This publication includes a summary of work accomplished by the Beacon Hill Civic Association during 2019-2020.

Audited financial statements represent the fiscal year July 1, 2018 – June 30, 2019 and are available online at www.bhcivic.org

Photos courtesy of the Beacon Hill Civic Association
Front cover photo by Alexis Simmons
Back cover photo by Patricia Tully

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Over the past year, the Beacon Hill Civic Association has seen growth in our membership and 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 all helped make Beacon Hill a great place to call home.

During the last several months of 2020, our historic organization has witnessed the extreme suffering and difficulties that our neighbors and friends on Beacon Hill - as well as people everywhere - are facing. As we as an organization have continued to respond to this challenging “COVID-19” pandemic, concern for the health of our members, the residents of Beacon Hill, the general public, and our staff is our top priority.

Our sympathy and hearts go out to the people who have been affected by this challenge and we greatly appreciate all of the healthcare workers, local communities, and governments in Boston, in Massachusetts, in our nation and around the world that are on the front line working to contain COVID-19. We will look out for one another and help our neighbors in every way that we can.

The Beacon Hill Civic Association believes strongly in its mission to both protect and preserve the historic fabric of our neighborhood, as well as to advocate on behalf of the quality of life for residents of the community - and this mission absolutely includes serving the needs of all of our residents during these troubled times. 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.

We have also hosted several “Town Hall” events for the Beacon Hill neighborhood, including one concerning the City’s new trash hauling contract and other concerning traffic problems on Beacon Hill streets. In September 2019, in order to keep us all informed about local candidates for office, we sponsored a “Downtown Neighborhoods Candidates Forum” featuring the candidates for our local Eighth District City Councilor race that attracted over 120 attendees.

We have continued to expand 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 “Beacon Hill Meet & Greet” gatherings for our members and friends, including, most recently, using the Zoom platform to enable us all to engage with each other safely. We have also enhanced the benefits for our Founders Circle members, including holding special gatherings during the year.

We have continued to work on behalf of residents to benefit from development while mitigating negative effects on the neighborhood. In this regard, 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 worked closely with the developer of the new Whitney Hotel, which has taken the place of the former John Jeffries House and adjacent parking lot off Charles Street, to help shape its design to better fit within the historic neighborhood, and to improve access to the sidewalks abutting the new hotel for those with mobility disabilities.

We also recognize the importance of a variety of healthy neighborhood businesses and we have worked to seek partnership opportunities with the Beacon Hill Business Association to attract and support businesses that add to the fabric of our community and offer local shopping opportunities for residents and visitors.

We have continued to advocate for the creation of more affordable housing on Beacon Hill, particularly where there have been commercial uses of buildings that would be very suitable for new residential accommodations, and we have worked closely with our City Councilors and State Legislators to help shape new laws and regulations governing the burgeoning short term rental market – “Airbnb” – in order to protect long-term housing opportunities for our residents.

We were also involved in helping to shape the next 10 year Institutional Master Plan for Suffolk University, which includes Suffolk’s development of a new dormitory in the former Ames Hotel building in the downtown area. We also have been working as well on reviewing MGH’s new mammoth construction project proposed along Cambridge Street, with an eye towards limiting any potential adverse impact on the Beacon Hill neighborhood as a result of the project, and helping MGH to develop a new traffic management plan to reduce the congestion now existing on Cambridge Street - congestion that will only likely otherwise increase as a result of the project.

We also have continued our work in partnership with the City of Boston to improve access for persons with disabilities throughout Beacon Hill through the reconstruction of sidewalks at intersections using innovative design solutions that better enable persons with disabilities to access the Beacon Hill neighborhood, while preserving the unique character of our historic streetscape.

Last year, we launched the “Beacon Hill Community Fund” grant program that will award thousands of dollars each year to deserving applicants to help finance projects and programs that promote and enhance the quality of life in our Beacon Hill and neighboring communities. In December 2019, we awarded $22,500 to the first six grant recipients for non-profit projects and programs within our neighborhood. We look forward to continuing this new program in the coming years, particularly in these difficult times, so that we can help our non-profit neighbors as much as possible.

A few months ago, we started our Beacon Hill Mask Initiative for Beacon Hill neighbors who might have limited ability to obtain face masks on their own. To date, we have given out over 250 free masks to Beacon Hill residents. We have also donated masks to the Advent Church to use in their weekly program to feed the homeless, in order to provide them with face masks as well.

Although our neighborhood is facing difficult challenges, the Beacon Hill Civic Association believes that by working together and caring for each other and our neighbors in the coming year, we will be able to become an even stronger and more vibrant neighborhood for years to come. Thank you.

