



preserve
RHODE ISLAND

2024 Annual Report

From the Director



Our Annual Report highlights just SOME of the work YOU make possible with your support. Your commitment to protecting and preserving Rhode Island's historic buildings and landscapes allows us to find new purpose for old structures, create sustainable solutions, model best-practices with our own properties, and ensure that our state's treasure of historic architecture and natural beauty is enjoyed by current and future generations. While there are persistent and new challenges ahead, thanks to your support, we are ready to take them on!

After 18 years at Preserve RI, I will be retiring in April. There's a saying that if you choose a job you love, you will never have to work a day in your life. That is certainly true of my time here. I am proud of the work we have accomplished together and am confident that with your continued support, our work will continue in the capable hands of our talented staff, dedicated board, and new leadership.

My very best,

Valerie Talmage
Executive Director

FRONT COVER:
The setting of the Underwood-Hayes-Noyles House in Providence is now permanently protected through an easement with Preserve RI. (Photo: Compass and Listing Hub)

ABOVE: Hanging Rock, Middletown.

RIGHT: Valentine Whitman House, Lincoln. (Photo: Chris Whirlow)



Meet Sheryl Hack, Our New Executive Director

Sheryl Hack comes to Preserve RI after serving as a Historic Preservation Specialist for FEMA, as Executive Director of Connecticut Landmarks and in multiple roles at Canterbury Shaker Village. She holds a BA in History from UC Santa Cruz; a MA from the Winterthur Program in Early American Culture, where she focused on vernacular architecture studies; and a MS in Nonprofit Management and Leadership from New England College.

“ Preservation is the ultimate recycling. It is also a vital tool for helping to address real issues in real people's lives, including affordable housing and the impacts of climate change. I look forward to working with Rhode Islanders in utilizing historic assets to solve present day problems.”



Celebrating Valerie Talmage's Legacy

Since arriving in 2007, Valerie expanded Preserve RI's impact on communities across the state through collaboration, innovation, and pragmatism. She saw that preservation could play a broader role in helping solve economic, social, and environmental challenges while also improving the quality of life for all Rhode Islanders. Her many achievements over the last 18 years include:

- Partnering in a coalition known as "Scenic Aquidneck," to bury utility lines along Second and Third Beaches in Middletown, restoring this historic landscape while improving environmental resiliency.
- Transforming Lippitt House Museum in Providence into a professionally run organization with regular programming that engages the community.
- Securing a viable future for the Valentine Whitman House in Lincoln, one of RI's remaining 17th-century Stone Enders, by acquiring, rehabilitating, and protecting it with a preservation easement. This work has returned the property into active use.
- Commissioning an Economic Impact Study, in collaboration with the Preservation Society of Newport County (PSNC), which showed the important role historic preservation plays as an economic driver for the state.
- Orchestrating the repair of iconic stone walls throughout Aquidneck Island using an innovative volunteer training program in conjunction with the PSNC.
- Implementing a program to accept preservation easements, giving owners of historic properties a practical way to preserve their properties for the future.
- Establishing the Community Preservation Response ("CPR") program, collaborating with and empowering communities across the state to save places they love.

THANK VALERIE FOR HER YEARS OF SERVICE WITH A GIFT TO THE LEADERSHIP FUND

The Leadership Fund provides Preserve RI with the agility to respond to urgent matters and unique opportunities, and the resiliency to manage through a crisis or address unexpected costs.

Show your thanks to Valerie for her dedication to Preserve RI by making a gift to the Leadership Fund today!

preserveri.org/leadership-fund



“The Leadership Fund gives Preserve RI the resilience and confidence to invest in ways that will safeguard historic places. A gift to the Leadership Fund is an important way to secure the future of Preserve RI to carry on for generations to come.”

~ Valerie Talmage, Outgoing Executive Director of Preserve RI

Top 10 Achievements for 2024



[1] Celebrating Excellence in Historic Preservation

Each year, the Rhody Awards for Historic Preservation spotlight people and projects that reimagine historic properties to enrich our communities and address societal challenges. Our popular videos share the achievements of each awardee, while educating the public on the benefits of historic preservation.



[2] Protecting Historic Properties in Perpetuity

Our Preservation Easement program gives owners the security to know their historic property will be safeguarded by Preserve RI.

This year we acquired one new easement in Providence and are working on three more in Narragansett, Charlestown, and Providence.

