

BEACON HILL CIVIC ASSOCIATION

Annual Report
2018-2019



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This publication includes a summary of work
accomplished by the Beacon Hill Civic Association during 2018-2019.

Audited financial statements represent the fiscal year July 1, 2017 – June 30, 2018
and are available online at www.bhcivic.org

Photos courtesy of the Beacon Hill Civic Association

Front cover photo by Katie Beaver

Back cover photo by Patricia Tully

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*Eve Waterfall
Chair of the Board*

A REPORT FROM THE LEADERSHIP



*Robert A. Whitney
President*

Over the past year we have seen steady growth in our membership and healthy levels of fundraising, and we thank you for your generous support and partnership in our mission of community building, civic engagement, and historic preservation. Working together, we have helped make Beacon Hill an even better place to call home.

With the help of numerous volunteers, we have continued our historic preservation and civic engagement series in partnership with the Museum of African American History, added arts and culture programming and other activities to further facilitate connections among neighbors, and have expanded our program of monthly coffee hours at our headquarters at 74 Joy Street featuring noted local speakers and civic leaders, as well as our monthly “Evening at 75 Chestnut” gatherings for our members and friends. We have also enhanced the benefits for our Founders Circle members, including holding special gatherings during the year. We also advocate on your behalf to preserve and protect our treasured community and steward it for the next generation.

We have continued to work on behalf of residents to capture the benefits of the current development boom while mitigating negative effects on the neighborhood. We have helped manage the construction impacts of the many conversion projects now underway, including the ongoing residential development project on Temple Street in the former Suffolk University Archer and Donahue buildings, and we have worked closely with the developer of the new Whitney Hotel, being created in the former John Jeffries House and adjacent parking lot off Charles Street. We have

continued to advocate for the creation of more affordable housing in the community, and have worked closely with our City Councilors and State Legislators to help shape new laws and regulations governing the burgeoning short term rental market in a manner that preserves permanent housing opportunities for our residents. We are also involved in helping to shape the next 10 year Institutional Master Plan for Suffolk University, as well as MGH’s new construction project on Cambridge Street.

We are also continuing to work in partnership with the City of Boston to improve access for young families and persons with disabilities throughout Beacon Hill, including the installation of brick and iron construction materials appropriate for a historic district as well as the use of innovative design solutions that preserve the unique character of our historic brick sidewalks. We are also excited to have instituted a new Beacon Hill Community Fund, a special purpose fund that will allow us to make small annual grants to community-based Beacon Hill and adjacent neighborhood non-profit organizations and civic groups to promote and enhance the quality of life in our urban communities.

We look forward to serving you in the coming year, and we thank you for your continued partnership in this important endeavor.

Eve Waterfall
Chair of the Board

Robert A. Whitney
President

FOUNDERS CIRCLE

The Founders Circle comprises the BHCA's highest level of membership giving. In appreciation of the generous support of its nearly 120 members, a reception was held last May at the home of Mr. & Mrs. Russell Gaudreau.

Mr. David Abrams and Ms. Annekathryn Goodman
Mr. John Achatz and Ms. Mary Farrell
Mr. and Mrs. Alastair Adam
Mr. Charles Adams and Ms. Eleanor Livingston
Adela's Hair Studio, LLC
Dr. Richard Rox Anderson and Dr. Fernanda Sakamoto
Ms. Tracy Atkinson
Mrs. Hope Lincoln Baker
Ms. Deborah Barker
Mr. Richard Batchelder
Beacon Hill Plumbing & Heating
Mr. David Beardsley and Ms. Laura Tomasetti
Mr. Edward Benz and Ms. Margaret Vettese
Mr. and Mrs. Ernst Berndt
Mr. and Mrs. John Besser
Mr. John Burgess and Dr. Nancy Adams
Mr. Gordon Burnes and Ms. Suzie Tapson
Dr. and Mrs. Carlos Camargo
Mrs. Elizabeth M. Campanella
Mr. and Mrs. Eugene Clapp
Ms. Diane Colasanto
Mr. and Mrs. Oliver Colburn
Mrs. I.W. Colburn
Mr. and Mrs. Lawrence Coolidge
Ms. Nancy Cooney
Ms. Pat Cox and Mr. Graham Colditz
Dr. and Mrs. Tristram Dammin
Mrs. Carol Deane
Mr. James A. Devlin
Ms. Mary Diggins and Mr. Mark Duggan
Mr. and Mrs. George Domolky
Mr. Richard Doyle and Ms. Kate O'Kelly
Mr. and Mrs. Charles Dumbaugh
Mr. and Mrs. Michael Eisenson
Emerson College
Mr. Jerry Fielder
Mr. James Fitzgerald and Ms. Linda Shannon
Mr. and Mrs. John Flannery
Mr. and Mrs. Russell Gaudreau, Jr.
Dr. Keeta S. Gilmore
Mr. and Mrs. Joseph A. Govern
Mr. and Mrs. Bruns Grayson
Mr. and Mrs. Michael Grogan
Dr. and Mrs. Timothy Guiney
Ms. Jutta Hicks
Mr. and Mrs. Bengt Holmstrom
Mr. and Mrs. Amos Hostetter, Jr.
Mr. James Houghton and Ms. Connie Coburn
Pam and Michael Jackson
Ms. Elizabeth L. Johnson
Mr. and Mrs. Edward C. Johnson, 3rd
Mr. and Mrs. Stephen A Jonas
Ms. Katherine A. Judge
Mr. and Mrs. Paul Julian
Mr. and Mrs. Geoffrey Kenyon
Mr. Mark Kiefer
Mr. and Mrs. Solomon Kumin
Dr. Ken Kupke and Ms. Martha McAllister
Ms. Jeri Lardy
Mr. Doug Levin and Ms. Susana Lopez
Mr. and Mrs. Earl Lewis
Mrs. Josiah K Lilly, III

