



Annual Report 2025



2025 ANNUAL REPORT

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The Preservation Society
of Newport County
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NewportMansions.org

OUR MISSION

Great Houses connect people to a nation's heritage and open windows to another age. The Preservation Society of Newport County is a non-profit organization whose mission is to protect, preserve, and present an exceptional collection of house museums and landscapes in one of the most historically intact cities in America. We hold in public trust the Newport Mansions which are an integral part of the living fabric of Newport, Rhode Island. These sites exemplify three centuries of the finest achievements in American architecture, decorative arts, and landscape design spanning the Colonial era to the Gilded Age. Through our historic properties, educational programs, and related activities we engage the public in the story of America's vibrant cultural heritage. We seek to inspire and promote an appreciation of the value of preservation to enrich the lives of people everywhere.

PRESERVATION SOCIETY PROPERTIES

Arnold Burying Ground (1675)

Hunter House (circa 1748)

Kingscote (1839-1841)

Chateau-sur-Mer (1851-1852)

Green Animals Topiary Garden (circa 1860)

Chepstow (1860-1861)

Isaac Bell House (1881-1883)

Osgood-Pell House (1887-1888)

Marble House (1888-1892)

The Breakers (1893-1895)

The Breakers Stable & Carriage House (1895)

The Elms (1899-1901)

Rosecliff (1899-1902)

The Chinese Tea House (1914)

Rovensky Park (1959)

Photography Credits: Jennifer Carter, Andrea Hansen, David Hansen, George Gray, Debra Hunt, Patricia Miller, Kevin O'Leary, Kate Petterson and Gary Ruff

Front Cover: The ornamental gateway, or paifang, at the entrance to The Chinese Tea House, Marble House. The ornamental gateway was reconstructed in the early 2000s.

Back Cover: TORUS by David Harber anchors the garden designed and installed by Whitmores Landscaping of East Hampton, NY for the 2025 Newport Flower Show.



Aggie and Tom Perkins at the Annual Meeting



Marble House guests enjoying the view outside The Chinese Tea House.



Johnson & Wales student volunteers at the Newport Mansions Wine & Food Festival with Jillian Velleco, third from right, Preservation Society Events Sales Manager



Chairman's REPORT

*Presented by William F. Lucey III
From the Annual Meeting
June 12, 2025*

Ladies and gentlemen, it's both inspiring and heartening to see so many of you here with us today. Our members are the foundation with which this organization has been built, and your continued support is truly the lifeblood of our mission. Thank you all for being here.

It has been my great honor to serve the Preservation Society. I want to express my deepest gratitude and sincere respect for the trustees, all of whom are up front here with me tonight, both past and present, who have given their time, talent and treasure in support of this great organization. Together with Trudy Coxe, our talented staff and legions of volunteers, we have elevated our institution to new levels of success and international recognition. We are repeatedly recognized as preservationists of one of the finest collections of house museums in the world. This is not easy work. It is expensive; it demands unwavering commitment, expert knowledge and a clear strategic vision to help move us forward.

At last year's meeting, I spoke about the important work of our Strategic Planning Committee, which was led by Janet Robinson. The plan concentrated on six key areas of focus to guide our efforts, and I would like to briefly highlight some of what we have achieved in the last 12 months.



Members at the Annual Meeting

"We are repeatedly recognized as preservationists of one of the finest collections of house museums in the world."



Annual Meeting attendees

- We restored the exterior of the Isaac Bell House. Thank you, Jerry Kirby and Kirby Perkins company, for that. It is beautiful. If you have not seen it, it's on Bellevue Avenue on the right as you come down. Absolutely wonderful work.
- We installed a complex geothermal system and did significant exterior work at Chateau-sur-Mer.
- We redid the windows at The Elms. They were meticulously refurbished, and the Fontebasso mural was restored as well.
- We stabilized and repaired the towering chimneys at The Breakers, and we continue our work on reopening the third floor.
- We installed state-of-the-art lighting at Hunter House.

And some of our efforts unfold in places that most of us don't ever see. We signed a long-term lease and have begun construction of a world-class

We also collaborated with the Aquidneck Island Land Trust and the Newport Tree Conservancy to bring more awareness about the infectious disease that's attacking all of our majestic beech trees on the island.

All in all, we like to think globally and act locally. It's been a winning formula for us.

As I reflect on my 15 years as a trustee, I'm reminded of the many milestones over the years that have been accomplished. There was the opening of the Welcome Center, our emergence from the pandemic and the filming of HBO's "The Gilded Age," just to name a few.

It has been an honor to try to bring a meaningful local perspective to our work. Over the past two decades, it's been my privilege to represent our local community and to witness its growing connection with the



New Trustees Debra Del Vecchio, Val Talmage and Kate Enroth



Beverly Ledbetter and Pam Henderson



Hank Bell, Evelina Taber and Cliff Rust

Collections Care Facility, a 20-year dream that will elevate our curatorial and collections profile to the top of the museum world, and we will begin the long and arduous task of moving items from our collection to this facility later this summer.

Additionally, we continue to invest in greater accessibility and an enriched experience for our visitors. Through new tours, lectures and educational programming, we produced three remarkable exhibits at Rosecliff, including "The Celestial City: Newport & China," "Wild Imagination: Art and Animals in the Gilded Age" and "Gilded Age Newport in Color." Thank you, Keith.

All of these were incredibly popular and very well done. And three – three is a lot for us. So that was really great, and I want to thank the staff for that as well. We partnered with many other Newport County organizations along the way, too. Who can forget the Great Elephant Migration, a project forged by a close collaboration with Salve Regina University, Newport Restoration Foundation and the Newport Historical Society.

Preservation Society as a nonprofit institution. We are only as strong as the community that surrounds and supports us, and that includes our friends, families, neighbors and many local and state businesses and other institutions whose work is integral to our success. We are stronger than ever today.

In closing, I want to express my heartfelt thanks to Trudy Coxe for her steadfast leadership, and I'd like to acknowledge our talented and dedicated staff who are the root of all of our success. And I would also like to thank my fellow trustees. Your support and wisdom have been invaluable to me.

And finally, and most importantly, I'd like to thank all of you, our members. Your support is what makes all of this possible. You are essential partners in our mission to protect, preserve and present some of the most distinguished examples of architecture, artifacts and horticultural designs in the world. Thank you all.

Thank you.



Green Animals Topiary Garden



CEO & Executive Director's REPORT

*Presented by Trudy Coxé
From the Annual Meeting
June 12, 2025*

Thank you very much, everyone.

We recently commissioned a study from Oxford Economics, which does economic studies of organizations and businesses. The results just came in, and they are unbelievable.

This is your legacy, Bill! The Preservation Society generated \$178 million into Newport's economy last year, which is unbelievable. Additionally, because of the Preservation Society's presence in Newport, there are about 13,170 jobs created. At the state level, we generated \$234 million into the state's coffers, which is also very important. So that's a quarter of a million dollars that we are making happen, and that all happened during your term, Bill.

So, I've had the great pleasure of working with Bill Lucey for the last six years, and it has really been an honor and a lot of fun. I am going to miss your quiet, steady and understated leadership. Bill's loyalty to and belief in the Preservation Society is phenomenal. Bill always pulls through. And one thing that many of you would not know about Bill is that he has made an extra effort to connect with employees because he wants to make them feel that they are noticed, and that is so appreciated. So, thank you very much.

I now want to take a moment to thank Peter Erichsen, whose term also comes to an end. Peter is one of the smartest lawyers I've ever met in my life, and his legal skills have come in handy on a number of occasions. And even more importantly, Peter's willingness to chair the one committee that no one wants to chair, the Audit Committee, has been fantastic. He is the best audit chairperson we have ever had. Thank you.

Thankfully, Bill and Peter will continue to serve on committees, so we're going to benefit from their expertise for many years to come. So, what is next for the Preservation Society? Forgive me if I sound like a carnival barker at the entrance of a fairground, but honestly, that's exactly how I feel when I look at our summer lineup. It is nothing short of a spectacle. It is brimming with the vibrant energy of a Barnum and Bailey three-ring circus extravaganza!

The dazzling, elegant Newport Flower Show takes off next week, and later, Hollywood royalty will grace us with their presence. Yes, Sam Waterston and Christine Baranski in our houses here in Newport!

For Coaching Weekend, we're rolling out 11 vintage coaches, transporting the entire island into a true Gilded Age fantasy.

And Lark Mason, a member of our board, will be giving a lecture. He is a regular on "Antiques Roadshow" and he is going to be giving us the inside story of what it's like to be on that show.

And if that is not enough, we have the Richard Morris Hunt exhibition opening, an excellent exhibition at Rosecliff; the grand opening of a chic new museum café at The Elms Carriage House; a golf tournament to test your swing and show off your drive; and our Wine & Food Festival that is packed with the hottest stars in the culinary world.

And finally, let us not forget the third season of "The Gilded Age" will air in 11 days on June 22!

As a CEO, it's one of my jobs to keep tabs on museum websites, and I do that across the country, and I do it to steal ideas. I really do. I can confidently say that there is no one out there that is doing the kind of work that we're doing, the pace we're setting. It is borderline frenetic.

The variety we offer is unmatched, the energy we bring is through the roof. So, here's the thing: We are not just hosting events. We are creating memories. We are weaving history into every experience that we offer, and we want you to be part of it. So, this summer, let loose, embrace the chaos. Yes, embrace the chaos and, most importantly, have a lot of fun, because together I think we can make it an unforgettable season.



The newly restored Lelia Palmieri Garden on the North Terrace at The Breakers

But wait, we have work to do, and it's not easy. Buildings to preserve. You'll note that the scaffolding is up to repair all the windows at The Breakers and the terrace will soon be torn apart for a new terrace. That is about a \$4 million project.

And objects to conserve, gardens to maintain. During the cocktail hour, I hope you will take a tour through the new North Parterre Garden that was finished about three hours ago. Speaking of, I want to thank Lelia Palmieri, who is sitting in the second row, for her tremendous contribution to make this landscape important. Bravo!

Beech trees to save, research to conduct, hospitality to deliver. In fact, I think we're going to give about 900,000 tours this year ... 35,000 members ... six retail stores to tend to and three cafés to run! It takes all of us to make it happen.

"We are not just hosting events. We are creating memories. We are weaving history into every experience that we offer, and we want you to be part of it."

And there's more. We have \$7 million to raise before the end of March. I'm looking at Sarah. This is our capital campaign, which has not yet been made public, though some of you have already helped us with it, and we hope you all will. Thank you to those who have already helped. We're standing at about \$16 million and we are aiming to reach a \$22 million goal by the end of March. Hard work, and it is not easy.

We have thousands of objects to move into our new Collections Care Facility, to ensure that our paintings and sculptures and textiles and scrapbooks and sketches and papers are conserved for centuries to come. Again, hard work and not easy, but it is the hard work that our staff, your staff, does, day in and day out. The senior staff working group is all here. Other members of our staff are scattered throughout the tent. I have to tell you, it is a real honor to work with this collection of really great professionals. I'd love to ask them all to stand and please give them a round of applause, because they deserve it.

And finally, our attention this year is focused on a key element of the strategic plan that Bill referred to that was created three years ago by our board and staff under the leadership of Janet Robinson, who's sitting over there. The goal is to modernize the visitor experience at historic houses, which is a critical but crucial endeavor at this year's American Alliance of Museums convention. It was striking to learn that of the 35,000 museums in America – that's how many museums there are in this nation – 13,000 are historic house museums like ours. Like the Mark Twain House, like Whitehall here in Middletown, like Vizcaya, like San Simeon.

This is an important fact. Shockingly, 65 percent of the 13,000 historic house museums in this country are run by volunteers, and 80 percent operate on budgets of less than \$50,000 a year. You cannot get a lot done with \$50,000. You really can't, don't you agree, Jerry Kirby?

And this is a stark reminder of the challenges that we as a historic preservation group face to preserve this country's vital cultural gems. I watch the museum industry – it's my job to do so – and I really do fear for the future of volunteer-run historic houses and museums. When the current volunteers disappear from the houses that they so lovingly tend to, and many of them are senior citizens, the value of those houses will become less important. So, the obvious questions are: What will happen to the local museum down the street, the historic house that tells the story of our town's founder, the local historical society that holds the papers of your neighborhood? What will happen to those materials? What will happen to the collections of those houses? Will they end up on eBay? What about the buildings? Will they be torn down, or will they be completely rebuilt so that they are unrecognizable, every important historic feature gone?

In contrast to our colleagues, we are, as you have heard tonight, doing exceedingly well. But I don't think we can take our success for granted,



Donor Lelia Palmieri and Jim Donahue celebrate the opening of the Lelia Palmieri Garden on The Breakers North Terrace.

because our success is very fragile, and I hope this will explain how our business model compared to most historic houses in America is unique. We benefit from the fact that our five big houses do well: The Breakers, The Elms, Rosecliff, Chateau-sur-Mer and Marble House. Those five houses do well. That allows us to support, subsidize, prop up, if you will, the six smaller houses, like Hunter House or Green Animals. In fact, the small houses could never make it on their own. They depend upon the success of the large five houses.

So, what makes us so unique is that together, these houses showcase Newport's remarkable diversity in architecture and collecting. That's why vigilance in preserving and sustaining them is essential. In the last year alone, I've visited more than 40 museums and historic sites in Sweden, Berlin, Hudson Valley, Los Angeles, New York City, Montreal, Florida and throughout New England. And I love museums! I have to admit, though, that I do struggle to remember details of my experience, images I remember. If I take lots of pictures, I remember even better. The details of history, not so much.

Julian Fellowes has often said that the telling of stories is central to people's enjoyment of history and learning. The better the story, the more we remember, and that is what we have focused on the last year and will be focusing on over the next few years. How do we make the experience memorable? The two words that drive us are very relevant to Newport. They are hallmarks of the Gilded Age. If you remember nothing else about the Gilded Age, two words must be remembered: innovation and transformation. That's what the Gilded Age is all about. We are transforming the museum experience, to make history unforgettable, to make it memorable, to engage people's senses, to feel the past, not just observe it.

These are very hard changes to consider, envision or implement, but they are vital, we believe, to keeping house museums alive and relevant into the future. Imagine walking into The Elms, music filling the ballroom from a Berwind party from 1902, or walking into the Conservatory and smelling the fresh aroma of blossoms that are grown in Newport, or seeing right in front of you the glimmer of a seamstress' creation transformed into a dazzling ball gown. We can do that with cutting-edge technology. We can ensure that our visitors don't just see history, they live it. The Elms is no longer merely a house to explore, it is a gateway to an unforgettable, immersive journey where the past comes alive, where we are active participants, not mere observers.

This is the future we are building. We're doing it with a firm called Digital Kitchen, creating activations in a variety of rooms throughout The Elms that ensure our visitors leave the house remembering something. Maybe about Trumbauer, maybe about Berwind, maybe about the Gilded Age. This effort is new to the historic house field. Nobody is doing it. It will be expensive, very expensive. It is taxing us beyond anything we have ever tried, but we're having fun. It will be groundbreaking, and hopefully, if we're successful, it will set an example for others. Because I think you would agree that we want to not just survive, we want to thrive. I'm sure all of you want that for historic museums around the country, and whether we like it or not, the introduction of the smartphone forced us to evolve. It changed our life, whether we like it or not.

In Newport, we are surrounded by an era that is marked by evolution and change. That's what the Gilded Age is all about, innovation and transformation, where horse-drawn carriages gave way to automobiles, where hand sewing gave way to sewing machines, where letters led to telephones and gas lamps led to electric lights. We can learn a lot about change right here in Newport by studying the Gilded Age, and today we are living in a world of change comparable to that of the Gilded Age.

"...I think you would agree that we want to not just survive, we want to thrive."

So, as we look to the horizon, it's clear that the Preservation Society is an organization on the move, dynamic, forward thinking and unafraid to reimagine what is possible. We are eager to embrace new ideas, experiment with cutting-edge technology, and challenge ourselves in ways we never thought imaginable. But let's not forget, the work we do is far from easy. It requires resilience, ingenuity, courage and, most of all, the unwavering support of friends and members like you. Together, we possess the resilience, courage and curiosity about what change can bring. I know I am very curious about the future. So thank you for being a part of this extraordinary journey. Your support makes our future possible. Thank you.



Gilded Age Orchestra of Newport performs at Rosecliff.



On August 10, the Preservation Society and HBO hosted a special, free screening of the final episode of Season 3 of "The Gilded Age" on the lawn of The Elms. More than 2,300 attended.



Treasurer's REPORT

*Presented by David Bazarsky
From the Annual Meeting
June 12, 2025*

As treasurer, I am delighted to share some exciting news about the Preservation Society's financial journey over this past year. While financial reports can sometimes be a bit dry, maybe even a little boring, I promise you that this year's numbers are so positive it makes it a joy to give this report tonight.

"... compare our number of \$31.50 cost per visitor to overall industry averages that hover around \$50 to \$54 per visitor. We are running very efficiently relative to our peers."

I'd like to start with the big picture. This past fiscal year, which ended on March 31, was incredible. Not exactly an accounting term, but regardless, it was amazing! Our operating revenue rose to \$36.4 million, surpassing the previous year by \$6 million, and that's a fantastic leap. Our operating expenses stayed controlled at \$34.3 million, only \$2 million higher than last year. The result? A net positive of \$4 million for the year, and that's more than we had initially budgeted. Certainly a sign of solid financial health.

