NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

829

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.

RECEIVED 2280
OCT - 9 2015
Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Elm Tree 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: Charlotte St, Elinora St, Fenner Ave, Harvey Ave, and 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Not For Publication: ☐ Vicinity: ☐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 ✓ 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 ✓ 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**

Edward Sanderson 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

11-19-2015
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	
51	2	buildings
		sites
		structures
		objects
51	2	Total

Number of contributing resources previously listed in the National Register 0

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

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

7. Description

Architectural Classification
(Enter categories from instructions.)
Late 19th and Early 20th Century American Movements: Bungalow
Other: Cape Cod, English Cottage
Mid-19th Century
Late Victorian

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Foundations: Concrete, Brick; Walls: Synthetic/Vinyl, Wood/Shingle, Weatherboard; 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 Elm Tree 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 1924, the Elm Tree Plat now contains fifty-three single-family houses arrayed in a three block area on Charlotte Street, Elinora Street, and Harvey Avenue between Willett Avenue and Fenner 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, so most houses (thirty-eight) have associated garages. The pace of housing construction in the district was remarkably rapid: forty-four houses were constructed between 1925 and 1930, and another four between 1931 and 1935. Of these, more than half (twenty-seven houses) were built by the plat's original developers, Severin Carlson and Carl E. Anderson; and all but two of the rest were built speculatively by other investors. The district also has three houses constructed between ca. 1833-ca. 1910, and two houses built between 1943 and 1953. (Two houses built during the period of significance are non-contributing due to the extent of alterations.) All of the housing stock is wood frame, and 1 to 2 stories tall. By far the most predominant housing type is the Bungalow, although the district also contains a few examples of Cape Cod and English Cottage

styles. Despite some alterations to individual buildings, the district as a whole has good integrity of location, setting, design, materials, workmanship, feeling, and association.

Narrative Description

The Elm Tree 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 Elm Tree 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 eastern edge of the district eventually empties into the cove.[2] The district is situated on the south 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 southwest of the district. The district is mostly surrounded by early- to mid-20th-century housing, although immediately to the east is a late-20th-century apartment complex of four, 3-story brick buildings; and from Charlotte Street northward along Willett Avenue for several blocks is a small business node characterized in part by modern commercial buildings set back from the street behind parking lots.

In the 1920s there was a streetcar stop just a few blocks west of the Elm Tree Plat, which likely facilitated its marketability for residential development. As was typical for a streetcar suburb, houses within the Elm Tree Plat are freestanding and typically sited with their narrow end facing the street on modest-sized lots with relatively small front, side, and rear yards.[3] But by 1924 the automobile was steadily growing more prevalent in American life, and its influence can be seen in the fact that each house has a driveway in a side or rear yard, and the majority also have garages, some of which appear to be original. The typical lot size was about 5,000 square feet, although individual lots ranged from 3,763 to 5,757 square feet. The lots at 7 Charlotte Street, 28 and 30 Harvey Avenue, 9 and 17 Elinora Street, 193 Fenner Avenue, and 28 and 30 Harvey Avenue were all enlarged by merger with adjacent properties (none exceeds about 9,000 square feet); and the houses at 201 Fenner Avenue and 521 Willett Avenue both occupy double lots, or about 10,000 square feet.

Deed Restrictions

[1] Section 7, p. 4.
[2] The same brook abuts the west side of the Rose Land Park Plat, which was recorded in 1928, four years after the Elm Tree Plat. Both plats shared a common developer, Severin Carlson. See the NR nomination for the Rose Land Park Plat Historic District (2015).
[3] McAlester, p. 66.

While approximately half of the district inventory was built by the Elm Tree Plat's original developers, Severin Carlson & Carl E. Anderson, they also sold twenty-four vacant lots with one or more deed restrictions to other parties. All had a minimum dwelling cost of $3,000 (affordable for a middle-class buyer). Twenty-one lots had restricted land use, with no store or public garage allowed for a period of seven years (1925-1932). Only eight lots (one on Harvey, seven on Willett) had a required minimum front yard setback of 20 or 30 feet; however these restrictions evidently were rarely enforced, as actual setbacks are typically less than 20 feet.

Bungalow Typologies

The vast majority of houses in the Elm Tree Plat were built within the first decade after the plat was recorded, between 1925 and 1935, and most of them (46 houses, or 87%) are Bungalows.

All Bungalows in this historic district are wood-frame. Most are 1 story tall (as determined by the location of the main roof line, although many have dormer windows signifying a second floor on the interior), and typically have asphalt-shingled roofs and concrete block or poured concrete foundations, raised a few feet above grade. Beyond those common factors, Bungalows have varying roof forms (gable, hip, jerkinhead), porches (integral, attached, inset at a corner), and dormers (hip, gable, jerkinhead, and triangular; some have no dormers).

For the purposes of this nomination, five principal types of Bungalows have been identified (described below), of which Types II and III have the most examples. All but two of the 46 Bungalows in this historic district fall into one of these types, or a variant thereof; four also exhibit an Arts & Crafts style influence (18 and 26 Charlotte Street, 14 Elinora Street, 21 Harvey Avenue).

Bungalow Type I: side gable roof extending into a shed roof over an integral, full-width front porch, and a front-gable-roofed dormer on the front roof slope. Best examples: 14 Charlotte Street *(Photo #1)*, 21 Harvey Avenue. See also 29 Charlotte Street.

Bungalow Type II: hip roof with integral, full-width front porch, and hip-roofed dormer on the front roof slope. Best example: 26 Charlotte Street *(Photo #2)*. See also 18, 21, 25, 30, and 34 Charlotte Street; 9, 17, and 35 Elinora Street; 17 Harvey Avenue; and 493 Willett Avenue.

Type II Variant with no dormer. Example: 14 Elinora Street.

Bungalow Type III: hip roof with integral, front corner porch (at right or left side), and hip-roofed dormer on the front roof slope. Best example: 16 Harvey Avenue *(Photo #3)*. See also 10, 25, 26, and 34 Elinora Street; 25 and 30 Harvey Avenue; and 479 Willett Avenue.

Type III Variant with triangular, gabled, or no dormer. Examples: 189 and 193 Fenner Avenue, 9 Harvey Avenue, 487 Willett Avenue.

Bungalow Type IV: side jerkinhead roof, front portico. Best example: 10 Harvey Avenue *(Photo #4)*. See also 20 and 24 Harvey Avenue

Type IV variant with attached front or side porch. Example: 22 Charlotte Street, 13 Elinora Street, 483 Willett Avenue.

Bungalow Type V: front jerkinhead roof with inset corner porch. Best example: 197 Fenner Avenue *(Photo #5)*. See also 30 Elinora Street, 33 Harvey Ave, 529 and 553 Willett Avenue.

Other Bungalows:
Front gable roof, with inset corner porch: 183 Fenner Avenue.
Front gable roof, with attached front porch: 185 Fenner Avenue, 525 Willett Avenue.
Side gable roof, with inset corner porch: 21 Elinora Street, 28 Harvey Avenue.
Side gable roof, with front portico and jerkinhead dormers: 31 Elinora Street.

The houses cited here as "best examples" could be a model for future rehabilitation work to restore other Bungalows in the district to their original appearance.

Other Architectural Styles

Three buildings were standing when the Elm Tree Plat was recorded in 1924 (although none was depicted on the plat map; *see Figure 6*). A ca. 1833-1851 farmhouse (probably vernacular Greek Revival originally, now much altered) at 521 Willett Avenue, and an associated ca. 1896-1917 farm outbuilding (later converted to a residence) now located at 181 Fenner Avenue, both recall the formerly rural character of Riverside *(Photos #6 and #7)*; while a ca. 1910 Late Victorian vernacular cottage at 7 Charlotte Street illustrates an earlier phase of Riverside's evolution from a summer resort to a year-round suburban residential neighborhood *(Photo #8)*.

Among the houses of early to mid-20th century vintage, there are three examples of the Cape Cod type, all 1-1/2 stories tall with side gable roofs descending to the first floor level at the front and three- or five-bay facades with center entrances: 33 Charlotte Street (1943; *Photo #11*), 201 Fenner Avenue (1953), and 29 Harvey Avenue (1928-29). The district also boasts two examples of the English Cottage style, a derivative of Tudor Revival with a distinctive façade composition of nested gables, at 18 and 22 Elinora Street (both 1928-29; *Photo #10*).

While many individual houses within the Elm Tree Plat have been altered to some degree (vinyl siding, vinyl windows, and enclosure of porches are the most common changes), the original architectural character of the plat as a whole is readily evident and retains good integrity: one house has been moved into the plat, but none has been demolished to date, and only two houses have been so altered that they are no longer contributing.

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.

Most of the district's inventory was built between 1925 and 1953. Maps relating to that time frame were only available for the years 1917 and 1956 (however, three buildings constructed before 1917 do appear on earlier maps). City directories began listing buildings by street address as of 1925. Chain of title cards and building permits are only available from 1978 to present (earlier documents were destroyed in a fire), and were not utilized for this nomination.

