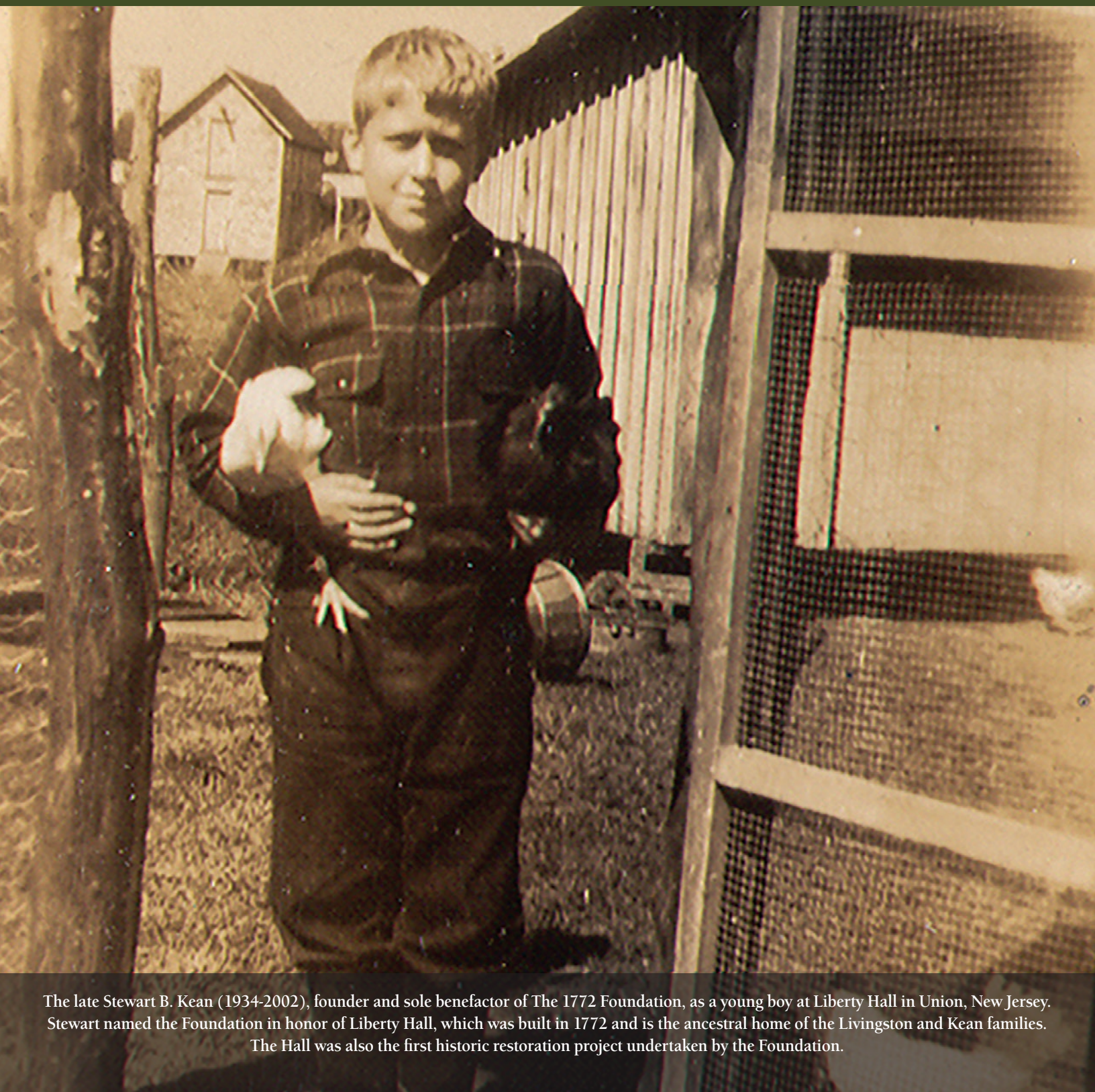
THE 1772 FOUNDATION

Preserving American Historical Treasures

ANNUAL REPORT / 2019



The late Stewart B. Kean (1934-2002), founder and sole benefactor of The 1772 Foundation, as a young boy at Liberty Hall in Union, New Jersey. Stewart named the Foundation in honor of Liberty Hall, which was built in 1772 and is the ancestral home of the Livingston and Kean families. The Hall was also the first historic restoration project undertaken by the Foundation.

Stewart Barney Kean • 1934-2002
Founder

RNATIONAL

THE PRESIDENT'S LETTER

THE 1772 FOUNDATION, INC.

During 2019, the Foundation made grants totaling $3,124,884 awarded as follows:

- $1,206,000 for historic properties redevelopment programs (HPRPs) or revolving funds. Grants ranged in amount from $10,000 to $182,000. Larger grants increased the capital of revolving funds and smaller grants funded feasibility studies for organizations looking into starting HPRPs.
- $500,000 for farmland preservation grants in New Jersey
- $678,884 for historic preservation matching grants of up to $15,000 in Connecticut, New Jersey, and Rhode Island.
- $590,000 for trustee-sponsored, special purpose grants
- $150,000 for discretionary grants made in various states to nonprofits engaged in philanthropic activities of special interest to 1772 trustees and staff.

In addition to its granting programs, the Foundation makes program-related investments (PRIs) to established HPRPs. Currently, about $1,700,000 is allocated to PRIs.

In March, the Foundation's executive director, program officer, and I attended the 18th International Conference of National Trusts in Bermuda. In attendance were about 100 delegates from 30 countries, working to promote sustainable development and encouraging new thinking about environmental conservation in our rapidly changing world.

During the year, Foundation trustees and staff gave considerable thought to how we might help "energize" historic preservationists to address coming challenges and to make our work more relevant and impactful during the next decade. In May, The1772 Foundation funded a convening in Philadelphia to discuss the future of preservation. It was led by Randall Mason, Associate Professor of Historic Preservation at the University of Pennsylvania, and Patrice Frey, President & CEO of the National Main Street Center in Chicago. Representatives of about a dozen other historic preservation organizations attended.

At year end, Robert Raynolds rotated off the 1772 board of trustees, after over 30 years of service His dedication to the Foundation's mission and his long service are much appreciated. Replacing Robert is Richard Youngken from Rhode Island. Richard is a principal with Youngken Associates, a Rhode Island planning and historic preservation consulting firm. In past years, Richard has assisted 1772 with its historic preservation grants in Rhode Island. We value Richard's knowledge of historic preservation and are delighted he has agreed to serve as a trustee.

2020 is starting as another action-packed year for the Foundation. We look forward with enthusiasm to meeting the challenges and opportunities ahead.

