



Annual Report

17/18



A Publication of The Preservation Society of Newport County 2017 - 2018



Newport Mansions Wine & Food Festival Bordeaux Dinner at The Elms



A coach passes in front of Chateau-sur-Mer during Coaching Weekend



Coach detail



David Ford, Anne Manice



Anthony DeFusco & Dale Venturini



Martha Stewart, Kevin Sharkey, Pat Fernandez



Zac Posen



Coaching Dinner at The Breakers



Chairman's Report

By Monty Burnham

From the Annual Meeting, June 14, 2018

Today's meeting is quite different from previous annual meetings of the Preservation Society, because we will devote so much of our attention to The Breakers Welcome Center. We have in fact enjoyed a spectacular year. You will find a full list of accomplishments in your programs.

Today we are focused on one particular project: Celebrating the culmination of more than a decade of hard work, we will be cutting the ribbon to formally open the Welcome Center at The Breakers. As I say this I can hardly believe that I am standing here, just a little more than a year after the ground-breaking ceremony on May 18, 2017. Having watched houses being built over the years at a pace comparable to that of the proverbial tortoise, I want you to know that here, the hare has very definitely won! By the way the hare has a name: Behan Brothers, general contractor.

I am filled with admiration and gratitude when I think of all the individuals and businesses involved in conceptualizing and physically creating the Welcome Center. A number of these people and organizations will be recognized later in the meeting, during our awards ceremony: Epstein Joslin Architects, Reed Hilderbrand Landscape Architects, and, of course, Behan Brothers.

But there are many, many others who have contributed in indispensable and elegantly creative ways to the long process of creating the Welcome Center, our technology advisors Experience Design, and all of our subcontractors in particular. In addition, the Board of Trustees, especially the Welcome Center Subcommittee, professional staff and associated advisers, generous donors and supporters have all been dedicated participants in this process. We are greatly in your debt. Please forgive me for not specifically mentioning each and every one of you by name. I am afraid the cocktail hour would long since have passed before I could possibly complete the list.

I am certain that you will be amazed by the magnificent design of the Welcome Center, the remarkable craftsmanship on display, the luxuriant landscaping around the new building, and the cutting edge technology, developed by the Experience Design principals, that will help teach our visitors about the history of Newport.

The Welcome Center will operate virtually unseen as it supplies a gracious introduction to The Breakers. It will provide the cordial hospitality that our visitors deserve, with limited refreshments, climate controlled places to rest, and clean bathrooms with modern plumbing. These are the very amenities which I and many others wanted somehow to be made available to our guests so many years ago, when we first saw the outlines of this project. This desire, and the inspiration of my fellow Board members and the staff of the Preservation Society provided the energy that has brought us all to this point.

As I stand before you this evening, I am also struck by the fact that, with the inauguration of public tours at The Breakers in 1948, we are now celebrating the 70th anniversary of the Preservation Society's relationship with The Breakers.

Seven decades and twenty four million visitors later, we come together this evening at the property which has ensured the Preservation Society's sustainability. We are here to celebrate the successes of this organization and to reinforce our commitment to protecting, through preservation and conservation efforts, the architectural and landscape heritage that helps to define Newport. More than 450,000 people visit The Breakers every year, year round, coming to Newport from more than 100 nations and all 50 states. This makes us one of New England's top four museums.

I want to thank everyone for permitting me this opportunity to "wax euphoric" about the Preservation Society.



CEO & Executive Director's Report

By *Trudy Coxe*

From the Annual Meeting, June 14, 2018

Yes, this project lasted longer than World War II and no, we are not suffering from PTSD. In fact, we are filled with gratitude because we're all seated next to the most famous visitor center in the world.

In truth, this project produced so many silver linings and I want to cite just a few.

Our board and staff are tougher, more strategic, more committed than ever and we know that we can do anything we set our minds to. That makes our future so bright that I can't wait.

The project gave us the chance to work with incredibly talented people. In fact, I'm very sad that tonight many of these partnerships come to an end. But a few things I am sure of.

Alan Joslin, Doug Reed, and Mike Behan are going to win many national architectural and landscape prizes because they've shown that you can site a beautiful building and create extraordinary landscaping on historic property without ruining it.

Central Nurseries, Experience Design, Bill Landry, Chris Tennyson - all our contractors - did phenomenal work. My only worry is that the Preservation Society's outstanding staff will be stolen away. That's how good they are.

The final silver lining: Our Grace Under Fire winners. They epitomize Babe Ruth's famous line "you just can't beat the person who won't give up." And these extraordinary people never let us give up. They sat through hours of hearings. Testified too. They wrote letters to the editor. Joined us at the Supreme Court. Sent "attaboy" emails; left inspirational voicemails; provided invaluable advice and information.