Nomenclature: Most houses in the Elm Tree Plat were built speculatively by real estate developers, and oftentimes, a developer's wife co-owned, or solely owned, a house when it was first built. Some of these houses were quickly sold directly to owner-occupants, while others sat vacant for a 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 and/or wife]" 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: Some street addresses were renumbered between 1928 and 1932. (In some cases, a current address for one house originally applied to an adjacent house: see 21 and 25 Charlotte Street, for example.) Previous addresses are noted in the inventory.

The Elm Tree Plat map of 1924 *(Figure 6)* shows Harvey Avenue with the name "Edna Street," but that name does not appear in city directories, so evidently it had been changed before any houses were built. Elinora Street was originally spelled "Elnora," as seen on both the plat map and in early directory entries; the current spelling appears in directories as of 1933-34.

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

CHARLOTTE STREET

7 ALFRED J. RIVARD HOUSE (ca. 1910; moved from 467 Willett Ave., 1940-41): Late Victorian vernacular, front gable asphalt roof, brick chimney on the northeast roof slope near the ridge, wood clapboards on the first floor of the façade, vinyl

siding elsewhere (replaced or installed over wood shingles since 2012), vinyl trim, brick foundation. Two-bay façade, with entrance at right and a one-story bay window at left sheltered under a one-story, shed-roofed, full-width front porch with Queen Anne style turned posts and wood railings that appear to be original. Windows are vinyl 1/1 double hung replacement sash. A small 1-story projection stands at the rear northeast corner (built by 1956). A large 1-story addition on the southwest side elevation (shed roof, wood shingled-and-glass walls), and a wooden deck at the rear were built after 1956. Good integrity. The architectural style of this house and other documentation strongly suggest that it was originally built on an abutting lot (just outside of the Elm Tree Plat) by Alfred J. Rivard, a salesman, and then moved here by his widow Gertrude F. Rivard in 1940-41.

Garage (by 1956): 1 story, gable asphalt roof, wood shingles, single garage bay. One-story, shed-roofed addition on its southeast side (after 1956). Stands behind/northwest of the house, facing Dorr Avenue.

14 CARL W. & HELEN E. MORLEY HOUSE (1925), built by Carl E. Anderson & others: Bungalow Type I, 1-1/2 stories, wood shingles and trim, including decorative brackets on the main roof eaves and the dormer. Three-bay façade with a center entrance flanked by triple windows. Porch has boxed-in, shingled railings and sizeable square corner posts; paired half-columns flank the front steps. Windows are wood 6/1, 4/1, and 2/1 double hung sash. Shallow oriel window with shed roof on the northeast side elevation. Three flat skylights on the front roof slope. Good integrity. The first owner-occupants, Carl W. Morley, a manager, and his wife Helen bought the house in 1927. Its original address, 4 Charlotte, changed in 1931-32.

Garage (by 1956): 1 story, hip asphalt roof, wood shingles, 2 garage bays. Stands behind/northeast of the house.

18 CARL E. & HULDA O. JOHNSON HOUSE (1927), built by Severin Carlson: Bungalow Type II/Arts & Crafts, vinyl siding and trim (formerly wood shingles and trim; altered since 1975). Three-bay façade with a center entrance flanked by wide sidelights; single-light wood windows on either side of the doorway have transoms with X-muntins. Porch has boxed-in, vinyl-sided railings, and tapered wood corner posts; it is now screened. Shallow oriel window on the southwest side elevation has vinyl casement windows and wood brackets underneath. Other windows are vinyl 1/1 double hung replacement sash; dormer has vinyl slider windows. Decorative shutters are not original. Fair integrity. Carl Johnson, a carpenter, and his wife Hulda built several other houses in the Elm Tree Plat.[4] They lived here for about one year and then sold the house to Albert Cobb, a sales manager, and his wife Rebecca. Its original address, 6 Charlotte, changed in 1929-30.

[4] See also the Rose Land Park Plat Historic District NR nomination. Severin Carlson and Carl E. Johnson recorded that plat in 1928, and built many houses there as partners in the building contracting firm of Carlson & Johnson.

Garage (by 1956): 1 story, hip asphalt roof, vinyl siding, single garage bay. Stands behind/northeast of the house.

21 FRED L. & KATHRYN M. ALLEN HOUSE (1925), built by Olney A. & Mary H. Thornton: Bungalow Type II, vinyl siding and trim (formerly wood shingles and trim; altered since 1975). Front porch (enclosed after 1956) now contains the main entrance, centered, and vinyl multi-light slider windows. Other windows are vinyl 1/1 double hung replacement sash; dormer has vinyl slider windows. The house stands at the southwest corner of Charlotte St. and Dorr Ave. Fair integrity. Olney Thornton, a carpenter, and his wife Mary constructed three adjacent houses on Charlotte Street; the Allens bought this house in 1926. Its original address, 17 Charlotte, changed in 1931-32.

Garage (by 1956): 1 story, front gable asphalt roof, stucco, with 1–story, gable-roofed, vinyl sided addition on the northwest front containing a single garage bay. Stands behind/northwest of the house, facing Dorr Avenue.

22 WILLIAM R. & AMELIA GILE HOUSE (1926-27), built by Carl E. & Hulda O. Johnson: Bungalow Type IV variant with attached front porch, 1-1/2 stories, vinyl siding and trim (formerly wood shingles and wood trim; altered since 1975). Three-bay façade with an off-center entrance flanked by a group of four 1/1 windows to the left, and a single 1/1 to the right; all windows are vinyl 1/1 double hung replacement sash. The door and the single window are sheltered by the front porch (now screened), which covers about half the façade; it has a front jerkinhead roof, boxed-in, vinyl-sided railings, and simple square posts. Shallow oriel window with shed roof and triple sash sits on the northeast side elevation. Fair integrity. This is one of several houses in the Elm Tree Plat built by the Johnsons. The original buyers (who lived in Providence) sold the house to William R. Gile, a freight conductor, and his wife Amelia in 1928; they rented it out for several years before occupying it themselves as of 1935.

Garage (by 1956): 1 story, hip asphalt roof, concrete block, two garage bays. Stands behind/northeast of the house.

25 PAUL A. & HILDA SMEDBERG HOUSE (1925-1927), built by Olney A. and Mary H. Thornton: Bungalow Type II, vinyl siding and trim (formerly wood shingles and trim, altered since 1975), brick chimney on the northeast roof slope. Three-bay façade with an off-center entrance flanked by vinyl 6/1 double hung replacement windows. Porch remains open, with boxed-in, vinyl-sided railings and heavy, square wood posts. Other windows are also vinyl 6/1; dormer has a pair of 4-light vinyl replacement windows. Secondary entrance on the northeast side elevation. Fair integrity. Olney Thornton, a carpenter, and his wife Mary constructed three adjacent

houses on Charlotte Street; Paul A. Smedberg, a carpenter, and his wife Hilda bought this one in 1927. Its original address, 21 Charlotte, changed in 1931-32.

26 ALFRED I. & DESNEIGES DESROSIERS HOUSE (1926), built by Carl E. & Hulda O. Johnson: Bungalow Type II/Arts & Crafts, wood shingles and trim (vinyl soffits). Three-bay façade with a center entrance flanked by wide sidelights; windows flanking the doorway are obscured behind porch screens. Porch has boxed-in, wood-shingled railings and tapered wood posts. Shallow oriel window on the northeast side elevation has a triple window. Windows on the side elevations are vinyl 8/1 and 6/1 double hung replacement sash; dormer has a three-part stained glass window (replaced previous pair of wood 6-light windows since 1975). Good integrity. Similar to 18 Charlotte Street, this is one of several houses in the Elm Tree Plat built by the Johnsons. Alfred I. Desrosiers, employed at East Providence Cast Stone Works, and his wife Desneiges bought this house in 1926, although directories did not list them as residents here until 1929-30.

Garage (by 1956): 1 story, hip asphalt roof, concrete block, two garage bays. Stands behind/northeast of the house

29 ERIC & KARIN SWANSON HOUSE (1929), built by Olney A. & Mary H. Thornton: Bungalow Type I, 1-1/2 stories, vinyl siding and trim (formerly wood shingles and trim, altered since 1975; original eave brackets now removed). Three-bay façade with a center entrance flanked by vinyl 6/1 double hung replacement windows. Porch remains open but is now screened, with boxed-in, vinyl-sided railings and simple wood posts. Other windows are also vinyl 6/1; dormer has vinyl 6-light replacement windows. Decorative shutters are not original. Fair integrity. Olney Thornton, a carpenter, and wife Mary constructed three adjacent houses on Charlotte Street; Eric Swanson, a machinist, and his wife Karrin bought this one in 1929.

Garage (after 1956): 1 story, front gable asphalt roof, vinyl siding, double-width garage bay. Stands behind/northwest of the house. (NC)

30 PETER F. & ROSE A. McKENNA HOUSE (1925-1927), probably built by Carlson & Anderson: Bungalow Type II, wood shingles and trim (including brackets on the dormer). Porch (enclosed after 1975) has wood-shingled walls and now contains the main entrance, centered, flanked by metal 1/1 double hung replacement windows and groups of three similar windows. Shallow oriel window on the northeast side elevation has a pair of vinyl 1/1 replacement windows; most other windows are also vinyl 1/1, but the dormer has a pair of wood single-sash windows with X-muntins. Decorative shutters are not original. Good integrity. Peter F. McKenna was a jeweler; he and wife Rose bought this property in 1925 as a vacant lot from Carlson & Anderson, who presumably then built the house for them.

