



BOSTON PRESERVATION ALLIANCE

More To The Story

2020 ANNUAL REPORT

A RACE SET FREE
AND THE COUNTRY AT PEACE
LINCOLN
RESTS FROM HIS LABORS

Addressing Diversity, Equity, Inclusion and Access

In August 2020 the Alliance Board of Directors approved a DEIA Statement which includes goals to support a built environment that accurately reflects the multifaceted inheritance of Boston's citizens for future generations.

DEIA is critical to ensure the preservation of the neighborhoods, residents, and businesses we serve.

We will explore potential underlying, unquestioned assumptions that interfere with inclusiveness.

We promise board-level thinking about how systemic inequities impact our organization's work, and how best to address that in a way that is consistent with our mission.

We practice and encourage transparent communication in all interactions.

We are committing time and resources to expand more diverse leadership within our board, staff, committees, and advisory boards.

We will lead with respect and tolerance.

Cover Photo:
The empty pedestal that
was once home to "The
Emancipation Group" statue.
Image by Matthew Dickey.

Read our Statement on
Monuments and Memorials:
bit.ly/BPA_Statement

2020 in Numbers:

Most Viewed
Advocacy
Projects

39 Stanhope Street (Stables)
85 West Newton Street
(Villa Victoria, Lost)
Fort Hill Tower, Highland Park
Statement on Monuments
and Memorials
Northern Avenue Bridge

20,365 people interacting with the Alliance
through social media and email

51—the number of projects or
initiatives the Alliance was actively
involved in during 2020.

688 Financial supporters who
believe in our mission.

94,053
Total page views

7,573
video views on our
YouTube Channel

FROM OUR EXECUTIVE DIRECTOR

2020 was certainly unprecedented, yet despite the challenges the Alliance closed 2020 stronger than ever. The year's turmoil highlighted the emotional, political, and economic power of historic places and reinforced our calls for reform of Boston's preservation structure. 2020 also demonstrated our organization's strength due to the commitment of you, our supporters, and for that I thank you.

Bostonians found that the places they missed most in 2020 are those the Alliance works to protect: distinctive places of neighborhood character and connection to our past. Many house small, legacy businesses particularly threatened by COVID, so we amped up our call for systems to protect these integral city elements.

The year laid bare inequities, including how we care for our historic places. Reforms to our Landmarking process and our assessment of demolition proposals are long overdue, but the outcry following George Floyd's murder sensitized us to the insufficient perspectives we've traditionally brought to the table. I testified to City Council that the limitations of the Boston Landmarks Commission reinforce inequities. Boston cannot be equitable until each Bostonian can find resonance and empowerment in the places we preserve—seeing people like them in our city's evolution.

I'm proud of how our organization turned COVID challenges into opportunities for improvement, and I'm thankful to you, our generous donors, who recognized that our work is particularly valuable when our sense of self and community faces crises. We weathered the storm without loss of staff, financially strong, and with robust growth in our network, engagement, and influence. Thank you.

The challenges of 2020 became opportunities to focus: equity, climate, the power of place. Katie Couric framed our virtual 2020 Awards as "There's more to the story," highlighting the people, organizations, and empowering stories within historic places. To an audience across the nation we emphasized that historic places should touch all Bostonians. We now build from 2020, showing the relevance of historic places to today's challenges: economy, mental health, equity, and climate. We know that our work only succeeds with each of you. Thank you.

Greg Galer, Ph.D.
Executive Director

North Slope of Beacon Hill, March 2020. Photo by Matthew Dickey






ADVOCACY

Last year was hard, no doubt about it. But we learned a lot in 2020. We learned the correct way to wash our hands and wear a mask. We learned how to angle our cameras so fellow zoomers couldn't see the kid coloring on the wall behind us or that we weren't wearing pants.

But 2020 was about more than the pandemic and all the hardships that have come with it. **Last year shined a spotlight on how very broken our nation is and how far we are from achieving the “created equal” part of the American Dream.** The Black Lives Matter movement and the unnecessary losses of life forced a long-overdue look in the mirror for many of us. As an organization, we are reckoning with the racist policies and practices of our own past, and those of the preservation community, to build a better future. This reflection and commitment to equity became a stronger focus in our work last year. Here is a look at just a few of the nearly 50 projects we engaged with in 2020.



Aerial view of the West End Settlement House (1929) one of three masonry buildings slated for demolition. The West End Tenement House (1910), top, and the Winchell Elementary School (1884), right, are just visible.



