



PROVIDENCE PRESERVATION SOCIETY



The terms “preservation” and “change” may not sound like an obvious pairing, but each year community members like you join PPS as critical change-makers. 2016, our 60th Anniversary year was no exception, marked by your activism and your utmost generosity to our cause: protecting our treasured sense of place in Providence. I am pleased to present this report to highlight the positive change you helped effect, and most importantly, to thank you for your generosity .



...we respect the past and take the long view

At its core, preserving places is all about people: Our well-being, the vitality of our neighborhoods and the quality of life in our city. As PPS members, donors and sponsors, you share in PPS’s core values. Together, we respect the past and take the long view to an even more vibrant and thriving Providence. We recognize that when a historic building or block is demolished, that decision can never be reversed. We also value the whole city. Whether your concerns involve fixing up your own house, tending to the history or safety of your neighborhood or benefitting from a pedestrian-friendly environment as part of your daily routine, you know PPS shares these priorities. Together, we also seek design excellence. Preservation does not mean opposition to new development. Rather, we encourage development that adds to the unique character and livability of our city. The PPS Planning and Architectural Review Committee has met regularly for 40 years to review hundreds of proposed new building plans and help shape them so that they complement the historic fabric and unique scale of our city. Of equal importance is your voice out in the community, whether attending a community planning meeting, submitting a letter to the editor or simply spreading the word to friends about an endangered building or block.

Preservation does not mean opposition to new development

Please accept my sincerest gratitude for your partnership in making Providence a better place now and for future generations. With your support, our work to advocate for preservation and thoughtful design and planning will continue in earnest. Finally, I hope to see you this November 4, 2017 for our final Anniversary Celebration: The *Powered by Preservation* gala at South Street Landing.

JP Couture, President of the PPS Board of Trustees, 2016-2017

The June 2016 Festival of Historic Houses was the anchor event for the city’s first *Explore Historic Providence* weekend. More than 700 visitors enjoyed tours of homes on the north end of Benefit Street, a *Cheers to 60 Years* reception and a visit to PPS’s headquarters, the Old Brick School House. There they saw our founding story exhibition, *The PPS Legacy: How the College Hill Study Saved Providence*.





PPS leaders and volunteers presented Knight Memorial Library with a certificate of appreciation and proceeds from our collaborative Preview Party for the June 2017 **Festival of Historic Houses** in Upper Elmwood. The Providence Community Library will use the funds for a building survey to guide plans for restoration of the beloved 1924 building (shown at right). PPS commends members of the Upper Elmwood neighborhood for their commitment to strengthening community through preservation.



Would you like PPS's **Festival of Historic Houses** to make a future stop in your neighborhood? If so, contact Angela Kondon, Director of Donor Relations and Special Events, at 401-831-7440 or akondon@ppsri.org



PPS's annual **Winter Bash** showcases the many possibilities that lie in historic urban spaces and draws new advocates for preservation. The 2016 **Winter Bash, A Steampunk Soiree**, took place at The Steel Yard, a major contributor to urban revitalization in Providence's Valley neighborhood. The 2017 **Winter Bash, Kings and Queens**, transformed one of the city's last remaining produce market buildings into a royal court for the evening—and was voted **BEST LOCAL EVENT-PROVIDENCE** and **BEST NONPROFIT FUNDRAISER-STATEWIDE** by *Rhode Island Monthly!*



Our 2016-2017 lectures and tours were nearly all oversubscribed. Thank you for your interest and support. Our Spring 2016 educational programs featured a lecture on the implications of institutional expansion in historic neighborhoods and a four-part presentation on Providence's architectural history from 1770-1940. Our Spring 2017 program series, made possible by a grant from **The Rhode Island Council for the Humanities**, further examined the question *Why Preserve?* through such programs as *Modern Landscape Architecture and the Pedestrian City*, an examination of Providence's Cathedral Square.

PPS partnered with other community groups last year to form the **Fix the 6-10 Coalition**, advocating for a pedestrian-friendly, cohesive plan that would knit city neighborhoods together.