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

33 WILLIAM & NELLIE McCLUSKEY HOUSE (1943): Cape Cod, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the northeast side elevation, wood shingles and trim, concrete foundation. Three-bay façade with a front-gable-roofed center entrance projection flanked by wood 6/6 double hung sash windows. One-story bay window on the southwest side elevation. Other windows are wood 6/6. Decorative shutters are not original. One story addition on the southwest side elevation (built after 1956) has a side gable roof, vinyl slider windows, and a secondary entrance with a wood deck facing Fenner Avenue. Another, larger wood deck at the rear northeast corner is also a later alteration. Large shed dormer on the rear roof slope. The house stands at the southwest corner of Fenner Avenue. Good integrity. William McCloskey was a machinery installer; he and wife Nellie purchased this property as two vacant lots in 1925 and 1926, but lived elsewhere in Riverside until finally constructing this house in 1943.

34 GUSTAV A. & FLORENCE TENGREN HOUSE (1925), probably built by Carlson & Anderson: Bungalow Type II, wood shingles and trim. Porch (enclosed between 1956 and 1975) has wood shingled walls and now contains the central main entrance flanked by large wood-frame picture windows and vinyl 1/1 replacement sash (all façade windows altered since 1975). Other windows are vinyl 1/1; these are paired in the dormer. Secondary entrance enclosure on the rear elevation. The house stands at the southeast corner of Fenner Avenue. Good integrity. Gustav Anton (a.k.a. Anthony) Tengren was a jeweler; he and his wife Florence bought this property in 1925 as a vacant lot from Carlson & Anderson, who presumably then built the house for them.

Garage (by 1956): 1 story, hip asphalt roof, wood shingles, single garage bay. Stands behind/southeast of the house, facing Fenner Avenue.

ELINORA STREET

9 WALTER B. & MABEL ASHMAN HOUSE (1925), built by Severin & Hulda E. Carlson: Bungalow Type II, vinyl siding and trim (formerly wood shingles and trim, altered since 1975). Porch (enclosed between 1956 and 1975), now clad in vinyl siding, contains a central main entrance flanked by groups of four metal 1/1 double hung windows. Other windows are vinyl 6/1 replacement sash; dormer windows are paired vinyl 1/1. Fair integrity. Walter B. Ashman was a salesman. The original address, 3 “Elnora,” changed in 1931-32.

10 ERNEST J. & GRETA M. JOHNSON HOUSE (1925), built by Carl E. & Inga M. Anderson: Bungalow Type III, vinyl siding and trim (formerly wood shingles and trim, altered since 1975), exterior brick chimney and dormer on the southwest side.

The front northeast corner porch (enclosed since 1975) has vinyl-sided walls but retains an original wood corner post; it now contains the front door and two large wood windows with horizontal muntins, as well as similar windows in its side elevation. To the right of the front door is a group of 4 vinyl 1/1 double hung replacement windows; other windows are likewise vinyl 1/1; dormers have a group of three such windows. Shallow oriel windows on both side elevations; secondary entrance on the southwest side. Fair integrity. Ernest Johnson was a carpenter. The original address, 2 "Elnora," changed in 1931-32.

13 JOHN K. & MARY C. BOLLAND HOUSE (1926), built by Severin & Hulda E. Carlson: Bungalow Type IV variant with front porch, vinyl siding and trim. Front porch with front jerkinhead roof (enclosed after 1956), now clad in vinyl siding, contains the main entrance centered between two large vinyl picture windows, each of which is flanked by vinyl multi-light casements; vinyl slider windows in its side elevations. Masonry front steps are not original. Other windows are vinyl 1/1 replacement sash, except for one multi-light wood single sash window at the 2nd floor front, above the porch. Shallow projection on the northeast side elevation. Fair integrity. John K. Bolland was a master mechanic; his wife is listed in directories as "Caroline." The first owner of this house held it for about one month before the Bollands' purchase in 1926. Its original address, 5 "Elnora," changed in 1931-32.

14 MARY E. & RAYMOND A. MAGRATH HOUSE (1935), built by Fred V. Anderson: Bungalow Type II/Arts & Crafts, wood shingles and trim, brick chimney on the southeast roof slope. Three-bay façade with a center entrance flanked by a pair of vinyl 1/1 double hung replacement windows at left, and a single vinyl 1/1 window at right. Porch has boxed-in, wood-shingled railings and tapered wooden posts; the entrance to the porch now has a storm door installed, and its southwest side is also infilled with 3 storm windows, but the rest of the porch remains open. Other windows are vinyl 1/1. Good integrity. Raymond Magrath was a toolmaker.

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

17 LESLIE E. & ESTHER PATTERSON HOUSE (1925), built by Severin & Hulda E. Carlson: Bungalow Type II, vinyl siding and trim (formerly wood shingles and trim), brick chimney on northeast roof slope. Front porch (enclosed after 1956), now clad in vinyl siding, contains the main entrance centered between two pairs of vinyl slider windows; similar windows are on the sides of the porch. Other windows are wood 4/1 double hung sash with vertical muntins, which appear to be original; dormer has a group of four single-light vinyl replacement windows. Fair integrity. Leslie Patterson was a salesman. The original address, 7 "Elnora," changed in 1931-32.

18 FLORENCE M. & FRANCIS P. BEARSE HOUSE (1928-1929), built by Carl E. & Hulda O. Johnson: English Cottage, 2 stories, front gable asphalt roof, exterior brick

chimney on the northeast side elevation. Wood clapboards and trim (clapboards replaced former wood shingles, after 1975), concrete foundation. Large gable-roofed projection on the right-hand side of the façade contains the main entrance, which features a Colonial Revival style surround with broken pediment above the door. To the right of the door is a pair of vinyl 1/1 double hung sash replacement windows; the projection also has a small vinyl 1/1 window in its northeast side and a wood fanlight window in its gable. On the main block of the house is another pair of 1/1 vinyl windows on the 1st floor, a single 1/1 vinyl window on the 2nd floor, and a wood fanlight in the attic. Large shed dormers on both side roof slopes may be original. Good integrity. The Johnsons built several houses in the Elm Tree Plat. Francis Bearse was a bookkeeper.

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

21 CATHERINE C. & JAMES E. TEEDEN HOUSE (1930-1931): Bungalow with side gable roof, 1-1/2 stories, vinyl siding and trim (formerly wood shingles and trim), exterior brick chimney on the northeast side elevation. Inset front porch at northeast corner (enclosed after 1956), now clad in vinyl siding, contains the main entrance (centered on the overall façade) and a group of three wood 3-light (awning?) windows with horizontal muntins; a pair of similar windows is on the porch's side elevation. On the main block next to the front door is a group of three vinyl 6/1 double hung replacement windows; other windows are likewise vinyl 6/1; dormer has two triple windows with vinyl 4/1 sash. Bay window with shed roof on the southwest side elevation. Fair integrity. James Teeden was a foreman. The 1956 Sanborn map identifies this house as 23 Elinora, an address not found in directories.

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

22 MRS. MINNIE I. McKENNA HOUSE (1928-1929): English Cottage, 1-1/2 stories, side gable asphalt roof with rounded edges (mimics a thatched roof), stuccoed exterior chimney on the northeast side elevation, vinyl siding and trim (formerly wood shingles and trim), concrete foundation. Two gabled projections at the front: the larger, at the right-hand side of the façade, projects the furthest forward, and has a triple window with vinyl 4/4 – 6/6 – 4/4 double hung replacement sash on the 1st floor, and a diamond-shaped multilight window on the 2nd floor. The arched main entrance is located within the second, smaller projection, centered on the façade. On the main body of the house is another triple window with vinyl 4/4 – 6/6 – 4/4 sash; other windows are a mix of vinyl 4/4 and 6/6. Decorative shutters are not original. Concrete front deck across about 2/3 of the façade is a later alteration. Fair integrity. The Johnsons built several houses in the Elm Tree Plat. Mrs. McKenna was the widow of Charles H. McKenna.

Garage (by 1956), standing behind/northeast of the house: 1 story, front gable asphalt roof with rolled edges, vinyl siding, single garage bay.

25 JEANETTE N. & WILLIAM F. STONE HOUSE (1925), built by Severin & Hulda E. Carlson: Bungalow Type III, wood shingles and trim, brick chimney at the ridge near the back of the house. Inset front porch at northeast corner (enclosed after 1956), with boxed-in, wood-shingled railings, now contains the front door and a pair of three 3-light wood windows with horizontal muntins; a pair of similar windows is in the porch's side elevation. Left of the front door is a large wood picture window flanked by vinyl 4/1 double hung windows with vertical muntins; other windows are likewise vinyl 4/1 with vertical muntins; dormer has a vinyl single-light window. Shed-roofed dormer on the northeast side roof slope is a later alteration. Good integrity. William Stone was in the dry goods business. The original address, 17 "Elnora," changed in 1929-30.