West End Tenement House, Built 1910.
Photo by Matthew Dickey

Mass General Hospital, West End

More than 60 years after the BRA (now BPDA) razed an entire immigrant neighborhood, residents and former residents of the West End are still reeling from the loss of homes, workplaces, and community centers. When MGH proposed expanding their medical campus and razing three of the few buildings that remain from their former neighborhood, locals felt the sting of yet another loss. The Alliance urged preservation, exploring all options with the MGH team and worked with neighborhood groups, the BPDA, and elected officials to find solutions to preserve both physical and social aspects of the old West End. As the dialog continues, the future of these buildings is bleak. While nothing can replace what has been lost to poorly conceived, and often racist, Urban Renewal projects, intentional mitigation measures can help celebrate the historic qualities of the neighborhood, preserve historic fabric, and bring this community and its empowering stories closer together. The Alliance continues to work closely with the West End and Beacon Hill neighborhoods, elected officials and the BPDA, and MGH to find mitigation solutions appropriate to the losses proposed for this site.

Villa Victoria, South End

Some people are surprised to learn that Boston doesn't have many tools available to protect historic resources. But our main tool, local Landmark designation, can be powerful against unnecessary demolition and insensitive alterations. That's why we were so dismayed when the owner of an 1899 church and parish house in the South End Landmark District proposed complete demolition. The owner, a prominent local nonprofit, failed to attend to water infiltration issues for decades. When the City required they address resulting structural damage due to safety concerns, the owner petitioned the district commission to demolish both buildings rather than repair the church. After months of meetings and dialogue, yet no intention to repair, City building inspectors eventually succumbed to owner pressure and advancing deterioration and issued an order to demolish. The loss of these contributing buildings not only degrades the character of the historic neighborhood, but sets precedent for demolition by neglect for other owners and historic districts throughout the city. It is frustrating that the protections put in place to prevent complete losses like this failed. The Alliance plans to work with the district commission, the owner, and the neighborhood for a design for the new building that is fitting for the historic district and also to work with the City to avoid this result in the future.



85 West Newton Street, built 1899. Demolished.

Emancipation Group

Over the past few years, as many cities across the South have struggled with how to handle racist, offensive statues and memorials, many in Boston maintained the illusion that New England never had deep connections with slavery, Jim Crow, and segregation like other states.

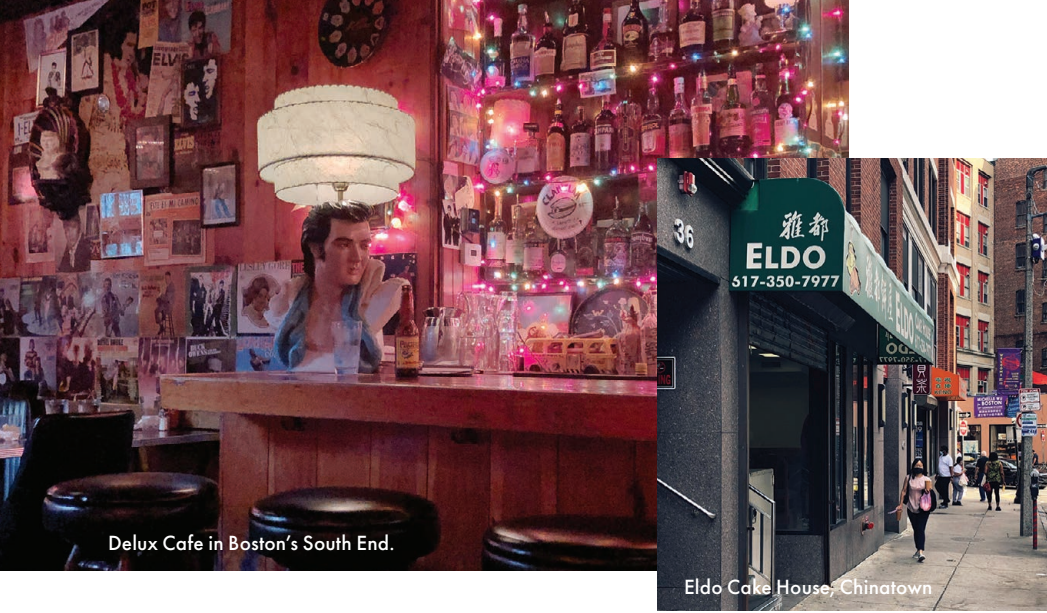
The Emancipation Group memorial opened many eyes to the racism

that continues to live in our midst. The Emancipation Group, installed in 1879 in Park Square, was designed by Thomas Ball as a replica of his statue in Washington DC. The most prominent figure is that of Abraham Lincoln standing fully erect over the figure of a crouched, nearly naked Black man. Breaking out of chains is the depiction of Archer Alexander who assisted the Union Army, escaped slavery, and was recaptured under the Fugitive Slave Act. In just one month a local artist and activist named Tory Bullock brought the statue into the eye of the media and