The 2016 **Providence Symposium, Why Preserve?**, brought experts from across the nation as well as local stakeholders into the iconic but threatened Industrial Trust building to take tours and discuss why preservation matters. Guests were also treated to a keynote address from Curt Viebranz, President and CEO of the Mount Vernon Ladies' Association, the oldest national historic preservation organization in the country.



Image from the City of Providence Aerial Photographs Collection

The past year's advocacy efforts included a public awareness campaign about the proposed demolition of Rhode Island Hospital's Southwest Pavilion (1900), a rare remaining building of the hospital's original campus. Efforts ranged from a silent protest to a petition signed by more than 1,000 community members. Unfortunately, a demolition permit was granted and demolition began summer, 2017.



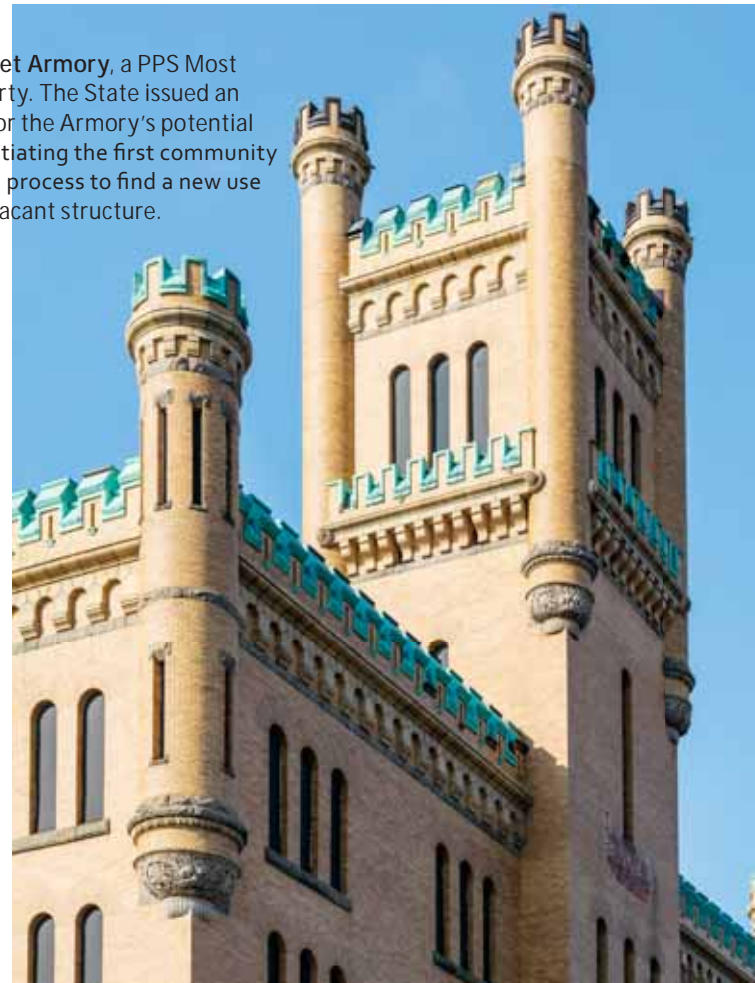
We jumpstarted the process of expanding the College Hill Local Historic District into the Hope, Cooke and Governor neighborhoods, affirmed as significant by the City Plan Commission. We are currently collecting signatures in favor of the expansion.



PPS works to improve Providence by advocating for historic preservation and the enhancement of its unique character through thoughtful design and planning.

The mission statement of PPS

The Cranston Street Armory, a PPS Most Endangered Property. The State issued an RFP in early 2017 for the Armory's potential redevelopment, initiating the first community stakeholder-driven process to find a new use for this iconic yet vacant structure.



A recent preservation "win" was the purchase of the 1867 Kendrick-Prentice-Tirocchi House ("The Wedding Cake House") by The Dirt Palace, an arts group with plans to restore the building for an artist-in-residence program.