B. Danforth Ely

B. Danforth Ely

President

1772 Foundation Fiscal 2019 – *Historic Preservation and Farmland Protection Grants*

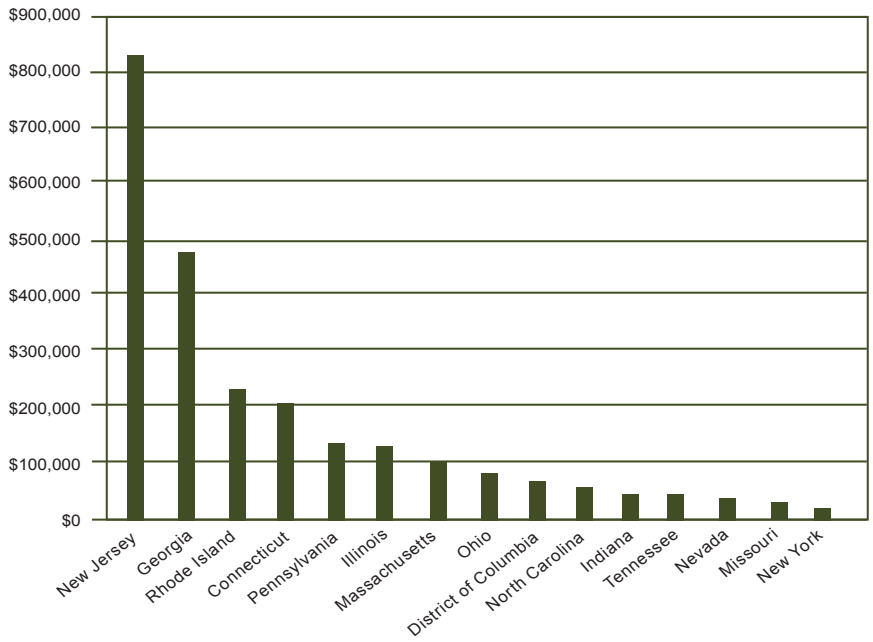
Applicant	State	Award	Project
Art League of New Britain	Connecticut	5,000	Art League barn
Ball & Socket Arts	Connecticut	5,000	Ball & Socket office building
The Bill Memorial Library	Connecticut	5,000	Library building
Clinton Historical Society	Connecticut	7,500	Adam Stanton House
Ellsworth Memorial Association	Connecticut	10,000	Oliver Ellsworth Homestead
Friends of Lachat	Connecticut	10,000	Lachat Town Farm carriage barn
Harriet Beecher Stowe Center	Connecticut	10,000	Katharine Seymour Day House
Heritage Land Preservation Trust	Connecticut	6,500	Coe Brass Dam gate house
The Institute Library	Connecticut	12,500	Library building
Joshua's Trust	Connecticut	10,000	Gurleyville Gristmill
The Katharine Hepburn Cultural Arts Center	Connecticut	5,000	The Kate
Keeler Tavern Museum	Connecticut	5,000	Keeler Tavern
Kent Land Trust	Connecticut	10,000	Camp Francis Girl Scout lodge
The Mark Twain House & Museum	Connecticut	10,000	Mark Twain House
New Haven Museum	Connecticut	10,000	Museum building
New Milford Historical Society & Museum	Connecticut	9,200	Knapp House
Preston Historical Society	Connecticut	10,000	Long Society Meeting House
Strong Family Farm	Connecticut	9,000	Yellow Barn
Waterford Historical Society	Connecticut	10,000	Jordan Schoolhouse
Weantinoge Heritage Land Trust	Connecticut	8,000	Smyrski Farm dairy barn
Weston Historical Society	Connecticut	10,000	Coley Homestead farmhouse
Whitneyville Cultural Commons	Connecticut	14,726	Commons building
Winchester Center Historical Association	Connecticut	10,000	Chapel building
The L'Enfant Trust	District of Columbia	65,000	Revolving fund
The Georgia Trust for Historic Preservation	Georgia	100,000	Revolving fund
Historic Atlanta	Georgia	15,000	Revolving fund feasibility study
Historic Augusta Incorporated	Georgia	60,000	Revolving fund
Historic Macon Foundation	Georgia	182,000	Greenprinting pilot program
Madison-Morgan Conservancy	Georgia	125,000	Revolving fund
National Main Street Center	Illinois	35,000	Main Street Now conference sponsorship
National Main Street Center	Illinois	85,000	Façade improvement program
Cornerstone Society, Inc.	Indiana	30,000	Revolving fund
Waterfront Historic Area LeaguE	Massachusetts	100,000	Revolving fund
Downtown Joplin Alliance	Missouri	20,000	Revolving fund
Nevada Preservation Foundation	Nevada	24,000	Revolving fund feasibility study
Allaire Village Inc.	New Jersey	15,000	The Historic Village at Allaire enameling building
Arts Guild New Jersey	New Jersey	15,000	The Carriage House
The Ayres/Knuth Farm Foundation	New Jersey	14,800	Farmhouse
Bayshore Center at Bivalve	New Jersey	11,025	Oyster packing houses and docks
Collingswood Foundation for the Arts	New Jersey	6,350	Hurley Mansion
Dover Area Historical Society	New Jersey	6,000	Arthur W. Condict House
Downtown Berlin Revitalization Corporation	New Jersey	15,000	James T. Dill House
Friends of the Indian King Tavern Museum	New Jersey	4,446	Tavern window restoration
The Friends of Long Pond Ironworks	New Jersey	9,250	Ironworks Historic District church
Friends of Millstone Township Historic Registered Properties	New Jersey	15,000	Thomas Baird Homestead
Historic Cold Spring Village	New Jersey	10,000	David Taylor Shoe Shop
Historical Society of Hamilton Township, Inc.	New Jersey	15,000	Isaac Pearson House
Isles, Inc.	New Jersey	15,000	Higbee Street School
The John Woolman Memorial Association	New Jersey	3,988	John Woolman Memorial House

1772 Foundation Fiscal 2019 – *Historic Preservation and Farmland Protection Grants*

Applicant	State	Award	Project
Kenilworth Historical Society, Inc.	New Jersey	7,785	Oswald J. Nitschke House
Lake Hopatcong Foundation	New Jersey	15,000	Lake Hopatcong Train Station
The Latin American Legal Defense and Education Fund, Inc.	New Jersey	9,000	In and Out Social Club
Mid-Atlantic Center for the Arts and Humanities	New Jersey	15,000	Emlen Physick Estate
Mill Race Village Arts & Preservation	New Jersey	7,500	Thomas Budd House
Millville Army Airfield Museum	New Jersey	12,250	Building 31
Monmouth County Historical Association	New Jersey	9,944	Orchard Home
Montague Association for the Restoration of Community History	New Jersey	10,000	Foster-Armstrong House
Morven Museum & Garden	New Jersey	15,000	Morven ice and wash house
Naval Air Station Wildwood Aviation Museum	New Jersey	15,000	Hangar #1
New Jersey Conservation Foundation	New Jersey	250,000	Cleveland Plaza
New Jersey Conservation Foundation	New Jersey	250,000	Wertsville Industries Property
Sandy Hook Foundation	New Jersey	1,295	Fort Hancock and Sandy Hook Proving Ground Historic District
Trent House Association	New Jersey	12,500	William Trent House carriage house
Washington Crossing Park Association	New Jersey	10,000	Johnson Ferry House
Washington Township Land Trust	New Jersey	7,500	Obadiah LaTourette Grist and Saw Mill
Whitesbog Preservation Trust	New Jersey	15,000	Whitesbog Village buildings
Landmark Society of Western New York	New York	15,000	Revolving fund feasibility study
Preservation North Carolina	North Carolina	50,000	Revolving fund
The Preservation Society of Asheville and Buncombe County	North Carolina	10,000	Revolving fund business plan
Cincinnati Preservation Association	Ohio	75,000	Revolving fund
Fairmount Park Conservancy	Pennsylvania	25,000	Revolving fund
Germantown United Community Development Corporation	Pennsylvania	50,000	Revolving fund
Partners for Sacred Places	Pennsylvania	50,000	Revolving fund
AS220	Rhode Island	15,000	Empire Street building
The Chorus of Westerly	Rhode Island	7,000	George Kent Performance Hall
East Greenwich Historic Preservation Society	Rhode Island	15,000	Second Kent County Jail
Herreshoff Marine Museum	Rhode Island	15,000	Museum building
Historic Warren Armory	Rhode Island	15,000	Armory building
House of Hope Community Development Corporation	Rhode Island	15,000	Thomas Wilbur Homestead
Portsmouth Historical Society	Rhode Island	6,325	Old Town Hall
The Preservation Society of Newport County	Rhode Island	15,000	Kingscote
Providence Preservation Society	Rhode Island	7,500	24 Meeting Street building
Providence Public Library	Rhode Island	15,000	Library building
Providence Revolving Fund	Rhode Island	60,000	Revolving fund
Redwood Library & Athenaeum	Rhode Island	7,500	Redwood Summer House
Rose Island Lighthouse	Rhode Island	9,000	Cyclical maintenance plan
South County Art Association	Rhode Island	4,500	Cyclical maintenance plan
South County History Center	Rhode Island	11,000	Old Washington County Jail
Knox Heritage	Tennessee	30,000	Revolving fund

AUDITED FINANCIAL STATEMENTS AVAILABLE ONLINE.

