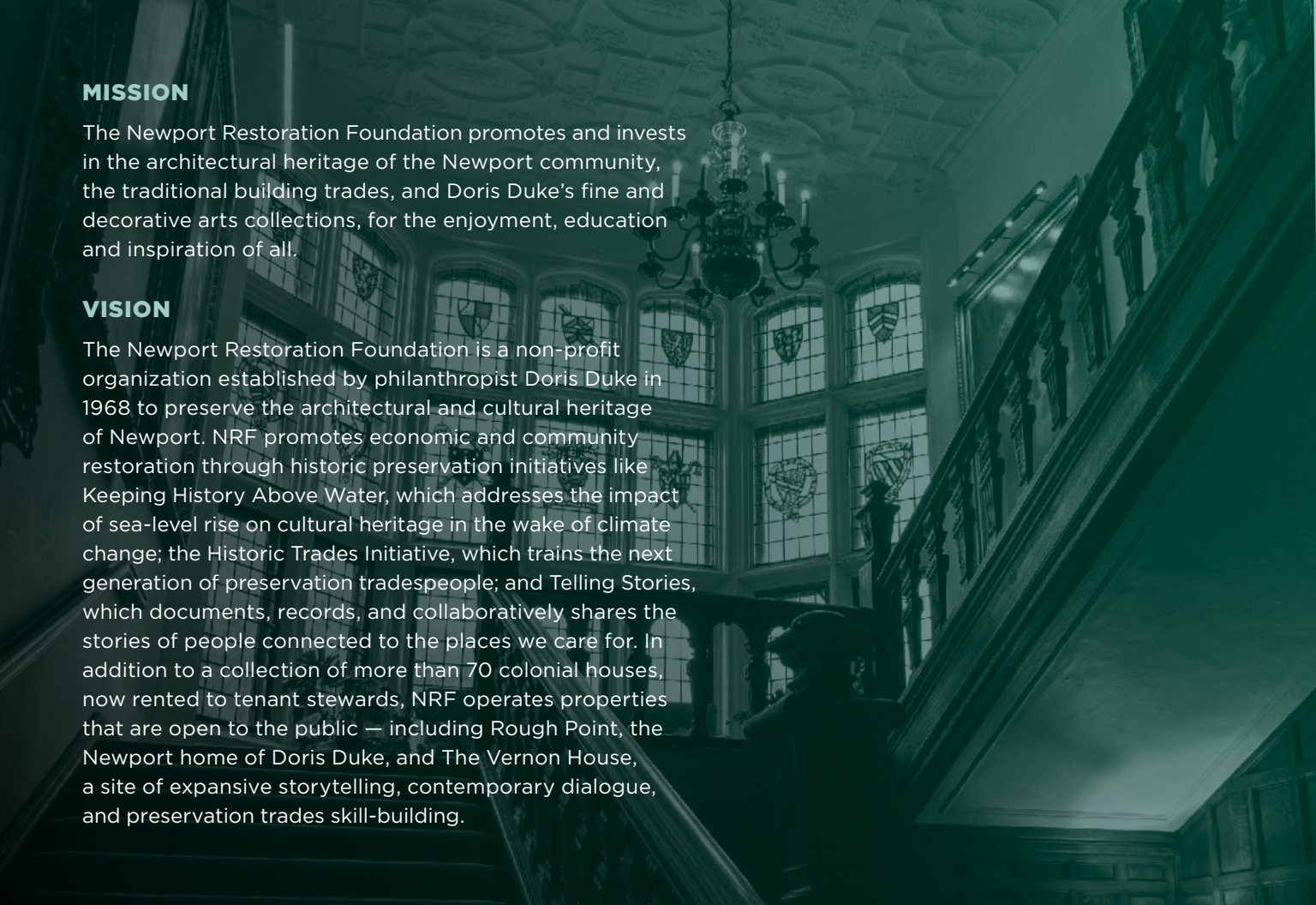


2025 ANNUAL REPORT

Preserving, Restoring and Sharing our Community's Cultural Heritage



Newport
Restoration
Foundation



MISSION

The Newport Restoration Foundation promotes and invests in the architectural heritage of the Newport community, the traditional building trades, and Doris Duke's fine and decorative arts collections, for the enjoyment, education and inspiration of all.

