

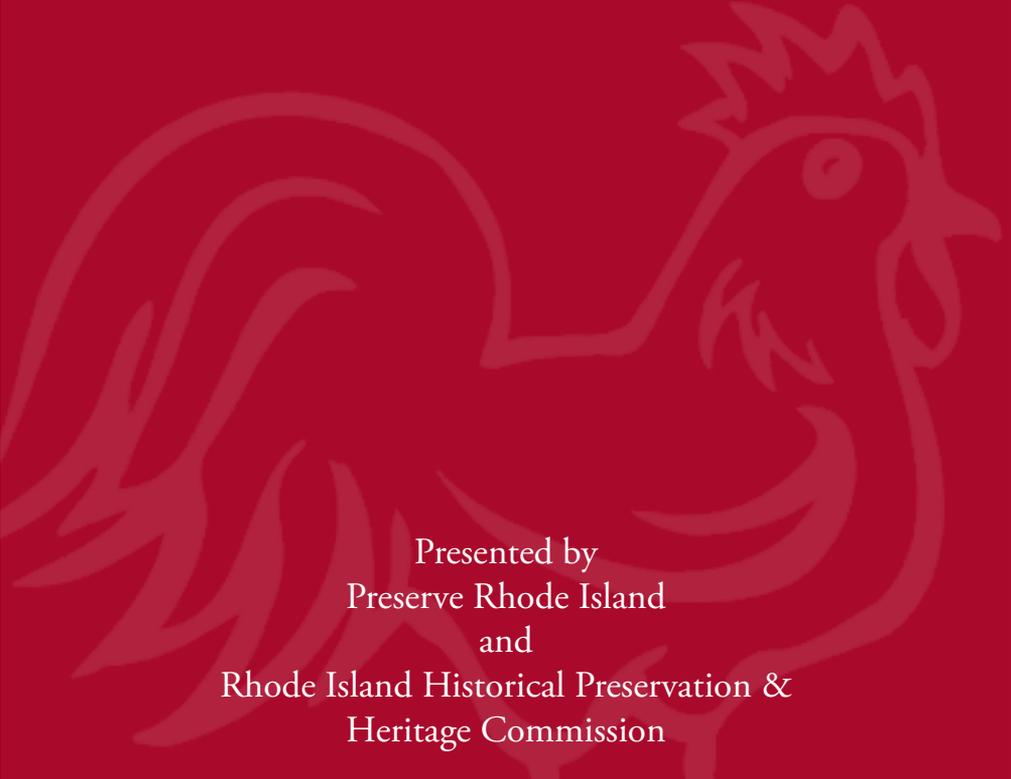
# THE RHODE ISLAND PRESERVATION CELEBRATION

2016

RHODY AWARDS



FOR HISTORIC PRESERVATION

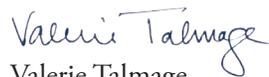
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Presented by  
Preserve Rhode Island  
and  
Rhode Island Historical Preservation &  
Heritage Commission

## WELCOME TO THE 2016 PRESERVATION CELEBRATION!

Thank you for joining Preserve Rhode Island and the Rhode Island Historical Preservation & Heritage Commission as we celebrate the people and projects that make our state a place where we all want to live and work. Tonight's winners show that historic preservation is not static — it is a dynamic, vibrant part of our neighborhoods and main streets, improving both quality of life and our economy.

Cheers to each of our eleven Rhody Award winners for their dedication and passion to preserve our heritage, enhance our communities, and care for the historic structures that make us feel at home. So let's mingle, applaud, and have a great time. America's smallest state has a lot to celebrate!

  
Valerie Talmage  
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## 2016 RHODY AWARDS FOR HISTORIC PRESERVATION

### PRESERVATION PROJECT AWARD

#### **Washington Bridge Linear Park**

R.I. Department of Transportation  
GLA/BETA Group, Inc. | Vanasse Hangen Brustlin, Inc.  
Ventrone Architecture, LLC

### HOMEOWNER AWARD

#### **Dylan Peacock and Miki G. Kicić for the Cook-Cohen House**

### PRESERVATION PROJECT AWARD

#### **Elizabeth Webbing The Tai-O Group**

Dana M. Newbrook, AIA | Public Archaeology Laboratory

### PRESERVATION PROJECT AWARD

#### **Bristol Art Museum**

Beachview Building Co. | JHL Tecture, AE, PC | Greg Speiss, AIA  
Westcott Building and Remodeling | Woodland Inc. Bldg

### PRESERVATION PROJECT AWARD

#### **Ashton Village Valley Affordable Housing Corp.**

Nation Wide Construction | O'Hearne Associates Architects  
Public Archaeology Laboratory

### PRESERVATION PROJECT AWARD

#### **Earle Warehouse Lila Delman Real Estate International**

Fire Tower Engineered Timber, Inc. | Northeast Collaborative Architects  
Suburban Renewal, Inc.

