

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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HISTORIC NAME: Hopelands
COMMON NAME: Rocky Hill School
LOCATION: Wampanoag Road
OWNER: Rocky Hill School
Ives Road
Warwick, RI 02818
CONDITION: Good; Altered; Original Site

DESCRIPTION:

The former Hopelands estate, now the Rocky Hill School, is located in a low-density suburban residential area on Potowomut Neck. The main house and outbuildings, together with modern school buildings, stand on a scenic 75-acre tract of lawns, fields, and trees overlooking the Potowomut River and Narragansett Bay. The main house faces south toward the river, set back some distance from the shore. It is a rectangular, two-and-one-half-story, gable-roofed structure with a five-bay facade, a two-story columned veranda wrapping around three sides of the block, a brick center chimney surrounded by a widow's walk, and ells on the north and west sides. The front (south) portion of the west ell is the oldest section of the house, a Colonial structure dating from 1686 and altered in the eighteenth century. The original portion of the west ell, two and one-half stories tall and two bays deep, has an irregular seven-bay facade with single-leaf doors in the second and fifth bay and a French door in the seventh bay (reading room from the west), a gable roof, and a brick chimney lined up with the fifth bay. A two-story, flat-roofed addition is attached to the rear and a one-story porch on the west end has been enclosed. The present main block was added to the east end of the original structure (present west ell) in 1793. The veranda, with its tall Tuscan columns surmounted by impost blocks ornamented with triglyphs, is an unusual feature seldom found on Rhode Island houses and is a late nineteenth-century addition to the house. The north ell, another late nineteenth-century addition, is two and one-half stories tall and is covered by a hip roof raised along part of the west side to permit a full third story. Gabled dormers project from other parts of the hip roof, and a slightly projecting pavilion on the west side is topped by a belfry-like unit with louvered blinds filling arched openings flanked by pilasters. This tower-like section once contained an elevator shaft but the elevator has been removed.

The present west ell is the product of additions and alterations to the original dwelling on this property. The interior of the ell is now divided into rooms arranged along each side of a longitudinal corridor connecting to the main block at the main staircase (see floor plan). A lobby and a short, narrow passage link the corridor to entrances on the north side of the ell. South of the corridor are three rooms (rooms G, M, and J on plan) separated from each other by two interior chimneys (the top of the western chimney has been taken down so it is not visible on the exterior). Small halls, containing tight staircases and entrances on the south facade of the

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ell, are located south of each chimney. These chimneys, halls, and the adjoining rooms constitute the original portion of the house. The unusual "railroad" layout with two entrance and stair halls seems to indicate that there first may have been a one-room, end-chimney house on this site, enlarged by the addition of a standard two-room, center-chimney house beside the original end chimney. The room west of the west chimney (room G) has cased corner posts, the only visible framing in this section, and a fireplace trimmed with a Federal-style mantel composed of an eared architrave firebox surround, shallow impost blocks, and a mantel shelf. The room between the chimneys (H) has a cast-iron Victorian cook stove installed in the exposed brick face of the east chimney. The room east of the east chimney (J) has a fireplace with a flat-board pilaster-and-entablature mantel and French doors opening out onto the veranda surrounding the main block. Exterior windows in the west and north walls of the original house have been closed up and new doors have been cut to adapt this section to the current floor plan. A room south of the corridor (F), at the west end of the ell, is situated in part of a former side porch that has been enclosed, and is not part of the original structure. The central corridor and the rooms north of it--a darkroom, an office, a bookstore, and women's and men's rest rooms (A, B, C, D, E)--are also located in an addition to the original house. The west ell was long used as the school's cafeteria and has been converted to office and classroom use, with the present floor plan, within the past three years. There is no notable interior finish in any of the newly refurbished rooms adjoining the original-house section of the ell.