1772 Foundation 2019 Grant Statistics



GRANT DOLLARS BY STATE:

New Jersey	$818,633
Georgia	$482,000
Rhode Island	$217,825
Connecticut	$202,426
Pennsylvania	$125,000
Illinois	$120,000
Massachusetts	$100,000
Ohio	$75,000
District of Columbia	$65,000
North Carolina	$60,000
Indiana	$30,000
Tennessee	$30,000
Nevada	$24,000
Missouri	$20,000
New York	$15,000
	$2,384,884

Historic preservation and farmland protection grants ranged from $1,295 to $250,000. The average grant was $26,796.

New Jersey received the most funding, $818,633 for 31 projects, followed by Georgia with $482,000 for 5 projects.

The top ten grants totaled $1,292,000 or 54% of the total amount granted in 2019.

In addition to historic preservation and farmland protection grants, $740,000 in trustee-recommended grants were approved and distributed to the following non-profit organizations:

- A Place Called Hope
- Aquidneck Community Table
- Arlington Free Clinic
- Center for Preservation Initiatives
- Clean Ocean Access
- Connecticut Forest & Park Association/Friends of Goodwin Forest
- Cultural Treasures Foundation
- Denver Urban Gardens
- Dinosaur Ridge
- East Coast Greenway Alliance
- Eastern Connecticut Conservation District
- Food Bank Farm
- Friends of Herring River
- Friends of the Pomfret Public Library
- Friends of the Randolph Animal Pound
- Georgia Trust for Historic Preservation
- Grow Smart RI
- Hamilton Partnership for Paterson
- Historic Madison, Inc.
- Horizon Wings
- Hunterdon Land Trust
- International National Trust Organization
- Isaiah Davenport House/Historic Savannah Foundation
- The Island Institute
- Keeping Track
- Morristown Medical Center
- Mount Vernon Songbird Sanctuary
- National Main Street Center
- National Preservation Partners Network
- New England Grassroots Environmental Fund
- New Jersey Conservation Foundation
- North American Bluebird Society
- Opportunity Works Connecticut
- Our Companions (Ashford sanctuary)
- Paws Cat Shelter, Inc.
- Penn Center
- Periwinkle Initiative
- Preservation Action Foundation (Preservation Scholars Program)
- Preservation League of New York State
- Preservation Maryland
- Putney School
- Quiet Corner Garden Club
- Ralston Engine Co. No.1
- Raritan Headwaters Association
- Responsible Hospitality Institute
- Rhode Island Historic Preservation Conference
- RIP Medical Debt
- Savannah Early College High School Historic Preservation Program
- Savannah Technical College Historic Preservation Program
- Shelburne Farm
- Society of Architectural Historians
- South Carolina African American Heritage Foundation
- Tall Timbers
- University of Connecticut Foundation (Master Gardener Program)
- WGBH
- World Bicycle Relief
- Wyndham Land Trust

LETTER FROM THE EXECUTIVE DIRECTOR

THE 1772 FOUNDATION, INC.

In 2019, The 1772 Foundation began to explore historic preservation efforts in the context of community asset mapping. If residents from all walks of life had ample opportunity to prioritize the places that matter to them, what would come to the forefront? Farms, libraries, bike paths, parks, historic buildings? We claim to protect places for future generations but the pathways for participation by younger folks, and people from many socioeconomic groups are not clear. We believe that community asset mapping provides just such a pathway for communities to prioritize the places that they deem most important. Such an approach would result in a blended conservation model, where buildings, land and other assets naturally coexist.

We have been inspired by recent trips to and meetings with the National Trusts of other countries, particularly the National Trust of England, Wales and Northern Ireland founded in 1895 to look after special places "forever, for everyone."

"We take care of coastline, forests, woods, fens, beaches, farmland, moorland, islands, archaeological remains, nature reserves, villages, historic houses, gardens, mills and pubs and one of the world's largest art collections. We restore them, protect them and open them up to everyone. For the Trust, conservation has always gone hand-in-hand with public access. We welcome everyone to explore:

- 780 miles of coastline
- Over 248,000 hectares of land (613,000 acres)
- Over 500 historic houses, castles, ancient monuments gardens and parks and nature reserves.
- Close to one million objects and works of art."

– www.nationaltrust.org.uk

The National Trust for England Wales and Northern Ireland has 5.6 million members. The total population of these countries is 60 million, making their participation rate 9.3% and growing, compared to a .09% rate at the U.S. National Trust.

Protecting special places of all kinds and making them accessible is what drives robust membership in the U.K., which in turn drives innovative work. The National Trust has a bicycle coordinator, for instance, who is helping to link historic sites and protected lands through the national cycling network. Over 250 small and medium scale renewable energy projects have been intentionally installed on historic landscapes to prove their viability.

It is clear that the historic preservation field in the U.S. is facing some real headwinds and we know that the work on so many fronts in the U.K - historic buildings, farmland, coastlines, non-motorized transportation and sustainable energy is growing ever stronger with a core goal of protecting special places of all kinds for people of all kinds.

We believe that the power of historic buildings will emerge organically when communities work together to prioritize assets and look forward to the results of three community asset mapping pilot programs where historic preservation will be at the table, but not at the head of the table. Our future strength lies in our ability to collaborate with other fields, as is done so well in the U.K., and the willingness to let people and communities drive the process.

To collaborative preservation of all special places,

Mary Anthony

Mary Anthony

Executive Director

Historic Properties

Historic Properties Redevelopment Programs

The 1772 Foundation has been making grants to historic properties redevelopment programs (HPRPs), also known as revolving funds, since 2005. These proactive programs use conservation easements, options, purchase and resale, tax credits, and other means to preserve historic buildings. When a building is returned to private ownership or creates a revenue stream, any proceeds realized as a result of the transaction are used to rescue another endangered property.

1772 grant recipients have successfully repurposed buildings across the country. In the process, they have partnered with local stakeholders to tackle big issues, like economic revitalization, neighborhood development, equitable housing, and smart growth. Grantees are working not only to stabilize the built environment of their communities, but also to address the social, environmental and economic issues unique to their localities.

Recognized for its leadership in the HPRP world, the Foundation awards grants for real estate education, fellowships, feasibility studies and business plans, in addition to providing working capital to existing programs through grants and loans.

In 2019, The 1772 Foundation funded the West Atlanta Preservation Initiative of the Georgia Trust for Historic Preservation, a new branch of the Trust's existing HPRP. This initiative was created as an effort to demonstrate that "it is feasible to rehabilitate and revitalize neighborhoods affordably and sustainably without displacing longtime residents." Its effort has created a scalable and replicable model that can be used to continue to combat the displacement of long-time residents and to reuse of the city's existing historic assets.

The 1772 Foundation is proud to support this work across the country. It firmly believes that active real estate intervention of the kind practiced by HPRPs is critically important to the field of historic preservation. In 2019, the Foundation made grants to 21 organizations in 13 states and the District of Columbia. Of these, 5 were for feasibility studies and 16 were for capital grants.