Emancipation Group being removed in December 2020. Photo by Daedalus.

thousands of signatures joined the plea for the statue's removal. Many spoke at public meetings of the Boston Art Commission sharing the emotional toll of its demeaning imagery on Black Bostonians, young children in particular, how it negates the active role Black Americans played to break the bonds of slavery, and the contributions of Black people to the war effort. The power relationship portrayed only reinforces messaging that the end of slavery was not the end of discrimination, abuse, and racism. The Alliance was vocal during the decision-making process and joined voices that advocated for reinterpretation of the piece at a more appropriate location. We feel that it is important for all Bostonians to understand the role of New England in perpetuating the institution of slavery in the US, our own racist policies and practices that continue to today, and the insensitive nature of many statues, memorials, and place names across the region. We believe this statue, relocated within appropriate didactic context, can play a role to help us better understand our complex relationship with enslavement and racism.



Delux Cafe in Boston's South End.

Eldo Cake House, Chinatown

Legacy Businesses

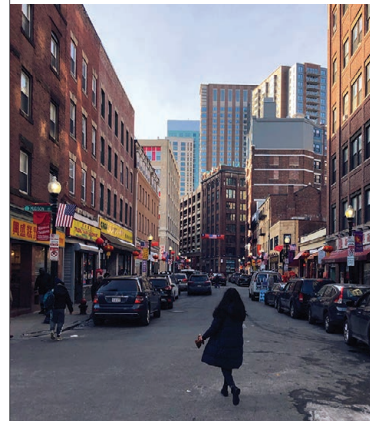
We have all felt the loss of some of our favorite restaurants and businesses due to the Covid-19 pandemic. Our neighborhoods suffered these closures throughout 2020 and we still feel the impacts today. But well before Covid Boston was losing meaningful businesses at an alarming rate. From Durgin Park and the Windsor Button Shop downtown to Doyle's in Jamaica Plain, to name just a few, the places that make Boston, Boston were being shuttered without warning, leaving holes in our hearts and communities. The Alliance recognized that preservation of historic and significant buildings in our neighborhoods is less impactful if the local businesses within them failed to thrive. We launched a Legacy Business registry on our website that crowd-sources long standing local businesses meaningful to Bostonians. With this tool, we advocate for the preservation of these businesses, and their buildings, through awareness and promotion. Not only do we hope to drive local dollars to these businesses, we encourage the City to form assistance programs such as rent relief, maintenance funds, apprenticeship programs, etc to help these restaurants, bars, bakeries, and shops succeed no matter what hardships come our way. They are often the heart and soul of our communities and their preservation is just as important as the preservation of bricks and mortar. Find out more at our website- look in the main menu for Boston's Legacy Businesses.



