said he wanted to clarify the number of subsidized tenants as 75.

"Seven have moved out," he said.

Speaking with The Bulletin on Nov. 1, Sacks emphasized the owner Paul Clayton's "goal is 147 units, 100 percent affordable."

"We're trying to bring the numbers down," Sacks said. "The sale price has increased. Clayton wants to transfer this to a new entity. Clayton would be part of that new investor team. He has the investors aligned including a bank. The bank would buy the tax credits.

"We're trying to transfer the building to new investors. Trying to get the capital number that's feasible," Sacks said, "trying to close that $20 million gap.

"We'd like to get a short-term MRVP agreement to freeze the rents next year, by getting a concession from the state to freeze the $17,000 excess rent payment fee," he said.

According to Kane in a message to The Bulletin, the funding request "must have been in the $80 million range, $40 million more than the state program will allow."

Gert Thorn of the neighborhood council questioned the council's role.

"Are we useless?" he asked. "We should be the broker. Broker a meeting with the city and state and the owner."

Thorn agreed to help draft a letter to city and state officials to set up that meeting but first he wanted to know who to write to.

"But I'm not sure what I'm demanding yet," he admitted.

Speaking with The Bulletin on Dec. 1, City of Boston Chief of Housing Sheila Dillon said things have changed "dramatically."

"What is the big deal is that the [Forbes] budget exceeds what the city and state have for this project," she said. "But we're continuing with a revised budget."

Dillon said she had talked to Clayton "a few days ago."

"We're looking at a new budget. I'm optimistic. The subsidy ask is down."

Clayton is looking for subsidy and capital funds Dillon said, "He's looking for both." Nollman agreed with Dillon at the neighborhood council meeting.

"Clayton is looking for both," he said. "What I'm hearing is the company is dedicated to keeping the building affordable. The hidden thing is the owner has made a request for $40 million in capital expenses."

"Sort of like as long as you meet our demands we'll keep the building affordable."

bpda | **Virtual Public Meeting**

BU Institutional Master Plan

January 11, 2023
6:00 pm - 8:00 PM

Zoom Link: bit.ly/BUTF-1-11
Toll Free: (833) 568 - 8864
Meeting ID: 161 051 3874

Project Proponent:
Boston University

Project Description:
The information at this meeting is crucial to you as a City of Boston resident, and stakeholder. Interpreting services are available to communicate the content of these documents at no additional cost to you. If you require translation services, please contact the following: Tyler.C.Ross@boston.gov. The meeting is scheduled for 1/11/2023. Please request interpreting services no later than 5 days before the meeting date.

Meeting of the Boston University Task Force and general public to review the proposed Institutional Master Plan.

The Task Force serves as the advisory body for Boston University institutional development and Institutional Master plans. This meeting will be focused on the proposed Institutional Master Plan. Please note that this is a combined Task Force and Public Meeting. The meeting will begin with a 30-minute presentation of the project by the development team, followed by a 45-minute discussion of the IAG, followed by 45-minutes of public Q&A.

mail to: **Tyler Ross**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4212
email: tyler.c.ross@boston.gov
website: bit.ly/BU-IMT-1-11

Close of Comment Period:
1/31/2023

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—H.H.

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City Life Vida Urbana organizer Steve Meacham led residents in the vigil against no-fault evictions in Hyde Park recently.

Photo By Matthew MacDonald

Candlelight vigil held in Hyde Park

No-fault evictions the focus

Matthew MacDonald
Staff Reporter

On Dec. 19, a group of about 40 people from around greater Boston gathered for one hour at the corner of Dana and Hyde Park avenues, where some chatted and sipped on hot chocolate, and most stood holding lit candles as the rush hour traffic ebbed and flowed past them through the busy intersection at the outer edge of downtown Hyde Park.

Commuters focused on Christmas preparations could have been excused for thinking that the gathering was a holiday block celebration. Those, however, who may have caught a red light and taken a moment to glance at the large bilingual signs displayed at all four corners would have most likely realized that it was something else.

It was, in fact, a candlelight vigil to protest and bring attention to no-fault evictions that have been occurring throughout the metro area as a greater volume of larger residential development projects have been making their way through the City's approval process.

Plans for these developments – which typically draw much higher rents than those occupied properties they would replace – have led to hikes that affected tenants claim are too high, followed by eviction notices and move-outs, leading to either new occupants paying the higher rents, or vacancies eventually clearing the way for the empty buildings to be razed and replaced with new ones, and the potential for greater profit.

Such, at least, was the position and mindset of those wielding the candles and signs.

The vigil was coordinated by City Life/Vida Urbana (CLVU) and the tenant association for 15 Dana Ave., a relatively new nine unit building that also includes a first floor commercial space fronting Hyde Park Avenue.

During the hour that the vigil lasted, a handful of speakers – almost all of whom identified themselves as tenants in some stage of the no-fault eviction process – took to the megaphone to air their grievances, occasionally prompted by CLVU organizer Steve Meacham, who also led the call and response chants and refrains that peppered the event.

The vigil was held in solidarity with the residents of 15 Dana Ave., which was sold in August to McGregor Hyde Park LLC. According to tenant association member Giuliana Perez – an original resident who has lived in the building for the last five years – since the transfer, LLC's representative Diarmaid McGregor has sought an approximately thousand dollar rent increase from the residents, has been unreceptive to the tenant association's negotiation attempts, and has specifically targeted her for eviction.