The main entrance to the main block of the house is centered in the five-bay facade. It comprises an eight-panel door and a five-light transom framed by fluted Ionic pilasters supporting a cushion-frieze entablature and a pediment with modillions. In front of this doorway, set into the brick floor of the veranda, is a rectangular iron plate with the legend "Hope 1783" in raised lettering. The doorway opens into a hallway running through the center of the main block and extending off-center through the north ell, to a rear entrance at the north end of the ell. The hallway is separated into a front and back hall. Chimney stacks run up on each side of the front portion of the hall and join in the attic to form the center chimney visible on the exterior. This unusual arrangement results in fireplaces located on the inner walls of the front rooms on the first and second floors. The interiors of the main block are partly original and partly Colonial Revival, the latter executed when the north ell was added in the late nineteenth century. The southeast parlor (M), now the headmaster's office, has cased corner posts, paneled window shutters, and wall paneling consisting of two levels of beveled panels separated by a chair rail, with room-height fluted pilasters flanking the fireplace. The dining room (L), now used as a conference and class room, has cased corner posts, a cased summer beam, wainscot paneling, paneled window shutters, and a mantelpiece with long, narrow tiles and bolection molding around the firebox and a

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beveled overmantel panel. This finish, except the fireplace tilework in the dining room, is probably original to this section of the house, though it is more Colonial than Federal in character. The decoration of other rooms employs Colonial and Federal forms utilized in an unacademic fashion influenced by Queen Anne design principles. The northeast corner room of the main block (N) was enlarged and outfitted as a sort of living hall, without the usual staircase. This room now extends back slightly into the north ell and connects to the center hallway through a broad opening with unusually wide double-leaf doors. French doors at the south end of the east wall open onto the veranda. At the north end of the room is an elaborately trimmed fireplace. Room-height fluted pilasters flank a fire-box surrounded by long, narrow glazed tiles. Scroll brackets support a boxed mantelshelf ornamented with dentil courses. Over the mantelshelf is a central arched niche with a scallop-shell top, engaged colonettes on each side, and a keystone. This niche is flanked by shallow rectangular recesses framed by eared architraves with console-like keystone elements at the top supporting little what-not shelves. The walls of the living hall have a tall wainscot with ogee-top beveled panels; the surfaces above are plastered and painted with a panoramic mural of the surrounding property, executed as if one were viewing the grounds from a point in the room without the walls cutting off the view. The ceiling is articulated with a grid of cased beams trimmed with dentils. The main staircase, located across the center hall opposite the living hall, is set in an arched recess opening off the center hall. It rises in a single run with landings, with a ramped hand rail supported by spiral-turned balusters. The west ell corridor runs off the bottom landing of the staircase, through an opening cut when the west ell was renovated. Rooms off the east side of the back hall are used as offices. One (P) contains a one-story Colonial Revival mantel.

The second floor of the main block and north ell originally contained bedrooms. Today the rooms west of the center hallway are connected with the second floor of the west ell and are used as a faculty apartment, while the center hall and rooms to the east of it constitute a second, separate faculty apartment. The southeast chamber, now a living room, has a Colonial Revival mantelpiece with bolection molding around the firebox, two beveled panels flanking the firebox, and a row of square beveled panels over the firebox. The room immediately north is now fitted as a kitchen. The other rooms are still used as bedrooms, and contain fireplaces with one-story Colonial Revival mantels.

Other buildings on the property associated with its use as a country estate include a two-and-one-half-story, L-shaped, gable-roofed, clapboard-sheathed caretaker's house northwest of the main house; a two-story, gable-roofed, clapboard-sheathed barn northwest of the caretaker's house; and a fine carriage house west of the caretaker's house. Of these the carriage house is the most notable. It is a two-story cubical mass topped by a

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flaring hip roof with a central cupola containing a clock. The eaves are broken by gables on the east and south sides, the former over a slightly projecting pavilion, the latter supported by columns framing the original carriage doorway. There are also some modern structures added by the school, among them two rectangular, one-story, flat-roofed, brick-sheathed classroom buildings.