Eve Waterfall Chair of the Board

Robert A. Whitney President
Board of Directors 2019-2020

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Robert Whitney, President
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Fiscal Year 2020 Founders Circle Members
ARCHITECTURE COMMITTEE

The Beacon Hill Civic Association 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 for 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.

The BHAC has significantly updated it’s active commissioners, 5 members and 3 alternates that are all current with two vacancies.

Because the BHAC now has 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 of their monthly meetings to examine the specifics of the application and its potential impact on the Historic District. The committee is able to review each application online and then visit each property in advance of their monthly meetings 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 the 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. This year the committee has continued to be actively involved in reviewing the applications of residents for alterations to the facades of their buildings especially their facades that are visible from a public way.

Of note, during the COVID pandemic our committee has started to use ZOOM for our meetings as has the city gone virtual with their monthly meetings.

Additionally, some of the bigger and more involved projects we worked on were: finalizing the BHHB renovation plans to a point where work could be started, the controversial 28 Pinckney Street garage conversion, the repainting of 9 Willow Street, preliminary renovation plans at 71 Charles St (the former Hungry I), which was resolved with a subcommittee with members of commission, senior landmarks preservation planner staff and a member of our committee, and the proposed and ultimately denied addition at 85 Pinckney.

We have continued to work throughout the neighborhood to integrate the necessary 5G and similar technology and communications infrastructure within the context of an historic district, 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.

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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, including trash and waste removal, as well as public safety and homelessness.

Prominent again 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 succeeded in having the Park Department’s permit reduced from 3 days to 1 day. The positive results were noticeable and hopefully this precedent will become the norm for this event. 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 the King Boston memorial and 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, 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.

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

The BHCA’s leadership and the Planning Committee continued work with respect to the 1 million square foot project the Massachusetts General Hospital (MGH) has proposed for Cambridge and Staniford Streets. While not within the Beacon Hill Historic District, the project would significantly affect the neighborhood. 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 seek additional participation from the neighborhood during 2020, after additional project details are released.

The state has announced plans to redevelop the Hurley Building, at Cambridge and Staniford Streets, into a large, high-rise office building. In the fall of 2020, the state is expected to issue a solicitation for a private partner to redevelop the site. The BHCA is working to ensure residents take an active role in shaping the guidelines and process for the redevelopment.

The BHCA is also now involved in monitoring other developments and projects on and around Beacon Hill, including the ongoing redevelopment of the Charles Street Garage and Suffolk University’s Temple Street buildings; the proposed redevelopment of the West End Library; and the proposed expansion of Mass Eye and Ear.

In September 2019 the BHCA sponsored, along with the Neighborhood Association of Back Bay and the West End Civic Association, a “Downtown Neighborhoods Candidates Forum” featuring the candidates for Eighth District City Councilor (who represents Beacon Hill, the West End, Back Bay, Fenway/Kenmore, and Mission Hill). The Forum, organized by Rob Whitney, was well-attended, and very engaging and informative. Your participation in such forums, as well as voting in the primary and final elections, helps ensure that issues important to our neighborhood are on the agendas of our elected officials.

In November 2019, the BHCA again hosted “Downtown Schools Night” to allow families to learn about six public elementary schools which serve students in the downtown neighborhoods. Current parents shared their views and experiences with the Eliot (North End), Warren-Prescott and Harvard-Kent (Charlestown), Quincy (Chinatown), and Blackstone and Hurley (South End) schools.

– Bruce Kiernan, Chair

Charlotte B. Thibodeau, James Ewing and Frank McGuire, Co-Chairs
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 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 2019 through April 2020, the ZLC reviewed a total 8 proposals, consisting of 4 residential and 4 commercial proposals. Some of the proposals required more than one type of zoning relief or licensing approval. This was a much less active year than last year when the total number of proposals was more than double that.

During 2019 – 2020, the most frequently requested residential relief was for excessive Floor Area Ratio ("FAR") (3 requests) and/or for insufficient rear or side yard setback (3 requests). On the commercial side there were 2 requests for transfer of liquor licenses, 1 request for a conditional-use permit on Cambridge Street, and 1 proposal that involved a combination of excess FAR, insufficient rear yard setback, and Forbidden Use.

– Tom Clemens and Katherine Judge, Co-Chairs
STREETS & SIDEWALKS COMMITTEE

The Streets and Sidewalks committee had another busy and productive year, despite being impacted by Covid-19 during this last quarter.

Major accomplishments include the following:

1. In partnership with The City, the Committee supported the Collapsible Bin pilot project on the Hill. It is hoped to continue with this pilot once the current situation improves sufficiently to be able to safely handle collapsible bins.

2. The Streets & Sidewalks Dog Waste Sub Committee came up with a plan, under the guidance of Renee Walsh, which includes certain selected locations throughout the Hill where dog waste can be disposed of and will be picked up by a private vendor. The next step is to start the funding efforts to finance this plan, which hopefully should occur later this year. The Sub Committee’s plan represents a major step forward in dealing with this troublesome issue.

