NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Rose Land Park Plat Historic District

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: Dartmouth Ave, Florence St, Princeton Ave, Roseland Ct, Willett Ave

City or town: East Providence State: RI County: Providence

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide X local

Applicable National Register Criteria:

X A ___B X C ___D

9/30/2015

Signature of certifying official/Title: **Date**

RI Historical Preservation & Heritage Commission

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private	X
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	
District	X
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
38	1	buildings
		sites
		structures
		objects
38	1	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling
DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
Late 19th and 20th Century Revivals: Colonial Revival
Other: English Cottage, Cape Cod

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Foundations: Concrete, Brick; Walls: Wood/Shingle, Weatherboard, Synthetic/Vinyl; Roofs: Asphalt; Other: Wood, Brick, Stone

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Rose Land Park Plat Historic District represents the rapid development of suburban housing in the Riverside neighborhood of East Providence in the early to mid-20th century. Recorded in 1928, the Rose Land Park Plat now contains thirty-nine single-family houses, arrayed in three blocks on Dartmouth Avenue, Florence Street, Princeton Avenue, the south side of Roseland Court and the west side of Willett Avenue. The subdivision was modeled on a streetcar suburb with a regular grid of streets and standard-sized house lots, but was built out as automobiles became more common. Consequently, several houses in the district were built with attached garages, and many (twenty-three) have detached garages. The pace of housing construction in the district was remarkably rapid: thirty-three houses (85%) were constructed between 1929 and 1939, and another four in the 1940s and 1950s. Over three-quarters (thirty-two) of the houses in the district were built by the plat's original developers, Severin Carlson and Carl E. Johnson (and their wives), and all but one of the rest were built speculatively by other investors. (The district also has one ca. 1900 farmhouse, and one non-contributing house, built ca. 1979.) All of the housing stock is wood frame, often with brick, stone, or stucco accents, and typically 1-1/2 to 2 stories tall. The most predominant architectural style is English Cottage, but the district also

contains examples of Cape Cod and various Colonial Revival styles. Despite some alterations to individual buildings, the district as a whole has very good integrity of location, setting, design, materials, workmanship, feeling, and association.

Narrative Description

The Rose Land Park Plat Historic District exemplifies early-20th-century residential development in the Riverside section of East Providence. Development along the Providence River, to the west of the district, began in the 1860s, first as a series of summer colonies and then as year-round communities. To the east of this older section, farther from the water, numerous suburban plats were developed in the first half of the 20th century, mostly after 1945 but some, like the Rose Land Park Plat, in the 1920s and 1930s.[1]

The Rose Land Park Plat Historic District is located about ¾ mile east of the Providence River, a short distance to the northwest of Bullock's Cove. A brook running along the western edge of the district eventually empties into the cove.[2] The district is situated on the west side of Willett Avenue (R.I. Route 103), which runs in a zigzag course for about 2 miles, from Pawtucket Avenue south and east to County Road in the neighboring town of Barrington, Rhode Island. The historic Little Neck Cemetery (NR, 1980) lies about ¼ mile to the southwest. The district is mostly surrounded by blocks of early-20th-century and postwar housing, but immediately to the north is a late-20th-century apartment complex of four, 3-story brick buildings.

In the 1920s and 1930s there was a streetcar stop just a few blocks west of the Rose Land Park Plat, which likely facilitated its marketability for residential development. Similar to a streetcar suburb, house lots within the Rose Land Park Plat were laid out on a rectangular grid of streets with modest (about 4,800 to 5,300 square feet) lots sited with their narrow end to the street, to maximize development potential and yet allow for small front, side, and rear yards.[3] (The original plat also contained one large, L-shaped lot of approximately 12,000 square feet, accessed from Florence Street; although it is not depicted on the plat map, this lot was occupied by an existing ca. 1900 farmhouse, with a current address of 623 Willett Avenue. *[Photo #7]*) But by 1928, the automobile was steadily growing more prevalent in American life, and its influence can be seen in the Rose Land Park Plat: each house has a driveway in a side or rear yard, and the majority also have either freestanding or attached garages, some of which appear to be original. In addition, about half of the lots in the plat were subsequently enlarged or reconfigured through merger with adjacent properties (some of which lay outside the plat boundaries) to dimensions more consistent with an early automobile suburb. Today the lots

[1] Historic Resources of East Providence, RI National Register Multiple Property Documentation Form, Section 7, p. 4.
[2] The same brook abuts the east side of the Elm Tree Plat, which was recorded in 1924, four years earlier. Both plats shared a common developer, Severin Carlson. See the NR nomination for the Elm Tree Plat Historic District (2015).
[3] McAlester, p. 66.

within the plat range in size from 5,000 to 13,000 square feet, with two even larger lots (15,000 to 17,000 square feet) on the western edge of the district, at 1 Princeton Avenue and 54 Dartmouth Avenue.

Interestingly, while seven properties within the district were built by developers other than Severin Carlson and Carl E. Johnson, none of those lots was sold with deed restrictions related to land use, setbacks, or minimum cost of new construction (unlike the neighboring Elm Tree Plat, also developed by Severin Carlson and others).[4]

All of the houses in the district represent prevalent early- to mid-20th-century architectural styles, including English Cottage (a subtype of Tudor Revival), Cape Cod (a subtype of Colonial Revival), and Colonial Revival. The English Cottage houses all feature the characteristic nested gables on the façade (entrance gables are often distinguished by brick or stone veneer), and many exhibit other details such as faux half-timbering, arched doorways, and rolled roof edges simulating a thatched roof; all of these are situated on Dartmouth Avenue, and on Willett Avenue on either side of Dartmouth *(Photos #1-4 and #8)*. Florence Street, Princeton Avenue, Roseland Court, and Willett Avenue north of Florence, collectively have a mix of Cape Cod and Colonial Revival (including Dutch Colonial and Garrison Colonial), typically with side gable (or gambrel) roofs (which descend to the first floor level in the Cape Cod examples), and three- or five-bay facades, typically with center entrances *(Photos #5-7 and #9)*. The one non-contributing house at 5 Florence Street is a Garrison Colonial, and although it was built in 1979 and is clearly of much later vintage than its neighbors, it is compatible with the architectural character of the district.

While some individual houses within the Rose Land Park Plat have been altered to some degree (vinyl siding and vinyl replacement windows are the most common changes), the original architectural character of the plat as a whole is readily evident and retains good integrity: no houses have been demolished to date, and the one non-contributing house was built after the end of the period of significance (ca. 1900-1957).

INVENTORY

RESEARCH NOTES

Identification of Names and Dates: Building names and construction dates were primarily identified through deed research (deeds dated prior to 1862, when East Providence became a Rhode Island municipality, are located in Taunton, Mass.), and then cross-checked with historic maps and directories as available. Where discrepancies were found between deeds and other sources, deeds prevailed.

The district's inventory was built between ca. 1900 and 1957. Maps relating to that time frame were only available for the years 1895, 1917, and 1956 (earlier maps illustrated land ownership

[4] See the NR nomination for the Elm Tree Plat Historic District (2015).

prior to 1895). City directories began listing buildings by street address as of 1925. Chain of title cards and building permits were only available from 1978 to present (earlier documents were destroyed in a fire), and were not utilized for this nomination.

Nomenclature: All but one of the houses in the Rose Land Park Plat were built speculatively by real estate developers; and oftentimes, a developer's wife co-owned, or solely owned, a house when it was built. Some of these houses were quickly sold directly to owner-occupants, while others sat vacant for a short time, were initially rented out, or changed ownership one or more times before being purchased by an owner-occupant.

In this nomination, developer-built houses are named for their first owner-occupants, with "built by [developer]" also noted. (For houses occupied by married couples but owned by the wife alone, her name precedes the husband's in the building name.) Houses that initially functioned as rental property are named for the developer or first buyer/landlord, as appropriate.

Address Changes: Addresses for all houses on Willett Avenue were renumbered around 1929-30, and some addresses on Dartmouth also changed in the 1930s. Previous addresses are noted in the inventory.

The Rose Land Park Plat map of 1928 *(Figure 6)* shows Dartmouth Avenue as "June Street" and Princeton Avenue as "Edwin Street;" however, these names do not appear in city directories, so they evidently were changed before any houses were built.[5]

Note: Garages described below are not included in the resource count in Section 5. The five garages associated with a contributing property but constructed outside the period of significance have the designation (NC) after their description.

DARTMOUTH AVENUE

2 RUSSELL M. & ALMA W. COOPER HOUSE (1936-1937), built by Severin & Hulda E. Carlson: Cape Cod with Colonial Revival detailing, 1-1/2 stories, side gable asphalt roof with large center brick chimney at the ridge, wood shingles and trim, concrete foundation. Three-bay façade with a center entrance; the door has wood multi-light sidelights framed by small pilasters and molded lintel. Windows are wood 8/8 double hung sash, trimmed with splayed lintels. Small 1-story sunroom at the rear southeast corner has a steeply pitched side gable roof and windows matching those in the main house. Original attached 1-story garage wing at the rear southwest corner

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[5] The plat map also depicts a short length of Harvey Avenue perpendicular to the west end of Dartmouth Avenue, indicating an intended (but unbuilt) extension of Harvey Avenue from the adjacent Elm Tree Plat, where developers Severin Carlson and Carl E. Johnson also built many houses. (See the 2015 NR nomination for the Elm Tree Plat Historic District.) Extending Harvey Avenue would have required bridging across the brook and small ravine between the two plats, which may explain why it did not happen. The Harvey Avenue right-of-way is now part of the 15,380 square foot lot at 54 Dartmouth Avenue, which wraps around the west end of that street.

has a side gable roof with cupola, a recessed secondary entrance, and a single garage bay. The house stands at the southwest corner of Willett Avenue. Excellent integrity. Russell Cooper was a buyer.

Outbuilding (after 1956): 1 story, hip asphalt roof, wood shingles, plank wood door and two wood 6-light windows. Function unknown. Stands behind/southwest of the house. (NC)

5 NATHAN E. & GERTRUDE PASS HOUSE (1935-1936), built by Hulda O. Johnson: Colonial Revival, 2 stories, side gable asphalt roof with center chimney at the ridge, wood shingles and trim, concrete foundation. Three-bay façade with a center entrance sheltered under a metal-roofed, flared hood; wood lattice on either side of the door may be a later alteration. Windows are vinyl 8/8 double hung replacement sash with decorative shutters (not original); the two windows at the 2nd floor front are in front-gabled wall dormers. Oriel window with flared metal roof on the east side elevation. An original attached 1-story, side-gable-roofed garage on the west side was converted to living space (after 1956): its glass door and vinyl windows are replacements, and sliding glass doors on the west side elevation open onto a stone-wall enclosed patio. The house stands at the northwest corner of Willett Avenue. Good integrity. Nathan Pass was a teacher at East Providence Senior High School; his wife Gertrude worked at a beauty salon.

Outbuilding (after 1956): 1 story, side gable asphalt roof, vinyl siding, paired hinged wood doors, small 4/4 window with decorative shutters. Function unknown. Stands behind/northwest of the house. (NC)

6 CHARLES W. & HELEN H. HODGKINS HOUSE (1929), built by Carlson & Johnson: Dutch Colonial, 1-1/2 stories, side gambrel asphalt roof, wood shingles and trim, exterior brick chimney on east side elevation, concrete foundation. Three-bay façade with a center entrance sheltered under a front-gable-roofed portico with a vaulted ceiling, simple round wooden columns, and brick steps; the front door has wood multi-light half-sidelights and a wooden fan ornament above. Windows are wood 6/6 double hung sash; on the 2nd floor front above the portico is a pair of small wood 4/4 sash. Decorative shutters are not original. Large shed dormers at front and rear. One-story porch at rear. Excellent integrity. Charles Hodgkins was an electrician.

8 DAVID J. & MARY A. WHITE HOUSE (1930-1931), built by Severin & Hulda E. Carlson: Cape Cod with Colonial Revival detailing, 1-1/2 stories, side gable asphalt roof with center brick chimney at the ridge, wood shingles and trim, concrete foundation. Five-bay façade with a center entrance, which has a multi-light wood transom, wood pilasters, and is topped by a small pedimented-gable roof. Windows are mostly vinyl 6/6 double hung sash (replaced wood 6/6 since 2012); decorative shutters are not original. Two front-gable-roofed dormers on the front roof slope may

be a later alteration; those windows are vinyl 6/6 replacements. Good integrity. David White was a teacher.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay. The garage door opening has beveled corners, which appear to be a late 20th-century detail. Stands behind/southwest of the house.