PPS believes that citizens deserve a city that is pleasant, safe and well maintained. Residents deserve neighborhoods that foster their sense of well-being. These traits of a great city are nurtured by preserving places of architectural and historic significance. Preservation sustains the distinctive cultural histories and unique character of our neighborhoods and downtown districts.

We are activists for a better Providence, and right now, we are advocating for...

- Continued funding for the **Providence Revolving Fund**, which lends resources for historic property rehabilitation downtown and in historic neighborhoods on Providence's west and south sides
 - Wise planning and exemplary design for projects proposed for the land vacated by I-195
 - Stronger enforcement of the city's **Property Maintenance Code** on **Benefit Street** and citywide
 - Expansion of the **College Hill Local Historic District**
 - Preservation of historic buildings at **Brown University** and other institutional campuses that contribute to the fabric of the city
 - Adaptive and sustainable reuse of the **Cranston Street Armory**
 - Saving the **Welcome Arnold House** at 21 Planet Street
 - Rehabilitation and continued use of the **Industrial Trust Building**, at left
 - A set of guiding principles for improvements to greater **Kennedy Plaza** and historic **Burnside Park**
 - Reauthorization of financial tools that support preservation, such as the **Historic Tax Credit** and the **Creative and Cultural Economy Bond**
- ...and more



The 1785 **Welcome Arnold House** at 21 Planet Street. Visit ppsri.org/WelcomeArnold to get involved.

our buildings

PPS owns and stewards the 1769 Old Brick School House, and the 1772 Shakespeare's Head Building and its garden. All are on Meeting Street, once part of Providence's city center during the colonial era.

The Old Brick School House has long been an important site for assembly and education. In its almost 250 year history, it served citizens as a free public school, a munitions factory during the Revolutionary War, the nation's first free school for African American children, a cooking school, the nation's first fresh air school for tubercular children and the original site of the Meeting Street School.

Shakespeare's Head was built by John Carter, an apprentice of Benjamin Franklin, and was the headquarters for the *Providence Gazette* during the Revolutionary War. Its peaceful garden was built in the Colonial Revival style after the Hurricane of 1938 when the house was saved from demolition by Providence's earliest preservationists.

We are proud to continue the honorable tradition of stewardship and adaptive reuse for these beloved sites. The Old Brick School House was PPS's first headquarters from 1959-1985, and serves as such again today. We invite you to stop in for a visit during office hours and encourage groups to contact us to use its hall for community meetings. Shakespeare's Head, which we rent out in full to commercial tenants ranging from consultants to artists, produces operating income in support of our mission. Its garden is open to visitors during daylight hours. Our long-term vision is to make these sites into more accessible visitor destinations, offering deeper understanding of Providence's historic architecture and preservation legacy to all.



556 member households

474 volunteers

5,264 social media followers

9 projects reviewed by PPS's Planning and Architectural Review Committee

16 Most Endangered Properties highlighted

1,527 historic property markers citywide

pps by the numbers 2016

pps travels



In February 2016, 32 cultural tourists from Providence and beyond visited Cuba with PPS Executive Director Brent Runyon. The group met with local experts in architecture, preservation and history, and toured art museums and artists' studios.

PPS offers heritage travel opportunities that invite members and friends to explore the impact of preservation worldwide and examine parallels with Providence. Contact us at info@ppsri.org to learn more about upcoming cultural tourism opportunities, including 2018 trips to Detroit, the only U.S. city to be designated a UNESCO City of Design, and again to Cuba.

Our wonderful city of Providence continued to pick up steam in 2016, garnering further attention as both a global travel destination and site for economic development. In this promising time, PPS's leadership for a beautiful and vibrant city are vitally important. I am pleased to report that we were able in 2016 to sustain momentum and continue building our capacity thanks to careful management and your generous support.

