



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

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Baseline Documentation

Warwick Neck Lighthouse and Keeper's Quarters

1350 Warwick Neck Avenue

Warwick, R.I.

Tax Assessor's Plat 385, Lot 1

Parties to the Easement

Grantor: United States of America

Grantee: State of Rhode Island

Date:

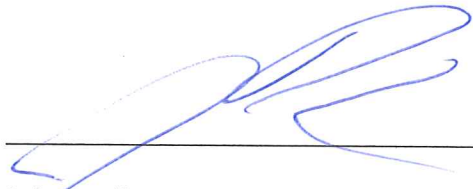
March 17, 2026

Report Prepared by:

Jeffrey Emidy, Executive Director & State Historic Preservation Officer, RIHPHC
Elizabeth Totten, Principal Historic Preservation Specialist, RIHPHC

I. Certification Statement

This is to certify that, I John Kelly, representing the United States of America, with an address of 10 Causeway St, Boston, Massachusetts, Grantors; and I, JEFFREY EMIDY, representing the State of Rhode Island, by and through its Historical Preservation & Historic Commission, the Holder of a preservation easement on the property located at 1350 Warwick Neck Avenue, Warwick, Rhode Island, are familiar with the condition of the property subject to said preservation easement and do acknowledge and certify that this Baseline Documentation and all of its inclusions are an accurate representation of the condition of the property as of the date of the preservation easement.

Grantor(s)**Date**03/11/2026

John Kelly, Director
Project Management Office-North,
Office of Real Property Disposition
General Services Administration