9 LINCOLN S. & LEONORA SHELDON HOUSE (1930), built by Severin & Hulda E. Carlson: English Cottage, 1-1/2 stories, side gable asphalt roof, vinyl siding and trim at front (installed after 1975), synthetic shingles and trim at the sides (replaced wood shingles since 2012), exterior brick chimney on the east side elevation, concrete foundation. Three-bay façade with two front gable-roofed projections: the larger, at left, contains on the first floor a large oriel window with a flared asphalt roof and four vinyl 4/1 replacement sash; on the 2nd floor is an arched wood multi-light window. The smaller center projection is set back slightly and faced with polychrome brick veneer (vinyl siding in the peak of its gable); it contains the main entrance, set in an arched opening that has brick trim and a concrete keystone, and also has a small multi-light window in its east side. To the right of the center projection is a triple window with vinyl 6/1 replacement sash. Other windows are likewise mostly vinyl 6/1. Small oriel window with wood brackets on the west side elevation. Shed dormer on the rear roof slope. One-story addition at the rear (after 1956) has an exterior brick chimney on its east side. Good integrity. Lincoln Sheldon was a motion picture operator. The original address of this house, 11 Dartmouth, changed to 9 Dartmouth in 1935-36.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay. The garage door opening has beveled corners, which appear to be a late 20th-century detail. Stands behind/northwest of the house.

15 GUSTAVE A. & JENNIE C. HALLBERG HOUSE (1930), built by Carlson & Johnson: English Cottage, 1-1/2 stories, side gable asphalt roof, wood shingles and trim, large exterior brick chimney on the façade, concrete foundation. Three-bay façade with two front gable-roofed projections. The larger projection at left contains a large bow window with wood multi-light sash on the 1st floor, and a vinyl 6/1 double hung window on the 2nd floor (replaced a wood 6/1 sash since 2012). The smaller center projection pushes forward several additional feet; it contains the main entrance, which is slightly recessed in a shallow segmental arch opening topped by arched wood trim, and a small wood window on either side. To the right of the entrance projection is the chimney, and a pair of French doors (a later alteration, after 1956). Other windows are likewise mostly vinyl 6/1 (replaced wood 6/1 sash since 2012). Good integrity. Gustave Hallberg was a wholesale beef vendor.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay. Stands behind/northeast of the house.

18 SYDNEY T. & JESSIE CLARK HOUSE (1930), built by Severin & Hulda E. Carlson: English Cottage, 1-1/2 stories, side gable asphalt roof, wood shingles and trim, large exterior brick chimney on façade, concrete foundation. Three-bay façade with a large front gable-roofed projection at right, mostly faced with brick (wood shingles at the peak of its gable). This projection contains the main entrance, a wood plank door in an arched opening trimmed in stone (including a keystone), as well as a triple window with wood casement sash with X-muntins. To the left of the entrance projection is the chimney, and a double hung window with vinyl 6/6 replacement sash. Other windows are also vinyl replacement sash, in a mix of 6/6, 6/1, and casements with X-muntins; most windows on the side elevations are grouped in pairs or triples. Good integrity. Sydney Clark was a film operator. The original address of this house, 16 Dartmouth, was renumbered in 1933-34.

Garage (after 1956): 1 story, front gable asphalt roof, wood shingles, single bay. Stands behind/southeast of the house. (NC)

19 IDA F. & AUGUST A. TIROCCHI HOUSE (1957), built by Howard K. Pierce: Cape Cod, 1-1/2 stories, side gable asphalt roof, wood shingles and trim, concrete foundation. Three-bay façade with center entrance. To the left of the front door is a vinyl single-light picture window flanked by vinyl 1/1 double hung replacement sash; to the right of the door is a vinyl 1/1 sash. Other windows are also vinyl 1/1. Two small front-gable-roofed dormers in the front roof slope. Good integrity. August Tirocchi was a carpenter. The house now has two dwelling units.

Garage (after 1956): 1 story, hip asphalt roof, wood shingles, single bay. Stands behind/northeast of the house. (NC)

22 BERT L. & CHARLOTTE L. VINCENT HOUSE (1930), built by Severin & Hulda E. Carlson: English Cottage, 1-1/2 stories, side gable asphalt roof, vinyl siding, vinyl and wood trim, large exterior brick chimney on the façade, concrete foundation. Three-bay façade with large front gable-roofed projection at right, and a 1-story, shed-roofed front porch, with simple square wood posts and no railings, at left. The projection has a triple window with vinyl 6/6 double hung replacement sash at front and a single vinyl 6/6 window on both sides of the first floor level; a wood double hung window with decorative muntins at the second floor front; and a flat skylight (a later alteration) on its west side roof slope. Tucked under the porch are the main entrance and a pair of vinyl 6/6 windows. Between the front door and the large projection, the chimney rises up through the porch roof. Other windows are also vinyl replacement sash, in a mix of 6/6 and 6/1, grouped in triples at the second floor level. Front-gable-roofed dormer on the front roof slope. Fair integrity. Bert Vincent was a salesman.

23 EDWARD I. & LILLIAN R. CREAMER HOUSE (1930-1931), built by Severin & Hulda E. Carlson: English Cottage, 1-1/2 stories, front gable asphalt roof, exterior brick chimney on the façade, wood shingles and trim, concrete foundation. Two-bay façade, with a hip-roofed, brick-clad entrance projection at right and a single vinyl 6/6 double hung replacement window at left. The simple doorway has a small wood leaded-glass window next to it. The chimney rises above the projection; to its right on the second floor level is a hip-roofed oriel window containing a pair of vinyl 6/6 double hung replacement windows, and to its left is a single vinyl 6/6 window. Decorative shutters on the façade are not original, and improperly sized. On both side elevations, vinyl 6/6 windows are grouped in threes; there is also a large oriel window on the east side and a secondary entrance on the west side. Large shed dormers on the east and west roof slopes. Good integrity. Directories did not note Edward Creamer's profession.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay. Stands behind/northwest of the house.

24 FLORENCE M. & FRANKLIN C. MATZEK HOUSE (1930), built by Severin & Hulda E. Carlson: English Cottage, 1-1/2 stories, side gable asphalt roof, large brick chimney on the front roof slope, vinyl siding, vinyl and wood trim, concrete foundation. Three-bay façade, with a large, flared-gable-roofed central entrance projection, clad in brick on the first floor and vinyl siding above. On the second floor level over the simple doorway is a small wood 3/1 window with a pentagon-shaped upper sash and vertical muntins. To the right of the projection on the first floor is a pair of vinyl 4/1 double hung windows with vertical muntins; to the left is another vinyl 4/1 window with vertical muntins (the side elevations have similar windows). On the front roof slope are a small shed dormer with paired vinyl 4/1 windows, and the chimney, on either side of the entrance projection. (All windows are replacements for the previous wood sash, since 2012.) Large oriel window on the east side elevation. Large shed dormer on the rear roof slope. Good integrity. The Matzeks purchased this house from its first non-occupant owners in 1933, which is when its address first appeared in directories. Franklin Matzek was a reporter.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay. Stands behind/southeast of the house.

25 GEORGE R. & RHETA N. THOMPSON HOUSE (1930), built by Severin & Hulda E. Carlson: English Cottage, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on east side elevation, wood shingles and trim, concrete foundation. Two-bay façade, with a large, gable-roofed entrance projection, clad in brick on the first floor and stucco with decorative half timbering above, occupying the left 2/3 of the façade. The front door is set within an arched opening with brick and stone trim; to the left of the door is a triple window, its opening also trimmed in brick, with vinyl 6/1 - 8/1 - 6/1 double hung replacement sash. Above the door, within the projection

at the second floor level, is a pair of vinyl 6/1 windows. To the right of the projection on the first floor is a pair of vinyl 6/1 windows; and on the front roof slope at the second floor level is a small shed dormer with paired vinyl 6/1 windows. Other windows are mostly also vinyl 6/1. Good integrity. Similar to 38 Dartmouth Avenue. The Thompsons purchased this house from its first non-occupant owners in 1931. George Thompson was an assistant school principal.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay. Stands behind/northwest of the house.

26 RUSSELL C. & HARRIET E. ADAMS HOUSE (1929-1930), built by Eric G. Johnson: English Cottage, 1-1/2 stories, cross gable asphalt roof, exterior brick chimney on the east side elevation, wood shingles and trim, concrete foundation. Three-bay façade within a large, front-gable-roofed projection, which has a smaller, front-gable-roofed entrance projection at left. The entrance projection has little hip-roofed "returns" at the bottom corners of the gable (similar details are found at 29 Dartmouth Avenue), and small wood 4-light windows in its east and west sides. The larger projection has a similar little hip-roofed "return" at the bottom western corner of its gable, as well as a triple window (4/1 – 6/1 – 4/1) and a pair of 6/1 windows on the first floor, and another pair of 6/1 windows on the second floor; all sash are vinyl double hung replacement sash. Other windows are likewise vinyl 6/1. Good integrity. Russell Adams was a foreman.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay with paired, hinged wood and glass doors. Stands behind/southwest of the house, and appears to be original.

29 OSCAR E. & HILDA C. ANDERSON HOUSE (1930-1931), built by same: English Cottage, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the west side elevation, vinyl siding and trim, concrete foundation. Three-bay façade with a large, front-gable-roofed projection occupying about 2/3 of the façade, attached to which is another, smaller front-gable-roofed entrance projection at left. The entrance projection has little hip-roofed "returns" at the bottom corners of the gable (similar details are seen at 26 Dartmouth Avenue), and small wood multi-light sash in its west side. The larger projection has a similar little hip-roofed "return" at the bottom eastern corner of its gable, as well as a triple window on the first floor, and a single window on the second floor. The main block of the house also has a triple window on the first floor, and a shed dormer in the front roof slope with paired windows on the second floor level. All windows are vinyl 1/1 double hung sash replacements. Decorative shutters on the façade (including those flanking the front door) are not original. The house stands at the southeast corner of Princeton Avenue; visible at the rear are a large shed wall dormer (may be original) and a 1 story addition (after 1956). Fair integrity. The Andersons built this house as rental property; its original address may have been 35 Dartmouth, changed to 29 Dartmouth in 1933-34.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay. Stands behind/northwest of the house (accessed from Princeton Avenue) and appears to be original.

30 ANNA L. & LEON B. NICKERSON HOUSE (1930), built by Severin & Hulda E. Carlson: English Cottage, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the east side elevation, vinyl siding and trim, concrete foundation. Three-bay façade with a large, front-gable-roofed entrance projection occupying the right half of the façade; the front door has an elaborate Colonial Revival style wood trim element above it. The projection also has a pair of wood 6/1 double hung windows at the first floor level, a single wood 6/1 window at the second floor, and a small multi-light wood sash in its east side. A triple window, comprised of 6/1 vinyl sash, is located in the main block, to the left of the entrance projection. Other windows are likewise wood 6/1. Decorative shutters on the façade are not original. Fair integrity. Leon Nickerson was a mariner.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, double bay. Stands behind/southeast of the house.

38 A. EDWARD & ELIZABETH HOLIHEN HOUSE (1930), built by Carlson & Johnson: English Cottage, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the east side elevation, wood shingles and trim, concrete foundation. Two-bay façade, with a large, gable-roofed entrance projection, clad in brick on the first floor and stucco with decorative half timbering above, occupying the right 2/3 of the façade. The front door is recessed within an arched opening with stone trim; on either side of the door is a small wood 6-light window. A single wood 6/1 double hung window is in the stucco-and-half-timbered gable at the second floor level. To the left of the entrance projection on the first floor is a triple window with wood 6/1 sash; and on the front roof slope at the second floor level is a small shed dormer with three wood 6/1 windows. Other windows are likewise mostly wood 6/1. Excellent integrity. Similar to 25 Dartmouth Avenue. Albert E. Holihen was an insurance agent.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay. Stands behind/northwest of the house.