They gave us courage, prodding us to keep moving forward and to keep our vision in front of us and to not give up.

One touching moment was when I received a card showing two women standing in front of a monumental castle with a sign pointing towards a tea room and the caption is "first things first." That made me chuckle. I opened the card and found the following three words: "we support you." What made it touching was that I did not know these people.

So you can see, little things and big things, to a person, you were the wind in our sails. You had an impact. You are our friends and we appreciate you beyond words.

So what do you give to people you admire? A ball cap? A mug? A key ring? We decided upon something useful which you can pick up before you leave tonight. A hammer. And on it is inscribed: "Your grace under fire nailed it! Breakers Welcome Center 2018."

You helped us nail it and we are filled with gratitude.

So, now, let's celebrate, cut the ribbon and marvel at a beautiful building.



Accomplishments

- Completed permitting and construction and opened the new Welcome Center at The Breakers
- Gave more than one million tours for the second consecutive year
- Increased total revenue to \$26.4 million
- Won a state preservation award for the Chinese Tea House roof restoration
- Completed our first comprehensive campaign, which raised \$35 million
- Launched the Beneath The Breakers tour
- Raised \$3 million for The Breakers Initiative
- Began the first phase of The Breakers landscape rehabilitation with a generous grant from the van Beuren Charitable Foundation
- Mounted a one-of-a-kind retrospective exhibition of Pierre Cardin fashions at Rosecliff
- Presented a first-ever fashion runway show at The Breakers, featuring the designs of Pierre Cardin
- Installed a new exhibition at Rosecliff, *Bohemian Beauty: The Aesthetic Movement & Oscar Wilde's Newport*
- Completed restoration of the roof at Kingscote
- Completed the first-ever study of the impacts of historic preservation on the Rhode Island economy in collaboration with Preserve RI
- Grew membership to nearly 36,000
- Worked with local, state, federal and non-profit partners to restore Middletown's Paradise Valley landscape by burying power lines along Second Beach
- Installed state-of-the-art geothermal climate control at The Breakers
- Removed the 17th century van Mander tapestry from the wall at The Breakers for the first time in over a century for conservation
- Acquired the Pioneer, considered the finest road coach ever built, for the collection at The Breakers Stable
- Set a new retail sales record of \$3.8 million
- Increased special events revenue by \$1 million
- Renovated the historic rose garden at Rosecliff
- Hosted PBS' *Antiques Roadshow* at Rosecliff



Treasurer's Report

by William F. Lucey III
 From the Annual Meeting, June 14, 2018

The Preservation Society had another successful year in fiscal 2018, with a pre-audit surplus of \$1.6 million before major project expenditures of \$1.3 million. The net surplus of \$325,000 was used to pay down debt.

Total unrestricted revenue was \$2 million higher than last year, at \$23.5 million.

Admissions revenue increased by more than 6% as visitation broke the one million mark again.

The Development Department reports almost \$5.7 million raised. The Annual Fund engaged almost 1,000 donors and raised over \$950,000. Membership dues were \$1,168,000 from almost 36,000 members.

Total operating expenses before major projects were \$21.9 million. Total payroll expenses accounted for 56% of our operating expenses or \$12.3 million, an increase of over \$815,000, or 7%, from last year. Non-payroll operating costs totaled \$9.6 million versus \$8.5 million in fiscal 2017, an increase of \$1.1 million.

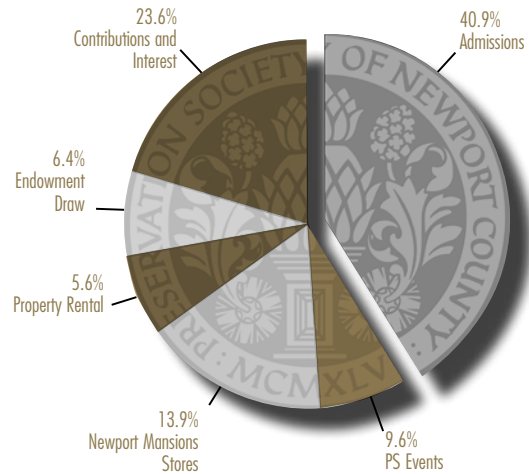
The value of our endowment increased by \$3.5 million to \$42.2 million. Our restricted reserves decreased by \$3 million, reflecting expenditures for the Welcome Center, the geothermal system, and other purposes for which the funds were donated.