PERIODS: 1600-1699, 1700-1799, 1800-1899

AREAS OF SIGNIFICANCE: Architecture

SPECIFIC DATES: 1686, ca 1793, ca 1885

BUILDER/ARCHITECT: Unknown

SIGNIFICANCE:

Hopelands, an important visual and architectural landmark, is associated with a family prominent in state and local history and illustrates a local development pattern which had considerable impact on the community. The main house at Hopelands is a well maintained dwelling which, with its numerous additions and alterations, serves as a fascinating document of the progression of architectural styles and aesthetic taste. Its unusual two-story veranda with columns makes it a major city landmark. The property was originally owned by the Greenes, one of the first families to settle in Warwick, and the oldest portion of the main house was begun by Thomas Greene in 1686. Enlarged in the eighteenth century, the house remained in the Greene family until the Revolution. In 1783 it was acquired by the Brown brothers, the noted Providence merchants, and given to Hope Brown upon her marriage to Thomas P. Ives. Hope Ives added the large Federal block to the Colonial residence constructed by the Greenes. The house was used by the Iveses and their descendants, the Goddards, as a country estate through the nineteenth century. About 1885 Moses B.I. Goddard added the north ell and veranda and redecorated the Federal portion of the house in the Colonial Revival style. The Iveses and Goddards were prominent in Rhode Island financial, social, and political circles, and their association with Hopelands contributes to its historical significance. Its use as a country estate is also important. The establishment of an ever-increasing number of country estates in Warwick in the nineteenth century is an important theme in local history, for these estates initiated the trend to suburban living and served as precursors to the wholesale suburbanization of the community which occurred in the twentieth century. Hopelands is especially significant in this respect, since its use as a country estate dates from 1792, making it one of the first two such estates in Warwick (the other is Spring Green, from 1783 the country estate of Providence merchant John Brown). As one of the initial country retreats in Warwick, notable for high-quality architectural design from several periods and for associations with figures distinguished in local history, Hopelands constitutes one of the city's most important cultural resources.

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ACREAGE:

UTM:	A	19	299350	4614440
	B	19	299350	4614200
	C	19	298280	4614120
	D	19	298200	4614680

BOUNDARY DESCRIPTION AND JUSTIFICATION:

