



BOSTON PRESERVATION ALLIANCE

Redefining Preservation

2021 ANNUAL REPORT

2021 IN NUMBERS

700 Financial supporters who believe in our mission.

3
Most Followed Stories

The History of Marliave

The Story of Pleasant Cafe

Tracing Queer History in Boston

\$4.2+ BILLION

Total costs of projects the Alliance has been involved with in the past 5-years.

23,790

people interacting with the Alliance through social media and email

118,000

Total webpage views

4

Most Viewed Advocacy Projects

Graves Light and Fog Signal Station

Amrheins

Villa Victoria (85 West Newton Street)

Stanhope Street Stables

100+

the number of projects or initiatives the Alliance was actively involved in during 2021.

Lilla G Frederick School students photographing Hector and Nivia Piña, owners of Merenge. All photos by Matthew Dickey unless noted otherwise.

LETTER FROM THE BOARD PRESIDENT

To our Friends, Supporters, and Community Members—it wouldn't be possible to begin this message without thanking our friend and former Executive Director, Greg Galer, for his nearly ten years of service, and for recognizing his numerous and lasting contributions to the Alliance. Thanks to Greg, we are more connected, influential, financially secure, and ready to take on new challenges than ever. We wish Greg all the best in his new role as Executive Director at The Association for Preservation Technology.



Greg Galer with Acting Mayor Kim Janey and Chief Rev. Mariama White-Hammond

In light of Greg's departure, the Alliance has embarked on a thoughtful and intentional transition plan, with the key component of that plan being the Board's appointment of Alison Frazee as Acting Executive Director. As our longtime Director of Advocacy and then Assistant Executive Director, Alison is committed to ensuring a smooth leadership transition and has the complete confidence of the Alliance's staff and Board.

2022 will be a year of transition in many ways. While leadership change will be a large part of that, the Alliance is also using this opportunity to think boldly, to reexamine how we define "preservation," because historic preservation is about so much more than saving buildings. Preservation is the collective effort that we make to honor those that lived, worked, organized, and worshiped in those buildings, and it is the work that we must do to ensure that the stories we share represent the accomplishments and struggles of all Bostonians—and especially the stories of those that, throughout history, have been ignored, oppressed, erased, and often silenced.

I'm incredibly optimistic about the Alliance's future. Our partnership with YW Boston is inspiring our talented staff and Board to consider the role the Alliance can play in advancing racial equity. Our staff is pursuing creative partnerships with the Boston Public Schools, and is offering low-cost Advocate Certificate Training (ACT)



Interior of Pleasant Cafe

to empower Bostonians from Eastie to Mattapan to advocate for a sense of place in their communities.

I encourage you to listen to the stories we share, to tell us your own, and to join us in the work we're doing to ensure that all Bostonians see themselves in the places we strive to preserve, promote, and protect.

Warmest Regards,

Christopher W. Scoville

Christopher W. Scoville
President, Board of Directors

LETTER FROM THE ACTING EXECUTIVE DIRECTOR

When I moved to Boston in 2013 I had only visited the city once. I was enchanted by the Old State House and how it emerges from a forest of towers as you turn the corner. The emotion behind that moment of sudden discovery motivates me to continue the work that I've been devoted to for over eight years now—protecting and preserving historic places of Boston.

But I don't love any of those words: protecting, preserving, or historic because they don't reflect the future of placemaking.

Protecting suggests a position of defense, an us vs. them. Old vs. new. We're not here to stop development. We're here to guide it, to direct it towards enhancing rather than eroding our communities. The goal is to add to our distinctive neighborhoods in a sensitive way with layers of artful architecture. We do that by advocating for bold local policy changes and collaborating with developers to find the best solutions for Boston's unique neighborhoods.

The term "preserving" is misleading, too. There are very few cases in which we advocate for the preservation of what exists exactly as it is. Our job is to help find the right changes to retain the layers of stories and meet contemporary and future needs. This can mean anything from adapting for the impacts of climate change to implementing universal accessibility. It's important to acknowledge that the built environment of today has already changed many times and those changes are part of its story. We can make our neighborhood stories deeper and richer without removing previous chapters.

That last word—historic—is perhaps the most complicated. Decades ago preservationists established regulations about what could be considered "historic" and therefore protected through local legislation. It was easy to make a case to preserve the Paul Revere House, but what about places like Slade's Bar and Grill in Roxbury, an undeniably historic restaurant in a vernacular building? How do we save places that aren't "historic" by our own definition? We must change our practices in order to create accessible pathways to save what our communities find valuable. Only then can we work together to build the right tools to keep our neighborhoods thriving and reflective of the stories of all Bostonians.



This building likely housed the enslaved in Roxbury.

