



## NEWPORT HISTORIC DISTRICT COMMISSION 2025 Annual Report

### HDC Organization

- **Commission Members as of 12/31/25:**
  - Deanna Amorello (Chair)
  - Rosemary O'Brien (Vice Chair)
  - Kelly Moran (Secretary)
  - James Madson
  - Frank Balla
  - Ray Goddard
  - William Finlay
  - Kenny Benell (Alternate)
  - Brooke Richter (Alternate)
  
- **New Members required for 2026:**
  - Two (2) Alternates (Effective February 2026)
  
- **Attendance:** See Exhibit A

### HDC Business

- **Meetings** - The Commission held twelve (12) Monthly Meetings
  
- **Site Visits** - The Commission conducted **three (3) site visits** in support of applications
  
- **Design Review Sub-Committee** – The Commission conducted **four (4) Design Review Sub-Committee Meetings** in support of applications
  
- **2025 Metrics:** See Exhibit B for complete details  
*Key Highlights:*
  - **210 Total Applications** received by City
  - **98.6% Total 2025 Application Closure** (incl. Approvals/Withdrawals/Dismissals)
  - **4 Applications** Denied by HDC

## **2025 Activities/Accomplishments**

- New 2025 Commission Members
  - The Preservation Planner and Chair onboarded and trained new Commission Members
    - Kenny Benell
    - Brooke Richter

In addition to the regular monthly agenda of application review, the Historic District Commission had the following activities and accomplishments:

- In collaboration with **Newport Restoration Foundation (NRF), the City of Newport and HDC was awarded a Certified Local Government (CLG) grant** to pursue lead hazard abatement and adaptation strategies to preserve historic wood windows. The CLG grant sponsored project for *Lead Paint Adaptation and Abatement Strategies for Historic Windows Project* commenced December 2024 and was completed in December 2025. *Final report adopted by unanimous HDC vote at the **December 9th, 2025** HDC Meeting.*
- Commissioner James Madson represented the HDC at Monthly **Board & Commission Chair Meetings** with the Mayor of Newport
- In accordance with State of Rhode Island legislation **HDC Applications transitioned online in October 2025**, streamlining the application process

## **Newport Standards for the Treatment of Historic Properties**

- **UPDATED Guidance on Windows, Doors & Skylights**
  - Provides expanded guidance to applicants, city staff and the HDC on the appropriateness of windows and doors for Contributing, Non-Contributing and New Construction properties within Newport Historic Districts. *Approved and adopted at **April 8<sup>th</sup> 2025** HDC Meeting*
- **UPDATED Guidance on Windows, Doors & Skylights with expanded coverage for Lead Paint Adaptation and Remediation Strategies**
  - Provides expanded guidance to applicants, city staff and the HDC regarding legislation for lead paint. *Approved and adopted at **December 9<sup>th</sup> 2025** HDC Meeting*

## **Education and Training**

- The Commission participated in an **ADU (Accessory Dwelling Unit) Workshop** hosted by Zoning Official Nick Armour and Preservation Planner Jillian Chin, **August 12<sup>th</sup> 2025**
- The Commission participated in a **workshop on Lead Paint Adaptation and Abatement Strategies for Historic Windows** with NRF and Expert Rob Cagnetta, Heritage Window Restoration, **November 10<sup>th</sup>, 2025**

## **Community Engagement & Outreach**

- *Local (New England)*
  - Preservation Planner Jillian Chin served on the judging committee for the **19<sup>th</sup> Annual 2025 Doris Duke Historic Preservation Awards** in partnership with Newport Restoration Foundation (NRF), presented *September 2025* at Rough Point
  - Preservation Planner Jillian Chin alongside Margaret Back of the Newport Restoration Foundation led a tour throughout the historic district “Resilient Newport: How City, Non-Profit, and Homeowners Design for a Future of Flooding” for attendees of the **Association for Preservation Technology International Conference**
  - Preservation Planner Jillian Chin led a walking tour, “The Point and Downtown Newport Walking Tour: History and Resiliency” for the **Southern New England American Planning Association (SNEPA) Conference** in *November 2025*

## **Recognition**

The Commission would like to extend thanks to the City of Newport Department of Building and Inspections. Specifically, the direct support of Jillian Chin, City Preservation Planner, Patricia Reynolds, Director of Planning and Economic Development and Kimberley Earlywine, Administrative Support. In addition, the Commission would like to acknowledge the support of Peter Friedrichs, Legal Counsel.