Mr. William Loomis and Ms. Leslie Becker
Ms. Merloyd Ludington and Mr. John M. Myers
Mr. and Mrs. Spencer Macalaster
Mr. and Mrs. Bradford Malt
Ms. Sarah R Mars
Mr. and Mrs. Paul Mashikian
Mr. and Mrs. M. Holt Massey
Mr. Frank Mead and Ms. Penny Bragonier
Ms. Ann Merrifield and Mr. Wayne Davis
Mr. Daniel A. Mullin
Mr. and Mrs. Rajan Nanda
Ms. Judith O'Connell
Mr. and Mrs. William O'Keeffe
Mr. and Mrs. Robert Owens
Mr. Christopher Owens and Ms. Jeannette Herrmann
Mr. David Parker and Ms. Janet Tiampo
Mr. and Mrs. Mark Pasculano
Ms. Shelli Pavone
Calixto Perez
Mrs. Elisabeth Peterson
Mr. and Mrs. Edward Pinkus
Ms. Kristen Pluntze
Mr. and Mrs. John Reed
Mr. John S. Reidy
Mr. and Mrs. Mark Rickabaugh
Mr. Alex Rogers
Mr. and Mrs. David Root
Mr. Miguel Rosales and Mr. John D. Corey
Mr. James Rosenfeld and Ms. Sharon Nolan
Ms. Allison Ryder and Mr. David Jones
Mr. and Mrs. Alexander Sacerdote
Mr. Dana Schmaltz and Ms. Kate Enroth
Mr. and Mrs. David Scudder
Mr. and Mrs. Nathaniel Sims
Somerset Club
Ms. Samantha Spencer
Mrs. Lee R. Sprague
Mrs. Tad Stahl
Mr. and Mrs. Benjamin Starr
A. Genean Stec and Patrick Lee
Ms. Sandy Steele and Dr. Paul Greenfield
Ms. Dola Hamilton Stemberg
Ms. Susan Stickells and Mr. Albert Holman, III
Mr. and Mrs. Myles Striar
Mr. and Mrs. Brendan Swords
Mr. and Mrs. Derek Taff
Mr. Patrick S. Taffe and Ms. Lisa Grabe-Taffe
Mr. John Tamvakologos
Mr. and Mrs. Daniel Taylor
Mr. and Mrs. David Thibodeau
Ms. Rachel E. Thurlow
Ms. Jane Timken
Union Boat Club
Mr. Gregory Van Boven and Mr. David Beck
Ms. Anne Van Nostrand
Mr. and Mrs. Alfred Van Ranst
Mr. and Mrs. Michael Walsh
Ms. Claire Walton and Ms. Eve Waterfall
Mr. and Mrs. William Winterer
Mr. Jared Wollaston and Mr. John Cunney
Ms. Wendy Woods
Mr. and Mrs. Stephen Young

Founders Circle members as of April 30, 2019

NEIGHBORHOOD PRESERVATION COMMITTEES



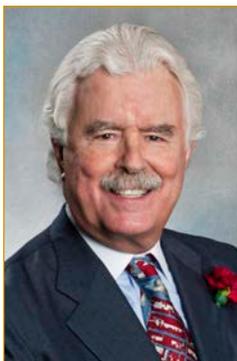
ARCHITECTURE COMMITTEE

The Architecture Committee's mission is to help maintain the architectural integrity of our National Historical Landmark District by reviewing applications that have been submitted to the Beacon Hill Architectural Commission (BHAC). The BHAC holds monthly hearings on applications for Certificates of Appropriateness which are submitted for exterior construction visible from a public way and reviews architectural violations to the guidelines. Ahead of each BHAC meeting, the committee reviews the applications and provides neighborhood input to the Commission.



