...to improve Providence by advocating for historic preservation and the enhancement of the city’s unique character through thoughtful design and planning.
The historic fabric of our city is intrinsic to Providence’s special identity, and decisions made about the current built environment must respect and complement that identity. Decisions should be considered in the context of the legacy that we have inherited and the legacy we will leave for those in the future.

These two sentences form a portion of PPS's Statement of Values (ppsri.org/about), devised during our 2015 strategic planning process. They are guiding principles for our work, though we've found over the last few years that few elected officials share these ideals. As we know, advocacy is most successful when city and state leaders share our core values. What can we do to elevate the conversation toward one that is future-oriented, while understanding the current limitations and needs of our city and state?

In 2018, the study Historic Preservation: An Overlooked Economic Driver was published and disseminated widely to elected officials. Commissioned by the Preservation Society of Newport County and Preserve Rhode Island, the study’s authors found that heritage tourism contributes $1.4 billion to the state’s economy, creating 19,000 direct jobs and another 7,000 indirectly. The Historic Tax Credit (HTC) program returned $10.53 for every $1 of state investment. What other investment has that kind of return?

The HTC program also helped return 326 buildings to productive use, increasing the supply of housing units, adding additional property tax revenues and, lest we forget, preserving tangible reminders of our state’s history. Other positive economic impacts were discussed in depth; we encourage you to read the study at preserveri.org/preservationstudy.

And yet since 2014, preservation advocates have been unsuccessful in reinstating a meaningful Historic Tax Credit program. This year, thanks to State Senator Dawn Euer and several others, the program was kept alive for one more year. To recapitalize the program and allow for new projects, we’ll need much broader support in both chambers.

Historic preservation is an economic driver, providing well-paying jobs and stabilizing property values. Historic schools are well-designed, inspiring palaces for learning that can last for generations with suitable care. Thousands of units of housing have been added to Providence through the conversion of historic mills and office buildings. Affordable housing has been created in larger, older homes throughout the state by skilled nonprofit developers.

Rhode Island has many challenges, but many of them can be addressed by an embrace of historic preservation principles and practices. This will require policy makers and preservation organizations alike to take the long view, even as we address immediate goals. At PPS, we recognize that we must prioritize both short-term and long-term needs. It is what we owe our present and our future.

Christopher J. Marsella  President of the PPS Board of Trustees, 2018-2019
Brent Runyon  Executive Director, PPS
The PPS calendar of events kicks off each year with our Annual Meeting, where we hold the election of officers and trustees, review the previous year’s activities, and announce the Most Endangered Properties list. It is capped by a topical lecture, and in 2018 we welcomed Sara Bronin of UCONN Law School to speak on “Preservation in the Trump Era.”

In May 2018, the Spring Lecture Series of three talks explored the impact of the New Deal on the Providence landscape through building projects of the Public Works Administration and Works Progress Administration. These varied from school buildings to the Seal House at Roger Williams Park.

On October 6, 2018, PPS co-presented the West Broadway Neighborhood Association’s (WBNA) Annual House Tour. The tour featured the area nestled beside the Cranston Street Armory between Harrison and Hammond Streets. More than just a location of beautifully restored and renovated buildings, this neighborhood has become known as a place for people, with an historic streetscape and a thriving economy that fuels the city’s magnetic, creative energy. On a picture perfect fall day, over 500 attendees toured beautifully restored homes, gardens, and artist studios on Providence’s West Side. PPS is sincerely grateful to all the volunteers, committee members, and homeowners who helped make this event possible.

Preservation and Place: The Cultural Landscape of Providence was the point of departure for our November 2018 Providence Symposium. Scholars and practitioners from across Rhode Island discussed diverse aspects of its cultural landscape with PPS members, students, and other design professionals. Ron Henderson, FASLA, co-founder of CityWalk, delivered the keynote lecture, The Natural History of Cities.
Hope Point Tower

PPS continues to monitor activity at the I-195 Redevelopment District Commission and proposals before them—the Hope Point Tower at Parcel 42 being but one. There are development parcels on both sides of the river, which will be connected by the east and west side parks that are currently under construction.

PPS-led opposition against the grossly inappropriate, in height and scale, Hope Point Tower proposal dominated our advocacy efforts in 2018. A petition by the Fane Organization to City Council for spot-zoning and permanent changes to the Zoning Ordinance and Map began the long approval process to change the allowable height (100 feet) to the developer’s desired height (600 feet). Numerous lengthy public hearings across many commissions and committees followed. PPS led the criticism against the incompatible tower and encouraged others to speak up at each turn.