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

26 ROBERT & GLADYS J. ALMOND HOUSE (1925-1926), built by Carl E. & Inga M. Anderson: Bungalow Type III, vinyl siding and trim (formerly wood shingles and trim), brick chimney at the ridge near the back of the house. Inset front porch at northwest corner (enclosed after 1956), now clad in vinyl siding, contains the main entrance and has a pair of vinyl 8/1 double hung replacement windows in its front and side; the off-center front door has a Colonial surround with fluted pilasters and entablature with dentil moldings, and is not original. To the right of the door is a triple widow with vinyl 1/1 – 6/1 – 1/1 sashes; other windows are likewise vinyl double hung replacements, in varying configurations; dormer has a pair of vinyl 6/1 sash. Slight projection on the southeast side of the house. Fair integrity. Robert Almond was an internal revenue agent. The original address, 14 "Elnora," changed in 1929-30.

30 WALTER R. & MARJORIE B. TURNER HOUSE (1927-1928), built by Carl E. Anderson: Bungalow Type V, 1-1/2 stories, vinyl siding and trim (formerly wood shingles and trim), brick chimney at the ridge near the back of the house. Inset front porch at northwest corner (enclosed by 1956), now clad in vinyl siding, contains the main entrance and has multiple vinyl slider windows in its front and side; the off-center front door with sidelight is not original. To the right of the door is a vinyl picture widow flanked by vinyl multi-light sash; other windows are vinyl 6/1 double hung replacements. Slight projections in the middle of both side elevations; secondary entrance on the southeast side. Fair integrity. Walter Turner was a salesman for the Glenlyon Dye Works in Phillipsdale.[5]

[5] See Phillipsdale Historic District NR Nomination (2011).

Garage (after 1956): 1 story, front jerkinhead asphalt roof, wood shingles, single garage bay with paired, hinged doors. Stands behind/northeast of the house. (NC)

31 HAROLD & LYDIA M. AINSWORTH HOUSE (1927-1928), built by Carl E. & Inga M. Anderson: Bungalow with Cape Cod and Colonial Revival style influences; 1-1/2 stories, side gable asphalt roof, wood shingles and trim, concrete foundation. Three bay façade with projecting center entrance bay; the front door (with sidelights) is sheltered underneath a front-jerkinhead-roofed portico with paneled square posts. On either side of the entryway is a triple window, featuring a large single-light picture window flanked by vinyl 1/1 double hung replacement sash. Other windows are vinyl 6/6, except for a pair of vinyl 4-light sash on the 2nd floor front above the entryway. Two large, jerkinhead-roofed dormers on the front roof slope each contain paired windows. Decorative shutters are not original. An unusual, eclectic design with good integrity. Harold Ainsworth was an electrician.

34 ELMER L. & EXILDA BARO HOUSE (1926), built by Carl E. & Inga M. Anderson: Bungalow Type III, vinyl siding and trim (formerly wood clapboards and trim), brick chimney at the ridge near the back of the house. The open inset porch at the front northeast corner has boxed-in, vinyl-sided railings but retains its original rounded half-columns. The main entrance is on the northeast side of the porch (perpendicular to the street); on the façade next to the porch is a triple window with vinyl 4/1 – 6/1 – 4/1 double hung replacement sash. Other windows are vinyl 6/1; dormer has a pair of vinyl 6/1 sash, as well as a steel chimney flue in its roof (a later alteration). Large shed-roofed dormer on the northeast side roof slope is a later alteration. Slight projection in the middle of the southeast side elevation contains a triple window. The house stands at the southeast corner of Fenner Avenue. Fair integrity. Elmer Baro was a state police officer. The original address, 33 "Elnora," changed in 1929-30.

Garage (by 1956): 1 story, front jerkinhead asphalt roof, vinyl siding, single garage bay. Stands behind/east of the house, facing Fenner Avenue.

35 REINHARD H. & EMMA C. BAEDEKER HOUSE (1925), built by Carl E. Anderson: Bungalow Type II, synthetic shingles and trim (originally wood), brick chimney at the ridge near the back of the house. Large gable-roofed dormer sitting on top of the ridge and covering most of both side roof slopes is a later alteration. The house has a three-bay façade with center entrance flanked by paired windows. Efforts have been made since 2012 to restore this house to a more appropriate period appearance: vinyl siding was replaced with synthetic shingles, period trim was installed, the formerly boxed-in, vinyl-clad porch railing was replaced with an open railing and square posts; vinyl 1/1 windows were replaced with mostly vinyl 6/6 sash (4/4 in the dormers); and non-original shutters were removed. The house stands at the southwest corner of Fenner Avenue. Good integrity. Reinhard H. Baedeker was a jeweler. The original address, 15 "Elnora," changed in 1929-30.

Garage (by 1956): 1 story, hip asphalt roof, vinyl siding, single garage bay. Stands behind/west of the house, facing Fenner Avenue.

FENNER AVENUE

Addresses on the south side of Fenner Avenue are numbered out of order, from west to east as follows: 193, 181, 183, 185, 189, 197, and 201 Fenner.

181 OSCAR E. & HILDA C. ANDERSON HOUSE I (ca. 1896-1917; 1931), built by George H. Johnson: 1 story, front gable asphalt roof, brick chimney near the ridge toward the back of the house, wood shingles and trim, concrete foundation. A very simple vernacular building with little detailing, it is set significantly further back than usual from Fenner Avenue (approximately 57 feet, where the typical setback is approximately 20-25 feet). Three-bay façade with a center entrance flanked by wood 1/1 double hung sash windows. Good integrity. On the 1917 map *(Figure 5)*, this building appears to be the easternmost (and only survivor) of 6 outbuildings standing on George H. Johnson's 19.7 acre farm; after Johnson's widow Edna sold part of that land to the developers of the Elm Tree Plat in 1924, Fenner Avenue was extended eastward through the plat, to the north of this outbuilding. In 1928 Oscar Anderson, a carpenter, and his wife Hilda purchased this lot concurrently with 183 Fenner Avenue; in 1931 they converted this outbuilding to their personal residence, and lived here until at least the early 1940s. The original address, 178 Fenner, changed in 1933.

183 OSCAR E. & HILDA C. ANDERSON HOUSE II (1933): Bungalow, 1-1/2 stories, front gable roof, vinyl siding and trim. Inset front porch at the northeast corner (enclosed after 1956), now clad in vinyl siding, contains the main entrance, off-center on the façade with a sidelight and a shallow fanlight above it, and triple windows at the front and northeast side elevation (each group topped with a shallow fanlight) containing a mix of single-light and vinyl 1/1 double hung windows. To the right of the front door is a triple window with vinyl 1/1 sash; on the second floor above the door is a pair of vinyl 1/1; other windows are likewise vinyl 1/1. Shed-roofed dormer on the southwest side roof slope. Fair integrity. In 1928 Oscar Anderson, a carpenter, and his wife Hilda purchased this lot concurrently with 181 Fenner Avenue; they built this house as rental property in 1933.

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

185 JOHN A. & CARRIE C. NORGREN HOUSE (1928-1929), probably built by Severin & Hulda E. Carlson: Bungalow, 1-1/2 stories, front gable asphalt roof, brick chimney at the ridge, vinyl siding and trim. The front porch extending nearly the full width of the façade (enclosed after 1956), now clad in vinyl siding, contains the main entrance

on its east side (perpendicular to the street) and two wood 1/1 double hung sash windows in its front. Other windows are wood 1/1. Fair integrity. The Norgrens bought this house in 1929 from its first non-occupant owner. John Norgren was a salesman. The original address, 180 Fenner, changed in 1933.

189 CARL E. & INGA M. ANDERSON HOUSE (1933), built by same: Bungalow Type III variant with small triangular front dormer, wood shingles and trim, brick chimney on the southeast side roof slope toward the back of the house. The open inset porch at the front northwest corner has boxed-in, wood-shingled railings and square half-columns. The main entrance is on the southeast side of the porch (perpendicular to the street); on the back wall of the porch is a pair of vinyl slider windows (a later alteration). On the façade next to the porch is a triple window with vinyl 1/1 replacement sash; other windows are likewise vinyl 1/1; dormer has a triangular multi-light wood window. Good integrity. Carl Anderson and Severin Carlson were the original developers of the Elm Tree Plat; Anderson and his wife Inga resided in Barrington, and built this house as rental property.

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

193 WILLIAM T. & CATHERINE E.H. BATTLE HOUSE (1928-1929), built by Carl E. Anderson and others: Bungalow Type III variant with no dormer; wood shingles and trim, brick chimney on the southeast side roof slope toward the back of the house. Inset front porch at the northeast corner (enclosed after 1956) includes the main entrance, roughly centered on the façade, and has wood shingled walls with pairs of small wood sliders in the front and side elevations, just under a continuous row of small glass lights that wraps around the former porch underneath the cornice of the main roof. The façade of the house has a triple window with 4/1 – 6/1 – 4/1 wood double hung sash; other windows are wood 6/1. The house stands at the southeast corner of Little Neck Avenue, and is numbered out of order with neighboring houses. Good integrity. William T. Battle, a station fireman, and Catherine E. Haberlin purchased this house in 1929, before their marriage.