Our fiscal 2019 budget projects over \$1.5 million in unrestricted revenue growth.

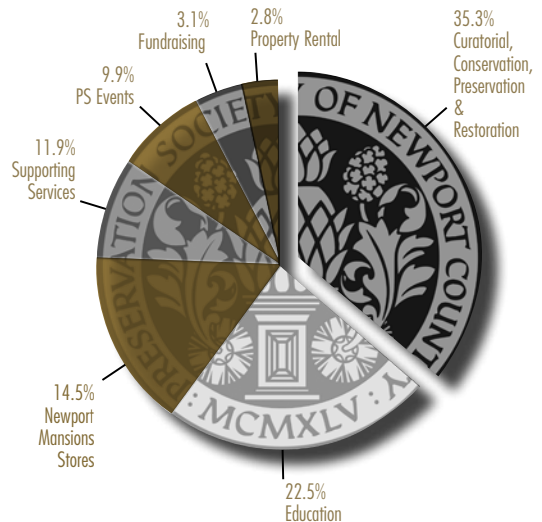
We have budgeted \$566,000 for major projects, but as we saw this year, there is always something unexpected that needs to be replaced or restored. The Properties Department will be busy as usual. The list of work that needs to be done is never ending. That is why it is vital for us to continually evolve and discover ways to become an even more successful organization.

In conclusion, I'd like to congratulate our staff, our supporters and our members for another very successful year

REVENUE



EXPENSES



To request a copy of the complete FY2017-2018 audited financial statements for The Preservation Society of Newport County, please contact James M. Burress, Director of Finance, at JBurress@NewportMansions.org





Venus in the Rosediff rose garden

Laurel Awards

Presented in recognition of outstanding service, artisanship or leadership



Board Chair Monty Burnham, Michael Behan, and PS Trustee Archbold van Beuren

Behan Brothers, Inc. for Artisanship

In recognition of your outstanding and innovative work in the construction of the new welcome center at The Breakers.



Board Chair Monty Burnham, Alan Joslin, and Deborah Epstein

Epstein Joslin Architects for Artisanship

In recognition of your exceptional design in creating a historically sympathetic, functionally efficient and architecturally significant new welcome center at The Breakers.



Board Chair Monty Burnham, Doug Reed, and PS Trustee Eaddo Hayes Kiernan

Reed Hilderbrand Landscape Architects for Horticulture

In recognition of your exhaustive research and design efforts in creating a historically derived and aesthetically appealing landscape plan for the new welcome center at The Breakers.



Board Chair Monty Burnham, Mary Van Pelt, and Ted Eayrs
(accepting on behalf of Louis Piancone)

Louis G. Piancone for Volunteerism

In recognition of your role as a gracious, generous champion of Coaching in Newport and for your expert and enthusiastic counsel in preserving the majesty and sophistication of the sport.



Charles Twitchell, Dayton Carr, Bernard Gewirz, Alan Joslin, Deborah Epstein, Bill Wilson, Bill Landry, Monty Burnham, Mayor Harry Winthrop, Don Ross, Mike Behan, Doug Reed, Terry Dickinson and Trudy Coxé opening the new Welcome Center at The Breakers



Nicholas Brown, Ashley Householder, George McNeely



Welcome Center skylight



Anne Baker, Mary Van Pelt



Lelia Palmieri in the garden at Rosecliff



Armin Allen, Lawrence & Judy Cutler, Alice Lynch

Donors

April 1, 2017 - August 31, 2018

The Preservation Society thanks our many members and individual, foundation and corporate donors for your ongoing support. Your generosity makes it possible for us to protect, preserve and present the exceptional collection of house museums and landscapes entrusted to our care.

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Thank you.



Green Animals Topiary Garden

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View of Marble House from the Chinese Tea House



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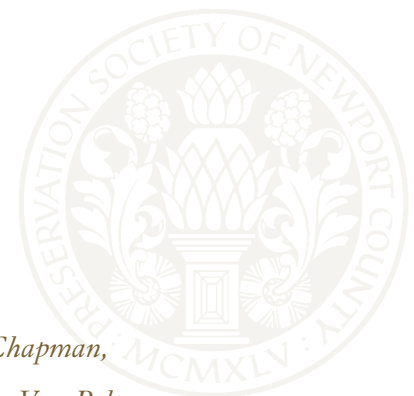
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The Preservation Society of Newport County

424 Bellevue Avenue

Newport, RI 02840

(401) 847-1000

NewportMansions.org

OUR MISSION

Great Houses connect people to a nation's heritage and open windows to another age. The Preservation Society of Newport County is a non-profit organization whose mission is to protect, preserve, and present an exceptional collection of house museums and landscapes in one of the most historically intact cities in America. We hold in public trust the Newport Mansions which are an integral part of the living fabric of Newport, Rhode Island. These sites exemplify three centuries of the finest achievements in American architecture, decorative arts, and landscape design spanning the Colonial era to the Gilded Age. Through our historic properties, educational programs, and related activities we engage the public in the story of America's vibrant cultural heritage. We seek to inspire and promote an appreciation of the value of preservation to enrich the lives of people everywhere.

