



THE 1772 FOUNDATION  
*Preserving American Historical Treasures*

ANNUAL REPORT / 2010

Oreos • Oil painting by Barbara Lussier





*1772 Foundation Board and Staff at Smith Memorial  
Playground, Philadelphia, PA.*

# THE PRESIDENT'S LETTER

## THE 1772 FOUNDATION

**Looking** back on this past year, it is apparent that we have entered a transitional phase in an effort to become more focused with regard to future grant recipients. I believe this will give us a much better understanding of the areas we are now involved in, and we can better utilize our limited staff to the extent that we are more focused.

With regard to our traditional role of helping to preserve historic structures, we introduced a new program which is currently focused in New Jersey, Connecticut and Rhode Island. It is a small grant program in keeping with our Founder's wishes with grants limited to a maximum of \$15,000. Moreover each grant requires a match, and the money is given specifically for security systems and exterior restoration.

The applicants for this small grant program are reviewed for our Foundation by the top restoration people in their respective states, and we are very impressed with what comes in thus far. These people know their areas better than we do, and they know where the real needs are, and it enables us to keep our staffing requirements to a minimum. The quality of these applicants has far exceeded my expectations, and this program is off to a roaring start.

For the past five or six years we have helped fund revolving funds which help preserve historic properties in their respective areas, and we have sponsored seminars for the past four years on revolving Funds at the National Trust's annual conference to help create a greater awareness of how these Funds operate, and how enormously helpful they can be to people involved in the restoration field. Indeed, properly utilized these funds can make every preservation dollar work two or three times harder, so it optimizes the monies employed.

Accordingly, we are becoming increasingly focused in this area, and recently funded a new website ([www.historyflips.org](http://www.historyflips.org)) which is designed to improve communication between the operating staffs of the different revolving funds as well as providing an information area for new entrants in the field.

We have given grants to eight revolving funds this past year, and have funded many others in prior years, and we will continue to focus on this highly productive preservation area.

Another great area of interest to this Foundation is preservation of farming which goes beyond maintaining what's left of the agrarian culture to building up local food supply capabilities. In this regard, during the past year we helped the Trust For Public Land to buy farmland in Maine and Massachusetts. We also helped the Connecticut Farmland Trust protect farmland in Lebanon.



When we focused exclusively one quarter on farming applicants, we got far more than we bargained for—400 grant applications. In light of our limited staffing, one person, and our limited funds available we decided to get more focused, and confine ourselves to three agricultural areas.

Going forward we will focus on helping to preserve heritage breeds and heirloom seeds which we consider to be vitally important. We will also assist Land Trusts that engage in farmland protection to help meet the needs in the New York and Boston foodshed areas. Finally, we will fund internal revolving funds for those land trusts who protect farmland.

This year we completed our first year of a joint venture with the Northeast office of the National Trust for Historic Preservation on a project entitled the African American History Initiative, and we have provided direct grants for educational opportunities in African American history, and this program is exceeding our fondest expectations.

So, looking back on 2010, it has been a very challenging and rewarding year for 1772.

**G. Stanton Geary**

*G. Stanton Geary*  
President

## 1772 Foundation Fiscal 2010 - Historic Preservation Grants

Applicant	State	Project	Grant Award
4-H Education at Auer Farm	CT	25,000	Barn Roof
Action for Bridgeport Community Development	CT	47,000	Mary and Eliza Freeman Houses
Connecticut Farmland Trust	CT	20,000	Protection of Lebanon Farms
Flanders Nature Center and Land Trust	CT	30,000	North Barn Restoration
FRESH New London	CT	50,000	Culinary Facility
Hebron Historical Society	CT	35,000	Peters House Restoration
Hill-Stead Museum	CT	40,000	Barn Roof
The Last Green Valley, Inc. (TLGV)	CT	15,000	Foodshed Plan
Windham Textile & History Museum	CT	24,900	Windham Technical High School Preservation Trades Partnership
National Trust for Historic Preservation	DC	100,000	Center for State and Local Public Policy
National Trust for Historic Preservation	DC	66,500	2010 Conference Funding: Austin, TX
Historic Savannah Foundation	GA	40,000	Revolving Fund
Preservation Resource Center of New Orleans	LA	100,000	Revolving Fund
Cape Cod Commercial Hook Fishermen Association	MA	26,500	Sustainable Seafood
Cohasset Maritime Institute	MA	15,000	Boat building program
Community Servings	MA	10,000	Farmers' Abundance Initiative
Farm Based Education Association	MA	20,000	Capacity Building
Hancock Shaker Village, Inc	MA	50,000	M.A. in Historic Preservation Program
Historic Boston, Inc.	MA	75,000	Revolving Fund
National Trust for Historic Preservation	MA	94,500	African American Historic Sites Initiative
North Bennet Street School	MA	75,000	Revolving Fund
Old Sturbridge Village	MA	17,000	Agricultural Planning Grant
Pocumtuck Valley Memorial Association	MA	20,000	African Americans in Early American Life
Regional Environmental Council, Inc.	MA	30,000	Food Justice Program
Royall House Association	MA	45,000	African American Site Interpretation
Trustees of Reservations	MA	75,000	Appleton Farms Old House
Upper Housatonic Valley National Heritage Area	MA	25,000	W.E.B. du Bois Homesite
The Trust for Public Land	MA-ME	125,000	MA and ME farmland protection
Committee to Restore the Abyssinian	ME	50,000	Meeting House Restoration

