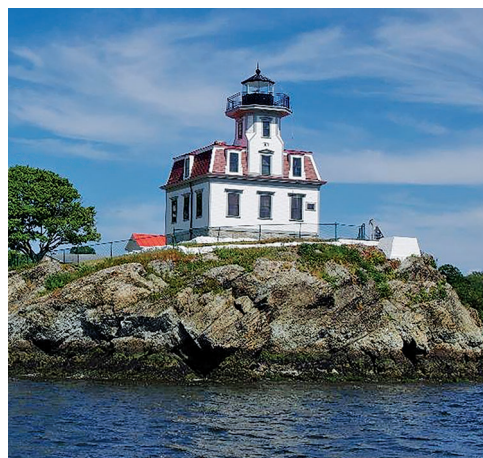


2023 Annual Report



OUR GROWING PORTFOLIO OF EASEMENTS
PROVIDES A SECURE FUTURE FOR HISTORIC PROPERTIES

Top 10 Achievements for 2023



1. Rescued the State Historic Tax Credit Program for another year. Each year, this effective economic development and preservation program is in danger of sunseting without the collaboration of like-minded organizations, stakeholders, and politicians. 318 historic buildings have been rehabilitated since the program was established in 2001, catalyzing more than \$2.2 billion in investment in Rhode Island communities. We are now assessing the impact of recent changes to the program.

2. Responded to over 40 calls in 17 communities across Rhode Island—providing advice and expertise. Our CPR (Community Preservation Response) Program helps communities forestall demolition, provides technical assistance on best practices, recommends experienced contractors, supports local preservation efforts, fends off attacks to historic preservation ordinances, and advocates for design that complements the character of historic settings.

3. Alerted communities on the need for stronger demolition delay bylaws at a local level. With multiple high-profile demolitions of historic properties, we realized cities and towns are not adequately prepared to defend against demolition. We encourage strong demolition delay bylaws that require project proponents to document their thorough consideration of alternatives and allow for community input.

4. Provided \$125,000 in funding to 16 non-profit organizations for work on historic buildings. In partnership with The 1772 Foundation, we offered non-profits matching grants for capital projects at historic sites around the state. Over the last four years, 50 grants totaling \$500,000 have been awarded—and the funder has approved the program for 2024 and 2025.

TOP: Greene Farm in Warwick utilized our CPR services to plan a new future for this property. MIDDLE: This house and three others on Angell St. in Providence were demolished in 2023. BOTTOM: Ponham Rocks, East Providence, received a 1772 grant in 2023.

5. Improved and expanded our Historic Preservation Easement Program.

We made our easement program more accessible to owners, while strengthening its enforceability in the future. This year we added an additional property to our portfolio, The Parsonage in Little Compton, protecting it in perpetuity—with three more easements in the works!



The Parsonage, Little Compton (Photo: Ellery Yahia for Mott & Chace Sotheby's International Realty)

What is a Preservation Easement?

A Historic Preservation Easement is a binding legal agreement that protects select historic and architectural qualities of a property, ensuring they will not be destroyed or inappropriately altered. An easement with Preserve RI provides homeowners and organizations the peace of mind that they can transfer or sell their property, knowing we will monitor the property in perpetuity. It also provides subsequent owners direct access to professional preservation advice and expertise. No two easements are the same—each is custom crafted to meet the needs of owners and the preservation of the place.



Mowry House, Lincoln



6. Expanded our community impact by partnering with literacy organizations. Lippitt House Museum continues to provide outreach education for adult English Language Learners by offering a civics class to prepare immigrants for their US citizen exam. Over 130 adult learners participated in the multipart class, including field trips to Lippitt House Museum in 2023.