Over the course of the year, the City Plan Commission recommended that the City Council deny the zoning change; the City Council’s Committee on Ordinances voted to recommend that the City Council deny the zoning change; the City Council approved the zoning change despite the recommendation of the Committee on Ordinances and the City Plan Commission; Mayor Elorza vetoed the zoning change; and the year ended with the City Council overriding the Mayor’s veto.

Prior to the City Council’s second passage of the zoning change, PPS hosted a press conference at City Hall on November 19, 2018. Impassioned current, former, and future City Council members and community leaders spoke to implore their peers to vote against the zoning change. The following day, the City Council voted (9-5-1) in favor of the Fane Organization.

Also in 2018, the state’s General Assembly passed legislation to alter the boundaries of Parcel 42—by taking land from the public park (P4) and giving it to the Hope Point Tower; the I-195 Commission approved the sale of land for Hope Point Tower; and a lawsuit was filed to challenge the zoning change.

With major obstacles out of the way, the Hope Point Tower proposal continues to move through development channels. The legal challenge continues, while at the end of the June 2019 legislative session the General Assembly passed legislation to remove local control and design review over the I-195 District.

The fight is not over, and many, including PPS, are optimistic that the tower will not be built. Hurdles that remain for the developer include determination of the project’s economic viability and an opinion by the state preservation office regarding the project’s adverse effect. PPS will continue to keep members and the public informed about the status of this project, while we strive to fulfill our citywide mission of advocating for historic preservation and thoughtful planning and design.

College Hill Local Historic District Expansion

In response to undesirable demolition and the threat of inappropriate development, PPS has led a neighborhood study committee through the multi-year process to expand the College Hill local historic district. The goal is to provide local preservation protection to an area roughly bounded by Angell, Governor, and Brook Streets, and Young Orchard Avenue-- an area that encompasses three Historic Districts on the National Register of Historic Places (Hope Street, Power Street-Cooke Street, and the National Landmark College Hill District). PPS was integral to the 1960 establishment of the Historic District Commission and its first district, College Hill, and the first expansion of the district in 1990. The current expansion proposal will ensure critical protection of historic buildings and the streetscape of the east side of College Hill.
Most Endangered Properties

PPS uses our annual list of Most Endangered Properties (MEP) to draw attention to beloved and threatened properties throughout the city. Nominations are accepted from members of the public each summer and vetted by PPS, with the selected MEPs announced at our annual meeting the following January. Some significant buildings, such as the Industrial Trust Building, remain on the list year after year until a solution is found, while others - we can happily report - have been saved! Below is a sampling of former and current MEPs.

**SAVED! Beresford-Nicholson Estate** (1909/1919), 288 Blackstone Boulevard, Blackstone
In December 2018, PPS was notified of a subdivision plan for the Beresford-Nicholson Estate on Blackstone Boulevard. The proposal would require the demolition of every structure on the estate-sized parcel, including an early 20th-century playhouse, garage, and keeper’s cottage. Thanks to advocacy by neighbors and PPS, a prominent article in East Side Monthly, and preservation-minded community members, the developer revised his plans, and the main house will be saved. Seven additional houses will be built on the property, and the developer has pledged to allow PPS to review architectural plans for several of them.

**SAVED! Bomes Theatre** (1921), 1017 Broad Street, Elmwood
PPS is delighted that a five-time MEP listing is once again a hub for social activity in Elmwood after years of vacancy and vulnerability. This recently restored post-WWI movie theater served as the perfect backdrop for the 2019 Winter Bash: HOLLYWOOD!

**Cranston Street Armory** (1907), 310 Cranston Street, West End
The state-led effort to adaptively reuse the Cranston Street Armory (1907) continues with PPS serving as one of the stakeholders on the steering committee. The state issued a request for information (RFI) in early 2019 and interviewed four development teams that responded with a variety of uses. Information gained from the respondents as well as comments from a series of public meetings will be used to craft a request for proposals (RFP) in the second half of 2019.

**Industrial Trust Building** (1928), 111 Westminster Street, Downtown
Providence’s beloved Art Deco “Superman Building” turned 90 years old in 2018! It remains the tallest building in Rhode Island and the city’s most iconic landmark. The vacant Industrial Trust Building will top our annual MEP list until an adaptive reuse solution can be found, as PPS continues to advocate for the building's architectural significance and value. In May 2019, PPS was successful in having the building included on the National Trust for Historic Preservation’s list of “America’s 11 Most Endangered Historic Places”.