VISION

The Newport Restoration Foundation is a non-profit organization established by philanthropist Doris Duke in 1968 to preserve the architectural and cultural heritage of Newport. NRF promotes economic and community restoration through historic preservation initiatives like Keeping History Above Water, which addresses the impact of sea-level rise on cultural heritage in the wake of climate change; the Historic Trades Initiative, which trains the next generation of preservation tradespeople; and Telling Stories, which documents, records, and collaboratively shares the stories of people connected to the places we care for. In addition to a collection of more than 70 colonial houses, now rented to tenant stewards, NRF operates properties that are open to the public — including Rough Point, the Newport home of Doris Duke, and The Vernon House, a site of expansive storytelling, contemporary dialogue, and preservation trades skill-building.

Dear Friends,

It is a privilege to introduce myself as the new Executive Director of the Newport Restoration Foundation. I came to this role drawn by a deep conviction that the places we preserve are not just sites but important connections to who we are and where we come from. I am inspired by the dedication of our Board, staff, partners, and supporters and by the enduring vision of our founder, Doris Duke, whose commitment to preservation continues to shape Newport and our work every day.

This past year was one of meaningful progress and momentum for NRF. We advanced our core mission on a variety of fronts. We completed strategic planning for our Keeping History Above Water™ initiative — a framework that positions NRF as a national model for resiliency strategies in historic coastal communities facing the realities of climate change. We expanded our educational programs, welcoming hundreds of students who made meaningful connections with art, architecture, and the natural environment. And we delivered over 1,000 hours of workforce training in the historic trades, helping to ensure these irreplaceable skills are passed to the next generation. None of this would have been possible without the generous support of our community. I hope the pages that follow give you a fuller picture of the difference your support is making.

For over 50 years, NRF has worked to carry on the impactful legacy of Doris Duke, preserving not only key historic buildings, but also the narratives, skills, and community they embody. As we look to the year ahead, I am excited to grow our impact through key strategic initiatives and partnerships. I am deeply grateful to be part of this community, and I look forward to seeing you at one of NRF's many programs and events in 2026. Thank you for your continued partnership and belief in this work.

With appreciation,

A handwritten signature in dark ink, appearing to read "Hilary Fagan". The signature is fluid and cursive, with the first name "Hilary" being more prominent than the last name "Fagan".

Hilary Fagan

Executive Director, Newport Restoration Foundation

A person wearing a grey hoodie, a brown baseball cap with a 'B' logo, and black gloves is working on a surface. They are using a brush to apply a substance from a white bucket. The bucket has a logo of a hand holding a brush and the text 'Multi-Glaze TYPE M'. The background is blurred.

HISTORIC TRADES INITIATIVE

TRAINING THE NEXT GENERATION



Students in the 5th Preservation Trades Specialist Training Program cohort gained hands-on preservation skills and were introduced to new trades during this 12 week workforce development course. This is a core component of NRF's Historic Trades Initiative, which trains the next generation in vital skills needed to work in the preservation trades.

600+ hours of trades training completed by Historic Trades Initiative trainees



In May, NRF partnered with the Fort Adams Trust to host a hands-on workshop completing masonry repairs on the granite façade of the historic fort. NRF Trades students and alums spent the day cleaning and repointing portions of the 230+ year old structure, helping the ongoing preservation of this National Historic Landmark.

50+ partnerships with community organizations and trades professionals that highlight historic trades as a viable career path



NRF's Historic Trades Initiative is shaping the next generation of preservation craftspeople. Through carpentry internships and job shadowing, participants of all backgrounds gain real-world experience across preservation disciplines.