39 CARL E. & HULDA O. JOHNSON HOUSE (1930-1931), built by same: English Cottage, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the east side elevation, wood shingles and trim, brick wall and trim on the east side, concrete foundation. Three-bay façade, with a large, gable-roofed projection occupying about half the façade on the left side; a smaller gable-roofed, brick-clad entrance projection attached to the larger one has a flared, metal-roofed hood supported by decorative wrought iron brackets over the front door, and a small wood multi-light window on its east side. Left of the entrance projection on the first floor is a triple window with

vinyl replacement 4/1 - 6/1 - 4/1 double hung sash; above that at the second floor level is a small arched wood window with decorative muntins in its upper sash. To the right of the entrance projection is a pair of large multi-light wood windows, each with a pair of operable casements within them; above that on the second floor level is a small shed-roofed dormer with a pair of wood 4-light windows. Windows on the west side elevation are vinyl replacement sash, with two triple 4/1 – 6/1 – 4/1 windows and a single 6/1. One-story, shed-roofed porch on the east side elevation was enclosed sometime after 1956. The lot is raised about a foot above the sidewalk, and has a stone retaining wall along the front lot line; short stone pillars mark the entrance to the driveway. Good integrity. Carl Johnson was one of the developers of the Rose Land Park Plat; he and Severin Carlson were also partners in a building contracting firm that constructed many other houses in this historic district and elsewhere in Riverside, and Mrs. Johnson participated in the business as well. The Johnsons later moved to 54 Dartmouth Avenue.

Garage (by 1956): 1 story, side gable asphalt roof, wood shingles, two bays plus a pedestrian door. Stands behind/northwest of the house.

42 FRANKLIN J.E. & VERA L. BIDDEN HOUSE (1930), built by Carl E. & Hulda O. Johnson: English Cottage, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the east side elevation, wood shingles and trim, concrete foundation. Three-bay façade, with a large, gable-roofed projection occupying about half the façade at right, and a smaller gable-roofed entrance projection attached to the larger one, clad in masonry, with a small wood multi-light window on its east side. The wood plank front door is slightly recessed within an arched opening; above the doorway is some decorative half-timbering. To the right of the entrance projection, within the larger projection, is a pair of vinyl 1/1 double hung replacement windows; above that on the second floor level is a single-light vinyl replacement casement window. To the left of the entrance projection on the first floor is a triple window with vinyl replacement 1/1 sash. Other windows are likewise vinyl 1/1. All roof edges are rounded, resembling the profile of a thatched roof (a similar detail is seen at 665 Willett Avenue). Good integrity. Franklin Bidden was a corporate president.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay. Stands behind/northwest of the house

43 HARRY & JENNYE C. CARLSON HOUSE (1932), built by Carl E. & Hulda O. Johnson: English Cottage, side gable asphalt roof, exterior brick chimney on the east side elevation, wood shingles and trim, concrete foundation. Three-bay façade, with a large, off-center, gable-roofed entrance projection clad in brick with wood shingles in its gable. The front door is slightly recessed within a shallow-pointed-arch opening which is flanked by small arched niches. To the right of the entrance projection is a triple window with vinyl 6/6 double hung replacement sash; above that on the second floor level is a large shed dormer with two vinyl 6/6 windows. Garage wing on the west side is also 1-1/2 stories but a few feet shorter than the main block of the house.

Other windows are likewise vinyl 6/6. Inset porch at the rear northwest corner. Good integrity. Harry Carlson was a carpenter.

47 JOSEPH H. & ANNE DESCHENES HOUSE (1955-1957), built by Vito J. & Gloria L. D'Ambra: Cape Cod, 1-1/2 stories, side gable asphalt roof, off-center brick chimney behind the ridge, vinyl siding and trim, concrete foundation. Three-bay façade, with a center entrance and a large, gable-roofed projection at the left side of the façade, which contains a large multi-light vinyl picture window flanked by vinyl 4/4 double hung replacement sash. Other windows are vinyl 6/6. On the west side is a 1-story, side-gable-roofed, glass-enclosed hyphen containing a secondary entrance, attached to a 1-story, front-gable-roofed two-car garage with double-width door. Fair integrity. The D'Ambras bought this property in 1955 and built the house but evidently never lived here; they sold it to the Deschenes in 1957. Joseph Deschenes was a machinist for the Magnetic Seal Corp.

50 MILTON P. & ELEANOR BLACKWELL HOUSE (1930), built by Severin & Hulda E. Carlson: English Cottage, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the façade, wood shingles and trim, concrete block foundation. Three-bay façade, with a large gable-roofed center entrance projection clad in wood shingles with stucco in its gable. The front door is set within an arched opening, trimmed in wood with a small keystone; the entrance projection has a small multi-light wood window in its west side and a small wood multi-light round window above the front door at the second floor level. The chimney is to the left of the entrance projection. Windows are vinyl 1/1 double hung replacement sash; these are grouped in pairs and threes on the side elevations. One-story, shed-roofed addition at the rear. Good integrity. The Blackwells purchased this house in 1932, following two previous non-occupant owners; its original address, 46 Dartmouth, changed to 50 Dartmouth in 1941-42. Milton Blackwell was a teacher at Central Junior High School.

Garage (after 1956; replaced an earlier garage): 1 story, front gable asphalt roof, wood shingles, two bays. Stands next to/east of the house. (NC)

54 HULDA O. & CARL E. JOHNSON HOUSE (1950-1952), built by Hulda O. Johnson: Cape Cod, 1 story, side gable asphalt roof, wood shingles and trim, concrete foundation. Three-bay façade, with the main entrance slightly recessed at left, a large picture window with flanking casements (all vinyl multi-light replacement sash) in the center, and one vinyl 9/9 double hung replacement window at right. The bays containing the front door and the picture window are faced in vertical board siding. Other windows are vinyl multi-light double hung sash. Just west of the house is a wooded ravine. Good integrity. Hulda Johnson and her husband Carl, one of the developers of the Rose Land Park Plat and a builder of many other houses in this historic district (and elsewhere in Riverside), moved here from 39 Dartmouth Avenue a few months before Carl's death in 1952.

FLORENCE STREET

3 EVERETT & ALICE BENOIT HOUSE (1935), built by Severin & Hulda E. Carlson: Colonial Revival, 2 stories, side gable asphalt roof, off-center brick chimney at the ridge, wood shingles and trim, concrete foundation. Three-bay façade with center entrance trimmed with wood pilasters and a broken pediment with urn. First floor windows are vinyl 8/8 double hung replacement sash; all other windows are vinyl 6/6. Decorative shutters are not original. One-story, shed roofed enclosed porch on the west side has several pairs of sliding glass doors (enclosure occurred after 1956). One-story, side-gable-roofed, single-car garage on the east side, which also includes a recessed secondary entrance, appears to be original. Good integrity. Everett Benoit's profession was not noted in city directories.

4 JOHN & HOPE S. MANNY, JR. HOUSE II (ca. 1941): Garrison Colonial, 2 stories, side gable asphalt roof with saltbox profile, large center brick chimney at the ridge, vinyl siding and trim, concrete foundation. Three-bay façade with center entrance and overhanging second floor. Windows are mostly vinyl 1/1 double hung replacement sash; one "garden" window on the first floor, east side elevation, is a later alteration. Decorative shutters are not original. One-story original garage attached to the rear southeast corner, now converted to living space, has a side gable roof with saltbox profile and a flat-roofed dormer with slider windows on the front roof slope, as well as a secondary entrance and slider window in its north front. Fair integrity. John Manny was a salesman.

5 JOAO & MARIA N. DANIEL HOUSE (ca. 1979), built by MCM Builders: Garrison Colonial, 2 stories, side gable asphalt roof, wood weatherboard and trim, large exterior brick chimney on the west side elevation, concrete foundation. Two-bay façade with the main entrance at right and a bow window with vinyl single-light casement windows at left (replaced wood casements since 2012); overhanging second floor. Other windows are vinyl 1/1 double hung sash (replaced wood 6/6 since 2012), including a pair on the second floor over the bow window. Secondary entrance on the east side elevation. Good integrity. Joao Daniel was a shipping clerk, and his wife Maria an assembler, at ITT Royal. (NC)

6 JOHN & HOPE S. MANNY, JR. HOUSE I (1934), built by Severin & Hulda E. Carlson: Cape Cod with Colonial Revival detailing, 1-1/2 stories, side gable asphalt roof, large center brick chimney at the ridge, vinyl siding and trim, concrete foundation. Three-bay façade with center entrance; the door surround has some Colonial Revival detailing. First floor windows are vinyl 8/8 double hung replacement sash; second floor windows are vinyl 6/6. Decorative shutters are not original. Two front-gabled dormers on the front roof slope. This house was the model

for 9 Florence St.[6] The original porch at the rear (visible in aerial photos, but not from the street) appears to have been at least partially enclosed. Fair integrity. John Manny was a salesman.

Garage (by 1956): 1 story, front gable asphalt roof, vinyl siding, single bay. Stands behind/southeast of the house.

8 RUTH P. & HARRY A. SUTCLIFFE HOUSE (1936), built by Hulda O. Johnson: Colonial Revival influences, 2 stories, side gable asphalt roof, exterior brick chimney on the west side elevation, brick veneer on the first floor façade, wood shingles, wood and brick trim, concrete foundation. Three-bay façade with the main entrance to the left, sheltered under a front-gable-roofed portico with turned wood columns (similar to Queen Anne style). Windows are vinyl 8/8 double hung replacement sash on the façade, and mostly vinyl 6/6 on the sides. Shutters on the first floor front windows may be original. Wall dormers on the front roof slope. All brick is painted. Small 1-story shed-roofed addition on the west side elevation. Large 2-story addition at rear (visible in aerial photos, and barely from the street). Garage wing on the east side elevation (after 1956, replaced earlier porch and garage) is 1 story with side gable asphalt roof, wood shingles, 2 garage bays, and a secondary entrance. The house now has 2 dwelling units. Good integrity. Harry Sutcliffe was a mechanic.

9 FRANCIS X. & MARGARET M. DODD HOUSE (1934), built by Carlson & Johnson: Cape Cod, 1-1/2 stories, side gable asphalt roof, large center brick chimney at the ridge, wood shingles and trim, concrete foundation. Three-bay façade with center entrance; the door surround has some Colonial Revival detailing. Windows are vinyl 8/8 double hung replacement sash on the first floor and vinyl 6/6 on the second floor. Decorative shutters are not original. Front-gable-roofed dormers on the front roof slope. Modeled on the design for 6 Florence St.[7] Good integrity. Francis Dodd worked at Brown Radiator and Body Works.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, single bay. Stands behind/northeast of the house.

15 OLIVE H. & JOHN E. WILKES HOUSE (1936-1937), built by Carl E. & Hulda O. Johnson: Cape Cod influences, 1-1/2 stories, side gable asphalt roof, center brick chimney at the ridge, stone veneer on part of the façade, wood shingles and trim, concrete foundation. Three-bay façade with a center entrance contained within a stone-faced projection that occupies about two-thirds of the façade and also contains a pair of vinyl 6/6 double hung replacement windows to the left of the door, and a small

[6] The current owners of the Dodd House have an original document dated July 14, 1934, indicating that the new house to be built on Lot 38 (9 Florence Street) was to be "an exact duplicate of the dwelling being completed on the south side of Florence Street."

[7] See footnote 6.

wood multi-light (fixed) window in its east side. Other windows are likewise vinyl 6/6. One front-gable-roofed dormer and one front-gable-roofed wall dormer on the front roof slope. The original attached garage has been enlarged and converted to living space (after 1956); it has a side gable asphalt roof, wood shingle siding, and its south front is almost entirely glass, consisting of several vinyl multi-light fixed windows surrounding a wood multi-light door. Good integrity. John Wilkes was a salesman.

17 ELBERT P. & ISABELLE W. RATHBUN HOUSE (1936), built by Severin & Hulda E. Carlson: Cape Cod influences, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the east side elevation, wood shingles and trim, concrete foundation. Three-bay façade with the entrance at left, now sheltered under a portico with curved roof and lattice sides (after 1956). Windows are vinyl 6/6 double hung replacement sash; small vinyl multi-light casements flank the east chimney. Decorative shutters are not original. The lot slopes down toward the west, so the original garage wing on the west side (which is set back from the main block) is a full 2 stories tall, with the single garage bay at the basement level, a vinyl 6/6 window at the first floor, and a front-gable-roofed dormer with a vinyl 6/6 window at the second floor. Good integrity. The Rathbuns bought the house in 1937 from a non-occupant owner. Elbert Rathbun was a salesman for the Saucony Vacuum Oil Company.

28 MRS. CLARA L. McNAMARA & HOMER HERRICK HOUSE (1934), built by Severin & Hulda E. Carlson: Colonial Revival, 2 stories, side gable asphalt roof, off-center brick chimney at the ridge, brick veneer (painted) on the first floor of the façade, wood shingles, wood and brick trim, concrete foundation. Three-bay façade with center entrance under a flared, metal-roofed hood supported by decorative wood brackets. Windows are mostly vinyl 6/6 double hung sash (replaced wood 6/6 since 2012), with wood 8/8 at the first floor front, and a wood fanlight window in the attic on the side elevations. Decorative shutters are not original. One-story, side-gable roofed wing on the west side elevation has a secondary entrance and a large wood multi-light bow window at the front. One 1-story addition at rear (after 1956). Good integrity. Mrs. McNamara and Mr. Herrick bought the house in 1935 from a non-occupant owner; both lived here, although their relationship to each other was not discovered, and directories did not indicate any profession for them.