District of Colombia
The L'Enfant Trust • 65,000
Revolving fund

Georgia
The Georgia Trust for Historic Preservation
100,000
Revolving fund

Georgia
Historic Atlanta • 15,000
Revolving fund feasibility study

Georgia
Historic Augusta Incorporated • 60,000
Revolving fund

Georgia
Historic Macon • 182,000
Greenprinting pilot program

Georgia
Madison-Morgan Conservancy • 125,000
Revolving fund

Illinois
National Main Street Center • 35,000
Main Street Now conference sponsorship

Illinois
National Main Street Center • 85,000
Façade improvement program

Indiana
Cornerstone Society, Inc. • 30,000
Revolving fund

Massachusetts
Waterfront Historic Area LeaguE (WHALE)
100,000
Revolving fund

Missouri
Downtown Joplin Alliance • 20,000
Revolving fund

Nevada
Nevada Preservation Foundation • 24,000
Revolving fund feasibility study

New York
Landmark Society of Western New York
15,000
Revolving fund feasibility study

North Carolina
Preservation North Carolina • 50,000
Revolving fund

North Carolina
The Preservation Society of Asheville and Buncombe County • 10,000
Revolving fund business plan

Ohio
Cincinnati Preservation Association • 75,000
Revolving fund

Pennsylvania
Fairmount Park Conservancy • 25,000
Revolving fund

Pennsylvania
Germantown United Community Development Corporation • 50,000
Revolving fund

Pennsylvania
Partners for Sacred Places • 50,000
Revolving fund

Rhode Island
Providence Revolving Fund • 60,000
Revolving fund

Tennessee
Knox Heritage • 30,000
Revolving fund

Historic Properties

Northeast Farmland Protection Program for Land Trusts

Farmland Conservation

The Northeast Farmland Protection Program for Land Trusts supports sustainable regional food systems through the protection of critical farmland in the New Jersey foodshed.

In 2019, The 1772 Foundation, in partnership with the Land Trust Alliance, awarded grants totaling $500,000 to one land trust, the New Jersey Conservation Foundation (NJCF), for two projects. The funding supported the protection of a total of 218 acres of land. These projects are important, as they ensure food production and protection of prime land soils.

The grants, up to a maximum amount of $250,000 per project, covered acquisition capital costs as well as transaction-related expenses, such as appraisals, legal and recording fees, and surveys.

Projects funded in 2019 are:

CLEVELAND PLAZA
This property is a 73-acre farm in Pilesgrove Township, Salem County. Pilesgrove Township has a signed option agreement to purchase a development easement that would allow the property to remain as productive farmland.

For many years, the property has been leased to a local pepper farmer, who also grows soybeans as part of his crop rotation. The majority (72%) of the property contains prime soils. The property is a target farm in the municipal farmland preservation plan and is contiguous to other preserved farmland.

The property protects water resources by providing outstanding groundwater recharge capacity of between 11 and 13 inches per year. It is also part of a 4,000-acre pasture and cropland complex that serves as one of New Jersey's largest and most critical habitats for grassland-nesting birds.

WERTSVILLE INDUSTRIES PROPERTY
This property is predominantly farmland (97 acres), with additional acres of forested land and a stream. It is adjacent to the Higgins property that The 1772 Foundation helped preserve in February 2017. Both the Wertsville Industries property and the Higgins property will become part of the new, nearly 1,150-acre Sourlands preserve that is being established in Somerset and Hunterdon counties.

Once preserved, the portion of the property that is currently farmed will continue to be managed for agricultural production, with the forested areas improved for passive recreational activities including hiking, nature studies, horseback riding and birdwatching.

Preservation of this property will help New Jersey Conservation Foundation keep this farm in production, investing in the local economy and helping to preserve the area's agricultural heritage.

New Jersey • *New Jersey Conservation Foundation* • 250,000 • Cleveland Plaza

Farmland Protection

New Jersey • *New Jersey Conservation Foundation* • 250,000 • Wertsville Industries Property

Connecticut Trust for Historic Preservation

2019 Matching Grants for Historic Preservation in Connecticut

The Connecticut Trust for Historic Preservation, partnering for the ninth year with The 1772 Foundation, awarded historic preservation grants totaling $202,426 to 23 private nonprofit organizations in Connecticut. The grants ranged from $5,000 to $14,726.

The 1772 Foundation partnership continues to be impactful and meaningful in Connecticut. Demand was high in 2019 with 57 Letters of Interest submitted to the Connecticut Trust, totaling $737,790 in funding requests. 37 applicants from 33 communities were invited to submit final applications and 23 were ultimately selected for funding. The 23 awardees have utilized The 1772 Foundation funds to not only undertake vital historic preservation work but also leverage at least $232,000 in additional private and public funding toward their projects. Of the 23 projects, six were for exterior repair and paint, six for roof repair, four for window repair, three for structural repair, three for porch repair and one for foundation repair.

The Connecticut Trust and individual grant recipients proudly publicized The 1772 Foundation awards through a variety of sources including press releases, Connecticut Preservation News, social media platforms, and Circuit Rider programs. Success stories were picked up by news sources such as The New London Day, The Hartford Courant, The Journal Inquirer, “patch.com”, and various town and non-profit websites.

A project of note is the Adam Stanton House and General Store in the shoreline town of Clinton.

Listed on the National Register of Historic Places, the Adam Stanton House is a unique house museum filled with 19th century clothing, furnishings, documents, and store inventory all belonging to the original Stanton family. The Adam Stanton House and General Store was built in 1791 by a wealthy, striving merchant-businessman whose entrepreneurial spirit and extraordinary taste can be seen in every aspect of this unique house museum. The house provides a glimpse into 18th and 19th century life in a privileged New England family home. In 1916, the house was left in trust by Adam Stanton’s heirs to become a house museum and in 2017, a new nonprofit organization formed to continue the mission. The museum has been continuously open to the public for more than 100 years.

The Adam Stanton House board of directors is grateful to The 1772 Foundation for the 2019 Matching Grant for Historic Preservation. As one of the first major supporters of the young organization, The 1772 Foundation’s vote of confidence and direct investment has generated a buzz in the community and raised the profile of their fundraising efforts. Other grants and donations have been leveraged and a prominent “Raise the Roof” capital campaign to replace the cedar shingle roof has begun.

The Connecticut Trust would like to thank The 1772 Foundation for this continuing partnership and support. The 1772 Foundation funding has proved an invaluable tool for the Trust and the historic house museum community for nearly a decade. As of January 1, 2020, the Connecticut Trust for Historic Preservation is doing business as Preservation Connecticut. Its mission to preserve, protect, and promote the buildings, sites, and landscapes that contribute to the heritage and vitality of Connecticut communities remains the same.

Jane Mantanaro
Executive Director
Connecticut Trust for Historic Preservation

Cheshire
Ball & Socket Arts • 5,000
Ball & Socket office building entrance bay restoration

Clinton
Clinton Historical Society • 7,500
Adam Stanton House front door and porch repairs

Groton
The Bill Memorial Library • 5,000
Library roof repair

Hamden
Whitneyville Cultural Commons • 14,726
Commons building roof replacement

Hartford
Harriet Beecher Stowe Center • 10,000
Katharine Seymour Day House porch repair

Hartford
The Mark Twain House & Museum • 10,000
Mark Twain House roof repair

Kent
Kent Land Trust • 10,000
Camp Francis Girl Scout lodge roof and gutter repairs

Kent
Weantinoge Heritage Land Trust • 8,000
Smyrski Farm dairy barn exterior painting and siding repair

Mansfield
Joshua's Trust • 10,000
Gurleyville Gristmill frame repair

New Britain
Art League of New Britain • 5,000
Art League barn interior storm windows

New Haven
The Institute Library • 12,500
Library masonry repairs

New Haven
New Haven Museum • 10,000
Museum window restoration

New Milford
New Milford Historical Society & Museum
9,200
Knapp House exterior repairs and painting

Old Saybrook
The Katharine Hepburn Cultural Arts Center
5,000
The Kate window repair and restoration

Preston
Preston Historical Society • 10,000
Long Society Meeting House structural repair

Ridgefield
Keeler Tavern Museum • 5,000
Keeler Tavern door and window repairs

Torrington
Heritage Land Preservation Trust • 6,500
Coe Brass Dam gate house exterior painting, masonry repair, and installation of interior windows and floor ports

Connecticut Preservation

Vernon
Strong Family Farm • 9,000
Yellow Barn exterior painting and repairs

Waterford
Waterford Historical Society • 10,000
Jordan Schoolhouse roof replacement

Weston
Friends of Lachat • 10,000
Lachat Town Farm carriage barn roof replacement

Weston
Weston Historical Society • 10,000
Coley Homestead farmhouse structural repair

Winchester
Winchester Center Historical Association
10,000
Chapel building foundation replacement

Windsor
Ellsworth Memorial Association • 10,000
Oliver Ellsworth Homestead gutter and cornice repairs

New Jersey Historic Trust

2019 Matching Grants for Historic Preservation

In 2019, The 1772 Foundation awarded $290,000 to the New Jersey Historic Trust to support a small, matching grant program designed to fund specific rehabilitation activities that greatly enhance historic sites.