Recently, McGregor also led the development efforts for a 20 unit apartment building proposed for the nearby 34 Oak St. lot (owned by Oak Street 34 Hyde Park LLC), presently the site of a large, vacant single family house that had once served as a funeral home. The application drew strong community pushback – with the recurring complaint of the development team's lack of communication – but was approved by the Boston Planning & Development Agency (BPDA) in January. However,

Vigil
Continued on page 4

Taking down the Christmas tree

My Kind of Town/
Joe Galeota

The city has announced that it will collect disposed Xmas trees during the weeks beginning January 9 and the 16. Hopefully, this will be a yard-waste collection to merge this with previously collected yard waste. What is not explained is why the collection does not start the week of January 1, actually Tuesday, January 3. There has to be a reasonable explanation for such an unwarranted delay. Here's my take: because of the holidays being celebrated on Monday, there will have to be a Saturday collection for regular trash, and this second one might strain the contractors beyond limits. The second week; that of January 16-20 seems awfully late for collecting discarded Christmas trees: don't most people take them down before or around Little Christmas? And, according to my long-deceased father, the collection should start the very first week of January. Our childhood Christmas tree—real, the fake had not been invented, or at least the really good ones had not—was always taken down on New Year's Day: my father had the day off and our family did not really celebrate the day except to attend Mass because of the holyday of obligation necessity.

My mother, religious though she was, did not want the tree still up on January 6, the Feast of the Epiphany. Perhaps the overriding factor is/was that parlors, the rooms where people put their decorated trees in the ubiquitous triple-deckers on Forest Hills Street and Lourdes Avenue, were somewhat small to begin with, and the removal of the tree gave back more room to families. The hanging bulbs were gingerly removed and packed in tissue paper in Jordan Marsh, Filene's, and Gilchrist shirt boxes; the tinsel, individually and painstakingly drooped everywhere over the branches, was removed—again painstakingly — and saved for next year; the electric lights were then removed and wrapped in old Boston Traveler newspapers to prevent entanglement: all of these were relegated to large cardboard boxes and stored in what used to be coal bins in the cellar. The extension cords were not packed away with the Christmas stuff: they might be needed at other times. The tree, denuded of everything decorative, was placed out on the sidewalk for pick-up by the ash-men (the old name for trash men and sanitation workers because their first job was to take away coal residue). But the neighborhood had a large empty lot—now a home of an apartment complex—to which we kids would carry the trees the next day or so; there many dozens of trees piled high and the older teenagers would decide on which date to ignite the huge pyre. When the bonfire was ignited—usually late in the afternoon— someone would pull a fire alarm and we youngsters would delight in hearing and seeing the fire apparatus come, sirens blaring and red lights flashing, from the Egleston Square or Centre Street firehouses to our neighborhood activity. None of us booed the firefighters: in spite of dousing our huge conflagration, they were still our heroes. The dying embers meant that Christmas was really, really over until next year.

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Letters to the Editor

TIME TO TAKE BACK THE STREETS

To the Editor:

Thanks to Ariane Komyati for reporting on the crash on Centre Street in West Roxbury where a driver hit with their car a child who was in the crosswalk and had the right of way. However, I wish that the Bulletin reporters would refrain from describing the many crashes on Centre Street as "accidents" where "pedestrians were hit by cars". Cars do not accidentally hit people; reckless drivers do. It is time to take back our streets from the all powerful motorist lobby starting, with the very sensible road diet proposed for Centre Street. The diet would finally bring that corridor into compliance with national safety standards and greatly reduce the likelihood of more crashes into vulnerable people. An additional benefit would be that more people would feel comfortable being pedestrians on Centre Street and patronize the many businesses that need more foot traffic.

Alan Wright
Roslindale

Vigil *continued from page 3*

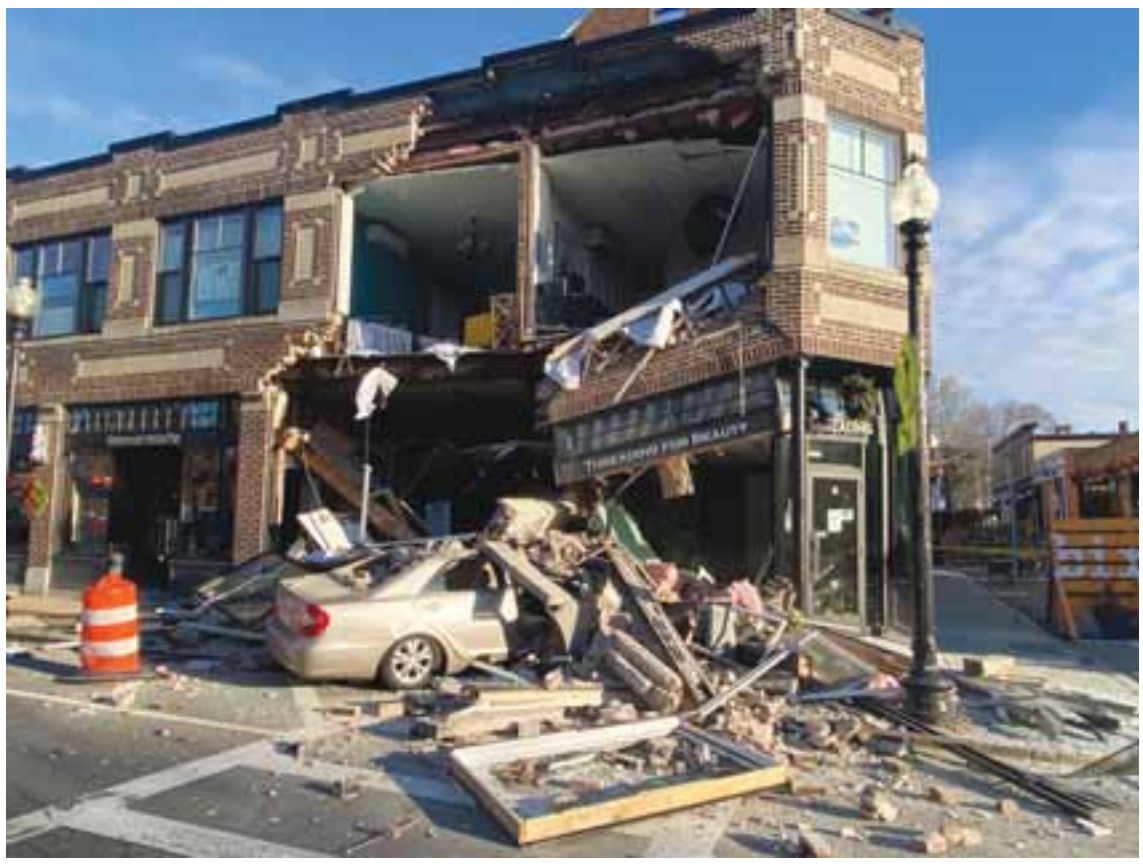
its three variance requests were voted down by the Zoning Board of Appeal (ZBA) in August.