Grantee/Preparer(s)**Date**3/17/2026

Jeffrey Emidy, Executive Director & State Historic Preservation Officer, RIHPHC

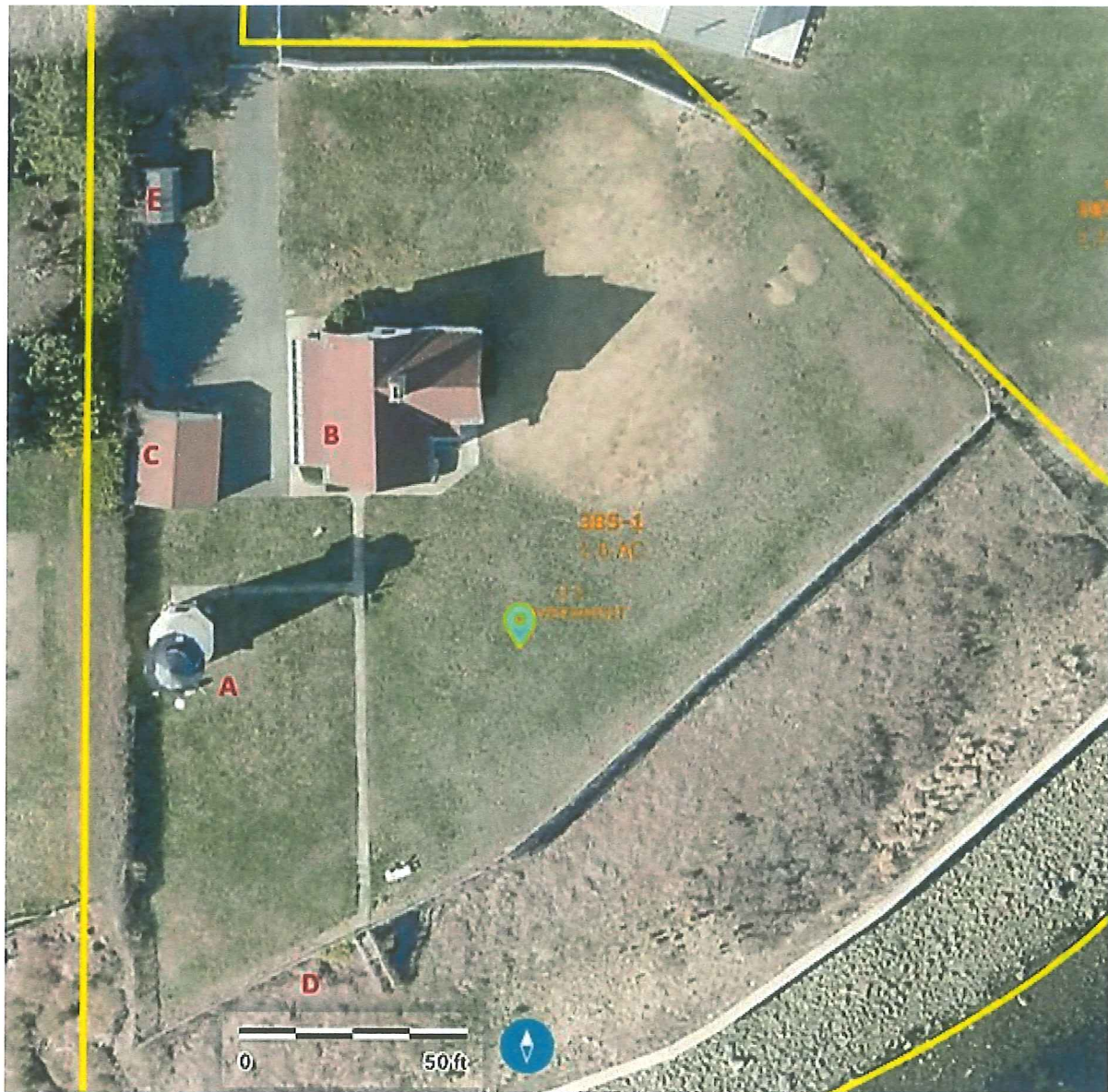
II. Summary

This Baseline Documentation was prepared by the Rhode Island Historical Preservation & Heritage Commission (RIHPHC) per the whereas clauses of the Preservation Easement for the Warwick Neck Lighthouse and Keeper's Quarters. This report documents existing conditions of the exterior Protected Features as listed in Exhibit B of the Preservation Easement and is the reference to measure whether changes occur to the property after the date of the grant of the easement. The official copy of the Baseline Documentation is archived at the RIHPHC office along with additional documentation photos.

III. Site Maps & Aerial Views



Aerial Photo of Parcel (AP 385 Lot 1). Source: <https://www.axisgis.com/warwickri/>



Site Plan

- A. Warwick Neck Lighthouse
- B. Warwick Neck Keeper's Quarters
- C. Non-historic Garage
- D. Stone and Concrete Retaining Wall
- E. Non-historic Shed

IV. Existing Conditions Photographs



Photo 1. WARWICK NECK LIGHTHOUSE AND KEEPER'S QUARTERS, looking north.