526 member households  
265 volunteers  
8,304 social media followers  
9 projects reviewed by PPS’s Planning and Architectural Review Committee  
12 Most Endangered Properties highlighted  
16 historic property markers awarded  
1,550 historic property markers citywide

**power of preservation education campaign**

In April 2018, PPS kicked off the Power of Preservation Education campaign to fulfill goals set by the Board of Trustees in the 2015-2020 strategic plan. The campaign re-centers education as a primary focus of the organization, and includes making repairs that will allow the Old Brick School House to once again be a center for innovative educational programs.

Thanks to the generosity of dozens of supporters, we have nearly reached our goal of $1.3 million! With their help, $450,000 is being endowed to support PPS’s education department. We have hired a director of education to serve in this role for the first time since 2011 and engaged architects to begin planning improvements for the school house.

Safeguarding and celebrating the heritage of our city is vital, and it is the responsibility of each successive generation. We’re eager to introduce this important work to tomorrow’s torch-bearers. We need your help to reach our goal by the end of 2019! We recognize that this is ambitious, as we are also asking you to continue supporting us through membership and the annual fund, PPS’s two largest sources of unrestricted income.

Would you consider a gift to the campaign, in addition to your annual giving? Gifts can be spread out over up to five years. Learn more at [ppsi.org/campaign](http://ppsi.org/campaign) or contact us at 401-831-7440.
After four years of balanced budgets and building up cash reserves, 2018 was a year of investment in the organization. Last year, PPS implemented new donor-management software, DonorPerfect, and a new website. We are supporting the Mile of History Association, a new nonprofit group working to revitalize area infrastructure; ensure that properties in the Benefit Street area are in compliance with zoning and housing standards and Historic District Commission guidelines; and preserve and promote the historic character of the area for both residents and visitors.

We continued property management with Preserve Rhode Island for both of our buildings and I am happy to report that the Shakespeare’s Head building at 21 Meeting Street has been fully leased for the past three years. This property now has a significant, positive cash flow, which supports education and advocacy projects.

We were pleased to welcome five new Partners in Preservation last year, bringing the total of year-round corporate sponsors to 27. New Partners include: The Armory Revival Company, Odeh Engineers, Parker Construction, Site Specific, and VHB.

As of the end of 2018, our membership stood at just over 520 member households, including 100 new households. In 2018, PPS received grants from a wide variety of public and private funders (see page 11).

I am pleased to announce that because of strong fiscal results over the past five years, PPS is completely debt-free and has a strong balance sheet. Endowment totaled $1,432,685 as of year-end 2018. The Rhode Island Foundation managed $473,873 and Parsons Capital managed $958,812 for PPS.

Laurel Bowerman  Treasurer of the PPS Board of Trustees, 2019

<table>
<thead>
<tr>
<th>2018 Operating results</th>
<th>Unrestricted</th>
<th>With donor restrictions</th>
<th>Total</th>
</tr>
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<td><strong>Revenue</strong></td>
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<td>Contributions</td>
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<td>Investment return for current use</td>
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<td>Other</td>
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<td><strong>Net assets released from restriction</strong></td>
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<td><strong>Total revenue</strong></td>
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<td>Management and general</td>
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<tr>
<td>Development</td>
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<td><strong>Total expense</strong></td>
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<td><strong>Net result from operations</strong></td>
<td>(87,172)</td>
<td>(34,697)</td>
<td>(121,869)*</td>
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*This number does not include funds raised through our ongoing capital campaign. Gifts and pledges currently total more than $1.2 million. It does include depreciation and the spending down of grant funds raised in prior fiscal periods. In addition to the organizational investments outlined above, in 2018 PPS also embarked on numerous programmatic and preservation initiatives, including the Online Guide to Providence Architecture, a Recent Past survey and online database, the repair of the Meeting Street Steps, and significant advocacy work.
Brent Runyon joined the PPS staff as Director of Education in July 2019. Previously, Kelsey served as the Public Programs Manager for the Newport Restoration Foundation and as Director of Public Programming and Education at The Mount, Edith Wharton’s Home. In each of her roles, Kelsey has worked to champion and harness the social power of cultural heritage and historic site experiences. She currently chairs the New England Museum Association’s Historic Site Affinity Group. Kelsey holds bachelor’s degrees in History and Education from Mount Holyoke College and a M.A. in Museum Studies from the Cooperstown Graduate Program.
explore providence architecture

The new *Guide to Providence Architecture* is a user-friendly online database of the buildings, landscapes, and neighborhoods that make Providence special. The core text largely borrows from the 2003 PPS|AIAni guidebook, written by Wm McKenzie Woodward, with photographs by Warren Jagger. The site is easily searched and sorted by property, architectural style, designer, and neighborhood.