7. Restored historic stone walls and trained a cohort of volunteers. Partnering with the Preservation Society of Newport County, we continued our Stone Wall Initiative on Aquidneck Island. This year we repaired the walls at Glen Farm (Portsmouth), Norman Bird Sanctuary (Middletown) and a new project at Miantonomi Park (Newport). 39 volunteers participated in the projects, restoring 440 linear feet of walls. Over the last four years, over 2,000 linear feet of walls have been repaired. Thanks to the van Beuren Charitable Foundation's support, funding has been secured for this program into 2024.

8. Raised awareness of the valuable benefits historic preservation has in Rhode Island. Each year we honor the best in preservation at the Rhody Awards, shining a spotlight on the extraordinary work going on across the state and the value historic preservation brings to all communities. Two projects—Paragon Mills and Copley Chambers—highlighted the important role historic preservation plays in creating affordable housing. 20% of RI's affordable housing comes through the State's Historic Tax Credit projects.



9. Increased our capacity to expand programs and meet the rising demand for services by hiring a new full-time Property Manager and promoting Paul Trudeau to be our new Director of Preservation. These personnel changes are improving our ability to respond to demands for preservation services, as well as helping sustain the organization.

TOP: Students preparing for citizenship and their families enjoy a tour of Lippitt House Museum. MIDDLE: Paragon Mills in Providence created 101 low- and middle-income affordable housing units (Aaron Usher III Photography). BOTTOM: Preserve RI staff visiting Ponham Rocks, East Providence.



10. Continued good stewardship practices with our own historic properties. Exterior painting and carpentry repairs were completed at the Philip Walker House (East Providence), while the chimney at the Jeremiah Dexter House (Providence) was repaired and repointed along with interior plaster repairs due to water damage. At Lippitt House Museum (Providence) an interior paint conservation project was started for the elaborate decorative finishes, made possible with a gift from the Felicia Fund.

Conservator Wenda Kochanowski doing on-site treatment in the Lippitt House Hall.

Stewardship and Sustainability

Preserve RI strives to be a first-class steward of the properties under its care—a constant challenge with the rapidly rising costs of labor, materials, and insurance. The sustainability of historic buildings has become a key theme both in our statewide work and in our own properties. Preserve RI advocates for keeping old places in active use. We use our properties in a variety of ways: Dexter House in Providence serves as our headquarters, the Walker House in East Providence is an experiment with urban farming, and the Lippitt House Museum provides both community programs and contains income-producing residential units.



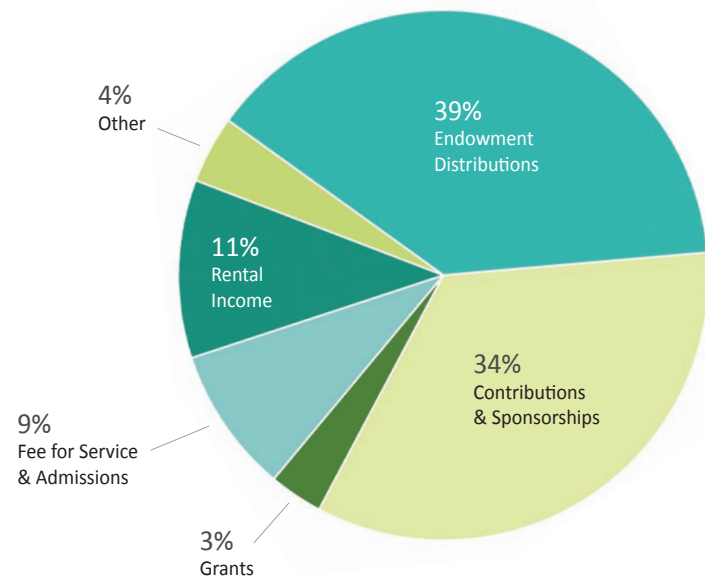
Providence's Dexter House (c. 1754), home to Preserve RI's headquarters.

Financials

In addition to contributions that directly supported Preserve RI's programs and operations, last year we raised over \$220,000 to support special preservation projects across the state.