## 2016 RHODY AWARDS FOR HISTORIC PRESERVATION

### PRESERVATION PROJECT AWARD

#### **George C. Arnold Building**

**100 Washington Street LLC & Providence Revolving Fund**  
JHL Tecture, AE, PC | Northeast Engineering  
Providence Redevelopment Authority | Stem Contracting and Design

### PRESERVATION PROJECT AWARD

#### **Heaton & Cowing Mill The Arc of Blackstone Valley**

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#### **STEPHEN J. TYSON, SR. ARTISAN AWARD**

**Andrew H. Panciotti, Sr.**

#### **ANTOINETTE F. DOWNING VOLUNTEER SERVICE AWARD**

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#### **FREDERICK C. WILLIAMSON PROFESSIONAL LEADERSHIP AWARD**

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The Rhode Island Historical Preservation & Heritage Commission is the state agency for historical preservation and heritage programs. The Commission operates a statewide program that identifies and protects historic buildings, districts, structures, and archaeological sites. The Commission also develops and carries out programs to document and celebrate the rich cultural heritage of Rhode Island's people.

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## Washington Bridge Linear Park, East Providence-Providence

Completed in 1930, the Washington Bridge is an impressive work of early highway construction. The Classical Revival-style, reinforced concrete arch bridge featured masonry towers with paneled parapets and balconies, and granite entrance pylons ornamented with swags, shields and eagles. Spanning the Seekonk River between Providence and East Providence, the bridge provided four lanes for autos and two for streetcars, with a center bascule that could be raised and lowered in 2½ minutes.

By the late 1990s, however, the Washington Bridge had become structurally unsound. Its replacement would need to accommodate I-195 and a portion of the East Bay Bike Path, which at the time was relegated to a narrow lane jarringly close to the highway. The Rhode Island Department of Transportation devised an ingenious (and cost-saving) plan: a new bridge would be built, but one-third of the historic bridge would be saved and dedicated to the Bike Path, with a generous 11-foot-wide lane and a separate pedestrian walkway. One of the state's most beautiful trails would thus be connected to Providence in dramatic fashion.

Ventrone Architecture, Vanasse Hangen Brustlin, Inc., and GLA/BETA Group teamed up on the complex project. The entrance pylons were restored, including their bronze plaques. The granite operator's houses received new copper roofs, windows, and replicas of their original cast-bronze flagpole bases. A central plaza was designed with overlooks and seating areas (some created from repurposed granite), raised planters and interpretive panels. Decorative light poles, a perfect match for the originals, and custom-designed railings are the icing on the cake.



In 1930, Civil Engineering predicted that the Washington Bridge “will long stand as an object of utility and beauty of which the people of Rhode Island may well be proud.” Repurposed and rechristened the Washington Bridge Linear Park, the structure now provides a scenic route for bicyclists and pedestrians alike.

## Dylan Peacock and Miki G. Kicić for the Cook-Cohen House, Providence

When Dylan Peacock and Miki Kicić spent their first night they were wet and overwhelmed in their new house, lying beneath a water-stained ceiling and next to a bucket catching drips from a roof leak. Built in 1911 in the heart of Elmwood, the Colonial Revival/Shingle Style duplex boasted projecting corner porches with Doric columns, a steeply-pitched, slate-shingled roof with a bracketed cornice, wood-shingled walls, roof dormers, and bay windows. But years of neglect and a decades-long stint as a boarding house had left the building in dismal condition.

The house hadn't been painted in over 20 years. The wood shingles were cupped and the porches were rotting. At the chimney, you could see daylight where there should have been mortar. Roof shingles were missing as was most of the flashing; a kiddie pool collected the incoming rainwater. On the interior, stair balusters were missing, paint was peeling, and mold had overtaken one of the bathrooms. Systems were badly in need of an upgrade and the knob-and-tube wiring posed a fire hazard. To further complicate matters, a federal renovation loan required work to be completed within six months.