Importantly, the database can and will grow over time. We have already added content-rich tours of the last several Festivals of Historic Houses, highlighting the history and architecture of the Paterson Park and Upper Elmwood neighborhoods, among others. Also available is a comprehensive tour of our Most Endangered Properties, which dot the entire city from Wanskuck to Lower South Providence. More properties and tours will be added to reflect the ongoing work of PPS.

We've designed the online guide for use on both computers and mobile phones, and we envision researchers, hobbyists, and visitors to Providence using it with equal gusto. Whether fact-checking a date of construction or exploring a new neighborhood, the *Guide to Providence Architecture* has already proven to be an indispensable tool.

Visit [guide.ppsri.org](http://guide.ppsri.org) to explore for yourself, and get access to content like local writer Sarah Gleason’s article on the 1785 Welcome Arnold House, a past Most Endangered Property: “…The Welcome Arnold house continues to survive its most recent threat, demolition by a landlord who wished to build apartments on the site. Strong opposition by the Providence Preservation Society and others committed to preserving the little left of the early history of College Hill prevented its total destruction. But while the exterior remains, the interior has been gutted and replaced by five units. Until solutions can be found for more fully preserving these vulnerable fragments of our built past, we can expect more losses as the unbridled economics of housing continue unchecked…”

Read the full article at [guide.ppsri.org](http://guide.ppsri.org)

explore new orleans

PPS will lead a group of adventurous travelers to New Orleans from October 17-21 to get an insider’s view of this storied city and explore aspects of its rebirth since Hurricane Katrina in 2005. A few spots remain if you would like to join us.

Contact Rachel Robinson at rrobinson@ppsri.org for more information.
One of the most visible public programs run by PPS is also one of our oldest. In almost sixty years, 1,550 historic property markers have been installed across Providence. Coupled with the physical marker is a building history added to the Mary A. Gowdey Library of House Histories, which is an invaluable resource on the PPS website. PPS marker applications often come from homeowners who have lovingly restored their properties or from those who have relocated to Providence and participate in the program to mark their support of stewardship and preservation in our historic city.

In the summer of 2018, the PPS Marker Committee hosted a roundtable and invited staff and volunteer colleagues from across New England to join us for a discussion on the ins and outs of managing a marker program. We met new friends from across Rhode Island, Cape Cod, and as far away as Maine, and had a lively conversation about replacement materials and descriptions of historic properties.

Recent marker recipients Courtney and Sam New, 190 Elmgrove Avenue, Wayland neighborhood, talked to PPS:

**What do you love most about your house and neighborhood?**

We love living in a neighborhood dominated by historic homes. Every house is one of a kind and has its own character and charm. Courtney grew up in an 1808 farmhouse in western New York and always knew she wanted to have an old house of her own someday. When we lived in Boston, we had a lot more neighbors, but knew very few of them. Here, neighbors shovel each other’s walks, bring in packages while you’re on vacation, and chat over back fences. We love it!

**What brought you to Providence?**

We lived in Boston for many years (Courtney 15 and Sam 9) but when we had our daughter Allison we knew we needed more space and less hassle. We looked in the Boston suburbs half-heartedly but could never get excited about long commutes and suburban living. Providence gives us everything we love about city living, while also giving us the space we need.

**Why was it important to you to apply for a house marker?**

When we were looking for a house here, we noticed right away that most of the homes we saw had markers. To us it signaled a commitment to and appreciation for historic homes that we share, and we wanted to recognize our new home’s history as well.

**What’s the most interesting thing you learned from your house history?**

We were surprised to learn that while we are the 17th owners of the land since 1891, we are only the 5th family to live in the house, and many of the families that have lived here owned the home for decades.
In 2018-2019, PPS undertook a new initiative, **Sites and Stories Explored Through Art, Scholarship & Community Engagement** to unlock hidden and layered narratives of sites included on the 2018 Most Endangered Properties (MEP) list. Sites and Stories sought to provoke conversations about the meaning of place, what happens when a site tells more than one story, and what kind of reparative work can ensue when a site erases some of its narratives in favor of others.