EXHIBIT A – HDC 2025 ATTENDANCE

<b>HDC 2025 Attendance</b>									
Meeting Date	Deanna Amorello Chair	Rosemary O'Brien Vice Chair	Kelly Moran Secretary	Ray Goddard	James Madson	Frank Balla	Bill Finlay	Brooke Richter (Jun-Dec)	Kenny Benell (Jun- Dec)
Tuesday, January 14, 2025	P	P	P	P	P	P	P	N/A	N/A
Tuesday, February 11, 2025	P	A	P	P	P	P	P	N/A	N/A
Tuesday, March 11, 2025	P	P	P	P	P	P	P	N/A	N/A
Tuesday, April 8, 2025	P	A	P	P	P	P	P	N/A	N/A
Tuesday, May 13, 2025	P	P	P	P	P	A	P	N/A	N/A
Tuesday, June 10, 2025	P	P	P	P	P	P	P	P	A
Tuesday, July 8, 2025	A	P	P	P	P	P	P	P	P
Tuesday, August 12, 2025	P	P	P	A	P	P	A	P	A
Tuesday, September 15, 2025	P	P	P	P	P	P	P	P	P
Tuesday, October 14, 2025	P	P	P	P	P	P	P	A	P
Monday, November 10, 2025	P	P	P	A	P	P	P	P	P
Tuesday, December 19, 2025	P	A	P	P	A	P	P	P	P
Individual Present	11	9	12	10	11	11	11	6	5
Individual Absent	1	3	0	2	1	1	1	1	2
Attendance Percentage	91.67%	75%	100%	83.33%	91.67%	91.67%	91.67%	85.71%	71.43%

**Commission Notes:**

- Kenny Benell – Appointed March 2025 (Alternate)
- Brooke Richter Appointed March 2025 (Alternate)

EXHIBIT B – HDC 2025 METRICS\* (From published HDC Meeting Agendas & Minutes)

HDC 2025 Metrics								
Meeting Date	Administratively Approved Applications	Continued Applications on the Agenda	New Applications on the Agenda	TOTAL Applications on the Agenda	Approved by HDC	Withdrawn / Dismissed	Continued	Denied
Tuesday, January 14, 2025	8	10	5	15	8	0	6	0
Tuesday, February 11, 2025	13	8	10	18	10	1	5	0
Tuesday, March 11, 2025	6	7	6	13	4	0	7	1
Tuesday, April 8, 2025	9	6	6	12	7	1	3	0
Tuesday, May 13, 2025	2	6	10	16	10	0	6	0
Tuesday, June 10, 2025	12	6	9	15	10	3	2	0
Tuesday, July 8, 2025	4	3	5	8	5	1	2	0
Tuesday, August 12, 2025	7	2	9	11	7	0	4	0
Tuesday, September 15, 2025	8	5	21	26	15	3	7	0
Tuesday, October 14, 2025	10	10	9	19	11	1	3	0
Monday, November 10, 2025	8	7	8	15	5	0	5	2
Tuesday, December 19, 2025	9	7	14	21	10	2	7	1
<i>Total # of Applications</i>	98	<i>New Apps Heard in 2025:</i>	112	<i>15.75 Apps/month Average</i>	102	12	7 cont. to 2026	4
		Total Heard by HDC (includes 10 cont. from 2024):	122		98.6% Approved, Withdrawn, Dismissed, or Condintued			1.9% Denied
		Total Apps reviewed (includes admin approved):	210					

\*Applications may be split by the HDC in order to progress the project without delay, resulting in a higher number of decisions than applications heard.