



ANNUAL
REPORT
2023

Bradford's award-winning Bement covered bridge rehabilitation was featured in several of our communications this year. The bridge is emblematic of the can-do attitude of the people we work with and the many social and economic benefits of preservation work. | *Photo: Jim Perkins*



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www.nhpreservation.org

Thank you!

Thank you for helping us make a positive difference in the economic well-being and quality of life of people throughout New Hampshire.

This was a year of increased collaboration, expanded activity, and a renewed commitment to helping people who want to save and reuse historic places. Guided by our strategic plan, we helped build local capacity and increased investment in old places, downtowns, and village centers.

We helped projects in over 100 towns and cities, traveled thousands of miles to meet with people and investigate old buildings, and made over 30 grants to projects. We increased understanding of preservation strategies and benefits and worked to attract more young people into the preservation movement.

The generosity of our donors and sponsors enables us to reach every corner of the state with personalized services free of charge to constituents. We ended the year in a strong financial position thanks to new supporters and partnerships.

Looking ahead, we hope you will continue to support us as we deliver our core services wherever needed, do more to help alleviate the state's severe housing shortage, and bring new people into the preservation trades.

We are excited about strengthening the preservation movement in new ways and hope we can continue to count on generous support from people like you.



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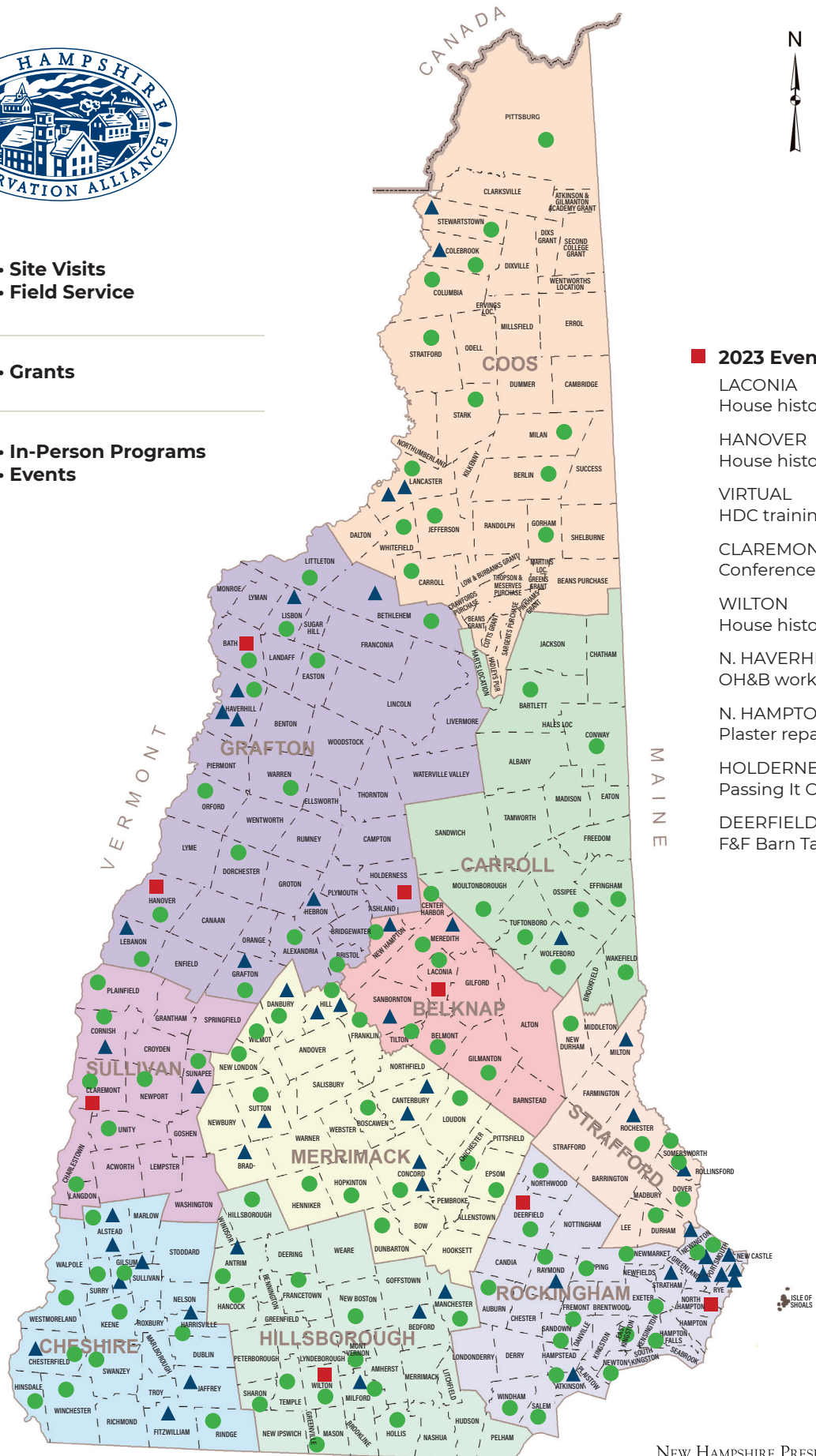
● Site Visits
● Field Service