Since 1994, PPS has used the MEP program to engage the public in thinking about the future of significant historic buildings, landscapes, structures, and neighborhoods. With Sites and Stories we expanded this engagement through the work of Rhode Island-based artists, including Rebecca Noon and Jed Hancock-Brainerd of Strange Attractor; Megan and Murray McMillan; Deborah Spears Moorehead; David Wells; and Walker Mettling. The artists and artist teams engaged with scholars, historic preservationists, and community members, then conducted archival research to inform their work.

Mary Beth Meehan, Holly Ewald, and Maureen Taylor served as curators, while Christina Bevilacqua was an early advisor. The initiative resulted in four walking tours, three presentations and one culminating event with an artist/curator panel. The artistic works will be linked from PPS’s website and included as supplemental content in the new online Guide to Providence Architecture guide.ppsri.org.

One of our many attendees shared their thoughts with PPS: “I do hope this continues, because it brings together art, community, and preservation in a really exciting way!”
$10,000+
Mr. and Mrs. Richard I. Burnham
Mr. Arnold B. Chace, Jr.
Mr. Warren C. Curtis and Mr. Mark Steinbach
Heritage Harbor Foundation
The Hope Foundation
Rhode Island Council for the Humanities

$5,000-9,999
Anonymous
Mr. and Mrs. Vincent J. Buonanno
Mr. Malcolm G. Chace, Jr.
Dr. Joseph A. Chazan
Carolyn B. Haffenreffer Endowment Fund

$2,500-4,999
Mr. Ian Barnacle
Mr. and Mrs. Oliver H. L. Bennett
Mrs. Elizabeth Z. Chace
Mr. Jon-Paul Couture
The Daniel Rosenblatt Foundation
Dr. Anne S. De Groot
Department of Art, Culture + Tourism
Epivax
The Felicia Fund, Inc.
Ms. Sally Lapides and Mr. Arthur Solomon
Lillian Cumming Streetscape Fund
Mr. Christopher J. Marsella
Mr. and Mrs. Frank Mauran, IV
National Trust for Historic Preservation
Mr. Charles H. Page
Mr. and Mrs. H. LeBaron Preston
Dawn and James Robertson
Dr. and Mrs. E. Paul Sorensen
Mr. and Mrs. Mark Van Noppen
West Broadway Neighborhood Association

Gift amount ranges do not include membership dues, sponsorships, event tickets, or 2018 Capital Campaign pledges and gifts.
All 2018-2019 Capital Campaign pledges and gifts will be recognized in the 2019 PPS Annual Report.

$1,000-$2,499
Anonymous
Barbara S. Gwynne Garden Fund
Ms. Jennifer Bramley
Capital Properties, Inc.
Civic, Cultural and Media Access Fund
Mr. and Mrs. Stephen W. Coon
Ms. Elizabeth A. Debs
The Florence Family Fund
Historic New England
Mr. and Mrs. Warren Jagger
Mr. Paul Kappel and Ms. Mary Reineman
Mrs. Angela H. Kondon
Mr. Frederick Mattis
Mr. and Mrs. Terrence Moran
New England Institute of Technology
Nicholas Everett and Ann O. Picchione Fund
Mr. Charles O’Boyle and Mr. Richard Rambuss
Providence Tourism Council
Mr. and Mrs. Miguel Quezada
Rhode Island State Council on the Arts
Dr. and Mrs. Russell Ricci
The Sachem Foundation
Mr. Peter M. Scotti
Mr. Colgate Searle, Jr.
Ms. Lucie G. Searle
Mr. and Mrs. Jonathan W. Seely
The Peggy and Henry Sharpe Fund
The Soutter Family Fund
State of Rhode Island
Ms. Victoria Veh
Mrs. Ann Slimmon Woolsey and Mr. John Woolsey
Mr. and Mrs. Stewart Yang
Ms. Victoria Veh
Gifts and Grants