For the first time in a decade, our staff was five full-time employees strong. Along with our dedicated board and anniversary committee, outreach and fundraising operations kicked into high gear, and we welcomed more than 100 new PPS member households to join us in our role as activists for a more vibrant community through preservation. We also achieved a 30% increase in gifts from individuals from 2015 to 2016, meeting the "\$60K for the 60th" Annual Fund Challenge and also raising nearly \$130,000 in current-use gifts of \$2,500 or more (please see our special anniversary donor section). We had a record-setting year in special event sponsorships, coupled with generous support from our 25 year-round corporate Partners in Preservation. Along with grant support, these resources allowed us to maximize our education and advocacy efforts for the betterment of our city.



We also began 2016 operating out of the Old Brick School House at 24 Meeting Street, a goal since 2011, when we began talking with the City about acquiring the storied 1769 building that had been our home from 1959-1985. Using a careful and realistic business plan, the board also voted to retain and steward Shakespeare's Head, the colonial building and colonial revival garden at 21 Meeting Street, where we had our headquarters for 30 years. Currently, the building is fully leased and returning cash to a capital reserve account and a modest amount to the PPS operating account. Adding to our fiscal vitality is the fact that we now own the School House outright, with no debt, having acquired it in 2013 with generous support from the Champlin Foundation. Finally, our endowment values roughly \$1.2 million.

We owe this strong position to the collaborative work and generosity of so many: leaders, volunteers, members, donors, sponsors, grant-makers and more. Thank you once again for your critical role in our shared efforts to protect and enhance the built environment of our historic city.

Melissa Trapp, Treasurer of the PPS Board of Trustees, 2012-2016

2016 Operating results	Unrestricted	Temporarily restricted	Permanently restricted	Total
Revenue				
Contributions	234,606			
Special events (net)	71,367			
Program income	66,162			
Membership dues	51,855			
Investment return for current use	42,411			
Rental income	30,965			
Trust fund distributions	7,377			
Other	29,919			
Total revenue	534,662	75,180	21,106	630,948
Expenses				
Program services	343,126			
Management and general	154,407			
Development	57,488			
Total expense	555,021			555,021
Net result from operations	53,534	22,393	0	75,927
Net asset reclassification	(176,498)	224,728	(48,230)	0
Net result after reclassifications	(122,964)	247,121	(48,230)	75,927

Why does PPS care about new construction?

The real estate development cycle is often, but not always, predicated on short-term profits. Some developers take the long view, investing in a community over a period of decades and forgoing short-term profits for long-term goals. PPS also takes the long view. We think about how a new building or landscape will impact the city today, tomorrow and a hundred years from now. That's why we believe that approvals for new buildings should be considered in the context of the architectural legacy that we have inherited and what we will leave for those in the future.



"We envision Providence celebrating and preserving its past, building a vibrant and sustainable future, where people and the economy thrive." That is the vision statement we adopted in 2015, following a two-year strategic planning process. While we believe that traits of a great city are nurtured by preserving places of architectural and historical significance, we also believe that new design will affect a city's greatness and livability. All citizens deserve a city with buildings that foster their sense of well-being. It is incumbent on all of us to ensure that new development conforms to the best practices of urban planning and environmental awareness, and that new design honors the craftsmanship and beauty of our finest buildings. As a small city, Providence is second to none in the nation in terms of its design heritage, something that is now being promoted as key both to a culturally rich lifestyle and to economic development.

PPS has cared about new construction since our founding in 1956. We were instrumental in the College Hill Study which promoted preservation of existing buildings and new construction that, in the practice of its time, was modern and higher density than we would currently want on Benefit Street. Fortunately, preservation won out over those modernistic infill schemes.

...because the spaces in between historic buildings and landscapes will shape our lives in the same way historic buildings do.

There are dozens of other examples where PPS has championed more urban (and urbane) buildings. Our Planning & Architectural Review committee has met monthly for decades to review plans for minor and major developments, including: the Providence Place Mall, the never-built riverfront ballpark, a proposed riverfront hotel, many low-rise extended stay hotels, mid-rise apartment buildings, high-rise towers and performing arts centers. Usually, we offer critical suggestions to improve projects. Sometimes, we oppose projects, when we believe they will negatively impact the city in a major way.