Charlotte Thibodeau

Because the BHAC has recently made the agendas, submitted plans and accompanying documentation for its monthly hearings available online (<https://www.boston.gov/historicdistrict/historic-beacon-hill-district>), the committee's monthly reviews and meetings have become more interactive. The committee is able to review each application online and then visit each property in advance to examine the specifics of the application and its potential impact on the Historic District. The Architectural Commission meets the third Thursday of each month, and our committee typically meets the Monday prior to the hearing. Our meetings are open to all residents, and we welcome potential new committee members. During its meetings the committee then reviews the online submitted applications and materials, discusses the issues presented, prepares comments and submits them to the BHAC. One or two committee members attend the BHAC hearing at City Hall to monitor the hearing and offer our comments.



Frank McGuire

This year the committee has continued to be actively involved in reviewing the applications of residents for alterations

to the facades of their buildings, small or larger scale, and conversions of several buildings into luxury condominiums throughout the Historic District:

- We have seen a slight creeping increase in changes to design, some not fitting in the historic district, to rear elevations and properties along private ways and not or minimally visible from a public way, which has raised the question as to why the guidelines limits to visibility from a public way.
- We have been actively involved in the exterior changes to the old carriage house at 55-57 Brimmer by Park Street School.
- We have also reviewed proposals to alter the fenestration at the Beacon Hotel and Bistro as part of their interior redesign.
- With the advent of new technologies and increased data usage, mobile phone operators have continued to propose new towers and nodes for better coverage in the area, and we have attempted to assist them to find locations that are minimally obtrusive, both in visual impact and in proximity to residential units.
- We have continued to monitor the sidewalk/access ramp projects throughout the Hill. The negotiated agreement under which the work is proceeding is as follows:
 1. Installation of cast iron tactile pads in place of the plastic pads proposed. While bright when new, they will soften and ultimately blend better with the brick.
 2. Use of wire cut brick to achieve smoother slopes and transitions to the pads in place of the large concrete aprons originally proposed.
 3. Minimal concrete frame/setting bed around the pads.
 4. Raising the street paving level to meet the new slopes. Note that the generator for the ramp project initially was the ADA requirement attached to Federal funds for re-paving the streets on the Hill, which are in deplorable condition, and now can and will happen.

*Charlotte B. Thibodeau, James Ewing and
Frank McGuire, Co-Chairs*

Neighborhood Preservation Committees *Cont'd*

PARKS & PUBLIC SPACES COMMITTEE

The Parks & Public Spaces Committee is charged with monitoring the condition of our neighborhood's greenspaces, primarily the Common, the Public Garden and the Esplanade. We also provide support to the friends groups at the Myrtle Street Playground and the Phillips Street Park. This includes attention to maintenance and environmental concerns. Prominent in this year's activities was the effort to reduce the impact of the so-called "Freedom Rally" (a/k/a "Hempfest") on the Common, and working with a coalition of other concerned parties, we succeed in having the Park Department's permit reduced from 3 days to 1 day. The committee's initiatives also include monitoring and attempting to reduce the impact of all large events on the parks, which includes monitoring and reporting noise and harm to turf and trees, and encouraging organizers to repair the harm they cause. We continue to work with the Friends of the Public Garden and the City on the development of the new master plan for Boston Common, and to locate sustainable spaces for dogs to run off-leash on the Common and to ensure that the interests of all stakeholders are taken into account, to improve the quality of life for all on Beacon Hill.



Colin Zick

– Colin Zick, Chair

PLANNING & OVERSIGHT COMMITTEE

The Planning & Oversight ("Planning") Committee serves as an umbrella committee to initiate, monitor and oversee the BHCA's efforts on long-range issues that affect our neighborhood. The Planning Committee also tracks the BHCA's involvement with the various committees and groups in the City of Boston, in order to strengthen the organization's voice in governmental and community planning on all projects or proposals affecting our neighborhood, as well as to improve the BHCA's relations with governmental officials and community groups.



Keeta Gilmore

The specific issues are varied and include such topics as: fostering dialogue between developers, institutions and neighborhood residents within our community, to work together to safeguard our unique Beacon Hill Historic District; limiting the effects of short-term rental "hotel-like" uses; dealing with the effects of technologies that are changing traffic patterns on and around Beacon Hill; and

increasing voter participation on Beacon Hill from the low election turnout of recent years. The common themes are to ensure that Beacon Hill remains a thriving residential neighborhood into the future; and to maintain the quality of life for neighborhood residents and visitors.

