

16/17 Annual Report





Grand Cru Dinner at The Elms



Anthony DeFusco & Dale Venturini



Thomas Jayne, Minnie Coleman



Maryse Gaspard



Trudy Coxe, William Hatfield, Carolyn Rafaelian, John Hays, Kristin MacMannis



John Peixinho, Bill Egan



Anna von Auersperg, Place Wilson, Antonia Chapman



Duncan & Barbara Chapman, U.S. Senator Sheldon Whitehouse



Guillaume & Molly de Ramel



Chairman's Report

*By Monty Burnham
From the Annual Meeting, June 15, 2017*

It is my great pleasure to report to you on some of the developments of the past fiscal year. We have definitely been living in interesting times.

As I looked back over the minutes of the Board of Trustees meetings, I was amazed by the number of projects that have been completed and new endeavors that were initiated in the past year. Major or minor, the work done by our dedicated staff has been broad in scope and executed in exemplary fashion. A great deal of work has been accomplished, and there is more already begun in the new fiscal year.

Putting this work into context requires looking at the synergy between the extraordinarily hardworking Preservation Society staff and the diligent oversight of our Board of Trustees. Both sides of the equation are essential, though as a practical matter, the “heavy

lifting” is done by the staff. We are most fortunate in having a strong working relationship between the Board and staff, thanks to our Executive Director, Trudy Coxe.

The Preservation Society has embarked on a transformative period in its history. We are taking the many goals which were set out in our strategic plan, approved in 2015, and the goals of our Comprehensive Capital Campaign, which concluded a few months ago, and turning them into reality. A number of recently completed projects come to mind.

- In particular, I am thinking of The Elms Scholars Center, completed in August 2016 and named The Berwind-Stautberg Center at The Elms Carriage House;
- Our new schedule of special exhibitions, started in 2015 and now a regular part of our calendar. The current exhibition of 70 years of Pierre Cardin designs is open in our exhibition galleries at Rosecliff;
- The restoration of The Breakers Boiler Room, completed consistent with all professional consultants’ recommendations, and the related writing of a new tour, Beneath The Breakers, which opened in January of this year and is already a great success with our visitors;
- And the inception of the Edible Schoolyard program at Green Animals, a program aimed at educating primary and middle school children as to where their food comes from and how it is grown.

Each of these represents in some way the fulfillment of a strategic plan goal or the expansion of an already established part of our mission.

The burial of the power lines on the drive east from Second Beach to Sachuest Point National Wildlife Refuge is something of an outlier in the group of projects that have been completed, but it is a very special one which fits within our landscape preservation mission.

It is the result of a broad, and eminently successful, collaboration of a number of organizations, a goal which we set for ourselves in the strategic plan. This collaborative group included a variety of participants. Non-profits consisted of the Preservation Society, Preserve Rhode Island and the Aquidneck Land Trust. The federal government participated, including our senators and representatives, Reed, Whitehouse, Langevin and Cicilline, as well as the U.S. Fish and Wildlife Service. Financial support was supplied by a variety of donors, including the U.S. Fish and Wildlife Service, the van Beuren Charitable Foundation, Prince Charitable Trusts, and the Easton’s Point Neighborhood Association. Municipal government was represented by the Middletown Town Council and staff. And finally private industry, National Grid, that oversaw the communications and electrical infrastructure work.

All of these organizations came together with the single goal of restoring the viewshed in the vicinity of Hanging Rock, probably one of the most frequently painted natural landscapes in Rhode Island. The view now resembles the many famous paintings which were created in the late 19th and early 20th centuries, and gives an amazing sense of open space surrounding the wildlife refuge.

There are a number of smaller projects underway. Houses we are working on at the present time include The Breakers, The Elms, Marble House and Rosecliff. Some of these include garden and landscaping projects, such as the replanting of the formal gardens at Green Animals, the Carriage House landscaping and iron fence restoration at The Elms, and the lawn at Marble House.