130+ days of hands-on, real-world experience completed by interns and job-shadowers alongside NRF's Preservation Crew



LOOKING AHEAD: In 2026, NRF's Historic Trades Initiative will pilot a new mentorship and career support program that offers select students résumé guidance, professional introductions within NRF's network of preservation trades and partners, and ongoing support through interviews and early employment.

STORIES FROM THE FIELD



“

I originally started the class to learn how to work on my house and have a better understanding of preservation. I decided to take a leap and make a career change. I am currently working for Heritage Restoration. I'm learning carpentry. **If you're considering taking this course, just do it.** There's no reason not to. It's such a valuable experience.

—Kaitlyn Graves, 2025 Preservation Trades Specialist
Training graduate

”

NRF thanks the van Beuren Charitable Foundation and the William Pitt Foundation, Inc. for their support of NRF's Historic Trades Initiative

KEEPING
HISTORY
ABOVE
WATER

RESILIENCY IN THE WAKE
OF CLIMATE CHANGE

Keeping History Above Water (KHAW) launched in 2016 to help the field of historic preservation advocate for resiliency in the wake of climate change and to create a community of like-minded preservationists, practitioners, activists, and locals. In 2025, NRF undertook a strategic planning process to assess KHAW's impact, gather stakeholder insight, and chart a clear course for the next decade. As NRF celebrates KHAW's 10th anniversary in 2026, the initiative is advancing our stewardship of more than 80 buildings and landscapes, education programs, and trades training.



In November, NRF hosted the Association for Preservation Technology International (APT) for a Resilient Newport field session. NRF led tours with our preservation partners that featured municipal, private, and non-profit organizations and highlighted the importance of collaborative efforts to advance resiliency work, plan for future flooding, and design seal-level rise adaptations to the built environment.

11 conferences, both nationally and internationally, since 2016

1,000+ people convened for conversations about resiliency in the wake of climate change

LOOKING AHEAD: Keeping History Above Water Symposium will return to Newport from October 21-23, 2026.

IMPACTFUL PROGRAMS



A MATTER OF TRUTH-NEWPORT AT THE VERNON HOUSE

The Newport Restoration Foundation partnered with the Rhode Island Black Heritage Society to present *A Matter of Truth-Newport* at the Vernon House, sharing powerful stories of the resiliency of Indigenous and African Heritage Newporters across more than 400 years, with a particular focus on their indelible contributions to the rich legacy of Newport's architectural and cultural heritage. Interpretive panels, photographs, and artifacts filled the rooms, while lectures and walking tours helped bring this important and often untold history to life. This exhibition marked an important moment in Vernon House's use as an exhibition site, community gathering space, and preservation learning lab.

2,000+ visitors engaged in exhibition and programming



Thank you to BankNewport for their generous support of *A Matter of Truth*



LOOKING AHEAD: Get ready for Revolutionary Vernon House in celebration of America250! Exhibitions and programs with our community partners will make Vernon House a must-visit destination in 2026.



COMMUNITY PROGRAMMING AT ROUGH POINT: KITCHEN GARDENS, WELLNESS, & RESILIENCY

This year NRF partnered with the Boys & Girls Club, FabNewport, Aquidneck Resilience, Newport Community Schools, Gnome Surf Therapy, Lucy's Hearth, Conexión Latina, and the MLK Community Center to connect students and families with art, landscapes, and storytelling. These programs helped spark inspiration and creativity while fostering wellness and resiliency—advancing the legacy of our founder, Doris Duke. In 2026, we look forward to serving more students and families through an expanded Art & Wellness series of programs designed to increase our impact.

500+ students and families participated in hands-on programming—an increase in more than 400% from 2024

LOOKING AHEAD: NRF will commemorate the 250th anniversary of the founding of the United States and 10 years of Keeping History Above Water with interactive programs, including hands-on workshops, “Weather Watchers,” “Archives in Action,” and “Behind the Walls” tours.