In 2018, we worked with the Alliance of Downtown Civic Associations (ADCO) in a successful effort to enact city and state legislation to regulate short-term rentals. BHCA and ADCO continue to advocate for implementation and enforcement of those regulations. The effects of short term rentals will continue to be an issue of critical importance for our neighborhood.

The Planning Committee also began work with respect to the projects that the Massachusetts General Hospital (MGH) has proposed for Cambridge and Blossom Streets. MGH has proposed a 1 million square foot building for inpatient beds and related services, as well as underground parking. While not within the Beacon Hill Historic District, the project could significantly affect the neighborhood.



Bruce Kiernan

The BHCA held a well-attended forum for local residents with representatives of MGH. The comments of the residents and the BHCA were submitted in writing to the Boston Planning and Development Agency, addressing the wide range of issues raised. Members of BHCA's board are also part of the BPDA's Task Force, which participates in public hearings and discussions with MGH and government officials. The BHCA will hold a second neighborhood forum in the fall, after additional project details become available.

The BHCA is also now involved in monitoring other developments and projects on and around Beacon Hill, including the ongoing redevelopment of the John Jeffries House and Charles Street Garage, and of Suffolk University's Temple Street buildings.

In the fall of 2019, Boston will hold important elections for our district and at-large City Councilors. A new Eighth District City Councilor will be elected to represent Beacon Hill, the West End, Back Bay, Fenway/Kenmore, and Mission Hill. The BHCA plans to sponsor, along with the Neighborhood Association of Back Bay and the West End Civic Association if possible, a "Candidates Forum" featuring the candidates. Your participation in the forums and voting in the primary and final elections will help to ensure that issues important to our neighborhood are on the new Councilors' agenda.

– Keeta Gilmore and Bruce Kiernan, Co-Chairs

Neighborhood Preservation Committees *Cont'd*

ZONING & LICENSING COMMITTEE

The Zoning and Licensing Committee (“ZLC”) meets on the first Wednesday of each month (at 7:00 p.m. at 74 Joy Street) to hear from applicants seeking either zoning relief (variances or conditional use permits) from the Zoning Board of Appeal (“ZBA”) or new/modified common victual (“CV”) or alcoholic beverage licenses from the Boston Licensing Board (“Licensing Board”). The ZLC provides a forum



Tom Clemens

for community input into such applications. Applicants for zoning relief are asked to appear at a ZLC meeting where they are given the opportunity to describe their projects and rationales for the requested relief. Local restaurants, innkeepers, and merchants are similarly invited to present their licensing requests. The ZLC notifies abutters in advance and encourages both abutters and any other interested neighbors to attend and contribute to ZLC discussions.

The ZLC takes into consideration all community input, including concerns from affected neighbors, as well as the BHCA’s overall desire to protect and improve the quality of life for Beacon Hill residents. It also considers the BHCA’s commitment to maintaining active streetscapes and supporting neighborhood-oriented retail and service businesses on Charles and Cambridge Streets which

are designated by the Zoning Code as ‘Local Business’ districts. After meeting with applicants, the ZLC makes recommendations to the BHCA’s Board of Directors to either oppose or not oppose each application. The BHCA Board then conveys its positions to the ZBA or the Licensing Board so that community views are considered in the City’s zoning and licensing decisions.

From June 2018 through May 2019, the ZLC reviewed a total of 21 proposals, some of which required more than one type of requested relief. The most frequently requested residential relief continued to be for excessive Floor Area Ratio (“FAR”) (10 requests) and, to a lesser extent, for insufficient rear or side yard setback (5), excess building height (2), parking spaces/curb cuts (2), and insufficient off-street parking (1). Excess FAR requests mainly involved new or expanded roof-access head houses, penthouses, and excavated basements.



Katherine Judge

On the commercial side there were 2 requests for new/modified liquor, innholder, and or CV licenses. There were also 3 requests for conditional-use permits on Charles and Cambridge Streets.