Garage (after 1956): 1 story, front gable asphalt roof, wood shingle, double bay. Stands behind/southwest of the house, facing Princeton Avenue. (NC)

PRINCETON AVENUE

1 ANDREW & ELSIE L. MITCHELL, JR. HOUSE (1936), built by Carl E. & Hulda O. Johnson: Cape Cod, 1-1/2 stories, side gable asphalt roof, off-center brick chimney at the ridge, wood shingles and trim, concrete foundation. Three-bay façade with the entrance at left; the wood door surround has Colonial Revival style pilasters

and an entablature. To the right of the front door is a vinyl single-light picture window flanked by vinyl 4/4 double hung replacement sash; all other windows are vinyl 6/6. Decorative shutters are not original. The lot slopes down toward the north and west, so the house has a full basement with a garage door in its north side. Good integrity. Andrew Mitchell was a superintendent at the East Providence Post Office.

Shed (after 1956): 1 story, side gable asphalt roof, wood shingle, plank pedestrian door and 2 small wood windows. Stands behind/southwest of the house, facing Princeton Avenue. (NC)

ROSELAND COURT

2 JOHN J. & VIRGINIA H. O'BRIEN, JR. HOUSE (1936-1937), built by Carl E. & Hulda O. Johnson: Cape Cod, 1-1/2 stories, side gable asphalt roof, off-center brick chimney at the ridge, aluminum siding and trim, concrete foundation. Four-bay façade with off-center entrance; vinyl 8/8 double hung replacement windows; decorative shutters are not original. Shed dormer on the rear (south) roof slope. Behind the main house is a 1-1/2 story, front-gable-roofed garage wing, now converted to living space, connected to the main house by a gable-roofed hyphen with paired secondary entrances sheltered under an open porch with simple wood posts that faces east. Windows on the entire east side elevation are vinyl 8/8 with splayed wood lintels. The house stands at the northwest corner of Roseland Court and Willett Avenue. Fair integrity. John J. O'Brien, a clerk at Saucony Oil Company, and Virginia Hickey purchased this house in 1938, shortly before their marriage.

6 JOHN R. & EDITH B. HALKYARD HOUSE (1938), built by Carl E. & Hulda O. Johnson: Cape Cod with Colonial Revival detailing, 1-1/2 stories, side gable asphalt roof, vinyl siding, wood trim including Colonial Revival style door surround and dentil moldings at the cornice, concrete foundation. Five bay façade with projecting, front-gable-roofed center entrance pavilion. Windows are wood 6/6 double hung sash. Decorative shutters are not original. Exterior brick chimney on the east side elevation. Attached garage (in place by 1956) on the east side is 1 story with a side gable asphalt roof, vinyl siding and a single garage bay. Good integrity. John Halkyard was a corporate vice president.

10 BERTIL J. & SVEA L. PETERSON HOUSE (1938), built by Carl E. & Hulda O. Johnson: Cape Cod, 1-1/2 stories, side gable asphalt roof, large center brick chimney at the ridge, vinyl siding and trim, concrete foundation. Three bay façade with center entrance; about 2/3 of the façade (including the front door and one window) projects slightly forward of the main block. Windows appear to be vinyl 6/6 replacement sash. Decorative shutters are not original. Large oriel window and a secondary entrance on the east side elevation. Fair integrity. Bertil Peterson was an electrician.

Garage (after 1956): 1 story, front gable asphalt roof, vinyl siding, double garage bay. Stands next to/east of the house. (NC)

WILLETT AVENUE

623 NANCY A. DYER HOUSE (ca. 1900): Dutch Colonial, 2 stories, side gambrel asphalt roof, brick chimney on the rear roof slope, vinyl siding and trim (foundation not visible). The house, which predates the Rose Land Park Plat, is set much farther back from the street (over 100 feet) than adjacent houses; extensive shrubbery and two large trees in front of the house obscure the foundation and some other architectural details. Three bay façade with center entrance. One-story front porch (built after 1956) has a shed roof and metal posts and railings. Large gambrel-roofed dormer on the front roof slope. Windows appear to be vinyl 6/6 double hung replacement sash. Decorative shutters are not original. Two-story ell at the rear. Fair integrity. Nancy A. (Viall) Dyer, wife of Gov. Elisha Dyer, Jr., had acquired her grandfather Hezekiah Viall's large farm in Riverside in 1884; about sixteen years later, when she was First Lady of Rhode Island, she had this house built for her son Col. H. Anthony Dyer, who was an aide de camp to his father and newly married in 1900. Anthony Dyer was also an accomplished landscape painter; he lived here with his wife and baby daughter until 1905. This house was standing on the 7-acre parcel of land that was purchased by developers Carlson & Johnson in 1928, which became the Rose Land Park Plat (although it is not depicted on the plat map, it occupied Lot 37, which was a large L-shaped lot far bigger than all the other house lots.)

663 HARRY E. & MARTHA E. CONNELL HOUSE (1930), built by Carlson & Johnson: English Cottage, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the south side elevation, vinyl siding and trim, concrete foundation. Three bay façade, with a center entrance contained within a large front-gable-roofed projection occupying about two-thirds of the façade on the right-hand side; the façade of this projection extends northward beyond the main block of the house, its roofline sloping down to the first floor level, providing an arched opening the size of a doorway that leads to the side yard. Over the front door is a small gable faced with stucco and decorative half timbering. The projection also contains a small multi-light window on its south side; a triple window with vinyl 6/1 double hung replacement sash to the right of the front door; and a single vinyl 6/1 window at the second floor level. On the main block of the house, is another triple window at the first floor, and a shed dormer with paired vinyl 6/2 windows on the front roof slope (second floor level). Shed dormer on the rear roof slope. Tall hedges on the front lot line obscure views of the house, which stands at the northwest corner of Florence Street; a 1-story back porch was built after 1956. Fair integrity. Harry E. Connell was a manager.

Garage (by 1956): 1 story, front gable asphalt roof, vinyl siding, paired hinged wood doors. Stands behind/southwest of the house, facing Florence St.

665 EMILE & CORINNE A. FRECHETTE HOUSE (1930), built by George W. Johnson: English Cottage, 1-1/2 story, cross gable asphalt roof, exterior stucco-clad chimney on the south side elevation, stucco on the first floor and wood shingles on the second floor, wood trim, concrete foundation. Three bay façade, with a center entrance contained within a front-gable-roofed projection which itself is attached to a larger jerkinhead-roofed projection occupying about two-thirds of the façade on the right. The entrance projection is clad in wood shingles, with stucco in its gable; the front door is recessed within an arched opening, which now has a wood fanlight in the arch (likely a later alteration, so the door itself is likely not original); a small wood multi-light window is located in the south side of the entrance projection. To the right of the front door, within the larger projection, is a group of four windows with wood 6/1 double hung sash; at the second floor level are two wood 6/1 windows (one smaller than the other). On the main block of the house is a triple window with wood 6/1 sash on the first floor, and a jerkinhead gable dormer with a 6-light wood window at the second floor level on the front roof slope. All roof edges are rounded, resembling the profile of a thatched roof (a similar detail is seen on 42 Dartmouth Ave.) Excellent integrity. The Frechettes owned this house for about seven years but evidently never lived here; the house was rented out occasionally but mostly sat vacant. Its first owner-occupants, Patrick R. and Mary E. Martin, bought the house in 1937. Patrick Martin was a machinist.

Garage (by 1956): 1 story, front gable asphalt roof with rounded ("thatched" profile) edges, concrete block, wood shingles in the front gable, and a double garage bay. Stands behind/southwest of the house, matches its design, and appears to be original.

677 SEVERIN & HULDA E. CARLSON HOUSE (1933), built by same: English Cottage,1-1/2 stories, side gable asphalt roof, exterior brick chimney on the north side elevation, wood shingles and trim, concrete foundation. Three bay façade, with a large front-gable-roofed projection occupying about half the façade at left, and a center front-gable-roofed entrance projection. The larger projection has a large bay window with four wood 4/1 double hung sash and a flared roof on the first floor level, and a small arched window on the second floor level. The entrance projection is clad in brick, with wood shingles in its gable; the front door is recessed within an arched opening; and a small wood multi-light window is located in the north side of the entrance projection. On the main block of the house is a triple window with wood 6/1 double hung sash; above that, at the second floor level, is a front-gable-roofed dormer with paired wood 6/1 windows, sitting on the front roof slope. Decorative shutters are not original (except those on the small arched window at the second floor front). Excellent integrity. Severin Carlson was one of the developers of the Rose Land Park Plat, and built many houses in this historic district and elsewhere in Riverside; he and his wife Hulda evidently built this house as rental property. The first owner-occupants, Clyde A. and Arline Kelley, bought the house in 1936. Clyde Kelley was a sales representative.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, double garage bay. Stands behind/southwest of the house.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[x] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B. Property is associated with the lives of persons significant in our past.

[x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

[ ] A. Owned by a religious institution or used for religious purposes

[ ] B. Removed from its original location

[ ] C. A birthplace or grave

[ ] D. A cemetery

[ ] E. A reconstructed building, object, or structure

[ ] F. A commemorative property

[ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
COMMUNITY PLANNING & DEVELOPMENT
ARCHITECTURE

Period of Significance
ca. 1900-1957

Significant Dates
1928

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Severin Carlson
Carl E. Johnson
[Others; see inventory]

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Rose Land Park Plat Historic District meets Criteria A and C at the local level for listing on the National Register. Under Criterion A, the district represents the final decades of a century-long trend that saw the Riverside section of East Providence evolve from a sparsely settled rural

area in the mid-19th century, to a suburban neighborhood by the mid-20th century. This transformation was related to the growth of nearby Providence into a densely settled and heavily industrialized metropolitan area, which promoted suburban development in outlying areas, facilitated by a concurrent evolution in transportation, from trains to electric streetcars to automobiles. The Rose Land Park Plat, recorded in 1928, lay within walking distance of a streetcar line and followed the model of a streetcar suburb, with a regular grid pattern of streets and standard-sized house lots; its original developers built about three-quarters of the housing stock here, evidently with the intent to sell to owner-occupants. Under Criterion C, the district contains good examples of several types and styles of domestic architecture prevalent in the early to mid-20th century, most predominantly English Cottage, Cape Cod, and Colonial Revival. The period of significance is ca. 1900 to 1957, representing the district's transition from a farmstead that had been owned by multiple generations of the same family (which built the earliest surviving house here), to a suburban residential neighborhood; the vast majority of buildings were constructed between 1929 and 1939.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The neighborhood of Riverside is situated in the southern part of East Providence, approximately 2 miles south of the city center and about 5 miles from downtown Providence. Until the Civil War era, this area was known as Wannamoisett: a sparsely settled agricultural and fishing community with an extensive waterfront along the Providence River and Bullock's Cove.[8] An 1851 map shows only seventeen buildings scattered along the principal roads of Pawtucket Avenue, Bullock's Point Avenue, and Willett Avenue, although the population was evidently large enough to require a district school.[9]

Wannamoisett was already popular for waterfront recreation (swimming, boating, fishing, picnicking, camping) when, in 1855, the Providence, Warren, and Bristol Railroad line opened, with a depot on Bullock's Point Avenue. With travel time to and from Providence reduced to about 15 minutes,[10] Wannamoisett became a summer resort. The name "Riverside" was coined in the 1860s, and the next three decades saw the construction of new wharves, hotels, shore dinner halls, social clubs, clambake houses, campsites, amusement parks, and colonies of summer cottages. By the end of the century, tens of thousands of summer visitors flocked to Riverside on day trips, weekends, and vacations.