$500-999
Mr. and Mrs. Harrison Bilodeau
Mr. Leo J. Blackman and Mr. Kenneth T. Monteiro
Ms. Phoebe Blake and Mr. Peter McClure
Ms. Kathryn J. Cavanaugh
Timothy M. Empkie, M.D.
Mr. and Mrs. Jay Fluck
The Foundry Associates
Dr. Vance Freymann and Ms. Anastasia Luby
Peter and Lucia Gill Case
Dr. Ethan Hillary Kisch and Dr. Helene Pniewski
Mr. Ned Levine and Mrs. Isabella R. Porter
Mr. and Mrs. Bruce C. Long
Dr. Catherine Lund and Dr. Peter Karczmar
Mr. and Mrs. Raymond F. Murphy, Jr.
Dr. Catherine Worsley Parham
Dr. Mary E. Sherlock and Ms. Lissa DiMauro
Mr. and Mrs. Deming E. Sherman
Mrs. Joan Slafsky
Ms. Barbara Sokoloff and Herbert Rakatansky, M.D.
Mr. and Mrs. Robert K. Taylor

$250-499
Ms. Mary Anthony
Ms. Laurel Bowerman
Mr. and Mrs. Lewis Dana
Mr. William Deveney and Ms. Linda Getgen
Mr. Robert E. Dupre, Jr.
Ms. Constance F. Evrard
Mrs. Maia Farish
Helena and Bill Foulkes
Mr. Ken Garrey
Mr. and Mrs. Gary Goldberg
Mr. James Brayton Hall
IGT Global Solutions Corporation
Mr. and Mrs. Richard Jessup, Jr.
Ms. Muriel Jobbers
Mr. Louis F. Jordy
Ms. Lynette Labinger and Mr. Ross Eadie
Ms. Wendy MacGaw and Mr. Howard Ben Tre
Mr. and Mrs. Romolo Marsella
Mr. Kenneth Orenstein and Ms. Barbara Feibelman
Mr. and Mrs. J. Geddes Parsons
Mr. Brent Runyon
Mr. Don Schim
Mr. Jeffrey Schreck and Ms. Nancy K. Cassidy
Mrs. Jillian Siqueland
Mr. and Mrs. Richard Jessup, Jr.
IGT Global Solutions Corporation
Mr. James Barnes and Ms. Victoria Wilson
Mr. Jonathan Bell
Brewster Thornton Group Architects
Mr. and Mrs. Matthew A. Brown
Mr. David Brussat and Ms. Victoria Somlo
Dr. Gene Bunnell
Dr. Jill A. Caslowitz
Mr. and Mrs. Richard S. Chafee
Ms. Colleen Coggins
Mr. Richard Cohn
Mr. and Mrs. Jack J. Connor
Mr. Ned Connors
Mr. and Mrs. Andrew P. Costa
Mr. and Mrs. Cornelis J. de Boer
Dr. Deborah Del Gais
Mr. and Mrs. Vincent N. DiStefano
Ms. Jessica Dolan and Mr. Ian Maniere
Mrs. Alexandra B. Earle
Ms. Melody Ennis
Ms. Jenay Evans
Mr. and Mrs. Carl R. Farmer
Mr. Michael Fitzpatrick, Esq.
Mr. Richard Godfrey and Ms. Carla DeStefano
Mr. Al Goer and Ms. Wendy Marcus
Mr. and Mrs. Don Gralnek
Mr. Steven P. Hamburg and Ms. Sarah A. Barker
Mr. Steven A. Hanson
Mr. and Mrs. Brian Heller
Ms. Karen Hughes
Mr. and Mrs. Stephen L. Jagolinzer
Mr. Roni Kabessa and Ms. Kara Orr
Mr. Neal H. Kaplan and Mrs. Karen Kaplan
Mr. Charles J. Kelley and Dr. Sharon Rounds
Mr. Xaykham Khamsyvoravong
Mr. Christian J. Ladds
Ms. Jennifer Laurelli
Ms. Marjorie Lederer
Mr. Bertram Lippincott, III
Ms. Helen Gilbane Macdonald
Mr. Peter Mackie
Mr. Lee Mangione
Mr. Stewart Martin and Ms. Adrienne Morris
Ms. Patrice Moskov
Mrs. Jane S. Nelson
Ms. Wendy Nicholas Dorsey and Mr. James Dorsey
Ms. Elena Pascarella
Mr. Robert Petrocelli and Mrs. Carla Petrocelli
Mr. and Mrs. John Powers
Mr. John Radford
Mr. Andrew Raftery and Mr. Ned Lochaya
The Honorable and Mrs. Carmine A. Rao
Dr. David P. Riley
Ms. Shelley Roth
Ms. Debbie Schimberg
Ms. Daisy S. Schnebel and Mr. Paul R. Evans

$100-249
Mr. J. Michael Abbott
Mr. and Mrs. Lucien D. Agniel, Jr.
Anonymous
Mr. and Mrs. William Applegate
Mr. James Barnes and Ms. Victoria Wilson
Mr. Jonathan Bell
Brewster Thornton Group Architects
Mr. and Mrs. Matthew A. Brown
Mr. David Brussat and Ms. Victoria Somlo
Dr. Gene Bunnell
Dr. Jill A. Caslowitz
Mr. and Mrs. Richard S. Chafee
Ms. Colleen Coggins
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Call us to give a gift membership to a Providence newcomer or student.
Member Noel Sanchez spoke with PPS...