Last spring, the NJ Historic Trust evaluated 56 applications requesting $612,596. From this list, the Board of Trustees recommended funding for 29 projects to receive matching grants of up to $15,000, totaling $318,723.

Historic houses, farmsteads, villages, industrial complexes, an historic airplane hangar and a train station were among the types of projects funded. The Lake Hopatcong Foundation was the recipient of a $15,000 grant for exterior painting and porch restoration. Located in Roxbury Township, Morris County, the Landing Railroad Station is an example of the Tudor Revival/Jacobean style, and was designed to integrate the Morris Canal with rail travel. Built when cargo shipping on the Canal was waning, the station was designed instead to utilize the canal for passenger access to the lake. At the time Lake Hopatcong was a major summer resort. Today, the Landing Railroad Station is a cultural and community center that provides visitor information.

The NJ Historic Trust is grateful for the many years of support that The 1772 Foundation has provided to aid New Jersey's historic resources. This program is uniquely positioned to help the smaller nonprofit organizations become better stewards for their sites. Because of The 1772 Foundation, a number of these funded sites have been able to learn the skills needed to tackle more complex restorations.

Since 2011, The 1772 Foundation has awarded $2,415,000 to the Historic Trust, supporting over 200 sites in their restoration efforts. Because of the matching requirement, an additional $3,000,000 has been leveraged in private philanthropy. We think this is a very good return on The 1772 Foundation's investment!

The mission of the NJ Historic Trust is to advance historic preservation in New Jersey for the benefit of future generations through education, stewardship and financial investment programs that save our heritage and strengthen our communities.

Dorothy P. Guzzo
Executive Director
New Jersey Historic Trust

Berlin Borough
Downtown Berlin Revitalization Corporation
15,000
James T. Dill House exterior painting and restoration

Burlington Township
Arts Guild New Jersey • 15,000
The Carriage House roof replacement

Camden
Collingswood Foundation for the Arts • 6,350
Hurley Mansion stained glass windows restoration

Cape May
Mid-Atlantic Center for the Arts and Humanities • 15,000
Emlen Physick House exterior painting

Commercial Township
Bayshore Center at Bivalve • 11,025
Oyster packing houses and docks exterior painting and security system installation

Denville Township
The Ayres/Knuth Farm Foundation • 14,800
Farmhouse soffit repair and window restoration

Dover
Dover Area Historical Society • 6,000
Arthur W. Condict House foundation repair and porch restoration

Fort Hancock
Sandy Hook Foundation • 1,295
Fort Hancock and Sandy Hook Proving Ground Historic District Building 28 and HS 1 security system installation

Haddonfield Borough
Friends of the Indian King Tavern Museum
4,446
Tavern window restoration

Hamilton Township
Historical Society of Hamilton Township, Inc.
15,000
Isaac Pearson House masonry foundation repointing and stabilization

Hopewell Township
Washington Crossing Park Association
10,000
Johnson Ferry House roof repair

Kenilworth Borough
Kenilworth Historical Society, Inc. • 7,785
Oswald J. Nitschke House exterior painting and siding repairs

Lower Township
Historic Cold Spring Village • 10,000
David Taylor Shoe Shop foundation restoration

Lower Township
Naval Air Station Wildwood Aviation Museum
15,000
Hangar #1 door repair

Middletown Township
Monmouth County Historical Association
9,944
Orchard Home Taylor Butler smokehouse stabilization

Millstone Township
Friends of Millstone Township Historic Registered Properties • 15,000
Thomas Baird Homestead foundation repair

Millville City
Millville Army Airfield Museum • 12,250
Building 31 roof replacement

Mount Holly Township
The John Woolman Memorial Association
3,988
John Woolman Memorial House exterior painting and security system installation

Mount Holly Township
Mill Race Village Arts & Preservation • 7,500
Thomas Budd House roof repair

Montague Township
Montague Association for the Restoration of Community History • 10,000
Foster-Armstrong House exterior painting and window repair

Pemberton Township
Whitesbog Preservation Trust • 15,000
Whitesbog Village buildings exterior painting

Princeton
Morven Museum & Garden • 15,000
Morven ice and wash house chimney and roof repairs

Roxbury Township
Lake Hopatcong Foundation • 15,000
Lake Hopatcong Train Station entrance decorative terracotta restoration

Trenton
Isles, Inc. • 15,000
Higbee Street School stabilization

Trenton
The Latin American Legal Defense and Education Fund, Inc. • 9,000
In and Out Social Club roof replacement

Trenton
Trent House Association • 12,500
William Trent House carriage house brick repointing, siding and trim painting, security system installation

Wall Township
Allaire Village Inc. • 15,000
The Historic Village at Allaire enameling building exterior painting and repairs

Washington Township
Washington Township Land Trust • 7,500
Obadiah LaTourette Grist and Saw Mill pier foundation repair

West Milford Township
The Friends of Long Pond Ironworks • 9,250
Ironworks Historic District church foundation and steeple repairs

Rhode Island

2019 Matching Grants for Historic Preservation

The 2019 historic preservation matching grant program was very active in Rhode Island. The 1772 Foundation awarded 14 grants to Rhode Island organizations totaling $150,045 for exterior work and for historic preservation planning activities. Exterior work included window repair, roofing, siding repair and in-kind replacement, reshingling, painting, foundation work, and security-fire alarm upgrades. Grants were also made in two cases for much needed cyclical maintenance plans. Matching grants ranged from $4,500 to the maximum of $15,000. Funded sites ranged from small local historical societies to the largest historic preservation non-profits in the state. Project distribution was across the state from north to south and east to west, with 4 projects in the Providence metro area, 4 projects in South County, and 6 projects in the east bay communities of Newport, Portsmouth, Warren, and Bristol.

The projects were diverse this year with several unusual buildings represented including the Redwood Library and Athenaeum's Redwood Summer House, a rare mid-18th century octagonal garden pavilion that will be used for future exhibition space; the Wilbur Homestead and outbuildings in Warwick, which are owned by House of Hope Community Development Corporation and used as a homeless shelter and low-income housing; a new compatible storefront for the historic Empire Street Building owned and operated by AS220, the award-winning artists collaborative in Providence; and completion projects for the restoration of Armory Hall as a community meeting and performance space in Warren.

Of these, supporting the work at AS220 is especially gratifying. Leading the way in downtown Providence in arts-backed urban renewal and revitalization, AS220 is truly a spirited grass-roots organization that is all about infusing urban life with the arts and creating studio space and housing for young artists within an area formally populated by drug addicts, porn shops, and prostitutes. This area, characterized by fine public buildings such as the Beaux-Arts Providence Public Library and the established Trinity Repertory Theatre Company, is no longer a down-at-the-heels urban embarrassment. It is hip, vibrant, and back on-line with Generation X, millenials, entrepreneurs and investors. The new storefront will match historic storefronts on the street with changing gallery space in large windows. It will replace a boarded-up and architecturally inappropriate late 20th century modification to the building. This was AS220's first application to our historic preservation grants program.