What's more, we fully funded and paid for over \$7 million of major projects, an impressive achievement that underscores our commitment to preservation and community engagement. Plus, thanks to strong earnings from our endowment investments, our total assets grew by \$7.2 million from \$90.9 million to \$98.1 million. Again, a testament to our growing strength.

And let's talk about our visitors. Attendance hit the highest level since pre-pandemic, with a total of 867,000 visits.* That's an increase of 57,000 visitors from last year. This surge reflects our efforts to create a richer, more engaging experience are paying off. This increased activity has driven up revenue across many categories: admissions, memberships, store and restaurant sales, events, retail, rentals, lectures and special activities. And it's not just about the numbers, as it goes without saying that the Preservation Society invigorates Newport's local economy and adds vibrancy to our city.

And speaking of support, our donors have truly stepped up. This year's campaign gifts and annual fund contributions totaled \$9.9 million, up \$2 million from last year, showing incredible generosity and confidence in our mission. Well deserved.

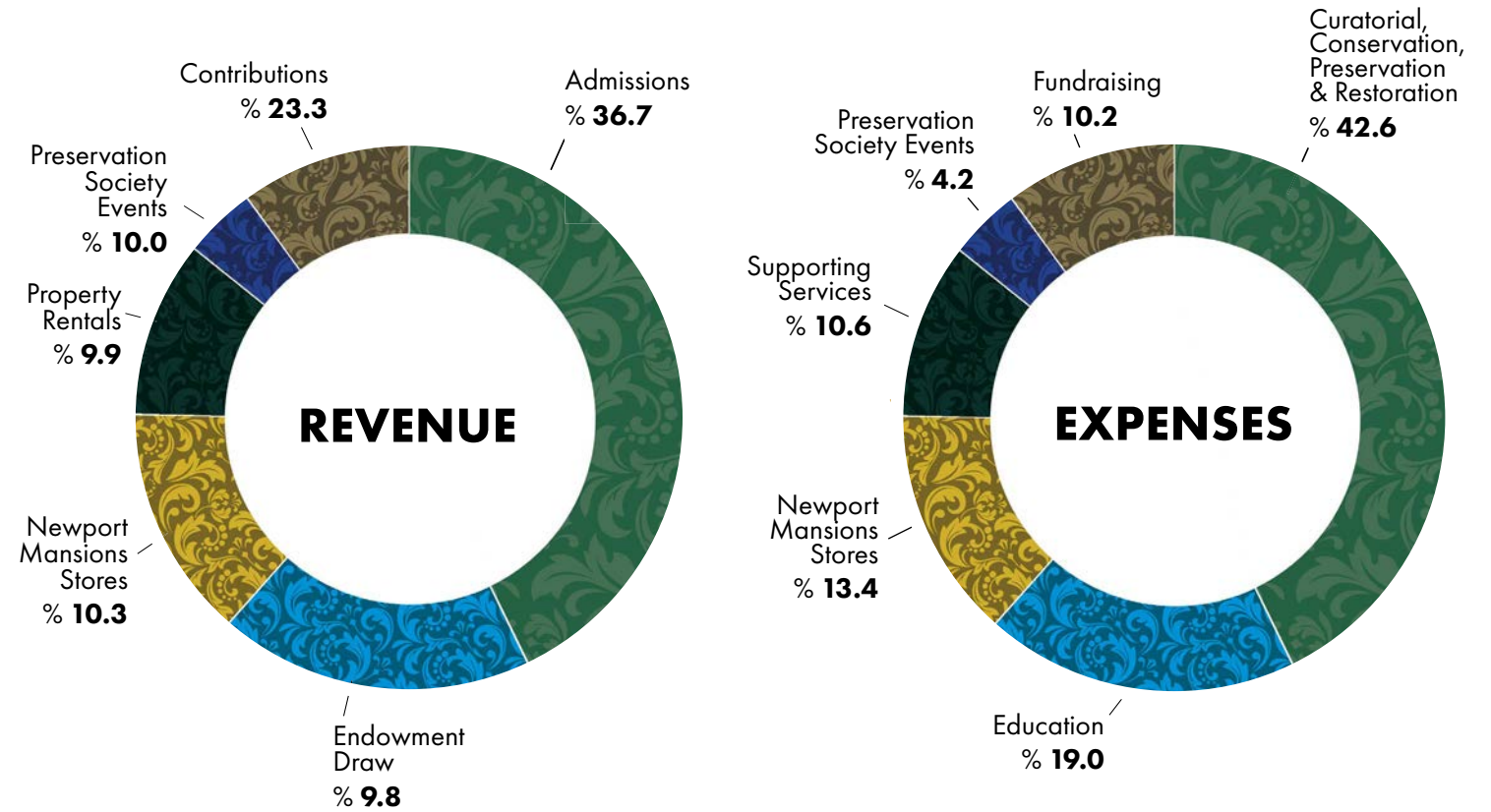
On the expense side, we have been thoughtful. Expenses came in about \$200,000 under budget, demonstrating discipline amid growth. And this is interesting: Our total operating expenses per visitor increased modestly from \$28.30 to \$31.50, reflecting our reinvestment into new exhibitions, programs and staffing to ensure an outstanding visitor experience.

To put that in perspective and to put the expense-per-visitor number into context, compare our number of \$31.50 cost per visitor to overall industry averages that hover around \$50 to \$54 per visitor. We are running very efficiently relative to our peers.

In summary, this has been a remarkably good year. Our financial strength, growing attendance, increased support and strategic investments position us for an even brighter future. So, thank you all for your support, enthusiasm and commitment to the Preservation Society. Here's to many more successful years.

*Subsequent data indicate total visits in 2024 numbered 871,683.

- 901,664 total visits in calendar year 2025, up by 3.4% (or 30,000 visits) over calendar year 2024.
- Sparkling Lights attracted a record 31,812 visitors in calendar year 2025, generating a record \$1.2 million in gross revenue.
- Our retail stores achieved a record \$5.1 million in gross sales revenue in calendar year 2025.



To request a copy of the complete FY25 audited financial statements for The Preservation Society of Newport County, please contact Clifford Rust, Chief Financial and Operating Officer, at crust@NewportMansions.org.



Right: Guests touring Marble House

In Memoriam



Bill Egan

William P. "Bill" Egan II 1945-2025

Bill Egan, a beloved and dedicated friend to the Preservation Society, passed away on September 13, 2025. Bill demonstrated his devotion to the Preservation Society as a member of the Board of Trustees, through his generous philanthropic contributions, and through his continual advocacy for the organization's mission and its impact in the community.

A native Newporter, Bill was a passionate supporter of educational and cultural institutions. He served on the Preservation Society board from 2013 to 2022, including as a vice president from 2016 to 2018. For many years, he and his wife, Jackie, have sponsored the annual Jacalyn and William P. Egan Lecture, given in the summer by our Research Fellows. The Egan's generosity and service also have benefited the Isabella Stewart Gardner Museum, Fairfield University, his alma mater, and other nonprofit organizations.

A successful investor and leader of venture capital firms, Bill was also widely respected for his leadership as past President and Chairman of the National Venture Capital Association, a Trustee of the University of Pennsylvania, a member of the Board of Overseers at the Wharton School and a former Trustee of Fairfield University. Bill had a profound respect for perseverance, ingenuity, service and responsibility to others.

Bill's love for his family extended beyond words. He is survived by his loving wife of 60 years, Jackie, and dozens of family members, including his four children, 17 grandchildren, three great-grandchildren, five siblings and many nieces and nephews. Known for his generosity, wit and humility, Bill left an impact on everyone he met. He is deeply missed by all who knew him.



Carol Ballard

Carol Chiles Ballard 1940-2025

Carol Ballard was passionate about historic preservation and land conservation, and when she put those interests to work in Newport, the results were impactful. She passed away on November 16, 2025, at the age of 85, leaving an enduring legacy in this community. Carol was a Trustee of the Preservation Society from 1992 to 2015, including service as a vice president from 2002 to 2014.

Perhaps her best-known public gift was her donation in 1990 of 13 acres to the city of Newport for the establishment of a natural park, now called the Carol C. Ballard Wildlife Preserve and Park. The protected site with woods, trails and meadows was expanded in 2021 by the Ballard family's donation of a neighboring 3.67-acre parcel.

Carol also helped the Preservation Society to purchase Isaac Bell House in 1994, ensuring it would be protected from renovation or alteration by a private owner. She was a member of the Isaac Bell House Committee and was deeply involved in the house's restoration in the late '90s.

For many years, Carol and her husband, Andrew Leslie "Les" Ballard, were generous underwriters of the annual Green Animals Children's Party held each year on July 14 in honor of their daughter Leslie's birthday.

She is survived by her husband, Les; her daughter, Leslie Ballard Hull and her husband Mark; and her granddaughter, Katherine Ballard Hull. Carol will be remembered for her spirited personality, her kindness and her dedication to preservation, philanthropy and the arts.



Kenneth Lindh

Kenneth Morgan Post Lindh 1970-2025

Kenneth Lindh was a close ally of the Preservation Society, following in his father's footsteps in organizing many years of Coaching Weekends in Newport. We always knew every detail of this complex event would go smoothly because Kenneth, his mother, Lynda, wife, Elaine, and sister, Beverly, had things in control.

Born in New York City, Kenneth grew up in Texas and lived there most of his life while spending summers in Newport. He was deeply rooted in the community, serving on the vestry at St. Columba's Chapel and belonging to the Clambake Club, Newport Reading Room, Newport Croquet Club, Spouting Rock Beach Association and Newport Country Club.

His father, David, helped revive The Coaching Club, an equestrian driving club founded in 1875, and brought Coaching Weekend to Newport in 1968. It was natural that Kenneth, who became secretary of The Coaching Club, should take the reins and organize the triennial event for many years.

Kenneth was loved by everyone and brought joy to all those he encountered. He was warm, kind, generous and a steadfast friend. Always with a welcoming smile, he was often seen with camera in hand, laughing and putting people at ease. He was trustworthy and had a keen mind.

He is survived by his wife, Elaine Souda Lindh; his two children, Arthur Seton Post Lindh and Ogden Lee Benton Lindh; his mother, Lynda Yost Lindh; and his sister, Beverly Lindh Little, and her family.



The Blue Ribbon winner in the Miniature Floral Class, by Betsy Vitton, for the 2025 Newport Flower Show



Former Board Chairman Bill Lucey with Vice Chairman Patrick Kerins at The Breakers, June 12, 2025

ANTIQUARIAN AWARD

Awarded to William F. Lucey III

Bill Lucey believes in preserving the Newport Mansions to the highest standards. These great historic houses represent Newport to the world, he says; if they do not create a world-class impression, then we are not doing our jobs.

In his 15 years of service to The Preservation Society of Newport County, Bill has done much to ensure the mansions will remain awe-inspiring well into the future.

Bill joined the Board of Trustees in 2010 and was elected Treasurer in 2015. He was at the fiscal helm when the COVID pandemic struck in the spring of 2020, causing drastic reductions in our revenue, our budget and our staff. Along with the other members of the Board of Trustees, Bill remained steadfast and optimistic, resolved to keep the collections intact and try new strategies to bring visitors to the mansions. In June 2021, with the pandemic continuing, he became Chairman and led the Preservation Society through its recovery from the worst crisis in its 80-year history.

Under Bill's leadership, the Board adopted a five-year strategic plan to strengthen the organization in the areas of preservation, interpretation, visitor experience and audience growth, with the goals of elevating our curatorial profile, embracing innovation and smart management, and maintaining our fiscal strength. He also has ensured this is a real action plan. Initiatives taken under this plan include the development of a state-of-the-art collections care facility and the exploration of technology-enhanced experiences at The Elms.

Other major accomplishments during his chairmanship include the multimillion-dollar restorations of Rosecliff and Isaac Bell House; complete restoration of windows and exterior doors at The Elms; steam-cleaning exterior stone and concrete at The Elms and Marble House; continuation of The Breakers Landscape Revival; installation of a geothermal climate-control system at Chateau-sur-Mer, the fourth such system at our houses; new custom lighting systems inside Hunter House; development of a café inside The Elms Carriage House; launching The Breakers Third Floor Preservation in Progress Tour; creating curatorial positions including archivist, textile conservator, collections technicians and researchers; and hosting several exhibitions including traveling exhibitions such as "Sean Kenney's Nature Connects" at Green Animals and "The Great Elephant Migration" at The Breakers.

Bill's long local business career and years of service to nonprofit institutions on Aquidneck Island have given him a strong sense of community. He is motivated not just by the historic significance of the Newport Mansions but also their importance to local residents and organizations – as a resource, an economic driver, a source of pride, a place where people come together to learn and enjoy themselves. His stewardship of the Preservation Society has strengthened this organization and the community.

The Board of Trustees of The Preservation Society of Newport County is honored and pleased to award William F. Lucey III the Antiquarian Award, our most prestigious honor.



Jerry Kirby, Victoria Johnson and William Orlando at The Breakers, June 12, 2025

Laurel Awards

Presented in recognition of outstanding service, leadership and artisanship

Artisanship

Kirby Perkins

This award is presented to Kirby Perkins in recognition of their exemplary craftsmanship in the exterior restoration of Isaac Bell House. Kirby Perkins' unwavering commitment to preserving our architectural heritage has made them a force in safeguarding Newport's historical legacy.

Volunteerism

Victoria Johnson

In recognition of your contributions to Newport's civic and cultural heritage, we honor your dedication to make Newport a stronger, more vibrant community. Your life's work as an educator, an advocate for Newport's historic legacy, and a pivotal force in various civic organizations inspires and enriches our community.

Horticulture

Orlando Greenhouse

In recognition of the exceptional care and expertise demonstrated in the restoration of The Breakers Stable Greenhouse and the ongoing contribution to horticultural preservation. Their technical mastery and commitment to preserving the integrity of historical structures ensures their continued function for future generations.



Board Vice Chairman Dale Venturini, State Representative Marvin Abney, State Senator Louis DiPalma and CEO and Executive Director Trudy Coxé

PRESERVATION CHAMPIONS

Awarded to State Representative Marvin Abney & State Senator Louis DiPalma

On October 23, we gathered at Rosecliff to recognize Rhode Island State Senator Louis DiPalma and Rhode Island State Representative Marvin Abney as 2025 Preservation Champions. This biennial award acknowledges outstanding leadership and support for historic preservation and cultural tourism, key economic drivers in the State of Rhode Island.

Both Senator DiPalma and Representative Abney have been instrumental in advancing the Preservation Society's mission to protect, preserve, and present three centuries of American architecture and landscapes within one of the nation's most historically significant cities: Newport.

"It's humbling to be recognized by the Preservation Society because their efforts and work truly keep Newport one of the most beautiful cities in the world," said Abney, a Democrat representing Newport and Middletown.

DiPalma, who represents Middletown, Little Compton, Newport, and Tiverton, echoed that sentiment. "I am honored to receive this award from such a dedicated organization, and thank them for their continued initiative to preserve and support Newport's architectural and cultural beauty."

We were humbled and grateful that so many Rhode Island state legislators made the trip to Rosecliff from around our great state to celebrate with us that evening.



CONSERVATION PROJECTS

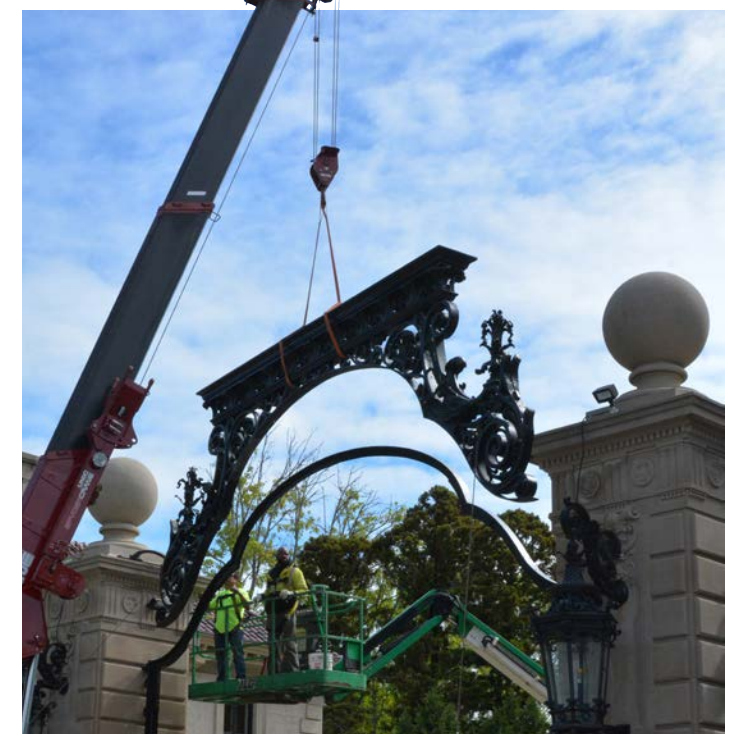
- **“Aurora:”** The mural procured by Jules Allard, depicting the goddess Aurora, was conserved after separating from the ceiling due to past water infiltration. It was restored and remounted on waterproof composite panels before reinstallation in Rosecliff.
- **“The Falcon Hunt” tapestry (Marble House):** The 17th-century Flemish tapestry “The Falcon Hunt” was stabilized, relined and fitted with a new Velcro hanging system.
- **Michelangelo:** A marble statuette of Michelangelo by Pio Fedi, original to The Elms, was conserved. The work was reacquired at auction in October 2024 with support from Brendan W. Clark.
- **Portrait of Richard Howland Hunt:** The portrait was cleaned, repaired and revarnished, then installed in a new gilded frame for “Richard Morris Hunt: In a New Light.”
- **Decorative arts for Hunt exhibition:** Multiple objects were conserved for the exhibition, including bronze statuettes by Daniel Chester French, marble architectural models of Roman temples and an early 19th-century French reliquary.
- **Breakers Forecourt Lanterns:** Two storm-damaged bronze lanterns were repaired off site, with weld work and recast elements, then lacquered, rewired and reinstalled.