The vigil was also held for the whole block, which runs about a hundred yards from the Hyde Park commuter rail station parking lot, and with the brand new and populated 24 unit building at 11 Dana Ave., looming next to 15 Dana, serving as flashpoint.

After a long, extremely contentious dispute between the City and the Hyde Park Neighborhood Association (HPNA) that eventually went to court (where the case is still pending, on appeal) over conflicting interpretations of what exactly constitutes the official zoning district for that block of Dana Avenue, HHC One Grant LLC (led by Milan Patel) put up the new building at 11 Dana Ave., which was soon followed by the successful BPDA and ZBA applications of HHC One Arnold LLC (also led by Milan Patel) for what is designed to be its nearly identical 27 unit twin at 7 Dana Ave.

During this process, two more lawsuits regarding 7 Dana were filed in land court and superior court by the owner of its neighbor 3 Dana Ave. and are currently pending.

Speaking after the vigil had concluded, Perez spoke of what her goal for it had been as event host and as a member of the tenants association. "I want 11 Dana to know what we're going through, and the things that have been happening on this street for a while."



A vehicle hit this corner of Corinth Street last week and caused severe damage to several businesses in the building.

PHOTO BY BOSTON FIRE DEPARTMENT

Community coming together around Corinth Street shops

Structural integrity intact, says BFD

Jeff Sullivan
Staff Reporter

Last weekend, a driver crashed into the entrance of Sebastian's Barber Shop and Threading for Beauty in Roslindale Square.

No one inside the building was reported injured during the incident, but building and Square Root Cafe owner Anthony Giordano said they have had to close down the businesses in the building so that they can rebuild.

"We're calm now and starting to get our heads together and just can see the light at the end of the tunnel and what needs to be done to get everybody back to work," Giordano said.

According to the Boston Fire Department (BFD), the car crashed into the building in the early morning. The BFD reported the driver had to be taken to the nearest hospital for evaluation while evacuating the building shortly thereafter. Half the building face came down as a result of the crash, and BFD was con-

Building
Continued on page 6

Special Protection Zones closer to reality

Jeff Sullivan
Staff Reporter

District 6 City Councilor Kendra Lara said during a recent Boston City Council meeting that the work is continuing on the draft amendment to the Boston City Zoning Code that would instill protections for residents against gentrification and displacement.

The ordinance is Chapter 91 and has been kicking around the council for several years. The most recent additions to the legislation focus around transit-oriented development and how a displacement zone overlay district could help keep residents in their homes.

During a recent hearing on the issue, Action for Equity (AFE) Executive Director Marvin Martin said he's been working with the AFE for seven years on equitable housing issues along the Fairmount Line, which mainly services people of color in Roxbury, Dorchester and Hyde Park.

"The fact is we are losing low- to moderate-income people every year and we see the Black population decreasing in Boston. Folks are moving to other places simply because of the cost of living here, and this initiative is to keep folks in place, particularly in transit corridors," he said.

Martin said that historically, wherever there is an investment in mass transit, there is gentrification and displacement. He said when Fairmount was being planned, he, other advocates and the city looked at several ideas to slow gentrification down.

"This is not new to this nation; other cities have anti-displacement policies in place like New York, Pittsburgh and Oakland. D.C. has had one for years now, and so I think it's about time Boston move forward with one as well," he said.

According to a recent draft of Article 91, the overlay would require affordability levels of 40 percent or higher of any new housing or intensive rehabilitation, emphasize mixed land use, preserve open space, increase transportation choices, maintain established community character and require community input during all "developmental decision-making."

The affordable component would have rents or mortgage payments not to exceed 30 percent of the maximum monthly income permissible for an eligible household.

The Fairmount Corridor would be the pilot for this kind of anti-displacement overlay.

Martin said they would like to see other solutions like incentives for residents who hold on to their property year over year and surcharges for residents who come in to flip houses.

"And also larger policies like providing direct subsidy to folks who are at-risk," he said. "According to some city data back in 2019, there were at least 14,770 households at risk along the Fairmount Corridor, and we know since the pandemic that number has increased and is a significant percentage of households along the Fairmount Corridor."

He added that they would like to see lower income thresholds for affordable units. Affordable units are generally designated through a percentage of the area median income (AMI) and are agreed to by the city during the development process as

Protection Zones
Continued on page 6

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Protection Zones

continued from page 5

part of the city's Inclusionary Development Policy (IDP). Many IDP units for example are designated as affordable but have an income threshold at 100 percent AMI. The AMI includes many municipalities outside of Boston that have been known to skew the number upward. As of publication, the AMI for a household of two in the Boston area is $112,000 or so, which is out of reach for many workers.

Housing advocates and residents have been pushing for lower AMI requirements for some time now, including during the JP/Rox Planning Campaign, which saw numerous calls from organizations like Keep it 100% for Egleston to lower affordability requirements.

The Council has a docket on tap for a hearing to consider how to lower those AMI requirements as well.

"This is an opportunity to create an overlay district that can put some things in place that you couldn't put in normally," Martin said. "That's the intent of this."

Lara said they are also considering districts in East Boston, Allston Brighton and Chinatown, and asked that the item remain in committee for further discussion, but added she wants this moved forward as quickly as possible.