As you may know, a beech tree nursery has been established at Green Animals, so that we can develop an inventory of available beech trees to replace ours as they reach the end of their natural lives. We have also expanded our tree nursery behind The Breakers Stables to ensure an ample supply of young trees.

At The Breakers, the restoration of the Caretaker or Gatekeeper's Cottage, which actually served as a kind of costume for the chimney required for the boiler room in the period before a separate heating system was constructed, is nearly finished.

A master landscaping plan has also been completed, based on a Cultural Landscape Report prepared by Robinson & Associates and Reed Hilderbrand in 2015. Implementation of this ambitious plan will be coordinated with the construction of the Welcome Center.

Other Breakers related projects include an infrastructure study of all mechanical systems in the house to ensure that electrical, heating, ventilation, plumbing and all other systems are in good working order and do not present a danger to our visitors and staff.

Reconfiguration of the handicapped entrance/exit at the northern side of the house is also anticipated as soon as possible, dependent on funding.

The installation of geothermal climate control technology at The Breakers is nearly complete. Once it is fully operational it will have multiple benefits: better protecting the collections from extremes of temperature and humidity, making the house more comfortable for visitors and staff, and reducing environmental impacts while at the same time saving us thousands of dollars a year in heating costs. This is essentially the result of reducing our heating oil consumption from 30,000 gallons to 5,000 gallons per annum.

The largest project we have going forward is of course the long awaited visitors' center at The Breakers. We broke ground for this much needed facility on May 18.

At this time we have planted or are in the process of planting a number of nearly full grown trees and shrubs. These are just the beginning of the rehabilitation of the landscaping that will surround the Welcome Center.

As much as I would like to give you a detailed history of the permitting timeline for this project, regrettably I cannot. Quite frankly, it would take far too long. As our Project Director Terry Dickinson said last November, "this project has now gone on longer than World War II."

He should know as he is a retired military officer and as part of his job has kept track of all the hearings with the Rhode Island Historical Preservation & Heritage Commission, the Newport Historic District Commission, the Newport Zoning Board of Review, the Newport Planning Board and the various legal actions considered in Newport County Superior Court, and the Rhode Island Supreme Court. Other related matters were considered by the Newport City Council, and also later reviewed by the Rhode Island Supreme Court.

In the end we prevailed in every instance, and the winners are the 450,000 annual visitors to The Breakers. I would add "persevere" to our mission statement of preserve, protect and present. The building should be completed and in operation by this time next year.

I'd like to conclude by recognizing and offering my heartfelt gratitude to my fellow members of the Board of Trustees, all of whom volunteer many hours of their time to the governance of this large and complex organization. It is the Board that creates the strategic vision for the Preservation Society, and it is the Board that sets and demands the standard of excellence that is delivered day in and day out by the staff.

I would also like to thank all the donors and members who so generously support the work of the Preservation Society. They and our visitors together make it possible for us to imagine great goals, and have the funds to achieve them.

This partnership, between an active Board, a dedicated staff, donors and members whose contributions are so important, and visitors who appreciate the work that we do and also hold us to a high standard, is at the heart of the Preservation Society's continued success.

And so I close tonight with the promise that this partnership will continue to move forward together, to, in the words of our mission statement, "inspire and promote an appreciation of the value of preservation to enrich the lives of people everywhere."

Thank you!





CEO & Executive Director's Report

By *Trudy Coxé*

From the Annual Meeting, June 15, 2017

I want to just take a moment at the beginning to recognize all of our Board members, past and present. Our accomplishments are due to the hard work, intelligence and commitment of these people, as well as our dedicated staff and the support of our members.

I'm going to do a bit of boasting about their work tonight, but first I want to reflect on life at Rosecliff over the years as a reminder of what a great mission we have: to protect, preserve and present. Our job as preservationists is about retaining the essence of a place.

An early owner of this property was George Bancroft, a noted historian, former Secretary of the Navy, the man who established the Naval Academy in Annapolis and the creator of the American Beauty Rose, which is why holding the Newport Flower Show here at Rosecliff is so special.

We're retaining the essence of George Bancroft.