[1] Rosecliff in Newport was both an award recipient and host for this year's Rhody Awards. (Photo: Dave Hansen, Preservation Society for Newport County)

[2a] The setting of the Underwood-Hayes-Noyles House in Providence is now permanently protected through an easement with Preserve RI. (Photo: Compass and Listing Hub)

[2b] Arria and Harrison Bilodeau.

[3] Rob Faraone at Glen Farm, Portsmouth.

[4] English Language Learners outside Lippitt House Museum, Providence.

[5] Walker House, East Providence.

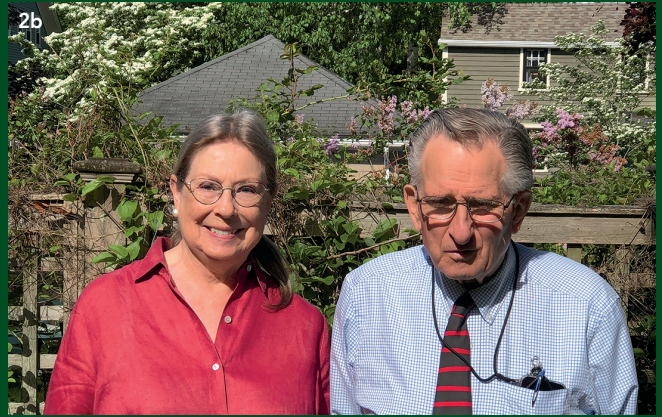


[3] Repairing Stone Walls on Aquidneck Island

Historic stone walls are iconic features of the Rhode Island landscape. The Aquidneck Stone Wall Initiative, our collaboration with The Preservation Society of Newport County, recently wrapped up restoration projects at Miantonomi Park in Newport, Norman Bird Sanctuary in Middletown, and Glen Farm in Portsmouth.

PROTECTING THE UNIQUE CHARACTER OF NEIGHBORHOODS

When Harry and Arria Bilodeau felt it was time to sell their long-time home, they knew they wanted to see its character protected. While the home is located within Providence's College Hill Historic District, their large side yard was still at-risk for development. Working with Preserve RI, they put an easement on the empty lot, protecting it in perpetuity.



“It became clear to me that much of the home's character came from its setting with the ample yard and garden,” said Arria.

The side yard holds not only historic but sentimental value for Arria and Harry. The area was used extensively throughout their 50 years owning the land, including hosting community events, porch-side dinners, and graduation parties for tenants (the Underwood-Hale-Noyes home was a resident-occupied multi-family building during the Bilodeau's time there). Now the home and its yard are protected for generations to come.



[4] Building Community by Sharing Local History with Immigrants

By partnering with community literacy organizations, Providence's Lippitt House Museum helps immigrants connect with local history and prepare for US citizenship. The Civics Program for English Language Learners received the prestigious AASLH "Leadership in History Award" this year.



[5] Caring for the Philip Walker House in East Providence

As owners of historic properties, we strive to model good stewardship. At the Philip Walker House (c. 1724), a rare example of early Colonial architecture, we recently completed a comprehensive rehabilitation of both the exterior and interior.



[6] Supporting Local Preservation Efforts Through Grants

Partnering for a fifth year with The 1772 Foundation, we awarded matching grants totaling \$125,000 to 17 nonprofit organizations maintaining historic buildings in Rhode Island. Since 2020, we have overseen the allocation of more than \$600,000 in funding through this grant program.



[7] Innovating New Ways to Protect Historic Assets

In 2014, we were approached by the Town of Lincoln to help find a solution to save the historic Chase Farmhouse. Thus began a 10-year "Curatorship Program" where Preserve RI rehabilitated the building and converted it into two rental apartments. Preserve RI is reimbursed for our upfront costs through the rents on the

two units. This year, facing the need for new rehabilitation work, including urgent repairs needed for the foundation and masonry, we entered into a 10-year extension with the town.



HELPING RHODE ISLAND'S HOUSING CRISIS

Our 1772 Grant Program supported several nonprofits that provide safe and affordable housing in Rhode Island. For example, House of Hope in Warwick, which offers housing for formerly un-housed individuals, made a detailed conditions assessment of its Fair House Building to facilitate long range planning for its stewardship. One Neighborhood Builders, which manages a portfolio of affordable housing in Providence's West End, carried out a transformative exterior restoration of an 8-unit affordable apartment building.