The Alliance and its devoted supporters have worked hard advocating for Boston and will continue to work towards improved development policies. It's time to broaden the definition of preservation, make room at the table for more voices and experiences, make changes to our processes and policies, and to broaden our efforts to collaborate with advocates in affordable housing, climate preparedness, and equity and inclusion to write the next chapter in the story of this beautiful, vibrant, old city.

Alison Frazee

Alison Frazee
Acting Executive Director



ADVOCACY

Boston Public Schools Partnership

Stories about our neighborhoods are often told by adults for adults. But what landmarks and businesses define our neighborhoods through the eyes of the next generation?

We set out to learn the answer by partnering with the Boston Public Schools. Sixty students from Dorchester's Lilla G. Frederick Pilot Middle School toured Dorchester's Grove Hall, Uphams Corner, and Fields Corner neighborhoods. They were tasked with interviewing business owners, artists, and residents and writing biographies about the people and places that make Dorchester unique.

Months were spent honing these stories. Lessons were given on how to use a digital camera to become photojournalists and the Boston Public Library Leventhal Map Center joined us to share how to do historical research using maps.

Their stories will be published as a deck of cards paired with a map, allowing anyone to explore and learn about the local landmarks identified by our next generation of urban curators. Large photos snapped on our field trips will be printed to tour the town, allowing others to see the people and places that make Boston, Boston.

Group photo in front of Phở Hòa. Photo by 6th grader, Samson Asmelash.



But the true heroes of this project are the students themselves. They join us as neighbors in Boston as Boston locals and from countries scattered across the globe including Afghanistan, the Dominican Republic, Ethiopia, Guatemala, Vietnam, and many more. During a pandemic, nonetheless. These are stories written by students from the ESL 1 newcomers and the 6th-grade inclusion program who learn best in non-traditional classrooms or are in classes designed for New Language Learners. They have overcome many challenges in the world to pen these stories about Boston, their new home.

Amrheins, South Boston

Many Boston communities are facing significant changes through demolition and insensitive new construction, and residents don't always agree about what's best for their neighborhood. When a developer purchased the iconic corner building that's home to Amrheins, the oldest bar and restaurant in South Boston, the initial proposal was to save the building and add an addition. But some residents felt that the addition was too tall and the compromise was to take down Amrheins and lower the whole project. The Alliance advocated strongly, with much support from the community, elected officials, and staff at the BPDA, to keep the beautiful, historic structure that holds memories for so many generations. After many discussions, the end result is a facade project that will preserve and restore the two outer facades and construct a life sciences building behind the walls. While facade projects are never ideal, we do think they can be done successfully and we hope that this solution will help South Boston residents connect with their neighborhood and its history in a meaningful way.



The historic West End House, one of three West End buildings to be demolished.

Legacy Fund for Boston

In a city like Boston where history is part of its core identity and a major driver of its economy, it may come as a surprise that there is no capital funding in the City's budget for historic preservation. Other than a portion of limited funds from the Community Preservation Act, there are frustratingly few resources for historic property owners to turn to for support. Boston has lost many valuable resources because funds were not available for maintenance, preservation, and restoration. The Alliance saw a need and we worked with partners at Hemenway & Barnes to establish a new fund for historic preservation called the Legacy Fund for Boston. Eventually, we hope that all development projects in the city will be required to commit meaningful sums to the fund, but as it gets started the critical contributions are voluntary. The first major contribution to the fund is expected to materialize in the spring of 2022 and the fund's committee will launch the first round of grant opportunities to the public. Funds will be made available to preservation projects across the city. We anticipate this fund will not only provide much-needed financial support for stewards of our city's historic resources, but will also serve as a model for other cities with similar gaps in support.



Left: Amrheins in 2021
Below: Project as approved





Pleasant Cafe: one of the most followed stories of 2021.

Building Reuse IS Climate Action

In 2021 we worked closely with environmental advocates to cross-promote messaging around the importance of building reuse. As modern society begins to understand more about how our choices impact the planet, we have made strides to reduce the use of things like plastic bags, bottles, and straws. While this is important, consider it in the context of throwing out an entire building: the demolition of the average single-family home in the US creates about the same amount of waste as the average American creates in their entire lifetime. Dozens of buildings are demolished in Boston every year. We must change our focus if we are sincere about sustainability. The Alliance successfully applied for a grant from the Moe Family Fund through the National Trust for Historic Preservation to advance a new carbon calculator—a tool that will help developers and municipalities analyze the environmental costs of a project that includes demolishing an existing building, even if the new building exceeds sustainability standards, and make appropriate changes to projects and policies. Staff is also serving on a Climate Change Task Force through the National Preservation Partners Networking and working to create an online database for local case studies, policies, and best

Marliave: one of the most followed stories of 2021.



practices for climate-related preservation efforts. This will help cities and towns learn from each other and implement the most impactful actions based on their needs. The Alliance has also been working with Boston's Environment Department to promote deconstruction and salvage of old and historic buildings in Boston, not only to reuse quality materials but to reduce the waste stream to landfills and incinerators. We will continue these partnerships as we generate more resources and messaging around these important issues.