A man wearing a baseball cap and glasses is in a workshop, holding a wooden joint. He is wearing a dark long-sleeved shirt with 'NRF COO' on it. In the background, there is a white cabinet with a 'DELTA' logo. The image has a teal overlay.

**PRESERVATION
IN ACTION**

**BUILDING A MORE
RESILIENT FUTURE**



With the support of the National Preservation Educational Foundation, NRF's Historic Trades Initiative hosted a historic window workshop to train homeowners and contractors on how to safely restore historic windows.

LEAD PAINT REMEDIATION ON HISTORIC WINDOWS — A GUIDE FOR HOMEOWNERS

In October, NRF hosted a workshop on historic window restoration where participants received hands-on instruction on how to safely mitigate lead hazards from historic windows to allow their safe, continuous use as outlined in the newly adopted Lead Paint Adaptation and Remediation Strategies for Historic Windows.

Adopted by the Newport Historic District Commission in December, the Lead Paint Adaptation and Remediation Strategies for Historic Windows are now available to all on the NRF website.

This project was supported by the National Park Service Certified Local Government Grant program, administered by the Rhode Island Historical Preservation and Heritage Commission, and the National Trust for Historic Preservation, which is also sharing the guidelines nationally, broadening this project's impact beyond the borders of Newport.



2,000+ historic windows are preserved and maintained by NRF
in its collection of over 80 buildings

LOOKING AHEAD: Because of high demand, another workshop focused on window restoration will be offered in 2026.



EXTERIOR RESTORATION HIGHLIGHTS

As part of NRF's cyclical maintenance of the 80+ properties in our care, our full-time Preservation Crew of field carpenters, millworkers, painters, and systems experts undertake yearly restoration and preservation projects. Our Preservation Crew is following in the footsteps of many generations of tradespeople who have worked to restore and maintain each historic house—and who help ensure the long-term preservation of these special sites for generations to come.



In 2025, The Preservation Crew dedicated more than 18,000 hours to preserving, restoring, and maintaining NRF's historic buildings, vital to Newport's historic cityscape.



LANDSCAPE STRATEGIC PLANNING

Our landscapes are essential to each property's history, present enjoyment, and future sustainability. A team of Landscape and Preservation staff undertook a comprehensive Landscape Site Assessment to gather data on landscape planting, hardscape, drainage, and overall site conditions across our collection of preservation properties. The goal is the preservation and protection of these sites by adapting our landscapes to better protect the buildings from the effects of climate change, such as increased precipitation and flooding, and to maintain a healthy tree population that contributes to the health of the community.