▲ Grants

■ In-Person Programs
■ Events

2023 Events

- LACONIA House history
- HANOVER House history
- VIRTUAL HDC training
- CLAREMONT Conference
- WILTON House history
- N. HAVERHILL OH&B workshop
- N. HAMPTON Plaster repair workshop
- HOLDERNESS Passing It On
- DEERFIELD F&F Barn Talk



The New Hampshire Preservation Alliance at Work

Players' Ring Theatre

PORTSMOUTH

Built in 1833 adjacent to the Portsmouth Marine Railway, the two-story masonry building, now used by a theatre group, is the only known example of a purpose-built marine railway building in New Hampshire. Recent flooding and moisture issues associated with rising sea levels are a concern for the future of the building. A 2023 condition assessment grant offered by the Preservation Alliance is supporting a study to identify current conditions and to develop a preservation plan for the ongoing use and sustainability of the theatre building.



Wentworth Brown House

HAVERHILL



Added to our *Seven to Save* list in 2018 when its future was very uncertain, dynamic volunteers, skilled tradespeople, and funding from LCHIP,

the Preservation Alliance, The 1772 Foundation, and other donors have been critical to Haverhill Heritage Inc.'s amazing progress. The 1805 house (with several later alterations and additions, plus an earlier relocated section) anchors Haverhill Corner, a National Register District. A 2023 1772 Grant in partnership with the NH Preservation Alliance helped support the restoration of the front porch, the final project of the exterior repairs.



Raymond Barn

When a barn owner in Raymond needed help with her discretionary easement application for her early 19th century barn, she reached out to the Preservation Alliance for assistance. Frequent telephone consultation, support and guidance over a period of months resulted in an approval by the town in 2023, a pleased property owner, and a barn, still in agricultural use, added to the list of over 610 historic agricultural structures that are protected under a preservation easement.

2023 Highlights

Strengthening Communities Through Preservation



The deconsecrated Hill Center Church will provide a gathering place for general community use beginning next year, bringing people together and filling a need in this community of 1,000.

Our personalized coaching, referral and grant-making assistance to local preservation leaders led to transformative outcomes for historic properties this year. Preservation not only revives community landmarks; it also supports local jobs, keeps more money circulating in local economies than new construction, brings people together, and creates momentum for other projects.

The National Register-listed Hill Center Church (c. 1800) had been unused for many years when the Preservation Alliance named it to our *Seven to Save* list in 2022. That visibility prompted a major anonymous gift allowing the community to come together to save the building. We provided the group with advice on organization and best practices, then awarded a grant for a condition assessment, and a grant to repair eight of the vulnerable 20/20 windows. Other completed work included repairs to the bell tower and painting and trim work.



After stepping in when Concord's Gasholder was in danger of collapse, the Preservation Alliance led a successful emergency stabilization effort this year to save this last-of-its-kind landmark and tee up community development opportunities for the property and the "gateway" corridor around it.



Our campaign to save the 1888 Concord Gasholder has captured the interest of people around the state and beyond, including attendees at an international gas symposium in Greece, long-time residents who feel like the landmark welcomes them home, and young "techie" who love figuring out how the gas holder worked.

2023 Highlights

Alleviating the Housing Shortage with Re-use and Rehabilitation



The historic Lisbon Inn, listed on the National Register of Historic Places, provides 19 affordable housing units in the heart of this North Country community. AHEAD (Affordable Housing Education & Development), which redeveloped and owns the property, recently completed exterior repainting thanks in part to a grant from The 1772 Foundation in partnership with the Preservation Alliance.

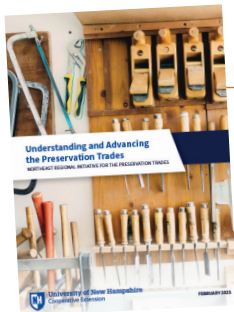
This year we worked with state legislators on a new historic rehabilitation tax credit to add a new tool to encourage redevelopment and creating new housing units. Although it didn't succeed this year, we hope it will in 2024, making New Hampshire as attractive to developers as adjacent states that already have similar tax credits. Our advocacy also expanded knowledge of existing tools for both community leaders and novice developers and showcased some inspiring success stories.