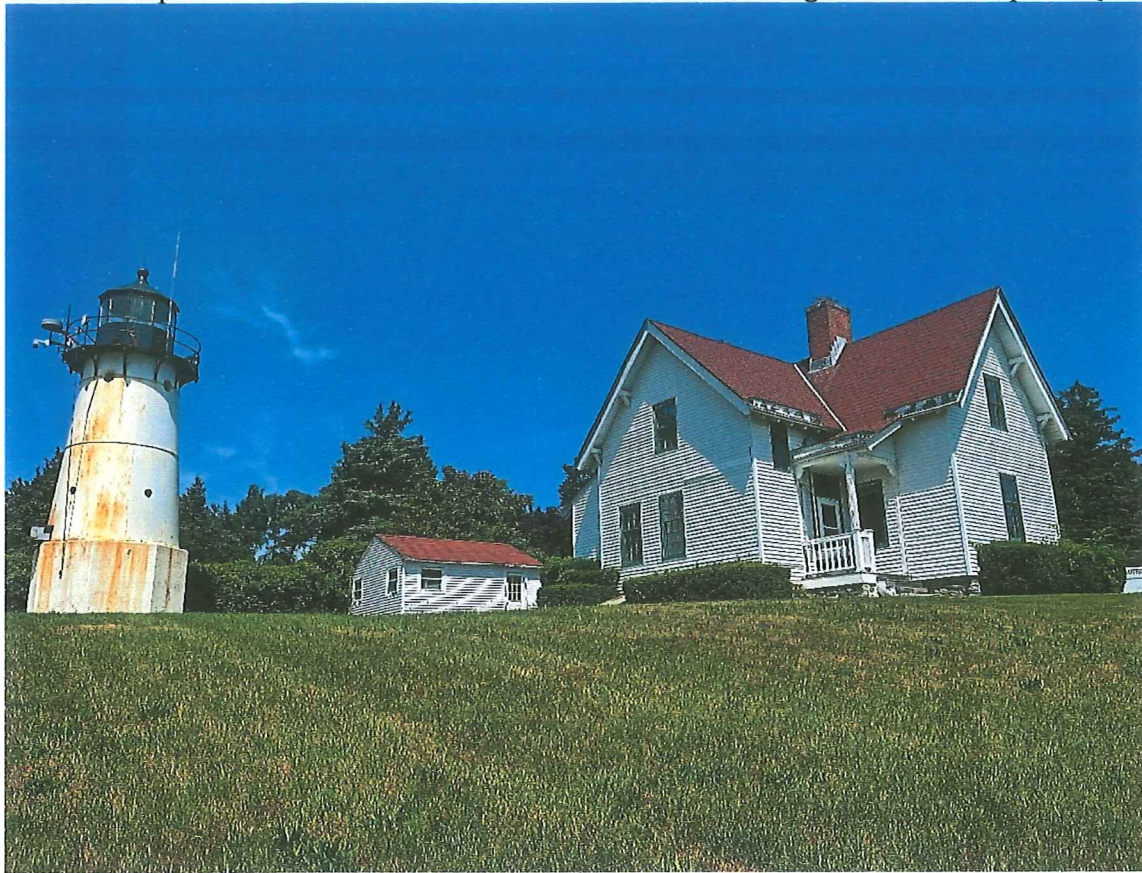


Photo 2. WARWICK NECK LIGHTHOUSE AND KEEPER'S QUARTERS, looking northwest.



Photo 3. WARWICK NECK KEEPER'S QUARTERS, looking northwest. Note, damaged vinyl siding should be repaired to prevent damage.



Photo 4. WARWICK NECK LIGHTHOUSE AND KEEPER'S QUARTERS, looking west.



Photo 5. WARWICK NECK KEEPER'S QUARTERS, looking southwest.



Photo 6. WARWICK NECK KEEPER'S QUARTERS, west entrance, looking southeast. Note, vinyl siding is damaged below windows, downspout is disconnected. These should be addressed as quickly as possible to prevent damage.



Photo 7. WARWICK NECK KEEPER'S QUARTERS, east entrance, looking west. Existing wood features need to be painted, and stairs repaired.