197 NORMAN N. & ZENA B. WILCOX HOUSE (1932-1933), probably built by Carl E. & Inga M. Anderson: Bungalow Type V, vinyl siding and trim, brick chimney on the southeast side roof slope toward the back of the house. The inset porch at the front northeast corner has boxed-in, vinyl-sided railings but the square wood half-columns appear to be original. The main entrance faces into the porch (perpendicular to the street); a pair of vinyl 1/1 double hung replacement windows are in the façade underneath the porch. On the façade next to the porch is a triple window with vinyl 1/1 sash; other windows are likewise vinyl 1/1. Decorative shutters are not original. Fair integrity. When the Wilcoxes purchased this property from the Andersons in 1932, the house may already have been under construction. Norman Wilcox was a clerk.

Garage (by 1956): 1 story, front jerkinhead asphalt roof, vinyl siding, single garage bay. Stands behind/southeast of the house, largely out of view; appears to be original.

201 ALICE C. & FRED V. ANDERSON HOUSE (1953): Cape Cod, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the northeast side elevation, vinyl siding and trim (covered or replaced wood shingles and trim, since 2012), concrete foundation. Three-bay façade with a center entrance; the front door has a Colonial Revival surround of pilasters and entablature with dentil moldings. To the left of the entrance is an oriel window with wood brackets underneath; the multi-light vinyl picture window in its center and the flanking vinyl 6/6 double hung sash are all later replacements. To the right of the entrance is a pair of vinyl 6/6 sash; other windows in the main house are likewise vinyl 6/6. Decorative shutters are not original. The hyphen between the house and the former garage (both standing by 1956, and likely original) contains a secondary entrance; the garage has been converted to living space, and its front now boasts a large "Palladian" window with vinyl multi-light sash and decorative shutters. Good integrity. Alice C. Anderson of Barrington bought this property in 1935, but it remained a vacant lot for nearly 20 years, until Alice and her husband Fred V. Anderson, a toolmaker, built this house.

HARVEY AVENUE

9 CARL E. & PAULINE M. HANSON HOUSE (1926), built by Carl E. & Hulda O. Johnson: Bungalow, Type III variant with gable-roofed front dormer, vinyl siding and trim (formerly wood shingles and trim), brick chimney on the south roof slope. Inset porch at the front northeast corner (enclosed after 1956), now clad in vinyl siding, retains its tapered wood corner half-column, indicating an Arts & Crafts influence on the original design; the porch now contains the main entrance, roughly centered on the façade, and pairs of metal 1/1 double hung windows in its front and side. The façade has a triple window with 1/1 vinyl double hung replacement sash; other windows are likewise vinyl 1/1; front dormer has a pair of vinyl 1/1 sash. Shallow projections in the middle of both side elevations. Large shed dormer on the north side roof slope is a later alteration. Fair integrity. The Johnsons built several houses in the Elm Tree Plat. Carl Hanson was a salesman. The original address, 3 Harvey, changed in 1929-30.

Garage (after 1956): 1 story, side gable asphalt roof, vinyl siding, 2 garage bays. Stands next to/southwest of the house. (NC)

10 ALBERT L. REYFF HOUSE (1927-1928), built by same: Bungalow Type IV, vinyl siding and trim (formerly wood shingles and trim), exterior brick chimney on the north side elevation and another brick chimney on the ridge near the south end of the house. Four bay façade with off-center entrance under a front-jerkinhead-roofed portico supported by round wood columns; the door has multi-light sidelights.

Windows on the façade include one pair of vinyl 3/1 double hung replacement sash with vertical muntins, and two triple windows of vinyl 3/1 – 5/1 – 3/1 with vertical muntins. Other windows are likewise vinyl replacement sash. Fair integrity. Albert Reyff, an engraver, built several houses in the Elm Tree Plat as investments; this one was initially rental property.

16 RALPH H. & SARAH S. CHASE HOUSE (1925), built by Carlson & Anderson: Bungalow Type III, wood shingles and trim (clapboards in 1975), brick chimney on the south roof slope near the ridge, toward the back of the house. The inset porch at the front southwest corner has boxed-in, wood-shingled railings and a group of 3 rounded half-columns at the corner. The façade contains a triple window with vinyl 4/1 – 6/1 – 4/1 double hung replacement sash; the center entrance and a single 6/1 vinyl window are set back underneath the porch. Other windows are likewise vinyl 6/1; the dormer has a pair of vinyl 6/1 windows. Shallow projections in the middle of both side elevations. Good integrity. Ralph Chase's profession was commercial travel. The original address, 12 Harvey, changed in 1929-30.

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

17 JOHN D. & EDITH A. MALLORY HOUSE (1925), probably built by Carlson & Anderson: Bungalow Type II, vinyl siding and trim (formerly wood shingles and trim), brick chimney at the ridge near the back of the house. The front porch (enclosed after 1956), now vinyl-clad, holds the center main entrance flanked by groups of 3 metal 1/1 double hung windows; similar windows are on the sides of the porch. Other windows are vinyl 1/1 double hung replacement sash; the dormer has a pair of vinyl 1/1 sash. Shallow projection in the middle of the north side elevation. Fair integrity. John Mallory was a salesman. The house had two previous addresses: 39 Harvey (1927-28) and 19 Harvey (1929-40).

Garage (after 1956): 1 story, front gable asphalt roof, vinyl siding, 2 garage bays. Stands behind/northwest of the house. (NC)

20 WILLIAM E. & MARY RILEY HOUSE (1927), built by Carl E. & Inga M. Anderson: Bungalow Type IV, vinyl siding and trim (formerly wood shingles and trim), brick chimney centered on the front roof slope just below the ridge, rubble stone foundation (may be veneer over concrete). Three bay façade with center entrance projection under a front-jerkinhead-roofed portico; the front door has multi-light sidelights; the projection has small wood windows with decorative muntins in both sides; and the portico has square wood posts. On either side of the portico is a triple window, which features a central picture window topped by a transom with decorative wood muntins, and flanked by wood 3/1 double hung sash windows with vertical muntins. Other windows are wood 3/1 and 4/1 double hung sash; windows

are grouped in threes on the second floor side elevations. Good integrity. William Riley was a paper cutter.

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

21 J. LESTER & HELEN J. McMANUS HOUSE (1925), built by Severin & Hulda E. Carlson: Bungalow Type I/Arts & Crafts, wood shingles and trim, including brackets on the front dormer and the oriel window. The integral, full-width front porch has boxed-in, wood-shingled railings and tapered wood posts at the corners and flanking the stairs. Three bay façade with center entrance flanked by paired vinyl 4/1 double hung replacement windows with vertical muntins. Other windows are likewise vinyl 4/1 with vertical muntins; the dormer has a triple casement window with single-light vinyl sash. Shallow oriel window on the north side elevation has a triple window. Good integrity. Lester McManus was a lead burner. The house stood vacant for about two years, and its ownership changed twice during that time; the original address, 43 Harvey, changed around the time the McManuses bought the house in 1928.

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

24 H. WARLAND & MARION E. DAVENPORT HOUSE (1927), built by Carl E. & Inga M. Anderson: Bungalow Type IV, wood shingles and trim, center brick chimney at the ridge. Three bay façade with center entrance under a front-jerkinhead-roofed portico; the front door has multi-light sidelights, and the portico has wrought iron posts and railings (a later alteration). On either side of the portico is a triple window, which features a central picture window topped by a transom flanked by double hung sash; these were originally 3/1 wood windows with vertical muntins and multi-light transoms, but were replaced since 2012 and are now vinyl 1/1 and single-light transoms. At the northwest front corner of the house is a wrap-around row of 1/1 windows, 3 on the façade and 4 on the side, perhaps indicating an enclosed (integral) sunporch. Other windows are wood 3/1 double hung sash; paired on the second floor side elevations. Good integrity. Warland Davenport was a tailor.

Garage (by 1956): 1 story, side gable asphalt roof, wood shingles, two garage bays. Stands behind/northeast of the house.

25 FERDINAND M. & ARTEMISE GAMACHE HOUSE (1926-1927), built by Albert L. Reyff: Bungalow Type III, synthetic shingles, vinyl and wood trim, brick chimney on the north side roof slope near the ridge, toward the back of the house. Inset porch at the front northeast corner (enclosed by 1956, restored sometime after 1975) has boxed-in, synthetic-shingled railings and square, slightly tapered posts. On the façade, left of the porch, is a triple window with vinyl 4/1 double hung replacement sash with vertical muntins; the center entrance and a pair of similar 4/1 vinyl

windows are sheltered underneath the porch. Other windows are likewise vinyl 4/1 with vertical muntins; dormer has a pair of vinyl 1/1 sash. Shallow projection in the middle of the north side elevation. Good integrity. Albert L. Reyff, an engraver, built several houses in the Elm Tree Plat as investments; Ferdinand Gamache was a grocer, with a store nearby at 456 Willett Avenue.