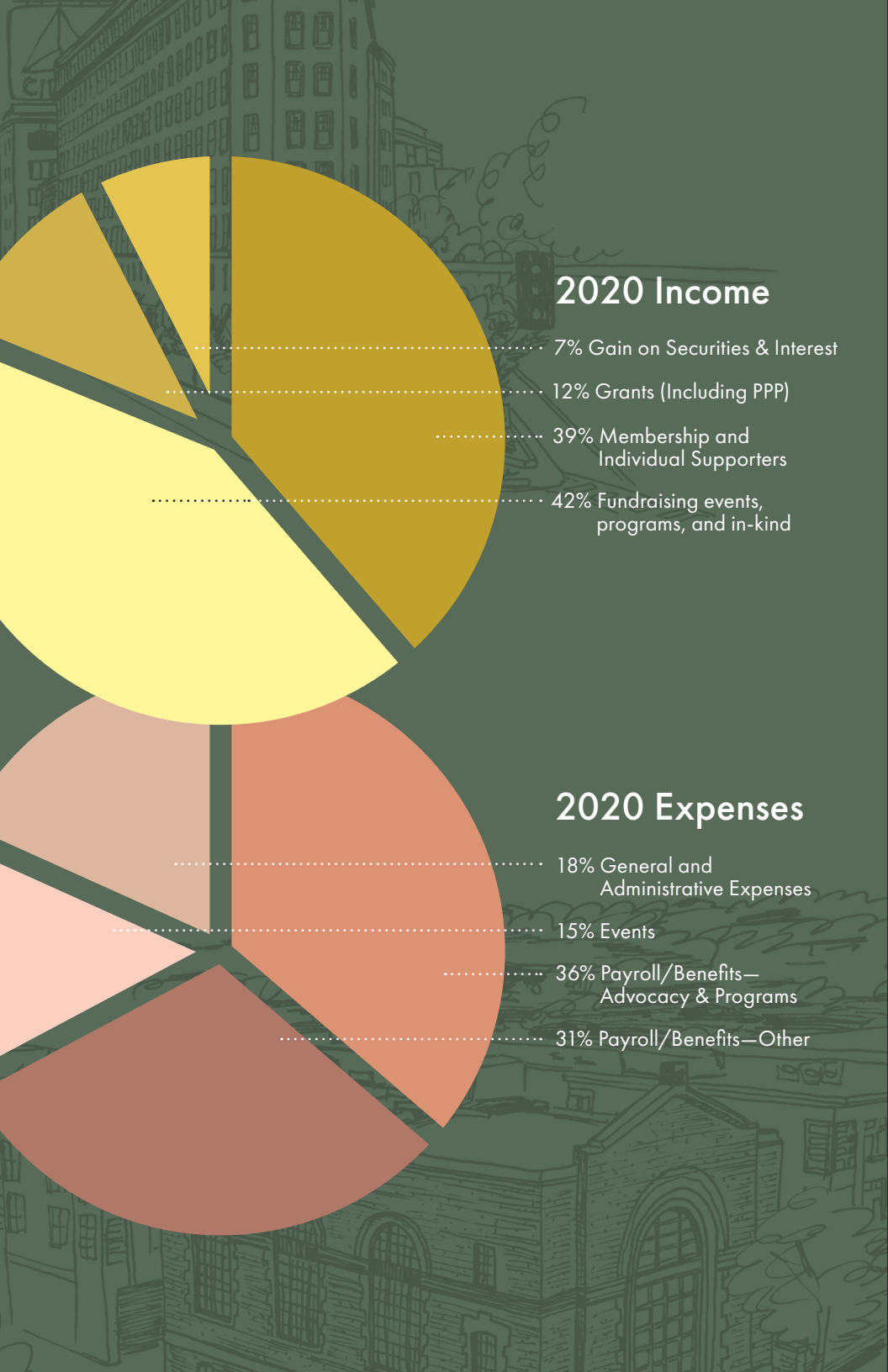
Fields Corner Robinson Block building. Photo by Matthew Dickey

Policy Efforts

Though the Covid-19 pandemic put a slight pause on development pressure early last year, the pace of development in Boston picked right back up in full force. Alliance staff monitors and engages in dozens of projects at a time, but with our limited staff it can be challenging to focus on each project individually. In 2020 staff reallocated time to larger policy initiatives that will improve the overall process for project review and approval, which will reduce the need to engage in so many individual projects in the future. We worked closely with the Boston Landmarks Commission and Boston Planning and Development Agency staff, community groups, and partners to advocate for a more effective Article 85 (Demolition Delay) policy, stronger consideration of existing resources during Boston Civic Design Commission review, and the allocation of more resources for preservation. We had dozens of conversations about the fact that the city cannot effectively address climate change and resiliency without considering historic resources in Boston, the need to include existing buildings in carbon analysis for new projects, and reducing demolition of existing buildings as a way to reduce the waste stream to landfills. Important groundwork was laid that holds promise for changes in 2021.