When electric streetcars replaced the trains in the 1890s, Riverside (like many other suburban locations) became more viable for year-round living, especially for middle-class and even working-class people who could now afford the cost of a daily commute to their urban

[8] East Providence belonged to Massachusetts (and was variously part of the towns of Rehoboth, Swansea, and Seekonk) from 1645 until the state boundary was adjusted in 1862.
[9] Conforti, p. 114, estimates that "a few hundred" residents lived in Wannamoisett in 1862.
[10] Conforti, p. 116.

workplaces. The 1895 atlas illustrates at least nine subdivision plats already recorded in Riverside during its heyday as a summer resort. All of the plats north and west of Bullock's Cove lay within walking distance of Riverside's train station (later, a streetcar stop), and most of them had been designed in the model of a streetcar suburb, with streets laid out in a grid pattern and blocks of standard-sized house lots. Gradually, many summer cottages were winterized, and additional new houses began to fill in the existing plats, especially after infrastructure improvements (new streets and sidewalks, as well as water/sewer, gas, electricity, and telephone services) were completed. By the 1890s, Riverside also had many other amenities necessary for a year-round community: several churches and schools, a library, a volunteer fire department and a district police station, a post office, and a small business district featuring a drug store, a grocery, and a dry goods store, among other enterprises.[11] Over time, as Riverside's population grew, more subdivisions were recorded and built out on farmland further north and east, away from the water, including the Rose Land Park Plat.

History of the Rose Land Park Plat

Willett Avenue, named for one of the original settlers of Wannamoisett,[12] was part of the postal route from Boston to Newport in the colonial era, and until the mid-19th century, most buildings in Wannamoisett (including its first school) were located on or near this road.[13]

By the 1830s, much of the land from Bullock's Cove north and east to Willett Avenue was owned by various members of the Viall family. Two brothers, Captain John Viall (1759-1833) and Hezekiah Viall (1772-1849) had adjacent homestead farms, which remained in the family for several more decades after their deaths. John's homestead of about 24 acres eventually devolved to his grandson Horace T. Viall, whereas Hezekiah's larger homestead of about 63 acres (on both sides of Willett Avenue) went to his son William Viall. (The 1851 atlas *[Figure 1]* shows William Viall's name, written over one barely visible building: this was Hezekiah Viall's former house, no longer extant. The 1870 atlas *[Figure 2]* indicates that this house was owned by "S. Viall," likely a reference to William's youngest brother, Samuel, but deed research did not confirm Samuel's ownership.) William's inheritance included two wood lots, one of about 6-1/2 acres abutting the southeast corner of Horace Viall's land. This wood lot eventually became the Rose Land Park Plat. [14]

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[11] Conforti, pp. 125-128.

[12] Captain Thomas Willett, who also served as the first English mayor of New York in 1665, died in 1674 and is buried in Little Neck Cemetery (NR, 1980), just a short distance southwest of this historic district.

[13] Historic Resources of East Providence, RI National Register Multiple Property Documentation Form, Continuation Sheet 59. The school shown on the 1851 map was replaced by the ca. 1895 District 6 School/Girl Scout House that still stands at 351 (formerly, 347) Willett Avenue (NR, 1980; construction date revised in a 2012-2103 survey update, on file at RIHP&HC).

[14] Bristol County, Mass. Deed Book 207/Page 417; East Providence Deed Book 2/267, 6/326. Viall family genealogy is in *Representative Men and Old Families of Rhode Island*, pp. 653-656; also Viall Family History online; also Jillson, pp. 23-26. The 1851, 1870, 1882, and 1895 atlases all show various properties on both sides of Willett Avenue owned by Viall family members. One of these, at 521 Willett Avenue, is in the Elm Tree Plat Historic District (NR nomination, 2015), and was once owned by William Viall's cousin Horace T. Viall. At least

In 1884, by a series of real estate transfers among the heirs of Mary B.A. Viall (William Viall's wife), Nancy A. Dyer (their daughter), of North Kingstown, R.I., acquired the entirety of her grandfather Hezekiah's former farm.[15] (The 1882 atlas *[Figure 3]* shows two large parcels of land on either side of Willett Avenue, owned by "Mrs. Viall;" the western parcel included the 6-1/2 acre wood lot as well as other land, and had three buildings on it, none of which is extant.) Nancy A. (Viall) Dyer was the wife of Elisha Dyer, Jr. (1839-1906), a successful businessman who held a number of civic, military, and political offices in his long career, including Governor of Rhode Island from 1897-1900 (following in the footsteps of his father, who was Governor in 1857-1858), and Mayor of Providence in 1905. (How the daughter of a Seekonk farmer would have met and married the scion of one of Rhode Island's elite families is a bit of a mystery.)

The future Governor and Mrs. Dyer never lived in Riverside, although Mrs. Dyer retained ownership of her property there for about 30 years. In about 1900, Mrs. Dyer had a new house constructed on the 6-1/2 acre wood lot for her son Colonel Hezekiah Anthony Dyer (1872-1943), who at the time was an executive secretary and aide de camp to his father the Governor. Anthony, as he was known, was married in 1900, so the house was probably built in conjunction with that event.[16] An early example of the Dutch Colonial style, the Dyer House still stands at 623 Willett Avenue *(Photo #7)*. Anthony Dyer was also a well-regarded landscape painter; his works are in the collections of the Corcoran Gallery of Art in Washington, D.C., the Rhode Island School of Design Museum of Art, and the Providence Art Club.[17]

In April 1905, Nancy A. Dyer (then living in Providence) sold a parcel of approximately 7 acres, with buildings and improvements on it, to Anson M. and Etta A. Grover of Brunswick, Maine.[18] This purchase was illustrated in a "Map of Land Belonging to Anson M. Grover," dated May 1905 (but referenced in the deed; *Figure 6*), which shows Grover's land on the west side of Willett Avenue, bounded north and south by the "Dyer Farm" and on the west by a brook. The map depicts three buildings lined up end-to-end along the north boundary line of Grover's property; the easternmost of these buildings, which is set back a good distance from Willett Avenue, appears to be the Dyer House at 623 Willett Avenue. The 1917 atlas *(Figure 5)* shows

two other Viall houses still stand (albeit altered) outside of this historic district, at 787 Willett Avenue (ca. 1700) and at 887 Willett Avenue (ca. 1840s); see RIHP&HC survey files.

[15] East Providence Deed Books 20/Page 313, 20/348, and 22/217, all dated between March and June 1884. Note that Nancy Dyer's ownership of this land is not indicated on the 1895 atlas *(Figure 4)*.

[16] Dyer family genealogies (see bibliography). Anthony Dyer's name, as a resident of Willett Avenue (the house did not yet have a street number) first appeared in the 1902 city directory; he was not listed in 1898. Neither the R.I. Historical Society Library nor the Weaver Library in East Providence have a 1900 edition of the directory, but given his marriage that year, it makes sense that the house was built then. Anthony Dyer's online genealogy claims that when his house was built "about 1900," it incorporated a 17th century chimney "built of small Dutch bricks" that was a remnant of Thomas Willett's original house, which had burned down in 1892. Further research would be needed to confirm that claim.

[17] Dyer family history online.

[18] East Providence Deed Book 50/348. Note that the 1895 atlas *(Figure 4)* mistakenly indicates that this land was owned by G[eorge] Johnson at that time: deed research turned up no evidence that Mrs. Dyer ever sold any of her land to George Johnson.

Grover's 7-acre lot with the house and three other outbuildings (two in different locations than in 1905; none survive), consistent with Grover's occupation as a farmer.

After Anson Grover died in 1924, his widow sold the 7-acre property to Mrs. Celia Blackman of Providence. In April 1928, Mrs. Blackman leased 1 acre of that land, including the farmhouse and its outbuildings (which included a barn, shed, and hennery) to a Providence fruit dealer named Jacob Kushner, "for the purpose of a poultry farm and the further management of dog kennels;" however the lease specifically excluded a portion of the premises "used as a road side stand for sale of vegetable and produce." Eight months later, in December 1928, Mrs. Blackman sold the entire 7-acre property to Severin Carlson and Carl E. Johnson (subject to Jacob Kushner's one year lease).[19] One month before this purchase, Carlson and Johnson had recorded the Rose Land Park Plat *(Figure 6)*, the boundaries of which mirrored those of the 1905 Anson Grover Plat. No buildings were depicted on the plat map, but the farmhouse then occupied by Jacob Kushner stood on the largest lot in the plat, numbered 37. The farmhouse's front yard became a separate buildable lot, Lot 36, which was never built upon and remains the front yard for 623 Willett Avenue (subsequently merged with part of Lot 37). Deed research confirmed that other portions of Lot 37 were later subdivided for the construction of 5 Florence Street, and also to enlarge the rear yards of 9, 15, and 17 Florence.

Like many of its contemporaries in Riverside, the Rose Land Park Plat followed the model of a streetcar suburb. The plat map introduced two new perpendicular streets extending west from Willett Avenue: Florence Street and "June Street" (later Dartmouth Avenue), connected by "Edwin Street" (now Princeton Avenue), one block long, near the west end of the plat. (A proposed section of Harvey Avenue, at the west end of Dartmouth Avenue, was never built.) All of these streets were 40 feet wide. Thirty-nine numbered rectangular house lots, averaging about 4,800 to 5,300 square feet, were laid out along these new streets.

Severin Carlson (1875-1946) and Carl E. Johnson (ca. 1892-1952) were both Swedish immigrants; according to U.S. census records, Carlson arrived in Rhode Island in 1893 and Johnson in 1910.[20], [21] Severin Carlson was a grocer, with a shop on Willett Avenue, when in 1924 he got into real estate development by purchasing the former George Johnson farm (on the south side of Willett Avenue adjacent to the former Grover farm; see the 1917 atlas *Figure 5*) and recording the Elm Tree Plat with partner Carl E. Anderson. Carl E. Johnson, a carpenter by

[19] East Providence Deed Books 95/419, 106/105 (the source of the quotes), and 106/228.

[20] Carlson's birth and dates were noted in his obituary in the *Providence Journal*; his immigration date and birthplace are noted in the 1930 federal census. Johnson's estimated birth and immigration dates come from the 1920 federal census; his death date was noted in the 1955-56 East Providence city directory.

[21] Swedes were a very small ethnic group in East Providence, and in Rhode Island in general. Most Swedish immigrants settled in Cranston, Providence, and Warwick to work in mills and factories there. Statewide, between 1895 and 1932, the Swedish-born population constituted approximately 7,000 to 14,500 people, compared to about 385,000 to 687,000 total state residents in that same time frame. See Conley, "R.I. Ethnic Group Fact Sheets," p. 3; also Conley, "Population of Rhode Island," 1890-1920 and 1925-1965, in *Album of Rhode Island History*, pp. 264-265. The R.I. Historical Society Library has a 1915 Swedish-language publication about Swedish immigration to Rhode Island, but evidently no English translation is available.

trade, built several houses in that plat. By 1928, Severin Carlson was a full-time real estate developer, and he took Carl Johnson on as his new partner (while Anderson got out of the business and moved to Barrington). The 1931-32 city directory contained an advertisement for "Carlson & Johnson, Contractors and Builders: Homes a Specialty," with a business address at 444 Willett Avenue (also Carlson's home address).[22]

In 1928, Carlson and Johnson recorded the Rose Land Park Plat, and the two men went on to build about 75% of its houses between 1929 and 1939; sometimes together, sometimes separately, and frequently in partnership with their wives, Hulda E. Carlson and Hulda O. Johnson, who were sometimes named in deeds as co-grantors (and in Mrs. Johnson's case, as sole grantor) when newly-built houses were sold. The Carlsons never lived in the Rose Land Park Plat (although they did for several years retain ownership of one house as rental property, at 677 Willett Avenue, built 1933), but the Johnsons built and resided in two houses here, at 39 Dartmouth Avenue (1930-31, on a double lot; *Photo #4*) and at 54 Dartmouth (1950-52, on what was by that time the largest piece of property in the plat). The widowed Mrs. Johnson lived at 54 Dartmouth until at least the late 1970s.

In 1937 Mrs. Hulda O. Johnson purchased an additional parcel of land, just north of the original Rose Land Plat, from the heirs of Lloyd C. Eddy.[23] On this land, the Johnsons laid out three new house lots, accessed by a new, 15-foot wide cul-de-sac that extended westward from Willett Avenue and ran along the north side of the lots. Carl E. and Hulda O. Johnson built the Cape Cod style houses at 2, 6, and 10 Roseland Court in 1937-1938, and promptly sold them to owner-occupants *(Photo #9)*.

Houses not built by the Carlsons and/or the Johnsons were also built on speculation and then sold to owner-occupants, either by other developers (including the carpenter Oscar E. Anderson, who had also built houses in the adjacent Elm Tree Plat, and building contractor Howard K. Pierce), or by people who for whatever reason chose not to live there, but either sold the house to another owner-occupant or rented it out for a time. This construction occurred very rapidly: twenty houses were built within the first five years after the plat was recorded, thirteen more in the 1930s, and four more in the 1940s and 1950s. The onset of the Great Depression in 1929 slowed things down a bit; deed research also indicates that some original homebuyers in the plat later lost their homes due to mortgage default, and other properties changed hands repeatedly within a short time. But housing demand in the Rose Land Park Plat remained strong despite the economic downturn.

