



Join us to
**Preserve Rhode
Island**

Our past, your present, their future

Mission

- To protect Rhode Island's historic structures and unique places for present and future generations.
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Preserve Rhode Island

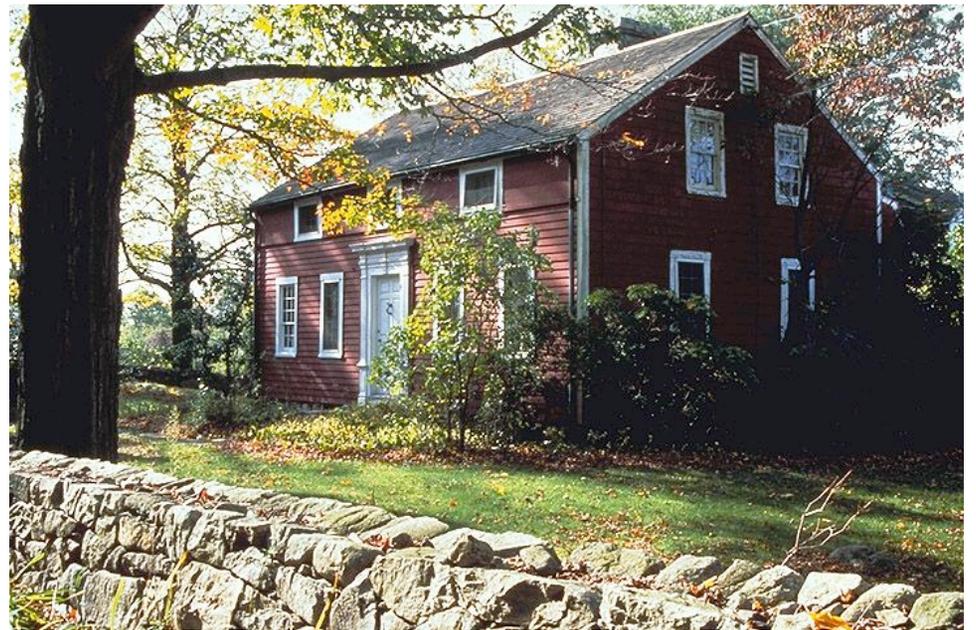
Historic Preservation or Land Conservation?

- Where does the violet tint end and the orange tint begin? Distinctly we see the difference of the colors, but where exactly does the one first blending enter into the other? So with sanity and insanity.

- [Herman Melville](#)

J. Alden Weir Farm, Wilton, CT

Where is the boundary
between land conservation and
historic preservation?



Historic Preservation and Land Conservation Shared Goals

- Protect community character
 - Improve quality of life
 - Preserve heritage
 - Promote interconnectedness of people with their environment
 - Keep important places for future generations
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Distinctive Local Character



Authenticity

- The only thing that makes one place more attractive to me than another is the quantity of heart I find in it.