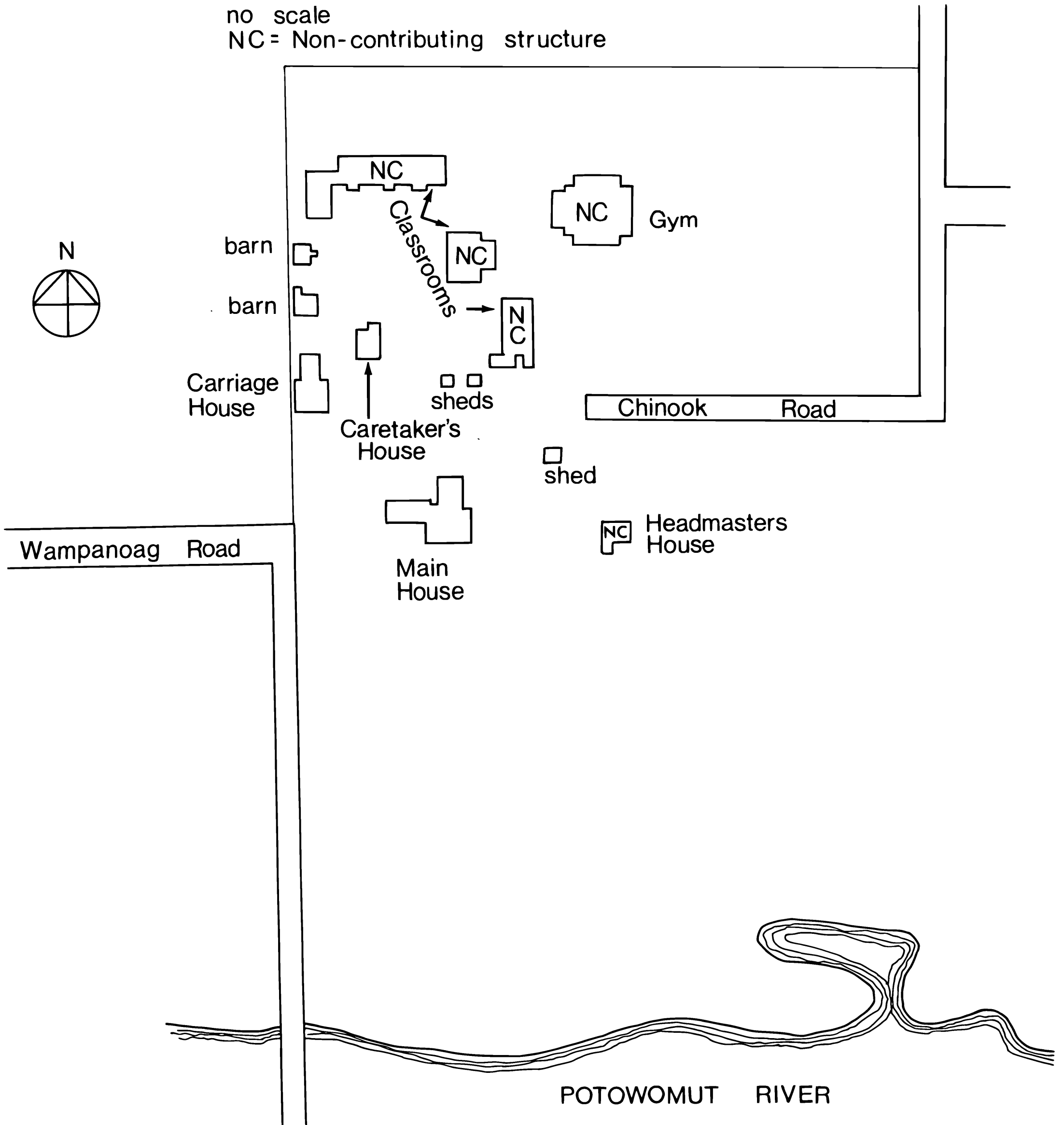
The nominated property is coextensive with lot 3 in City of Warwick Assessor's Plat 202, and measures 76 acres. This parcel encompasses all constituent buildings of the Hopelands estate together with the surrounding landscape. The acreage around the main house and outbuildings has been part of the estate for nearly 300 years and is included for historical reasons and for the appropriate setting it provides. The vistas across the property from the main house to the river and bay are an important feature of the estate; thus preservation of this open land is essential to maintain the character of this cultural resource.

LEVEL OF SIGNIFICANCE: LOCAL

(See Continuation Sheet #79)