The last house to be built in the district was constructed (on speculation) about 1979, at 5 Florence Street.

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[22] See the Elm Tree Plat Historic District NR nomination (2015). According to deeds, Severin Carlson and former partner Carl E. Anderson also built houses in the Maria Phillips Plat on the north side of Willett Avenue (across the street from the Elm Tree Plat), and in other subdivisions on the former Johnson farm near the Elm Tree Plat. Further research may reveal the full extent of their contributions to suburban housing development in Riverside in the first half of the 20th century.

[23] East Providence Deed Book 124/215.

Architectural Significance

By the middle of the 19th century, industrialization had created a societal yearning to escape the congested, noisy, polluted, undesirable city and to live in clean, quiet, healthy, and naturalistic surroundings. The first to take up this trend were the well-to-do, who could afford second homes in the country or at the seaside. Within a few more decades, however, transportation improvements (electric streetcars, later automobiles) and the mass-production of building components as well as house designs made it more affordable for people of modest means to achieve homeownership and to live outside of cities year-round, in suburban subdivisions.

Concurrently, the rising middle-class preferred a more informal lifestyle, had fewer children, and also had few or no live-in servants, and therefore no need for the large, complex dwellings of the Victorian era. In housing design, the guiding principles became simplicity, practicality, and efficiency: the multi-purpose living room replaced the front and back parlors, front hall, and library; kitchens included eating areas for informal family meals; and the traditional servants' quarters and back staircases were eliminated. Interior room layouts became fairly standardized, to offset the added costs of highly desirable, but expensive, technological innovations such as central heating, gas hot water heaters, indoor plumbing, and electricity.

As a result, domestic architectural design evolved around the turn of the 20th century to embrace two simultaneous trends: new house types (bungalow, four-square) and styles (Arts & Crafts, Prairie), and traditional types in period revival styles that drew on a wide spectrum of both European and American Colonial historical precedents (such as Colonial Revival and Tudor Revival). House designs in an eclectic array of interpretations of these types and styles were marketed to the general public via popular magazines and mail-order catalogues: these could readily be executed by local builders, and were widely adaptable to varying climates, building materials, regional architectural norms, and individual homeowners' needs and tastes.

The very name, Rose Land Park, evoked the suburban ideal (note that there was no actual public or private park within the plat, or indeed anywhere near it), and its English Cottage, Cape Cod, and Colonial Revival style houses, combining a nostalgia for the past with a flair for the picturesque, exemplified this national trend. Severin Carlson, Carl E. Johnson, and their fellow developers would have had numerous sources of inspiration for the houses they constructed, and were easily able to give each house its own identity through variety in roof forms, exterior materials, dormers, windows and doors, and trim. For those seeking a suburban haven in Riverside, the Rose Land Park Plat had charm to spare.

9. Major Bibliographical References

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Death Notice for Hulda E. Carlson, April 13, 1953: 16. [Obituary not found.]

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property approximately 7 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 41.769846° Longitude: -71.351321°
2. Latitude: 41.769894° Longitude: -71.350229°
3. Latitude: 41.768132° Longitude: -71.349424°
4. Latitude: 41.768242° Longitude: -71.352870°

Or

UTM References
Datum (indicated on USGS map):

☐ NAD 1929 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The bounds of the Rose Land Park Plat Historic District conform to those on the scaled district map submitted with this nomination.

Boundary Justification (Explain why the boundaries were selected.)

The district boundaries conform with the historic boundaries of the Rose Land Park Plat (1928) as delineated on City of East Providence Plat Card 236, plus three additional properties (2, 6, and 10 Roseland Court) on the north side of the original plat, containing houses that were also built during the period of significance by one of the plat's major developers.

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11. Form Prepared By

name/title: Kathryn J. Cavanaugh, Preservation Consultant to the City of East Providence
organization:
street & number: 82 Larch Street
city or town: Providence state: RI zip code: 02906
e-mail: kathycavanaugh@cox.net
telephone: 401-273-4715
date: August, 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Rose Land Park Plat Historic District

City or Vicinity: East Providence

County: Providence State: RI

Photographer: Kathryn J. Cavanaugh

Date Photographed: January 26, 2015

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 9. RI_ProvidenceCounty_RoseLandParkPlatHistoricDistrict_0001. Left to right: view of 6, 8, and 18 Dartmouth Avenue, looking southeast.

2 of 9. RI_ProvidenceCounty_RoseLandParkPlatHistoricDistrict_0002. Left to right: view of 24 and 26 Dartmouth Avenue, looking southwest.

3 of 9. RI_ProvidenceCounty_RoseLandParkPlatHistoricDistrict_0003. Left to right: view of 25, 23, and 19 Dartmouth Avenue, looking northeast.

4 of 9. RI_ProvidenceCounty_RoseLandParkPlatHistoricDistrict_0004. Left to right: view of 43 and 39 Dartmouth Avenue, looking northwest.

5 of 9. RI_ProvidenceCounty_RoseLandParkPlatHistoricDistrict_0005. Left to right: view of 17, 15, and 9 Florence Street, looking northwest.

6 of 9. RI_ProvidenceCounty_RoseLandParkPlatHistoricDistrict_0006. Left to right: view of 28 Florence Street and 1 Princeton Avenue, looking southwest.

7 of 9. RI_ProvidenceCounty_RoseLandParkPlatHistoricDistrict_0007. View of 623 Willett Avenue, looking northwest.

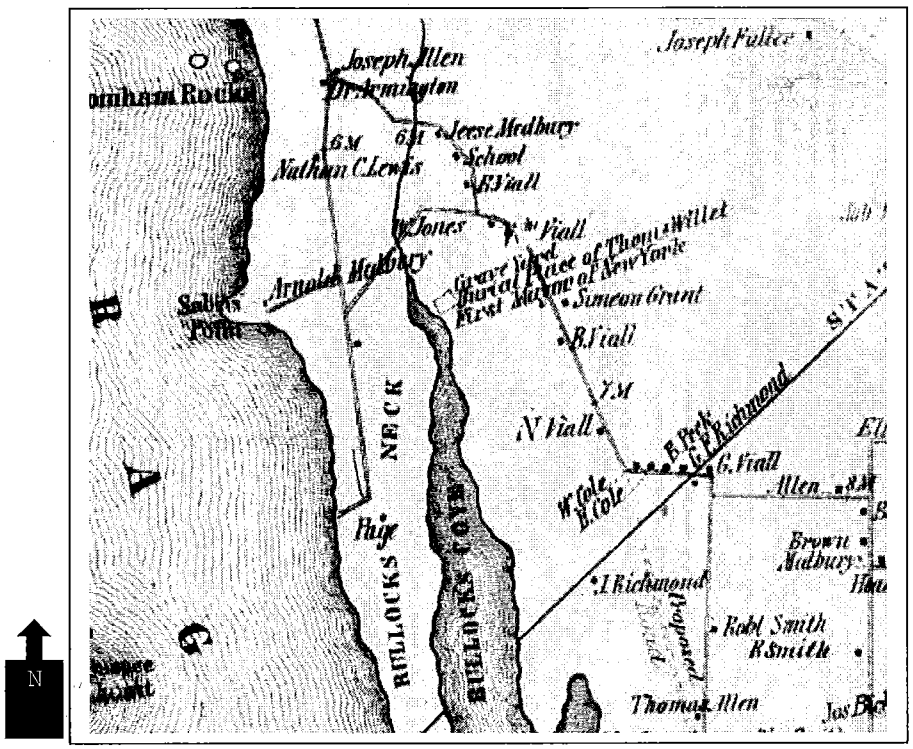
8 of 9. RI_ProvidenceCounty_RoseLandParkPlatHistoricDistrict_0008. View of 665 Willett Avenue, looking northwest.

9 of 9. RI_ProvidenceCounty_RoseLandParkPlatHistoricDistrict_0009. Left to right: view of 2, 6, and 10 Roseland Court, looking southwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Additional Information

FIGURES 1 to 7: HISTORIC MAPS



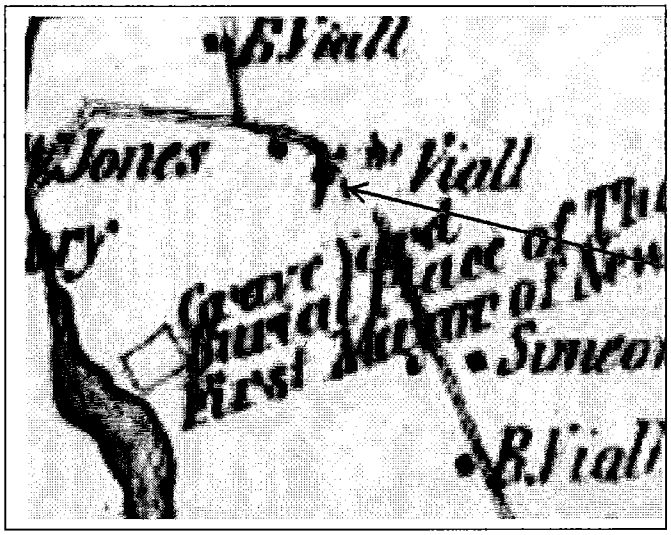


Figure 1: Riverside ("Wannamoisett") in 1851 showing Willett Avenue zigzagging southeast from Pawtucket Avenue (at Joseph Allen's house) to the Barrington town line.

Inset, at left, shows the future site of the Rose Land Park Plat, just below William Viall's name. The "W" covers a small black dot that represents the former Hezekiah Viall homestead (no longer extant).

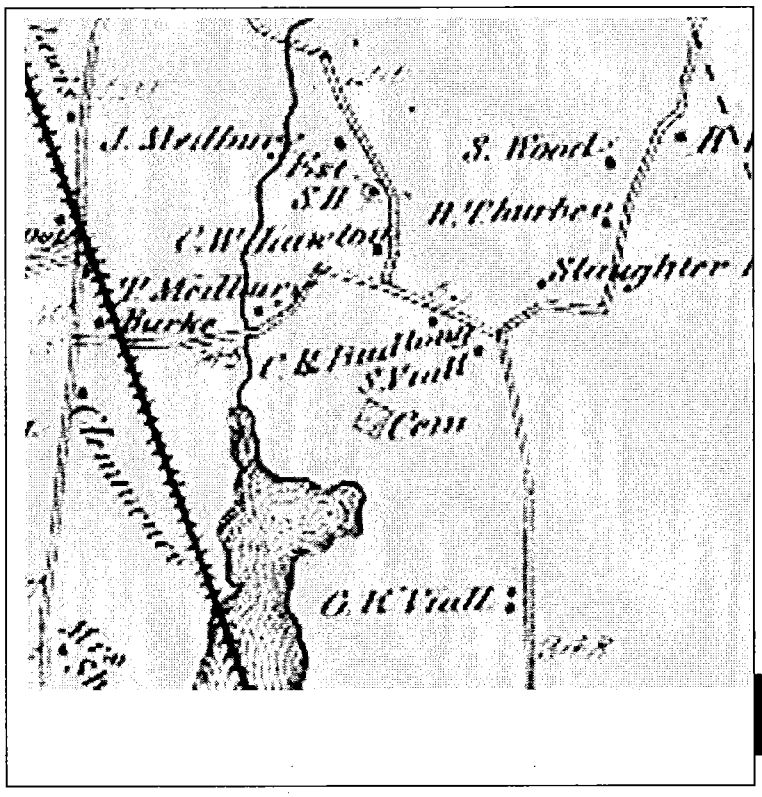


Figure 2: Riverside in 1870 (detail). The small black dot marked "S. Viall" is the former Hezekiah Viall homestead (no longer extant); the future Rose Land Park Plat lies just south of it.