3. The Committee supported a proposal to consider maintaining a planter on the traffic island located at the intersection of Bowdoin and Derne Streets. It is hoped to move this proposal forward later this year.

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, Chair

TRAFFIC & PARKING COMMITTEE

During the 2019-2020 BHCA year, the Traffic & Parking Committee continued its work with neighbors and the Walsh Administration to create safer streets for pedestrians, cyclists and automobiles throughout Beacon Hill. These efforts included engaging with the engineering team tasked with studying design changes through Beacon Hill, the Back Bay and the South End to improve connectivity for cyclists. In addition, members of the T&P Committee engaged with the city’s Chief of the Streets, Chris Osgood, to slow car traffic on the inside of the neighborhood. As a result of a confluence of factors including an overwhelmed Cambridge Street, the ubiquity of ride share apps and the utilization of mapping technology, neighborhood streets lacking infrastructure have become unsafe with the amplification of car counts. In some ways related to this issue, the committee is among those within the BHCA pushing improvements to Cambridge Street in the proposed Mass General expansion that will create a healthier environment for pedestrians and cyclists.

– Ben Starr, Chair
Neighborhood Services Committees Cont’d

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.

We then discuss anything that is happening in our area. The meetings 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. We had a very well attended meeting in the Fall on Homeless.

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 the Police. If you see something that should concern you, please contact us.

– Paula O’Keeffe, Chair

GREEN COMMITTEE

The Green Committee of the Beacon Hill Civic Association continues to discuss strategies for sustainable urban living in our neighborhood, including recycling, reduced waste and education, and environment safety and preservation. The committee continues to work with representatives from the City of Boston and other neighborhood groups to support community education and outreach. This year we worked with the community to transition to the 6 AM trash pickup and raise awareness about recycling and reduced waste. Current goals include closer integration with other committees, such as Tree and Streets & Sidewalks, to consolidate and align our neighborhood initiatives, objectives, and effectiveness. The committee hopes to work with the city to create pedestrian and biker safe bike lanes and continue to explore urban composting options.

– Michelle Lavers and Andrew Kirk, Co-Chairs

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. This year the Cambridge Street Committee continued work with City officials and neighbors on safety issues and betterments to Cambridge Street, including plantings, ad-free trash receptacles, graffiti removal and street cleaning.

– Rachel Thurlow, Chair

TREE COMMITTEE

The BHCA Tree Committee works to preserve the beauty of our urban canopy and parks. This year we have responded to multiple questions/e-mails from Beacon Hill neighbors in relation to city trees, tree guards. We have coordinated with Parks Department for spring pruning of trees on several streets in the neighborhood - alerting neighbors and publishing this information in the local newspaper and our weekly e-Blast. Our spring tree planting that is coordinated with the City Parks Department has been temporarily postponed due to the current pandemic, but we look forward to working with the City as soon as it can be safely done.

The committee is planning the planting of the 60 tree pits and repair of tree 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.

We have had the historic Beacon Hill Elms on Mt. Vernon Street assessed by an expert in the field. The report included speciation of each of the Elms and a detailed plan for their care which we plan to implement.

– Leslie Adam and Keeta Gilmore, Co-Chairs
MEMBERSHIP COMMITTEE

The Membership Committee is comprised of a few dedicated, off-board volunteers along with co-chairs from the Civic Association Board.

In early March, the co-chairs of the committee work with the Executive Director to 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 each year—one in the fall and one in the spring. Grogan and Company and the Beacon Hill Friends House hosted this year’s Founders’ gatherings. The Civic Association also welcomes new members with a reception in May. The Membership Committee continues its work to revitalize the merchant loyalty program and will be reaching out to young families by hosting a Friday morning meet and greet targeting parents at the Beacon Hill Nursery School this spring.

Neighborhood realtors were given welcome packages to hand out to new neighbors.

In addition to its quarterly meetings, the Membership co-chairs consult with the Executive Director and the Executive Committee regarding overall advancement strategy.

– Janet Tiampo and Maggie Moran, Co-Chairs

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.

In 2019-20, the fall was full of family-friendly fun, starting with the Fall HillFest in September, then Halloween on the Hill. This year, the Fall HillFest was planned to coincide with the first Open Charles Street, a city-sponsored pedestrian only day. The combined event and the balmy weather led to a great turnout. We also continued our partnership with the Museum of African American History to host another Historic Preservation Roundtable.

Winter was full of festivities, as the community gathered for the annual Garlands and Greens fundraiser, then rallied to decorate and undecorate every lamppost in the neighborhood. Committee members also enjoyed helping the Gala Committee with their planning and preparations this year, thanks to Melanie Bertani, a Gala Committee Co-Chair who wanted to include the Event Committee where she is a member.