We know that what we build today will be what future generations will have to live with. Consider those downtown office buildings that are now mostly residential. Consider former manufacturing buildings that now house people, maker spaces or even new types of industrial concerns. Good design can ensure a longer-lasting building.

We also study broader issues, such as whether developers are required to incorporate ground-floor retail into new buildings on neighborhood commercial corridors (they are not); the impacts of smaller lot sizes on historic neighborhoods; how height limits for new buildings can impact livability in downtown; and how a new transit center will affect view corridors to the State House and its surrounding historic landscape.



Every new building will impact Providence's livability, sustainability and economy in some way, be it large or small. PPS tries to focus on projects of large impact. And we don't do it alone. PPS often partners with or supports neighborhood groups, when our presence will bolster their efforts for other projects.

New development should also address such issues as climate change and equitable development. The National Trust's Reurbanism initiative is primarily about historic preservation, but one of its 10 Principles speaks to one of our core beliefs: "Cities are only successful when they work for everyone." They go on to state that "People are at the center of our work. Preservation projects can create opportunities for community residents at all income levels to live, work and play in a diverse and thriving environment." PPS believes that new construction must create those same opportunities, and that design has a role to play in that process.

So why does PPS care about new construction? Because the spaces in between historic buildings and landscapes will shape our lives in the same way historic buildings do. Good design, quality materials and workmanship and respect for neighborhood context will determine whether our community thrives or whether it becomes "Anywhere, U.S.A." As James Howard Kunstler wrote in *The Geography of Nowhere*, "The 20th Century was about getting around. The 21st Century will be about staying in a place worth staying in."

We believe Providence is a place worth staying in and that we must be diligent to ensure that new construction contributes to the architectural legacy we've inherited.

Brent Runyon, Executive Director of PPS

pps staff

Brent Runyon	Executive Director
Kate Blankenship	Operations and Advancement Coordinator
Angela H. Kondon	Director of Donor Relations and Special Events
Rachel Robinson	Director of Preservation
Sarah Santos	Director of Advancement



Rachel Robinson joined the PPS staff as Director of Preservation in August 2017. Rachel formerly served as Executive Director of both the Vieux Carre Commission Foundation and Felicity Redevelopment Inc. in New Orleans. A native of Tennessee, she is an alumna of the University of the South. Rachel holds an M.A. in Urban and Environmental Planning and a Certificate in Historic Preservation from the University of Virginia, as well as an M.A. in Historical and Sustainable Architecture from New York University-London.

PPS's Historic Property Marker Program recognizes buildings across the city that contribute in some positive way to the appreciation and understanding of Providence's unique architectural, historical and cultural heritage. Markers are awarded to buildings that retain integrity of their original design, are appropriately and well maintained and are at least 50 years old. It is the goal of PPS that these markers will serve not only to identify buildings of historical and architectural significance, but also to encourage, through heightened community awareness, the continuing care and preservation of individual buildings and neighborhoods.



Historian Kathy Cavanaugh (I) with owners of the Amey Dexter House, Rebecca and Barry Preston.