### 1772 BOARD MEMBERS



Vice-President B. Danforth Ely



Secretary Treasurer John R. Livesey



Trustee Dr. Robert Reynolds



Trustee J. David Schardien

## 1772 Foundation Fiscal 2010 - *Historic Preservation Grants*

Applicant	State	Project	Grant Award
Greater Portland Landmarks	ME	20,000	Window Restoration / Training Workshop
Island Institute	ME	100,000	Permit Banking Program
Island Institute	ME	60,000	Island Agriculture
Preservation North Carolina	NC	50,000	Revolving Fund
New Hampshire Preservation Alliance	NH	9,000	Revolving Fund Study
Society for Protection of NH Forests	NH	20,000	Sawmill Pigpen
Branch Brook Farm Alliance	NJ	20,000	Concourse Hill Urban Farming
Brick City Development, Corp.	NJ	50,000	Urban Agriculture
City Green	NJ	50,000	Urban Farming Programs
Greater Newark Conservancy	NJ	6,400	St. Benedict's farm program
Hamilton Partnership for Paterson	NJ	100,000	Great Falls National Park
Hunterdon Land Trust Alliance	NJ	30,000	Dvoor Farm Agricultural Programming
New Jersey Community Development	NJ	50,000	Rogers Locomotive Storage Building
NORWESCAP	NJ	24,900	Arthur and Friends Greenhouse
Preservation League of New York State	NY	41,300	Revolving Fund
Queens County Farm Museum	NY	50,000	Agricultural Programming
Rocking the Boat	NY	30,000	Boat Building Program
Weeksville Heritage Center	NY	30,000	Hunterfly Row Houses
St. Augustine's Project, Inc.	NY	12,000	Slaves Gallery Restoration
Stone Barns Center for Food, Agriculture	NY	30,000	Growing Farmers Initiative
Smith Memorial Playground & Playhouse	PA	31,000	East Side Porch Restoration
Thaddeus Stevens College of Technology	PA	40,000	Preservation Trades Technology Program
The Highlands Historical Society	PA	15,500	High School Plus Farming Program
Wyck Association	PA	25,000	Home Farm
Preserve Rhode Island	RI	25,000	Historic Sites Coalition
Providence Revolving Fund	RI	70,000	RISPCA building and revolving fund
Southside Community Land Trust	RI	14,500	Urban Agriculture Expansion
American Association of State & Local History	TN	10,000	Sustainability Track
Stratford Hall	VA	10,000	Historic Site Sustainability

### 1772 BOARD MEMBERS



*Trustee Dr. Nancy Davis*



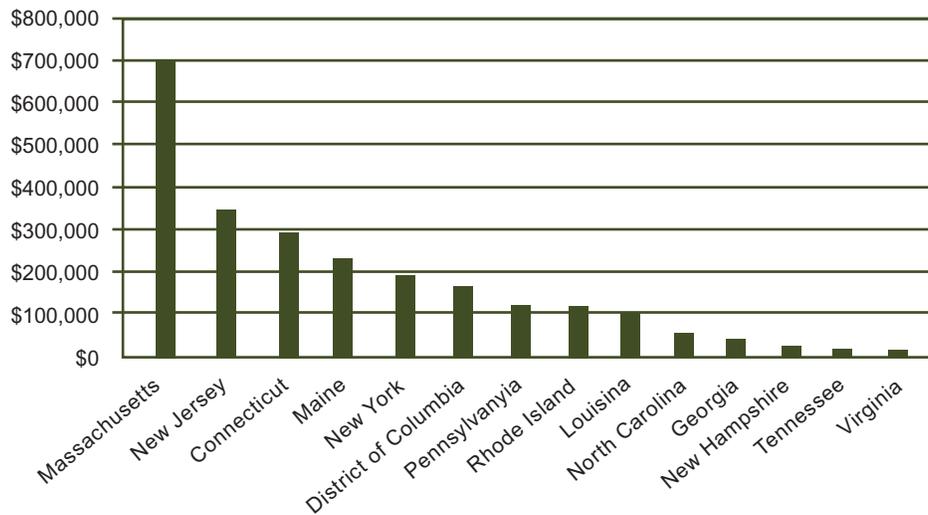
*Trustee Dr. Gretchen Sorin*



*Mary Anthony, Executive Director*

Historical Treasures

# 1772 Foundation 2010 Grant Statistics



GRANT DOLLARS BY STATE:	
Massachusetts	\$703,000
New Jersey	\$331,300
Connecticut	\$286,900
Maine	\$230,000
New York	\$193,300
District of Columbia	\$166,500
Pennsylvania	\$111,500
Rhode Island	\$109,500
Louisiana	\$100,000
North Carolina	\$50,000
Georgia	\$40,000
New Hampshire	\$29,000
Tennessee	\$10,000
Virginia	\$10,000
<b>Total</b>	<b>\$2,371,000</b>

In addition to historic preservation grants, \$200,000 in director-recommended grants were approved and distributed to other non-profit organizations including:

- Abington Congregational Church
- Abington Social Library
- Association of Small Foundations
- BGCN Lifecamp, Inc.
- Brooklyn Historical Society
- Brooks School
- Center for Hope Hospice
- Cooperstown Art Association
- East Coast Greenway Alliance
- Eastern CT Conservation District
- Far Hills Country Day School
- Franklin Stage Company.
- Friends Of Dinosaur Ridge
- Friends of the Clarence Dillon Public Library
- Friends of the Killingly Public Library
- Fuerza Unida
- Hartford Area YMCA for Regional YMCA in Putnam
- Healing a Woman's Soul
- Hilton-Winn Farm
- International Yacht Restoration School
- Jackson Hole Historical Society
- Joshua's Tract Conservation And Historic
- Lustgarten Foundation for Pancreatic Cancer
- MARCH
- Merrimack Valley Hospice
- Michigan Land Use Institute
- Morristown Memorial Hospital
- New Philadelphia Association
- Preservation Society of Newport County
- Putney School
- Saint Paul's Episcopal Church
- Sandy Spring Museum
- Shelburne Farms
- Shelburne Museum
- Shoe4Africa
- Springbrook (Upstate Home for Children)
- St. Benedict's Prep Development Office
- St. Marys Episcopal Church
- St. Patricks High School
- St. Paul's Episcopal Church
- St. Theresa's School
- St. Theresa's Youth Group
- Springfield Fire Department
- Union Township Historical Society
- Upper Raritan Watershed Association
- WaterFire Providence
- Woodstock Historical Society