Another project worthy of note was roof repair to the historic Burnside Building of the Herreshoff Marine Museum in Bristol. While prosaic, the project will allow for the reuse of this large factory-like building as a studio learning space for hands-on, youth driven small craft building and skill development, professional rental naval architecture studio space, and dynamic display and educational spaces. The building was formerly used by the famous Herreshoff Manufacturing Company – 19th and early 20th century builders of the most advanced small recreational sail craft, steam yachts, and America's Cup defenders.

Both the South County Art Association (SCAA) and the Rose Island Lighthouse Foundation (RILF) were awarded funds to develop much needed cyclical maintenance plans for their important buildings. The SCAA operates a much-loved and heavily used artists gallery collaborative and studio spaces in 18th century and early 19th buildings in historic Kingston. These activities, including gallery space and a large pottery kiln and sculpture studio space, have taken a toll on the structures, yet they have been home to the organization for nearly a century and they have been maintained over time. Now, as use demand increases and available funds must be spent wisely, the SCAA sees the need for more in-depth maintenance planning. This we applaud and support under the grant guidelines.

Likewise, the innovative Rose Island Lighthouse Foundation (RILF) was awarded funds for needed cyclical maintenance planning. They are keepers of multiple historic structures on an island in Narragansett Bay off Newport, including a historic 19th century wooden lighthouse and the c1800 bomb-proof barracks and earthen quadrilateral fortifications of Fort Hamilton, both listed in the National Register. In fact, the lighthouse uses the huge southwest circular bastion of the fort as its foundation. Not content to be a standard house museum, and realizing that their accessible-by-boat-only circumstance warranted thinking out-of-the-box both for use and care, the RIFL has developed one of the most successful and unusual self-keeping bed and breakfasts imaginable as well as a hybrid historic preservation-environmental conservation-educational program with a profound sustainability message.

We are pleased that The 1772 Foundation can make a real difference with these small historic preservation matching grants.

Richard Youngken
Principal
Youngken Associates

Bristol
Herreshoff Marine Museum • 15,000
Museum roof repair

East Greenwich
East Greenwich Historic Preservation Society
15,000
Second Kent County Jail asbestos siding removal

Kingston
South County Art Association • 4,500
Cyclical maintenance plan

Kingston
South County History Center • 11,000
Old Washington County Jail cornice and window repairs

Newport
The Preservation Society of Newport County
15,000
Kingscote window repair

Newport
Redwood Library & Athenaeum • 7,500
Redwood Summer House foundation repair

Rhode Island Preservation

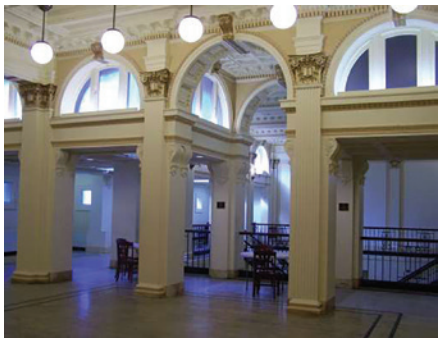
Newport
Rose Island Lighthouse • 9,000
Cyclical maintenance plan

Portsmouth
Portsmouth Historical Society • 6,325
Old Town Hall exterior reshingling

Providence
AS220 • 15,000
Empire Street building storefront rehabilitation

Providence
Providence Preservation Society • 7,500
24 Meeting Street building window repair

Providence
Providence Public Library • 15,000
Library fire protection system installation



Warren
Historic Warren Armory • 15,000
Armory foundation repair and bulkhead removal

Warwick
House of Hope Community Development Corporation • 15,000
Thomas Wilbur Homestead and outbuildings exterior repairs and painting

Westerly
The Chorus of Westerly • 7,000
George Kent Performance Hall siding repair

PKF O'CONNOR DAVIES
ACCOUNTANTS AND ADVISORS

Independent Auditors' Report

To the Board of Trustees of
The 1772 Foundation, Inc.

We have audited the accompanying financial statements of The 1772 Foundation, Inc. (the "Foundation") which comprise the statements of financial position as of December 31, 2019 and 2018, and the related statements of activities, functional expenses and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility
Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion
In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The 1772 Foundation, Inc. as of December 31, 2019 and 2018, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

PKF O'Connor Davies, LLP

August 20, 2020

PKF O'CONNOR DAVIES, LLP
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The 1772 Foundation, Inc.

Statements of Financial Position

	December 31	
	2019	2018
ASSETS		
Cash and cash equivalents	$ 2,148,210	$ 1,943,322
Due from investment	34,505	15,791
Prepaid federal excise tax	317	4,731
Program related investments	3,164,495	1,863,893
Investments	77,575,769	70,251,658
Security deposits	1,100	1,100
	$ 82,924,396	$ 74,080,495
LIABILITIES AND NET ASSETS		
Liabilities		
Accounts payable and accrued expenses	$ 35,476	$ 31,690
Grants payable	-	125,000
Deferred federal excise tax liability	120,447	-
Total Liabilities	155,923	156,690
Net assets without donor restrictions	82,768,473	73,923,805
	$ 82,924,396	$ 74,080,495

See notes to financial statements

The 1772 Foundation, Inc.

Statements of Activities

	Year Ended December 31	
	2019	2018
INVESTMENT RETURN		
Dividends and interest	$ 1,558,938	$ 1,328,727
Realized gain on investments	1,473,646	1,285,956
Unrealized gain (loss) on investments	10,161,365	(7,618,601)
Other revenue	2,114	85,820
Total Investment Income	13,196,063	(4,918,098)
Less Expenses Directly Related to Investments		
Investment management fees	452,311	453,990
Deferred excise tax expense (benefit)	120,447	(123,100)
Foreign taxes paid	45,214	37,698
Federal excise tax expense	22,429	25,612
Total Investment Return	12,555,662	(5,312,298)
EXPENSES		
Grants and program services	3,381,613	3,360,615
Operations and governance	329,381	270,908
Total Expenses	3,710,994	3,631,523
Change in Net Assets	8,844,668	(8,943,821)
NET ASSETS WITHOUT DONOR RESTRICTIONS		
Beginning of year	73,923,805	82,867,626
End of year	$ 82,768,473	$ 73,923,805

See notes to financial statements

The 1772 Foundation, Inc.

Statements of Functional Expenses

	Year Ended December 31					
	2019			2018		
	Grants and Program Services	Operations and Governance	Total	Grants and Program Services	Operations and Governance	Total
Grants authorized, net refunded amounts of $64,948 in 2019 and $25,000 in 2018	$ 2,962,202	$ -	$ 2,962,202	$ 2,969,179	$ -	$ 2,969,179
Salaries and related expenses	302,222	75,556	377,778	256,671	64,168	320,839
Occupancy	10,560	2,640	13,200	11,072	2,768	13,840
Professional fees	19,627	78,509	98,136	17,804	35,365	53,169
Office expenses	12,785	3,196	15,981	10,644	2,528	13,172
Trustee's fees	16,875	151,875	168,750	16,375	147,375	163,750
Dues and subscriptions	879	3,518	4,397	1,105	4,421	5,526
Travel and meetings	55,635	13,909	69,544	55,731	13,933	69,664
Historic preservation fees	116	-	116	20,630	-	20,630
Insurance	712	178	890	1,403	351	1,754
Total	$ 3,381,613	$ 329,381	$ 3,710,994	$ 3,360,615	$ 270,908	$ 3,631,523

See notes to financial statements

The 1772 Foundation, Inc.