Tell us about you, your business, your volunteer work.

I am the proud owner of a family-owned and operated construction company called Casa Buena Builders. We specialize in residential renovation and remodeling, historic restorations, custom woodworking, copper and slate work. I serve on the Board of The Women’s Development Corporation (WDC), and West Broadway Neighborhood Association (WBNA). I am also involved with Providence After School Alliance (PASA), and I serve as a deacon at St. Patrick Church in Cranston. And I am a member of the Providence Preservation Society, of course!

How did you get involved in PPS? Why is being a member important?

I was recruited by Miguel Quezada, a member of the Board. PPS helps provide direction for a better built environment.

What do you enjoy about living in Elmwood?

It has a vibrant urban feel to it that I really enjoy, and I also like the general closeness to other people in the neighborhood.

Do you have a favorite building in Providence?

The “Kings & Queens” building on the corner of Broad and Wesleyan is a particular favorite, and the former “Quisqueya in Action” building, now demolished, on Broad Street.

What building-related skills should we be fostering in the next generation (and why)?

Carpentry at all levels - framing, finish carpentry, woodworking, working with copper and slate. Young people can take these skills out into the workplace and earn a decent wage, and they can also create a lifelong career path with them if that’s what they choose. It’s vitally important to have people in each generation who are skilled in these areas, and who have the ability to take part in the preservation and restoration of our historical buildings and architecture going forward.
These generous, year-round corporate sponsors share in our vision of a vibrant and sustainable city, partnering with us to present key events like the Providence Symposium.

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Harry and Marc Adler, owners of Adler’s on Wickenden Street

Why did you join PPS as a Partner in Preservation?
Since my grandfather founded Adler’s in 1919, we have believed that it is critically important for our business to support organizations that enhance the quality of life in our community. Given the products and services that we offer, and PPS’s mission and strong, rational voice in advocating for Providence’s historic housing stock, this partnership is a hand-in-glove fit.

What do you value most about your partnership with PPS?
I value the relationships that I have with the people at PPS. They are truly interested in thinking about ways for us to get value from our involvement with the Partner in Preservation program. By thinking creatively, we have been able to utilize the partnership to inform and educate our customer base. PPS has facilitated our current partnership with The Wedding Cake House, where we have donated all of the exterior C2 Paints, and Farrow and Ball donated all of the interior paints and wallpapers. PPS gets the value of supporting a locally-owned, brick and mortar family business such as Adler’s.

Please share a little about your company.
Founded 100 years ago by my grandfather Fred Adler in our current location, Adler’s began as an Army & Navy surplus clothing/dry goods retailer. My father Irving and uncle Carl added a full-service hardware store after WWII to the Army & Navy store. My cousin Marc Adler joined the business in 1986, and in 1988 we added a full paint department, a design department featuring window treatments, fabrics, and wallpapers, and a large decorative hardware department. Given our proximity to Providence’s historic neighborhoods, we specialize in historically appropriate products in every department.
In addition to our Partners in Preservation, the following provided monetary sponsorship of a PPS program or event, from walking tours to our Winter Bash.

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Robert A. Reichley, former PPS board president and an executive vice president at Brown University, died on May 15, 2018. In 1981, he hired Wendy Nicholas, PPS’s longest serving executive director. She reflects on Bob’s influence during her tenure.

“Bob Reichley was a Brown University presence in Providence that I am not sure exists today. PPS got started in the 1950s, partly to oppose some development Brown was doing on College Hill at that time. The town/gown relations were not great. What Bob was able to do, in joining PPS’s Board in the late ’70s, was to facilitate dialog between PPS, residents, and the right people at Brown. We developed great working relations with the university’s planners, their architects, and senior leadership, thanks to Bob. The university regularly brought their plans for new or rehabbed buildings to PPS’s Planning & Architectural Review Committee. We were able to have a positive impact on their plans and designs, working cooperatively. Bob loved Providence and believed strongly in being respectful of and engaging with the larger community around the university.”