- **Pineapple Finial (Hunter House):** The iconic carved, wooden pineapple finial from the door’s broken pediment was removed for paint analysis and restored to its intended polychrome finish by artist Karen Roarke.
- **Third-Floor Bedrooms (The Breakers):** Boiserie in bedrooms 17 and 18 was repainted based on paint analysis to restore the rooms’ 1895 design intent.
- **Objects conserved for collection catalog:** A Roman Neoclassical console table and a Kingscote secretary attributed to Joseph Meeks and Sons were treated for photography and catalog inclusion, including structural repairs and surface cleaning.
- **Edward Berwind bedroom (The Elms):** The faux bois plaster cornice was stabilized and in-painted, and the ceiling patched and repainted as part of the room’s restoration.

CURATORIAL ACQUISITIONS

- Certified Copy of Original Marriage Certificate between László Széchenyi and Gladys Vanderbilt (1908), gifted by Peter Eltz
- Richard Fleischner’s preparatory drawings and designs for “Sod Maze” at Chateau-sur-Mer, gifted by the artist
- Publications related to The World’s Columbian Exposition in Chicago, 1893, gifted by Albert Johnson
- Furnishings original to Kingscote from descendants of the Jones family: Swan Cradle and French Porcelain, gifted by Anna Habersham
- Lighting sconces by Jules Allard from the Vanderbilt family home in New York, purchased through the Collections Fund
- Florida Plantation Records from the Papers of George Noble Jones (1927), purchased through the Collections Fund
- “The Great Gatsby” Paramount Pictures set placard, gifted by Peter Neivert in honor of Arthur Richter
- *Garrick’s Vagary: or, England Run Mad. With Particulars of the Stratford Jubilee* (1769) with E.J. Berwind bookplate, gifted by Brendan W. Clark
- A photograph of workers at the Berwind-White Coal Mining Co. Rail Car Repair Shops, 1906, purchased through the Collections Fund
- “Serrurerie Artistique Gigou,” a catalogue of hardware by Pierre and Louis Gigou, whose work appears on Allard et fils and A. H. Davenport Co. furniture at The Breakers and The Elms, with archival material dated c. 1926, gifted by Guy St-Michel
- Historical costume and accessories, significant to Gilded Age lifestyle, gifted by Dr. and Mrs. Edwin G. Fischer
- The Elms auction catalogue and price list, 1962, gifted by John Grosvenor, Cheryl Hackett and Adrienne Schiffner
- Two photo albums of Gertrude Vanderbilt Whitney sculpture, purchased through the Collections Fund
- A pair of cloisonné quail censers, original to Chateau-sur-Mer, purchased through the Collections Fund (right)
- Vanderbilt family textile collection, original to The Breakers and the family home in New York, purchased through the Collections Fund
- 12 watercolors and sketches, with one complete sketchbook, by Dora and Candace Wheeler. Gifted by the Heimiller Family

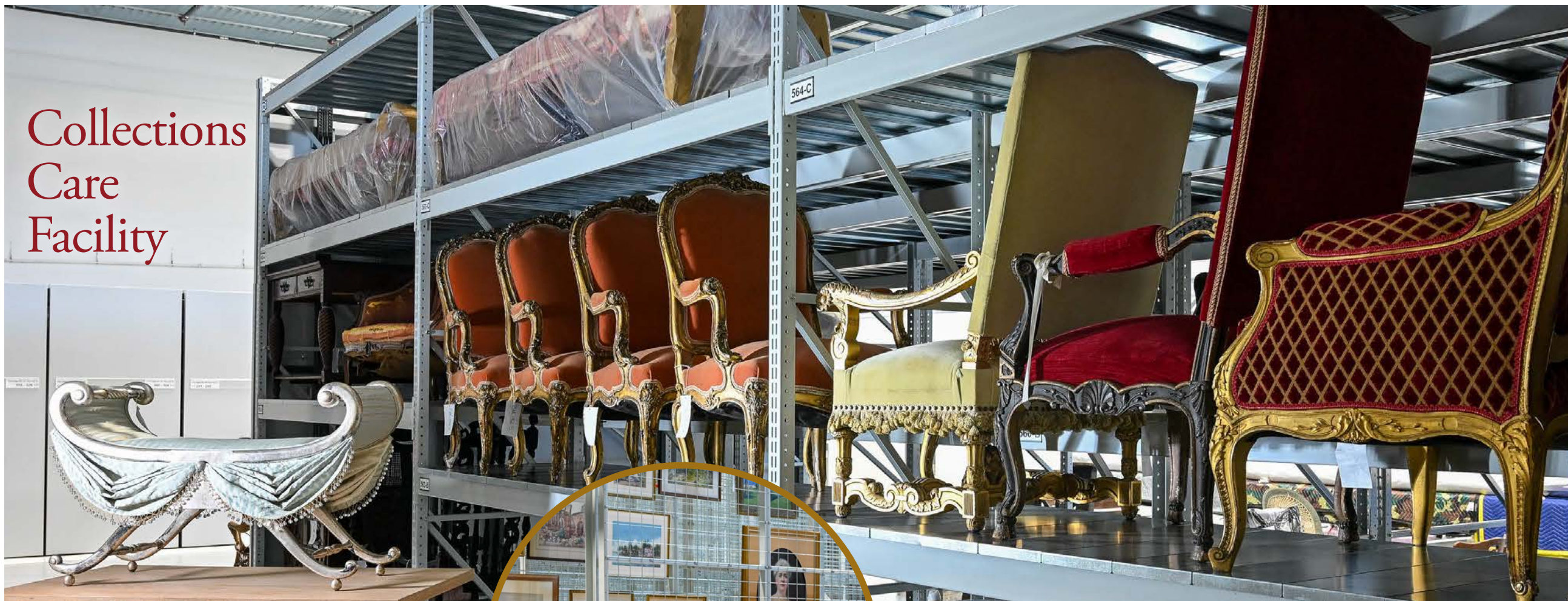


PRESERVATION PROJECTS

- The massive wrought-iron front gates at The Breakers, totaling more than 10 tons, were removed in January 2025, restored by Stratford Steel in Connecticut, and reinstalled in late May following sandblasting, repairs and weatherproofing.
- After a year of design and three months of on-site work, the north parterre garden at The Breakers was restored to its original Ernest Bowditch layout and named the Lelia Palmieri Garden in recognition of the project’s lead donor.
- Installation of a geothermal climate-control system at Marble House began in November with the drilling of wells and installation of underground piping that will use the earth’s constant temperature to regulate the home’s interior climate.
- The caretaker’s cottage at The Breakers Stable and Carriage House underwent a full exterior restoration, including a new roof, windows, siding, rebuilt front porch and repointed chimneys. The residence houses international students who work for the Preservation Society each summer.
- At The Elms, the Bellevue Avenue entry gates were removed and sent to Stratford Steel in Connecticut for restoration and reconstruction.
- Additional work at The Breakers included the full restoration of first- and second-floor windows, doors and storm windows, as well as repaving and restriping the visitor parking lot.



Collections Care Facility



The completion of a 17,500-square-foot, state-of-the-art Collections Care Facility in the summer of 2025 marked the beginning of a new era in our collections stewardship. The facility is designed to care for a variety of objects and materials, including paper, furniture, ceramics, glassware, sculptures, costumes, rugs, linens, oil paintings, silver, lacquer and much more. Each of these media has its particular needs and the Collections Care Facility was developed to make sure each is stored properly according to museum best practices.



The transport process continues with major moves set to be completed by spring 2028. More than 3,500 collection objects have already been moved to the facility, where we continue the process of rehousing them for long-term storage. Objects selected for transport to storage remain relevant to the Preservation Society's mission and collecting scope.



Previously, 10 percent of our permanent collection was in storage across 11 properties, often in locations not suitable to their individual material needs. Only 15 percent of these storage areas were climate-controlled. In December 2022, the Preservation Society engaged a series of acclaimed specialists in collections storage systems and climate control to develop plans for an off-site facility. By August of 2025, the installation of a specialized climate system and the custom shelving was completed. In partnership with one of the country's foremost fine art shipping companies, objects which had been carefully inventoried and packed by dedicated Preservation Society staff, began to be transported over to the new facility.

Clockwise, from top: Seating furniture on custom shelving; Mobile painting screens for vertical storage; Historical livery; Boxed textiles in compact mobile shelving; Sensitive sculpture securely housed



Highlights

- **Storage Systems:** Mobile shelving, painting screens, cantilever rug racks and long-span shelving, all made of archival grade, powder-coated metal.
- **Shelving Capacity:** Approximately 1,000 linear feet of shelving carriages (three to nine levels each), plus specialty storage (cabinets, rug racks, painting screens). In total, more than 1,500 cataloged shelving locations – roughly 4 to 5 miles of shelving if laid end-to-end.
- **Wardrobe Cabinets:** 72 cabinets with shelving for related items (shoes, hats, etc.), significantly improving access to the historic dress collection.
- **Climate Control:** Museum-grade system with custom humidification/dehumidification, roof-mounted heating and cooling, and energy-efficient composite walls and roof.
- **Work Areas:** Six rolling worktables and five lab desks, plus a 2,000-square-foot flexible project room for conservation, study and inventory work.
- **Largest Items Stored:** Rosecliff's original life-size, cast stone sculptures, large sofas and settees, rugs up to 22 feet long (approximately 500 pounds), and a 13-foot Italianate table from Rosecliff.
- **Notable Fact:** Rhode Island's first dedicated fine and decorative art collections care facility, providing a secure, climate-controlled space with essential design intentions: high preservation standards, qualified research access, and emergency response.



The Elms Museum Café

The third of the Newport Mansions museum cafés, the Carriage House at The Elms, opened in July after two years of preparations that seamlessly re-purposed the historic space into an attractive dining venue with a retro feel.

Offered to members and guests, the Carriage House at The Elms features a menu of New England fare with a contemporary twist. The 1,425-square-foot dining space has seating for up to 65 guests while an outside courtyard terrace provides seating for 35 and views of the Hercules fountain and Grand Allée. Space for 125 guests is available for private receptions.

Food offerings by Stoneacre Hospitality Group include the lobster salad club sandwich, vegetable quiche, signature New England chowder, artisanal pastas and crisp garden salads. Cocktails, wines and beers are available.

The design offers many nods to the history of The Elms, including the use of leather and brass fittings that recall the equestrian roots of the building. Edison bulbs and traditional wallpaper motifs pay homage to interior décor of the turn of the 19th century. The original ceramic tiled walls add to the vintage ambiance. The original, sturdy barn doors are encased on the interior with a new glass vestibule, which provides abundant light.

The Carriage House at The Elms has proved to be very popular with Newport Mansions guests, enhancing the visitor experience as a place to relax and enjoy refreshments.



The Elms Digital Experience

This fall we will be launching a bold new chapter in multi-sensory storytelling at The Elms. This reimagined experience brings to life the intertwined and uniquely American ambitions of the Berwind family and their staff, culminating in a strike that foreshadowed the rise of America's labor movement.

Together with creative studio Digital Kitchen and our strategic partners at NAIL, we will be seamlessly blending 21st-century technology into an early 20th-century mansion. The house will be brought to life through projection-mapped film, ambient soundscapes and evocative sensory details. Guests will move through the same historic rooms we know and admire, but each space will now pulse with sight, sound and story. In essence, we are reimagining the house museum experience.

The Year In Review

- The Preservation Society hosted 901,664 tours in 2025, up from 871,683 in 2024. This was an increase of 3.4 percent in a year when most museums saw a decline in attendance.
- Group Tours brought 103,459 visitors to the Newport Mansions from January 1 through December 31, 2025, up from 99,433 in calendar year 2024. This was a 3.96 percent increase despite the loss of group tours from Canada.
- A total of 7,293 Newport and Portsmouth residents received free admission in 2025. A combined 1,533 guests were admitted free during Newport County Days on March 8-9 and Hospitality Employees/Newport County Days on June 21-23. A total of 5,174 guests utilized the Museums for All discount while 879 used the Library Pass program. These free and discounted admissions represent \$132,771 in ticket sales donated by the Preservation Society in 2025.



Green Animals Topiary Garden guests

- In addition, we supported fundraisers by 461 nonprofit organizations in 2025 with donations of memberships (to 18 organizations) and a total of 1,772 single-use guest passes (to 443 organizations).
- During Martin Luther King Jr. Day on January 19, 1,594 visitors enjoyed free admission at The Breakers.
- The Preservation Society hosted 72 weddings at Rosecliff in 2025, seven corporate events and 58 other rental events.



Mid-Autumn Festival at Marble House

- Throughout 2025, the Museum Affairs Department hosted an array of youth and family programming, including story reading and related craft activities during Winterfest in February; "Traveling Tuesdays" and "Thursdays in the Garden" activities in July and August; and the third annual "Mid-Autumn Festival" at Marble House and the Chinese Tea House in October. Drop-in programs also offered an opportunity for all ages to create art inspired by the history and landscapes at the Breakers, Marble House, Chateau-sur-Mer, The Elms and Rosecliff. Additionally, local students were invited to contribute artwork to the Flower Show while music students and their teachers attended programs with Historic Music of Newport and the Gilded Age Orchestra of Newport.
- News media coverage of the Preservation Society and the Newport Mansions continued to grow at a robust rate, totaling 5,490 mentions in 2025, up 18 percent from 2024 (4,585 mentions). Total potential news reach was 15.8 billion, a 76 percent increase over 2024.



Marines from the USS Arlington visit The Breakers in August.



Members' visit to The Boston Athenaeum

- As of the end of 2025, the Educational Sales Department was on track to achieve a 16 percent increase in sales over fiscal 2024.
- Visitor food services achieved record growth in 2025. More than 100,000 guests experienced either The Breakers Café, Chinese Tea House or the new Museum Café at The Elms Carriage House in 2025, generating more than \$1 million in revenue (up 40 percent over 2024). Since opening in July, the Museum Café at The Elms Carriage House served more than 24,000 guests, twice the number that had been expected. Demand from members and visitors for tea service and lunch at The Chinese Tea House grew to more than 17,000 guests (April through December), up from 12,000 in 2024.
- Educational Sales launched a new design for its retail website, NewportStyle.net, more closely resembling the Newport Mansions website and reflecting the current merchandising of our stores. Online sales saw a dramatic increase of 40 percent.



"Colonial Kids" program at Hunter House

- On January 30, the prestigious Institute of Classical Architecture & Art (ICAA) in New York hosted "Treasures from Newport," a discussion with Director of Museum Affairs and Chief Curator Leslie B. Jones and Ulysses Grant Dietz, longtime curator of Decorative Arts at The Newark Museum, moderated by Anthony Barzilay Freund, Editorial Director of 1stDibs. They discussed the culture of collecting in the Gilded Age, with a focus on the Vanderbilts of The Breakers and the Berwinds of The Elms.

- From January through April, we held the first series of "Lifting the Curtain: Behind the Scenes of Museum Work," a program of talks, tours and demonstrations led by Preservation Society staff. This popular series offered a chance to see and learn about the curatorial and conservation work that rarely is seen by the general public.
- Preservation Society members enjoyed several new offerings in 2025, including access to a Boston museum trip and a tour of Hudson Valley historic homes, a Member-Only Island Cemetery Tour, and a Members-Only Top-to-Bottom Breakers Tour. There were also guide-led tours of Marble House, The Elms landscape and the "Richard Morris Hunt: In a New Light" exhibition, as well as the annual "State of the Collections" talk by Leslie Jones, Director of Museum Affairs and Chief Curator, and Patricia Miller, Chief Conservator. The annual Member Appreciation Night was held at Marble House, and members were invited to a special night at Sparkling Lights at The Breakers and a Holiday Open House at The Elms.
- Three special events were offered for Young Patrons, a membership program for preservation supporters between the ages 21 and 39. "Rendez-Vous with the Roaring '20s" offered a night of Gatsby-style fun at The Elms, including a lesson in 1920s-style dance. Young Patrons also enjoyed an exclusive guided tour of our exhibition, "Richard Morris Hunt: In a New Light." In December, we hosted "Conservators, Curators, & Cocktails," where Young Patrons were able to meet and socialize with members of our Museum Affairs Department.
- On February 24, timed ticketing began at The Breakers. Guests are now required to choose a date and time for their visit, which alleviates overcrowding at Newport's most popular mansion.
- Spring programs included "Newport through a New Lens: Treasures of Photography at the Preservation Society" with Dr. Nicole Williams, Curator of Collections; "Tree Walk at Marble House" and "Prepping Your Flower Beds" with Jeff Curtis, Director of Gardens and Landscapes; and "Waltz into the Past" at Rosecliff, our first dance lesson program.

"Don't miss Green Animals! Beautiful topiary garden. Oldest in the USA. Don't miss this fascinating tour. Beautiful porch with rockers to sit & look out to the greenway & water view."