HOPELANDS
now ROCKY HILL SCHOOL
Wampanoag Road
Warwick, Rhode Island

no scale
NC = Non-contributing structure



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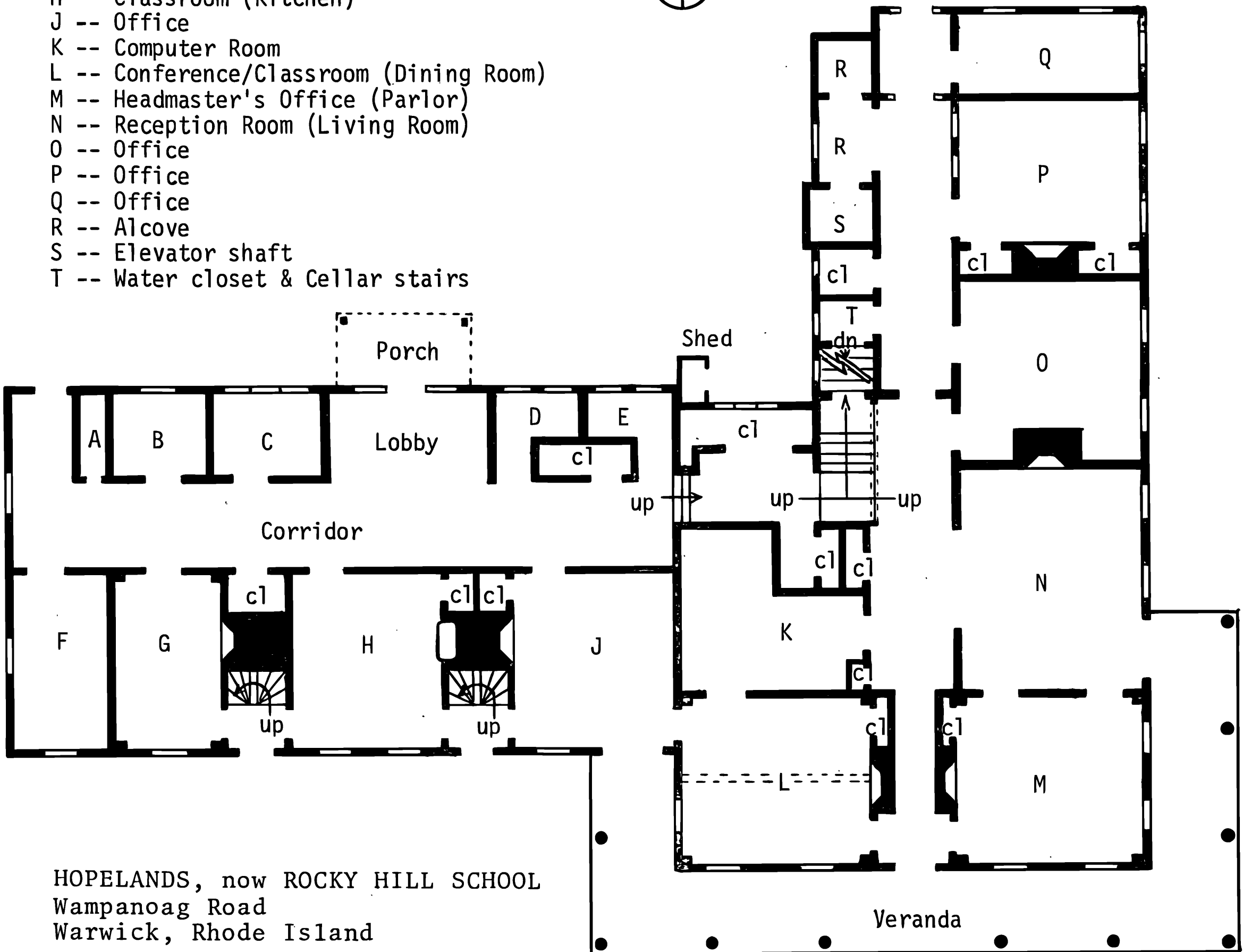
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KEY -- Present use is followed by original use, if known, in parentheses.

- A -- Darkroom
- B -- Office
- C -- Bookstore
- D -- Women's Room
- E -- Men's Room
- F -- Classroom
- G -- Classroom
- H -- Classroom (Kitchen)
- J -- Office
- K -- Computer Room
- L -- Conference/Classroom (Dining Room)
- M -- Headmaster's Office (Parlor)
- N -- Reception Room (Living Room)
- O -- Office
- P -- Office
- Q -- Office
- R -- Alcove
- S -- Elevator shaft
- T -- Water closet & Cellar stairs

cl -- Closet



HOPELANDS, now ROCKY HILL SCHOOL
Wampanoag Road
Warwick, Rhode Island

First floor plan -- Main House
Sketch -- not to scale

Rhode Island Historical Preservation Commission June 1983