Jane Welsh Carlyle



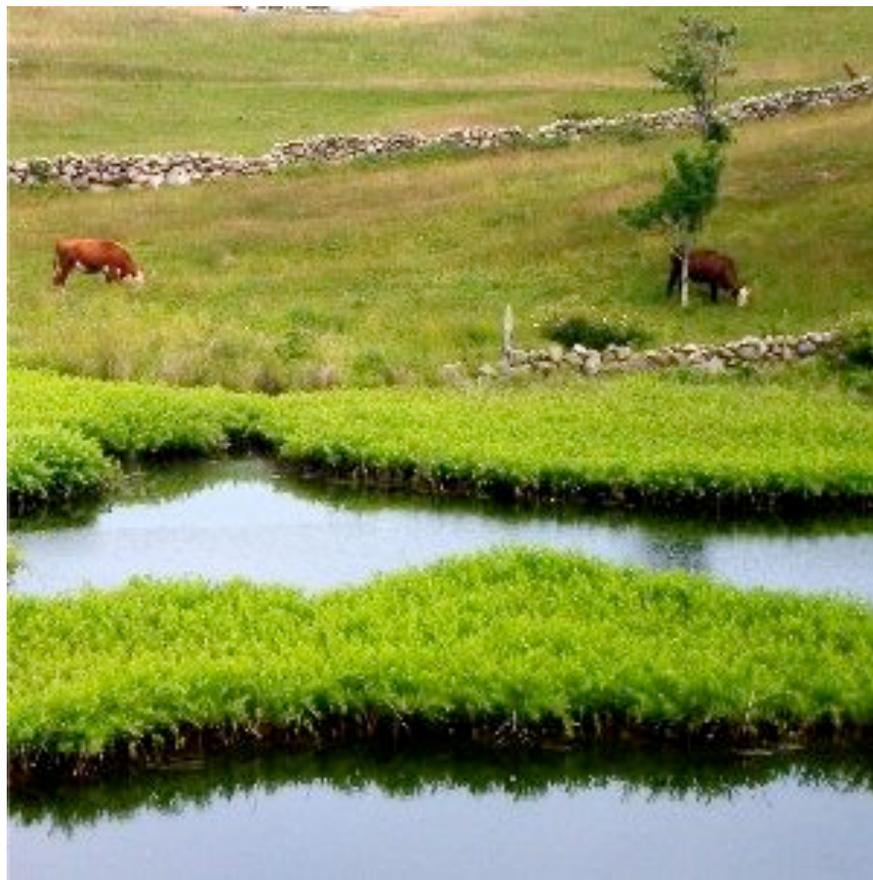
Parallel Worlds

- Historic Preservation and Land Conservation separated by
 - Laws and rules
 - Governmental institutions
 - Programs
 - Academic background
 - Experience
 - Common to be working to protect the same piece of real estate independently without knowledge of the other
-

True Stories from the cultural divide



More stories



Massacre Marsh



Ferrari Farm, Dunstable MA





Reed Parkhurst Homestead,
House c.1805, c. Barn 1880

-
- You can learn a lot from people who view the world differently than you do.

- Anthony J. D'Angelo, *The College Blue Book*
-

Culture Bound

- Different cultures bound by language, social and political institutions and networks –shape perceptions of the world.
 - Eskimo and “snow”
 - Hopi and theory of relativity
 - Definition of an “expert”:
 - Someone who knows more and more about less and less!
-

The Unknown

- As we know,
There are known knowns.
There are things we know we know.
We also know
There are known unknowns.
That is to say
We know there are some things
We do not know.
But there are also unknown unknowns,
The ones we don't know
We don't know.

■ Donald Rumsfeld

Organizational silos

- Dysfunctional units characterized by their tendency to:
 - ❑ protect themselves
 - ❑ hold and maintain duplicates of data and services
 - ❑ communicate more within than outside
 - ❑ make decisions based on narrow input, and
 - ❑ place their own parochial goals ahead of larger goals



Different Drummers

Historic Preservation

- 1st Impulse: Regulate
- Last Resort: Acquire
- Primary Funding: Private, tax credits
- Instinct to solve problems: Documentation, expert analysis, testimony
- Common obstacles: Trivialized, lack of credibility

Land Conservation

- 1st Impulse: Acquire
 - Last Resort: Regulate
 - Primary Funding: Federal, State & Local gov't
 - Instinct to solve problems: Negotiation with landowners, political engagement
 - Common obstacles: Territoriality, competition
-

-
- The world is so dreadfully managed, one hardly knows to whom to complain.

- ~Ronald Firbank



The Almy House at Quansett Farm, Dartmouth, MA







NATIONAL TRUST FOR HISTORIC PRESERVATION®

- Saving places that matter

National Trust for Historic Preservation

- Saving the places people love

Land Trust Alliance

Best Practices

Historic Preservation Land Conservation

- Market solutions, private investment, economic reasons to keep heritage
 - National standards & criteria; each project part of nation's past
 - Public review based on dispute resolution
 - Energy of citizen groups, movement, crusade, empowering volunteers
 - Public finance: direct lobbying for \$\$ for parks and open space – all levels of government
 - Landowners part of the solution
-

Collaboration

-the means through which organizations work together in a concerted effort toward mutually desired ends....
 - Create stronger programs and associations
 - Improve effectiveness
 - Create healthier finances
 - Persuade decision makers
-

Synergy

- Teamwork divides the task and multiplies the success.

~Unknown

- Sticks in a bundle are unbreakable.