Tessie Fair Oelrichs later bought this property in 1895. Her father made his money in silver mining. She married Hermann Oelrichs and together they decided to replace the original Rosecliff; they looked at 15 different plans and selected architect Stanford White.

It took four years for this house to be completed, much to the consternation of Tessie who impatiently moved in with her staff before it was finished. She hosted a dinner for 132 people, camouflaging the construction with huge floral arrangements. Of course, the party was the hit of the season, and today parties at Rosecliff continue to be fantastic.

We are retaining the essence of Tessie Oelrichs.

Because of the Great Depression and two world wars, Newport faltered. *Time* magazine in fact reported that "Newport's grandeur grew more and more like some ancient beauty whose sight is failing and whose hearing and teeth are gone."

So it's not surprising that the house ended up on the auction block, and that while it was valued at \$2.5 million it was bought for only \$21,000 by the mother of Gertrude Niesen, an actress, comedienne, torch singer, Ziegfeld Follies, Mae West-type character. When Gertrude's father learned that his wife had bought the house for their daughter as a present he said, "That woman (Mama) is wonderful. I haven't seen the joint yet but I understand that it's the most tremendous thing you ever saw."

He may have expressed himself inelegantly but the essence remains. This is the most tremendous thing you ever saw.

Before long Rosecliff ended up in the hands of the Van Clief family. Without seeing the house, Mr. Van Clief spent a lot of money restoring it and, on his first trip to Newport to spend his first night in Rosecliff, he was in a car accident and died. He never got here.

The Monroes from New Orleans were the last to live here and, as you all know, they generously bequeathed the house to the Preservation Society.

I tell these stories to convey the fact that what connects George Bancroft to Tessie and Gertrude Niesen and to all of us here tonight is this piece of ground we're on and all the stories that make up its essence: the successes and setbacks, the joys and sorrows. That's what preservationists do. Retain the essence of a place.

We have many demands on us as we move forward, including:

- Maintaining our first-ever record of having given one million tours;
- Making sure that the \$1.1 million we invested in restoring the basement and tunnel is appreciated by the visitors who take the Beneath The Breakers tour;
- And getting our Welcome Center built.

As you know, we had a groundbreaking not long ago and there are many people to thank for your loyalty and perseverance.

Certainly all the people actively involved from Epstein Joslin Architects; Reed Hilderbrand Landscape Architects; Behan Brothers; Bill Landry, our lawyer extraordinaire; Bill Wilson, the chair of our subcommittee that included Monty Burnham, Archie van Beuren, Peter Damon, Bernie Gewirz and Dayton Carr; Curt Genga and Terry Dickinson who serve as project manager and project director respectively.

Construction is underway and a year from now we will have a beautiful building with gorgeous landscaping that welcomes 450,000 people annually in a way that they deserve.

Let me share a few more thoughts about our future:

The 17th-century tapestry at the head of the stairs at The Breakers will be sent to Belgium soon for a long-overdue restoration. This will be the first time the tapestry has been taken off the wall since the 1890s and it clearly is one of the most impressive conservation projects we will have underway.

We are honored that the Antiques Roadshow selected Rosecliff as a site for an upcoming TV show. Filming will take place in September and the show will air sometime in 2018.

An economic study about the financial impacts of preservation statewide is being conducted in concert with Preserve Rhode Island by PlaceEconomics, the country's foremost economic thinkers, led by Donovan Rypkema. The study will be rolled out in early 2018, proving what we already know...that preservation makes dollars and sense.

And, finally, we will launch The Breakers Initiative, a multi-million dollar campaign to finish fundraising for the Welcome Center and for the geothermal project which Monty referenced.

Our goal is to rehabilitate all 13 acres of landscape at The Breakers, capitalizing on a number of landscape initiatives we have accomplished in recent years, including:

- Being declared an official arboretum;
- Hiring a curator of historic landscapes;
- Researching thoroughly the history of The Breakers.

What we know is that The Breakers evolved over time. The original landscape was designed by Ernest Bowditch, who is famous for Shoreby Hill in Jamestown, Tuxedo Park in New York and Shaker Heights in Ohio.