PPS awarded new Historic Property Markers to these houses in 2016

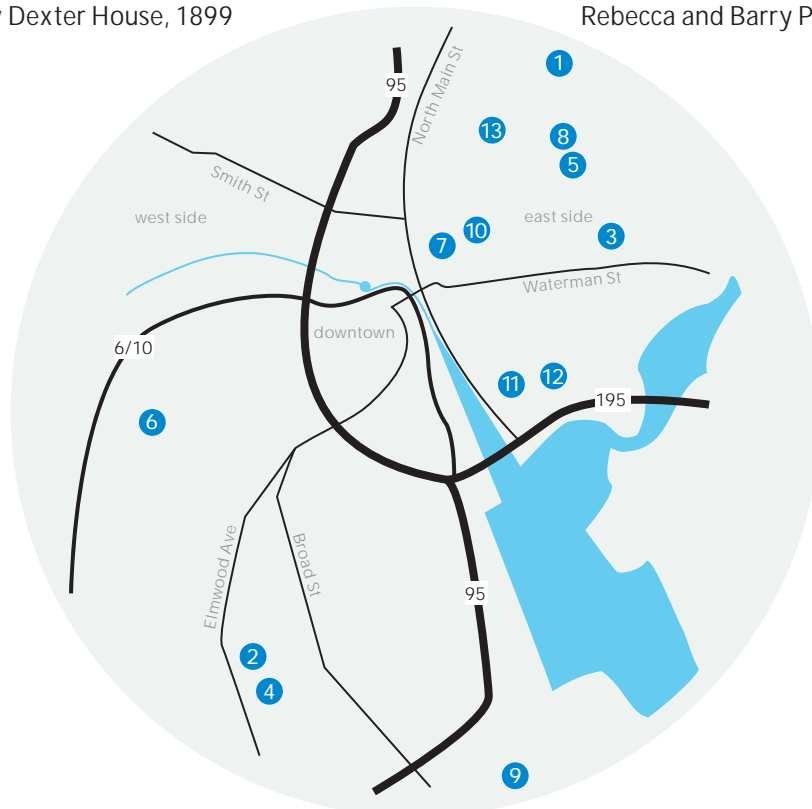
- 1 126 Hartshorn Road
- 2 197-199 Congress Avenue
- 3 505 Lloyd Avenue
- 4 230 Atlantic Avenue
- 5 270 Freeman Parkway
- 6 24 Wood Street
- 7 101 Congdon Street
- 8 177 Everett Avenue
- 9 211 Wentworth Avenue
- 10 252 Bowen Street
- 11 7 Arnold Street
- 12 25 Arnold Street
- 13 251 Olney Street

- Swan Point Cemetery Superintendent's House, 1923
- Damase Bouchard Two-family House, c. 1911
- Payton-Ballou House, 1909-1919
- Joseph W. Padelford House, c. 1877
- Harry and Bessie S. Winkler House, 1929
- Wood-Truman House, 1882
- James E. Budlong House, c. 1850
- Ira Rakatansky House, c. 1911, c. 1960
- Wallace Nutting House, 1940
- Colonel H. Martin Brown House, 1914
- Christopher Arnold House, 1795
- Nathan Mason House, 1832
- Amey Dexter House, 1899

- Stephen and Judith Jagolinzer
- Karen Hughes
- Kathleen Hogan
- Larry Mannings
- David and Elizabeth Donabedian
- Johanna Barthmaier
- Witt and Maria Barlow
- The Rakatansky Family
- Bonnie Nickerson and Jon Ozbek
- Alan MacAdams
- Mark and Annette Dunkelman
- Joseph Gattuso
- Rebecca and Barry Preston



A new plaque graces the front porch of 24 Wood Street in the Armory neighborhood.



Preservation is powered by people.

PPS thanks the following for fueling our core work in 2016:

Gift ranges below do not include membership dues, sponsorships or event tickets.

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PPS extends utmost gratitude to our major donors of \$2,500 or more in our 60th Anniversary year

\$2,500-4,999

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The Shubael Blanding House would be one of several buildings protected by the pending expansion of the College Hill Local Historic District.

**You can help protect and enhance Providence for
future generations by including PPS in your estate plans.**

To learn more, please contact Sarah Santos, Director of Advancement, at 401-831-7440 or ssantos@ppsri.org

Our members are true activists for our strong sense of place in Providence. Membership dues supplement PPS's operations and offer our enthusiastic members access to preservation programs, events and resources of interest.

Antoinette Downing Leadership Circle

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Chris Good and Robyn Ericsson, seen here in their historic home on Parade Street, spoke with PPS...