Historic preservation grants ranged from \$6,400 to \$125,000. The average grant amount was \$40,879; median \$30,000; mode \$50,000. The top ten grants by amount represent \$914,500 or 39% of the total amount granted in 2010.

Massachusetts organizations received the most grant funds: \$703,000 for fifteen projects, followed by New Jersey with \$331,300 for eight projects.

All feature stories were provided by grant recipients.

## NATIONAL TRUST AFRICAN AMERICAN HISTORY INITIATIVE

\$94,500 • Building A Movement

Professor David Glassberg, with the W. E. B. Du Bois Homesite said, “I wanted to take this opportunity to say that the workshop last weekend in Providence was one of the best organized, useful, and inspiring experiences I have had in my public history career. There was a movement feeling in the room rarely present in other historical gatherings.

In partnership with the 1772 Foundation, the National Trust for Historic Preservation has established a pioneering program to aid efforts to save places of importance to African American history. The National Trust’s Boston-based Northeast Office, which works in the ten states from Maine to Delaware, is leading a burgeoning regional African American historic preservation movement, which is blossoming into a successful and replicable model for the nation. Launched in 2009, the Northeast African American Historic Places Outreach Program has evolved out of the Trust’s and the Foundation’s commitment to engage more meaningfully with and inspire a broader community of people in saving African American heritage. The Program combines organizational capacity building training, technical preservation assistance and building restoration grants.

In January, the National Trust, the Foundation and the John Nicholas Brown Center for Public Humanities and Culture at Brown University sponsored their



Board Building Workshop in New Castle, DE at the historic Buttonwood School... AF AM historic site and participating group.



This year’s Northeast Af AM Historic Sites Sustainability Workshop in Providence.

second Historic Sites Sustainability Workshop, with interactive and focused trainings on becoming a community asset, presenting your site to the public, fundraising, and business planning. The overarching theme was The Business of Preservation – directing emerging and advanced non-profits towards organizational and

financial sustainability. This year we had 30 historic sites and 68 people in attendance.

As a companion piece, the Trust took individualized Board Building Workshops to 5 communities to help strengthen the capacity and confidence of the boards of 19 nonprofit

stewards of the region’s most important African American places. The training helped 113 board members think critically, plan strategically, and act decisively about advancing their respective sites.

Brent Leggs of the National Trust said, “The 1772 Foundation is true champion in the field of historic preservation. Their Partnership is fundamental for the National Trust for Historic Preservation to make these kinds of strides towards preserving diverse historic places.” He leads the National Trust’s African American outreach in the Northeast. These programs have become entry points to the National Trust and the broader historic preservation movement, and offer venues for cross-mentoring and stronger site-to-site collaborations. The movement has begun.



Group in Philly: From 1st Board Building Workshop in Philly in September 2010.

 CONNECTICUT

4-H Education at Auer Farm  
25,000 • Barn Roof



Action for Bridgeport Community  
Development  
47,000 • Mary and Eliza Freeman Houses



Connecticut Farmland Trust  
20,000 • Protection of Lebanon Farms



Flanders Nature Center and Land Trust  
30,000 • North Barn Restoration



FRESH New London  
50,000 • Culinary Facility



Hill-Stead Museum  
40,000 • Barn Roof



Hebron Historical Society  
35,000 • Peters House Restoration



The Last Green Valley, Inc. (TLGV)  
15,000 • Foodshed Plan



**HISTORIC SAVANNAH FOUNDATION, INC.**  
\$40,000 • Georgia: Revolving Fund

# NORTH BENNET STREET/HBI

\$150,000 • Boston's Handmade Houses Partnership

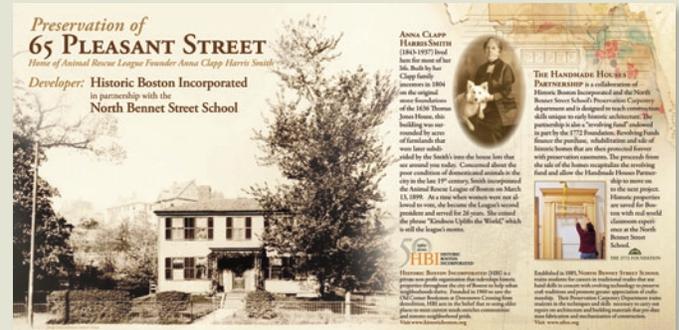
**H**andmade Houses, a partnership between Historic Boston Incorporated and North Bennet Street School was spawned by a grant from The 1772 Foundation and enables the two preservation groups to restore at-risk first period houses in urban neighborhoods while also training students in preservation carpentry.

Each organization bring its unique skills to the preservation process: Historic Boston is a preservation-oriented, non-profit real estate developer that acquires, rehabilitates and sells target historic properties; and North Bennet Street School's renowned preservation carpentry program uses the partnership's project sites as training facilities, providing real world experience in urban preservation for their students that corresponds to the school's curricula and provides high quality craftsmanship for the building's restoration.