– Tom Clemens, and Katherine Judge, Co-Chair



NEIGHBORHOOD SERVICES COMMITTEES



STREETS & SIDEWALKS COMMITTEE

The Streets and Sidewalks committee had another busy and productive year. Major accomplishments include:

1. Worked with State Representatives and Boston City Council re legislation of the numerous AirBnB establishments on Beacon Hill. AirBnB legislation passed by City Council and signed by Mayor Walsh went into effect January 2019, and also signed into state law by Governor Baker. This legislation provides Beacon Hill residents with the necessary tools to contact City officials re AirBnB establishments which are in violation of our local trash regulations. We are very grateful to our City and State legislators for the passage of this key piece of legislation!
2. This year saw the creation of a Streets & Sidewalks Dog Waste Sub Committee which is in the process of coming up with a plan for dealing with dog waste issues. This plan could include a public/private partnership to fund dog waste cleaning efforts. This Sub Committee represents a major step forward in dealing with this troublesome issue.
3. Provided neighborhood input into trash/recycling contract which came up for renewal in April 2019.
4. Continued discussions with the City on “hokey” (manual sweepers) coverage on Beacon Hill.
5. Maintained an active, good working relationship with the Inspectional Services Department.



Rajan Nanda

– Rajan Nanda, Chair

TRAFFIC & PARKING COMMITTEE

Over the past year the Traffic & Parking Committee has maintained its ongoing focus on safety for residents and visitors to Beacon Hill as Boston’s healthy economy has amplified congestion across all downtown neighborhoods. Among the biggest wins is this spring’s start of construction on raised crosswalks at a number of dangerous intersections. These crosswalks, in reaction to a grassroots effort among Beacon Hill residents, provide better access for the disabled community while also slowing traffic in a number of dangerous hot spots. Yet we have a full agenda in the coming Board year with decisions regarding ongoing protection for pedestrians, necessary infrastructure for cyclists, an impactful proposed expansion of Mass General and a variety of proposals regarding parking.



Ben Starr

Meanwhile, shifts in housing, transportation and technology will continue to require creative solutions.

– Ben Starr, Chair

SAFETY COMMITTEE

The BHCA Safety Committee is the liaison between Beacon Hill and the Boston Police, Area A1. As such, we attend the monthly Advisory Committee at the Police Station. Here, Captain Fong discusses what has gone on in the last month, crime statistics and arrests.



Paula O’Keeffe

We then discuss anything that is happening in our area. The meetings

Neighborhood Services Committees *Cont'd*

are open and all are welcome. They can be very interesting.

If there is an issue that Beacon Hill is concerned with we have "Town Meetings" for the community to meet with Police and any other agency involved.

Please contact the BHCA if you have any concerns about crime or quality of life problems and we can alert the Police. We are fortunate to have a very responsive and caring Police at Area A. As the Police always say, you are the eyes and ears of the Police. If you see something that concerns you, please contact us.

– Paula O’Keeffe, Chair

GREEN COMMITTEE

The Green Committee of the Beacon Hill Civic Association meets regularly to discuss strategies for sustainable urban living. In addition, the committee works with representatives from the City of Boston and other neighborhood groups to support sustainability initiatives through community education and outreach. Past successes include adding an additional day of recycling on Beacon Hill and advocating for the elimination of single use plastic bags. Current goals include creating pedestrian and biker safe bike lanes, increasing recycling rates, and advocating for urban composting options.



Eve Waterfall

– Eve Waterfall, Chair

CAMBRIDGE STREET COMMITTEE

The Cambridge Street Committee was established to address concerns of residents and businesses near and along Cambridge Street related to safety, cleanliness and a desire for more teaming among the Cambridge Street business community, the Charles Street business community and the Beacon Hill neighborhood.



Rachel Thurlow

This year the Cambridge Street Committee is focused on re-establishing weekly street cleaning on Cambridge Street, obtaining tree pit fencing to protect the trees on Cambridge Street, collaborating with Cambridge Street businesses on neighborhood needs, and continuing our support of local groups with outreach programs on Cambridge Street.

– Rachel Thurlow, Chair

TREE AND CIVIC BEAUTIFICATION COMMITTEE

The Tree and Civic Beautification Committee is constantly working to preserve the beauty of our urban canopy and parks. This year, in addition to their Spring and Fall meetings, they have responded to multiple questions/e-mails from Beacon Hill neighbors in relation to city trees, tree guards, and watering, coordinated with Parks Department for the removal of dead/sick trees in the neighborhood - alerting neighbors and publishing this information in the local newspaper.



John Corey

The committee also has overseen maintenance, watering and planting of the 60 tree pits and painting or retouching those guards along Charles Street. The 60 Charles Street tree guards were installed in the summer of 2013 as part of the BHCA’s 90th Anniversary Gift to the City. This is an ongoing commitment by the BHCA for their aesthetic upkeep and maintenance. Special attention is also paid to the historic Beacon Hill Elms on Mt. Vernon Street. The committee organized the annual Spring Cleaning and Planting Day on Charles Street.