Ongoing events have included our first Monday Meet and Greet, hosted at 75 Chestnut every month. The BHCA Young Friends also hosted evening gatherings the last Wednesday of every month, visiting a different local restaurant or pub each time.

Spring went differently than planned this year. Beacon Hill joined the rest of the world in social distancing to prevent the spread of COVID-19. The spring Historic Preservation Roundtable, another event called Renovation Spotlight, and Evening at 74 all had to be canceled. However, the Meet and Greet and Young Friend’s Gatherings continued virtually, offering a much-needed opportunity for many neighbors to reconnect. BHCA hopes to be able to hold its summer...
BEACON HILL GALA COMMITTEE

Saturday, February 8th was a night to remember as we “Celebrated Community” at the 48th Annual Beacon Hill Civic Association Gala. The event was held at the Four Seasons Boston and included a cocktail hour, main program and an after-party. Jack and Cassie Gurnon were the Honorary Co-Chairs as they most represent the theme of celebrating the sense of community we all value here in Beacon Hill.

The black-tie evening began with a cocktail party which included a silent auction and a “buy a brick” facade which was the image of the front of Charles Street Supply (owned by Jack and Cassie). Each brick was $100 and contained a certificate for an item valued between $100 and $800. The silent auction was comprised of seven (7) items.

The Four Seasons ballroom was beautifully decorated and included centerpieces that fit the theme of the bricks and lanterns of Beacon Hill and a slide show projected at the front of the room. The program was completed by Eve Waterfall, Rob Whitney and Patricia Tully and ended with a live auction of four (4) items including a trip to Portugal provided by our generous corporate sponsor - Audley Travel. Other sponsors included Cambridge Trust and the Walton/Waterfall Family. A special performance was done by professional dancers from Boston Lindy Hop.

The evening concluded with a lively After-Party with music and dancing by the wonderful band, The Sugarbabies.

– Melanie Bertani, Cindy Sullivan and Lindy Crawford, Co-Chairs
JOINT CHARLES STREET COMMITTEE

The Joint Charles Street Committee is a collaboration between the Beacon Hill Civic Association (BHCA) and the Beacon Hill Business Association (BHBA). The Committee works on issues such as the streetscape, trash, and recycling pickup, zoning, safety, traffic, and parking. As appropriate, the Committee collaborates with other BHCA committees, as well as the City. The Committee encourages active participation from residents and business owners.

2019-2020 Achievements:
1. Organized the first Open Charles Street event
2. Submitted the RFQ for twice weekly private cleaning of Charles Street
   a. Selected Work Inc., as service provider
3. Conducted the annual Holiday Window Decorating contest

– Joshua Leffler and Ali Ringenburg, Co-Chairs

BEACON HILL NONPROFIT NEIGHBORS

Under the auspices of the BHCA, the Beacon Hill Nonprofit Neighbors has been connecting 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 informally, 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 we were able to dedicate a memorial plaque to Allison Warmuth at a ceremony, along with her family and friends on September 26, 2019. Allison was killed in a collision with a Duck Boat on April 30, 2016 and her family worked tirelessly, along with Senator William Brownsberger to enact new safety regulations to separate the responsibilities of driver and tour guide as well as the addition of blind-spot cameras and proximity sensors.

The cleaning and maintenance of the island continued with efforts of volunteers from the Beacon Hill Garden Club and Beacon Hill Civic Association and the scheduled watering has helped to support the trees and plantings to make the area more attractive.

The city replaced the lighting on the island with a new lamppost that houses WiFi equipment in its base. Public Works coordinated for the installer of that service to supply a supplemental electrical source to the island, which we have long advocated for. Now that is installed, we will install landscape tree lighting to help further deter vehicle accidents. Because of recent improvements made, there has not been a motor vehicle accident on Codman Island for the past several years. During the replacement of the lamppost the installer damaged the brick walks and we will continue to advocate for their repair and the improvement of the existing curbing and bollards.

– Leslie Adam, Chair
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 redevelopment, use 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. Emphasis was on the continued replacement of dead trees on the sidewalks and the maintenance of a strong, healthy landscape on the median of the street. The median benefitted from the daffodil planting of prior years and remains an attractive part of the streetscape. Additionally, CSCDC served as a forum for an ongoing discussion regarding the reuse of the small open area known as Mousey Park adjacent to North Anderson Street and other quality of life issues on the street.