FINANCIAL SUMMARY

Statement of Activities

	2021	2020
INCOME		
Membership & Individual Support	*\$242,682	\$196,614
Fundraising Events	339,502	181,491
Grants (including PPP)	89,823	58,964
Programs	6,495	5,500
In-Kind Support & Other Income	24,235	28,309
Gain on Securities & Interest	45,173	37,813
Total Income	\$747,910	\$508,691
EXPENSES		
Payroll/Benefits—Advocacy & Programs	\$201,842	\$185,288
Payroll/Benefits—Other	171,939	157,838
Events	75,957	78,183
Administration	48,702	45,146
Professional Services	8,600	11,977
Equipment/Software/Website	10,777	11,572
Other	16,027	19,322
Total Expenses	\$533,844	\$509,326
NET SURPLUS (LOSS)	\$214,066	(\$635)

Note:
Based on
unaudited
financials.

Statement of Financial Position

	2021	2020
ASSETS		
Operating Accounts	\$98,350	\$124,864
Accounts Receivable	17,800	24,500
Unrestricted Reserve Accounts	647,595	417,422
Prepaid Expenses	1,406	1,304
Equipment	323	917
Other Assets	-	4,605
TOTAL ASSETS	\$765,474	\$573,612
LIABILITIES		
Accounts Payable & Accruals	\$9,671	\$31,875
Total Liabilities	\$9,671	\$31,875
NET ASSETS		
Unrestricted Net Assets	\$709,161	\$511,530
Donor Restricted Assets	46,642	30,207
Total Net Assets	\$755,803	\$541,737
TOTAL LIABILITIES & NET ASSETS	\$765,474	\$573,612

2021 Income

6% Gain on Securities & Interest
12% Grants (Including PPP)
32% Membership and Individual Supporters
50% Fundraising events, programs, and in-kind

2021 Expenses

16% General and Administrative Expenses
14% Events
38% Payroll/Benefits—Advocacy & Programs
32% Payroll/Benefits—Other

2021 EVENTS & PROGRAMMING

Heart Bombing in Roxbury's Fort Hill

Annual Meeting with Brent Leggs

33rd Annual Preservation
Achievement Awards

East Boston Scavenger Hunt

School Field Trips to Merengue, Humphreys
Street Studios, and Fields Corner

Libations for Preservation: On a Boat!

Virtual Advocacy Certification Training

Walking Tours In Partnership
with Boston By Foot

Virtual Coffee Hours

East Boston Walking Tour

Year-End Gathering of the Young Advisors

Right: Young Advisors
On A Boat, Libations
for Preservation
Below: Heartbombing
in Roxbury's Fort Hill.



Left: Heartbombing in
Roxbury's Fort Hill
Above: Scavenger Hunt
Prize Items, Stickers by
Emily Alexander.

Young Advisors

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 had a robust calendar of events exploring Boston's nooks. They utilized the AIA Guide to Boston App to build an East Boston Scavenger Hunt, and hired a boat to share harbor history for the 8th Annual Libations for Preservation. Learn more and explore with our YAs:

  @PreservationHub



Marita Rivero, recipient of the 2021 Codman Award for Lifetime Achievement, speaking with Greg Galer.

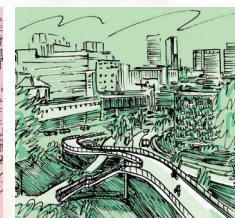
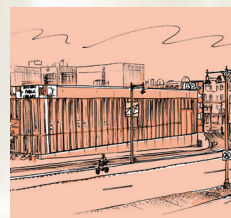


Allen Knight
Branch Librarian
Roxbury Library

Top: John Cruz, the recipient of the 2021 President's Award for Excellence.
Above: Allen Knight at Roxbury Library

2021 Preservation Achievement Awards

Our 2021 Preservation Achievement Awards focused on the places and people who are redefining preservation. Our films highlighted the stories of Boston's many communities and aimed to tell a more full history about Boston. They told stories of Boston's oldest buildings hidden in plain sight and shared the importance of documenting Boston's LGBTQ history. Our President's Award recipient, John Cruz and Cruz Companies, look to preservation as way to build affordable housing, and our Codman Award recipient, Marita Rivero, has spent a lifetime redefining preservation. She shared it is important for us to "Learn from our past and stand in a different place as we imagine the future."



**See the
awards
online**

Scan the code
to watch

"...the award winners were particularly impressive. You have set a new standard for preservation recognition in this city."

"...the bridge between Preservation and community has rarely been expressed and rewarded so well."

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2021 Libations for Preservation

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*Joined Board/Board of Advisors in 2021

**Left Board/Board of Young Advisors in 2021