Mr. Reichley served as President of the PPS board from 1985-1987. He was also active in local civic organizations, having served as chairman of the RI Committee for the Humanities, president of the Greater Providence Convention and Visitors Bureau, trustee of the Providence Foundation, and a member of the Capital Center Commission.

planned giving: planning now, giving later

The Providence Preservation Society has two investment funds, including a permanently-restricted endowment at the Rhode Island Foundation and one that we direct with the investment guidance of Parson's Capital Management. By contributing to our endowment, your charitable giving can benefit the Society forever. Either endowment is available for simple bequests, gifting of retirement fund assets, or naming the Society as a beneficiary of a life insurance policy. Should you wish to consider more sophisticated ways of giving, please consult with your investment advisor or attorney, and let us know of your intention. Some available options include:

Charitable remainder trusts
Charitable remainder trusts appeal to donors with appreciated assets such as real estate or securities. They allow you to receive income (or provide income to another person) for life with the knowledge that the funds remaining when the trust terminates will be used to support our endowment.

Charitable gift annuities
Charitable gift annuities guarantee you (or someone you name) a certain fixed income for life. At the death of the last annuity recipient, assets will be used to support our endowment.

Gifts of real estate
A donation of a historically or architecturally significant home ensures its preservation for future generations. The home will be sold with easements to preservation-minded buyers who will maintain the property as their home. Donors may realize significant tax savings and, if desired, may continue to live in their homes.

For further information, please contact the Society at 401-831-7440.
PPS trustee Wendy MacGaw talks about her volunteerism below:

How did you get involved with PPS as a volunteer?
My husband and I opened our home on Benefit Street as part of the Festival of Houses soon after I moved to Providence in 2009. I enjoyed the experience and became aware of the impact that historic preservation had on the city, and on my decision to settle in the urban environment. I began to volunteer as a guide on the house tours and attended PPS lectures and symposiums to learn more about the city and historic preservation.

What is your favorite part of volunteering with PPS?
The people I meet and places we see. Every event increases my pleasure in residing in Providence. The people who are involved with PPS have passion for history and architecture, and become involved with the community. I respond to that passion and engagement.

Why do you support PPS?
I support PPS because I see and feel the impact of PPS’s effort every day I walk out my door. I feel it’s important to work together to protect and maintain the living history and sense of place - by being thoughtful about the long term effects of change, and not acquiescing to developments and short-term solutions to our living environment. What I love about Providence is the unique character of the city defined by the people who choose to live here. This is the very reason Providence needs PPS to exist.

Tell us a little about your own business.
I own a fine arts handling, installation, and storage company that serves private collections, galleries, auction houses, and museums. Although my office is headquartered outside of Detroit, the work takes me all over the country and to international destinations. Our mission is to safeguard cultural objects so that the next generation will have access to experience beauty and the arts. It’s logical that I would extend my passion for the arts to a passion to the built environment, so Providence is the perfect place for me to be.

upcoming events

Trip to New Orleans  October 17-21
Guided by Rachel Robinson, Director of Preservation (see page 8).

2019 Preservation Awards  Thursday, November 21
The presentation ceremony and dinner will take place at the recently restored Providence Public Library. If you would like to nominate a project or designer, you may do so at ppsri.org/2019-preservation-awards If you would like to sponsor the program, contact Angela Kondon at akondon@ppsri.org or 401-831-7440

Annual Meeting  January 2020
Winter Bash  February 2020
40th Festival of Historic Houses  June 2020

visit ppsri.org for more information and registration

volunteer profile

PPS trustee Wendy MacGaw talks about her volunteerism below:
President
  Christopher J. Marsella
Vice President
  Warren Jagger
  Melissa Trapp
Treasurer
  Laurel Bowerman
Secretary
  Cait Swanson
Assistant Secretary
  Rita Danielle Steele

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Kirsten E. Kenney
Cathy Lund
Wendy MacGaw
Miguel Quezada
Patricia Raub
Clifford M. Renshaw
Edmund A. Restivo Jr.
Lucie Searle
Barbara Sokoloff
Mark Van Noppen
Carrie Zaslow

Wm McKenzie Woodward, Architectural History Consultant

Advisors
  Oliver H. L. Bennett
  Sean O. Coffey
  Linton A. “Jay” Fluck
  Peter B. Freeman
  Vance Freymann
  Leslie A. Gardner
  James W. Litsey
  Patricia Moran
  William J. Penn
  H. LeBaron Preston
  Deming E. Sherman