The Anna Clapp Harris Smith House in Boston's Dorchester neighborhood is the partnership's first project. Built in 1804 on a foundation said to have been constructed in 1636, the Clapp House may very well be the oldest functioning foundation in the entire city. Once located on a larger plot, the house was the country home of the founder of the Animal Rescue League, Anna Clapp Harris Smith. Around the turn of the 20th century, Mrs. Smith remodeled the house with shingles, a side porch, and a more ornate entrance in order to match the more fashionable Victorian architecture of that time. The partnership is now bringing the house back to its Federal period roots by peeling back layers of the building's structural history.

The most daunting work is complete: Historic Boston secured a 2-year purchase option from the owner in order to buy time for North Bennet Street's students to carry out restoration of the



façade and sills. Historic Boston reconstructed a bulging masonry foundation, rebuilt the two chimneys, and sealed the house's roof. North Bennet Street School students have completed stunning work, removing shingles from the façade

to reveal original clapboards. They've restored and painted the clapboards, hand-built nine 12-over-12 windows from scratch, substantially rebuilt sills, and created a new federal period door based on existing evidence of what was there.

The project is a great fit for both organizations—Historic Boston continues its catalytic revitalization work in urban neighborhoods; North Bennet Street School is training students on real-world projects and introducing its work to new Bostonians. Bringing the house back to its federal roots has sparked an overwhelmingly positive reaction from neighbors, who have gotten involved in the project through clean-up days and regularly stopping by to check-in and say hello to the preservation carpentry students.

A significant aspect of the partnership is that it is designed to be self-sustaining. The Clapp house is now listed for sale as the partnership begins its work to sell the improved property in order for North Bennet Street School and Historic Boston to reinvest in and restore other Handmade Houses in Boston. While much of the interior restoration remains, the partnership hopes it will find the right buyers early in the process in order to tailor the house's historic restoration to their contemporary needs.

Handmade Houses is an unprecedented partnership that leverages the best of two very talented organizations and demonstrates the value of historic preservation to neighborhood revitalization.

Windham Textile & History Museum  
24,900 • Windham Technical High School  
Preservation Trades Partnership



**DISTRICT OF COLUMBIA**

National Trust for Historic Preservation  
100,000 • Center for State and Local Public  
Policy



National Trust for Historic Preservation  
66,500 • 2010 Conference Funding:  
Austin, TX



**GEORGIA**

Historic Savannah Foundation  
40,000 • Revolving Fund



**LOUISIANA**

Preservation Resource Center of New Orleans  
100,000 • Revolving Fund



**MASSACHUSETTS**

Cape Cod Commercial Hook Fishermen  
Association  
26,500 • Sustainable Seafood



Cohasset Maritime Institute  
15,000 • Boat building program



Community Servings  
10,000 • Farmers' Abundance Initiative



Farm Based Education Association  
20,000 • Capacity Building



Hancock Shaker Village, Inc  
50,000 • M.A. in Historic Preservation  
Program



Historic Boston, Inc.  
75,000 • Revolving Fund



National Trust for Historic Preservation  
94,500 • African American Historic Sites  
Initiative



North Bennet Street School  
75,000 • Revolving Fund



## CT FARMLAND TRUST

\$20,000 • Protection of Lebanon Farms

Thanks to the ongoing generosity of The 1772 Foundation, the Connecticut Farmland Trust is able to expedite preservation projects in general, and most recently permanently protected three Connecticut family farms. Incorporated in 2002, CFT is the state's only private land trust dedicated to the preservation of working lands and currently holds conservation easements on 26 farms representing nearly 2,100 acres of land.



The Connecticut Farmland Trust regularly partners with federal, state, and local governments as well as local and regional land trusts. Such partners are frequently slowed by necessary regulatory procedures. Thanks to the vision of 1772, however, CFT



created a Revolving Acquisition Fund which provides necessary working money to quickly hire appraisers, land surveyors, and legal services. Such "quick-strike" capability helps speed the entire conservation process and the funds are later reimbursed by our partnering agents. The reimbursements assure that funds continue to be available for future projects, and our financial flexibility translates into saving more active farmland.



Again, thanks in part to The 1772 Foundation, CFT was able to partner with others to permanently protect three family farms in Lebanon, CT. Today, Lebanon boasts the highest percentage of protected farmland of any Connecticut town with over 3,000 acres under agricultural easements.

"The Connecticut Farmland Trust saves working lands for future generations." For more information about CFT go to [www.ctfarmland.org](http://www.ctfarmland.org)

*Old Sturbridge Village*  
17,000 • Agricultural Planning Grant



*Pocumtuck Valley Memorial Association*  
20,000 • African Americans in Early American Life



*Regional Environmental Council, Inc.*  
30,000 • Food Justice Program



*Royall House Association*  
45,000 • African American Site Interpretation



*Trustees of Reservations*  
75,000 • Appleton Farms Old House



*Upper Housatonic Valley National Heritage Area*  
25,000 • W.E.B. du Bois Homesite



