

ABCORI and Canonicus Ministries Inc.  
**CAMP CANONICUS – Exeter & North Kingstown RI**  
INITIAL CAMPUS INSPECTION & RECOMMENDATION

**David Pickering, Vice President**

**February 5, 2026**

Canonicus Ministries, Inc.

564 South Water Street, Providence RI 02903

Dear David,

Thank you for giving J. McPhee Architect, TRANSFORM Planning - Architecture - Development an opportunity to assist you by providing CMI and ABCORI with initial general recommendations relative to conditions of facilities at the Camp Canonicus Campus facilities located in Exeter and North Kingston, RI. On November 28, 2025, Joseph N McPhee Architect was invited to and participated in walk-through tour of the ABCORI owned properties. It was so impressive to see the large rural site and all the investments made to establish it by several generations over the decades.

The intention of our full afternoon visit was to perform an initial tour of the property and review campus, infrastructure and some (22) structures, including administrative and support facilities, program, accommodations and other campus amenities in consideration for general recommendation of its feasibility to support ongoing camp operations going forward. I was provided brief history camp Canonicus, its past and present programs and capacities for conferencing, overnight and day camping capacities. It appears the camp has recently experienced chronic under-utilization. The CMI group is interested in reestablishment of ministry historically provided by revitalization.

Their interest as stated was in this report of general perception and insight of design professional as recommendation of viability of the place as they and plans to move forward. It was agreed that this 1st visit and tour would be limited in depth to that end and I made clear this report should not be considered as comprehensive A/E investigation report of physical plant adequacy of facility to program needs assessment of campus and structures.

With an entourage of interested parties led by the long-term facilities and property manager we toured the entire camp, observing most all the structures including each building site, exterior enclosure, interior areas and an overview of building systems. We also broadly viewed roadways, site utility infrastructure facility, waterfront, new flood protection dam, woodland areas and some of the outdoor activity areas.

The site is organized around historic original 1,700s historic farmhouse with large barn formerly a farm with (3) residential structures facing Exeter Road. There are (2) entry roads with approximately (22) structures many outdoor activity areas and facilities arranged about a large freshwater lake situated on the property.

The following is an outline of the structures as arranged by property in which they are located with a located on 54 Exeter Road, Exeter and 590 Exeter Road, North Kingstown

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54 Exeter Road, Exeter Property

The (17) Structures include: (1) 4-season residential structure (site manager residence), (2) seasonal SF residences (1) u occupied single family, (historically cooks residence), (2) shared living with (8) 2 person bedrooms) total area 5,270 SF.

- Administrative Structures. Of the (17) structures at Exeter property, (5) are primarily assigned for administrative uses including Welcome Center, Admin / conference, year-round and seasonal staff lodging, camp operations storage facility (grand barn). This appears a high ratio % of the total and may need program utilization assessment.
  - The Meadowood Conference Center is the anchoring structure of entire camp. As the largest and newest 4-season structure and would be considered as essential to every program at Canonicus. It boasts full commercial Kitchen with capacity for (300) seated dining and various conference areas. All are in good functional condition save replacement of (1) dining hall large HVAC unit as required.
  - Pierce lodge, (attached to Meadowbrook) Provides overnight stay for up to (44) in (12) units on (3) isolated floors.
  - Historic Schaub Lodge: (formerly dining hall) This program Hall is presets as hand hewn and rustic. Old but durable for indoor functions, events and programming. Its age suggests investing in asset protection but has great potential for program development as seems a memory making environment with underutilized access to lake.
  - Youth Lodge Shelters (4) open air and Seasonal overnight shared occupancy.
  - (1) Bath house, M/F single use (ready for 2X expansion). New finishes would improve experience.
  - Program Support Facilities, Craft Center, Staff Lounge, Waterfront Shed, 100 Seat Chapple and Shed
  - Site Amenities including: ~ (8) RV camp sites with utility hook up, playing fields, basketball court, outdoor chapel, bonfire council ring, hiking trails, beach with small craft boating, etc.
- These are all as functional as nature intends.

Generally, facilities on this property appear to be well within minimal requirements of ACA (American Camping Association). It is apparent that some normal maintenance has been deferred as a loss of operational income which occurred due to closures. Those deferrals do present in limited operational and program functionality with some aesthetic affect over the last 5 years. In a few instances immediate repair is required for loss prevention, including infiltration at the chapel cupola and historic 1,700s colonial farmhouse and barn. It was noted (unviewed) that there are ~ (2) structures that have been unoccupied for some time that are reported as a lost cause and need demolition. existing fire load conditions on the site (dry fallen tree material) which is present in woodland areas

590 Exeter Road, North Kingstown Property

The (5) Structures include: (3) 4-season residential structures (an occupied single family, (2) shared living with (8) 2 person bedrooms) with total area 5,270 SF, (2) Seasonal Residential buildings (single occupant health lodge & lodge for (8) staff) with total areas of 2,012 SF. (1) A frame Structure is as store with 515 SF.

All these were found to be in very good condition, ready for service and approved for life safety occupancy by local building and fire departments. FM has voiced some concern over the existing fire load conditions on the site which is present in woodland areas and specifically adjacent to adjacent to neighborhood and

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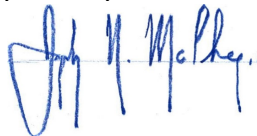
overhead powerlines. Although restricted by operational budget for several years, the camp facility has been consistently managed by the same individual with comprehensive knowledgeable of conditions and operations. Continuation of effort / staff or at minimum capture would be highly valuable going forward.

**In conclusion: I can make a clear and reasonable recommendation to CMI & ABCORI of facility viability to reestablishment of active use of Camp Cononicus facilities going forward.**

Predominantly, with only a few exceptions, it appears that the structures were well built for their time, have been consistently maintained and well winterized as needed over the years by dedicated staff and volunteers. We can attest here that with a full facility investigation and needs assessment and concerted plan of action to address deferred maintenance and appear clearly to be in functional and serviceable condition for operation with adequate funding. There are (3) elements are essential for success of a facility physical plant. These are: Ongoing Maintenance, Asset Protection and Capital Improvement. Each should have a have a thoughtful 5-year plan and budget to support them.

We would highly recommend that the next step for Facility Revitalization Plan to be developed based on a comprehensive facilities investigation and assessment report and a program needs assessment. These would report specifics existing conditions such as building site, accessibility, grading, drainage, envelope materials and durability, air quality, mechanical, electrical and plumbing systems for each of the structures for planning deferred maintenance, asset protection, program needs assessment, (spaces to support CMI goals and adjustment of facilities for alignment, (not visa-versa) and future capital Improvements. Such studies are useful to inform and address priority of actions for immediate repairs for loss prevention, deferred maintenance, adequacy of infrastructure to meet increasing demand, repairs for full functional MEP systems and fire-load reduction, energy conservation and accessibility improvements, aesthetic and experiential improvements, etc. this would direct limited resources methodically.

Thank you for your consideration.



Joseph N. McPhee, II - Architect