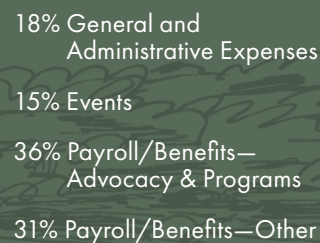
Chinatown's Beach Street. March 2020. Photo by Matthew Dickey



2020 Income



2020 Expenses



FINANCIAL SUMMARY

Operating Results

INCOME	2020	2019
Membership & Individual Support	*\$198,439	\$214,173
Fundraising Events	183,741	262,369
Grants (including PPP)	58,964	-
Programs	5,500	4,520
In-Kind Support & Other Income	28,309	22,793
Gain on Securities & Interest	37,813	45,411
Total Income	\$512,766	\$549,266

EXPENSES	2020	2019
Payroll/Benefits—Advocacy & Programs	\$185,288	\$173,127
Payroll/Benefits—Other	157,838	121,107
Events	70,268	57,852
Administration	45,146	53,850
Professional Services	19,892	17,998
Equipment/Software/Website	12,709	10,909
Other	19,322	26,022
Total Expenses	\$510,463	\$460,865

NET SURPLUS	\$2,303	\$88,401
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*
Dollar
amounts
rounded
to nearest
dollar.

Statement of Financial Position

ASSETS	2020	2019
Operating Accounts	\$124,727	\$176,293
Accounts Receivable	27,545	12,622
Unrestricted Reserve Accounts	417,422	354,609
Prepaid Expenses	1,304	2,167
Equipment	917	1,681
Other Assets	4,605	15,655
TOTAL ASSETS	\$576,520	\$563,027

LIABILITIES	2020	2019
Accounts Payable & Accruals	\$31,778	\$20,655
Total Liabilities	\$31,778	\$20,655

NET ASSETS	2020	2019
Unrestricted Net Assets	\$534,035	\$521,872
Donor Restricted Assets	10,707	20,500
Total Net Assets	\$544,742	\$542,372

TOTAL LIABILITIES & NET ASSETS	\$576,520	\$563,027
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Note:
Based on
un-audited
financials.

2020 EVENTS & PROGRAMMING

Advocacy Certification Training

Annual Meeting

Heart Bombing

Tidbits of Preservation: Video series

Virtual Coffee Hours

Virtual Libations for Preservation

Virtual Preservation Chatter

Virtual Preservation Achievement Awards
with Katie Couric

Virtual Trivia Night

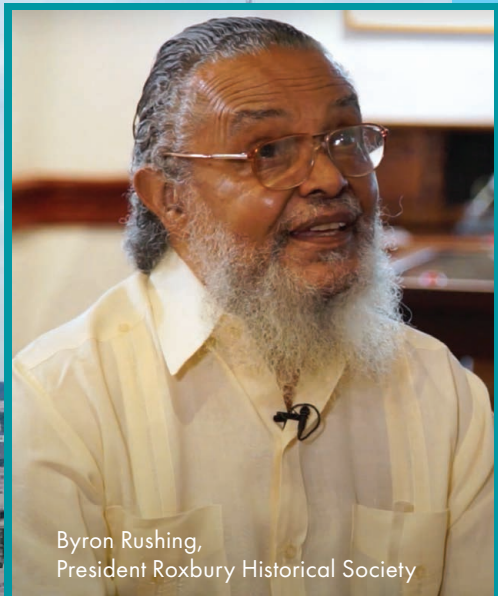
Preservation in Action:
Old South Meeting House



YA Events

The Young Advisors (YAs) expand and amplify our mission by engaging Boston's young professional community. They are active participants in the Alliance at all levels, from community outreach and policy discussion to social engagement. Throughout the past year, the YAs have managed to continue actively engaging their community by hosting virtual events. Their 7th Annual Libations for Preservation event provided an educational moment on Boston's storied cocktail history and how to make a perfect Whiskey Sour. Virtual Trivia Night tested their community's architectural knowledge, and Zoom provided a seamless way of allowing an impossible number of attendees to tour the clocktower at the Old South Meeting House. Learn and explore with our YAs:

  @PreservationHub



Byron Rushing,
President Roxbury Historical Society

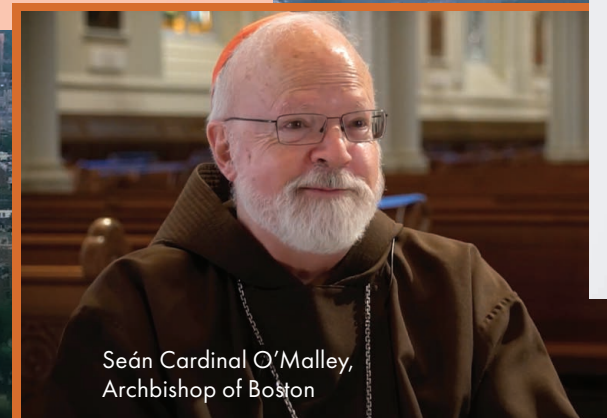
Virtual Awards

Award-winning Journalist Katie Couric hosted our 2020 Preservation Achievement Awards. The pandemic shifted our approach and we presented our Awards virtually to a “live” audience of over 600 people. A short documentary film was made for each award-winner with project teams sharing their story in their own words. Architecture, preservation, and neighborhoods are so fascinating because of the individual stories we hold of the places we experience. As with any project, place, or building, there is always more to the story.