*The Trust for Public Land*  
125,000 • MA and ME farmland protection



**MAINE**

*Committee to Restore the Abyssinian*  
50,000 • Meeting House Restoration



*Greater Portland Landmarks*  
20,000 • Window Restoration / Training Workshop



*Island Institute*  
100,000 • Permit Banking Program



*Island Institute*  
60,000 • Island Agriculture



**NORTH CAROLINA**

*Preservation North Carolina*  
50,000 • Revolving Fund



**NEW HAMPSHIRE**

*New Hampshire Preservation Alliance*  
9,000 • Revolving Fund Study



*Society for Protection of NH Forests*  
20,000 • Sawmill Pigpen



**NEW JERSEY**

*Branch Brook Farm Alliance*  
20,000 • Concourse Hill Urban Farming



*Brick City Development, Corp.*  
50,000 • Urban Agriculture



*City Green*  
50,000 • Urban Farming Programs



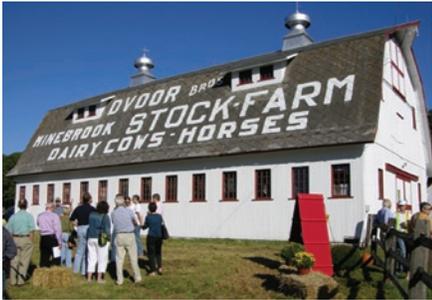
*Greater Newark Conservancy*  
6,400 • St. Benedict's farm program



Hamilton Partnership for Paterson  
100,000 • Great Falls National Park



Hunterdon Land Trust Alliance  
30,000 • Dvoor Farm Agricultural  
Programming



New Jersey Community Development  
50,000 • Rogers Locomotive Storage  
Building



NORWESCAP  
24,900 • Arthur and Friends Greenhouse



 NEW YORK

Preservation League of New York State  
41,300 • Revolving Fund



Queens County Farm Museum  
50,000 • Agricultural Programming



Rocking the Boat  
30,000 • Boat Building Program



Weeksville Heritage Center  
30,000 • Hunterfly Row Houses



St. Augustine's Project, Inc.  
12,000 • Slaves Gallery Restoration



Stone Barns Center for Food, Agriculture  
30,000 • Growing Farmers Initiative



 PENNSYLVANIA

Smith Memorial Playground & Playhouse  
31,000 • East Side Porch Restoration



Thaddeus Stevens College of Technology  
40,000 • Preservation Trades Technology  
Program



## PRESERVATION RESOURCE CENTER OF NOLA

*The Preservation Resource Center of New Orleans was the recipient of a \$100,000 1772 Foundation grant to their revolving fund in January 2010.*



**P**reservation Resource Center's revolving fund is utilized to save historic homes from demolition by purchasing them for later resale. By focusing on a target area, the Holy Cross Historic District in New Orleans' Lower Ninth Ward, the homes facing the greatest threat in a concentrated area are each given equal consideration for their contribution to the tout ensemble. The modest homes—most measure about 1,200 square feet—are called shotgun houses after their narrow width and length on deep lots. The homes are a series of rooms lined up one to follow another, most often without hallways along side the rooms, and with one window placed on the outside wall of each room to allow air circulation. While the shotgun house type is prominent in the

region, in New Orleans shotguns are ubiquitous, for example in this historic district comprising 57% of the total building stock.

The Holy Cross area derived its name from Holy Cross High School which was founded by its order of brothers in 1859 and built in 1895. Residential property was developed most fervently from the mid-19th century through the early 20th century, and the shotgun homes Preservation Resource Center has renovated date from the 1880s and 1890s. Every home renovation is given a unique design which dovetails the neighborhood's commitment to the principles of sustainable design with the Secretary of Interior standards, is appropriate with the design guidelines of the city's historic district commission, and meets Preservation Resource Center's high historic preservation standards.





#### 4804 DAUPHINE ST.

Not long after “for sale \$30,000” appeared in spray paint across the front of 4804 Dauphine St., PRC made a deal with the seller, already begun repairing other double shotguns nearby. The PRC took on this large renovation challenge, quickly removing the 60 ton pecan tree hurricane winds had felled, and a non-original



shed addition. The new schoolteacher owner and her musician husband now catch Mississippi river breezes off the ample side porch added where the house had been sliced open by the fallen tree.

#### 5014 DAUPHINE ST.

The family of the original builders made the decision to sell this diminutive single since their long-term tenant would not return to New Orleans post-Katrina. The home’s heart-pine cypress floors and wall plaster rebounded from already-drained floodwaters once the house was allowed to air out. Volunteers from Oregon and Washington and a millshop in Bywater (one neighborhood away) worked together to restore wood windows and fabricate replacement porch columns.



The new homeowner, a bartender/mixologist at a notable Uptown eatery, appreciatively walks her dog on the river levee and walks 1 block to her daughter’s house (also a PRC renovation).



#### 5442 DAUPHINE ST.

This shotgun double home was sorely in need of roof and framing repairs. Heart pine floors and cypress mantels were restored and hidden transom windows over each front door were revealed again. Assistance for the repairs came in part from the Louisiana Office of Culture, Recreation and Tourism’s Historic Building



Recovery Grant. The Italianate windows and animated façade was instantly appealing to the schoolteacher homeowner who enjoys the converted floor plan which makes the home a roomy single.

*The Highlands Historical Society*  
 15,500 • High School Plus Farming  
 Program



*Wyck Association*  
 25,000 • Home Farm



 **ROHDE ISLAND**

*Preserve Rhode Island*  
 25,000 • Historic Sites Coalition



*Providence Revolving Fund*  
 70,000 • RISPCA building and revolving  
 fund



*Southside Community Land Trust*  
 14,500 • Urban Agriculture Expansion



 **TENNESSEE**

*American Association of State & Local  
 History*  
 10,000 • Sustainability Track



 **VIRGINIA**

*Stratford Hall*  
 10,000 • Historic Site Sustainability



**PRESERVATION LEAGUE OF NY STATE**  
 \$41,300 • *Endangered Properties Intervention Program*

**T**he Endangered Properties Intervention Program (EPIP) allows the Preservation League to intervene directly when historic buildings are threatened with disinvestment, neglect, and demolition. The League's EPIP program was established in 2008 with state funds to foster the revitalization and protection of historic resources and neighborhoods throughout New York and to facilitate the purchase and rehabilitation of threatened historic structures by sympathetic owners.