His first design was an English picturesque parkland which connected The Breakers to two adjacent properties, Vinland and Wakehurst, with a series of meandering paths.

When the new Breakers was built after the fire in 1892, it was larger and grander, and therefore required a more formal landscape. So, Bowditch created parterre garden terraces close to the house. The earlier perimeter landscape, with canopy trees and expansive lawns, was retained.

This is why the landscape is so unique, because it combines two styles of design and because it is a rare survivor of a particularly well-conceived Newport, Gilded Age landscape.

This is a huge project with a price tag approaching four million dollars, and our goal is to not only resuscitate the land but also rejuvenate the reputation of Bowditch, who has been somewhat lost in history. We are for all practical purposes recreating the essence and the spirit of The Breakers at the turn of the century.

So, in closing, we're very happy to have you with us tonight in this "joint." A most tremendous place.

We thank all of you for helping us retain the essence of Newport. Your support in so many ways – financially, intellectually, strategically – is what makes the Preservation Society so strong. We look forward to another successful year.



Treasurer's Report

by William F. Lucey III
From the Annual Meeting, June 15, 2017

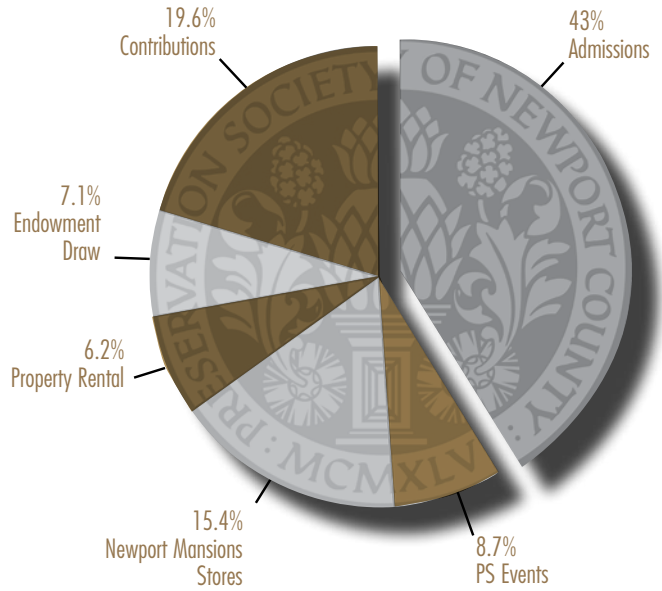
The Preservation Society had another terrific year in fiscal 2017, with a pre-audit surplus of \$1.5 million before Major Project expenditures of \$2.35 million. Major Project spending included an investment of \$1 million in the Beneath The Breakers tour, which is a very popular and therefore profitable new tour.

Total revenue was up slightly over last year at \$21.5 million. Admissions revenue increased over 7% as our individual visits broke the one million mark for the first time in our history.

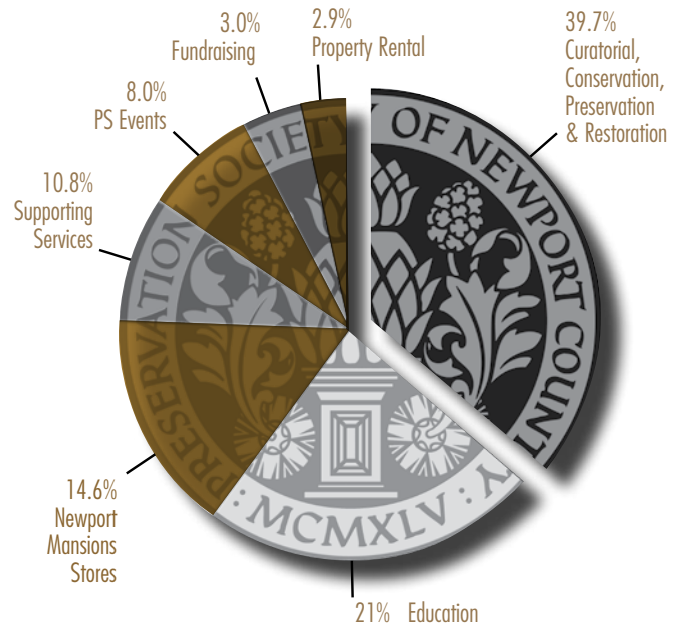
It was another successful fundraising year as we concluded the An American Story campaign with a final amount raised of over \$35 million. The original goal for the campaign was \$21 million. The foundations of our fundraising, the Annual Fund and membership, grew steadily throughout the campaign. The Annual Fund engaged almost 1,000 donors and raised over \$900,000. Membership exceeded \$1,000,000 and we had 34,720 members.