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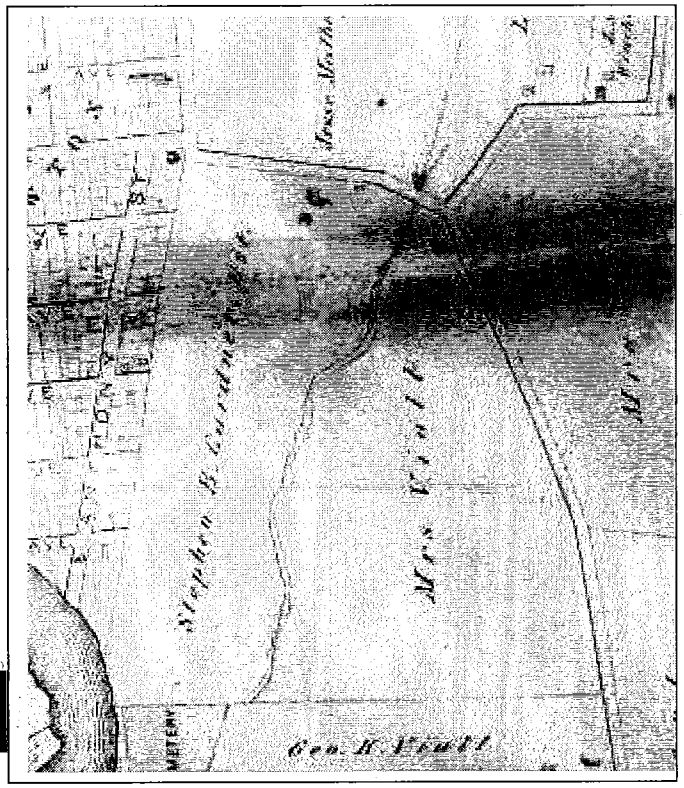


Figure 3: Riverside in 1882 (detail). The future site of the Rose Land Park Plat lies within the parcel marked "Mrs. Viall" on the west side of Willett Avenue. (The buildings thereon belonged to the Hezekiah Viall homestead; no longer extant.) Note that Mrs. Viall also owned a large tract (partially shown) on the east side of Willett Avenue.

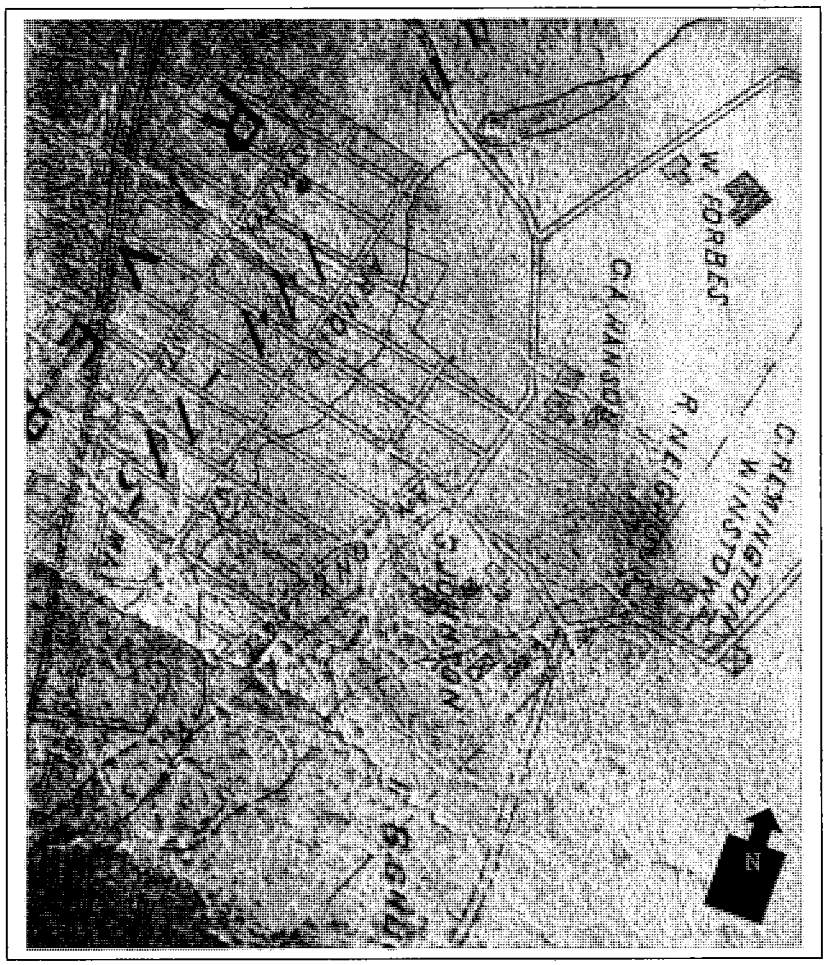


Figure 4: Riverside in 1895 (detail)

Shows the future site of the Rose Land Park Plat on the west side of Willett Avenue, east of the brook running through the George Johnson farm. (Outbuildings shown here are no longer extant.) Note that Johnson did not actually own all of the land on the east side of the brook: Nancy Dyer's name is not indicated, perhaps because no buildings stood on her land at this time.

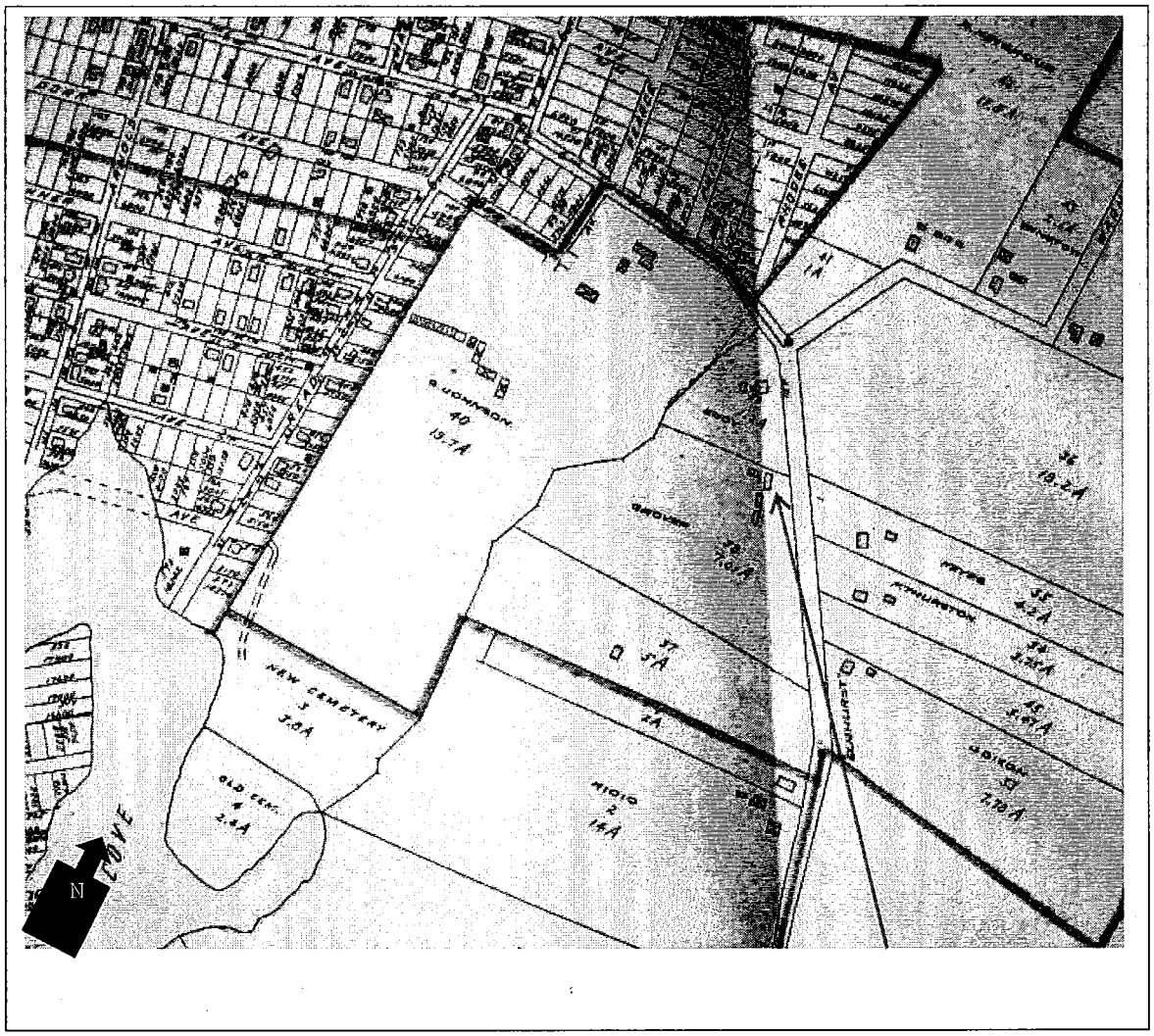


Figure 5: Riverside in 1917 (detail). The future site of the Rose Land Park is within the 7.01 acre Grover farm, which includes the current house at 623 Willett Avenue. (The three associated outbuildings are no longer extant.)

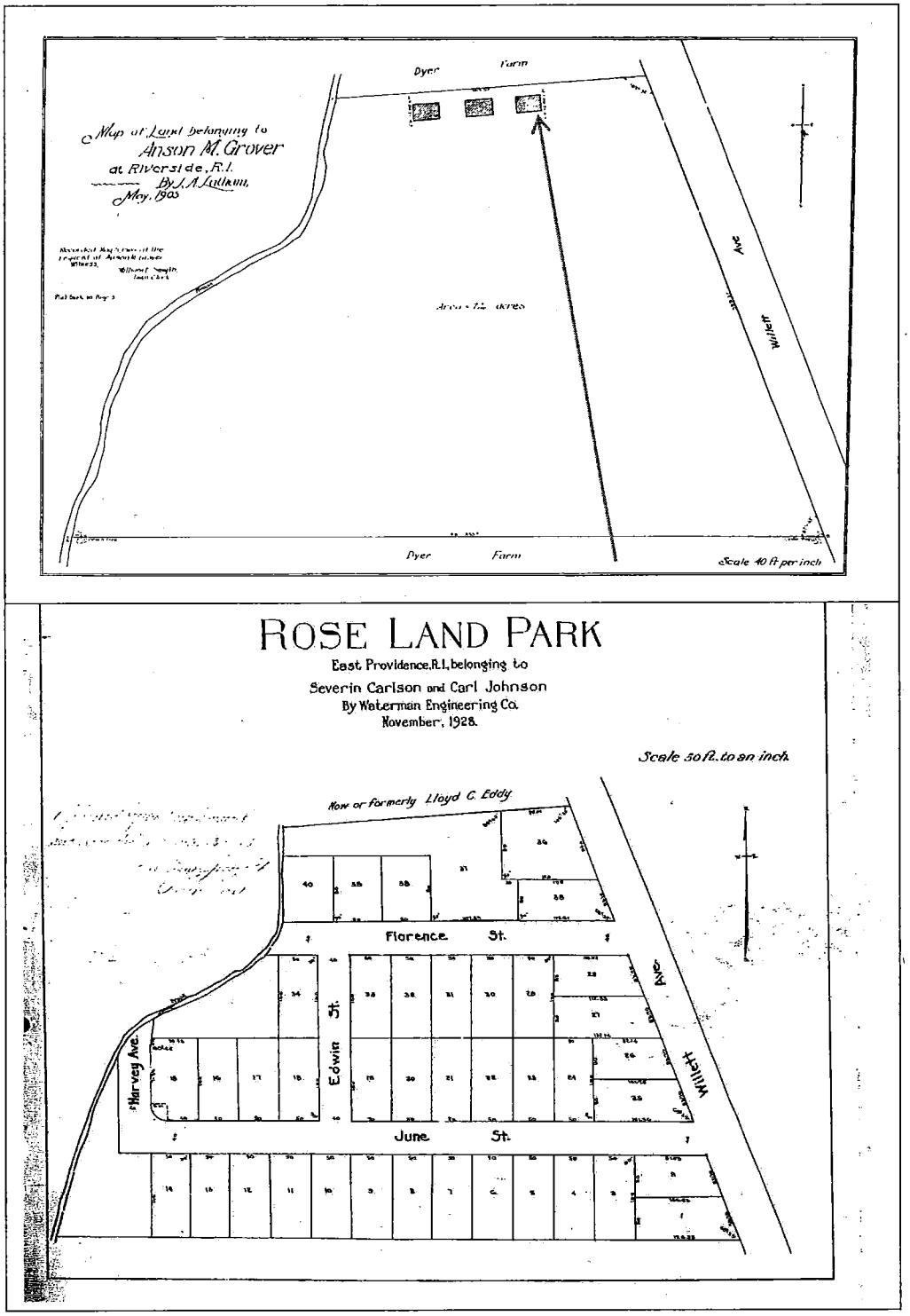


Figure 6: Anson Grover Plat (1905) (top) and Rose Land Park Plat (1928) (bottom). Roseland Court is located just north of the Rose Land Park Plat, on land identified here as "now or formerly Lloyd C. Eddy." Note that the existing house at 623 Willett Avenue is shown on the Grover Plat (see arrow; the other buildings are no longer extant), but not in the Rose Land Park Plat, where it stood on the L-shaped Lot