Statements of Cash Flows

	Year Ended December 31	
	2019	2018
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	$ 8,844,668	$ (8,943,821)
Adjustments to reconcile change in net assets to net cash from operating activities		
Realized gain on investments	(1,473,646)	(1,285,956)
Unrealized (gain) loss on investments	(10,161,365)	7,618,601
Deferred federal excise tax	120,447	(123,100)
Change in operating assets and liabilities		
Due from investment	(18,714)	17,473
Prepaid expenses and other receivables	-	1,260
Prepaid federal excise tax	4,414	(4,731)
Security deposits	-	100
Accounts payable and accrued expenses	3,786	(15,544)
Grants payable	(125,000)	(365,750)
Federal excise tax payable	-	(8,354)
Net Cash from Operating Activities	(2,805,410)	(3,109,822)
CASH FLOWS FROM INVESTING ACTIVITIES		
Disbursement of program related investments	(1,700,000)	(850,000)
Collection of program related investments	399,398	224,190
Proceeds from sale of investments	38,401,968	42,156,941
Purchase of investments	(34,091,068)	(37,099,451)
Net Cash from Investing Activities	3,010,298	4,431,680
Net Change in Cash and Cash Equivalents	204,888	1,321,858
CASH AND CASH EQUIVALENTS		
Beginning of year	1,943,322	621,464
End of year	$ 2,148,210	$ 1,943,322
SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION		
Cash paid for federal excise taxes	$ 17,500	$ 30,000

See notes to financial statements

The 1772 Foundation, Inc.

Notes to Financial Statements
December 31, 2019 and 2018

1. Organization

The 1772 Foundation, Inc. (the "Foundation") is a tax-exempt private foundation established by Stewart B. Kean in 1984 for the purpose of preserving and enhancing American historical organizations, especially for entities with particular interest in farming, industrial development, transportation or unusual historical buildings.

The Foundation has received its funding though beneficiary payments received from the Estate of Stewart B. Kean, which was established in June 2002.

2. Summary of Significant Accounting Policies

Basis of Presentation and Use of Estimates

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America (US GAAP), which requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Accordingly actual results could differ from those estimates.

Change in Accounting Principle

On January 1, 2019, the Foundation adopted ASU 2014-19 Revenue from Contracts with Customers, which provides a single comprehensive model for entities to use in accounting for revenue arising from contracts with customers and supersedes most current revenue recognition guidance. Adoption of the guidance had an immaterial impact on the Foundation's financial statements.

Additionally, on January 1, 2019 the Foundation adopted ASU 2018-08, Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made. The guidance provides a framework for evaluating whether grants and contributions should be accounted for as exchange transactions or as non-exchange transactions. Analysis of various provisions of this standard resulted in no significant changes in the way the Foundation recognized contributions, and therefore no changes to the previously issued audited financial statements were required on a retrospective basis.

Net Asset Presentation

Net assets without donor restrictions include funds having no restriction as to use or purpose imposed by donors. Net assets with donor restrictions are those whose use is limited by donors to a specific time period or purpose or are limited by donors for investment in perpetuity. As of December 31, 2019 and 2018, all of the Foundation's net assets were without donor restrictions.

Cash and Cash Equivalents

Cash and cash equivalents consists of highly liquid investments with maturities of ninety days or less at the date of acquisition. Included in cash and cash equivalents are money market funds.

2. Summary of Significant Accounting Policies *(continued)*

Fair Value Measurements

The Foundation follows US GAAP guidance on Fair Value Measurements which defines fair value and establishes a fair value hierarchy organized into three levels based upon the input assumptions used in pricing assets. Level 1 inputs have the highest reliability and are related to assets with unadjusted quoted prices in active markets. Level 2 inputs relate to assets with other than quoted prices in active markets which may include quoted prices for similar assets or liabilities or other inputs which can be corroborated by observable market data. Level 3 inputs are unobservable inputs and are used to the extent that observable inputs do not exist.

Pursuant to US GAAP, alternative investments where fair value is measured using the Net Asset Value ("NAV") per share as a practical expedient are not categorized with the fair value hierarchy.

Investment Valuation and Income Recognition

Investments are stated at fair value. Purchases and sales of securities are recorded on a trade-date basis. Interest income is recorded on the accrual basis and dividends are recorded on the ex-dividend date. Realized gains and losses on the sale of investments are computed on the specific identification basis. Realized and unrealized gains and losses are included in the determination of the change in net assets.

Investments Risks and Uncertainties

Alternative investments consist of non-traditional, not readily marketable investments, some of which may be structured as offshore limited partnerships, venture capital funds, hedge funds, private equity funds and common trust funds. The underlying investments of such funds, whether invested in stock or other securities, are generally not currently traded in a public market and typically are subject to restrictions on resale. Values determined by investment managers and general partners of underlying securities that are thinly traded or not traded in an active market may be based on historical cost, appraisals, a review of the investees' financial results, financial condition and prospects, together with comparisons to similar companies for which quoted market prices are available or other estimates that require varying degrees of judgment.

Because of the inherent uncertainty of valuations, the estimated fair values may differ significantly from the values that would have been used had a ready market for such investments existed or had such investments been liquidated, and those differences could be material.

The Foundation makes investments by either directly purchasing various financial positions, or purchasing a portion of an investment fund's partnership capital or shares representing an NAV investment. NAV investments in funds are classified for financial reporting as limited partnership investments.

2. Summary of Significant Accounting Policies *(continued)*

Property and Equipment

Property and equipment are recorded at cost for assets purchased or fair value for assets contributed and depreciated over their estimated useful lives using the straight-line method of depreciation. The Foundation reviews the property and equipment records for impairment of value and records any adjustments necessary to reflect material impacts in value. As of December 31, 2019 and 2018 property and equipment of $6,398 is fully depreciated and still in use.

Grants

Grants are recorded when authorized by either the Board of Trustees or by officers of the Foundation within limits specified by the Board of Trustees.

Program Related Investments

The Foundation makes Program Related Investments ("PRIs") to other organizations to achieve charitable purposes in alignment with the Foundation's strategies. The investments are comprised of debt related loans. Loan PRIs consist of loans expiring at various times through 2023 and which bear interest at below-market rates. These loans are measured at cost and recorded on a net basis to reflect a discount on loan receivable or a reasonable loss reserve based on borrower's financial health and/or payment history.

Concentrations of Credit Risk

The Foundation's financial instruments that are potentially exposed to concentrations of credit risk consist primarily of cash, cash equivalents and investments. The Foundation places its cash and cash equivalents with what it believes to be quality financial institutions. At times, cash balances exceeded the federal deposit insurance corporation ("FDIC") insurance limit. However, the Foundation has not experienced any losses in these accounts to date. The Foundation's investments, which consist of money market, common stock, mutual funds and similar type investments, and hedge funds are exposed to various risks such as market volatility, liquidity, interest rate and credit.

Due to the level of uncertainty related to the foregoing risks, it is reasonably possible that changes in these risks could materially affect the fair value of the investments reported in the statement of financial position at December 31, 2019. In addition, the Foundation has various program related investments. The Foundation, through its investment committee and outside financial advisors, routinely assesses the financial strength of its cash and investment portfolio. As a consequence, concentrations of credit risk are limited.

2. Summary of Significant Accounting Policies *(continued)*

Functional Allocation of Expenses

The financial statements report certain categories of expenses that are attributable to one or more programs or operations and governance of the Foundation. Expenses reported by functional categories include allocations of occupancy, professional fees, office expenses, trustee fees, dues and subscriptions, travel and meetings, and insurance. The Foundation applies various methods to allocate costs among the program and operations and governance, the most significant of which is by the amount of direct mission-related work.

Accounting for Uncertainty in Income Taxes

The Foundation recognizes the effect of income tax positions only if those positions are more likely than not to be sustained. Management has determined that the Foundation had no uncertain tax positions that would require financial statement recognition or disclosure. The Foundation is no longer subject to examinations by the applicable taxing jurisdictions for periods prior to December 31, 2016.