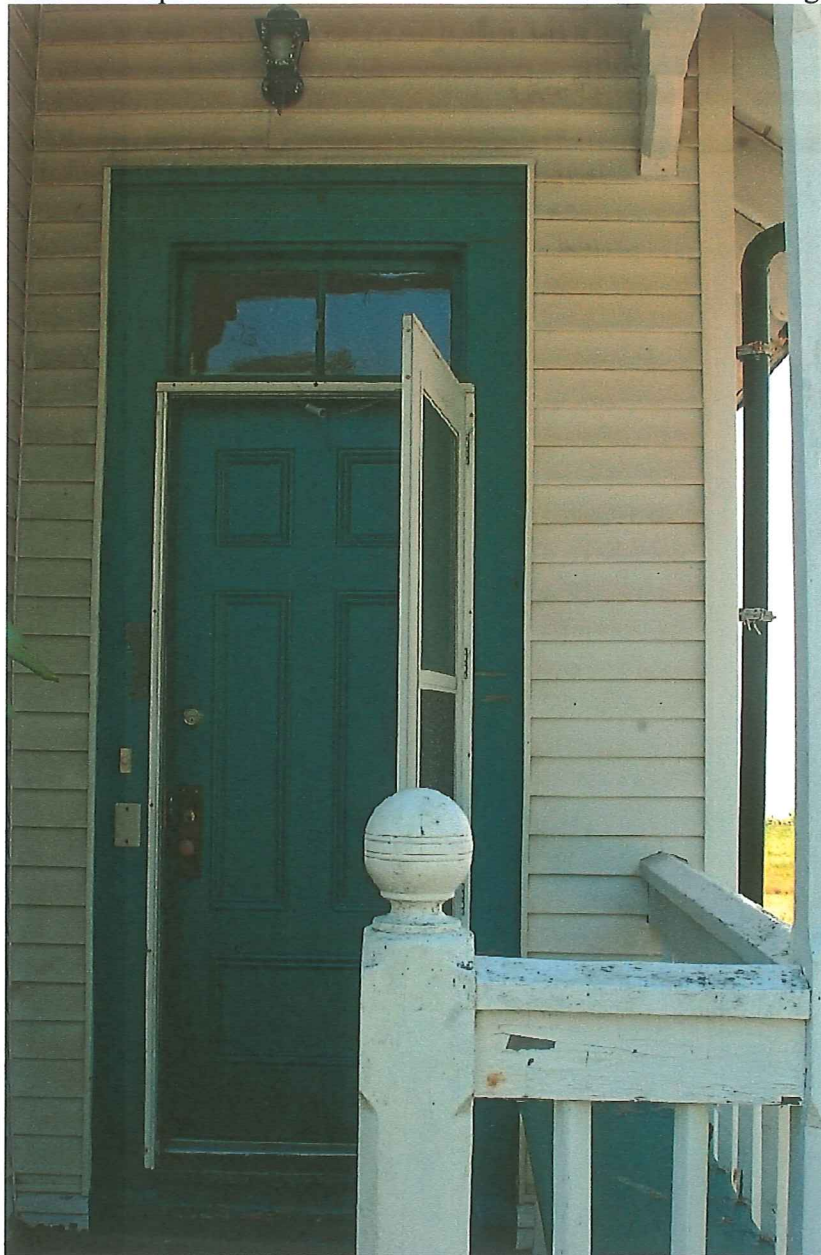


Photo 8. WARWICK NECK KEEPER'S QUARTERS, typical door.



Photo 9. WARWICK NECK KEEPER'S QUARTERS, replacement window, typical.



Photo 10. WARWICK NECK KEEPER'S QUARTERS, eave detail.



Photo 11. WARWICK NECK LIGHTHOUSE, looking southwest. Lighthouse should be recoated with appropriate paint.