Miguel Rosales

– John Corey and Miguel Rosales, Co-Chairs



FUNDRAISING AND OUTREACH COMMITTEES



MEMBERSHIP COMMITTEE

During fiscal year 2019, the Membership became an independent entity rather than a sub-group of the Events Committee. The Membership Committee is comprised of a few dedicated, off-board volunteers along with co-chairs from the Civic Association Board.

As in past years, the drive for new members begins at the BHCA offices in early March. The Executive Director, along with the co-chairs of the committee draft and finalize several letters to be sent to Founders, current members and lapsed members. The association staff also makes a postcard that is delivered to several thousand households in the neighborhood and generates email blasts to encourage people to join the association. Events sponsored by the Young Friends and the Events Committee also draw in new members.

Founding Members of the Beacon Hill Civic Association are invited to two exclusive events one in the fall and one in the spring, and the Civic Association welcomes new members with a reception in May. With those benefits in mind, the Membership Committee hopes to entice new members and to reward current members with a strengthened and revitalized merchant loyalty program. The committee also plans to work with local realtors to welcome new neighbors and to inform them about the work done by the BHCA and to encourage them to join the organization. Off-board volunteers are spearheading these two initiatives with the full support and help of the staff and other committee members.

The Membership Committee meets at least quarterly with extra meetings in person or check-ins via email as needed.

– Janet Tiampo, and Maggie Moran, Co-Chair



Janet Tiampo

EVENTS COMMITTEE

The Events Committee supports the Beacon Hill Civic Association’s mission by hosting events that encourage dialogue, friendship, civic engagement, and new membership. We host a variety of activities, ranging from historic preservation roundtables to community gatherings and open forums.

The fall is our busiest season, starting with the Fall HillFest in September, then Halloween on the Hill, which is followed by the annual Garlands and Greens Fundraiser. This year, we also hosted a sequel to last year’s Evening at 74, with Evening at the Friends House, featuring traditional Turkish music and classical piano improvisations at the Beacon Hill Friends House. We also continued our partnership with the Museum of African American History, with another Historic Preservation Roundtable in the fall and the New Member’s Reception in the spring.

Winter is the festive season in Beacon Hill, as the community rallies to decorate and undecorate every lamppost in the neighborhood. Spring events included our annual Founders Circle Reception and the BHCA Annual Meeting. With the arrival of good weather, summer is time for Evening at Otis House, followed by Evening on the Esplanade, an opportunity to attend a Boston Landmarks Orchestra concert organized jointly with Beacon Hill Village.

This year, a new group called Young Friends has begun hosting monthly gatherings at Harvard Gardens with the aim of fostering friendships and participation among young professionals in the neighborhood. Other ongoing monthly events include our first Monday Meet & Greet series at 75 Chestnut, as well as our First Friday Coffee Hours at 74 Joy Street. The coffee hours provide an opportunity for an ongoing open forum at the BHCA office.



Emily Claire, Chair

Fundraising and Outreach Committees *Cont'd*

The members of the Events Committee understand that bringing people together is a way to strengthen our community and make it a fantastic place to live. We enjoy the opportunity to celebrate all four seasons in Beacon Hill with our neighbors.

– Emily Weiskopf, Chair

BEACON HILL GALA

In conjunction with the Annual Appeal, we had our most successful campaign to date. More than 250 neighbors danced the night away at the 46th annual Beacon Hill Gala, held at the Four Seasons Hotel on February 3, 2018. The black tie evening kicked off with a cocktail party, followed by dinner and a toast to our honorary chair, Tom Kershaw, whose contributions to our neighborhood are too numerous to count. Dinner was followed by dancing to the popular band, Kahootz, and the addition of the Gala Late Night crowd chaired by Maggie and Joshua Leffler, Ali Ringenburg, and Emily and Clay Rives.



Sandra Gilpatrick

A silent auction and program advertising booklet helped make the event a great success with all proceeds going to the BHCA Annual Appeal. The BHCA is grateful to the community for their support each year.

– Sandra Gilpatrick, Gala Chair



JOINT COMMITTEES



JOINT CHARLES STREET COMMITTEE

In coordination with the Beacon Hill Business Association, the committee organizes the private cleaning of Charles Street, and vets and hires the company to perform these services. The committee conducts the annual Holiday Window Decorating contest, and assists business owners in learning how to take care of the trees, tree pits and plantings near their establishments, all to beautify Charles Street.