"Community advocates stressed the time sensitivity of creating these special protection zones," she said. "I would ask that this remain in committee so we can consider legislative changes in the New Year."

Building

continued from page 4

cerned about its structural integrity.

The second floor was clearly visible, almost like a blueprint or design schematic, but in real life. Even some of the brick work on the roof came down. Much of the debris ended up falling on the vehicle that hit the building in the first place, which sat in the rubble next to a precariously bent iron support beam, presumably holding up the second floor.

But after the BFD performed an assessment using a laser monitor to record even the slightest movement of the structure, work to clear the area and commence the rebuild began. Now, things are starting to shape up.

"From what I've been told, the building is now structurally sound," Giordano said. "It will not need to be demolished. For the last few days, we've had crews here demoing parts of the building that were not structurally sound and putting up temporary supports."

Giordano said he hopes to make quick progress getting things back on track and thinks things are progressing as fast as is safely possible. He hopes to have at least some of the building back in action this week.

"But with the holidays and schedules and inspectors not being around to do stuff, maybe sometime early in the New Year," he said.

Neighbors and residents are coming together to help Giordano put the pieces back together for the neighborhood shops and businesses in the area. Local resident Chris Lang started a GoFundMe page, which can be found at https://bit.ly/3jAfTjj, that as of the date of publication has raised more than $68,358, with 845 donations. Giordano said the outpouring of support and quick response from the community has been very gratifying.

"It's been amazing to see," he said. "Chris put it together and then it got picked up by Channel 5 and people posted it on social media and it just took off. People really showed their thoughtfulness and support for us and it's just great."

Lang, who works in the community as a photographer, said he set up the fundraiser because he knew the employees and owners will need a little help during the holiday season.

As a fellow Roslindale resident, I wanted to find a way to help these business owners and their employees," he wrote on the web site. "I have no direct connection with any of these businesses or their owners, other than I know several of them as fellow Rozzidents. All funds raised will be distributed with the help of the business owners to those workers impacted by the shutdown of the businesses. The plan is to distribute funds as checks directly to individuals as soon as possible."

Boston Firefighters set up laser devices to monitor any changes in the building to make sure it was structurally sound.

PHOTO BY BOSTON FIRE DEPARTMENT

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Equal Housing Opportunity

bpda | **Virtual Public Meeting**

990 American Legion Highway | Hyde Park

January 11, 2023
6:00 PM - 8:00 PM

Zoom Link: bit.ly/3HOYNIo
Toll Free: (833) 568 - 8864
Meeting ID: 161 667 4402

Project Proponent:
MQMF Hyde Park LLC

Project Description:

The information at this meeting is crucial to you as a City of Boston resident, and stakeholder. Interpreting services are available to communicate the content of these documents at no additional cost to you. If you require translation services, please contact the following: caitlin.coppinger@boston.gov.

The meeting is scheduled for 1/11/2023. Please request interpreting services no later than 5 days before the meeting date. This is a meeting of the general public to review the proposed 990 American Legion Highway project in Hyde Park, which is under Article 80B Large Project Review. Please note this is a Public Meeting. The meeting will begin with a presentation of the project by the development team, followed by public Q&A.

La información de esta reunión es fundamental para usted como residente de Boston y parte interesada. Dispone de servicios de idiomas de forma gratuita. Si los requiere, comuníquese con caitlin.coppinger@boston.gov antes de la siguiente fecha 1/06/2023.

Enfòmasyon ki nan reyinyon sa a enpòtan anpil pou ou kòm yon rezidan Boston, ak moun ki gen enterè. Sèvis Aksè lang disponib gratis pou ou. Si w bezwen sèvis sa yo, tanpri kontakte caitlin.coppinger@boston.gov pa pita pase 1/06/2023.

mail to: **Caitlin Coppinger**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4280
email: caitlin.coppinger@boston.gov

Close of Comment Period:
1/27/2023

BostonPlans.org | @BostonPlans
Teresa Polhemus, Executive Director/Secretary

Sound Museum continued from page 1

an alternative site and have it ready for occupancy, these artists are going to have to do something in the interim."

D'Isidoro urged residents, musicians or not, to reach out to the city and advocate for this space. ACA member and Bowery Boston Marketing Manager Christine Varriale said a lot of the musicians in the space were caught off guard.

"It was definitely a shock to the musicians to receive that letter, especially with the holiday season, it puts a tight timeline on moving out of there," she said. "The thing is where do they move their stuff to? Some folks have basements, but they're renting, so that could cause issues with landlords and nearby neighbors if they're practicing music in the space they live in. And some people don't even have those. I have friends who are trying to find spaces but there's nothing nearby. Studio 52 has, as far as I know, no vacancies, so they can't move there and there was a spot in Somerville called Jamspot that also closed. People are thinking now about Quincy and Providence, like places as far as that. But if you don't have a car, it can be tough to get out there."

Varriale said she asked residents to advocate for the hundreds of musicians who now have to vacate the area.

"Especially if you're not a musician and you're a community member just so they see that the support is not just from those directly affected, it's from others as well," she said. "There needs to be a clear plan on this from the three different entities: Des (William 'Des' Desmond) and the Sound Museum, IQHQ and the City of Boston."

Charlesview Executive Director and ACA member Jo-Ann Barbour said she believes they should organize a rally in the coming weeks to show support and to encourage IQHQ to provide a space in the interim.

"If we need to do a rally or whatever we need to do, I think we need to do it sooner rather than later and let the city know this is unacceptable," she said. "There's no way that the folks in the Sound Museum should be moving out in a month. There's plenty of time and there's no reason for that building to be torn down because they don't have the permissions to do anything yet and I suspect that they think that if they tear it down they might be able to move things forward more quickly, and I think that's wrong, wrong for the community and anybody who benefits from the arts and talent there."

Barbour added that this is a continuing trend among developers in the area and she doesn't like the implications for future development.