Luckily, Dylan and Miki didn't let panic get the better of them. With advice from Jane Driver of Armory Properties, they assembled a team of contractors to re-shingle and paint the exterior, repair the porches, and disassemble and rebuild the chimney. Rhode Island Slate Roofing installed new copper flashing and replaced missing shingles. Dylan and Miki did the bulk of the interior work, while holding down full-time jobs. They repaired plaster, stripped the failing finishes off walls, ceilings and trim, and re-painted nearly every room in the house. They met the bank's deadline: the project was done within six months.

“Done” is a relative term, of course. There's always more to do at a big, old house like 209-211 Congress Avenue.

## Elizabeth Webbing, Central Falls

Pawtucket-based businessmen and developers Louis Yip, Sunny Ng, and Jevon Chan (The Tai-O Group) dedicated nearly ten years in a labor of love to the adaptive reuse of a large mill complex in Central Falls. The 19th-century textile mill complex has been transformed into luxury lofts now known as “M Residential.”

In Central Falls, a city that boasts of a long history of manufacturing along the Blackstone River, the textile mills on Roosevelt Avenue are among the most significant. The Tai-O Group acquired the properties in 2005 and could only have continued the rehabilitation projects, especially in the recession, with the support of state and federal historic preservation tax credits.

The recently completed final phase of the adaptive reuse of the overall mill complex focused on rehabilitating two buildings: the 4-story, brick pier-and-spandrel Bryan Marsh Mill (c. 1910) and the adjacent 4-story, rubblestone Pawtucket Thread Manufacturing Company (c. 1825). Tai-O Group served as general contractor and worked with architect Dana M. Newbrook of Cumberland and preservation consultants from PAL. At the Bryan Marsh Mill building, double-loaded corridors were added to create 85 open-loft residential units, and original beams in the hallway ceilings and interior brick walls were preserved. New windows that replicate the original wood sash were installed, brick walls were cleaned, and a historic walkway connecting to the Pawtucket Thread Manufacturing Company Building was preserved and glazed. At the Pawtucket Thread building, exterior stonework was repaired, the original interior staircase was restored, and each floor was converted into an expansive open loft.

Residents in both buildings enjoy top-of-the-line finishes and amenities like a game room, a theatre, and a private boat launch. The restorations at Elizabeth Webbing have stitched a historic complex back together and created a tight-knit community in Central Falls.



## Bristol Art Museum

Many Rhode Islanders are familiar with the history of Linden Place, a Federal-style masterwork designed by Russell Warren for George DeWolf in 1810, saved by Rhode Island voters, and now used as a historic house museum. Few know that the wood-frame, hipped-roof Carriage House built ca. 1866 has its own story of revival.

In 1963, when Linden Place was still a private home, owner Ethel Barrymore Colt invited the young Bristol Art Museum to use the Ballroom for an exhibition, starting a tradition that continued when Friends of Linden Place became stewards of the property. After 46 years of temporary shows, an opportunity presented itself in the form of the underused Carriage House. The Friends could restore another part of the historic campus, and the Bristol Art Museum could create a year-round venue. In 2009, board member Helga Piccoli began a fundraising campaign that would raise \$1,000,000 from private donors and major grants from the Champlin Foundations.

Restoration of the Carriage House presented many challenges, like structural stabilization and ADA accessibility. Architect John Lusk of JHL Tecture, AE, PC recalled, “If you’re going to do this right, you listen to the building.” He worked with architect Greg Speiss, AIA, Beachview Building Co., Woodland Inc. Bldg., and Westcott Building & Remodeling on a project that would give the Carriage House a new life — and the Bristol Art Museum a new home.

The team sensitively installed an ADA accessible museum entrance in Linden Place’s brick boundary wall, removed interior partition walls to create a gallery space, reinstalled an original transom window (found in the attic) in the central gallery, renovated rooms for use as artists’ studios and classrooms, and installed a reception desk made of salvaged materials.

The restored Carriage House provides the Bristol Art Museum with its first dedicated home and room to grow. As museum board member Patricia Woods proudly said, “Linden Place is the crown jewel of Bristol, but we’re the hidden gem.”