Support from New Hampshire Housing is enabling us to develop models and case studies that will help religious property stewards envision a new use for their vulnerable houses of worship that would meet community housing needs and prevent the possible loss of these community landmarks. Nearly every community has one or more historic religious properties that are in danger of closing or have been vacated and put up for sale due to shrinking congregations and mounting maintenance and rehabilitation costs.

Investing in a Skilled Preservation Workforce

To address the pressing shortages in the preservation trades sector, the Preservation Alliance listed the trades to our *Seven to Save* list and conducted a research study to better understand trends and opportunities.

What are we doing next to avoid a future with more limited care for older structures and investment in our communities? We are piloting new educational pathways and networking both for students and for those in general construction who may want to specialize in preservation work. Stay tuned!



Working with our counterparts in New York, Vermont and Maine, we took action to find the best ways to address the widespread, multi-faceted trades worker shortage. The result is a detailed research report on the state of the preservation building trades that documents severe worker shortages,

yet also shows high craftsman satisfaction and promising avenues for workforce development.



Students from the Canaan (Vt.) high school carpentry program just completed work on the c. 1830 Poore Family Farm in Stewartstown (N.H.) as part of a program funded by the Preservation Alliance, New Hampshire Community Development Finance Authority, The 1772 Foundation and other donors.

2023 Highlights

Building Productive Partnerships and Engaging New Audiences

This year, our grants helped over 30 community groups and municipalities with condition assessments or exterior repairs of their historic buildings. These efforts pumped money into the economy, trained students in aspects of preservation and construction, revived vacant or under-utilized buildings, and spurred new interest in preservation.

Our education and outreach programs reinforced and expanded our networks of local leaders, contractors, and new audiences. We organized public educational programs based on work that preservation contractors do every day, thus multiplying knowledge and teaching new skills, including how to plan and implement a solid preservation strategy. Attendees carried the information home to their community groups or own projects, and we reached even broader audiences through recordings and “how-to” summaries shared on our website.

New and continuing partnerships with preservation experts and funders like the Land and Community Heritage Investment Program, The 1772 Foundation, and the Northern Border Regional Commission are at the heart of this work.

Seven to Save has become a coveted designation for



Plaster restoration specialist Emmett O’Carroll, originally from Ireland, demonstrated his craft to about 40 people at a workshop we offered at Centennial Hall in North Hampton. Not only did attendees learn the basics of the plastering trade, but some were inspired to tackle a do-it-yourself project at home and two contractor participants plan to add plaster repair to their skill set.

groups hoping to gain greater visibility and support for their preservation projects. Our coaching, advocacy, and publicity for our *Seven to Saves* has contributed to the rescue of over 50 significant historic properties and places that might otherwise have been lost. Some of these are now award-winning success stories, such as the Parker J. Noyes Building in Lancaster, Chase’s Mill in Alstead, and the John Prescott Chase Farmhouse in Epping, saved and reused for housing by the Southeast Land Trust.



Paying it Forward

Rebecca Mitchell is one of those supporters who is passionate about ensuring close connections between preservation and community planning and wants others to understand these benefits. As chair of the Stratham Heritage Commission, she secured state and national register nominations; helped to keep historic preservation at the core of Stratham’s Master Plan, leading to the state’s first-ever neighborhood heritage district; helped to save landmark properties through easements or advocacy; and built a powerful sense of local pride and appreciation for the town’s historic places.

As a member of the Preservation Alliance board, she provided a shining example of both leadership and experience. She mentored people in other towns and presented at our conferences and workshops. Rebecca’s long-time generous support of our work will help ensure that our team can continue to share her best ideas and reach many other constituents across the state.

Financial Report FY 2023

Independent accountant's review
and more at www.nhpreservation.org

OPERATING REVENUE

Income from individuals, businesses and foundations	680,424
Earned Income	43,233

TOTAL REVENUES	723,657
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OPERATING EXPENSES:

Administrative (includes program costs)	74,564
Outreach and Fundraising	157,142
Preservation Services	506,992
Preservation Policy	27,005
Event and Merchandise	19,807

TOTAL EXPENSES	785,510
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CHANGE IN NET ASSETS FROM OPERATIONS	(61,853)
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Drawing from prior year funds for Preservation
Services to balance revenue and expenses

OTHER REVENUE/LOSS

Net Investment Return	142,643
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CHANGE IN NET ASSETS:	82,056
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NET ASSETS BEGINNING:	1,789,010
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NET ASSETS ENDING:	1,871,066
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This year, we turned one of our most popular grant programs into an opportunity for about 25 people to better understand the barn assessment process with a workshop in North Haverhill, NH, led by contractors Ian Blackman and Steve Bedard.