Tripadvisor Traveler Review

The Year In Review

continued

- A collection of approximately 70 pieces of Chinese export porcelain from the late 18th or early 19th centuries, acquired by William Shepard Wetmore during his time as a merchant in China, returned to his Newport home, Chateau-sur-Mer. They were transferred to the Preservation Society free of charge by the Newport Restoration Foundation, whose founder, Doris Duke, purchased the collection in 1969.
- The Newport Symposium returned after a five-year hiatus – not once, but twice. “The Newport ‘Piccolo Simposio’: Italian Influence in Newport” was held April 3 and “The Newport Symposium: The French Influence in Newport” was held November 6 and 7. See pages 44-45 for details.
- Our “Live the Drama: Experience The Elms” marketing campaign was launched in April, inviting visitors to immerse themselves in the Gilded Age stories behind the historic house. The campaign was a Gold Winner in the 2025 Telly Awards, ranking it among the best work from some of the most respected advertising agencies and production companies around the world.
- On April 8, we partnered with the Rhode Island Department of Commerce and Discover Newport to host the Discover New England Annual Summit & International Marketplace “State Dinner” at Rosecliff, showcasing Newport to tour operators who bring international travelers to New England. The event welcomed representatives from 80 international tour organizations from the Netherlands, Canada, Switzerland, Germany, France, Ireland, Italy, Japan, Mexico, the United Kingdom and the United States.
- To share the latest information about beech leaf disease, which threatens beech trees dating back as far as the 1800s, the Preservation Society joined with several partners to present a public forum focusing on the causes and possible solutions. “Iconic Trees of Newport II,” held at Rosecliff in May, also involved Bartlett Tree Experts, the Newport Tree Conservancy, the City of Newport, Salve Regina University and Aquidneck Land Trust.
- The Gardens and Landscapes Department continued to work with Bartlett Tree Experts to implement the Beech Leaf Disease Prevention Program. The Preservation Society spent approximately \$225,000 on preventive treatments and fertilizers for our historically significant beech tree collection. The treatments are showing great promise and we hope they will preserve these magnificent trees for future generations to enjoy.



Guests at The Breakers

- As Julian Fellowes’ “The Gilded Age” aired its third season on HBO, fans experienced an inside look at the roles played in the series by the Newport Mansions. Our Inside “The Gilded Age” Tour takes guests to Marble House, The Breakers, Chateau-sur-Mer and The Elms. A guide explains how the mansions’ exteriors and interiors appear in the show and offers insights into hosting a major television production at these historic properties. The tours were offered in May through June and August through October.
- The exhibition “Richard Morris Hunt: In a New Light” was open May 20 through November 2 at Rosecliff. See pages 46-47 for details.
- To better serve our guests with disabilities, we added detailed accessibility information for each of our houses and properties to www.NewportMansions.org. The information includes numbers of steps, availability of ramps and elevators, distances from parking lots to house entrances, lengths of tour routes and much more.



Sculptures by David Harber were featured throughout the grounds at the 2025 Newport Flower Show.



Jared Bowen and Christine Baranski

- A new “biosorption” garden along one corner of the Marble House parking lot was completed in June, helping to prevent stormwater runoff onto other properties. Beneath the garden is an underground gravel drywell that captures stormwater and allows it to seep into the water table gradually, preventing heavy overflows. The garden itself is an attractive selection of native plants that benefit birds and pollinators. This was a project of Scenic Aquidneck, a collaboration among the Preservation Society, Preserve Rhode Island and Aquidneck Land Trust.
- The Preservation Society held its Annual Meeting on June 12 on the back lawn of The Breakers. William F. Lucey III stepped down as Chairman of the Board of Trustees after 15 years of service on the board, including six years as Treasurer and four years as chairman. Lucey also received the Antiquarian Award, the Preservation Society’s highest honor. Peter W. Harris, a member of our board since 2016, was elected Chairman. He previously served as Assistant Secretary, Secretary, and since 2021 as Vice Chairman and Treasurer. New Trustees elected during the meeting were Debra Del Vecchio, Kate Enroth, Evan Smith and Valerie Talmage.
- The 29th annual Newport Flower Show, “A Floral Fair,” was held June 20-22 at Rosecliff. The show’s theme honored the legacy of Theresa Fair Oelrichs, the mansion’s original owner. Exhibitors in Floral Design and Botanical Arts drew inspiration from her 1913 fairy tale-themed dinner, while the first floor also bloomed with playful arrangements reminiscent of a summer county fair. Sculptures by David Harber drew attention in the centerpiece of the back lawn. Special appearances included interior designer Mark D. Sikes and authors Cordelia de Castellane and Emily Thompson. Bartlett Tree Experts returned for another year as Presenting Sponsor, while Taste Design Inc. was Education Tent Sponsor. The Flower Show Committee was led by longtime Chairwoman Pat Fernandez.
- In June, our new collections database was launched through NewportMansions.org in partnership with Re:discovery Software. The database enables users to explore objects in our collections as well as documents and photographs from our archives, offering images and descriptions of each item. Making this information available to the public helps to fulfill our educational mission. We continue to update the database with more objects and archival materials.

- A 17,500-square-foot Collections Care Facility was completed during the summer and hundreds of objects from our collections have been moved into the facility for state-of-the-art storage. See pages 24-25 for details.
- Hollywood star power elevated our Summer Lecture Series with magnetic appearances by actors Sam Waterston and Christine Baranski. Waterston shared his memories of filming at Rosecliff in 1973 during “The Great Gatsby Revisited,” a humor-filled conversation moderated by Anne Thompson of NBC News. Baranski, a star of HBO’s “The Gilded Age” among numerous other television shows, movies and stage productions, entertained a large crowd on the lawn of The Elms throughout a wide-ranging conversation with Jared Bowen, host of GBH’s “The Culture Show.” The lecture series included another well-known TV figure, appraiser Lark E. Mason of “Antiques Road Show,” who shared some of his many stories of “Discovering America’s Treasures.”



Natasha Harrison, Trudy Coxe, Terry Sullivan and Tom O'Connor open the Marble House Rain Garden, June 27, 2025.

"A must do in Newport. Pictures do these places no justice. Each has its own unique flair. Parking is easy and free. The Breakers, The Elms and Marble House both have a cafe and are the perfect places for a nice lunch. Download the app because it gives you your own personal tour guide. Save money and buy a multiple house ticket. These homes are worth the visit."

Tripadvisor Traveler Review

The Year In Review

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- In conjunction with Sam Waterson's talk about filming "The Great Gatsby," we hosted a podcast with two people who were extras in the 1974 film plus another whose late partner was an extra. It was an opportunity to reminisce about an experience many longtime Newporters remember fondly.
- The Carriage House at The Elms museum café opened in July after several months of construction and restoration of the historic space. See Page 22 for details.
- More than 2,300 fans of "The Gilded Age" packed the lawn of The Elms for a screening of the Season 3 finale on August 10. The Elms appeared several times as the summer home of the Russell family, prompting cheers from the audience.
- The triennial Weekend of Coaching, August 15-17, brought 12 historic 19th-century coaches and teams of horses to Newport. The weekend also included the Coaching Dinner Dance and a panel discussion on "Coaching Behind the Scenes." See Page 42-43 for details.
- Ninety-six players took part in the annual Golf Outing at Newport National Golf Club on August 25. The event honored Sarah and Bernard Gewirz, longtime supporters of the Preservation Society. Trustee Sherri Grace was this year's chairwoman. The tournament was supported by Event Sponsor Grande Masonry and several Exclusive Hole Sponsors and Tee Sponsors.
- To better serve families whose children do not have smartphones to play the audio tours, the Newport Mansions introduced Tour-Mate wands, hand-held listening devices programmed with the Kids Tours at The Breakers and Marble House.



Archie and Helene van Beuren, Mary Hayes and Kathleen Galvin at the annual golf outing

- The portrait of 5-year-old Gertrude Vanderbilt by Raimundo de Madrazo y Garreta, normally displayed in her bedroom in The Breakers, was among 100 works exhibited in a major Madrazo retrospective at the Fundación MAPFRE in Madrid from September 2025 to January 2026. The portrait, painted in Paris in 1880, then moved to Dallas' Meadows Museum, where it will be on display February 22 - June 21.
- Our fall programming offered a variety of educational experiences, including lectures by Leslie Jones on the life, travels and interests of architect Richard Morris Hunt and by author David Baron on the Gilded Age's fascination with Mars. Jeff Curtis, Director of Gardens and Landscapes, offered guided walks of The Breakers Greenhouse and the arboretum of Chateau-sur-Mer. The Gilded Age Orchestra of Newport returned to Rosecliff with "Songs from Newport," featuring two solo singers and piano accompanist. And The Elms inspired artists with a Plein Air Watercolor Painting Class led by award-winning painter Bill Lane.



Jeff Curtis, Director of Gardens & Landscapes, conducts Tree Tour at Chateau-sur-Mer.

- The 20th annual Newport Mansions Wine & Food Festival was celebrated at Rosecliff September 18-21, with three days of fun and educational seminars, tastings, dinners and the fan-favorite Sunday Jazz Buffet Brunch. Celebrated Chef Marcus Samuelsson headlined the event, serving as host of the Vintner Dinner and entertaining a packed Rosecliff ballroom for a conversation moderated by Will Gilbert from WPRI's "The Rhode Show." A new event, "Soirée du Vin: Tastings and Small Plates," continued Saturday's festivities into the evening at Marble House. The festival also included a series of Restaurant Experiences at five local dining establishments, sponsored by BankNewport.



The Rhode Show's Will Gilbert interviews Chef Marcus Samuelsson during the Newport Mansions Wine & Food Festival.

- A series of five contemporary lanterns, created by artist Yu-Wen Wu for "The Celestial City: Newport and China" exhibition at Rosecliff (2023-24), found an appropriate new home in the Chinese Tea House at Marble House. Each lantern has a theme – Entrepreneurship, the Exclusion Act, Arrivals, Trade and Women's Suffrage – illuminating the contributions of Chinese and Chinese American individuals to Newport and the U.S. more broadly.
- The Educational Sales Department introduced a new kind of product to enhance our storytelling about the Gilded Age: The Camellia Grace Letters. Subscribers receive two letters per month in the mail, containing correspondence among a cast of Gilded Age characters along with extras such as postcards, newspaper clippings and mementos. It is available through the Newport Mansions Stores and NewportStyle.net.
- The Preservation Society won two of the Rhode Island Hospitality Association's ANCHORS awards: Admissions Leader Paulette Carr as Emerging Leader of the Year, and content marketing manager Ashley Bard for the Hospitality Instagram Account of the Year. Other nominees were: The Breakers Café Supervisor Mathew Moreira as Food Service Employee of the Year; Tour Guide Cindy Giroux as Tourism Employee of the Year; and The Breakers as the Must-See Attraction of the Year.
- The \$3.2 million restoration of Isaac Bell House, completed in July 2024 after eight months of work, received the 2025 Rhody Award for Historic Preservation from Preserve Rhode Island.
- Our fourth annual Halloween Trick or Treat at The Breakers expanded to two evenings, October 24 and 25, with total attendance of more than 1,400.

- In late October, conservators from around the country attended a three-day workshop hosted by the Preservation Society's conservation team to share knowledge and skills specific to preserving historic upholstery. The workshop was led by visiting upholstery conservator Heather Porter. Attendees learned about general upholstery structures, materials and fabrication; the most common condition issues; how to examine, identify and document upholstery; and basic interventive treatments.
- Chief Conservator Patricia Miller collaborated with a group of preservation professionals to organize a two-day Historic Plaster Workshop sponsored by the Association for Preservation Technology International. The workshop was hosted at The Breakers Stable in November. It was designed to provide professionals of all experience levels with a thorough understanding of the process of plaster conservation, from conditions assessment through materials analysis and repairs.

"Really interesting contrast to The Breakers, which was why we chose Chateau-sur-Mer as our +1 ticket. Another great audio guide/pamphlet for info. We did the audio tour of the landscape and the trees were truly stunning! Staff super friendly and happy to answer our questions."

Tripadvisor Traveler Review



Trick or Treat at The Breakers

"While much of the attention in Newport is on the Gilded Age mansions, Hunter House provides a fascinating glimpse of Newport life 150 years previous. Our guide did an excellent job taking us back to Colonial times and it was very interesting to see how the history of the house was in many ways a history of the country as well."

Tripadvisor Traveler Review

The Year In Review

continued



Newport Mansions sponsored the annual Broadway Street Fair in October.

- Another new feature on NewportMansions.org was launched in November. Website visitors can now browse through photo galleries with hundreds of images from our events, including The Newport Flower Show, Newport Mansions Wine & Food Festival, Coaching Weekend, Halloween Trick or Treat, Newport Symposium and more.
- The sixth annual edition of Sparkling Lights at The Breakers took place on 22 dates from November 21 through December 28. New features included shifting colors on the popular Tunnel of Light and light displays that evoked gushing fountains. 31,812 tickets were sold for Sparkling Lights, generating \$1,194,098 – an increase of 931 tickets and \$183,318 over the previous year.



- Public programs for the holiday season included a Wreath-Making Workshop, Paper Flower Arrangement Workshop and “Behind the Scenes” tours of The Breakers holiday decorations with their designer, Jim Donahue.
- For our annual “Trim-a-Tree” program, fourth-graders from Newport’s Pell Elementary School made decorations for five small Christmas trees around the theme of “Animals All the Way.” The trees were displayed in The Breakers kitchen. The students, their families and teachers – 246 altogether – then enjoyed Pell Family Night on December 4, touring The Breakers and Sparkling Lights.
- On December 19, Christine Baranski and Skylark vocal ensemble presented “A Musical Retelling of A Christmas Carol” in the Great Hall of The Breakers. Baranski’s expressive characterization of Dickens’ story meshed perfectly with the harmonious sounds of carols and other appropriate choral music.
- The annual Holiday Dinner Dance on December 20 at The Breakers was attended by 280 guests. Hors d’oeuvres and cocktails were followed by a four-course dinner from Blackstone Caterers. After dinner, guests danced in the Music Room to the sounds of Gilded: The Golden Age Orchestra.
- In 2025, the Preservation Society strengthened its community outreach through grassroots initiatives that brought us closer to those we serve. From sponsoring Aquidneck Island Little League teams and the Broadway Street Fair to creating bilingual guides for Conexión Latina and hosting a Newport Gulls baseball night, these efforts celebrated and invested in our community. Together, they reinforced our role as a committed neighbor, active community partner and economic driver.



Newport Mansions Middletown Little League team on Opening Day
Left: Chateau-sur-Mer Dining Room decorated for the holidays



Historic Plaster Workshop at The Breakers Stable
Below: A Musical Retelling of “A Christmas Carol” with Skylark and Christine Baranski at The Breakers





Pierre Irving, Peter Harris and Don Ross



Doug and Meg Braff



Ann Mencoff and Barbara Schoenfeld



Member Holiday Open House at The Elms



Steve and Christine Schwarzman



Beverly Little, Dinner Dance Chair (second from left), with vice-chairs (from left) Leslie Hull, Pamela Owens and Daisy Prince



Pat Fernandez and Robert Bartlett



Michael Gewirz and Sue Petrovas



Green Animals Topiary Garden guest



Bill and Kate Lucey and Jack Murphy



Guests at The Breakers



Anna von Auersperg, Felicia Mannix, Freddy Johnson and Emma Johnson



Anne Ford and Snehal Shah



Jack and Sherri Grace



Peter Harris, Don Ross, Lark Mason and Leslie Jones



Jared Bowen, Christine Baranski and Rebecca Eaton



David and Carol Bazarsky



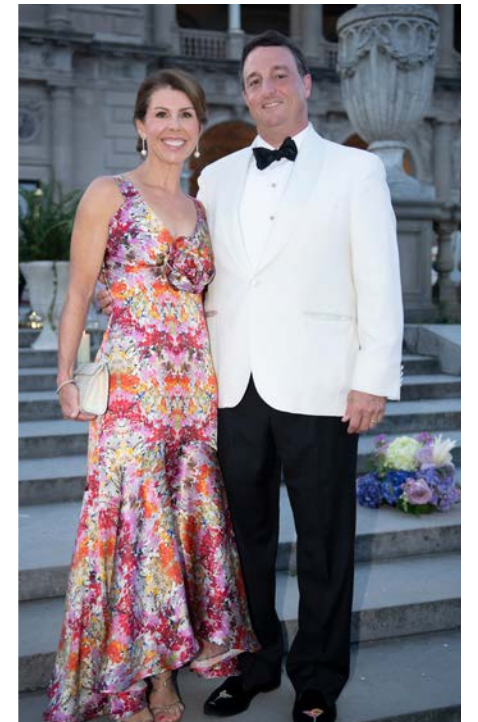
RI Hospitality Association's ANCHOR award winner, Admissions Leader Paulette Carr



Piper Wood Prince, Miles Reeves, Susie Girard and Carter Crowley



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Terry Morgenthaler and Patrick Kerins



Guests at The Breakers



Kathy Vieweg, Barry Berger, Steven Andersen and Maria Chiancola



Newport Mansions Wine & Food Festival



Elizabeth and Earl McMillen



Evan Smith and Dale Venturini



Kate Enroth and Dana Schmalz



Ted Sanderson and Eric Hertfelder



Ralph and Ala Isham



Family enjoying the Flower Show



Trudy Coxe congratulating Terry Dickinson on 30 years of service



Plein Air Watercolor Painting Class at The Elms



Kim and Glenn Darden



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Puck reporter Julie Davich and Lark Mason



Mary Katherine and Octavius Prince



Harriet Harris, Cynthia Stewart Reed and Sherri Grace



Member Appreciation Night at Marble House



Steve and Jennie Huttler



Connoisseur's Dinner at Marble House



Sandra Whitehouse, Keith Stokes, Theresa Stokes and Belinda Kielland



Peter Harris, Megan Kacenski and Robert Bartlett



First place winners at staff Trivia Night; Gary Ruff, Dan Fryer, Miranda Prescott, Olivia Forst, Pat Blakeley and Jason Fourquet



David and Asia Dent



Susan and Mark Grande



Member Appreciation Night at Marble House



Christine and Steve Schwarzman and Diana Prince



Tasting Tent at the Newport Mansions Wine & Food Festival



Sam Waterston, Trudy Coxe, Peter Harris and Anne Thompson of NBC News



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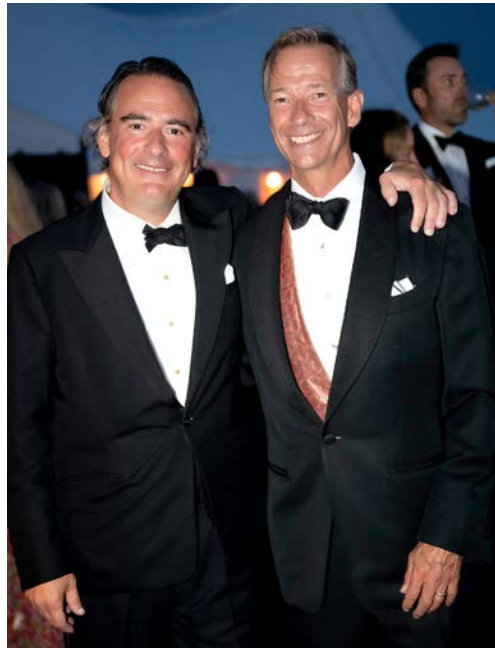
Leslie and Mark Hull and Beverly Little



Daisy Prince and Hugh Chisholm



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Louis Rose and Patrick Wood Prince



The Rhode Show's Ashley Erling and her mother



Michael, Elizabeth, Lillie and William Van Arsdall



Beverly Ware receiving her 40 years of service certificate from Philip Pelletier



The Newport Flower Show



Trudy Coxe and Steve Lewinstein



Sparkling Lights at The Breckers

A Weekend of Coaching Returned to Newport



The clatter of hooves and the rumble of carriage wheels sounded through local roadways as 12 historic 19th-century coaches drawn by highly trained teams of horses returned to Newport from August 15-17 for A Weekend of Coaching.