Watch our extended-cut films: bit.ly/BPAwards2020

“In my years in the world of politics and covering the news, I can say for certain that groups like the Boston Preservation Alliance are critically important and truly essential.”

KATIE COURIC



Seán Cardinal O'Malley,
Archbishop of Boston



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2020 Annual Meeting Sponsors

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IBI Placemaking

2020 Libations for Preservation

Boston Society for Architects
Epsilon
Uncle Nearest

2020 PRESERVATION ACHIEVEMENT AWARDS SPONSORS

Alliance Leader \$20,000

The Druker Company
Goulston & Storrs

Underwriter \$10,000

Elkus Manfredi Architects
Renaissance Properties and
Roger & Maryanne Tackeff
WinnCompanies

Advocate \$5,000

Accidentally Wes Anderson
Arrowstreet
Bruner/Cott
CBT Architects
CV Properties LLC
Eastern Bank
Grande Masonry
HYM Investment Group

Ipswich Bay Glass Co.
Keith Construction, Inc.
NER Construction
Management
Redgate & Hilco
Redevelopment Partners
Related Beal
S & F Concrete
Sasaki Associates, Inc.
Saunders Properties
Shawmut Design &
Construction

Steward \$2,500

Architectural Heritage
Foundation
Bank of America
Beacon Communities LLC
BioMed Realty
Boston University
BrandSafway
Commodore Builders
Context Architecture, Inc.
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RSE Associates

Spencer, Sullivan & Vogt
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Suffolk
UrbanMeritage
WLB4 Architects
WS Development
Silman

Sustainer \$1,000

AHA Consulting Engineers
Altieri Sebor Wieber LLC
Ann Beha Architects
Astro Ventures
Bohler Engineering
Boston Global Investors
BPD - Béton Préfabriqué
Building Conservation
Associates, Inc.
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MP Boston

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of Ann Anderson
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Susan Ashenfelter
Lisa Austin
Kevin Balchuinas
William Barlow IV*
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Nimisha Bhat
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Debbie Block
Kristin Blount
Stacey Braaten
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Rugene Calara
Ross Cameron*
Richard Candee
Ashley Casavant
Anne Casavant Chaney
Philip Chen*
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of Murray Neidorf
Lindsey Cimochoowski
Christine Coffey
Sarah Collins
John Connolly
Elizabeth Correia
Jonathan Correia
Caitlin Cuccia
Meghan Curro
Alexis Dearborn
Joan DeColibus
Katie Delahoyde
Curt DiCamillo

Erin Dickey
Matthew Dickey
Megan Dickey
Nancy Dickey
Elizabeth Dill
Laura Dill
John & Julia Donnelly
Christine Donoghue
Laura Dziorny*
Kelly Exley-Smith
Minxie Fannin*
Nathan Frazee
Jamie Freedman
Marilyn Galer
Hannah Gathman
Sean Geary*
Georgia Gebhardt
Laura Glass
Henry Goodrow in honor
of Matthew Dickey
Donald Greenstein
Alysha Griffiths
Ava Grimason
Mary Halpin
John Hantzis
Caitlin Hart***
Lindsay Heller
Melissa Herman
Charlene Hinton in
memory of Yvonne Davis
Eileen Ingham
Kathleen & Robert Ix
Ralph Jaccodine
John Jameson
Don Jay
Lacey Jay
Jack Karaguesian
Dana Kelly
Sarah Kerry
Devon King
Walter Kopec
Wally Koval
Cel Kulasekaran
Jessica Laboon

New Atlantic Development
Peregrine Group LLC
Phoenix Bay State
Construction, Inc.
PlaceEconomics
Prince Lobel
Samioles Consultants, Inc.
Simpson Gumpertz & Heger
SKW Partners
Structures North Consulting
Engineers
Lee L. & Judith E. Selwyn
Foundation
Torrey Architecture, Inc.
Utile
Vanderweil Engineers
The Whitney Hotel Boston
William Rawn Associates,
Architects

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*** Board of Young Advisors

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