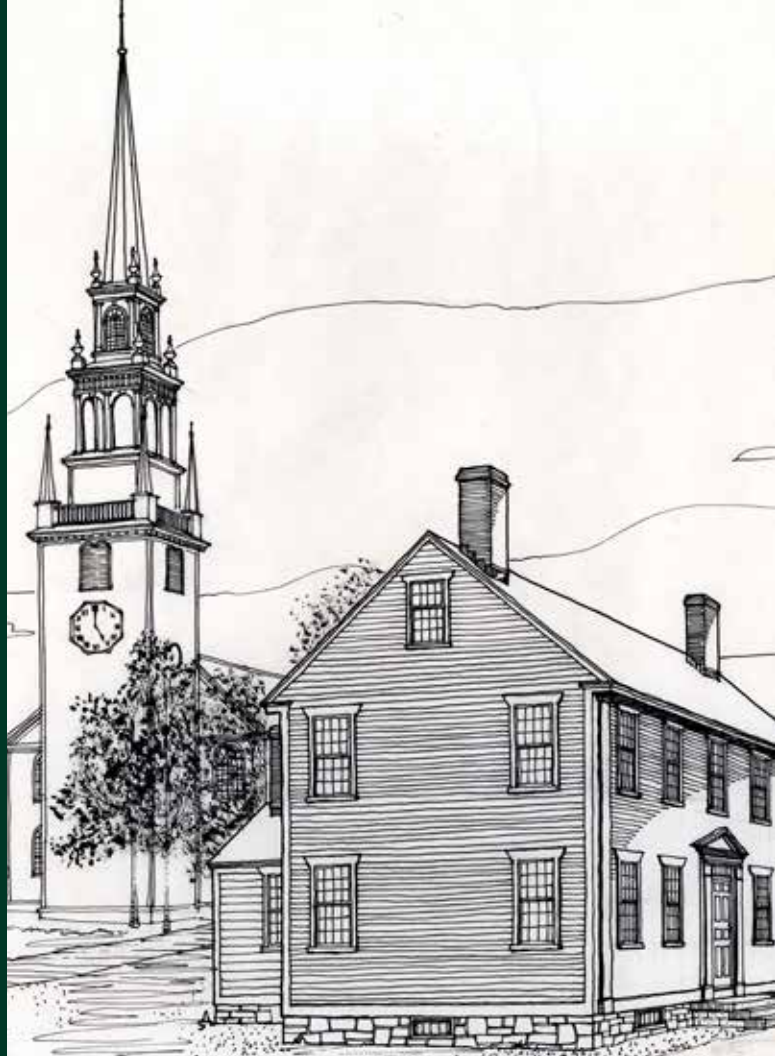
VERNON CAPITAL PLANNING

Vernon House at 46 Clarke Street, a 300+ year-old National Historic Landmark, is connected to many integral stories of not only the history of the city of Newport but the broader history of colonization, global trade, and historic preservation's impact on city planning. After undertaking a Historic Structures Report to better understand the long-term preservation and use of the site, the site has been open to the public as a space for exhibition, community gathering, and a preservation learning lab. With the support of the Alletta Morris McBean Charitable Foundation, NRF began capital planning in 2025 for the long-term preservation of this nationally significant building to ensure its public accessibility into the future.

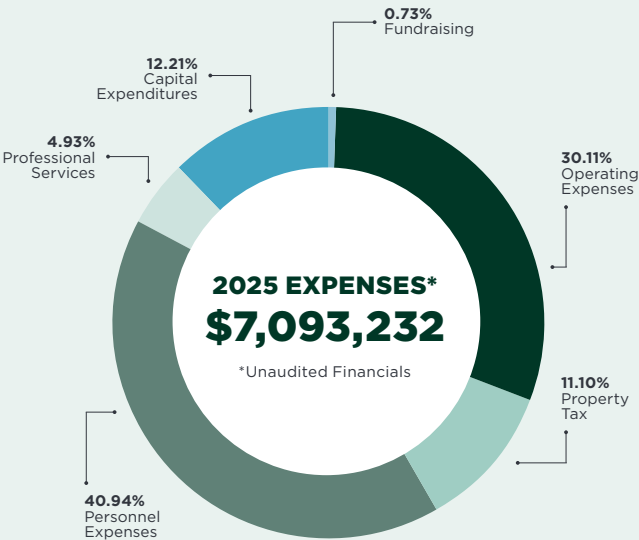
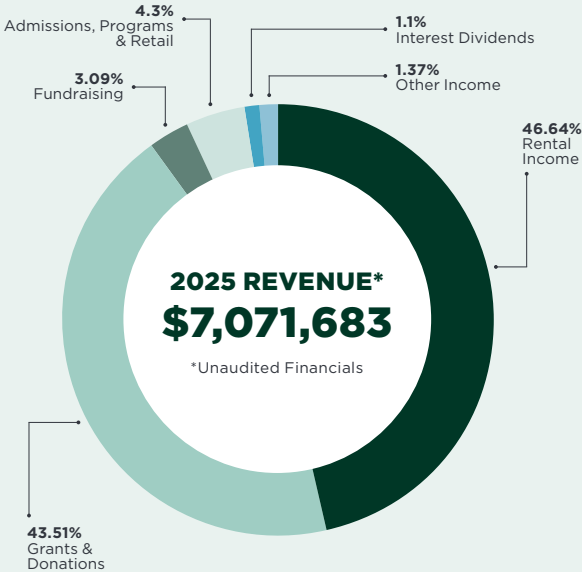
INSIDE THE NRF ARCHIVES