This triennial event evokes memories of a century-old sporting tradition rooted in Europe and embraced by America's Gilded Age elite. It has been hosted by The Preservation Society of Newport County, in conjunction with the Coaching Club of America, since 1968.

The coaches gave a driving exhibition on the grounds of The Elms, attended by thousands of spectators; drove along local roads including Bellevue Avenue and Ocean Drive, where spectators gathered to watch and cheer; and stopped at several private properties as well as The Breakers, Marble House, Chateau-sur-Mer and Rosecliff.

Traditionally dressed "whips" (as drivers are referred to in the sport of coaching) led teams of four horses as the coach passengers in their finery waved to onlookers. The coaches came to Newport from Florida, Virginia, Delaware, Pennsylvania, New Jersey, Massachusetts, New Hampshire, Maine and Illinois.

The weekend also included the formal Coaching Dinner Dance at The Breakers and a "Coaching Weekend: Behind the Scenes" panel discussion.

Co-Chairs of A Weekend of Coaching were Mr. Kenneth M.P. Lindh and Mr. and Mrs. David J. Little. The Chair of Coaching was Mr. Walter F. Eayrs. The Chair of the Coaching Weekend Dinner Dance was Mrs. David J. Little.



Top: The Elms, Right: The Breakers





Bob Shaw

Newport Symposium

After a five-year hiatus, the Newport Symposium returned in 2025 – not once, but twice, to pay homage to the European influences found across our properties.



ESTD 1993

Both symposia brought together acclaimed museum professionals, seasoned and early career scholars, and enthusiasts from across the country and the world to engage with the architecture, art, design, and history that make Newport special.



Sarah Cartwright, Ph.D.



Margot Bernstein, Ph.D.

The Italian Influence in Newport

Rosecliff, April 3, 2025

“*Newport Piccolo Simposio: The Italian Influence in Newport*” was a daylong immersion into Italian art and design in Gilded Age Newport, and their continuing influence today. From Chateau-sur-Mer to The Elms to The Breakers and beyond, Americans of the Gilded Age were enamored with Italian or Italian-inspired architecture, interiors, landscapes and art.

- Keynote Speaker Nathaniel Silver, Associate Director and Chief Curator at the Isabella Stewart Gardner Museum
- Catherine Hess, Former Curator of Sculpture and Decorative Arts at the Getty Museum and retired Chief Curator of European Art at The Huntington Museum
- Sarah Cartwright, Ph.D., Chief Curator and Ulla R. Searing Curator of Collections at The John and Mable Ringling Museum of Art
- Charles Birnbaum, President + CEO, The Cultural Landscape Foundation
- Kerry Shrives, Senior Vice President and Senior Appraiser at Bonhams Skinner



Chas Miller, Rod O'Hanley and Ulysses Dietz



Nadia Albertini



Dr. Mathieu Deldicque



Kerry Shrives, Nina Barbaresi, Karen Piacentini & Ruth Thumbtzen



Dr. Justine De Young

The French Influence in Newport

Marble House & Rosecliff, November 6-7, 2025

“*The French Influence in Newport*” explored the French art, architecture, design and cuisine that shaped the lifestyles of Newport's Gilded Age as they looked to the French aristocracy for inspiration.

- Keynote speaker Dr. Mathieu Deldicque, Chief Curator and Museum Director of Château de Chantilly in France and a member of the Preservation Society's International Council
- Dr. Justine De Young, Associate Professor and Chair of the History of Art Department, Fashion Institute of Technology
- Bob Shaw, Production Designer, HBO's “The Gilded Age”
- Natalie Larson, Interior Textile Historian, Historic Textile Reproductions LLC
- Becky Libourel Diamond, Food Culture Historian
- Margot Bernstein, Ph.D., Curator of Private Collection
- Nadia Albertini, French Heritage Society Scholar, Franco-Mexican Embroidery and Textile Designer
- Leslie Jones, Director of Museum Affairs and Chief Curator, The Preservation Society of Newport County
- Laura Bergemann, former Preservation Society Conservation Research Fellow and doctoral candidate at Vanderbilt University
- Théo Lourenço, Preservation Society Curatorial Research Fellow

Speakers at both symposia led tours across the Preservation Society's properties. And Salve Regina University graciously opened Ochre Court for a speaker-led tour for “The French Influence in Newport.”

Founded in 1993 by The Preservation Society of Newport County, the Newport Symposium is an annual convening of fine and decorative arts experts and enthusiasts from across the country and the world. Attendees listen to stimulating lectures and experience behind-the-scenes and networking opportunities.



Exhibition:

Richard Morris Hunt: In a New Light

Exhibitions about an architect typically focus on their finished buildings and lasting architectural legacy. This exhibition, May 30 through November 2, 2025, at Rosecliff, aimed to explore not only what the architect made, but also what made the architect, as Director of Museum Affairs and Chief Curator Leslie B. Jones put it.

Toward that end, the exhibition gathered an extraordinary collection to examine Hunt's personal life, social circle and travels; the people, places and things that formed him; his wider cultural legacy and his drive to shape the artistic tastes of Gilded Age America.

In addition to his architectural achievements, Hunt worked to foster an American national identity through culture. He sought to influence appreciation of the arts by contributing to the founding of museums including the Metropolitan Museum of Art. He guided his wealthy clients in their collecting of international fine and decorative art and was a collector himself.

For the first time, Hunt's materials from the Library of Congress, Smithsonian National Portrait Gallery, Vermont Historical Society, Bennington Museum (Vt.), and the Preservation Society's collections were exhibited in one location. These materials included architectural and interior drawings, Hunt's personal sketchbooks and scrapbooks, and intimate family objects and collections.

The Newport Historical Society, Newport Art Museum, Salve Regina University, National Portrait Gallery, National Park Service, and many more public and private collections loaned objects to the exhibition.

This exhibition was generously supported by BankNewport, Bartlett Tree Experts, Cluff Scenic, Karen and Alan Dawes, R. Dwight Jameson, Jr., Laurie Nicoletti and Sandra Liotus Lighting Design, LLC



Top: "Richard Morris Hunt" by Thomas Couture, c. 1849 (Courtesy National Portrait Gallery, Smithsonian Institution)
Below: Artist Karen Roarke (left), who created the trompe l'oeil paintings of plaster casts in the background, and Preservation Society Exhibition Coordinator Lisa Hansel (right)

Highlights included a 55-inch plaster cast of Hunt's likeness, dressed as a stone mason, the original of which was installed on the roof of the William K. Vanderbilt residence (aka Petit Chateau) at 660 Fifth Avenue in midtown Manhattan as a tribute to Hunt by his workmen. An 1874 sketchbook detailing Hunt's observations on a trip to Cologne, Germany, which features buildings, churches and landscapes, was also exhibited for the first time.

Another unique feature of the exhibition was the transformation of an entire gallery into Hunt's designs for the Marble House Gothic Room, with its distinctive carved-wood wainscoting and stained-glass windows, and the elegant Ladies Reception Room in The Breakers, with its distinctive 18th-century French-inspired décor.



Karen and Bill Corcoran



Guests enjoy commentary from the exhibition's contributors, Dr. Catherine Moran and Théo Lourenço



The Breakers, residence for Cornelius Vanderbilt, II and Alice Claypoole Gwynne Vanderbilt, 44 Ochre Point Avenue, Newport, Rhode Island.
[Dining room chandelier]
[Photograph] Retrieved from the Library of Congress, <https://www.loc.gov/item/2021790111/>



The main gallery showcased a variety of works highlighting the individuals who contributed to Hunt's success.

Social Media



Ashley Bard, Content Marketing and Studio Manager, whose work earned Newport Mansions the Anchor Award for Instagram Account of the Year

CEO Trudy Coxe interviews Berwind descendant James Berwind in Newport as part of our "Live the Drama" marketing campaign.

2025 Social Media Stats



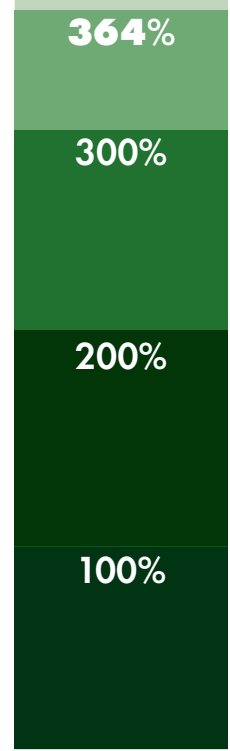
Total Views
60 M



Total Followers
218 K



The Preservation Society channels generated more than 60 million views across **Facebook, Instagram, TikTok** and **YouTube**, and added over 154,000 followers, resulting in an average growth rate of 364%, roughly 30x - 50x above what most museum and nonprofit social media accounts achieve in a year.



Average Growth Rate
364 %



The Elms

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January 1 - December 31, 2025

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Rosecliff Library ceiling detail

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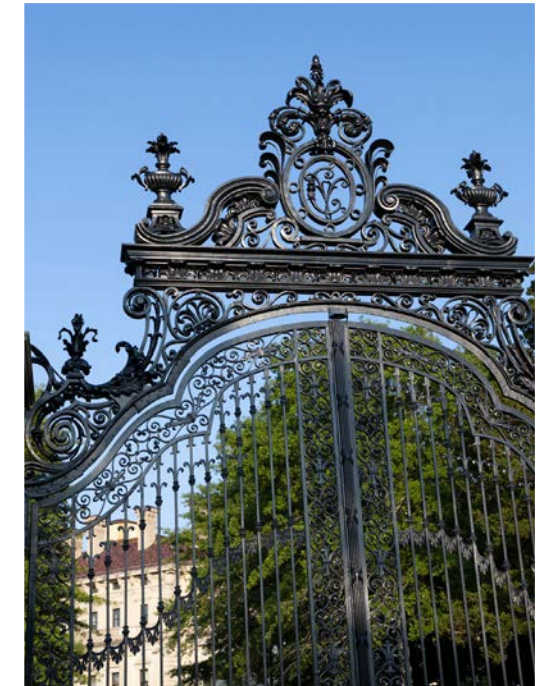
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 Newport Craft Brewing Company
 Newport Design
 Spiribam Fine Spirits Family
 YPO - Central CA Integrated Chapter

\$2,500 - \$4,999

Anonymus
 David Altounian and Vicki Reppert-Altounian
 Debbie Arter
 Janine M. Atamian
 Susan and Hugh Balloch
 Nina Barbaresi
 Aron Bellorodo
 Cori and Jeffrey Berman
 Theresa and Gerald Bernaz
 Karen and Stuart Bevan
 Mr. and Mrs. Richard N. Bohan, Jr.
 Barbara and Richard Booth
 Mr. and Mrs. H. William Breyer IV
 Mr. and Mrs. Richard L. Brickley, Jr.
 Richard Campbell and Alex Collada
 Marilyn Capek
 Morgan Capodilupo
 Mr. and Mrs. George E. Clark, Jr.
 Harriet Gerard Clark and Henry C. Clark
 Mary and Robert Cometa
 Pamela and Andrew Constantine
 Dr. and Mrs. Jonathan Cronin
 Julia Dacy and Brittany Dacy



Courtney Dickey
 Mr. and Mrs. John R. Drexel IV
 Heather and Mark Flaherty
 Anne and Mark Flegenheimer
 Gail Brunje Fletcher and Chris Fletcher

Austin and Gwendolyn Fragomen
 Jane and Scott Gamber
 Ashley and Steven Ganz
 Susie Garofolo and Nicholas Ro
 Rita and Jonathan Gewirz
 Virginia and John Gildea
 Nancy and Robert Grasing
 Maureen Greichen
 Khahlidra Hadhazy
 Mr. and Mrs. Charles B. Harper III
 Eric and Leslie Hart
 Wendy and Edward Harvey
 Constance T. Haydock
 Margaret and Gerald Hendrick
 Marcy Matson Herrington
 Rob and Katie Holton
 Mr. and Mrs. Joseph C. Hoopes
 Paula Houle
 Susan and James Hunnewell
 Mr. and Mrs. Pierre duPont Irving
 Elizabeth and William Kahane
 Marc Kelleher and Scott Hallman
 Andrea and William Keogh
 Keith and Elaine Knowlton

Mr. and Mrs. David Krupa
 Darlene and Robert Lang
 Mr. and Mrs. Richard Leonard
 Kathleen Letourneau
 Mr. and Mrs. Marc Lewinstein
 Rick Libertio

Rafael V. Lopez and Linda I. Marks
 Jada Loveless
 The Hon. and Mrs. Ronald K. Machtley
 Marianne Magill and Jeffrey Richards
 Fraser and Robert Maloney
 Dr. Barbara Sunderland Manouso and Mr. John Manouso
 Julie and Charles Matheson
 Maura Fitzgerald Mocciae and Chris Mocciae
 Angela and Gary Moore
 Mr. and Mrs. Henry Murphy
 Mr. and Mrs. Peter B. de Neufville
 Melanie and David Niemiec
 Sarah Niles
 Michele O'Brien
 Mr. and Mrs. Spencer J. Ogden
 Dr. and Mrs. Tom C. Pagonis
 Diana L. Pearson
 Mr. and Mrs. Nicholas Pell
 Mr. and Mrs. John Pereira
 Mr. and Mrs. Torre A. Peterson
 Susan Piacenti and Ryan Overholt
 Sandra Prejsner
 Mr. John Rakolta, Jr.
 Mr. and Mrs. William H. Reap
 Donald E. Red
 Emily and Clay Rives
 Mr. and Mrs. Aldo Roldan
 Laura L. Rose and William Hall
 Devin Schleidt
 Dr. and Ms. Larry J. Schoenfeld
 Anne and Robert Self
 Lorna and Jerry Shafir
 Kari and Craig Shapero
 Mr. and Mrs. James P. Shay
 Jocelyn and Buck Sherman
 Merrill W. Sherman
 Mr. and Mrs. Timothy A. Shippee
 Anne Marie Biernacki-Smith and Kenneth Smith
 Valerie Talmage
 Daniel and Jamie Vara
 Elizabeth and Michael Vitton

Mr. and Mrs. William L. Wallace
 Jacqueline Washburn
 Mr. and Mrs. Julian Wassenaar
 Dr. Shirley Madhere-Weil and Mr. Edward M. Weil, Jr.
 Tracy and Tony Weisman
 Karyn Wendell
 Camille and Dirck Westervelt
 Marjorie Yashar and Gerry Gibian
 Doris Zografos and Howard Eisenberg

The AMG Charitable Foundation
 The Bank of America Charitable Foundation
 The Richard and Barbara Booth Charitable Foundation
 Brickley Family Fund
 Cavanaugh Family Foundation
 The Flaherty Family Charitable Fund
 Maureen Greichen Charitable Fund
 James and Susan Hunnewell Fund
 Daniel and Susan Ogden Fund
 Mae Cadwell Rovensky Foundation
 St. Louis Community Foundation
 John P. White Family Philanthropic Fund

AIG Matching Gifts Program
 Dillon's Small Batch Distillers
 Heritage Restaurant Group
 La Forge Restaurant
 Newport National Golf Club
 Perchance Estates