"We're not getting the promises we thought we were going to get from the administration and all of us should be sending letters to the BPDA as well as to Mayor Wu and to Arthur Jemison as well about this," she said. "This is once again a developer who said they were going to do something and they have not followed through on that."

D'Isidoro said the ACA has told IQHQ they are welcome to come to the ACA anytime they want. D'Isidoro said residents should reach out to the Office of Arts and Culture at https://bit.ly/3vktON4 and to BPDA Project Manager Caitlin Coppinger (caitlin.coppinger@boston.gov) who is managing the development on the city side. Residents are also encouraged to reach out to any elected officials.

"If you are inspired to do so it would be greatly appreciated," D'Isidoro said.

Prayer to the Blessed Virgin

(Never known to fail!)

Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you.

—V.C.

Miracle Prayer

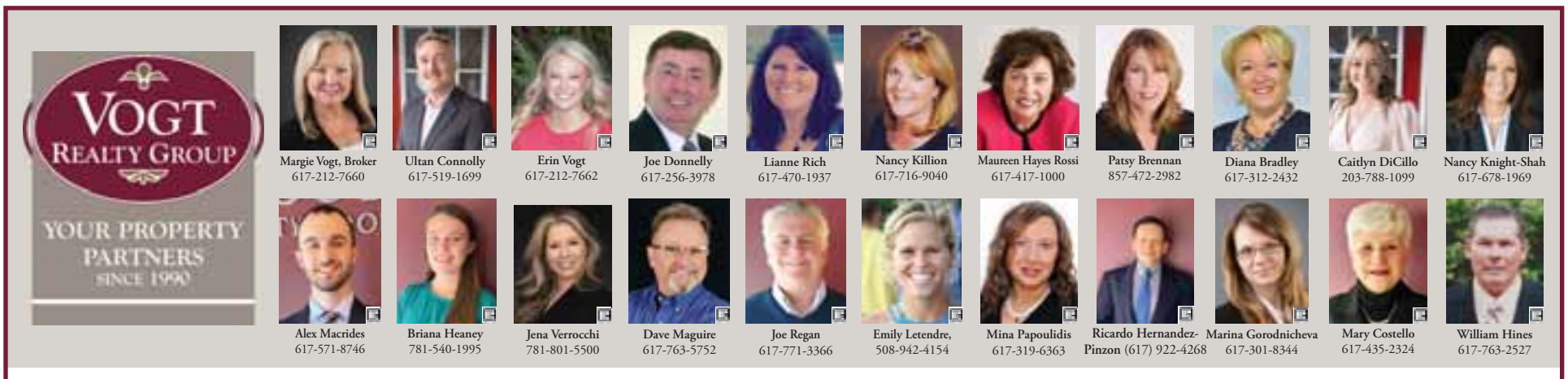
Dear Heart of Jesus, in the past I have asked You for many favours. This time, I ask you this very special one (mention favour). Take it, dear Heart of Jesus, and place it within Your own broken heart where Your Father sees it. Then, in His merciful eyes, it will become Your favour, not mine. Amen. *Say for three days, promise publication and favour will be granted.*

—V.C.

Novena to St. Clare

Ask St. Clare for three favors, 1 business, 2 impossible. Say nine Hail Marys for nine days, with lighted candle. Pray whether you believe or not. Publish on the ninth day. Powerful novena. Say "May the Sacred Heart of Jesus be praised, adored, glorified, now and forever, throughout the whole world. Amen." *Your request will be granted, no matter how impossible it may seem.*

—V.C.



DEATHS

BENNO

Irene V. (Mellen) passed away peacefully on December 20, 2022. She is survived by her son Thomas and his wife Terri of Oak Park, IL; and her daughter Elaine Otto and her husband Richard of Cumberland, RI. She is also survived by her eight grandchildren, their spouses, 13 great-grandchildren, and many nieces and nephews. She was preceded in death by her beloved husband of 71 years, Vangel. Irene graduated from Roslindale High School and served in the WAVES during WWII. Funeral from Kfoury Keefe Funeral Home. Interment at Mt. Auburn Cemetery, Cambridge. In lieu of flowers, donations can be made to the Annunciation Greek Orthodox Cathedral of New England, the Metropolis of Boston Camp, or Hellenic College/Holy Cross. Guestbook at KfouryFuneral.com

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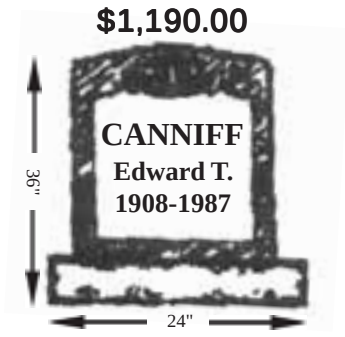

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KEFALIS

William George passed away on December 22, 2022. Billy was born in Boston on October 13, 1952 to Catherine Vassily Kefalis and James Kefalis. Married to his loving wife Mary Jo Gannon of 46 years. Together they have three married children, Andrew and Megan Kefalis of West Roxbury, Kristina and Daniel Long of Seekonk and Thomas and Liana Kefalis of Walpole. Loving Papou to six grandchildren, Emma and Mark Kefalis, Samantha and Hailey Hamilton, and Anthony and Alexander Kefalis. Brother of John Kefalis of NH and the late Steven Kefalis of Middleboro, Ma. Billy was a hard worker throughout his life and worked for Boston Municipal Court for 46 years. He loved sports, especially hockey and those sports played by his children and grandchildren. He was very proud of his Greek heritage and always found ways to show it. Billy was a devoted husband and father whether it was playing cards with his wife, going to his grandkids events or just having everyone over for an impromptu pool party, he deeply loved his family. He enjoyed Candlepin bowling and connecting with people anywhere he went. In his later years he was an active Mason through the Rabboni Lodge. He will be dearly missed by those that he touched but to his family he will always be a part of our lives. Visitation at the P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury on Thursday, December 29, from 4-8pm. Funeral from the funeral home on Friday, December 30, at 9am followed by a Funeral Mass in Sacred Heart Church, Roslindale at 10am. Relatives and friends kindly invited. Interment in St. Joseph Cemetery, West Roxbury. For online guestbook, pemurrayfuneral.com. Funeral arrangements by P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