2010 was a milestone year for this program. A grant from the 1772 Foundation enabled the League to hire a part-time program manager for EPIP, resulting in a streamlined loan application process. The League is now working with some 40 prospective applicants and is also researching sources of additional funding for the program.



This real estate program plays a vital role in furthering the strategic goals of the Preservation League. The EPIP program is focused, flexible and intimate.



Despite its singular focus – the preservation of historic structures – the program structures each loan according to the needs of the applicant.

During its first years of operation the program made four loans for the acquisition and stabilization of historic properties by others. In the spring of 2010, the League closed on a loan to a group in Central New York to purchase one of the earliest known Quaker meetinghouses still standing west of the colonial settlement areas in North America.

“This structure is a powerful reminder of the chorus of voices – irrepressible, resonant and persistent – that cried out for social justice for women, Native Americans and African Americans,” said Jay DiLorenzo, President of the Preservation League



of New York State. “The loss of this building would have ripped countless pages from the history of this community, the Empire State, and the nation. Funding from the 1772 Foundation has enabled the League to support the efforts to preserve this building,



so it may continue to illustrate the story of these struggles for equality and freedom.”

Previous EPIP loans were made to the Newark Niagara LLC to fund stabilization and pre-development work at the historic E&B Holmes Machinery Co. complex on the Buffalo River waterfront in Erie County; Cider Mill Friends of Open Space and Historic Preservation, Inc. to support the purchase of the Kimlin Cider Mill and 1.8 acres of surrounding buffer land in the town of Poughkeepsie, Dutchess County; and to The Landmarks Society of Greater Utica which purchased two endangered historic properties at 1 and 3 Rutger Park in Utica, Oneida County.





Flower Project service learning volunteers planting early summer in preparation for their summer flower delivery program to local hospice and assisted living facilities.



Young Farmers dig in with the fall harvest for the CSA and our local food pantry.



Farm Field School workshop participants learn the art of beekeeping.

## APPLETON FARMS UPDATE

**F**ounded in 1636, Appleton Farms is the oldest continually operating farm in the United States and was donated to The Trustees of Reservations by the Appleton family in 1998. Just 25 miles from Boston, the 1,000-acre farm is a haven from the busy world—a place to connect people to local agriculture and history.

Over the last 13 years, The Trustees of Reservations have restored much of the farms' centuries-old infrastructure and developed a suite of sustainable, organic agricultural enterprises, including grass-based beef and dairy operations, as well as a 530-share Community Supported Agriculture (CSA) program.

With its historical and sustainable agricultural foundations firmly in place, Appleton Farms is poised to further serve Massachusetts' diverse communities through the establishment of an exciting farm-based education and engagement model. Thanks to the generous support of the 1772 Foundation, we recently renovated the Appleton family home, known fondly as the "Old

House" (the oldest home still standing on the property), to support our education programs.

The newly renovated, LEED-certified Old House provides a year-round education classroom and conference space as well as a functional teaching kitchen. The spaces will allow us to significantly improve and expand our farm-based education and service-learning programs. In April, the Old House hosted a two-day workshop for more than twenty farm educators co-facilitated

by the Farm-Based Education Association and Shelburne Farms.

In the coming months through late fall, we will see the Old House fill with program participants of all ages learning about everything from canning to beekeeping to raising backyard chickens. The four-season space is turning our winter program dreams into reality as we grow with winter cooking workshops and a youth corps



ABC's of Farm-Based Education Workshop participants give a thumbs up to the newly renovated, LEED-certified Old House. Photo courtesy Brooke Redmond.

service learning maple sugaring program.

We are extremely grateful for the support of the 1772 Foundation, which provides an unparalleled opportunity to engage and promote our mission and goals to more than 100,000 visitors to the farm each year.



**LESHNER, FRANCHINO & COMPANY LLP**  
Certified Public Accountants

CHANCERY SQUARE  
19 Cattano Avenue  
Morristown, New Jersey 07960  
973-539-1800 / Fax 973-539-8110

### Independent Auditors' Report

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

We have audited the accompanying statements of financial position of The 1772 Foundation, Inc., (a New Jersey non-profit corporation), as of December 31, 2010 and 2009, and the related statements of activities and cash flows for the years then ended. These financial statements are the responsibility of the Foundation's management. 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by the management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our 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, 2010 and 2009 and the changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

*Leshner, Franchino & Company LLP*

**LESHNER, FRANCHINO & COMPANY, LLP**

Morristown, New Jersey  
June 27, 2011

*2010 audited financial statements will be posted on the web as soon as they are available.*

**THE 1772 FOUNDATION, INC.**  
**STATEMENTS OF FINANCIAL POSITION**

	December 31,	
ASSETS	2010	2009
<b>Current assets:</b>		
Cash and cash equivalents	\$ 2,145,154	\$ 1,880,320
Investments at fair value	72,065,763	69,632,327
Prepaid expenses and other receivables	84,155	90,800
Total current assets	74,295,072	71,603,447
 Property and equipment, net	 4,473	 5,872
 Total assets	 \$ 74,299,545	 \$ 71,609,319
<b>LIABILITIES AND NET ASSETS</b>		
<b>Liabilities:</b>		
Accounts payable and other accrued liabilities	\$ 48,406	\$ 59,747
Grants payable	308,000	-
Federal current and deferred excise taxes payable	1,100	-
Total liabilities	357,506	59,747
 Net assets - unrestricted	 73,942,039	 71,549,573
 Total liabilities and net assets	 \$ 74,299,545	 \$ 71,609,319

See the Auditor's Report and the accompanying Notes to Financial Statements.