This past year, NRF staff processed more than 132 linear feet of records, rehoused our collection of more than 2,400 architectural drawings, and answered 72 research requests. We continue to process records related to the organization's work, including restoration project files, work ledgers, brief histories of houses in our portfolio, and records related to the care of Rough Point. They help tell the story of not only the history of the Newport Restoration Foundation but also the history of the historic preservation movement in Newport and the shaping of the City.

LOOKING AHEAD: In 2026, we are working with dedicated interns to continue the processing, rehousing, and organization of our archeology and architectural fragment collections.



2025 FINANCIALS



19TH ANNUAL DORIS DUKE HISTORIC PRESERVATION AWARDS



In partnership with the City of Newport, the Newport Restoration Foundation, recognized exemplary projects that carried forward the legacy of NRF founder, Doris Duke and have had a significant impact on the preservation of the cultural and historic fabric of Newport. The awards ceremony, which took place at Rough Point on September 5th, has become a signature event in Newport.

Learn more at
newportrestoration.org/ddpa

LOOKING AHEAD: The 20th annual Doris Duke Historic Preservation Awards will take place Friday, September 11, 2026 at Rough Point.

2025 HONOREES INCLUDED:

Hope Street Barn (1901), Newport, RI

Award for Restoration with Adaptive Reuse — Awarded to Wayne and Laura Glazier for the detailed restoration of the 7 Hope Street Barn. The project championed historic preservation by uncovering and preserving character-defining features. Sensitively added elements, such as skylights, gave it a new, modern purpose and allowed the property to be useful once more.

Honeysuckle Carriage House (1886), Newport, RI

Award for Excellence in Craftsmanship — Awarded to Bernard Chiu for the restoration of the 1886 Peabody & Stearns designed Honeysuckle Lodge Carriage House to its historic appearance and utility in the Ochre Point-Cliffs Historic District. The project is a high-quality example of a secondary structure complementing its greater site that was executed with precision, superb craftsmanship, and sensitivity to detail.

OVERLAP Gallery (ca. 1930), Newport, RI

Award for Adaptive Reuse and Community Impact — Awarded to Susie Matthews for the adaptive reuse of a former 1930s automotive service station into a vibrant community art gallery. This excellent example of adaptive reuse preserves the signature 20th-century appearance and scale of the surrounding streetscape while enhancing the character, vitality, and community of this historic, mixed-use residential neighborhood.

Ochre Court Cignaroli Ceiling Painting (ca. 1735), Newport, RI

Award for Restoration and Engagement — Awarded to Salve Regina University for the discovery, research, and restoration of the Giambettino Cignaroli ceiling mural within Ochre Court. The mural's meticulous restoration is a valuable contribution to art history and cultural heritage preservation while supporting student and community engagement.

Thank you to our 2025 Doris Duke Historic Preservation Awards sponsors:

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Newport Tree Conservancy
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Rhode Island Black Heritage Society
Salve Regina University

GET INVOLVED

Today, NRF continues Doris Duke's legacy through our commitment to the preservation of places and through sharing the stories connected to those places. Your support helps NRF move these critical, community-focused initiatives forward for the benefit of our community.

Visit Rough Point Museum and Vernon House

Plan your visit at newportrestoration.org/plan-a-visit

Donate as a Restoration Team Partner

Join our monthly giving program at any amount.

Visit newportrestoration.org/support.

Become a Tenant Steward

Help us care for the historic homes in our portfolio. Learn more about houses available to rent at www.newportrestoration.org/programs-initiatives/restoration-at-work/become-a-steward.

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