Garage (by 1956): 1 story, hip asphalt roof, synthetic shingles, single garage bay. Stands behind/northwest of the house

28 THOMAS E. & LAVINIA B. DIXON HOUSE (1929), built by Carl E. Anderson: Bungalow, 1-1/2 stories, side gable roof with two small triangular front dormers with wood multilight sash, vinyl siding and minimal vinyl trim (formerly wood shingles and trim), exterior brick chimney on the north side elevation. The façade has been altered since 1975, and no longer bears any trace of the original inset porch at the front southwest corner, or the original fenestration; the off-center main entrance is now flanked by a small, wood 1/1 replacement window and a modern oriel or "garden" window. Other windows are wood 1/1. Secondary entrance on the south side elevation. Poor integrity. Thomas Dixon was an assistant foreman. (NC due to extent of alterations.)

29 JOHN & LOUISE TOYE HOUSE (1929), built by Oscar E. & Hilda C. Anderson: Cape Cod, 1-1/2 stories, side gable asphalt roof, exterior brick chimney on the north side elevation, wood shingles and trim, concrete foundation. Five bay façade with center entrance under a front-gabled portico with sunburst detail in the gable, and turned Queen Anne style posts. Windows are vinyl 6/6 double hung replacement sash. Two front-gable-roofed dormers on the front roof slope. Decorative shutters are not original. Large shed dormer on the rear roof slope, enclosed secondary entrance on the north side, and brick retaining wall around the front yard are later alterations. Good integrity. Oscar Anderson, a carpenter, built several houses in the Elm Tree Plat. John Toye was a salesman.

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

30 ARTHUR & BELLE KING HOUSE (1929), built by Carl E. & Inga M. Anderson: Bungalow Type III, vinyl siding and trim (formerly wood shingles and trim), brick chimney at the ridge near the back of the house. The inset porch at the front northwest corner is now screened in and its boxed-in railings are now vinyl-sided, but it still retains its group of three original wood square half-columns at the corner. A storm door provides entrance to the porch; the main entrance to the house faces north into the porch (perpendicular to the street). On the façade is a triple window with a center 1/1 vinyl double hung replacement sash flanked by 4/1 vinyl sash; on the portion of the façade sheltered under the porch is a pair of vinyl 1/1 sash. Other windows are

vinyl 6/1; dormer has a pair of vinyl 6/1 sash. Flat skylights on the north side roof slope. Fair integrity. Arthur King was an engineer.

Garage (by 1956): 1 story, hip asphalt roof, vinyl siding, single garage bay. Stands behind/northeast of the house.

33 FRANK E. & MIRIAM B. ANDERSON HOUSE (1927), built by Carl E. & Inga M. Anderson: Bungalow Type V with synthetic shingles and trim (wood replaced since 2012), brick chimney at the ridge near the back of the house. The inset porch at the front northeast corner (enclosed after 1956), with boxed-in, wood-shingled railings, now holds the off-center main entrance and a pair of vinyl 1/1 double hung sash windows in its front and side; the original half-posts are gone. Over the front door is a front-jerkinhead-roofed portico supported by square wood posts. To the left of the front door is an oriel window with standing seam metal roof and vinyl 1/1 sash; this appears to be a later alteration. Other windows (including a pair on the 2nd floor at front) are likewise vinyl 1/1. Decorative shutters are not original. Shallow projections in the middle of both side elevations; secondary entrance on the south side elevation. Large shed dormer on the north side roof slope and a 1-story, gable-roofed addition at the rear are later alterations. The house stands at the northwest corner of Fenner Avenue. Good integrity. Frank Anderson was a salesman.

Garage (by 1956): 1 story, front jerkinhead asphalt roof, wood shingles, single garage bay. Stands behind/west of the house, facing Fenner Avenue.

WILLETT AVENUE

479 EDNA H. & THOMAS MEDBERY HOUSE (1925-1926), probably built by Carlson & Anderson: Bungalow Type III, vinyl siding and trim (presumably wood shingles and trim, originally), exterior brick chimney on the east side elevation and another brick chimney at the ridge. Inset porch at the front northwest corner (enclosed after 1956), now clad in vinyl siding, contains the main entrance, centered on the façade, and a triple window with vinyl 1/1 double hung replacement sash. To the left of the door is a group of 4 vinyl 1/1 windows. Both side elevations have triple windows with vinyl 1/1 sash in the bay closest to the façade; all other windows are likewise vinyl 1/1; front dormer has paired vinyl 1/1. Hip-roofed dormer on the west side roof slope has a triple window with vinyl 1/1 sash. The house stands at the northeast corner of Charlotte Street: a secondary entrance in a small projection at the rear southeast corner, and a small 1-story addition at the rear, are visible from Charlotte. Fair integrity. Shortly before her 1925 marriage to Thomas Medbery, Edna H. Johnson sold the land for the Elm Tree Plat to developers Carlson & Anderson, and subsequently purchased this lot from them. The original address, 107 Willett, changed in 1929-30. (See also 521 Willett Avenue.)

Garage (by 1956): 1 story, hip asphalt roof, wood shingles, single garage bay. Stands behind/southwest of the house, facing Charlotte Street.

483 JAMES O. & SADIE R. CRAFFORD HOUSE (1925), built by Carl E. & Hulda O. Johnson: Bungalow Type IV variant, set end to the street facing west, with a bay window and exterior brick chimney on the façade and an attached porch with jerkinhead roof (enclosed since 1956) on the north side elevation, vinyl siding and trim. Four-bay façade with an off-center entrance underneath a front-gable-roofed portico with rounded wood Doric columns; left of the entryway are a single-sash wood 4-light window with vertical muntins and the chimney; right of the entryway are the bay window with vinyl 1/1 replacement double hung sash, and another single-sash wood 4-light window with vertical muntins. The enclosed side porch has an oriel window containing a large single light flanked by vinyl 6/6 sash. Other windows are vinyl 1/1. Shed-roofed dormer on the east side roof slope is a later alteration. Fair integrity. The Johnsons built several houses in the Elm Tree Plat. James Crafford was a salesman. The original address, 109 Willett, changed in 1929-30.

Garage (by 1956): 1 story, side jerkinhead asphalt roof, vinyl siding; formerly had 2 garage bays, one of which was later infilled and now has a band of single-light windows. Stands behind/southwest of the house.

487 WILLIAM F. & EMMA M. ARMSTRONG HOUSE (1925), built by Carl E. & Hulda O. Johnson: Bungalow Type III variant with no dormer, wood shingles and trim, brick chimney on the west roof slope. Inset porch at the front northeast corner (enclosed after 1956), now clad in wood shingles, contains the main entrance (off-center on the facade) and two vinyl 1/1 double hung replacement windows. On the façade to the right of the door is a modern oriel window with vinyl casements, which along with a wood deck in front of the former porch are later alterations. Other windows are vinyl 1/1 or paired vinyl casements. Fair integrity. The Johnsons built several houses in the Elm Tree Plat. William Armstrong was a finisher. The original address, 111 Willett, changed in 1929-30.

493 OSSIAN G. & GLADYS HOLMES HOUSE (1929-1930): Bungalow Type II, wood shingles and trim, brick chimney on the east roof slope. The full-width front porch (enclosed after 1956), now clad in wood shingles, contains the center main entrance flanked by wood multi-light sidelights and transom; the original tapered, square wood porch half-columns now frame groups of five wood single-light casement windows, each of which has a multi-light transom. Similar casement windows wrap around both front corners of the house. In the middle of the east side elevation is a slight projection containing a triple wood window, which has a center single-light sash topped by a transom with decorative muntins, flanked by wood 3/1 double hung sash with vertical muntins. Other windows are mostly wood 1/1 (one pair of vinyl casements on the east side); dormer has three wood 1/1 windows. Decorative shutters are not original. Heavy landscaping obscures views of the front of the house, which

stands at the northwest corner of Elinora Street. Good integrity. Ossian Holmes was a designer.

Garage (by 1956): 1 story, hip asphalt roof, wood shingles, double width garage bay. Stands behind/southeast of the house, facing Elinora Street.

521 VIALL HOUSE (ca. 1833-1851; additions by 1882 and by 1956): front gable asphalt roof, synthetic shingles and trim, painted brick foundation. This was probably a vernacular Greek Revival-style farmhouse originally, but it has been much altered; the only visible vestige of its mid-19th century origin is the two-bay façade, indicating a side hall plan. The main entrance is now enclosed within a front-gable-roofed, wood-and glass projection with wood sidelights flanking the door, a wood sunburst ornament over the door, and large wood multi-light windows in each side of the enclosure. Other later alterations include the wood multi-light bow window to the left of the front door, and a small vinyl 6/6 double hung replacement window to the right; two vinyl 8/8 windows on the second floor of the façade; removal of the chimney; and a shed dormer on the west roof slope. Additions on the east and west sides are flush with the plane of the original façade. The L-shaped west addition (by 1882; altered) is a 1 story, gable-roofed structure with a brick chimney at the ridge, 3 bays long by 2 bays deep, with vinyl 8/8 windows, a secondary entrance in its west side (facing Elinora Street), and a brick chimney at the ridge. The east addition (by 1956) is a 1-1/2 story, gable-roofed structure, 1 bay long by 2 bays deep, with a secondary entrance under a triangular hood on its east elevation (accessed by a concrete deck and steps) and vinyl 8/8 replacement windows. The southwest addition (at the rear, by 1956) is a 1-story, flat-roofed structure with 2 bays of vinyl 8/8 windows on its east side, a bow window on its south side, and a screened porch in its southwest corner; it also has a brick chimney. The house stands at the northeast corner of Elinora Street. Fair integrity.