## Ashton Village, Cumberland

Ashton is the quintessential mid-19th-century Rhode Island mill village. It has it all: a large brick textile mill on the Blackstone River, houses for the families that worked in the mill, a schoolhouse and a church. This planned community, constructed by the Lonsdale Company in the late 1860s, included a mix of double-houses and tenements, all of brick with side-gable roofs, exposed rafters, and regularly-spaced, segmental-arched window and door openings. Their consistent form, materials and detailing create a remarkably cohesive image — one that caught the eye of the National Park Service, which identified Ashton as a key site within the newly-established Blackstone River Valley National Historical Park.

The rehabilitation of the Ashton Mill into market-rate apartments in 2005, along with the development of the Blackstone River Bike Path, injected new life into the village. But the workers' housing, though handsome and well-built, was run-down. In 2012, the non-profit Valley Affordable Housing Corp. purchased seven of the double-houses and two large tenement buildings and began an ambitious rehabilitation. Brick walls were re-pointed, chimneys re-built, new roofs installed, and wood windows restored. The historic floor plans were retained where possible, as were interior features such as wood flooring, paneled doors, plaster walls, beadboard wainscoting, and window and door trim. Two new multi-family residences were constructed; one replicates a long-gone tenement building depicted in historic photographs. O'Hearne Associates Architects designed the project to meet the requirements of



both the state historic rehabilitation and low-income housing tax credit programs. PAL provided preservation consulting services, while the contractor, Nation Wide Construction, completed the project in phases, allowing existing tenants to remain without interruption.

Once home to workers who set off for the mill each morning, the historic houses and tenements at Ashton now provide 59 units of much-needed affordable housing for families. This archetypal mill village is a model for putting historic buildings to good use.

## Earle Warehouse, Providence

Location is everything in the real estate business, and no one knows the value of an eye-catching property better than Melanie Delman, the President of Lila Delman Real Estate International. Her award winning restorations of historic buildings for real estate offices prove to her clients that she's willing to roll up her sleeves and tackle complex projects.

The Earle Warehouse on South Main Street was constructed circa 1784 overlooking the Providence River. Designed as a warehouse during the heyday of Providence's commercial waterfront, the 4½-story stone and brick building has housed everything from coal to steam pipe businesses and survived fires, hurricanes, and urban renewal. Melanie was immediately drawn to the property's exterior and river-view but "*nothing* about the inside," a subdivided space with uninspiring remodeling that obscured historic details.

Melanie worked with Northeast Collaborative Architects to reimagine the space. The project removed non-historic partition walls and ceilings, exposed historic timber framing and finishes, removed brick infill to reveal original window openings. Exterior work included installing period appropriate windows, new copper gutters, and a synthetic slate roof, as well as reopening loading doors. The project restored the historic character of the building and created a modern interior that is both rustic and refined. Now office space for eighteen realtors with a luxury rental apartment on the upper floors, the Earle Warehouse has curb appeal, both inside and out.



## George C. Arnold Building, Providence

Erected in 1923, the George C. Arnold Building's brick façade stretches the length of a block on Washington Street. Architects William R. Walker and Sons designed ground-level storefronts under Chicago-style windows, decorative copper spandrels, and a boxed copper cornice. The robust façade belies the fact that the building is only twelve-and-a-half feet deep. Savvy developer George C. Arnold captured a portion of the adjacent Phoenix Building to serve as the rear wall of his new building.

Over the years, the Arnold Building fell into decline. Regular high tide flooding rotted steel I-beams throughout the basement and under the sidewalk. When the Phoenix Building was demolished in 1999, the structural integrity of the Arnold Building suffered further. A 2009 fire nearly destroyed the east side of the building. The Arnold Building had a slim chance of survival.

Losing the Arnold Building could leaving a gaping hole — or worse, a surface parking lot — on a key stretch of Washington Street. Providence Preservation Society listed the building among its Most Endangered Properties in 2012-14. The Providence Revolving Fund (PRF), which had provided a grant and loan for the building, encouraged the Providence Redevelopment Authority to begin the arduous process of condemning the property. In 2013, PRF and local developers Lori Quinn and Dave Stem formed a partnership to redevelop the building.

Working with JHL Tecture, AE, PC and Northeast Engineering, Stem Contracting and Design installed a steel structural skeleton from the basement to the third floor, and reinforced weakened brick piers in the basement with steel columns. The exterior rehabilitation included masonry repair, new windows, and rebuilt storefronts inspired by a historic



photograph. The building contains a restaurant on the ground level, two affordable rental apartments, and a two-story market-rate apartment. Funding for the project came from the PRF Downcity Fund, PRA, state and federal preservation tax credits, HUD grants, and family members.