\$1,000 - \$2,499
 Anonymous (2)
 Priscilla Adam and Scott DeF. Shiland
 Lori and Robert Adams
 Athena Agnos
 Anthony Akers and Nell Melanson
 Pamela Akgun
 Mr. and Mrs. Scott A. Andersen

Alexander Arkin
 Maxwell Arkin
 John Aucott
 Christine Aylward
 Carole-Ann Baer and Roberto Patarca
 Ulrike Bagehorn and Jorg Pappert
 Marianna Baker
 Karen Balko



Mary Beth and Jack Banbury
 Yazmin and Nicholas Banfield
 Merrilyn Bardes
 Ellen Barnes
 Katherine Barrack and Jennifer Pereira
 Joseph and Pamela Barry
 Cynthia Barton and Andi Barton
 Pamela and Mollie Beaudoin
 Christina and Christopher Begy
 Theresa and John Behrendt
 Ms. Marie Bennett
 Christine and Markus Berger
 Mr. and Mrs. A. Markus van den Bergh
 Michael Bernarsky and Jeanne Casey-Bernarsky
 Andrew and Christine Berry
 Rebecca Bertrand
 Andrew Bevan
 Ankur Bhatia
 Ann Blackwell
 Lisa Blanchard
 Sarah Bliven and Richard Nagele

Evan Boorstyn and Walter Gebski
 Mr. Jerry Borges
 Karen and Daniel Bornstein
 Sandy Borowsky
 Michael Boxer
 Lawrence Braitman
 Put and Nannie Brown
 Tammy and Mark Brown

Janis A. Buchanan
 Mr. and Mrs. James Burgess
 Bonnie Burnham
 Sharon Bush
 Timothy J. Butterfield, D.V.M.
 James Buttrick
 Jennifer Campbell and Shannon Higbee
 Andrea Carneiro and Renee Sevigny
 Sue and Thomas Carroll
 Sara and John Cassis
 Lauren and Ron Castellanos
 Gina Catalano and Thomas Exley
 Mr. and Mrs. Robert Catalano
 Ron Catudal
 Robert A. Chase
 Mrs. Taylor Cheewing
 Lynn and William Choquette
 Rebecca Cianci and Bruce Donovan
 Alicia Cipriano and Robert Walsh
 Brendan W. Clark
 Kathy and Stephen Cloud

Alison and James Cohen
 Marsha R. Cohen
 Rachel Cook
 Mr. and Mrs. Melvin Corbett
 William and Karen Corcoran
 Nicholas Cormier
 Heather and Carlos Costa
 Lane Courts

Kate McCarthy Cox and Angela Fournier
 Danny and Janice Crawford
 Mr. and Mrs. Richard M. Cummins
 Maria and Michael Cupo
 James Damato
 Frank Daniels
 Deborah Del Nero and Anthony Micallef
 Crystal Delorenzo
 Thomas Depetrillo and Mary Cassese
 Ellen Hermann-Devoe and Stephen Devoe
 Alexis, Keiko and Terry L. Dickinson
 Ulysses Grant Dietz and Gary Berger
 Amy Dorkin
 John Doyle and James Bartz
 Peggy Dozier
 Mr. and Mrs. Gregory Dryer
 Susan Dunnington
 Mr. and Mrs. Ronald Early
 Amanda and Walter Eays
 Isabella Blank-Elsbree and David Elsbree

Ryan Elsmann
 Scott Elysian
 Mr. and Mrs. J. Pepe Fanjul
 Robin and Everett Federici
 Sonya and Karl Feitelberg
 Margaret Fenderson
 Mr. and Mrs. Michael A. Fernandez
 Katherine Field
 Mr. and Mrs. John Finn
 Barbara* and Geoffrey Fiszal
 Thomas Fitzpatrick
 Peter and Maria Flood
 Jeanne Fontaine
 Sherry and Jeffrey Fortin
 Ekaterina and Alexander Fraioli
 Deirdre Franchi
 Linda Fung and Brian Lowy
 Cynthia Gaioni
 Mr. and Mrs. Scott Gallo
 Michele and Ludovino Gardini
 Cindy and John Gavin
 Mr. and Mrs. Peter N. Geisler, Jr.
 Joyce Generali and Jay Backstrom
 Peter and Melinda Gerard
 Razmik Ghazarian
 Mr. and Mrs. L. Martin Gibbs
 Christon Gibson and Peter Barrego
 Eleanor and Daniel Gilbane
 Ginny and Paul Gilman
 Sandra Gilpatrick
 Gail A. Ginnetty
 Laura and James Girard
 Sheila Gleason and Jay Banerjee
 Maria and Michael Gooch
 Dee and Richard Gordon
 Mr. and Mrs. Mark Gossner
 Joe Gratta
 Kate and Christopher Greenman
 Stephen and Michelle Greer
 Sarah Greitzer
 Deborah Gries and Sarah Gries
 Jennifer and Jeffrey Gronning
 Leslie R. Grosvenor
 Michael Guerriero

* We remember.

Fireplace detail, Reception Room, Isaac Bell House

Cutting Garden, The Breakers Greenhouse

Dr. and Mrs. Randolph Guthrie
 Linda and John Hagerman
 Heather Hall
 Lisa and Timothy Hall
 Joseph W. Hammer
 Katelyn Harper
 Mary Hastings and Daniel Fitzgerald
 Rick Healy
 Pamela Henderson
 Kathleen and Patrick Hennessey
 Mr. and Mrs. Eric K. Hertfelder
 Robert and Mary Hiss
 Thomas Hockaday and William Martin
 Susan Hoffman
 Barbara Holland
 Mr. and Mrs. Howard Holsenbeck
 Wiley Holsenbeck and Ann Lowe
 Ms. Merrilee Holt
 Heather Gaffney-Hsu and Justin Hsu
 Lorrie and Ian Huschle
 Polly Hutcheson and George Rice
 Christopher Hyland
 Pam Hyland
 Michelle and Frank Ingari
 George and Geer Isdale
 Elizabeth Izard
 Samuel and Candace Jackson
 Deidre Jacobson
 Jana Jagoe
 Megan and Brooke Jameson
 Albert Johnson
 Elizabeth B. Johnson
 Sue and Scot Jones
 Lawrence and Diana Kahn
 Jeff and Margarita Kaplan
 Sinesia and William Karol
 Jane and John Kazanjian
 Dr. and Mrs. David L. Keefe
 Michelle Kenna
 Jennifer Kennedy
 Lydia Kimball
 Mrs. Kim Kirby
 Robert and Heather Kirby
 Carolyn and Gerald Kostelny
 Elisabeth Kuhlman
 Joann C. Kuss
 Sally and Scott LaBonte
 Joe Labrosse

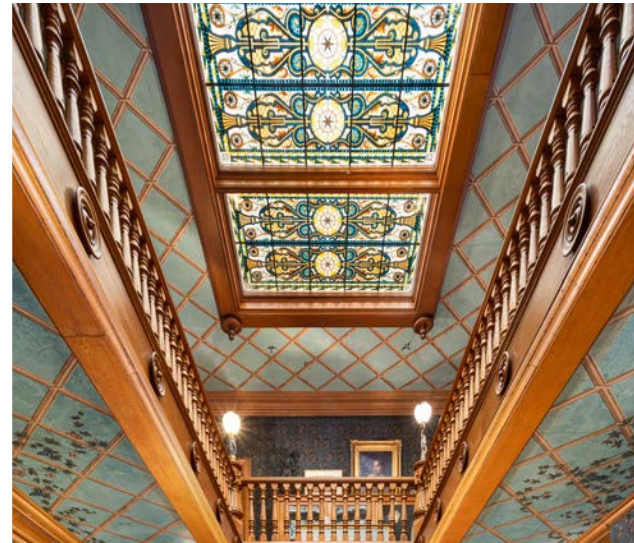
Mr. and Mrs. Craig Landauer
 Dawn Langeland
 Dr. Leena Langeland
 Noelle and Joseph La Rubbio
 Wendy Lavezzi and Michael McLaren
 Patsy Lawrence
 Stephanie Leavitt and Mark Symonds
 Alyssa A. Lebel and Edward M. Kaye, M.D.
 Pamela Lenehan and Dr. Lawrence Geuss
 Mia Leroux
 Robin Lidington
 Laurie and James Linder
 Blaise Lipa
 Rodney Litalien
 Elizabeth Locke and John Staelin
 Chad Loeb and Susan Behan
 Michael Lombardi
 Julia Londergan and Joyce Bercaw
 Bridget and Carl Long
 Carol and Albert G. Lowenthal
 Margaret Luberta
 Mr. and Mrs. William F. Lucey III
 Stacy and Stephen Luhrs



Christine Lynam and Peter Shread
 Jennifer Machiaverna and Noah Broestl
 Dr. and Mrs. Robert B. MacKay
 Carol and Robert Maddock
 Sharon and James Maida
 Karen and Ken Mancini

Ms. Cora Mandy and Mr. Hunter Morgen
 Robert Marvel
 Mr. and Mrs. Frank Mauran IV
 Mark Maziarz
 Edith S. McBean
 Mr. and Mrs. Michael P. McDonough
 Wanda McGarry and Samantha McGarry
 Karen and Robert McGinnis
 Colleen McGrath
 Steven Medeiros and Kenneth Clukey
 Christina and Jason Merritt
 Nancy Meyer and Melissa Macri
 Barbara Miller and Richard Myers
 Nancy Miller
 Peter Miniati
 Christopher and Meaghan Moe
 Stayce Mooney
 Stephen Moynahan III
 Cheryl and Harry Mrozowski
 Bill Murphy
 Dr. and Mrs. Michael S. Murphy

Stacey and William Murphy
 Jocelyn Murzycki
 Sarah Nathaniel and Athriya Kumar
 Joseph Nemchek
 Nancy Nievera
 Lisa Noroian
 Mr. and Mrs. Bogdan Nowak



Pamela O'Connor
 John O'Neill
 Dorothy and Tim O'Reilly
 Donald Osborne and Frank Garofolo
 Christine and John O'Shaughnessy
 Robert A. Ouimette
 Dianne Pannes
 Lainie Papier and Kyle Walter
 Alexis Pappas and Dr. Michael Santoni
 Helen Parker
 Mr. and Mrs. Waring Partridge
 Thomas Patnaude and Gioconda Banuelos
 Janet and Christopher Pell
 Jill and Michael Pengue
 Agatha* and Thomas Perkins*
 Russell and Ann Perry
 Mark Phelan
 Virginia and Lance Phillips
 Susan Townsend Phinney
 Paige and Michael Pieroni
 Kip and Margaret Porter
 Anne and Francois Poulet
 Emberli and David Pridham
 John Paul Primiano
 Sheila Purdy
 Karen and Robert Rawson
 Mr. and Mrs. Frank N. Ray
 Leila L. Ray
 Rita and Norton Reamer
 Dr. and Mrs. Stephen Redmond
 Walter G. D. Reed and Laurie Hall Reed
 Zachary Rickard

Sarah and John Rivard
 Denise L. Roberts and David Barnes
 Pamela and Bryan Rodrigues
 Jean Rooney
 Britton Rose
 William and Dawn Roth
 Christine Rothschild and Karen Hanover
 Timothy Rothwell
 Tom Ruggieri
 Michelle Russo
 Jessica Ryan
 Marie Samuels
 Mr. and Mrs. Edward Sanderson
 Jeffrey Sant
 El Marques de Santa Cruz
 David Santarpia
 Carole Ann Saracco and Thomas Fratini
 Kathleen and Theodore Schafer
 Jean and John Schlesinger
 Nicholas and Indira Schorsch
 Donna Sehnert
 Maria L. and Paul J. Selian
 Kelsey and Adam Semple
 Emilio Senesi
 David Sharrow and Jessica Cioci
 Linda and Steven Sheck
 Julie Sheldon and Susan Wright
 Beth and Joseph Shomberg
 Marina and Alan Shuman
 Susan and George Shuster
 Benjamin Silva
 Cynthia Sinclair
 Lynn Capp Sirich
 Deborah and David Smith
 Evan and Amy Smith

Top: Chateau-sur-Mer Great Hall ceiling. Statue detail, back lawn at The Elms

Ava Vanderbilt's Bedroom, Marble House

Mr. Gene Campfield Smith
 Janice Smyth
 Anne Elizabeth Spenceley
 Mr. James P. Stirling
 Alice Stokes
 Keith Stokes and Theresa Guzman Stokes
 Palmer Strickler
 Mr. and Mrs. Dennis Sullivan
 Joan Swift
 Susan Swigor
 Mr. Peter H. Talbot
 Diane and Kent Thomas
 Ruth Barge Thumbtzen
 Robert and Meg Treat
 Michael Tsandilas and Liz Mello
 Celina Tsang
 Allen Tucci
 Mr. and Mrs. Dan C. Tutcher
 Jill Ulery
 Nadia and Marc Ullman
 Nora Vaden Holmes
 Kelly Valente
 Caryn Van Buskirk and Tayler Ottilige
 Dale Venturini and Anthony DeFusco
 Barbara Vietor and Parker Harrison
 Patricia S. Walker-Welk
 Heather Warburton and Erik Hodge
 Julia Warburton and Lila Warburton
 Nicole Washington and Damien Dwin
 Mr. and Mrs. Robert J. Webster
 Teresa and Robert Whaley
 Mr. and Mrs. Bernard Mapes Wharton
 Lisa Whisler
 Mr. Justin Wiley
 Brenda and Jay Wilson
 Kay Winston
 Linda Wiseman
 Chris and Sarah Wood
 Christina Österlund Wood
 Lillian and Wallace Wood
 Wendy Woods and George Seward
 Corey Worcester
 John and Priscilla Woyke
 Pamala Wright
 Sara Zanitsch
 Nancy and Anthony Zulkheski

Altounian Family Charitable Fund
 Amica Companies Foundation
 Bardes Fund
 The Richard N. Bohan, Jr. Family Fund
 Buchanan Family Charitable Fund
 Tom and Sue Carroll Charitable Account
 Choquette Family Fund
 Cummins Family Fund
 Fettelberg Family Fund
 Fidelity Brokerage Services, LLC
 Fiduciary Trust Company
 Gail A Ginnetty Charitable Fund
 Beatrice Guthrie Revocable Trust
 Joseph Hammer Charitable Fund
 Higgins Family Foundation
 The Huschle Family Donor Advised Fund
 Elizabeth B. Johnson Fund
 The Andrea and William Keogh Charitable Fund
 The Lenehan Gift Fund
 Loti Falk Family Fund
 The Albert G. Lowenthal Foundation
 The James and Sharon Maida Foundation, Inc.
 William C. Martin, Jr. and Thomas C. Hockaday Donor Fund
 Bogdan and Rita Nowak Family Fund
 The O'Shaughnessy Family Foundation
 Waring and Carmen Partridge Foundation
 CTH Pell Giving Fund
 Lowell G. Powers, Jr. Philanthropic Fund
 The Reamer Family Foundation
 Renaissance Charitable Foundation, Inc.
 The Sand Foundation
 J.L. Shafir Family Charitable Fund
 Smyth Gift Fund
 The Stirling Charitable Fund
 Peter H. and Jane C. Talbot Charitable Gift Fund
 Dennis and Roseanne Williams Family Fund
 Adler, Pollock & Sheehan, P.C.
 CohnReznick

Dome Consultants, LLC
 Funtastic Getaways
 Herndon Plant Oakley
 Jackson Family Wines
 Joseph Barry Co., LLC
 Morningside Brands
 Peter Pennoyer Architects
 Shamrock Electric, Inc.
 TRE MONTI Wines
 Viking Tours of Newport

\$500 - \$999
 Anonymous (3)
 Nancy and John Abbott
 Mim Abrams
 Christine and Timothy Adams
 Marc Albanese and Rosanne Felicello
 Romica Alexandru
 Vanessa Aller and John Manganaro
 Ginger Allshouse
 Artie and John Almeida
 Elizabeth Ames
 Dr. and Mrs. Michael Ames
 Karen Cunningham-Anderson and Scott Anderson
 Tami and Charles Anton



Mr. and Mrs. Andrew J. Arkin
 Victoria and Thomas Arkins
 Lori and James Averso
 Darcie Ayer
 J. Lorraine Babcock and Ronald A. Moore
 Mr. and Mrs. Terrence Bach
 Karen Bachand
 Yonghui and Greg Bader
 Liani and Howard Balloch
 Patricia Bam

Denise and Greg Barats
 Heather Barlow and Dyann Mazzeo
 Mr. and Mrs. Jon M. Barrett
 Mr. and Mrs. Jason Bazarsky
 Andrew Beauchamp
 Mrs. Robert A. Beaver
 Michael J. Beppard
 Robert Bell
 Ruth Bellavia
 Jennifer Bergin
 Sharon and Elizabeth Bergman
 Reine and Tim Bitting
 Isabelle Black
 William and Dierdre Bloom
 Candice Blume
 Dickson and Emily Boenning
 Julie and Tom Borden
 Carol Bowen and Vic Bass
 Betsy Bowman and Spike Lobdell
 Gregory Brackett and Robert Golub
 Pamela Braden and James McManamon
 Michele Caprio Brais

Mr. and Mrs. Parker W. Brickley
 Deborah and David Briggs
 Joanne Winchester-Brine and Walter Brine
 Tina Broccole
 David Brodsky and Emmelle Segal
 Alan and Marion Brown
 Carol Brown
 Scott and Gloria Brown
 Lisa Bruckner
 Melanie Brunstrom
 Diana and Josiah Bunting

Claude Burcky and David Summers
 Lauren and Gerald Burnette
 Christian Burns
 Matthew and Gail Burr
 Bill and Eileen Bush
 Viscount Butler
 Donna Buyers and Karl Bergstrom
 Lisa Cafferty
 The Countess of Caithness
 Barbara Callahan and William Patch
 Deborah Caplan
 Mr. and Mrs. Peter Capodilupo
 Aimee Cardwell
 Susan and Allison Carmical
 Denise and James Carria
 David Carter and Cindy Dobrynski
 Michelle Cartwright and Todd Mosher
 Loretta Casey
 Patricia and David Cassidy
 Elizabeth Chesney and Britt Waterfield
 Mr. and Mrs. Thomas Chiacchia
 Magdalena Chirieac
 Theodora Choros

Ingrid Chung and Michael Obuchowski
 Jason Citrone
 Donna M. Paolino Coia and Arthur A. Coia*
 Susan and Davis Collette
 Lyn and Margaret Comfort
 Jamie Comstock
 William Constantine and Christopher Broadfoot
 Timothy and Kathryn Conway
 Janet and William Coquillet
 Jane Corcoran

* We remember.