**THE 1772 FOUNDATION, INC.**  
**STATEMENTS OF ACTIVITIES**

	Years Ended December 31,	
	2010	2009
<b>Revenues</b>		
Contributions	\$ 1,000	\$ -
Investment income	2,144,908	2,184,869
Realized gains (losses) on sale of investments	35,408	(5,522,050)
	2,181,315	(3,337,180)
Less: expenses directly related to investments		
Investment management and custodial fees	200,803	256,402
Federal excise tax	17,840	16,160
Total expenses directly related to investments	218,643	272,562
<b>Total revenues (losses)</b>	1,962,672	(3,609,742)
<b>Grants and operating expenses</b>		
Grants	2,893,000	2,685,050
Operating expenses		
Trustees' fees	238,800	239,550
Salaries and wages	112,800	109,400
Travel, site visits and meetings	81,755	43,913
Fellowship fees and expenses	39,616	54,249
Professional fees	35,974	32,874
Office supplies and expenses	13,512	13,645
Dues and subscriptions	8,620	14,453
Payroll taxes	8,598	8,573
Rent	6,720	10,100
Pension	6,360	6,168
Employee benefits	4,673	4,361
Utilities	3,383	992
Telephone	3,267	2,567
Outside service fees	2,836	4,309
Depreciation	2,059	2,035
Insurance	1,711	1,711
Historic preservation conference and fees	-	5,000
Total operating expenses	570,685	553,901
<b>Total grants and operating expenses</b>	3,463,685	3,238,951
<b>Excess losses before unrealized gains on investments</b>	(1,501,013)	(6,848,693)
<b>Unrealized gains on investments (net of deferred excised taxes of \$1,100 in 2010 and \$-0- in 2009)</b>	3,893,479	13,163,256
<b>Increase in net assets</b>	2,392,466	6,314,563
<b>Unrestricted net assets at beginning of year</b>	71,549,573	65,235,010
<b>Unrestricted net assets at end of year</b>	\$ 73,942,039	\$ 71,549,573

See the Auditor's Report and the accompanying Notes to Financial Statements.

**THE 1772 FOUNDATION, INC.**  
**STATEMENTS OF CASH FLOWS**

	Years Ended December 31,	
	<u>2010</u>	<u>2009</u>
<b>Cash flows from operating activities:</b>		
Increase in net assets	\$ 2,392,466	\$ 6,314,563
Adjustments to reconcile increase in net assets to net used for operating activities:		
Depreciation	2,224	2,035
Realized (gains) losses on sale of investments	(35,408)	5,522,050
Unrealized gains on investments	(3,894,579)	(13,163,256)
Changes in operating assets and liabilities:		
Prepaid expenses and other receivables	6,645	(72,042)
Accounts payable and other accrued liabilities	(11,340)	(2,115)
Federal current and deferred excise taxes payable	1,100	(15,550)
Grants payable	308,000	(495,000)
Total adjustments	<u>(3,623,358)</u>	<u>(8,223,877)</u>
<b>Net cash used for operating activities</b>	<u>(1,230,892)</u>	<u>(1,909,315)</u>
 <b>Cash flows from investing activities:</b>		
Purchases of property and equipment	(825)	(2,938)
Proceeds from sale of investments	21,452,096	14,629,138
Purchases of investments	(19,955,545)	(22,742,514)
<b>Net cash provided by (used for) investing activities</b>	<u>1,495,726</u>	<u>(8,116,313)</u>
 <b>Net increase (decrease) in cash and cash equivalents</b>	264,834	(10,025,628)
 <b>Cash and cash equivalents at beginning of year</b>	<u>1,880,320</u>	<u>11,905,948</u>
 <b>Cash and cash equivalents at end of year</b>	<u>\$ 2,145,154</u>	<u>\$ 1,880,320</u>
 <b>Supplemental information:</b>		
Excise taxes paid	\$ 10,000	\$ 30,000

See the Auditor's Report and the accompanying Notes to Financial Statements.

**THE 1772 FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 ORGANIZATION**

The 1772 Foundation, Inc. (the Foundation) is a private non-operating 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.

**NOTE 2 SIGNIFICANT ACCOUNTING POLICIES**

**Basis of Accounting**

Financial statement presentation has been prepared on the accrual basis of accounting, which includes recognition of income and expenses as earned or incurred.

**Cash Equivalents**

The Foundation considers all highly liquid investments with original maturities of three months or less at date of acquisition to be cash equivalents.

**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect the amounts that are reported in the financial statements and accompanying disclosures. Although these estimates are based on management's best knowledge of current events and actions that the company may undertake in the future, actual results may be different from the estimates.

**Investments**

Investments are stated at fair value. The estimated fair value of investments is based upon quoted market prices except for alternative investments for which quoted market prices are not available. Alternative investments include private equity interests, commingled funds, and other investments. The estimated value of certain alternative investments, such as private equity interests, is based on valuations provided by the general partner. Alternative investments make up less than 2.5% of total investments. Unrealized gains or losses on investments resulting from fair value fluctuations are recorded in the statement of activities in the period that such fluctuations occur. There have been no changes to the valuation policy during the year ended December 31, 2010.

Investment sales and purchases are recorded on a trade-date basis. Dividend income is recorded based on the ex-dividend date, and interest income is recorded as earned on the accrual basis.

**THE 1772 FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

NOTE 2      **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.

Total depreciation expense charged to operations amounted to \$2,224 and \$2,035 for the years ended December 31, 2010 and 2009, respectively.