Why did you join PPS?

We share PPS's dedication to preservation and appreciation of historic buildings, properties and places.

What do you like about being involved?

Supporting PPS's advocacy to protect historic Providence. Of course we always love the PPS Winter Bash held at fascinating structures usually embarking upon a renovation. It's always the best party of the year!

Can you share a bit about your house?

Our house is a c.1883 Queen Anne in the Armory District. We first got to know the house very well in the late nineties when our friends lived there. We always so admired its many unique details. At the time, Chris first told Robyn that it was his dream house. We consider ourselves to be temporary stewards of our home. Every day when we wake up, we remark how lucky we are to live in such a special place among so many varied details.

Do you have a favorite building in Providence?

We have so many favorite buildings! Cranston Street Armory, a PPS Most Endangered Property, is top of the list.

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Edmund A. Restivo, Jr., Co-Founder and Managing Partner, Restivo Monacelli, spoke with PPS...

Please share a little about the firm.

Restivo Monacelli is an innovative tax, accounting and business advisory firm that provides professional accounting and auditing; state, federal and international tax services; estate and wealth preservation; strategic planning/consulting; business valuation; and business outsourcing solutions to clients throughout the United States. With a team of over 30 professionals and specialists, Restivo Monacelli has a uniquely different business model than traditional accounting firms. Founded in 1989, the firm leverages its first-hand business experience across diverse industries, including Real Estate and with Historic Tax Credits, to drive their clients' long-term growth and success.

Why did you join PPS as a Partner in Preservation?

Historic Preservation has long been a hallmark of Restivo Monacelli's involvement in the community. We strongly believe in the role that preservation can play in business development and in revitalizing neighborhoods. In fact, we have restored historic buildings ourselves and have partnered on numerous restoration projects. As a Partner in Preservation, we are able to further the Providence Preservation Society's mission and build upon the economic vitality and cultural significance of our City.

What do you most value about your partnership with PPS?

We are committed to Providence and preserving its unique architecture and character through preservation and restoration. We value being part of an organization that is equally committed to these causes.

Why is historic preservation important to your business?

In addition to our expertise in tax and accounting, we have deep knowledge and experience with economic and business development. As a result, we are able to help our clients take advantage of historic tax credits, programs, resources and other opportunities that are crucial to the success of many preservation projects occurring in Providence and throughout our state. Our clients rely on our expertise and consultation, and helping them achieve their goals is of the utmost importance to our firm.

