



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
[www.preservation.ri.gov](http://www.preservation.ri.gov)

March 30, 2026

Via email: [lturner@crmc.ri.gov](mailto:lturner@crmc.ri.gov) & [jabbruzzese@crmc.ri.gov](mailto:jabbruzzese@crmc.ri.gov), CRMC

Raymond Coia, Chair  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road  
Wakefield, Rhode Island 02879

Re: CRMC File Number 2024-10-023  
Applicant: Wickford Olde Theatre, LLC  
90 Phillips Street  
North Kingstown, Rhode Island

Dear Mr. Coia:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the additional information that the applicant provided for the above-referenced Application for State Assent. Wickford Olde Theatres, LLC is proposing to alter the building at 90 Phillips Street (map 092/block 041) in North Kingstown.

The project consists of alterations to the former Odd Fellows Hall at 90 Phillips Street which is a contributing resource to the Wickford Historic District, which is listed in the National Register of Historic Places. We note that this review does not extend to the adjacent parcel, 84 Phillips Street or the garage. In previous letters, we opined that the proposed alterations would have an adverse effect upon the historic building and the Wickford Historic District. The applicant has revised the building design which will minimize the new window openings and retain more character-defining features on elevations visible from the street. The building will be elevated 3.5 feet, and the applicant will not be seeking a FEMA variance for historic structures. The building will be clad in cementitious clapboard siding to match the look of the original siding material, and windows will be aluminum-clad. The windows must match the existing windows in size, configuration, style, and all other visual qualities. Windows must have an exterior applied muntin with a spacer bar. As long as these conditions are met, it is the RIHPHC's opinion that the project depicted on the plans dated 2/1/2026 will have no adverse effect upon historic properties.

These comments are provided in accordance with *650-RICR-20-00-1.2.3 Areas of Historic and Archaeological Significance* of the Coastal Resources Management Council. If you have any questions, please contact Elizabeth Totten, Project Review Coordinator, or Charlotte Taylor, Staff Archaeologist of this office.

260320.01est/vh



To: Raymond Coia  
Re: 84-90 Phillips Street, North Kingstown

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March 20, 2026  
CRMC 2022-04-090

Sincerely,

*Elizabeth Totten*  
FOR

Jeffrey Emidy  
Executive Director  
State Historic Preservation Officer

Copy via email: Owner and Owner's Contact: Paul Boghossian (paulboghossian@gmail.com) & John Grosvenor (jgrosvenor@nca-ri.com)





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January 31, 2025

Via email: [ltturner@crmc.ri.gov](mailto:ltturner@crmc.ri.gov) & [jabbruzzese@crmc.ri.gov](mailto:jabbruzzese@crmc.ri.gov), CRMC

Raymond Coia, Chair  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road  
Wakefield, Rhode Island 02879



Re: CRMC File Number 2024-10-023  
Applicant: Wickford Olde Theatre, LLC  
84-90 Phillips Street  
North Kingstown, Rhode Island

Dear Mr. Coia:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that your office provided for the above-referenced Application for State Assent. Wickford Olde Theatres, LLC is proposing to alter the three existing buildings, hardscaping, and landscaping at 84-90 Phillips Street in North Kingstown.

The project consists of alterations to two separate parcels, both of which contain contributing resources in the Wickford Historic District, which is listed in the National Register of Historic Places. In recent email correspondence, the applicant has stated that work to 84 Phillips Street, though included in the CRMC application, is not actually part of the permit. We seek clarification on this matter (the extent of the permit) from the CRMC and will refrain from comments on this building and the garage until the scope of work is confirmed.

For the former Odd Fellows Hall at 90 Phillips Street, we have provided comments on the project in the past,<sup>1</sup> and our comments have not been addressed. As stated in our previous letter, the alterations do not meet the Secretary of the Interior *Standards for Rehabilitation*. We maintain that the proposed project will have an adverse effect and adverse impacts upon the Wickford Historic District by diminishing character-defining features of this building including the fenestration pattern, historic windows, and front entrance. We note that existing drawings have not been provided so we are unable to thoroughly review the alterations. The extent of the known proposed alterations will render the building to be considered non-historic and thus noncontributing to the historic district as the historic design, materials, workmanship, feeling and association will be diminished. The alterations are also incompatible with the historic district and will diminish the historic character of the surrounding streetscape.

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<sup>1</sup> See letter dated January 12, 2023 to John K. Grosvenor; CRMC was copied. See also letter dated June 8, 2022 to CRMC re application 2022-04-090.  
250131.04est/jde

To: Raymond Coia  
Re: 84-90 Phillips Street, North Kingstown

page 2

January 31, 2025  
CRMC 2022-04-090

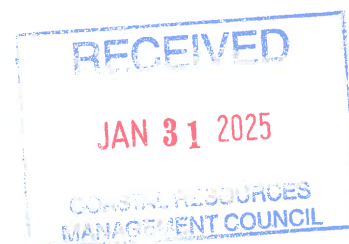
These comments are provided in accordance with *650-RICR-20-00-1.2.3 Areas of Historic and Archaeological Significance* of the Coastal Resources Management Council. If you have any questions, please contact Elizabeth Totten, Project Review Coordinator, or Charlotte Taylor, Staff Archaeologist of this office.

Sincerely

*Elizabeth Totten*  
FOR

Jeffrey Emidy  
Executive Director  
State Historic Preservation Officer

Copy via email: Owner and Owner's Contact: Paul Boghossian (paulboghossian@gmail.com) & John Grosvenor (jgrosvenor@nca-ri.com)





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November 15, 2024

Via email: lturner@crmc.ri.gov & jabbruzzese@crmc.ri.gov, CRMC

Raymond Coia, Chair  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road  
Wakefield, Rhode Island 02879

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The project consists of alterations to two separate parcels, both of which contain contributing resources in the Wickford Historic District, which is listed in the National Register of Historic Places. We are unable to provide comments with the information provided. To assess the effect of the proposed project on historic resources, the RIHPHC requests a description of the project with architectural plans, specifications, and photographs. We also ask that the applicant inform us if the project will use any other federal or state funds, permits or licenses. Lastly, we request that the CRMC refrain from issuing permits for this project until we have received this information and completed our review.

These comments are provided in accordance with *650-RICR-20-00-1.2.3 Areas of Historic and Archaeological Significance* of the Coastal Resources Management Council. If you have any questions, please contact Elizabeth Totten, Project Review Coordinator, or Charlotte Taylor, Staff Archaeologist of this office.

Sincerely,

*Elizabeth Totten*  
FOR

Jeffrey Emidy  
Executive Director  
State Historic Preservation Officer

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