**Grant Expenditures**

Grant expenditures are recognized in the period the grant is approved, provided the grant is not subject to future contingencies. Conditional grants are recognized as a grant expense and as a grant payable in the period in which the grantee meets the terms and conditions.

**Fair Value of Financial Instruments**

The Foundation utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs to the extent possible. The Foundation determines fair value based on assumptions that market participants would use in pricing an asset or liability in the principal or most advantageous market. When considering market participant assumptions in fair value measurements, the following fair value hierarchy distinguishes between observable and unobservable inputs, which are characterized in one of the following levels:

- Level 1 Inputs: Unadjusted quoted prices in active markets for identical assets or liabilities accessible to the reporting entity at the measurement date.
- Level 2 Inputs: Other than quoted prices included in level 1 inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the asset or liability.
- Level 3 Inputs: Unobservable inputs for the asset or liability used to measure fair value to the extent that observable inputs are not available, thereby allowing for situations in which there is little, if any, market activity for the asset or liability at the measurement date.

**Tax-Exempt Status**

The Foundation is exempt from federal income taxes under Section 501(c)(3) and is classified as a private foundation under section 509(a) of the Internal Revenue Code. The Foundation is subject to federal excise taxes as well as federal and state unrelated business income tax. In addition, some investments in foreign countries are subject to foreign income tax.

**THE 1772 FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 3      CONCENTRATIONS**

The Foundation places its cash investments with high-credit-quality financial institutions and limits the amount of credit exposure to any one financial institution. At times such amounts may be in excess of FDIC insurance limits.

Investment securities, in general, are exposed to various risks, such as interest rate, credit and overall market volatility. Due to the level of risk associated with certain investment securities, it is reasonably possible that changes in the values of investment securities could occur in the near term and that, such changes could materially affect the value of investments.

**NOTE 4      INVESTMENTS**

Following is a summary of the fair market value of investments:

	December 31,	
	2010	2009
Common stocks	\$ 11,768,969	\$ 10,167,942
Mutual funds	48,438,812	46,554,919
U.S. Treasury obligations	4,520,741	7,028,435
Corporate bonds	5,599,373	5,876,810
Private investments	1,733,570	-
Mortgage-backed securities	4,298	4,221
	\$ 72,065,763	\$ 69,632,327

At December 31, 2010 and 2009 marketable security investments valued at \$72,065,763 were recorded using quoted market prices under Level 1 Inputs and other alternative investments valued at \$1,733,570 were recorded using general partner valuations under Level 2 Inputs as described in Note 2.

**NOTE 5      FEDERAL EXCISE TAXES AND REQUIRED DISTRIBUTIONS**

The Foundation is subject to federal excise taxes imposed on private foundations at 2%, or at 1% if certain conditions are met. The excise tax is imposed on net investment income, as defined under federal law, which includes interest, dividends, and net realized gains on the sale of investments. The current portion of federal excise tax expense is \$17,840 and \$16,160 for the years ended December 31, 2010 and 2009, respectively.

The Foundation made provisions for deferred federal excise taxes which were recorded at the 1% excise tax rate in 2010. Deferred excise tax expense was \$1,100 for the year ended December 31, 2010 and computed on the net unrealized gains on investments.

**THE 1772 FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 5**      **FEDERAL EXCISE TAXES AND REQUIRED DISTRIBUTIONS (*Continued*)**

At December 31, 2009 the Foundation's investments reflect a net unrealized loss position and accordingly, there was no deferred tax provision in the accompanying financial statements.

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 December 31, 2010 and 2009.

**NOTE 6**      **GRANTS PAYABLE**

Grants payable represents 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 not recorded at their present values using a discount rate commensurate with the risks involved because the present value is not materially different than the amounts expected to be paid. Total approved grants payable amounted to \$308,000 at December 31, 2010; there were no outstanding grants payable at December 31, 2009.

**NOTE 7**      **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 Company matches up to 6% of those employee deferrals. Total matching contributions made for the years ended December 31, 2010 and 2009 amounted to \$6,360 and \$6,168, respectively.

**NOTE 8**      **COMMITMENTS**

The Foundation leases office space located in Putnam, Connecticut under an operating lease agreement dated September 1, 2009 with a base rental of \$600 per month for the first year and \$630 per month for the second year through the expiration date of August 31, 2011. The Foundation's prior lease commitment in Pomfret, Connecticut was terminated as of August 31, 2009 and required monthly rental payments of \$950 per month. Total rent expense under these lease agreements amounted to \$6,720 and \$10,100 for the years ended December 31, 2010 and 2009, respectively.

**THE 1772 FOUNDATION, INC.**  
**NOTES TO FINANCIAL STATEMENTS**

**NOTE 8**      **COMMITMENTS** *(Continued)*

Total future minimum lease payments are as follows:

2011	<u>\$ 5,040</u>
	<u>\$ 5,040</u>

**NOTE 9**      **SUBSEQUENT EVENTS**

The Foundation evaluated subsequent events from December 31, 2010 through June 27, 2011, the date the financial statements were available to be issued.

## 1772 FOUNDATION TRUSTEES

*From left to right:*

John R. Livesey, *Secretary/Treasurer*, Mary Anthony, *Executive Director*,  
J. David Schardien, *Assistant Secretary/Treasurer*, Dr. Nancy Davis, Dr. Gretchen Sorin, B. Danforth Ely, *Vice-President*,  
G. Stanton Geary, *President*, Dr. Robert Reynolds



1772 Board and Staff at Lincoln's Cottage, Washington, DC

[www.1772FOUNDATION.ORG](http://www.1772FOUNDATION.ORG)