– Ben Colburn, President

HILL HOUSE

Hill House had a very good first three quarters in 2019-2020. While the final quarter presented uncertainty and challenges with the COVID-19 pandemic, overall, the organization managed the situation well with our transition to virtual/online synchronous programming for spring. All our summer 2019, fall, and winter programs continued to see growth and increased participant satisfaction. Our flag football, 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. Our OPA! fall fundraiser in October and our Wine Dinner in February were both very 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
Internal Committees

GOVERNANCE COMMITTEE
Formed in 2016 the Governance Committee’s mission is to orient and educate board members, review and propose changes to the bylaws, 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 BCHA and its affiliates, acting when necessary on compliance and procedural issues such as conflicts of interest or board conformance.

In 2019-2020 the committee drafted a detailed duties and responsibilities document for all of the BHCA Officers and the Executive Director which was approved by the board. The committee prepared a detailed calendar of BHCA events setting forth dates and deadlines for various board and BHCA activities and responsibilities, including legal compliance, tax filings and appointment of officers and directors of affiliates. This draft is still under review by the committee. The committee met with the Chair of the Nominating Committee to discuss the process for selecting officers and directors. The committee reviewed the bylaws and advised that telephonic and other electronic methods for holding board and membership meetings were in compliance with applicable bylaw requirements. The committee also reviewed the mission of the Executive Committee and recommended an expansion of the Executive Committee.

– Russell Gaudreau, Chair

AFFILIATES (continued)

BOSTON GROUNDWATER TRUST
In 1986, the City of Boston established an independent charitable trust - the “Boston Groundwater Trust” (BGT) - to investigate and monitor the groundwater levels throughout the areas of the City which were built on filled land, including the Flat of Beacon Hill, Back Bay and parts of Bay Village, and the South End. The Beacon Hill Civic Association has a representative on the BGT.

Many older buildings in the areas noted above were built on wooden pilings to provide needed support above the fill. These pilings were well below the then-existing groundwater level, which made them highly resistant to rotting, but over the years, as a result of pumping and other activities, the groundwater level in these areas dropped, resulting in deterioration of the top of these pilings and the settling of and damage to the buildings above. It may cost from several hundred thousand dollars up to several million dollars to repair the pilings and each structure above.

The BGT presently maintains a network of over 800 wells to monitor groundwater levels, so as to permit corrective action when necessary to prevent the dropping of groundwater levels in the filled-in areas of the City, including requiring builders to install groundwater recharge systems to replenish groundwater levels. When one of the monitoring wells indicates that groundwater levels have dropped, the BGT investigates the cause and works with government agencies and private building owners to fix it.

In 2019, there were only a few reports of pilings damage, but in the fall of 2019, the BGT found that the water in roughly 100 of its monitoring wells was at or below 5 feet, the level that typically risks exposing nearby piles, leading to more rot. The BGT is currently determining whether further investigations will need to be made if any pilings under specific buildings in the affected area are rotted and in need of repair.

– Robert Whitney, BHCA Representative

BOSTON GROUNDWATER TRUST (continued)