Kenneth Costello and Kathy Kirwin Costello
 Kevin and Angie Cradock
 Mark Crowley
 Nichole Curley
 Bethany and Andrew Curtis
 Victoria Woodhull-Cushing and John Cushing
 Tamalynn and Edwin Custer
 Kate and Mark D'Addabbo
 Erin and Amy Daly
 Katherine and John Damon
 Ms. Stacey Danielson
 John Darling and Nijole Gabrielaitiene
 George Daugherty and David Wong
 Elaine Davies
 Sandy Davis
 Melanie and James Dehoney
 Gretchen Del Duca and William San Soucie
 Helen Burke-Delgiudice and Mark Delgiudice
 Elizabeth Della Rocca and Nora Triola
 Luc and Alexandra Demers
 Ms. Caren Demoulas
 Katharine and Charles Denault
 Margaret and Meagan Dennis
 David Dent
 Janice Depetrillo
 Peter Desilva
 Tony Desormier
 Caroline Devine
 Lynn Dicorpo
 Nina and David Diefenbach
 Robert and Pamela DiFilippo
 Christopher and Catherine Dillon
 Paul and Audrey Dimarzo
 Ms. Angela Dinunzio
 Linda Diorio
 Jacob Distel
 David Noble Dittmann
 Julie and Daniel Doe
 Kaitlin Lambert Donahue, Ph.D.
 Timothy and Kathleen Donahue
 Dr. Leo P. Donovan, Jr.
 Sheri and Peter Donovan
 Elizabeth and Paul Doucette
 Hannah and Preston Douglas
 Jennifer Downs
 Shirley and James Duggan
 Kitty and Ron Dunbar

Maura Dunn and Katy Williams
 Joshua Dutton
 Susan and Randolph Eddy
 Mr. and Mrs. Mark Edwards
 John J. Egan, Jr.
 Ceren Ergorul
 Richard Erwin
 William and Katherine Estell
 William Wynn Everett, Jr.
 Barbara Fahey
 Elizabeth and James Fallon
 Marie Falsey
 Ms. Dianne Farley
 Joseph Ferra and Gabrielle Schillinger
 Dottie and Pat Fiedler
 Mr. Joseph W. Fierst
 Louis Filhour and John Clark
 Gary Fineberg
 Jessica Fiscella
 Amanda Fischer
 Kate Fisher
 Mr. and Mrs. Russell Fisher
 James and Carol Fitzsimonds
 Alexandra Flood and Nick Benson
 Cherie and Jim Flores
 Christopher and Danielle Fluehr
 Lauren Fobes and William Tracey
 Joanne and George Foley
 Mr. and Mrs. Gerald Ford
 Kathleen Hamrick Foskett and Henry Foskett
 Alex and Emily Fowler
 Suzie and Dean Fraioli
 Becky Francis
 Elizabeth Franklin
 Chris Freda



Michael and Jessica Freeman
 Marge and Jim Fuller
 Richard and Ann Fuller
 Stefanie Fuller
 Suzanne Gagnon and Stephen Zimniski
 Katelyn Galbraith
 Mark Galligan and Stephen Spohn
 Mr. and Mrs. Gary Garabedian
 Constance Gardner and Leo Flotron
 Richard Garland
 Paul Gaucher and Roger Ferguson
 Valarie and Dana Gelb
 Marie and Katarina Gertje
 Mr. and Mrs. Thomas Gilbane III



Kathi Graham-Levis
 Abbie and Ryan Graves
 Cristina Greeven
 Ellen Grickis
 Mr. John Grove
 Mr. and Mrs. William H. Guenther
 David Guertin
 Mr. and Mrs. Thomas Hagerty
 Cheryl and Theodore Hahn
 Laura Hall and Terry Marks
 Lori Hall
 MacKenzie Hamilton
 Mr. and Mrs. N. Peter Hamilton
 Amy and Paul Harden
 Allyson and Cody Harple
 Mr. and Mrs. R. P. Harris III

Lauren Baker-Hart and Jay Hart
 Sarah Hartshorn and Christopher Carter
 Nancy Hartwell
 Debbie Harwood
 Barbara and Alexander Havenick
 Linda Hayes
 Cristina and William Heiden
 Whitney and Virginia Henschel
 Luke and Rachael Herbert
 Nannette C. Herrick
 Mrs. Denise Higgins
 Helen and David Hilliard
 Mark Hilty and Maryanne Noris-Hilty
 Allan A. Hodges
 Gregory and Abbey Hoffman
 Henry Holbrook
 Marlene Holohan and John Reynolds
 Barbara and John Hooper
 Marlena and Mark Horan
 Heather Hornbeck
 Mr. and Mrs. Philip K. Howard
 Laurel and Robert Howe

Heather Hower and Judi Dixon
 Leigh Hudson
 Cathleen Huse Burns
 Mr. and Mrs. Justin Iannascio
 Jill and Naveed Ihsanullah
 Lawrence and Kim Ingeneri
 Craig Ingram and Jason Dantico
 Kevin Irish
 Abigail Isom
 Tracey and Jason Jaeger
 Nisha Jain
 Baila Janock
 Peter Jenkins
 Steve and Irene Johnson
 Christina and Roger Jones
 Darlene Jones
 Steven Jordan
 Tisha Kalberer and Louise Celidonio
 Shirin Karanfiloglu and Jerrell Angell
 Aileen and Sean Kehoe
 Charles Keller
 Paisley Kelling and James Pabst
 Janet Keys
 Carolyn and Cameron Killian
 Jan Clarson King and Dennis King
 Kathleen Kinnevy and Paul Weiner
 Mr. and Mrs. Matthew O. Kirby
 David Kirk
 Deborah and Clyde Kirkpatrick
 Daniel and Jon Kirwin
 Robert and Beverly Kissam
 Catharine and Kenneth Klaus
 Julia Knowlton
 Melanie Koehler
 Patricia and Laszlo Korbl
 Colleen and Brian Tom Kossoff
 Jack and Alys Krichavsky
 Kristy Kucharczak and Daniel Drellich
 Rachael Kuhn
 Sarah and Robert Kuhn
 Audrey Kupchan
 Cynthia Kurja and John Michalak
 Lindsey and Kelsey Kurowski
 Kelly Labrecque and Jason Carreiro
 Jonathan Ladd
 Elizabeth and Gardner Lane
 Jeffrey Lang and Sandy Wycoff
 Jennifer Lang
 Charles and Leeanne Langston

Top: The Newport Flower Show. The Elms Drawing Room

Pip Lawrence
 Marcus Leef and Stephanie Weissglas
 Katherine Lehr
 Tracy Lesser
 Steven and Sharon Lettick
 Sandra Levis
 Elizabeth Lewis
 Gina Lewis
 Nicole and Derek Limbocker
 Sandra Liotus and David Crampton-Barden
 Jennifer and Richard Lofgren
 Julie Lohr and Tome Andrade
 Ms. Adrienne Londrigan
 Mr. Phillip C. Long
 Barbara Longo Ferreira and Tracy Longo Guerra
 Carla and Andre Lortz
 Dr. and Mrs. Christopher Loughlin
 Jeff Low and Karen Yan
 Dr. and Mrs. Bruce Lowry
 Connie and John Lozon



Top: Textile conservation. "A Weekend of Coaching"

Ms. Danielle G. Luyten
 Ashley Lyons
 Corey and Monica Mabe
 Christine Macdonald and Steven Fielding
 Scot Machos and Vincent Barboza
 George Macinnis

Mary and James Mackenzie
 Jean Mackinnon and Hugh Mellor
 Kristina Macpherson
 Hermes Mallea
 Daniel Mancini
 Monica and Olivia Marrochello
 Karen Marshall and Thomas Stevenson
 Terence and Ellen Martin
 Joe Matison and Kerry Hudson
 Ms. Anne May
 Carolann A. McAdam and Tara Kassal
 Michele McCabe and Charles Canalizo
 Glenna and William McCaffrey
 Elizabeth McCann and Dave Montero
 Kate and Kevin McCarey
 Michelene and Peter McClellan
 John and Brookie McColloch
 Marianne McDermott
 Jean McDonough

Thomas McDonough
 Sheila McEntee and Darryl B. Hazel
 Mr. and Mrs. Timothy McGrath
 Megan McHugh
 Nancy and David McKelvey
 Kathleen McPhee

Cheryl and Scott McVetty
 Victoria Mele
 Walter and Michael Melnik
 Patricia and David Melrose
 Courtney Menzel and Edward Budill
 Andrea Mercer
 Thomas and Dawn Michael
 Larisa Michell
 Dr. Mary Ann Millar
 Philip Miller
 Sandra Miller and Erik Olsen
 Stacie E. Mills and Charlie Mills
 Betsy and Clarke Moody
 Jennifer Moran
 Amanda Morgan and Neal Lampron
 Carol and John Moriarty
 Russell Morin
 Thomas Morrison
 Robin Mount and Mark Szpak
 Sandra Murphy and Ronald Perry
 Mr. and Mrs. Charles F. Nadler, Jr.
 Kate Nee and Breanna Brown
 Joseph Nerone and Melynda Silva Nerone
 Martha* and Michael Nesbitt
 Julie Nichols and Alex Nichols
 Megan Nicolari
 Mr. Andrew F. Nicoletta
 Caroline Niemczyk and Bill Salmons
 Anella and John Nies
 Jack Ning
 Kathleen and Greg Norden
 Kevin O'Brien
 Nancy O'Brien
 Mary Ann and Gerard O'Halloran
 Susan Olsen
 Fred and Elizabeth Orchard
 Marilyn O'Reagan and Stuart Auerbach
 Captain Leo N. Orsi, Jr. and Mrs. Patricia M. Orsi
 Sherri O'Shea
 Chris and Shawn Otorowski
 Joanna Pace and David Brackett

Jana Painter
 Aina and Jeffrey Pallis
 Kimberly and John Palmer
 Bettie Bearden Pardee
 Nicole and Timothy Parente
 Amy Parrino and R. Scott Smith
 Paul Pavarini



Brian Payne and Brett Weiss
 Susan and Toon Perkins
 Chris and Nicole Perry
 Mary Ann Peters and Timothy McMahan
 Diana and Andrew Petrie
 Jeanne Philbin and Ole Varmer
 Alexandra and David Piccirilli
 Michael Pieranunzi and Yu-Chia Chien
 Lois and John Pilitsis
 Randal Poirier
 Russell Pomeroy
 Peter Portney
 Alyson Powell and Dan Riley
 Beth and Scott Powell
 Joan and George Preble
 Vincent Presti
 Carla Priebe and David Diepholz
 Arlene and Geoffrey Price
 Richard Priolo and Erin Harrison Priolo
 Thomas H. Quinn
 Jeremy Racine and Abbey Moran-Racine
 Kathy Rainer
 Denise Raneri

Kerry Rawdon
 Collette and Greg Redfield
 Charles and William Reed
 Mr. and Mrs. G. P. Reed, Jr.
 Lindsay T. Reed
 Beth Anne and Keith Reeder
 Amanda Reid
 John and Liz Reilly

Susan and Antony Revis
 Francisco Ribas and David Lewis
 Lori Ribeiro and Mark Manganeli
 Marc and Eleanor Richard
 Carly and Madeline Richardson
 James Richardson and Holly Driscoll
 Lisa and Robert Richardson
 Mr. and Mrs. John W. Richmond, Jr.
 Jess Richter
 Eric Ridler
 Jennifer Rignoli
 Kristin Risi and Carol Sterling
 Peter and Kim Robey
 Maggie and Martin Roesch
 Diane Rooney and Barry Doyle
 Mrs. Karen R. Roosen
 Jill Rosa
 Miguel Rosales
 Mr. and Mrs. Louis Rose
 Jeff and Terri Rosica
 Wendy and Stuart Ross
 Jennifer and Josh Roth
 James Roubal
 Clifford and Judith Rust

* We remember.

Robert Sabelli
Jessica Salak and
Jason Leone
Candace Sallale
Natalie and James Sanders
Stephen Santos and
Maria Nelson
Estela Sarmiento and
Diego Tzoc
Dieter Satzinger
Alison Scavone
Kristin Scharf and
John Michopoulos
Adrienne Schiffner
Rachel Schmitt
Steven Schneider

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Left: The Cour d'Amour lions at Rosecliff festooned with fresh flower garlands for the 2025 Newport Flower Show. "A Floral Fair." Right: Rosecliff Ballroom chandelier detail



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Detail of a Candelabra, attributed to Alfred Beurdeley (French, 1847-1919) after a model by Pierre Gouhrière (French, 1732-1813), ornolu and porcelain, c. 1895, (pictured on display in the exhibition "Richard Morris Hunt: In a New Light") Monumental Garden Vase at The Breakers, relaid by Olivotti & Co. (Italian), limestone 19th century.

Kingscote roof detail



"Rendez-Vous with the Roaring '20s" at The Elms



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Rosecliff Ballroom ceiling detail

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| 196 Vodka Seltzer | Jackson Family Wines |
| Alexian Pâté | Krug Champagne |
| Amano Pizza | La Petit Pouf |
| Amelia Wines | L'Ocean |
| Armagnac Larressingle | Marky's Caviar |
| Bartlett Tree Experts | Michael Vincent Photography |
| The Bath and Tennis Club | Minuty |
| Ben and Jerry's | Moët Hennessey |
| Basil Hayden Bourbon | Mondavi |
| Bergström Wines | Mosaic Distributing |
| Bonterra Organic Estates | Mystic Coffee |
| Bottega Bocconi | Narragansett Creamery |
| Brands of Portugal | Natural Tableware |
| Bubbles of Britain | New England Home |
| Buglioni Wines | Newport Harbour Resort |
| Cakebread Cellars | Newport Wine Cellar |
| The Catered Affair | Newport Tree Conservancy |
| Chairman's Reserve Rum | Newport Vineyards |
| Château d'Esclans | Proven Winners |
| Château Galoupet | RAEN Winery |
| Chef Kevin Des Chenes | Ravines Wine Cellars |
| CHS Wagyu | Rejects Beer Co. |
| CKD Productions | Rhone Valley Wine |
| Cluff Scenic | Roger Williams Park Botanic Center |
| Coca-Cola Beverages Northeast | Russell Morin Catering and Events |
| Continuum Estate | Saint Lucia Distillers |
| Côtes du Rhône AOC | Sakonnet Vineyard |
| Cru Café | Sandra Liotus Lighting Design, LLC |
| D'Artagnan Foods | Santa Margherita |
| David Harber Sculpture | Sayles Livingston Design and Home |
| Delamain Cognac | Sequoia Grove Winery |
| Domaine Faiveley | Sift Bakery |
| Beth Dowdle | St. Francis Winery and Vineyards |
| The Fladgate Partnership | Stoneacre Hospitality |
| The Flagler Museum | Trifecta Wine |
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| González Byass | Wilson Daniels |
| Lisa and Mike Hansel | Yagi Noodles |
| Hardy Cognac | |
| Heart and Hands Wine Company | |
| Heritage Restaurant Group | |

The Conservator's Circle

We gratefully acknowledge those who have thoughtfully included The Preservation Society of Newport County in their estate plans.



Patricia Miller, Chief Conservator

Anonymous (5)
Irene Roosevelt Aitkin*
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jae French
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Captain Brown Taylor*
Peter M. Walter
Harold B. Werner*
Linda Wiseman
William F. Wiseman*
Eleanor Wood Prince*
Mr. and Mrs. William N. Wood Prince

* We remember.

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Mrs. Jonna Chewning

Ann and George Aldrich
Anthony R. Trifone, Jr.
and Jean S. Aldrich

Carol C. Ballard
Ryan D. Gordon

Mr. Robert A. Beaver
Diane Beaver

Uncle Ben
Elizabeth Levangie

Ralph E. Carpenter, Jr.
Meg Braff
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Kate Enroth
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Lisa and Paul Manuel

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Rafael V. Lopez and Linda I. Marks

Stephen P. McDermott
Marianne McDermott

Una Meehan
Una and Ethan Simmons

Tribute Gifts

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Sheila O'Sullivan

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James M. Silvia

Nicholas B. Scheetz
Diana Pearson

Ms. Mary Ann Campfield Smith
Mr. Gene Campfield Smith

Lewis Spiegel
Wayne Wilson

Harold Richmond Talbot
Put and Nannie Brown

Grace Ashwell Yeomans Thaler
Mr. Thomas Warren Thaler

Allegra Torrey
Ann P. Rogers

Katherine Urquhart Warren
William Bissell and Raymond Ricketts

Mel Zuckerman
Amy Zuckerman

Gifts In Honor Of

Jamie Ascioffa
Anonymous
Jessica Ascioffa

Barry Berger and Kathy Vieweg
Margie and Gil Brodsky

Julie Borden
Mrs. Garry Hoyt

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YPO - Central CA Integrated Chapter

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Cynthia Stewart Reed

The Szápáry Family
Jamie Comstock

Dr. Nicole Williams
Laurelmead Cooperative

Jennifer Wilson
Melford Wilson

Meredith Wood Prince
Eleanor and Daniel Gilbane



Meet Our Research Fellows

Isabella Hogan, Conservation Fellow

The Preservation Society is proud to have six outstanding scholars working with us in 2025-2026 in the fields of research, conservation and archive management.