Deeds indicate that a dwelling house stood on a 24-1/4 acre homestead lot owned by Capt. John Viall at the time of his death in 1833. That property was conveyed to his son Benjamin Viall in 1836 and to Benjamin's son Horace T. Viall in 1838; Horace owned the property until 1867. A house is shown in this location on the 1851 map (*Figure 1*). In 1888, the former Viall homestead, then containing 26 acres, was sold to George H. Johnson, a farmer. In 1924, his widow Edna H. Johnson sold a portion of the farm to developers Severin Carlson and Carl E. Anderson, who recorded the Elm Tree Plat. The original address of this house (as early as 1915) was 133 Willett; it changed in 1929-30. The house has been in multi-family use since 1925, when a second dwelling unit was identified as 133R (later, 517) Willett.

Garage (by 1956): 1 story, hip asphalt roof, wood shingles, 2 garage bays. Stands behind/southwest of the house, facing Elinora Street. (NC)

525 WILLIAM J. & AURORE GOODREAU HOUSE (1925-1926), probably built by Carl E. & Hulda O. Johnson: Bungalow, 1 story, front gable asphalt roof, vinyl siding and trim, concrete foundation. Original attached front-gable-roofed front porch, occupying the right-hand half of the façade, was enclosed after 1956 and is now clad in stone veneer on its base and (widened) corner posts, and vinyl siding in its gable; the main entrance is in the porch's east side, perpendicular to the street; porch windows are groups of metal 1/1 double hung sash: four at the front, two on the west side. On the main façade is a triple window with vinyl 1/1 double hung replacement sash; other windows are vinyl 1/1. A gable-roofed projection on the west side elevation may originally have been the main entrance (similar to 483 Willett Avenue), but if so, it was altered before 1956. Poor integrity. William Goodreau, a mason, and his wife Aurore purchased this property from the Johnsons as a vacant lot in 1925. The previous address, 121 Willett, changed in 1929-30. The house shares a lot with 529 Willett Avenue. (NC due to the extent of alterations.)

Garage (late 20th century): 1 story, front gable asphalt roof, vinyl siding, double width garage bay. Stands behind/southeast of the house, and appears to have replaced an earlier garage on this site. (NC)

529 JAMES P. & CHARLOTTE R. McGOWAN HOUSE (1926-1927), built by Ernest J. & Greta V. Johnson: Bungalow Type V with inset front porch at the northwest corner (enclosed by 1956), wood shingles and trim. The porch's original boxed-in, wood-shingled railings and 3 tapered square corner half-columns remain intact; it now contains the main entrance, off-center on the façade, and two wood 1/1 double hung sash windows. On the façade to the left of the front door is a bow window with vinyl single-light casement (a later alteration: on the second floor is a group of 3 windows with vinyl 4/4 double hung replacement sash; similar windows are at the rear, while windows on the east side elevation (facing Harvey Avenue) are vinyl 6/6, several in pairs. Large front-jerkinhead-roofed dormer on the east side roof slope has three vinyl 4/4 windows. Enclosed secondary entrance near the rear southeast corner, facing Harvey Ave. Another 1-story addition to the rear elevation is a later alteration. Good integrity. Ernest Johnson was a carpenter; James McGowan was a refiner. The house stands at the northwest corner of Harvey Avenue, and shares a lot with 525 Willett Avenue.

Garage (by 1956): 1 story, side jerkinhead asphalt roof, wood shingles, 2 garage bays. Stands behind/southwest of the house, facing Harvey Avenue.

547 LOUIS B. & BERTHA N. WILCOX HOUSE (1927-1929), built by Albert L. Reyff: Bungalow Type III, wood shingles and trim, exterior brick chimney on the west side elevation. The inset porch at the front northeast corner (enclosed after 1956), now clad in wood shingles, contains an off-center main entrance and what appear to be wood storm windows, some with a vertical muntin: two on each side of the door, and three more on the former porch's east side. The façade has a triple window, with

wood 4/1 double hung sash flanking a wood single-light center window topped with a transom with decorative muntins. Other windows are wood, 6/1, 4/1, and double hung with X muntins in the upper sash over a single-light lower sash; the dormer has a pair of wood 6/1 windows. Decorative shutters are not original. One-story, shed-roofed sunporch on the rear elevation has jalousie windows and a secondary entrance facing Harvey Avenue. The house stands at the northeast corner of Harvey Avenue; heavy landscaping obscures views of the façade. Good integrity. Albert L. Reyff, an engraver, built several houses in the Elm Tree Plat as investments. Louis Wilcox was a sales engineer.

Garage (by 1956): 1 story, hip asphalt roof, wood shingles, 2 garage bays. Stands behind/southwest of the house, facing Harvey Avenue.

553 JOSEPH F. & GETRUDE L. ORTIZ, JR. HOUSE (1929), built by Albert L. Reyff: Bungalow Type V, brick chimney on the west roof slope, inset porch at the front northeast corner (enclosed by 1956), wood shingles and trim. The former porch, now clad in wood shingles, contains an off-center main entrance and two wood 1/1 double hung sash windows. On the façade to the right of the front door is a triple window with 3/1 – 5/1 – 3/1 wood double hung sash with vertical muntins; on the second floor is a pair of wood 4/1 double hung windows with vertical muntins. Good integrity. Albert L. Reyff, an engraver, built several houses in the Elm Tree Plat as investments. Joseph Ortiz was a property master.

Garage (by 1956): 1 story, front jerkinhead asphalt roof, wood shingles, single 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
- [x] 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. 1833 -1953

Significant Dates
1924

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

Cultural Affiliation

Architect/Builder
Severin Carlson
Carl E. Anderson
[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 Elm Tree 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 Elm Tree Plat, recorded in 1924, 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 at least half 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 20th century, most predominantly Bungalow, but also Cape Cod and English Cottage. The period of significance is ca. 1833 to 1953, 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 suburban residential neighborhood; the vast majority of buildings were constructed between 1925 and 1933.

Criteria Consideration B applies to the Elm Tree Plat Historic District. One property, the ca. 1910 Alfred J. Rivard House at 7 Charlotte Street, was moved to its current location from an abutting lot in 1940-41. The relocation was completed by the original owner's widow and took place within the District's period of significance.

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.[6] An 1851 map *(Figure 1)* 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.[7]

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,[8] Wannamoisett became a summer resort. The name "Riverside" was coined in

[6] 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.
[7] Conforti, p. 114, estimates that "a few hundred" residents lived in Wannamoisett in 1862.
[8] Conforti, p. 116.

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 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.[9] 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 Elm Tree Plat.

History of the Elm Tree Plat

Willett Avenue, named for one of the original settlers of Wannamoisett,[10] 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.[11]

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.[12] In 1834 Samuel Viall, a cabinetmaker from Barrington, R.I., conveyed to his brother Benjamin Viall, a yeoman of Seekonk, Mass., several

[9] Conforti, pp. 125-128.
[10] 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.
[11] 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).

[12] *Representative Men and Old Families of Rhode Island*, pp. 653-656; also Viall Family History online: In 1680 John Viall (1619-1685/86) acquired 115 acres of land on or near Annawomscutt Brook in Swansea (which contained all of modern East Providence at the time); Annawomscutt Brook is located a few blocks east of Willet Avenue. The 1851, 1870, 1882, and 1895 atlases all show various properties on both sides of Willett Avenue owned by Viall family members. At least 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.

parcels of land totaling about 75 acres. (Wannamoisett was part of Seekonk at that time.) One of these parcels was the homestead lot of the brothers' late father, Captain John Viall (1759-1833), which held a dwelling house and was described as follows:

> Beginning north of said deceased's dwelling house at a gate and running west by land of William Jones, deceased, to land of Nathaniel Medbery to a ditch; thence by said Medbery's land to the cove; thence by the cove to the burying ground or a birch tree for a corner; thence east to a brook; thence N by said brook to the first corner, containing 24-1/4 acres.[13]

Although this deed does not mention any roads, a brook does run just southeast of the Elm Tree Plat, while Bullock's Cove and the Little Neck Cemetery both lie a short distance southwest. Furthermore, this description is strikingly similar to that in an 1867 deed from Horace T. Viall (son of Benjamin, grandson of John) to Stephen P. Wardwell, which does refer to Willett Avenue:

> One lot of land with a Dwelling House and other buildings and improvements thereon … Beginning at the northeasterly corner of the land hereby conveyed, thence westerly with the southerly line of the Main Road leading to Warren, R.I. [Willett Avenue] to land of Thomas Medbery, thence southerly with said Medbery's land to the cove called Bullock's Cove, thence with said cove to the Burial Ground at a birch stump, thence easterly with the Burial Ground to the middle of a Brook, thence northerly with the thread of said Brook to the place of beginning, and containing 26-1/2 acres of land, more or less.[14]

The identical description is also found in Stephen Wardwell's deed to Charles Budlong of 1869, and Budlong's deed to Stephen B. Gardner of 1871.[15] The referenced dwelling house in these three deeds is evidently the house sited to the left of the name "William Viall"[16] on the 1851 atlas *(Figure 1)*, although it was owned by Horace T. Viall at that time; it is also shown on the 1870 atlas *(Figure 2)* belonging to Charles Budlong, on the 1882 atlas *(Figure 3)* on a large tract identified as the "Stephen B. Gardner Estate," and on the 1895 atlas *(Figure 4)* as part of the George Johnson farm. The Viall House currently has the address 521 Willett Avenue *(Photo 6)*.