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– Robert Whitney, BHCA Representative
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<td></td>
<td>Ms. Virginia M. Lawrence</td>
</tr>
<tr>
<td></td>
<td>Mr. Lawrence Lebowitz</td>
</tr>
<tr>
<td></td>
<td>LexRx</td>
</tr>
<tr>
<td></td>
<td>Liberty Hotel Boston</td>
</tr>
<tr>
<td></td>
<td>Mr. Kenneth Lyons</td>
</tr>
<tr>
<td></td>
<td>Mr. and Mrs. Frank Manning</td>
</tr>
<tr>
<td></td>
<td>Mr. Robert Manning</td>
</tr>
<tr>
<td></td>
<td>Marika’s Antique Shop</td>
</tr>
<tr>
<td></td>
<td>Marsh Properties, Inc.</td>
</tr>
</tbody>
</table>
Massachusetts Convention Center
Authority
Ms. Elizabeth McCann
Ms. Eileen McCormack and Mr. Edward C. Fleck
Mr. Frank McGuire and Ms. Deb Hanley
Mr. Thomas McVarish
Mr. Wilhelm Merck
Mr. Steven Miller
Ms. Barbara Moore
Ms. Lisa Mullan and Mr. Shep Perkins
Mr. Chuck Murphy
Ms. Jennifer Nassour
Dr. John T. O’Neal
Old West Church
Omni Parker House
Dr. and Mrs. Theodore Ongaro
Mr. James Pellow
People’s United Bank
Mr. and Mrs. Timothy Pingree
Mr. and Mrs. Edward Pinkus
Ms. Megan Price
Rainbows Pottery
Rebekah Brooks
Renovation Planning and Interiors
Mr. Glenn Ricciardelli
Salt Creek Catering
Mr. David Schore
Ms. Mary Slattery
Mr. and Mrs. Jean-Jacques Slotine
Mr. and Mrs. Lionel Spiro
Mr. and Mrs. Vincent J Spiziri
St. John School
St. Joseph Parish
Sterling Properties
Street & Company
Sue’s Hair Salon
Mr. John Tamvakologos
Mr. Allan Taylor and Ms. Kathryn Plazak
The Colonial Dames of MA
The Engineering Center
The Esplanade Association
The Follett Company, Inc.
The Learning Project Elementary School
The Vincent Club
The Whitney Hotel
Tip Tap Room
Torit Montessori School
Mr. and Mrs. Steve Tritman
Twentieth Century Limited Goods
Mr. and Mrs. John Ventola
Mr. and Mrs. Adam Volwiler
Mr. and Mrs. Michael Walsh
Mr. and Mrs. Richard Walton
Ms. Susan Wayne
Ms. Susan Weiler
Mr. and Mrs. Christopher White
Mr. Shawn Witt
Wyndham Boston
Ms. Katherine Kimball and Mr. Charles Warren
Mr. and Mrs. Daniel Power
Mr. Glen Cunningham
Mr. James F. Whipple
Ms. Richelle Gewertz
Ms. Martha Bennett
Ms. Allison Braly
Mr. Doug Clark
Ms. Joanne Ekhami and Mr. James Gorman
Ms. Lynne Friedman
Mr. Asim Ghaffar
Ms. Rainey Hanley
Ms. Paula MacPhee
Mr. Michael Maler
Ms. Shirley Marston
Ms. Abigail Mason
Mr. and Mrs. Stephen Obrien
Mr. Roger Sherman
Mr. Terry Stone
Ms. Caitlin Brier-Tesmer
Nishant Velagapudi
Devaney Energy Inc.
Ms. Ellen Gates
Mr. and Mrs. Matthew Gibbs
Ms. Tracey Gould
Ms. Margaret Jacobson-Sive
Ms. Janet Jones
Mr. Francisco Medrano
Ms. Erin Obrien
Dr. and Mrs. Frank Rand
Mohak Rao
Ms. Kay Ryder
Mr. and Mrs. Jim Wells
Mr. and Mrs. Jeffrey Beir
Ms. Ingrid Calder
Ms. Tiana Celesia
Mr. and Mrs. Leigh E Cummings
Mr. Jon Kendall
Ms. Rosanna Rodriguez
Mr. Nathaniel Walton
Ms. Jennifer Broutas
Mr. John Hendrick
Ms. Annabel Kupke
Mr. Thurman Smith
Mr. Paul Thompson
Mr. Frank Ulip
Mr. and Mrs. Charles Davidson
Mr. Leonard Desautelle
Ms. Cornelia Dimmitt
Mr. and Mrs. John Fanton
Mr. and Mrs. Doug Fitzsimmons
Mr. and Mrs. Tom Maguire
Mr. Justin Pytka
Ms. Anne Sheetz
Mr. and Mrs. Robert Smyth
Mr. Will Stattman
Mr. and Mrs. Skip Windemiller
Ms. Anna Afeyan
Ms. Anne T. Almy
Ms. Diana M Ambrose
Ms. Alyssa Anderson
Ms. Cynthia Barr
Ms. Nan D. Borod
Ms. Arlene Brahm
Ms. Sarah Brewster
Ms. Lois J Brooks
Mr. Richard Carey
Dr. Marie Denslow
Ms. Mary Ella Donleavy
Mr. and Mrs. Gary Dunton
Ms. Suzanne Freitag
Ms. Melissa Green
Ms. Mary Halpin
Ms. Catherine Harrison
Mr. Lawrence R. Hayden
Mr. Henry S. Healy and Ms. Alicia Munnell
Mr. John F. Hemenway
Ms. Nancy Hubek