– *John Corey and Ali Ringenburg, Co-Chairs*

BEACON HILL NONPROFIT NEIGHBORS

Under the auspices of the BHCA, the Beacon Hill Nonprofit Neighbors has been meeting regularly since November 2003. The BHCA formed the group in order to explore the common interests and unique situations of nonprofits on Beacon Hill. Representatives from more than 20 organizations participate in the group. They share knowledge and experience, and collaborate on activities to benefit their members and the community. Meetings are held annually, and attendees discuss the challenges they face and share ideas on how to resolve those challenges.

The Nonprofit Neighbors annually participate in the September neighborhood street party (BHCA Fall HillFest) to educate the public about the mission of their institutions and increase participation by Beacon Hill residents in their programs. They are encouraged to distribute informational materials, sponsor activities for children and adults, and offer walking and museum tours.

– *Patricia Tully, Executive Director*

CODMAN ISLAND COMMITTEE

Codman Island was created in 1987 by an agreement between the BHCA and the City to beautify and enhance the area. The responsibility for its maintenance belongs to the BHCA but the stewardship of Codman Island is shared between the BHCA, Beacon Hill Garden Club and the Friends of the Public Garden. Each organization contributes annually to a maintenance fund; BHGC and BHCA volunteers clean and maintain the island's plantings. The committee works with the Department of Public Works for improvements with a priority on safety. This year the committee coordinated the installation of wrought-iron fencing to better protect the plantings that have been improved and augmented in the past year. The committee has reviewed the options for an irrigation system and has voted to have the island watered regularly with the same service that waters the Charles Street tree pits. This was determined to be the most cost efficient way to bring regular watering to the trees and plantings on the island. The work this year has helped strengthen and establish the trees and plant materials. Continued projects include lighting the trees to help deter future vehicle accidents, repair and improvement of the brick sidewalks, repair of damaged bollards in such a manner that they appear uniform and the consideration of a

Memorial plaque to Allison Warmuth, who was killed there in a collision with a Duck Boat in 2016.

– *Leslie Adam, Chair*

AFFILIATES



CAMBRIDGE STREET COMMUNITY DEVELOPMENT CORPORATION (CSCDC)

The Cambridge Street Community Development Corporation (CSCDC) comprises representatives of groups interested in advancing Cambridge Street as a vital commercial destination and balancing commercial and residential considerations in its re-development and maintenance. Current member organizations include The Beacon Hill Civic Association, MGH, MEEI, Suffolk University and other large scale abutters to the street. By bringing residential, institutional and commercial viewpoints together, CSCDC provides an interactive forum in which to address issues affecting Cambridge Street.

This past year CSCDC continued to maintain the median and sidewalk-based landscaping that helps the corridor serve as a gateway to the City of Boston. Damaged trees were replaced, plantings installed and a large number of daffodil bulbs were planted this past year. Additionally, CSCDC served as a forum for an ongoing discussion regarding issues revolving around a local homeless population, subsidized housing opportunities at the library and fire station sites, and other quality of life issues on the street.

– Ben Colburn, *President*

BOSTON GROUNDWATER TRUST

In 1986 the City of Boston established an independent charitable trust to investigate and monitor the groundwater levels throughout the areas of the City which were built on filled land, such as the Back Bay and the Flat of Beacon Hill. The older buildings in these areas were generally built on wooden pilings to provide needed support above the fill. These pilings were below the then-existing groundwater level which made them highly resistant to rotting. Over the years various changes in the drainage of these areas made

the groundwater level drop, exposing the pilings to oxygen, and causing them to deteriorate, resulting in damage to the buildings above. The Boston Groundwater Trust presently maintains a network of over 800 wells to monitor groundwater levels, so as to permit corrective action when necessary. Over the last year, the Boston Groundwater Trust has completed a documentary film about its work which will be available for viewing shortly on its website at bostongroundwater.org.

– John Hemenway, *BHCA Representative*

HILL HOUSE

Hill House has experienced a tremendous year in 2018-2019. All our programs continued to see growth and increased participant satisfaction. Our baseball, basketball, and soccer leagues, as well as our summer camp and tennis programs continued to grow, which resulted in neighbors and community members feeling more connected than ever before. We oversaw the successful launch of our new NFL Flag Football league – the only one inside the Boston City Limits, expanded our science programs with new offerings such as Video Game Design, Robotics, and Gymnastics. Our Havana Nights fundraiser was hugely successful and raised critical funds for our organization. Overall, our programs and special events served more than 5,500 participants throughout the year. Hill House is a team of passionate administrators, instructors, board members and volunteers working to fund and execute service activities in order to meet the diverse social, educational, cultural and recreational needs of individuals and families residing in Boston's downtown neighborhoods. Through quality programs, collaborative partnerships and volunteer support, Hill House seeks to build and foster a strong sense of urban community and improve quality of life for residents of all ages.