KILROY

Irene Agnes (Dunn), 87 of West Roxbury, December 24, 2022. Beloved wife of the late, James J. Kilroy. Devoted mother of Katie Kilroy of West Roxbury and Dennis, Peg Myers and husband Jim of Yarmouthport and Sheila Farragher and husband Patrick of Mansfield. Loving Nana to Erin and Jay Myers, Sean and Matthew Farragher. She is also survived by her sister, Catherine Crowley, brother, William Dunn and many nieces and nephews. Irene grew up in Forest Hills and was the youngest of 10 children. She was pre-deceased by Betty Monaghan, John Dunn, Roger Dunn, Sister Margaret Dunn, CSJ, Helen Jones, James Dunn and Anne Stevens Caruso. Irene was a graduate of Laboure School of Nursing in 1958 and earned her Bachelor's of Science degree from Massachusetts College of Pharmacy and Allied Health Sciences in 1988. She began her nursing career at Boston Floating Hospital and worked at St Margaret's Hospital for Women in Dorchester and Brighton for over 35 years. She was described as a nurses' nurse, from a place where uniforms were starched, and shoes were polished. Always prepared. When she was in charge, everything would be ok because Irene was steering the ship. She was a real giver and a gem. Nursing was not just an occupation; it encompassed every fiber of her being. She later found her true calling as a Hospice nurse where she combined her nursing skills with her deep faith. She managed to provide support and comfort to families while she cared for their loved ones. Holy Name Parish was Irene's second home. She was a Eucharistic Minister, a long-time member of the Pre-Cana marriage preparation team, the folk group and the St. Vincent De Paul Society. When Irene was standing at the doors of the church with the donation basket in hand, parishioners dug a little deeper into their pockets. She truly believed that it was better to give than receive. Irene was a talented musician. She was a self-taught pianist and guitarist who loved to sing. Known to bring her musical talents everywhere she went, Irene would play the piano or guitar at family gatherings, while visiting the sick, while working at the St. Elizabeth's Adult Day Health Center or at the annual neighborhood block party. She and Jim enjoyed the camaraderie of friends while attending BC football games for the better part of 25 years. In addition to elaborate tailgating at home games, they travelled to many games, with her guitar in tow, to West Point, NY, Dallas, TX and Dublin, Ireland. Irene's memory would be best served by following in her footsteps. When someone was in need, she did not wait to be asked to help, she offered it first. It could be as simple as a hug, a ride to an appointment or a hot meal for a grieving family. Irene always knew what people needed, even when they didn't and always found time in her busy day to see it through. Those who knew her are better because of it. An angel on earth who will be greatly missed. Visiting hours, Friday December 30, 4:00-8:00 pm Gormley Funeral Home, 2055 Centre Street, West Roxbury. Mass of Christian burial Saturday, December 31, 11:00am, Holy Name Church, 1689 Centre Street, West Roxbury Massachusetts, 02132. Burial, Tuesday, January 3, 2023, 12:30pm at the Massachusetts National Cemetery, Bourne Massachusetts. In lieu of flowers, please consider a donation to Holy Name Church.

KING

Frances Ann "Mimi" of West Roxbury, formerly of Mission Hill, passed away peacefully December 17, 2022 surrounded by her loving family. Born July 27, 1947 to the late Angelo and Anna (DiChiara) Sperrazza. Beloved wife of the late Michael Gerard King who died in 1990. Loving mother of Laurie Boucher and her husband Mark of Reading, Jeffrey King and his wife Tracy of Franklin and Jason King and his wife Ariella Cohen of Plainville. Devoted "Mimi" of Brian Marquardt of Lynn, Aiden King and Talia King, both of Plainville. Great-grandmother of Romeo James Marquardt. Dear sister of Geraldine Minnock and her husband Frank of Wellesley and Steven Sperrazza and his fiance Elaine Ryan of Norwood. She was predeceased by her sister-in-law Kathleen Sperrazza. Also survived by many nieces and nephews. Funeral by the William J. Gormley Funeral Home. Interment at St. Michael Cemetery, Roslindale. In lieu of flowers, donations may be made in her memory to St. Jude Research Hospital, 501 St. Jude Pl., Memphis, TN 38105. www.gormleyfuneral.com

MACCHI

Francis L. of West Roxbury, December 22, 2022. Beloved husband of the late Mary A. (DeNoia). Loving father of Stephen P. Macchi and his wife, Caroline of West Roxbury and Ellen Macchi and her husband, Mark Bulger of West Roxbury. Devoted papa of Michael, Kellie, Mark, Matthew and Stephen. Brother of Charles Macchi of West Roxbury and the late Josephine Tillet. USMC Veteran of the Korean War. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY, on Friday, December 30, at 10:30 am, followed by a Funeral Mass in St. Theresa Church, at 11:30 am. Visiting Hours, Thursday, from 4-8 pm. Relatives and friends invited. Interment St. Joseph Cemetery. For directions and guestbook gormleyfuneral.com

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Families in Need continued from page 1

the early 1990s in hopes of decreasing the amount of families in need during the holidays and as a way to bring the community together. The foundation raises money, purchases food from Roche Brothers and distributes it during the holidays. The team also works during Thanksgiving, delivering turkeys that Roche Brothers has donated.

Jim Hennigan is a family friend of the Mulvey family and has been volunteering with the foundation for years. He is also the President of Jacobson's organization the West Roxbury Business and Professional Association. Helen and Maggie Mulvey, two sisters of Mary's, were also carrying on her legacy.

"I was a very close friend of Mary's and I was always interested in helping people, like all of the people you see here today," Hennigan said. "When Mary passed, her family and I got together and we decided to keep this going, so we did."