Subsequent Events

Management has evaluated subsequent events for disclosure and/or recognition in the financial statements through the date that the financial statements were available to be issued, which is August 20, 2020.

3. Fair Value Measurements

The following are major categories of investments measured at fair value on a recurring basis at December 31, grouped by the fair value hierarchy, for those investments subject to categorization within such hierarchy:

	2019			
	Level 1	Level 2	Investments Valued Using NAV (*)	Total
Common stock	$ 37,986,727	$ -	$ -	$ 37,986,727
Exchange traded and closed end funds	16,488,837	-	-	16,488,837
Mutual funds	11,835,070	-	-	11,835,070
Corporate fixed income	-	1,190,110	-	1,190,110
Government securities	-	3,920,804	-	3,920,804
Hedge funds - multi-strategy	-	-	1,182,301	1,182,301
Private equity funds	-	-	1,152,895	1,152,895
Total Investments Measure at Fair Value	$ 66,310,634	$ 5,110,914	$ 2,335,196	73,756,744
Money market funds, at cost				3,819,025
Total Investments				$ 77,575,769

The 1772 Foundation, Inc.

Notes to Financial Statements
December 31, 2019 and 2018

3. Fair Value Measurements *(continued)*

	2018			
	Level 1	Level 2	Investments Valued Using NAV (*)	Total
Common stock	$ 30,804,271	$ -	$ -	$ 30,804,271
Exchange traded and closed end funds	20,557,507	-	-	20,557,507
Mutual funds	6,295,798	-	-	6,295,798
Municipal bonds	-	594,519	-	594,519
Corporate fixed income	-	1,063,778	-	1,063,778
Government securities	-	1,073,196	-	1,073,196
Hedge funds - multi-strategy	-	-	3,772,751	3,772,751
Private equity funds	-	-	543,505	543,505
Investments at Fair Value	$ 57,657,576	$ 2,731,493	$ 4,316,256	64,705,325
Money market funds, at cost				5,546,333
Total Investments				$ 70,251,658

(*) As discussed in Note 2, investments that are measured using the practical expedient are not classified within the fair value hierarchy.

Information regarding alternative investments valued at NAV using the practical expedient at December 31, 2019 is as follows:

	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Hedge funds - multi-strategy (see "a" below)	$ 1,182,301	$ -	Quarterly	45-60 days
Private equity funds (see "b" below)	1,152,895	2,225,670	N/A	N/A
	$ 2,335,196	$ 2,225,670		

a. This category includes a hedge fund investment that invests in long/short strategies in a variety of areas such as US and global equities, event-driven situations and distressed securities and a fund that invests substantially all of its assets in private investment funds managed by a range of alternative investment managers that employ a variety of investment strategies, including, but not limited to, credit and event-oriented investing, hedged credit, convertible arbitrage, long/short equity (low net exposure) and merger arbitrage. Investments in this category can be redeemed on a quarterly basis.

b. The Fund, through its allocation of assets to the Trading Funds, invests in a range of trading styles, including long-term trend following, short-term systematic, value, discretionary macro and specialists FX strategies. Market exposure is broadly diversified with position in global currency, financial and commodity markets. This Fund does not have a redemption right; distributions are received from the net income and liquidation of the underlying assets of the Fund. It is estimated that the underlying assets of the Fund will be liquidated in 3 to 10 years.

The 1772 Foundation, Inc.

Notes to Financial Statements
December 31, 2019 and 2018

4. Program Related Investments

The Foundation makes PRIs to other organizations to achieve charitable purposes in alignment with the Foundation's strategies. The Foundation's PRIs bear interest at below-market rates of 2%, generally paid annually. As of December 31, 2019 and 2018, all PRIs are considered performing receivables and none are considered past due.

PRI loan funds are measured at cost of $3,164,495 and $1,863,893 at December 31, 2019 and 2018. Management has reviewed the collectability of all loan funds and deemed an allowance to be unnecessary.

The Foundation's PRI portfolio is summarized as follows:

	Year Ended December 31,	
	2019	2018
Balance at beginning of year	$ 1,863,893	$ 1,238,083
Loans disbursed	1,700,000	850,000
Payments received	(399,398)	(224,190)
Balance at end of year	$ 3,164,495	$ 1,863,893

Expected repayments are as follows:

2020	$ 808,575
2021	99,961
2022	1,126,960
2023	1,128,999
	$ 3,164,495

5. Grants Payable

Grants payable represent unconditional grants that have been authorized by the Foundation's Board of Trustees but remain unpaid as of the statement of financial position date. Such grants payable are recorded at their current face value which is not materially different from the present value using a discount rate commensurate with the risks involved.

6. Retirement Plan

The Foundation has a plan qualifying under Section 403 (b) of the Internal Revenue Code, which covers substantially all employees. Eligible employees can defer up to the maximum limits allowable under the Internal Revenue Code, for which the Foundation matches up to 6% of those employee deferrals. Total matching contributions made for the years ended December 31, 2019 and 2018 amounted to $14,448 and $19,382.

7. Commitments

The Foundation leases its office in Newport, Rhode Island. The lease expired on April 30, 2018. Commencing May 1, 2018, the Foundation entered into a two-year lease in Providence, Rhode Island with annual rent expense of $13,200 per year. Total rent expense under the lease agreement amounted to $13,200 and $13,840 for the years ended December 31, 2019 and 2018.

8. Federal Excise Taxes and Required Distributions

The Foundation is exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code (the "Code") and is classified as a private foundation under Section 509(a) of the Code. The Foundation is subject to Federal excise tax equal to 2% of its net investment income, which includes interest, dividends, net income from limited partnerships and net gain on sale of investments. If the Foundation meets certain criteria, this tax is reduced to 1%. For 2019 and 2018, the Foundation met the criteria and, therefore, paid a 1% excise tax.

The Foundation made provisions for deferred federal excise taxes which were recorded at the expected future 1.39% excise tax rate.

The Foundation must distribute, as required by the Internal Revenue Service, within one year after the end of each fiscal year, the minimum investment return defined as 5% of the non-charitable use assets. The Foundation was in compliance with the distribution requirements for the years ended December 31, 2019 and 2018.

9. Liquidity and Availability of Financial Assets

The Foundation's financial assets and resources available to meet cash needs for general expenditures within one year of the date of the statement of financial position were as follows for December 31, 2019:

Financial assets:	
Cash and cash equivalents	$ 2,148,210
Due from investment	34,505
Program related investments	3,164,495
Investments	77,575,769
Total financial assets	82,922,979
Less: Contractual Restrictions	
Program related investments to be received in the future periods	2,355,920
Illiquid investments	1,152,895
	3,508,815
Financial assets available to meet general expenditures over the next twelve months	$ 79,414,164

9. Liquidity and Availability of Financial Assets *(continued)*

As part of the Foundation's liquidity management strategy, the Foundation structures its financial assets to be available as its grant payments and other general liabilities come due. The withdrawals are adjusted based on the grants to be disbursed and other factors affecting available cash such as capital calls on investments, investment income and capital distributions, general operating expenses, program costs and other factors affecting available cash.

10. Subsequent Events

Subsequent to year end, the COVID-19 pandemic has resulted in substantial volatility in the global financial markets. As a result, the Foundation's investment portfolio has incurred significant decline in fair value since December 31, 2019. Because the value of the Foundation's individual investments has and will fluctuate in response to changing market conditions, the amount of losses, if any that will be recognized in subsequent periods cannot be determined.

* * * * *

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1772 FOUNDATION TRUSTEES

From left to right

Dr. Robert Raynolds, Tom Moriarity, Melissa Jest
B. Danforth Ely, Margaret Waldock
Not Pictured: G. Stanton Geary, Trustee Emeritus

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