PRESERVATION SOCIETY PROPERTIES

Arnold Burying Ground (1675)

Hunter House (circa 1748)

Kingscote (1839-1841)

Chateau-sur-Mer (1851-1852)

Green Animals Topiary Garden (circa 1860)

Chepstow (1860-1861)

Isaac Bell House (1881-1883)

424 Bellevue Avenue (1887-1888)

Marble House (1888-1892)

The Breakers (1893-1895)

The Breakers Stable & Carriage House (1895)

The Elms (1899-1901)

Rosecliff (1899-1902)

Rovensky Park (1959)



Elizabeth Kahane



Monty Burnham, Governor Gina Raimondo, William Hatfield, Mayor Harry Winthrop



Coaches at The Breakers



U.S. Senator Sheldon & Sandra Whitehouse



Mary Murphy, Katherine LaBash, Ryan Kacenski, Robert Bartlett, Megan Kacenski



Welcome Center entry



Coaching Dinner Dance at The Breakers



Duncan & Barbara Chapman



Newport Flower Show entry at Rosecliff



Charlotte Johnson, Tucker Johnson, Lynda Lindh, Beverly Little, Kenneth Lindh, Laurel Howe, Ted Eays



Visitors at Bohemian Beauty exhibition



Cars and Coffee at The Elms



Rosecliff lion



THE PRESERVATION SOCIETY OF NEWPORT COUNTY
 424 BELLEVUE AVENUE
 NEWPORT, RI 02840

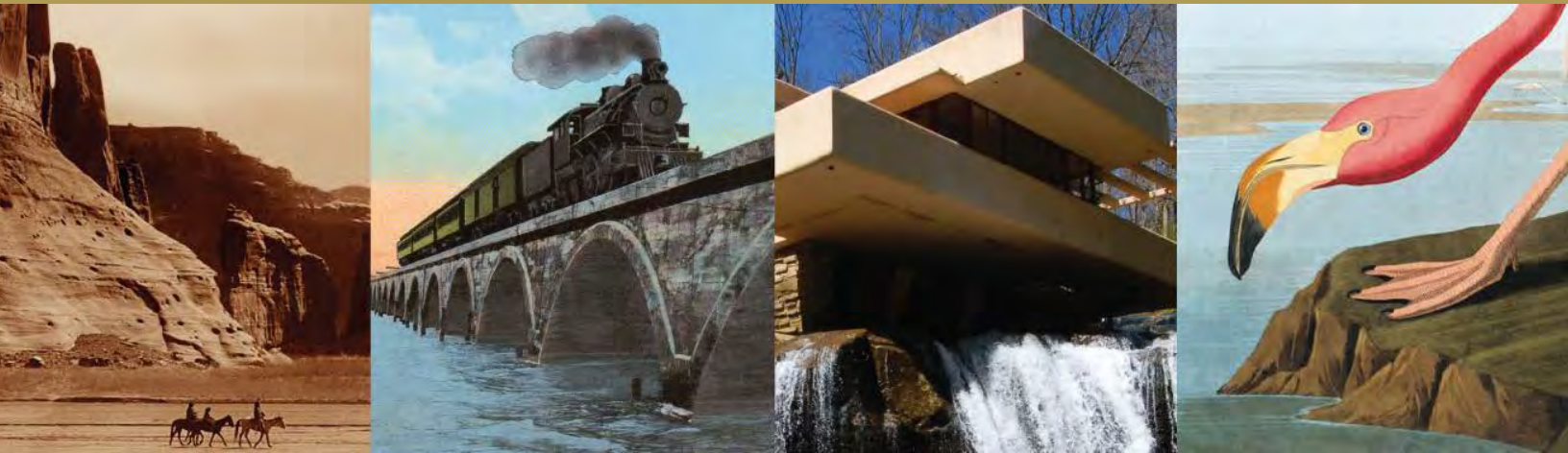
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Save the Date



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TRAVELS ACROSS AMERICA:
Art, Nature, and the Pursuit of Beauty

APRIL 11-13, 2019

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