Mr. Curtis Huttenhower
Mr. Elliot Isen
Ms. Siobhan Keenan
Ms. Jennifer Kent
Mr. Luke Knowland
Mr. and Mrs. Robert Kosturko
Ms. Kathryn Kuchetski
Mr. Cliff Longley
Ms. Kathleen Lundy
Mr. Jerrold Maben
Ms. Mary MacFarlane
Ms. Catarina Madeira
Ms. Kristen Mobilia
Mr. and Mrs. Larry Moore
Ms. Susan O’Leary
Ms. Regan O’Malley
Ms. Vicki Oleskey
Dr. and Mrs. Robert M Osteen
Ms. Lisa Pinchin
Ms. Clare Rabinow
Mr. and Mrs. Juan Rivera
Ms. Julie Roach  Ms. Ashley Perkins  Mr. Maurice Laflamme
Mr. James A. Roberts  Ms. Kelly Pratt  Ms. Joyce Lafond
Ms. Mary Ryan  Mr. Mark Valle  Mr. and Mrs. Robert Kent Lamere
Ms. Peggy Scott  Mr. Johannes Wesselhoeft  Ms. Mary Lesko
Mr. Gudrun Seward  Mr. Charles Adams  Mr. Hillel Levine
Ms. Kimberly Shanley  Miss Barbara Bayliss  Linliang Li
Mr. Brent E. Shay  Mr. Peter Chandler  Ms. Elizabeth Liszanckie
Mr. Gudrun Seward  Ms. Maddie Clary  Ms. Jane Lovelette
Ms. Mary Ryan  Ms. Maureen Collins  Mrs. Betty Lykins
Ms. Peggy Scott  Ms. Nancy Cooney  Mr. Michael Madigan
Mr. Gudrun Seward  Ms. Cynthia Croatti and Mr. Alan Patrick  Ms. Sally Makacynas
Mr. James A. Roberts  Ms. Cynthina Croatti and Mr. Alan Patrick  Ms. Carleen Mammone
Ms. Mary Ryan  Ms. Cynthina Croatti and Mr. Alan Patrick  Mr. Robert Matson
Mr. Gudrun Seward  Shelby Davis  Mr. Timothy J. McGee
Ms. Mary Ryan  Mr. Landon Davis  Ms. Christine McKeegan
Ms. Mary Ryan  Ms. Victoria Denninger  Ms. Cheryl Miller
Ms. Mary Ryan  Ms. Michele Detherage  Ms. Karen Fabbri
Ms. Mary Ryan  Ms. Nicole Diarbakerly  Mr. Christian Mund
Ms. Mary Ryan  Ms. Vanessa Driscoll  Ms. Elizabeth A. Murray
Mr. Thomas Tsou  Ms. Nancy Du  Carlande Nicolas
Ms. Elizabeth Sikorovsky  Ms. Sharon Durkan  Ms. Monica Noether
Ms. Mary Ryan  Ms. Sally Ebeling  Mr. and Mrs. Aaron Norris
Mr. and Mrs. Thomas McGauley  Ms. Caroline Eliopoulos  Mr. Rob O’Connor and Ms. Monica Halas
Ms. Mary Ryan  Ms. Christian Etherton  Ms. Colleen Ohara
Ms. Mary Ryan  Ms. Janice Falkin  Ms. Lucy Patten
Mr. and Mrs. Thomas McGauley  Ms. Shelley Fang  Mr. and Mrs. Robert Powers
Ms. Mary Ryan  Ms. Lindsay Farrell  Ms. Natalie Punzak
Mr. and Mrs. Thomas McGauley  Mr. William Floyd  Ello Riege
Ms. Mary Ryan  Mr. Brian Fox  Mr. Michael Robertson
Ms. Mary Ryan  Ms. Nicole Freeman  Ms. Susan Rudd
Ms. Mary Ryan  Ms. Alexa Galloway  Ms. Kristen Shanahan
Ms. Mary Ryan  Ms. Judy Garlan  Ms. Katherine Silva
Ms. Mary Ryan  Ms. Karen Garvin  Mr. Tyler Sloan
Ms. Mary Ryan  Mr. Richard Gleeson and  Ms. Chelsea Smith
Ms. Mary Ryan  Ms. Nancy Serventi  Ms. Beverly Sotiropolous
Ms. Mary Ryan  Ms. Anne Goodrich  Mr. Jonathan Spillane
Ms. Mary Ryan  Ms. Shaili Gupta  Ms. Colleen Stadelmann
Mr. and Mrs. Thomas McGauley  Mr. and Mrs. Richard Habermann  Ms. Kirsten Syverson
Ms. Mary Ryan  Ms. Ariana Hanley  Mrs. Annlinea Terranova
Mr. and Mrs. Thomas McGauley  Ms. Mary Anne Henry  Mr. and Mrs. Robert L. Thurer
Mr. and Mrs. Thomas McGauley  Mr. Andrew Herald  Remy Tucker
Mr. and Mrs. Thomas McGauley  Ms. Renate Heuser  Mr. and Mrs. Hans Vaule
Mr. and Mrs. Thomas McGauley  Mr. and Mrs. Edwin Hilleier  Ms. Samantha Wagner
Mr. and Mrs. Thomas McGauley  Mr. and Mrs. Allan Hodges  Mr. and Mrs. Tom Walsh
Mr. and Mrs. Thomas McGauley  Ms. Rita Horgan  Mr. Connor Watson
Mr. and Mrs. Thomas McGauley  Ms. Karolene Howard  Ms. Julianne White
Mr. and Mrs. Thomas McGauley  Shayan Jalali  Ms. Brook Wiers
Mr. and Mrs. Thomas McGauley  Ms. Nancy Johnson  Ms. Francoise Woodard
Mr. and Mrs. Thomas McGauley  Mr. James Johnson  Ms. Jenny Xie
# Beacon Hill Civic Association, Inc.
## Statement of Financial Position
### June 30, 2019