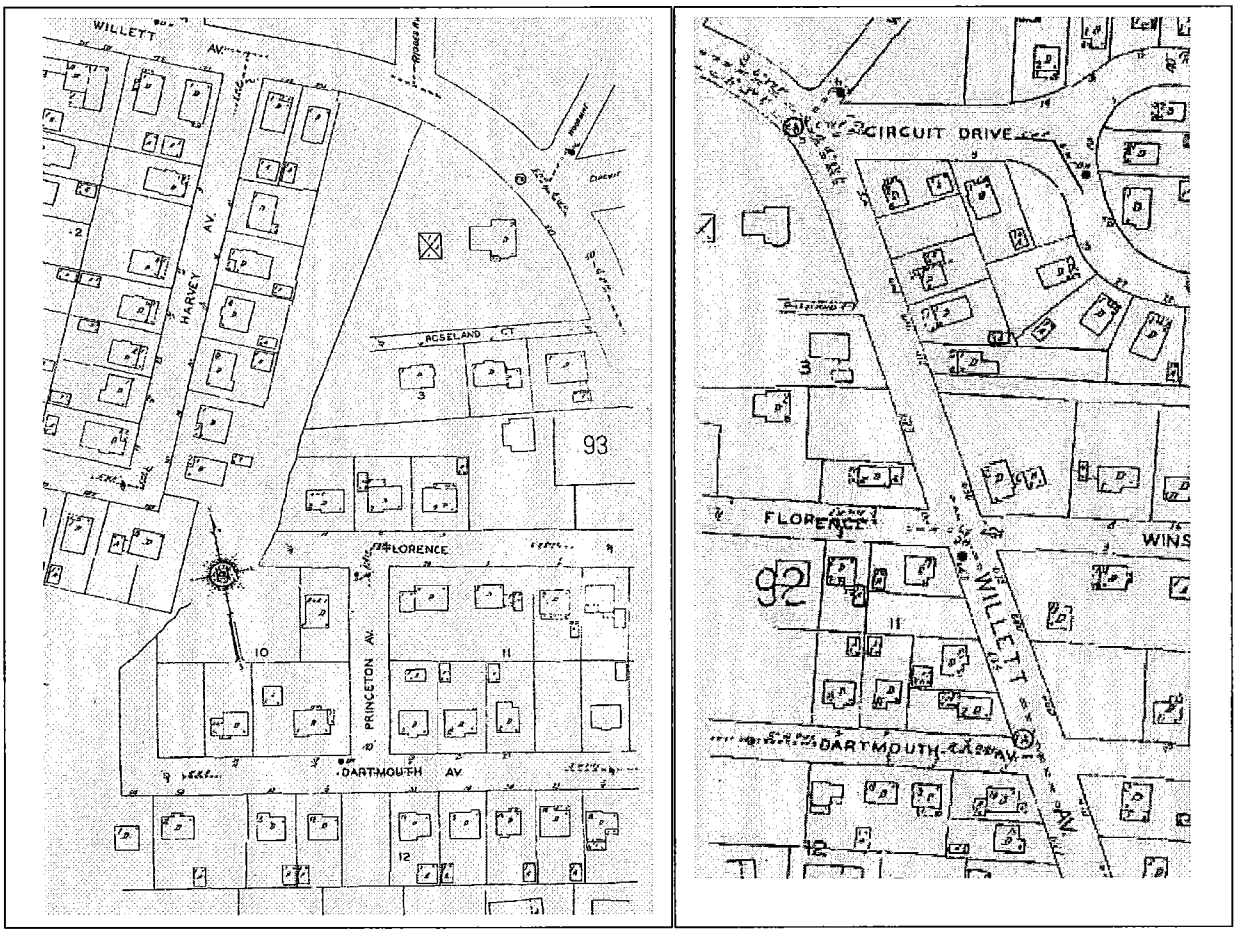
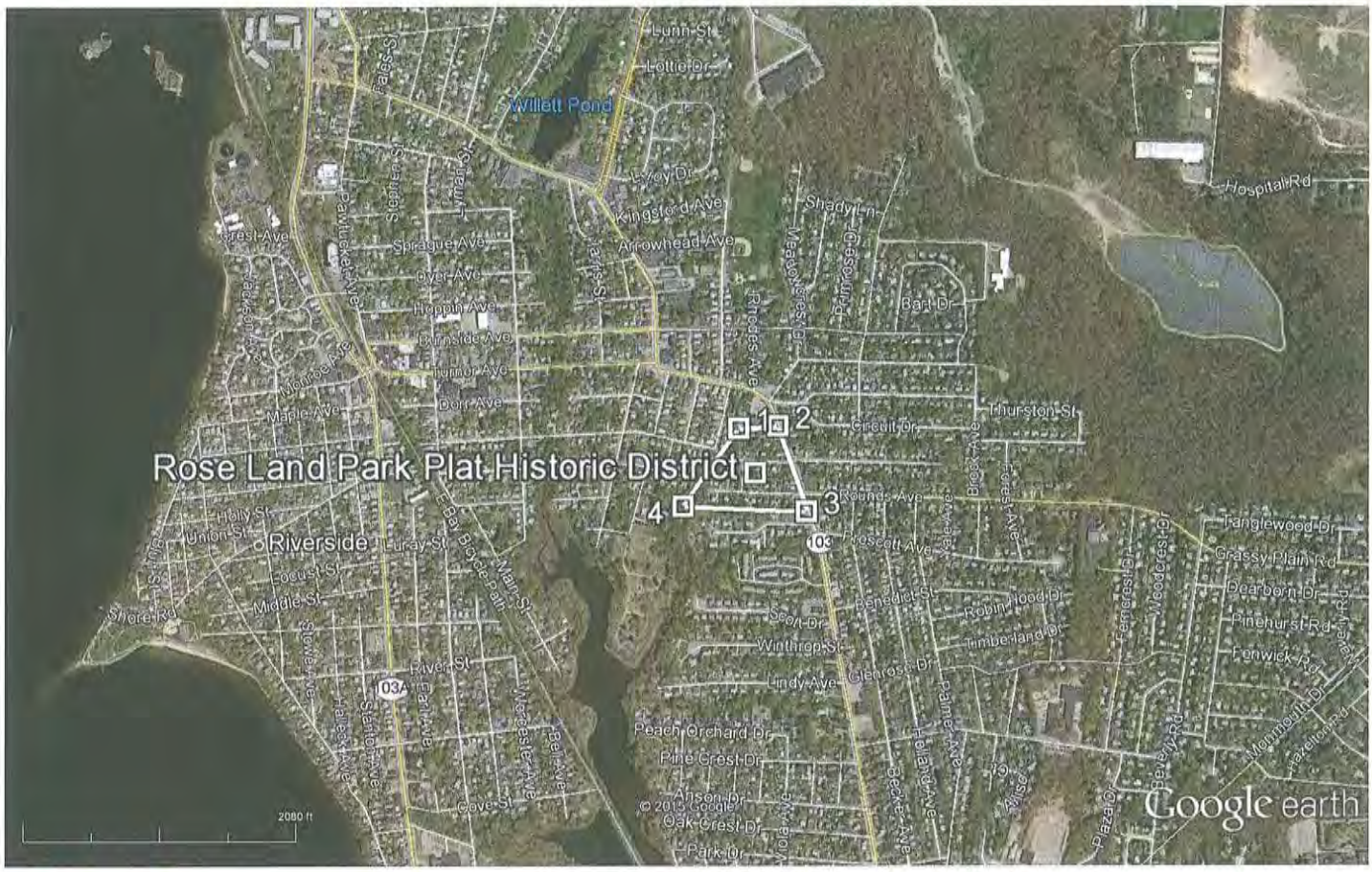


Figure 7: 1956 Sanborn maps (detail, pages 92 and 93), showing the Rose Land Park Plat almost entirely built out, including three houses on Roseland Court.



Google earth

miles 1

km 1

Rose Land Park Plat Historic District
East Providence, Providence County, Rhode Island

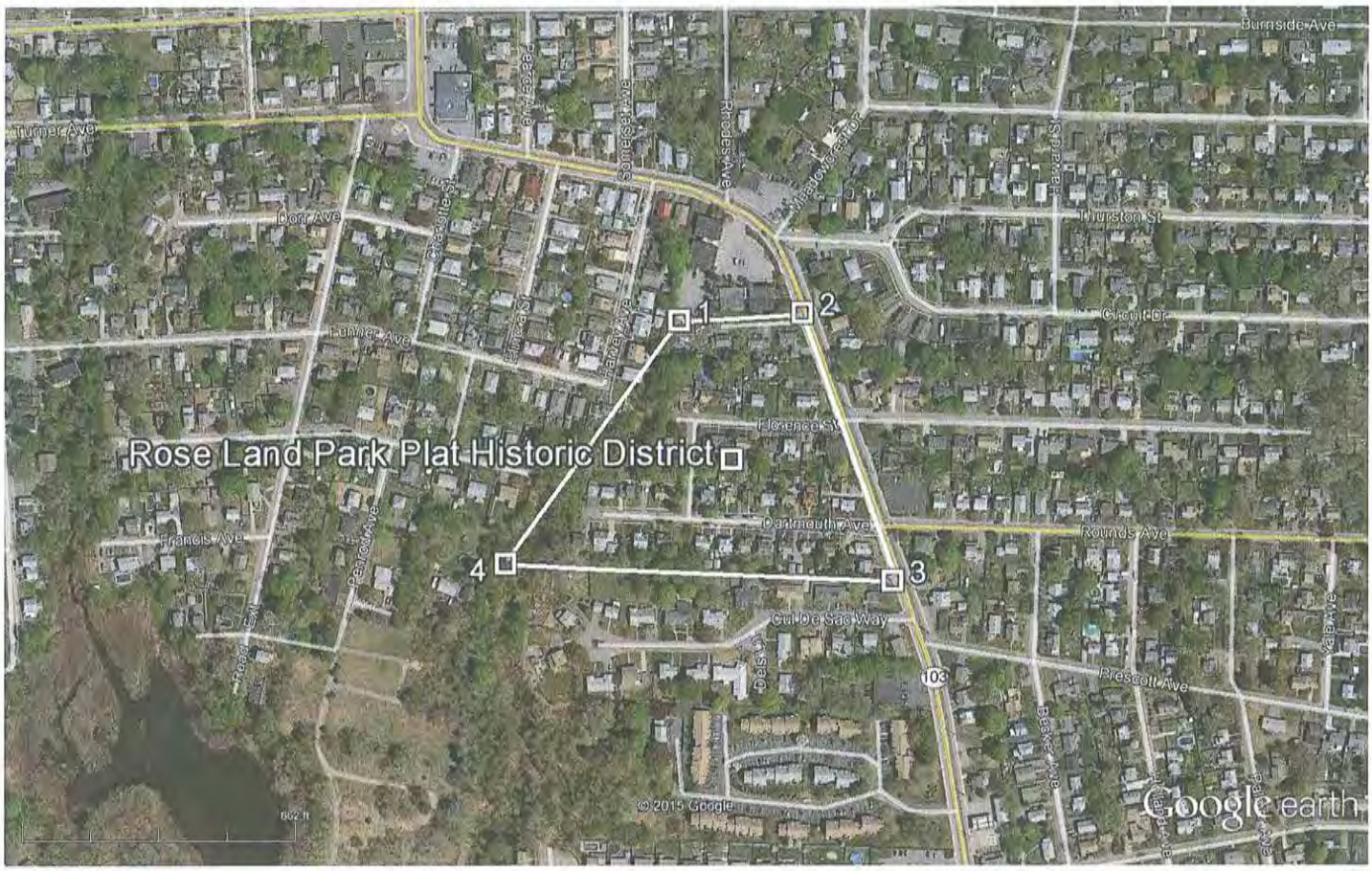
Coordinates

1) Latitude: 41.769846° Longitude: -71.351321°

2) Latitude: 41.769894° Longitude: -71.350229°

3) Latitude: 41.768132° Longitude: -71.349424°

4) Latitude: 41.768242° Longitude: -71.352870°



Rose Land Park Plat Historic District
East Providence, Providence County, Rhode Island

Coordinates

1) Latitude: 41.769846°	Longitude: -71.351321°
2) Latitude: 41.769894°	Longitude: -71.350229°
3) Latitude: 41.768132°	Longitude: -71.349424°
4) Latitude: 41.768242°	Longitude: -71.352870°

National Register District

Property Lines

23 Street Number

Rose Land Park Plat National Register District

Rose Land Park Plat Historic District
East Providence, RI

Photo Key Map

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