Théo Lourenço speaks at "The French Influence in Newport" Symposium



Megan O'Connell, Kingscote Archives Fellow



Megan O'Connell

Kingscote Archives Fellow

O'Connell's focus is on the papers related to Kingscote and the King/Rives/Armstrong families. She is processing, organizing and digitizing the archival materials originating with the family and supplemental materials originating with the Preservation Society.

O'Connell graduated summa cum laude with a Bachelor's of Science in American Studies and Psychology from Fordham University and earned an MS in Library and Information Science with an archives management concentration from Simmons University, Boston. Among other roles, she served as a manuscript assistant at the Schlesinger Library at the Harvard Radcliffe Institute in Cambridge, Massachusetts.

O'Connell will be presenting at the Society of American Archivists conference in New Orleans - on "These Fascinating Ladies! Processing and Re-Processing Historic House Archives Through a Feminist Lens" this summer.

Allison Donoghue

Comprehensive Collections Catalog Research Fellow in European Decorative Arts

Donoghue's work supports the upcoming publication of a Collections Catalog featuring objects from the Preservation Society's properties, spanning a range of time periods and geographic and social contexts, including paintings, sculptures, furniture, textiles, ceramics, silver, and photographs. This includes writing short interpretive essays with a focus on object-based research utilizing primary and secondary source materials.

Donoghue earned a Master's Degree in Degree in Decorative Arts, Design History and Material Culture from Bard Graduate Center. Her experience includes roles as a Tiffany and Co. Foundation Curatorial Intern at the Metropolitan Museum of Art in New York and Gallery Assistant at the Copley Society of Art in Boston.

Donoghue has been awarded the Richard Hampton Jenrette Foundation's William L. Thompson Collections Fellowship to study Duncan Phyfe furniture this spring.

Isabella Hogan

Conservation Fellow

Hogan started as a fellow in 2024 and continues her work on the treatment of A.H. Davenport and Company (1880-1914) furniture designed by American architect and interior decorator Ogden Codman Jr. (1863-1951), for the Vanderbilt family on the third floor of The Breakers. She has collaborated with an interdisciplinary team to present these rooms in The Breakers Third Floor Preservation in Progress Tour, which began in June 2024.

Hogan earned a BA in Archaeology from the University of Cambridge, King's College, England, and an MA in Conservation of Archaeological and Museum Objects from the University of Durham. She has worked in conservation for museums in England and Denmark.

Hogan will present her paper "Decoding Davenport: The study and conservation of A. H. Davenport & Company furniture at The Breakers, Newport, Rhode Island" at The American Institute for Conservation's Annual Meeting in Montreal at the end of April.

Théo Lourenço

Comprehensive Collections Catalog Research Fellow in European Decorative Arts

Lourenço's work supports the upcoming publication of our Collections Catalog. He also performed archival and object-based research related to the 2025 exhibition examining the life and collection of architect Richard Morris Hunt. Starting as a Fellow in 2024, Lourenço previously was the 2023 French Heritage Society intern with the Preservation Society. In that role, his efforts significantly increased our knowledge regarding designer Jules Allard and his business practices.

Lourenço has two diplomas and a master's degree in Museum Studies from École du Louvre, Paris. He also has experience as the Assistant Curator for the exhibition "Exiles. Artist perspectives" at the Louvre-Lens, and as a Project Coordinator for an event honoring the work of French historian Pierre Singaravélou.



Grace Acton

Chepstow Archives Fellow

Acton is processing archival materials from the collection of Alletta Morris McBean (1912-1986) and her Newport home, Chepstow. The collection includes papers and photographic media related to the life of McBean and her ancestors, including members of the Morris, Lorillard and Bailey families prominent in early American history. Her work will aggregate, arrange and describe these materials for the first time.

Acton graduated Summa Cum Laude and Phi Beta Kappa in Interdisciplinary Studies from Bates College in Lewiston, Maine, and earned an MA with Distinction in Digital Humanities from Lancaster University. She has collections management experience with Bates College Museum of Art, the Maine Maritime Museum and the Rufus Porter Museum of Art and Ingenuity.

Acton will be presenting at the Society of American Archivists conference in New Orleans on "These Fascinating Ladies! Processing and Re-Processing Historic House Archives Through a Feminist Lens" this summer.



Mya Rose Bailey

Curatorial Research Fellow

Bailey's work supports the upcoming summer 2026 exhibition, "Revolution Reimagined: Evolving Stories from Newport's Past." Research for the exhibition explores the texture of life in colonial and revolutionary Newport, in honor of the U.S. semiquincentennial marking 250 years since the nation's founding. The exhibition will also highlight how later generations of artists, writers, collectors and activists shaped what we think about this period in Newport's history.

Bailey earned a Master's Degree in Decorative Arts, Design History and Material Culture from Bard Graduate Center. She was awarded the prestigious 2025 William L. Thompson Collections Fellowship by the Jenrette Foundation, and a place in the Metropolitan Museum of Art's Alexis Gregory Curatorial Program.

Bailey will be presetting at several conferences this spring and her article "In All Its Greatness" will be featured in the May/June 2026 issue of ANTIQUES.

In Their Own Words



Becky Bonnenfant
Head Floral Designer

I've been working at the Preservation Society for almost 27 years - I actually started when I was just 15! I really love

what I do. One of the best parts is the freedom and flexibility we have when creating arrangements. If I want to use a lot of delphiniums, I can. I'm not limited to just a couple of stems here or there, so it gives me a lot of room to be creative and make larger statement arrangements.

Most of our work happens behind the scenes, putting together the floral displays in the houses before they open each day. Many of the flowers used in the summer and fall floral arrangements are seeded and grown in the greenhouse then planted in the cutting garden and throughout the property gardens. The guides are really our eyes and ears. They're so kind about passing along compliments from visitors who notice the flowers and say how much it enlivens the houses. Hearing that kind of feedback always helps me see the impactfulness of my job. It's amazing to think that I'm walking the same hallways and placing flowers around the house the way someone might have done more than a century ago.

During the busy season, we usually start with The Breakers since it has the largest number of exterior and interior foliage plants and floral arrangements. Then we move on to The Elms and work our way through the other houses. Altogether we maintain about 15 arrangements each week, rotating them between properties. We typically install fresh flowers on Fridays and then maintain them daily throughout the week, topping off the water and adjusting the arrangement if the flowers open or start to fade. It's a very nurturing process and really rewarding. Working here is such a unique and special experience.



Kate Corneille
Customer Service Ambassador

I began working as the Preservation Society's first Customer Service Ambassador in July 2024, when the

Marketing Department created the position to better support our guests. Each day I respond to email and telephone inquiries, help resolve a variety of questions, and connect callers with the appropriate departments when needed. I try to end every interaction on a positive note, always mindful that our guests are creating lasting memories through their visits.

One call that stands out was from a gentleman hoping to continue his family's tradition of attending Sparkling Lights at The Breakers. Tickets for his requested evening were sold out, but with a few calls and the help of Dena Pemental in the ticketing office, we were able to secure tickets for him. He was deeply grateful and it was a wonderful reminder of how meaningful these traditions can be.

Questions from guests range widely. Some ask about tours, schedules and pricing; others inquire about photography, engagement proposals inside the houses, or details about our collections and history. When callers tell me they've already visited most of our properties, I enjoy introducing them to our smaller houses, specialty tours, lectures and upcoming programs. I'm especially excited to share information about the new "immersive spaces" tour at The Elms once it becomes available. No two days are the same! I never know what I'll be asked next, including a recent inquiry about Coaching Weekend ... in 2028.

It is a pleasure to support the Preservation Society's mission to protect, preserve and present an exceptional collection of historic properties. I'm proud to help ensure that every guest feels welcomed, informed and excited about their visit.



Dave Oakley
Lead Carpenter

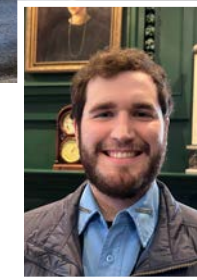
I started here 33 years ago thanks to the encouragement of George Warren, a former trustee and the son of Katherine Warren.

George was the architect on several projects I worked on before joining the Preservation Society, and one day he said to me, "We need someone with your skills at the organization." True to his nature, he never mentioned his family's deep ties to the Preservation Society. I didn't learn about that until later.

So, I applied and got the job. From the beginning, I knew I was going to like it. I also had a feeling there would be enough work here for the rest of my career as there was just so much preservation to be done. At the time, the Preservation Society had commissioned a report that identified about \$100 million in deferred maintenance needs over the next 30 years. Over those years, especially in the last decade, we have steadily chipped away at that list. It has involved a tremendous amount of work, from the roof down, on some very grand houses.

What I really love about my job, though, is the interaction with visitors. When people see preservation work happening, they stop. They watch. Then the questions start: "What are you doing?" "How does that work?" And before you know it, you're having a conversation. So many visitors tell me I have a great job, and they're right.

I remember one afternoon when a surgeon from Connecticut stood watching me shingle around a porch. There was a belt-course detail at The Breakers that was a little complicated, and he was fascinated - he happened to be a hobby woodworker himself. We ended up having a great conversation. Moments like that happen all the time. Being able to share what I'm doing and help them understand it, even just a little, is one of the most rewarding parts of my job.



Matt Pearson
Security Guard

Over the past four years with the Preservation Society, I've had the chance to visit nearly all our properties every day during my shift, so I have been

fortunate to see a lot. One of the most rewarding experiences has been watching the restoration work unfold. The first major project I witnessed was at Rosecliff, and more recently it was exciting to see the care and attention poured into the restoration of Isaac Bell House. Seeing these historic spaces renewed and preserved has been really inspiring.

On a day-to-day basis, what I enjoy most is interacting with our guests, especially those who are fans of "The Gilded Age." They're always curious and asking questions: "Was the show filmed here?" "Is HBO coming back?" "Where exactly was that scene shot?" It's fun to share what I know and to see how excited they are to connect the show to the real history around them.

I also really like the opportunity to help visitors who arrive at our properties feeling a bit overwhelmed, particularly at our larger houses like The Breakers, Marble House and The Elms. I hear all kinds of questions: "What am I looking at?" "How do I go inside?" "How does the tour work?" Along with those practical questions come broader ones about history. I may not have every answer, but I know enough to get people started and spark their interest. That's one of the most fulfilling parts of my job, helping people from all over the world feel comfortable and engaged. Even small moments, like handing a new employee their ID badge and seeing their smile, remind me why I enjoy working at the Preservation Society so much.

Volunteers & Committee Members

January 1 – December 31, 2025

The Preservation Society thanks all individuals who donated countless hours of their time and talents.



- Charles Aboyoun
- Maureen Aboyoun
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- Anne Leduc
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- Ned Levine
- Cathy Linville
- Jane Lionelli
- Beverly Little
- Chad Loebs
- Bill Lucey
- Bruce Luscombe



Top: Wine & Food Festival volunteers Darlene Kollet, Susan Paglia and Sue Britt. Right: Volunteers Debra Sheehan and Laura Murphy at the Newport Gulls game. Bottom: Gardening volunteers at Rosecliff

- Micah Luxen
- Alice Lynch
- Christina MacFarland
- Jennifer Maine
- Fraser Maloney
- Robyn Mangan
- Robert Manice
- Michele Manning
- Mariel Manzone
- Lark Mason
- Charles Matheson
- Edith McBean
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- Saint Philomena School
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- Ben Scott
- Snehal Shah
- Craig Shapero



- Kari Shapero
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- Brenda Wilson
- Jean Wood
- Bill Wood Prince
- Patrick Wood Prince
- Sharon Wood Prince
- Michelle Zhen
- Dave Zieroth



If you would like to volunteer, we'll welcome you with open arms. Kindly contact Debra Hunt, Volunteer Coordinator, dhunt@NewportMansions.org or 401-847-1000, ext. 126.



Top Row: Val Talmage, Eric Herffelder, Bill Corcoran, Patrick Wood Prince, Peter Kerins and Keith Stokes
 Middle Row: Kate Enroth, Debra Del Vecchio, Snehal Shah, Hank Bell, Beverly Ledbetter and David Bazarsky
 Bottom Row: Ted Sanderson, Dale Venturini, Evelina Taber, Peter Harris, Jack Murphy, Stephen Huttler and Lark Mason

Missing: Meg W. Braff, Kim Darden, Anne Ford, Steven B. Gewirz, Sherri Grace, Ala Isham, Susan C. Petrovas, R.Ph., Earl A. Powell III, Cynthia Stewart Reed, Evan Smith and Donald Steiner

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The following individuals were elected to the Preservation Society's Board of Trustees for 2025-2026 at the Annual Meeting held on June 12, 2025 at The Elms.

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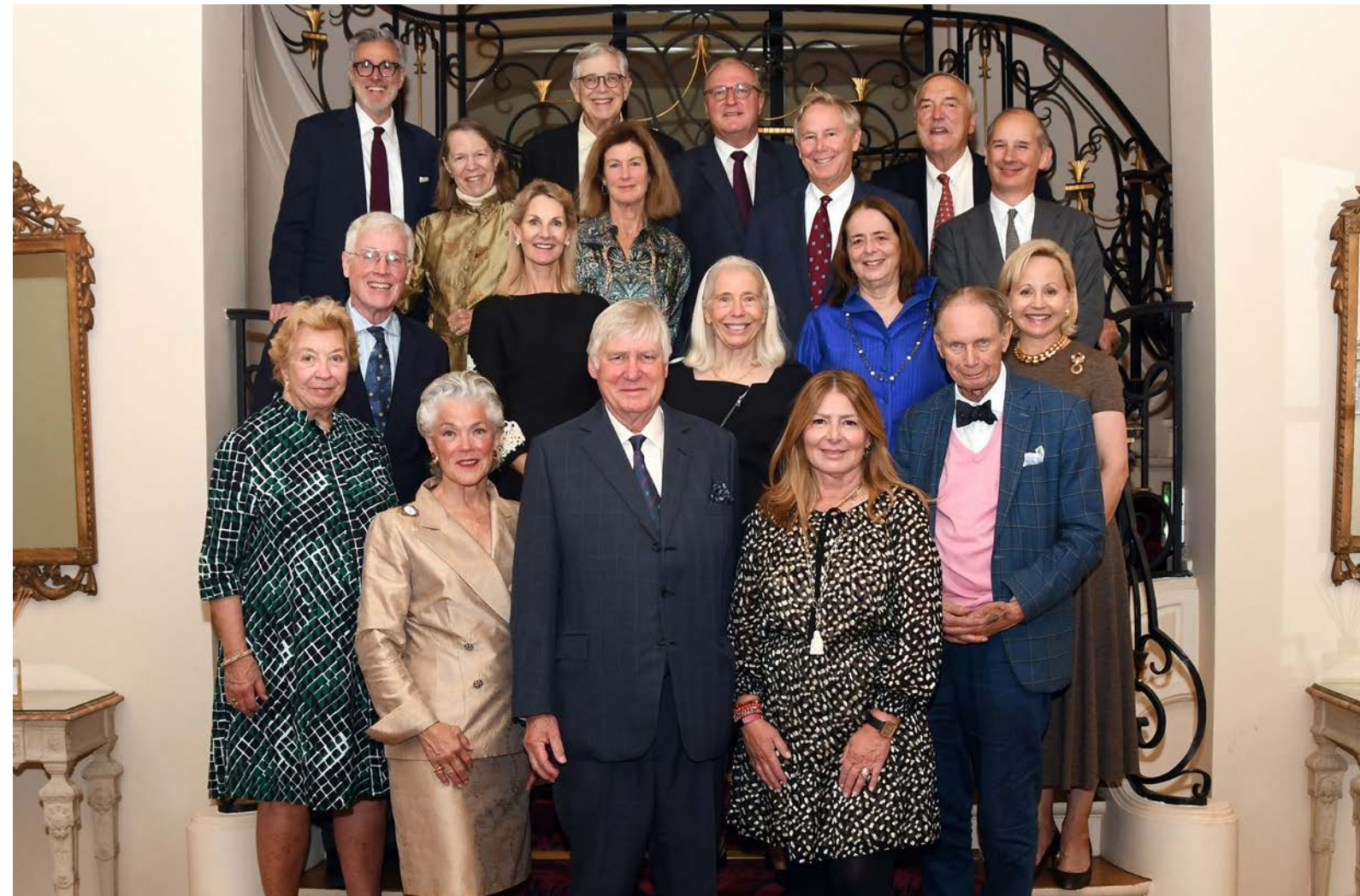
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Right: Rosecliff Ballroom chandelier detail





The Preservation Society of Newport County
424 Bellevue Avenue
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2025 Annual Report

THE PRESERVATION SOCIETY OF NEWPORT COUNTY