### Assets

<table>
<thead>
<tr>
<th>Current Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash</td>
<td>$ 643,459</td>
</tr>
<tr>
<td>Beacon Hill Community Fund ¹</td>
<td>666,911</td>
</tr>
<tr>
<td>Prepaid expenses</td>
<td>2,923</td>
</tr>
<tr>
<td><strong>Total current assets</strong></td>
<td>$1,313,293</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fixed Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Office equipment</td>
<td>23,662</td>
</tr>
<tr>
<td>Less: accumulated depreciation</td>
<td>(17,181)</td>
</tr>
<tr>
<td><strong>Net fixed assets</strong></td>
<td>6,481</td>
</tr>
<tr>
<td><strong>Total assets</strong></td>
<td>$1,319,774</td>
</tr>
</tbody>
</table>

### Limited and Net Assets

<table>
<thead>
<tr>
<th>Current Liabilities</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accounts payable</td>
<td>$ 4,020</td>
</tr>
<tr>
<td>Accrued payroll liabilities</td>
<td>5,795</td>
</tr>
<tr>
<td>Accrued expenses</td>
<td>4,486</td>
</tr>
<tr>
<td>Deferred revenue</td>
<td>68,780</td>
</tr>
<tr>
<td>Capital lease obligation - current portion</td>
<td>1,530</td>
</tr>
<tr>
<td><strong>Total current liabilities</strong></td>
<td>84,611</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Long-Term Debt</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital lease obligation - long term portion</td>
<td>2,702</td>
</tr>
<tr>
<td><strong>Total liabilities</strong></td>
<td>87,313</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Net Assets</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Without donor restrictions:</td>
<td></td>
</tr>
<tr>
<td>Board designated</td>
<td>793,382</td>
</tr>
<tr>
<td>Undesignated</td>
<td>363,705</td>
</tr>
<tr>
<td><strong>Total without donor restrictions</strong></td>
<td>1,157,087</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>With donor restrictions</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>75,374</td>
</tr>
<tr>
<td><strong>Total net assets</strong></td>
<td>1,232,461</td>
</tr>
</tbody>
</table>

| Total liabilities and net assets        | $1,319,774 |

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, 2019

<table>
<thead>
<tr>
<th></th>
<th>Without Donor Restrictions</th>
<th>With Donor Restrictions</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Support and Revenue</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contributions</td>
<td>$141,484</td>
<td>$22,631</td>
<td>$164,115</td>
</tr>
<tr>
<td>Membership dues</td>
<td>94,409</td>
<td></td>
<td>94,409</td>
</tr>
<tr>
<td>Special events</td>
<td>137,382</td>
<td></td>
<td>137,382</td>
</tr>
<tr>
<td>Advertising income</td>
<td>17,475</td>
<td></td>
<td>17,475</td>
</tr>
<tr>
<td>Investment income</td>
<td>33,910</td>
<td></td>
<td>33,910</td>
</tr>
<tr>
<td>Net assets released from restriction</td>
<td>76,690</td>
<td>(76,690)</td>
<td>-</td>
</tr>
<tr>
<td><strong>Total support and revenue</strong></td>
<td>501,350</td>
<td>(54,059)</td>
<td>447,291</td>
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<tr>
<td><strong>Program Service Expenses</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Information services</td>
<td>23,106</td>
<td></td>
<td>23,106</td>
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<tr>
<td>Community projects</td>
<td>120,331</td>
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<td>120,331</td>
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<tr>
<td>Publications</td>
<td>25,921</td>
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<td>25,921</td>
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<tr>
<td>Membership</td>
<td>20,872</td>
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<td>20,872</td>
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<tr>
<td><strong>Total program services expenses</strong></td>
<td>190,230</td>
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<td>190,230</td>
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<tr>
<td><strong>Supporting Services Expenses</strong></td>
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<td></td>
</tr>
<tr>
<td>Annual meeting</td>
<td>8,839</td>
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<td>8,839</td>
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<tr>
<td>Special event/fundraising</td>
<td>82,511</td>
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<td>82,511</td>
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<tr>
<td>Administration</td>
<td>77,153</td>
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<td>77,153</td>
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<tr>
<td><strong>Total supportive services expenses</strong></td>
<td>168,503</td>
<td></td>
<td>168,503</td>
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<tr>
<td><strong>Total expenses</strong></td>
<td>358,733</td>
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<td>358,733</td>
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<tr>
<td>Change in net assets</td>
<td>142,617</td>
<td>(54,059)</td>
<td>88,558</td>
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<tr>
<td>Net assets at beginning of year</td>
<td>1,014,470</td>
<td>129,433</td>
<td>1,143,903</td>
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<tr>
<td><strong>Net assets at end of year</strong></td>
<td>$1,157,087</td>
<td>$75,374</td>
<td>$1,232,461</td>
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</table>