Reused and renewed, this splendid splinter of a building plays an outsized role in the revitalization of Washington Street.

## Heaton & Cowing Mill, Providence

The recently restored Heaton & Cowing Mill is a bricks-and-mortar success story, but its greatest accomplishment is how it is transforming the lives of its first residents.

The Heaton & Cowing Mill is the oldest surviving building in the Geneva Mills complex. Built in 1832, the 3-story, timber frame, rubblestone mill was powered by the West River and produced boot laces and cotton cloth. In 1926, a 3-story brick addition dramatically expanded the size of the building, which remained in industrial use until around 2000. When The Arc of Blackstone Valley began searching for locations for a veterans' housing community, Heaton & Cowing fit the bill: the mill was structurally sound, with space for micro-apartments and shared community rooms.

The complex project employed eight sources of funding, including state and federal historic preservation tax credits, and required a team of experts to see it through. Architects Saccoccio and Associates and contractor Behan Bros., Inc. were joined



by DiPrete Engineering (civil), Steere Engineering Inc. (structural) and Engineering Design Services (mechanical, electrical and plumbing). The Providence Revolving Fund served as historic preservation consultants. Systems were updated, rotting beams were replaced, the roof was insulated, and historic features like timber beams and stair handrails were preserved. The final product is twenty micro-apartments, ranging from 250-400 square feet, some with up to 11' ceilings, an abundance of natural light, and handicapped accessible bathrooms.

Offered as affordable housing units for homeless or nearly homeless veterans, the apartments provide privacy, comfort, and safe spaces for residents to plan the next chapter in their lives. Additional amenities include a communal meeting room, kitchen, and patio for recreation and career development classes, which foster comradery among veterans who have served the United States in different branches of the military and all across the globe. The thoughtful renovation of the Heaton & Cowing Mill is part of a national initiative to end veterans' homelessness.

**Andrew H. Panciotti, Sr., Providence**

The architectural sheet metal worker fabricates cornices, flashing, ornament, skylights, moldings, gutters, bay windows, roofing, siding, and downspouts. He cuts, bends, rolls, forms, stamps, and welds sheets of copper, lead, tin, zinc, and various alloys to create and preserve architectural features prized for their crisp detail and longevity. A sheet metal worker must complete a four-year apprenticeship followed by four years of on-the-job experience; a master sheet metal mechanic completes another six to ten years of work. It takes a master to make a masterpiece — a work of craftsmanship that demonstrates your command of the trade. Pawtucket native Andrew “Andy” Panciotti, Sr. has done all that and a bag of chips.

Andy’s career began in 1981 in the roofing trade. Inspired by a love of historic architecture, Andy entered an apprenticeship through Sheet Metal Workers Local 17 and graduated first in his class. He spent his spare time meeting with old-timers, studying trade textbooks, and observing metalwork details on historic buildings.



In 1991, Andy established his own business, completing high-profile restoration projects at Aldrich House, Pawtucket Public Library, Blithewold, John Brown House, and several buildings at Brown University. Now Andy works at Heritage Restoration, Inc., where recent projects have included installing a flat-seam copper roof on the First Congregational Church belltower in Bristol, slate and copper repair at the Courthouse Center for the Arts in Kingston, and roof and chimney work at Bristol Historical Society’s 1828 jail. Colleague Rob Cagnetta notes that “Andy’s knowledge of the craft is unparalleled,” and that he “can resolve any complex fabrication and installation, most of which can never be found in a textbook or specification.”

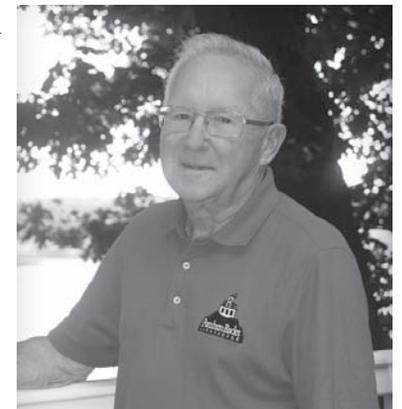
Andy has mentored dozens of students and workers, as he was mentored decades before. An engaging and patient teacher, he has instructed groups as wide-ranging as the Rhode Island Builders’ Association, Preservation Trades Network, Met School students, and prison inmates. Master craftsman Andy Panciotti practices and preaches, preserving historic buildings and advancing his trade.