The Society's total operating expenses before major projects were \$19.94 million. Operating expenses are heavily dominated by payroll and related costs. Total payroll expenses, including wages, taxes and fringe benefits, accounted for 60% of our operating expenses or \$11.46 million, up 5.8% from 2016. In calendar 2016 we averaged 224 full time equivalents and issued 446 W-2s. Salary raises averaged 3.5%. Healthcare costs rose just under 5%.

REVENUE



EXPENSES



To request a copy of the complete FY2016-2017 audited financial statements for The Preservation Society of Newport County, please contact James M. Burriss, Director of Finance, at JBurriss@NewportMansions.org



The Newport Flower Show at Rosediff

Non-payroll operating costs totaled \$8.47 million versus \$8.12 million in 2016, an increase of \$350,000. As was mentioned earlier, the Society significantly increased its spending on major projects by spending \$2.35 million. A total of \$1.79 million was spent on budgeted projects and, as is always the case when preserving our properties, there were unplanned expenditures that totaled \$560,000. About \$1,000,000 was spent on the new Breakers tour and store. Other noteworthy projects were the restoration of the Chinese Tea House, the completion of The Elms Scholar Center and repairs to the exterior of Kingscote.

The Preservation Society ended the year \$143,000 better than our budget (pre-audit). When taking into account the loan for the Breakers tour and store renovations which was budgeted at just over \$1,000,000, we were left with a budgeted cash surplus of \$233,000 to pay down our defined benefit pension plan termination loan.

The endowment is in very good shape. The value of the endowment increased by over \$3,000,000 to \$38,400,000. Our Restricted Reserves decreased slightly by \$141,000.

Looking Ahead to 2018

Fiscal 2018 is shaping up to be another good year for the organization. Our 2018 budget projects over \$2,000,000 in revenue growth and an investment of almost \$1,000,000 in major projects.

While this has been a solid year financially, preservation is an expensive endeavor. The Properties Department will be busy, as usual, maintaining our museums. And we are constructing the new Welcome Center at The Breakers. The list of work that needs to be done is never-ending. That is why we are so committed to enhancing our visitors' experience and why we are constantly searching for new revenue opportunities, like the Beneath The Breakers tour. And of course our Development Department is working overtime to gain your support.

In conclusion, I congratulate our staff, our supporters and our members for another very successful year.



Laurel Awards

Presented in recognition of outstanding service, artisanship or leadership



Board Chair Monty Burnham, Rebecca Bertrand and Terri Connors of newportFILM, and Trustee John Peixinho

newportFILM For Artisanship

In recognition of its efforts to educate, engage and inspire the Newport community with a program of exceptional documentary films presented in accessible and meaningful outdoor settings.



Board Chair Monty Burnham, Scott Wheeler and Trustee Jocelyn Sherman

Scott Wheeler For Horticulture

In recognition of your years of dedicated service to elevate public awareness of Newport's arboriculture and ensure the city's continued importance as a major urban arboretum.



Trustee Bill Hatfield, company employee Alex Stein, Falguni, Snehal & Ushma Shah, and Board Chair Monty Burnham

The Shah Family For Volunteerism

In recognition of your invaluable contributions in creating mobile apps for the audio tours in our historic house museums.