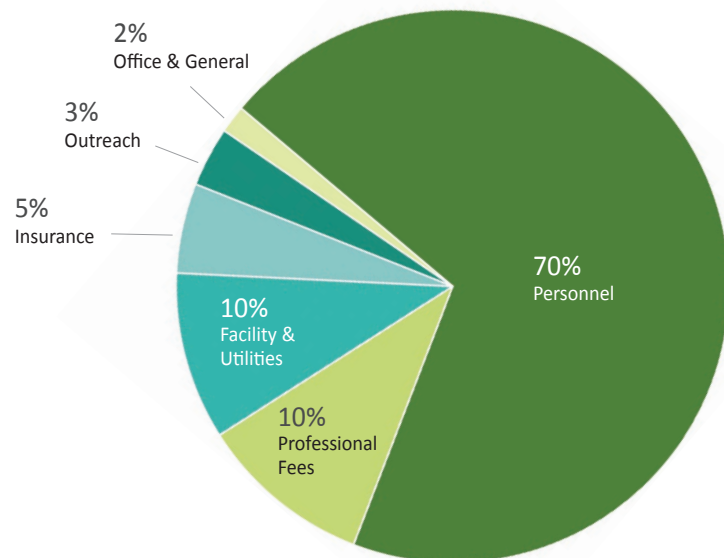
2023 OPERATING REVENUE* | \$832,207

*Unaudited Financials



2023 OPERATING EXPENSE* | \$813,510

*Unaudited Financials



PRIORITIES FOR 2024

- Communicate the benefits of historic preservation for all Rhode Island communities and build awareness of Preserve RI's programs that help save and reuse historic places.
- Expand our preservation easement portfolio, helping institutional and private property owners ensure the future of their historic properties.
- Advocate to improve the functionality of the state's Historic Tax Credit program.
- Increase the availability of the English Language Learner Civics program at Lippitt House Museum to help immigrants prepare for citizenship.
- Identify a sustainable future for the Philip Walker House in East Providence, including rehabilitation of the property to an excellent condition.
- Continue capital improvements at Lippitt House including completing installation of a new fire safety system, restoring interior paint finishes and planning for a major brownstone/repointing project.



“Rhode Island’s historic places are essential contributors to the unique character of every city and town, while also playing an important role in increasing tourism, economic development, and affordable housing. Finding productive uses for old buildings is key to their preservation.”

~ Valerie Talmage, Executive Director

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Donor Spotlight

"I first learned about Preserve RI's work through being a volunteer at the Lippitt House Museum. I grew up on Providence's East Side and had become increasingly alarmed with so many historic houses being torn down—erasing childhood memories! While my own home is modest, it adds to the historic character of the neighborhood, and I want to protect it. I was relieved to hear about Preserve RI's historic easement program, and amended my estate to cover the cost of the easement and support both Preserve RI and Lippitt House. I now have the peace of mind that my home will continue to be part of the historic fabric of the neighborhood."

~ Elaine Heebner, Volunteer, Donor, and Legacy Partner



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Guests enjoy a tour of Lippitt House Museum

MORE WAYS TO EXPERIENCE LIPPITT HOUSE MUSEUM

New opportunities make visiting the Museum easier and more convenient. Sign up in advance for a tour time that best fits your schedule. Can't visit during the day? Now evening tours are offered the First Thursday of every month. You can even schedule a private tour for your own group of friends or family.

Visit LippittHouse.org for tour details and learn about upcoming programs and events.

COVER PHOTO CREDITS: The parsonage: Ellery Yahia for Mott & Chace Sotheby's International Realty. Valentine Whitman House: Chris Whirlow.

Become involved at PreserveRI.org

Make a Donation to your statewide advocate for Rhode Island's historic places

Become a Member as an individual, business, or non-profit

Join our Anchor Circle and become a leading supporter of our work

Be a Life-long Learner and Volunteer, contact staff@preserveri.org

Follow Us @PreserveRI on Facebook, Instagram and via our e-News



TropiGals perform at the annual Rosé Garden Party held at Lippitt House Museum, Providence.

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