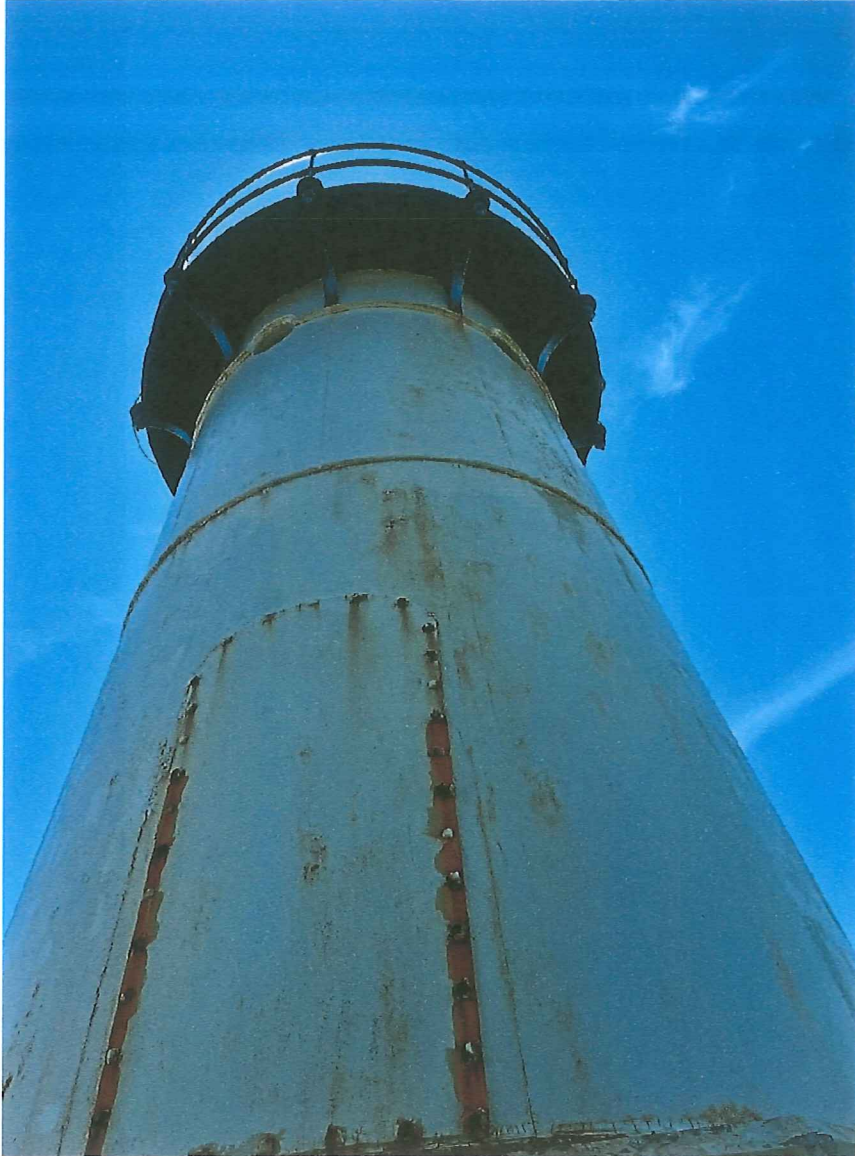


Photo 12. WARWICK NECK LIGHTHOUSE, view of former doorway. Rust should be addressed and lighthouse recoated.

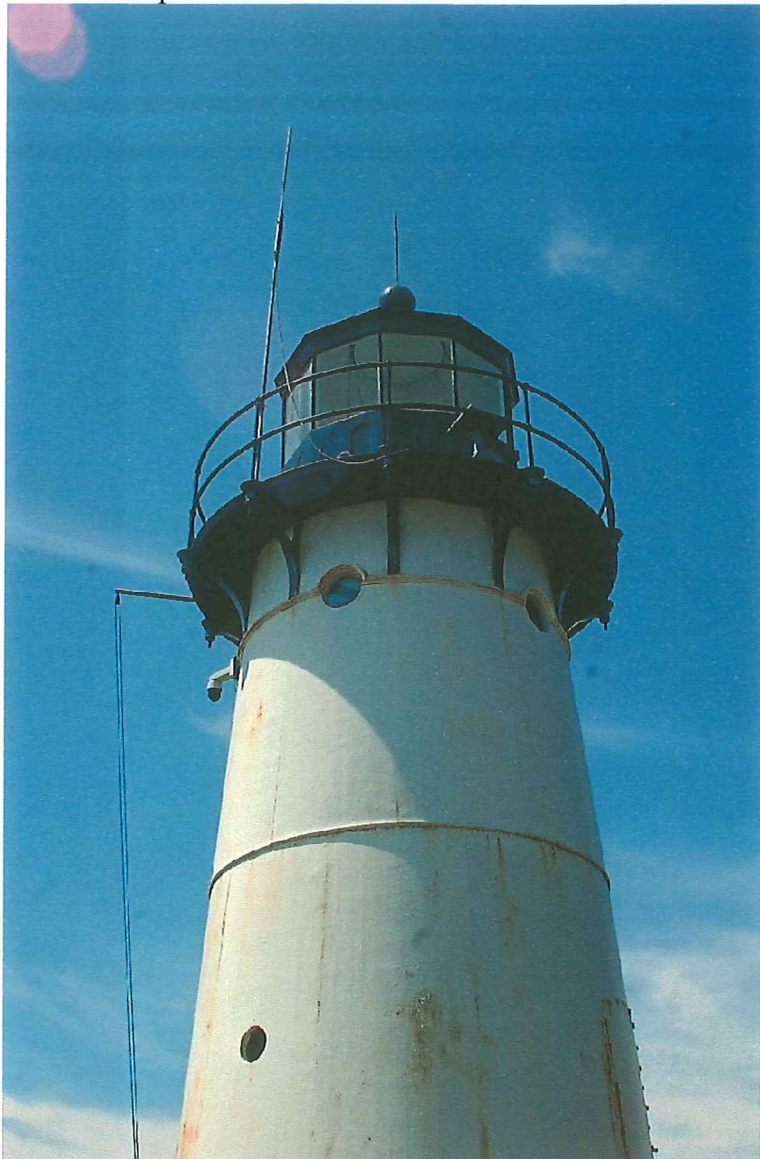


Photo 13. WARWICK NECK LIGHTHOUSE, looking east.



Photo 14. WARWICK NECK LIGHTHOUSE, gallery and bracket detail.



Photo 15. WARWICK NECK LIGHTHOUSE, door detail. Door should be repaired and recoated.

Conditions noted but not depicted in photographs:

1. Water penetration is noted on the second floor of the Keeper's Quarters; source is unknown.
2. Potential water damage to floor, Keeper's Quarters inside east entrance.