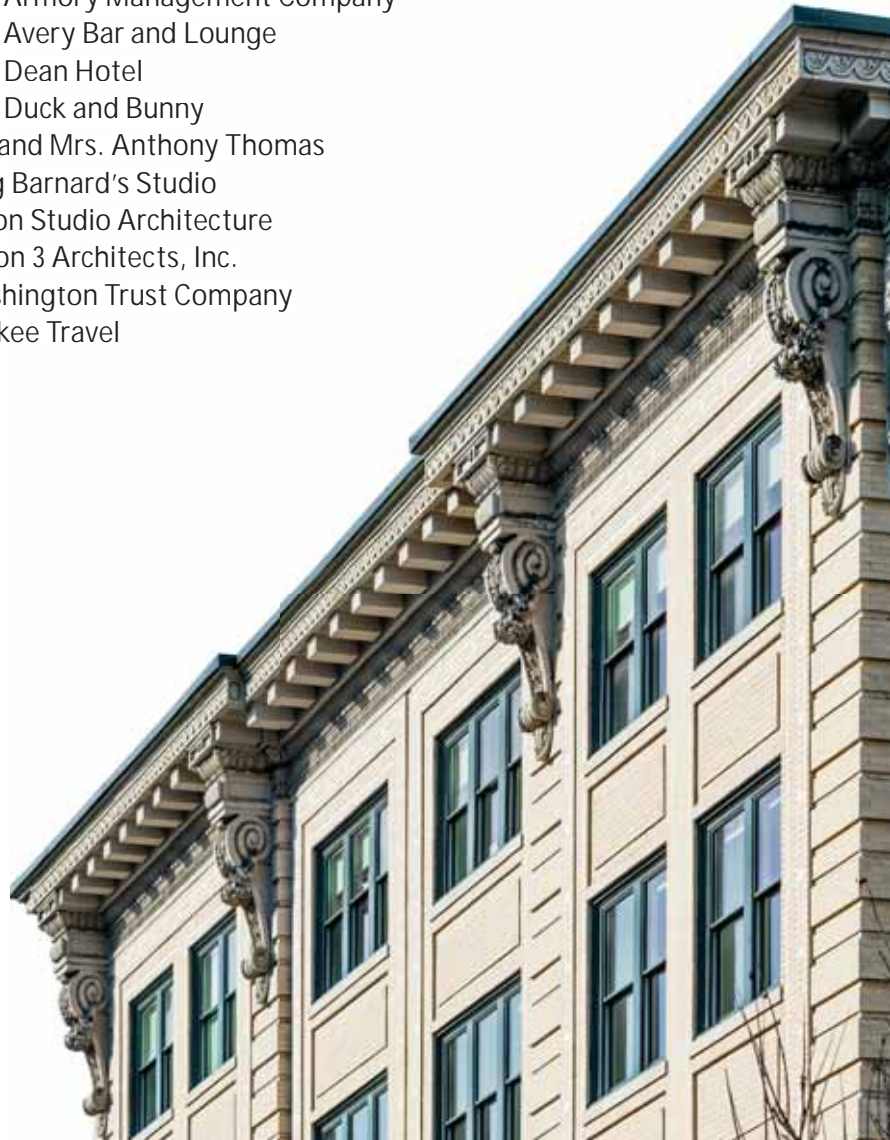
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Bottles Fine Wine is an in-kind donor.
Bottles' Eric Taylor spoke with PPS...

Tell us about Bottles.

Bottles Fine Wine is Rhode Island's award-winning destination for boutique and classic wines, craft beer and artisanal spirits, all thoughtfully sourced by a team of passionate beverage professionals eager to bring the best of the beverage world to the state. Founded in 2010, Bottles is a full-service shop, offering concierge service, weekly in-store events and statewide delivery.

Did you have a favorite PPS event for which you donated product?

The Winter Bash, of course!

Why do you support PPS as a donor in-kind?

All of us at Bottles have found great success and satisfaction by forming long-lasting connections with our customers and community. And we love connecting in person with PPS members at events! They are really engaged and invested in our community, and are passionate about our city and its future. Getting to experience their energy first-hand while supporting the vitally-important work PPS is doing for our city is incredibly satisfying.

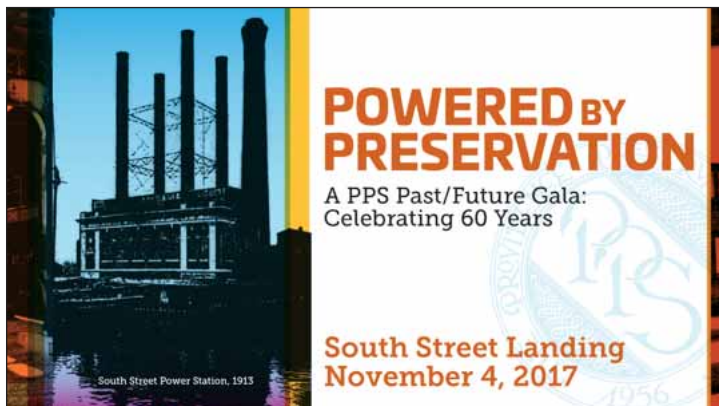
Why is historic preservation important to your business?

Providence, with its very distinct sense of place, its strong history and zesty character, is a fun, beautiful and interesting place in which to do business. By working together we can ensure that the city will retain these unique qualities well into the future, which means success for us all.

upcoming events

visit ppsri.org for more information and registration

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