~Kenyan Proverb

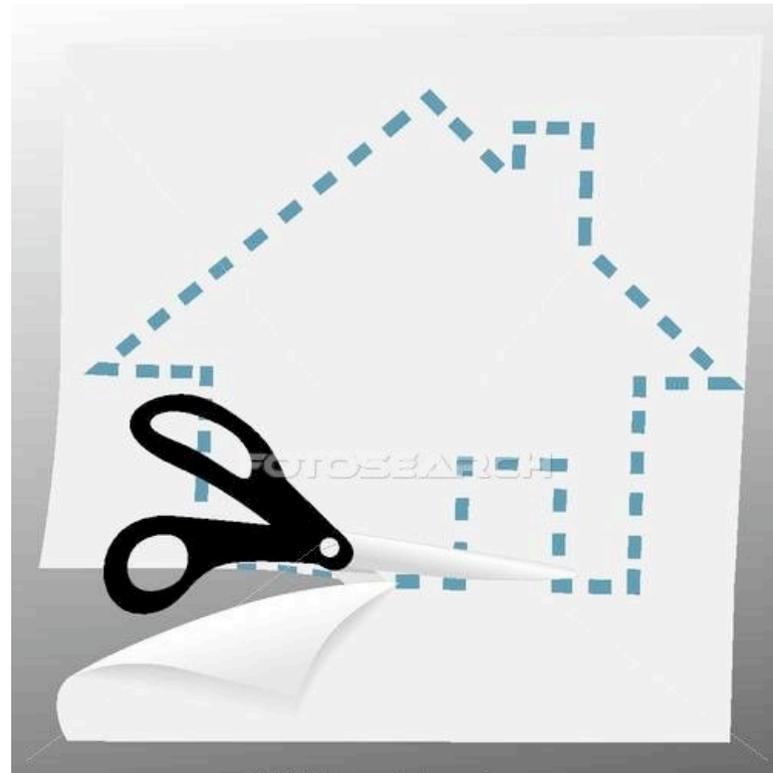


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- There is strength in the union of even very sorry men.

- Homer

Whole Landscape preservation

- Alternatives to carve outs

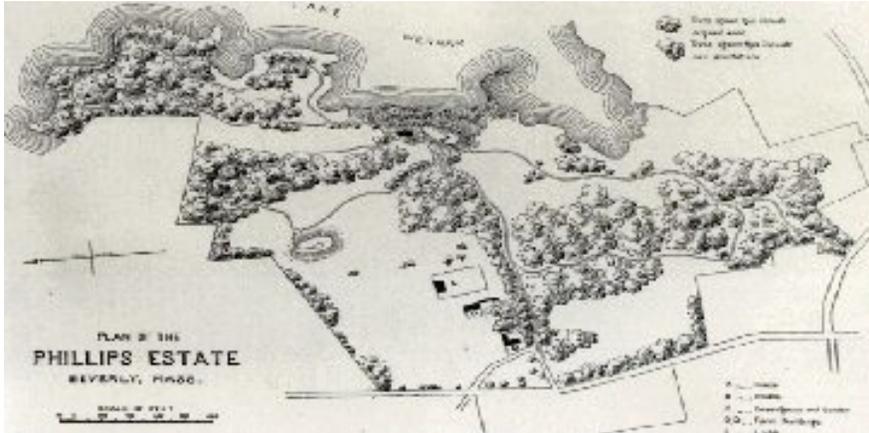


k2421387 www.fotosearch.com

Daniel Webster Farm Franklin, NH



Moraine Farm, Beverly MA



Shaker Village, Sabbathday Lake, ME



Hassanamesitt Woods Grafton, MA



How to Change

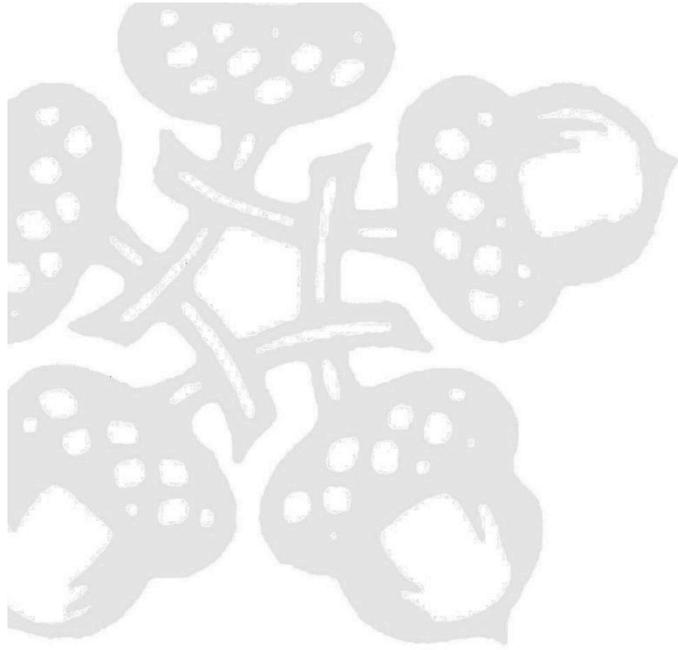
- Awareness



- Practice



- Habit



Wish List

Ten ideas to improve historic preservation organizations' performance and protect the Whole Landscape of New England!

1. Capacity

- Build capacity of local preservation and land trust organizations
 - To identify and value both natural and historic heritage
 - To understand conservation options
 - To develop negotiation skills
 - To participate in conservation real estate transactions
 - To build an effective constituency



2. Strategy

Preservationists explore a strategic approach

- What are the top sites to preserve in a geographic area?
- Who holds the landowner relationships with those sites?
- What can we do to enlist owners' support to protect top priorities?



3. Outreach

Preservationists reach out:

- Invite collaborators to the table
- Infiltrate land trusts; and
- Call for help on threatened properties where there is synergy



4. Funding

- Build funding for land conservation and historic preservation projects – federal, state and local levels



5. Risk Capital

Risk capital for historic preservation

- ❑ Preservation revolving funds – to help with short term capital to secure preservation



“Skin in the game”

- ❑ Seat at the table for projects
-

6. Acquisition

- Embrace acquisition as a tool for historic property preservation
- Acquisition can be temporary or “less than fee”
- Allow the use of federal funds for less-than-fee acquisition



7. Attitude

Inspire voluntary
preservation programs --

How not to be the
“preservation police” ...