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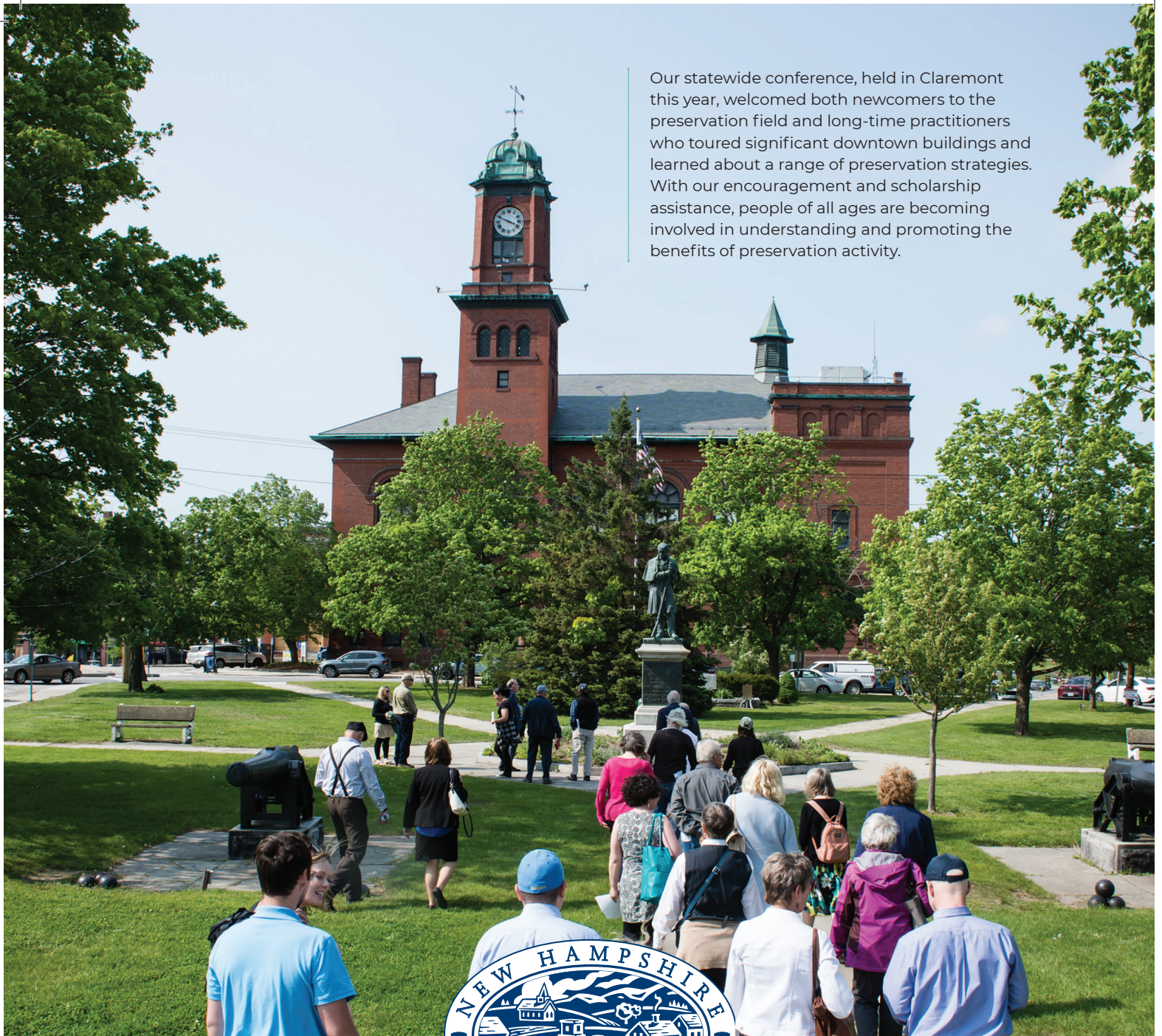
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Our statewide conference, held in Claremont this year, welcomed both newcomers to the preservation field and long-time practitioners who toured significant downtown buildings and learned about a range of preservation strategies. With our encouragement and scholarship assistance, people of all ages are becoming involved in understanding and promoting the benefits of preservation activity.



cover photos: Steve Booth

The New Hampshire Preservation Alliance strengthens communities and stimulates local economies by encouraging the protection and revival of historic buildings and places.

We invite you to become a member and receive preservation news, event information, advocacy alerts, and, most importantly, support historic preservation.

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