– Lauren Hoops-Schmieg, *Executive Director, Hill House*

Affiliates *Cont'd*

BHCA GOVERNANCE COMMITTEE

Formed in 2016, the Governance Committee's mission is to orient and educate board members, review and propose changes to the by-laws, measure and evaluate the overall performance of the board and of its individual members, and review and make recommendations regarding changes to the governance and organizational structure of the BHCA and its affiliates, acting when necessary on procedural issues such as conflicts of interest or Board conformance.

In 2018-19, the Committee worked to institutionalize and add more structure to BHCA's procedures and processes to ensure

that it operates efficiently and effectively regardless of changes in leadership. To begin this process, the Committee prepared, distributed and received templates from all committee chairs that focused on their mission, composition, frequency of meetings, and responsibilities and duties.

The Committee also worked with the Nominating Committee to discuss and make recommendations for positions needed on the board and planned an orientation for new and existing board members to be held in June.

– Suzanne Besser and Russell Gaudreau, Co-Chairs



2018-2019 ANNUAL APPEAL DONORS

\$7,500 +

Ms. Heather Keane
Mr. and Mrs. Bradford Malt

\$5,000 +

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\$1,500 +

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Ms. Annkathryn Goodman
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Ms. Carol Simpson and Mr. Bruce Metzler
Sloane Merrill Gallery
Mr. John D. Spooner
Suffolk University
Ms. Emily Synk

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Ms. Judy Tedeschi
Mr. and Mrs. Michael K. Tooke

\$450 +

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Ms. Sara Withington
Diane Yarrow
Mr. and Mrs. Stephen Young

Beacon Hill Civic Association, Inc.

Statement of Financial Position

June 30, 2018

Assets

<i>Current Assets</i>	
Cash	\$ 119,003
Beacon Hill Community Fund ¹	601,510
Investments at fair value	484,606
Prepaid expenses	3,938
Total current assets	<u>1,209,057</u>
<i>Fixed Assets</i>	
Office equipment	23,662
Less: accumulated depreciation	(16,149)
Net fixed assets	<u>7,513</u>
Total assets	<u><u>\$ 1,216,570</u></u>

Limited and Net Assets

<i>Current Liabilities</i>	
Accounts payable	\$ 12,350
Accrued expenses	10,828
Deferred revenue	43,807
Capital lease obligation - current portion	1,530
Total current liabilities	<u>68,515</u>
<i>Long-Term Debt</i>	
Capital lease obligation - long term portion	4,152
Total liabilities	<u>72,667</u>
<i>Net Assets</i>	
Board designated	666,601
Other unrestricted	347,869
Total unrestricted	<u>1,014,470</u>
Temporarily restricted	129,433
Total net assets	<u>1,143,903</u>
Total liabilities and net assets	<u><u>\$ 1,216,570</u></u>

1. 250 Cambridge Street Corporation was dissolved as a corporation and the BHCA assumed financial responsibility of the fund. The fund was renamed Beacon Hill Community Fund. This asset is categorized as Board designated.

Beacon Hill Civic Association, Inc.

Statement of Financial Position

June 30, 2018

	<i>Unrestricted</i>	<i>Temporarily Restricted</i>	<i>Total</i>
<i>Support and Revenue</i>			
Contributions	\$ 159,052	\$ 64,946	\$ 223,998
Beacon Hill Community Fund ¹	601,510		601,510
Membership dues	93,595		93,595
Special events	134,212		134,212
Advertising income	21,475		21,475
Investment income	33,112		33,112
Net assets released from restriction	62,827	(62,827)	-
	<u>1,105,783</u>	<u>2,119</u>	<u>1,107,902</u>
<i>Program Service Expenses</i>			
Information services	22,405	-	22,405
Community projects	109,446	-	109,446
Publications	24,569	-	24,569
Membership	18,778	-	18,778
	<u>175,198</u>	<u>-</u>	<u>175,198</u>
<i>Supporting Services Expenses</i>			
Annual meeting	8,156	-	8,156
Special event/fundraising	94,868	-	94,868
Administration	65,798	-	65,798
	<u>168,822</u>	<u>-</u>	<u>168,822</u>
Total expenses	<u>344,020</u>	<u>-</u>	<u>344,020</u>
Change in net assets	761,763	2,119	763,882
Net assets at beginning of year	252,707	127,314	380,021
Net assets at end of year	<u>\$ 1,014,470</u>	<u>\$ 129,433</u>	<u>\$ 1,143,903</u>

1. 250 Cambridge Street Corporation was dissolved as a corporation and the BHCA assumed financial responsibility of the fund. The fund was renamed Beacon Hill Community Fund.



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