- ❑ Add value to the project
- ❑ Work with property owners to accomplish mutual gains
- ❑ Lighten up & be nicer



8. Stewardship

Develop stewardship capacity and best practices for historic preservation

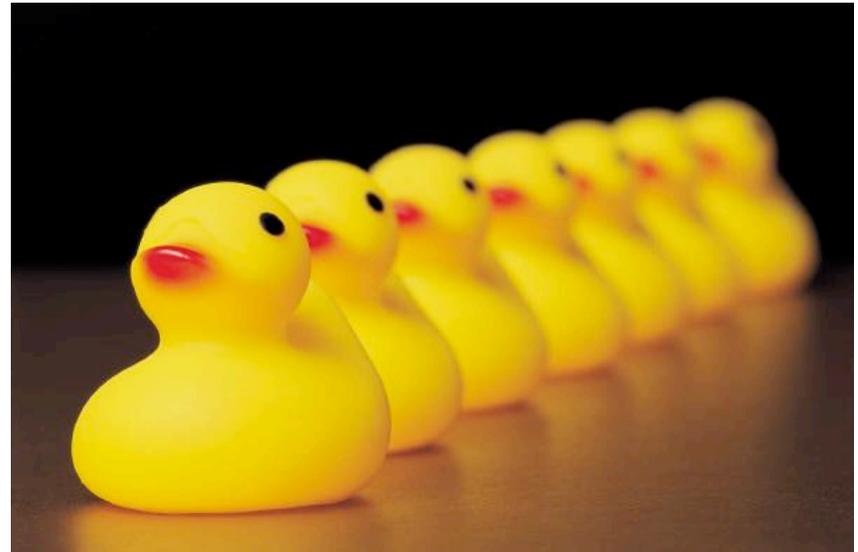
- Increase public understanding and enjoyment
- Common sense approaches to preservation treatments



9. Collaboration

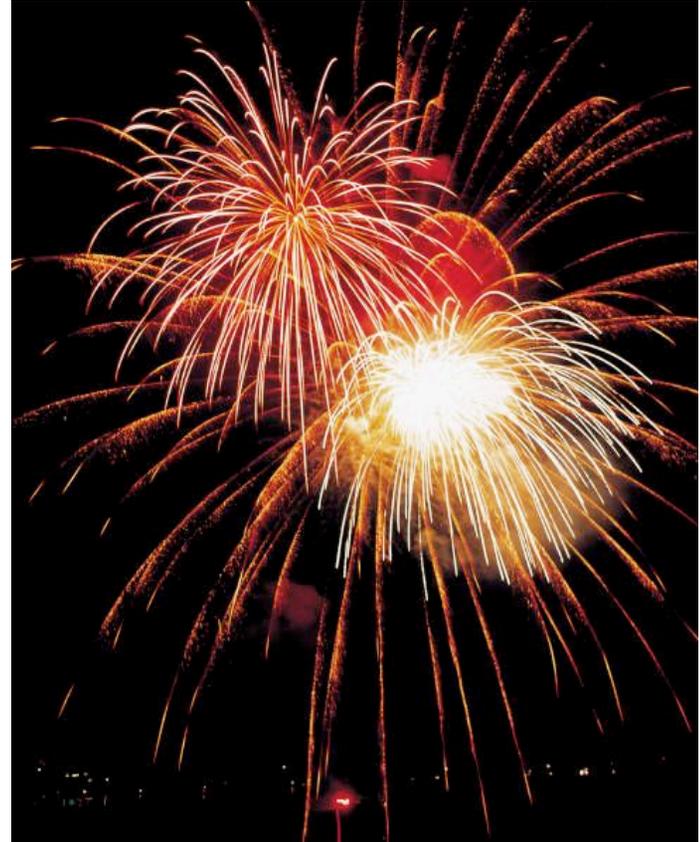
There is strength in the
union of even very
sorry men.

Homer



10. Leadership

- Harness the passion and enthusiasm of those fascinated by history along with proud owners of important historic sites, to join in protecting places that matter forever, for everyone!



Aspirations: What impact do we intend?

- To protect Rhode Island's historic structures and unique places for present and future generations.
 - By protecting places that matter, to inspire, connect and strengthen Rhode Island communities.
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Whose mission is this?

- Saving people money so they can live better is at the heart of everything we do. Simply put, helping people live better is more than something we do, it's who we are.
-

Stewardship for the Future

- I'm a preservationist not because I'm interested in the past, but because I care about the future.
 - Abe Wolfe