Antiquarian Award

Awarded To
George Theodore Wein

FOR HIS MANY YEARS OF PROMOTING MUSIC
IN NEWPORT AND AROUND THE WORLD

Born outside Boston in 1925, George Wein is as much a legend as his celebrated music festivals.

At the behest and with the support of Elaine and Louis Lorillard, who declared “they did not want another dull Newport summer”, George started the Newport Jazz Festival in 1954. This first jazz festival in America served as the stage for legendary performances by Louis Armstrong, Ella Fitzgerald, Duke Ellington, Wynton Marsalis and Esperanza Spalding, among many others. Referred to as the mother of all jazz festivals, the event draws thousands of people every year to Newport, a city famed in its own right for its spectacular coastal scenery and awe-inspiring architecture. George is an accomplished jazz pianist, whose group – The Newport All-Stars –

has toured Australia, Japan, the United States and every country in Europe. Fortunately for all of us, George realized his true calling as a concert impresario. Today, over 1,000 jazz festivals are held around the globe.

In 1959, George partnered with Pete Seeger and Theodore Bikel to create the Newport Folk Festival, which holds a unique place in America's musical and cultural history. A hub for the Civil Rights Movement in the 60s and the site of Bob Dylan's famous switch to electric guitar in 1965, the festival hosted the first major appearances of Joan Baez, James Taylor, Joni Mitchell and Arlo Guthrie.

George advanced the concept of live music and changed the way Americans listen to it – taking it outdoors.

He also pioneered how these events are funded: corporate sponsorship. Such vital funding fuels the festivals and enhances visibility for the events as well as for the musicians themselves. The New Orleans Jazz & Heritage Festival, Woodstock, the Monterey Jazz Festival, Lollapalooza, Coachella and Bonnaroo all evolved, thanks to George Wein and his ground-breaking vision - not to mention his sheer will, unparalleled organizational prowess and creative energy.

George has been a loyal friend to Newport and to the Preservation Society and still marvels at the incongruity of jazz, with its humble African-American roots being accepted in a bastion of American wealth and privilege. "I want to reflect the glories of Newport, but also the fact that jazz is alive." His festivals do reflect the glories of Newport and expose new audiences to its unique heritage beyond Fort Adams, with concerts held in the Newport Casino, a jazz gala at The Breakers and the 2017 Newport Festivals Foundation Gala at The Elms.

George and his late wife, Joyce Alexander Wein, have a long involvement with philanthropy and the arts, establishing four endowments: the Joyce and George Wein Chair of African American Studies at Boston University, the Alexander Family Endowed Scholarship Fund at Simmons College, the Joyce Alexander Wein Prize at the Studio Museum in Harlem and the newest, the Newport Festivals Foundation Endowment, to ensure his beloved jazz and folk festivals survive for generations. He received an honorary degree from the Berklee College of Music and is a Lifetime Honorary Trustee of Carnegie Hall, a Trustee of Jazz at Lincoln Center and an Advisor to the Jazz Foundation of America. He has been honored at the White House by two American presidents and named a "Jazz Master" by the National Endowment for the Arts.

George Wein has forever changed how music is presented, and in his 92nd year, continues to build new audiences for emerging and established artists at his original, iconic events in Newport and well beyond. A son of New England and citizen of the world, for more than 63 years, George has ensured that Newport will never have a dull summer.

In gratitude, the Board of Trustees of The Preservation Society of Newport County is honored and pleased to award George Theodore Wein the Antiquarian Award, our highest organizational honor.

Given at Rosecliff in Newport, Rhode Island
This 15th day of June 2017

Fanchon M. Burnham
Chairman, Board of Trustees



International Preservation Award

Awarded To
The Lobkowicz Family

FOR THEIR EXCEPTIONAL EFFORTS IN ARCHITECTURAL
RESTORATION AND CULTURAL PRESERVATION

The International Preservation Award acknowledges the extraordinary efforts undertaken by individuals and/or institutions from around the world to safeguard and preserve culturally significant properties. It is a distinction that is awarded to those whose preservation efforts evoke a sense of passion, whose actions serve as an inspiration for others. The Lobkowitz family, their tireless efforts to reacquire and preserve properties and collections in the Czech Republic, are a model recipient for this award.