The foundation started raising money in early November, and since then has received hundreds of donations.

"Our sponsors give us larger donations, then we have people give us $100 and $50, and when I go to the post office today I'm sure that there will be more donations," Hennigan said. "So it is really incredible, the amounts that come in. It is a lot of generosity."

The sponsors and partners of this foundation are companies around the West Roxbury area including the Boston Police Department, the Parkway YMCA, the Cooperative Bank, Waves Carwash, Roslindale/West Roxbury Corner's Club and many more.

Hennigan gathered the group, exclaimed his opening remarks and people went off delivering the meals. Each participant signed up in advance and was given an envelope with an address and then went off to deliver the much-needed foodstuffs.

Nancy and Joyce Eng are sisters and have volunteered with the foundation for many years. Their church supports the Rose's Bounty Food Pantry that has helped contribute over the years.

"We want to help people in need," Joyce said. "Even before the pandemic, people were having a tough time managing with food and everyone deserves a holiday meal."

Nancy said that even though she did not know Mary personally, her goodness and kindness for this community went a long way.

"Mary put her heart and soul into this," Nancy said. "She did it and then she passed away, but while she was still alive, she never quit. We want to keep passing on this tradition."

District 6 Boston City Councilor Kendra Lara said she has been volunteering here for three years. She was bundled up in her hat and gloves, and said she was extremely proud of her community.

Lara said that this is just one of the examples of how people in West Roxbury show up to help their neighbors, especially during the holidays.

"This is what we do," she said. "We put on our gloves and we show up and we make our rounds. This is just one of the storied West Roxbury traditions. I always say that one of the reasons I am proudest to represent this neighborhood is because we really are a neighborhood that is full of people who care about their neighbors."

Lara said she was excited to give back but also happy to simply just see her neighbors.

"You're very different when you're running a campaign as an elected official because everything is about talking to people, and then you get into city hall and the work starts and you just don't get enough time to spend with the constituents," she said. "This is when I can do that."

Paul Sullivan showed up in his lucky alma mater Catholic Memorial hat from 23 years ago and agreed with Lara.

"Just ringing the doorbell and walking away isn't the way I roll," Sullivan said. "I really like to meet who we are helping and give them a happy holiday and merry Christmas. Just get the holidays started off right."

Sullivan said that this foundation does a great job at keeping tabs on those families who are in need and always delivers on their promise.

The Mary Mulvey Jacobson Foundation delivered 150 meals during this holiday season, which is one of their largest outcomes. The Mulvey foundation is always looking for contributions and volunteers, you can visit their Facebook account or donate through their PO Box.

"I am most excited when I see people show up," Hennigan said. "This is such a great experience for everyone involved and we will keep continuing this."

Comments mixed regarding 175 North Harvard proposal

Ariane Komyati
Staff Reporter

More than 60 community members attended the 175 North Harvard Street Task Force Public Meeting recently via Zoom.

The Task Force serves as the advisory body for Harvard's institutional development, and this meeting specifically focused on the proposed 175 North Harvard Street development, which is presently under Article 80B (Large Project Review) by the Boston Planning and Development Agency (BPDA).

Harvard University is seeking the City of Boston's approval on an amendment to its 2013 Institutional Master Plan, which would allow for the construction of a new theater and graduate student housing at 175 North Harvard St. Mark Handley, the Director of Government Affairs and Community Relations at Harvard University, explained that the goal of the meeting was to take a deep dive into the project, talk about the design, transportation, and raise questions.

"The two components at this project site are the American Repertory Theatre and Harvard University housing – which is mostly graduate and affiliate housing," explained Handley. "This site is across North Harvard St. from the Grove."

Marika Reuling, the Managing Director for Urban District Initiatives at Harvard University, discussed the creation of a walkable neighborhood at this site. Reuling explained that the urban design opportunities for the area include creating a vibrant mix of uses that will attract many different people, providing open space that is a shared amenity, and community-oriented services.

"This is an area that we really hope to transform with a set of uses that will create pedestrian connections and enable a creative ecosystem," Reuling explained.

Dennis Vermeulen of Marvel Designs discussed the project's design principles at the meeting. The housing on the site will include 264 total units and 480 beds (58 studios, 78 one-beds, 65 two-beds, 38 three-beds, and 24 four-beds). The housing project will have one faculty director suite with six townhouses and four duplexes. Amenities in the housing include a Graduate com-

175 North Harvard
Continued on page 10

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Legals

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE **SU22P2977**
PUBLICATION NOTICE **Suffolk Division**

Estate of: Veronica Doskal
Date of Death: 07/23/2022

To all persons interested in the above captioned estate, by Petition of **Petitioner Ana E. Crowley of Roslindale, MA**

a Will has been admitted to informal probate.
Ana E. Crowley of Roslindale, MA

has been informally appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

Boston Bulletin December 29, 2022

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE Suffolk Division
PUBLICATION NOTICE

Estate of: Marion A. Costigan **SU22P2806EA**

Date of Death: October 30, 2022

To all persons interested in the above captioned estate, by **Petition of Petitioner Christopher Costigan of East Boston, MA**

a Will has been admitted to informal probate.
Christopher Costigan of East Boston, MA

has been informally appointed as the Personal Representative of the estate to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

Boston Bulletin December 29, 2022

THE COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS DEPARTMENT OF TRANSPORTATION
HIGHWAY DIVISION
NOTICE OF A PUBLIC HEARINGMEETING
Project File No. 606902

A Pre-recorded Virtual Design Public Hearing will be hosted on the MassDOT website below to present the design for the proposed BRIDGE REPLACEMENT, B-16-181, WEST ROXBURY PARKWAY OVER MBTA project in **BOSTON**, MA.