**David J. Kelleher, East Providence**

Longtime elementary school principal David J. Kelleher’s own preservation education began with a Riverside history slideshow he presented at Oldham School in 1975. Presentations on additional neighborhoods soon followed, and preservation causes became school projects. Dave’s Kent Heights students raised \$5000 towards saving the Crescent Park Carousel. When Union Primary School closed, Dave ensured that the historic building would be preserved. As a board member of the East Providence Historical Society (EPHS), he organized field trips to the John Hunt House and Bridgham Farm for fourth and fifth graders.

Dave took on extracurricular preservation projects, working with EPHS to preserve a historic amusement park building and the pumping station at Hunt’s Mills. With the East Providence Land Conservation Trust, Dave helped to save historic Bridgham Farm. His skills as an educator made him an ideal choice for the city’s Historic Properties Commission (HPC), and he emerged as the historic preservation liaison to City Council. HPC initiatives included a demolition delay ordinance, saving historic Weaver House, and establishing the new Historic District Commission. The East Providence Chamber of Commerce engaged Dave to give citywide tours.

After he retired in 2002, Dave turned his focus to historic Pomham Rocks Lighthouse. He and Don Doucette established the Friends of Pomham Rocks in 2004 to restore the endangered building. He developed a program on lighthouses for Rhode Island’s fourth grade history curriculum, and he guides tours for Save the Bay and Providence River Boat Company in exchange for donations to Pomham Rocks. Dave shines as an interpreter of the light’s history as he mentors a new generation of lighthouse preservationists.



Nancy Moore, a colleague at the East Providence Historical Society, writes that Dave’s “ability to galvanize a group, lead it fairly, and handle thorny problems quickly has made him sought after as a leader here in the City.” Whether he is educating second graders or the City Council, there’s no better interpreter of Townie Pride than Dave Kelleher.

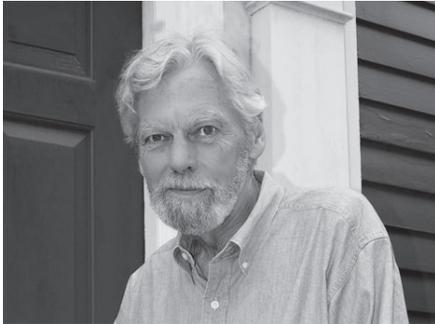
## Robert P. Foley, Newport

In 1963, Robert Foley was in the midst of an intensive examination of 18th-century New England architecture for his undergraduate studies at Marlboro College. A classmate lured him to the City by the Sea, and Robert was hooked. One house in particular caught his eye: the Peter Simon House, which Robert vowed to buy and restore if it ever came on the market. In 1964, it did — and Robert made good on his promise.

When he moved to Newport, the preservation movement was just beginning, and Robert was in the thick of it. He became active with Operation Clapboard, a group that matched historic homes with restoration-minded buyers. Robert applied his expertise in 18th-century construction methods to the practical work of fixing up old relics. As Operation Clapboard wound down, another organization was getting started: the Newport Restoration Foundation, established by Doris Duke in 1968. An accomplished photographer, Robert documented the restoration of dozens of 18th-century buildings acquired by the NRF. Robert took an astonishing 20,000 images, a remarkable record of the NRF's early history and an invaluable resource for scholars of colonial-era architecture.

Robert spent time as a marine photographer before returning to the NRF. Initially hired to organize the NRF's archives, in 2000 Robert became the organization's Director of Preservation, a post he held until his retirement earlier this year. Under Robert's guidance, NRF carpenters became more knowledgeable about early building methods and restoration philosophy. Robert overhauled the NRF's color schemes based on paint analyses, and led the effort to create a dendrochronology database for the Narragansett Basin. He was the lead author of *Extraordinary Vision*, a catalog of the NRF's architectural collection. Robert managed numerous projects at Doris Duke's Rough Point estate as well as the acquisition and restoration of four important 18th-century houses.

Robert's preservation work has often taken place behind the scenes — or behind the camera. But everyone who cares about Newport's historic character is a beneficiary of his knowledge, skill and dedication.



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