The Lobkowitz Family has been both steward and patron of Czechoslovakian culture for upwards of seven centuries. During that time, Europe's most distinguished Bohemian noble family was prolific in its collections of literature, architecture, and fine art, often serving as patrons of great artists themselves. The names of famous composers such as Ludwig von Beethoven and Wolfgang Amadeus Mozart are inextricably linked to their Lobkowitz benefactors and friends.

Beginning in 1939, the Nazi occupation of Czechoslovakia triggered half a century of Lobkowitz estrangement from their homeland, culture, and priceless collections. Their properties were confiscated and repurposed, first by the Nazi regime, then - after only a brief reprieve - by the Soviet Union. The castles were repurposed as state offices, museums, music schools, and even youth training camps for the Nazi Schutzstaffel, all the while falling into greater and greater disrepair. Their dislocation came to a close only after the 1989 Velvet Revolution.

The family then embarked upon a legal, financial, and emotional battle to regain ownership of the many tangible elements of their family legacy. Their eleven year struggle resulted in the reacquisition of ten of the thirteen lost palaces, along with countless artworks, manuscripts and archives. The family now retains four of these palaces: Lobkowitz Palace at Prague Castle, Nelahozeves Castle, Roundnice Castle, and Strekov Castle.

The Lobkowitz family has invested an incalculable sum of money, time, and love into the rehabilitation of these properties, which represent not just seven centuries of personal family history but also the cultural heritage of the Czech Republic. Their courage in doing so provides an inspiration for all who appreciate the value of preservation.

It is with great honor that we present the Lobkowitz Family with the Inaugural International Preservation Award.

Given at Rosecliff in Newport, Rhode Island, this 15th day of June 2017

Fanchon M. Burnham
Chairman, Board of Trustees

William N. Wood Prince
Vice Chairman,
Board of Trustees



Portraits & Patrons dinner dance at Chateau-sur-Mer



Jocelyn Sherman, Kim Darden



Dayton Carr, Anne Garnett



Louise Nadler, Chad Loebis



Pierre & Kathy Irving, Jonathan Epstein



Bernard & Sarah Gewirz



Supporters gather at the Welcome Center groundbreaking

Donors

April 1, 2016 – August 31, 2017

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.

INDIVIDUAL GIFTS

\$100,000 and above

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Mr. and Mrs. Paul B. Edgerley
Mr. and Mrs. David B. Ford
The Estate of Dorrance H. Hamilton
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The Newport Flower Show Committee
Heather and John Picerne Foundation
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Mr. and Mrs. Craig D. Shapero
Dr. Shirley Madhere-Weil and Edward M. Weil, Jr.
Mr. and Mrs. William N. Wood Prince

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\$10,000 - \$24,999

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Rochelle R. Ohrstrom
Romaine C. B. Orthwein and David Gutterman, Jr.

\$5,000 - \$9,999 *continued*

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David Warren Ray
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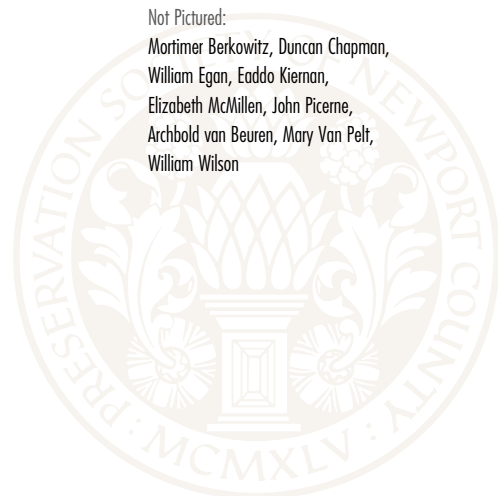
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The Preservation Society of Newport County

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www.NewportMansions.org

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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.

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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)

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Rovensky Park (1959)

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