WHEN: **6:00PM, Wednesday, January 11, 2023**

PURPOSE: The purpose of this hearing is to provide the public with the opportunity to become fully acquainted with the proposed West Roxbury Parkway bridge replacementproject.All views and comments submitted in response to the hearingwill be reviewed and considered to the maximum extent possible.

PROPOSAL: The proposed project consists ofthe replacement of the existing bridge superstructure and rehabilitation of the bridge substructure utilizing accelerated bridge construction methods.Bicycle accommodations consisting of a 5' buffered bicycle lanehave been provided in accordance with applicable design guides.

A secure right-of-way is necessary for this project. Acquisitions in fee and permanent or temporary easements may be required. The **Commonwealth of Massachusetts** is responsible for acquiring all needed rights in private or public lands. MassDOT's policy concerning land acquisitions will be presented in the hearing.

Project inquiries, written statements and other exhibits regarding the proposed undertaking may be submitted to Carrie E. Lavallee, P.E., Chief Engineer, via e-mail tomassdotmajorprojects@dot.state.ma.us or via US Mail toSuite 7210, 10 Park Plaza, Boston, MA 02116, Attention:Major Projects, Project File No.606902. Statements and exhibits intended for inclusion in the public hearing transcript must be emailed or postmarked no later than ten (10) business days after the hearing is posted to the MassDOT website listed below.

This hearing is accessible to people with disabilities. MassDOT provides reasonable accommodations and/or language assistance free of charge upon request (e.g interpreters in American Sign Language and languages other than English, live captioning, videos, assistive listening devices and alternate material formats), as available. For accommodation or language assistance, please contact MassDOT's Chief Diversity and Civil Rights Officerby phone (857-368-8580), TTD/TTY at (857) 266-0603, fax (857) 368-0602 or by email (MassDOT.CivilRights@dot.state.ma.us). Requests should be made as soon as possible and prior to the hearing, and for more difficult to arrange services including sign-language, CART or language translation or interpretation, requests should be made at least ten business days before the hearing.

This Pre-Recorded Virtual Design Public Hearing ora cancellation announcement will be published on the internet at www.mass.gov/massdot-highway-design-public-hearings.

JONATHAN GULLIVER, HIGHWAY ADMINISTRATOR
CARRIE E. LAVALLEE, P.E., CHIEF ENGINEER

West Roxbury/Roslindale Bulletin: 12/29/22, 01/05/23

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Notice of Self Storage Sale

Please take notice Prime Storage - Hyde Park located at 1641 Hyde Park Ave., Hyde Park, MA 02136 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storagetreasures.com on 1/11/2023 at 12:00 PM. Unless stated otherwise the description of the contents are household goods and furnishings. Steven Senat unit #1001; Edward Martinez unit #1017; Elhadj Dansoko unit #1044; Ulrick Lafontant unit #1092. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice.

Certain terms and conditions apply.

See manager for details.

Hyde Park Bulletin:
12/22/22, 12/29/22

Commonwealth of Massachusetts

The Trial Court Probate and Family Court Department

Docket No. SU22P2812GD

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO TO G.L. c. 190B, §5-304

In the matter of: Anna M. Gaudreau
Of: Hyde Park, MA

RESPONDENT
Alleged Incapacitated Person

Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114

To the named Respondent and all other interested persons, a petition has been filed by

Department of Developmental Services of Boston, MA

In the above captioned matter alleging that **Anna M. Gaudreau** is in need of a Guardian and requesting that (or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.

The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **02/08/2023**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Brian J. Dunn,
First Justice of this Court

December 20, 2022
Felix D. Arroyo, Register of Probate,

Hyde Park Bulletin 12/29/2022

Classifieds

REAL ESTATE

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175 North Harvard

continued from page 9

mons program event space, a gym, a resident lounge, study rooms, a children's play room, 240 bike parking spots, a parking garage for 75 cars, and a residential courtyard.

Tom Gibson of Haworth Tompkins Architects discussed the performance center, which will include a 68,000-gross-floor-area, catering and bar facilities, 450-1000 seats for the west stage, an east stage with 150-400 seats and standing spots with flat floor performance space, outdoor space, and production and costume shops.

Gibson also spoke about sustainability initiatives within the project. The project will have onsite energy generation, green roofs, a mass timber structure with a low carbon brick facade, native plantings irrigated with rainwater, and a biodiverse landscape.

Engineer and Transportation Planner Kathleen Keen presented transportation context at the meeting. Transportaton improvements at the site include a proposed relocated BlueBikes station, a proposed buffered bike lane, proposed bus stop enhancements, and an enhanced crosswalk on N. Harvard St.

After the presentation from the project team, there was time for comments, questions and concerns from the task force and public.

"I really liked the walk through of all the sustainability efforts," remarked Task Force member Christine Varriale. "Double parking at this intersection [Ivy Ln and North Harvard St] is super out of hand with rideshare and delivery vehicles. At the end of Ivy Lane, there's supposed to be no left turn, but people still do it," she said.

Task Force member Cindy Marchando remarked that she likes that the housing is partially catering towards families.

"But I was a little underwhelmed with the design of the buildings, I wasn't wowed. I was expecting more. I was hoping that the landscaping on the residential space would include a pollinating garden, we don't have much of that in this area," Marchando told the project team.

The comment period for this project is currently open. Comments can be submitted at www.bostonplans.org/projects/development-projects/175-north-harvard-street#comment_Form.

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

TRUST CITATION **Docket No. SU22P2726EA**

In the matter of: Trust of Sophia Rose Falco and Justin J. Collotta

Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
(617)788-8300

To all interested persons:

A Petition has been filed by:

Alice L. Young of Nutley, NJ

Requesting **Resignation of a Trustee** and the appointment of a **Successor Trustee**.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. **You have a right to object to this proceeding**. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on **01/26/2023**.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return date, action may be taken without further notice to you.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.

Date: December 21, 2022
Felix D. Arroyo, Register of Probate *Hyde Park Bulletin 12/29/2022*

Tell 'em what you think with a Letter To The Editor

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