“By repurposing and revitalizing historic structures, we can honor our shared history while fostering spaces that promote dignity, safety, and a sense of belonging.”
~ Breah R. Anderson, Director of Housing for House of Hope CDC

[8] Making Lippitt House Museum Sparkle

Lippitt House (c. 1865) is one of the finest examples of Victorian style architecture at the height of Rhode Island's Golden Age. Ensuring that the exterior and interior remain intact for visitors, scholars, and students alike is an important part of our mission. Among many building projects, this year we continued conservation work of the elaborate decorative painting in the Hall and Dining Room and installed a new wireless fire alarm system.

[9] Advocating for Common Sense Policies at the State and Local Level

We help local communities recognize the importance of their historic assets and offer practical solutions to preservation problems. Statewide, we advocate on a range of issues, most importantly RI's Historic Tax Credits. We are calling for state leaders to act to fix this vital program that creates housing, revitalizes neighborhoods, and protects local environments.



[10] Providing Free Advice to Individuals and Communities

Our popular CPR (Community Preservation Response) Program helps owners and other interested parties of historic properties navigate a myriad of challenges, from advising local communities on ways to repurpose historic structures, to making referrals for tradespeople, to recommending strategies to save buildings in peril. Last year we responded to 44 cases spread across 15 towns in Rhode Island.

[6a] Fleur-de-Lys building in Providence, a 2024 grant recipient.

[6b] Fair House, Warwick, a 2024 grant recipient

[7] Chase Farmhouse, Lincoln.

[8] Conservators working on the Hall in Lippitt House.

[9] Shri yoga in Pawtucket utilized state historic tax credits to transform an abandoned mill into a community center for individuals with intellectual disabilities. (Photo: RI Housing Photo/Michael Salerno)

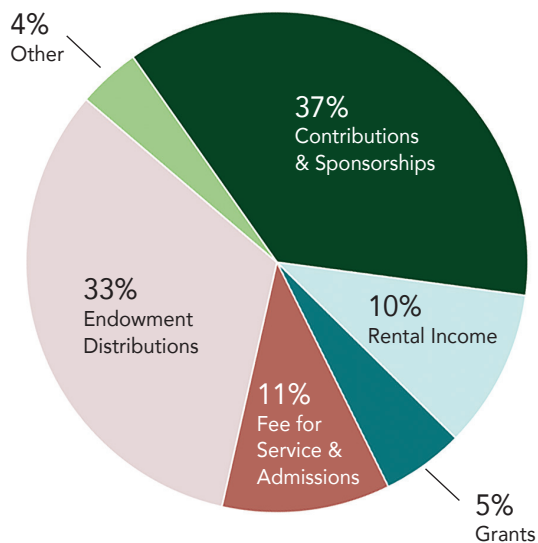
[10] Our Program Coordinator, Emma Sheridan, in the field.



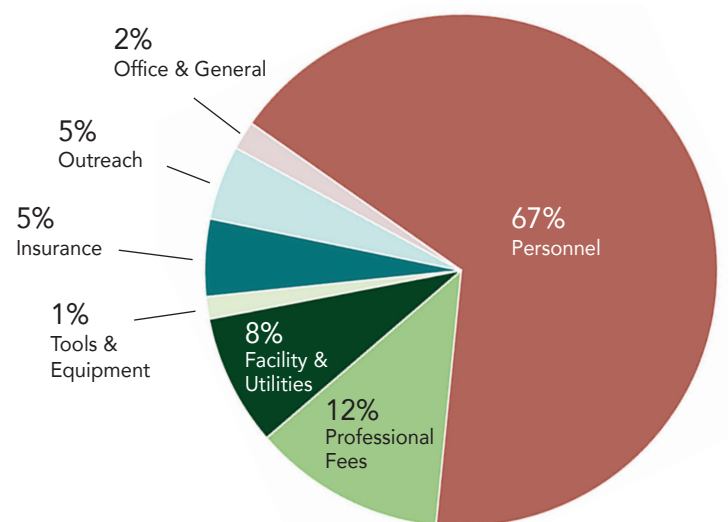
Financials



2024 Operating Revenue* - \$998,204



2024 Operating Expense* - \$918,022



**Unaudited Financials*

In addition to contributions that support Preserve RI's programs and operations, last year we raised over \$500,000 to directly support special preservation projects across the state.

ABOVE:
Providence's
East Side.

RIGHT: Guests
enjoying themselves
at Lippitt House
Museum's annual
Rosé Garden Party.



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