In 1888, a farmer named George H. Johnson purchased the 26-acre farm containing the old Viall House, and lived there until his death in 1924. As Riverside became increasingly desirable as a year-round residential neighborhood, Johnson and his wife Edna recorded several subdivision plats on the southern portion of their farm: two in 1907 and one in 1920. (George transferred

[13] Bristol County Registry of Deeds (Taunton, MA), Deed Book 142/Page 529.
[14] East Providence Land Evidence Records, Deed Books 1/Page 413 and 3/471. See also Bristol County, Mass. Registry of Deeds for Horace T. Viall's acquisition in 1838 (Deed Book 157/232); the property changed hands within the family several times in 1860 (Deed Book 255/64, 65, and 66), and eventually came back to Horace, evidently through his payment of a promissory note, by 1867.
[15] East Providence Land Evidence Records, Deed Book 3/369.
[16] William Viall was a cousin of Horace T. Viall, and owned a house that is barely visible on the 1851 map, underneath his name *(Figure 1)*; see also the NR nomination for the Rose Land Park Plat (2015).

ownership of the farm to Edna in 1915.[17]) With the Riverside streetcar line just a few blocks away, all of these plats were designed on the model of a streetcar suburb, with a regular grid of streets enclosing blocks of standard-sized rectangular house lots (averaging about 4,500 to 5,000 square feet) that were typically set with their narrow ends facing the street, to maximize the development potential of each block. Proposed new streets in these plats included eastward extensions of Dorr, Fenner, and Allen Avenues, which abutted the west side of the Johnson farm (part of the Medbery & Lawton Plat, seen on the 1882 and 1895 atlases, *Figures 3 and 4*), as well as Little Neck Avenue, a cross street running northward from the cemetery to Willett Avenue.[18]

The 1917 atlas *(Figure 5)* does not depict the 1907 Johnson plats, so evidently no action had yet been taken to make the subdivisions a reality. However, that map does show a group of farm outbuildings set some distance back from the main house, one of which was later converted to residential use (see 181 Fenner Avenue), and it also shows a house with the address 97 Willett Avenue (later, 467 Willett Avenue; outside of the Elm Tree Plat), which apparently was moved to 7 Charlotte Street about 1941 *(Photo 8)*.

In October 1924, seven months after George Johnson died, his widow Edna H. Johnson sold to Severin Carlson and Carl E. Anderson a parcel of land located on the south side of Willett Avenue, partly bounded by a brook on the east, by Allen Avenue on the south, and by the Medbery & Lawton Plat on the west.[19] One month before this purchase, Carlson and Anderson had recorded the Elm Tree Plat *(Figure 6)*: one of several subdivisions in which they built houses in Riverside.[20]
Like its predecessors, the Elm Tree Plat followed the model of a streetcar suburb. The plat map showed three new perpendicular streets extending south from Willett Avenue to Fenner Avenue: Charlotte Street, "Elnora" (later Elinora) Street, and "Edna Street" (later Harvey Avenue). Fenner Avenue was extended all the way east to Harvey Avenue. Dorr Avenue intersected the west side of Charlotte Street between Fenner and Willett, while Little Neck Avenue intersected the south side of Fenner Avenue between Charlotte and Elinora. All of these streets were 40 feet

[17] East Providence Deed Book 71/Page 412.
[18] "Plan of House Lots Belonging to George H. Johnson, Riverside, East Providence, R.I., surveyed and drawn by W.M. Dexter, August 1907" was referenced in East Providence Deed Book 96/Page 88, but not found in scanned copies of plat maps at the City Clerk's office or at the Dept. of Planning & Development. "Portion of a Plat of House Lots Belonging to George H. Johnson" (1907) on Plat Card 261 shows house lots on Willett Avenue, Charlotte Street, and Dorr Avenue. (In addition, in 1907 the Johnsons sold about an acre at the northeast corner of the farm to Lloyd C. Eddy [Deed Book 56/105], now the site of the late 20th century Captain Willett Apartments.) "Part of Little Neck Farm Plat belonging to Edna H. Johnson" (1920) shows a reconfiguration of house lots on Dorr, Fenner, and Little Neck Avenues – and was itself partly redesigned when the Elm Tree Plat was recorded in 1924.
[19] East Providence Deed Book 96/Page 61. George Johnson's death date was noted in the 1925-26 East Providence directory.
[20] According to deeds, Severin Carlson and Carl E. Anderson 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 elsewhere on the former Johnson farm. Carlson and Carl E. Johnson also built most houses in the Rose Land Park Plat, adjacent to the Elm Tree Plat on the west side of Willett Avenue (see the 2015 NR nomination for that historic district). Further research may reveal the full extent of their contributions to suburban housing development in Riverside in the first half of the 20th century.

wide. Fifty-eight numbered rectangular house lots, averaging 4,500 to 5,500 square feet, were laid out along these new streets. Although no buildings were depicted on the plat map, the old Viall House, where Edna Johnson lived in 1924, stood on Lots 26 and 27 in this plat; Lot 26 was bounded by Elinora Street on the west (see attached copy of the plat map). The house now at 181 Fenner Avenue, formerly an agricultural outbuilding, stood on Lot 57, but is likewise not depicted.

Severin Carlson (1875-1946) and Carl E. Anderson (ca. 1875-ca. 1955) were both Swedish immigrants; according to U.S. census records, Carlson arrived in Rhode Island in 1893 and Anderson in 1895.[21], [22] In 1924, the year the Elm Tree Plat was recorded, the East Providence directory listed Severin Carlson as a grocer with a store and residence on Willett Avenue, and Carl E. Anderson as a machinist living on Allen Avenue. Within a few short years, Carlson had become a full-time real estate developer, and Anderson had become a carpenter. The two men built about half of the houses in the Elm Tree Plat between 1925 and 1935; sometimes together, sometimes separately, and frequently in partnership with their wives, Hulda E. Carlson and Inga M. Anderson, who were often named in deeds as co-grantors when newly-built houses were sold. Neither the Carlsons nor the Andersons ever lived in the Elm Tree Plat, [23] although the Andersons did briefly retain ownership of one house as rental property, at 189 Fenner Avenue (1933).

Carlson and Anderson sold most of the rest of the lots in the plat to other developers who likewise built new houses on speculation, including Carl E. (and Hulda O.) Johnson; Olney A. (and Mary H.) Thornton; Oscar E. (and Hilda C.) Anderson, and Albert Reyff. Again, most of these developers were absentee owners, except for the Johnsons (who lived at 18 Charlotte Street for one year), and the Andersons (who lived at 181 Fenner Avenue for over a decade). Carl Johnson, Olney Thornton, and Oscar Anderson were all carpenters; Reyff was an engraver, so his role in developing houses in this plat was likely as financier, rather than hands-on builder.

After Carl E. Anderson moved to Barrington in 1929-30, Severin Carlson chose Carl E. Johnson as his new business partner. The 1931-32 directory contained an advertisement for Carlson &

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[21] 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. Anderson's estimated birth date and immigration date were noted in the 1920 federal census; his death record was not found, but Barrington town directories indicate that he died sometime between 1954-55 and 1963.

[22] 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.

[23] Severin Carlson's house stood a short distance northeast of the Elm Tree Plat, on the north side of Willett Avenue just before it turns at Turner Avenue. A CVS retail store occupies the site today.

Johnson, "Contractors and Builders: Homes a Specialty," with a business address at 444 Willett Avenue (also Carlson's home address).[24]

Altogether, 46 houses in the Elm Tree Plat (87%) were built by developers and later sold to owner-occupants. This construction occurred very rapidly, with 41 houses built within the first five years. The onset of the Great Depression in 1929 clearly had an impact: not only were a mere seven houses built throughout the entire decade of the 1930s, but deed research 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.

In 1941, the ca. 1910 Alfred Rivard House at 467 Willett Avenue was moved around the corner to 7 Charlotte Street by Rivard's widow, Gertrude, to make way for a gas station on the Willett Avenue lot. (The gas station was demolished in the early 1980s; the site, now occupied by the Riverside Kitchen Restaurant, lies outside of the historic district boundary). The final two houses in the plat were built in 1943 (33 Charlotte Street; *Photo 11*) and 1953 (201 Fenner Avenue), both by owners who had originally purchased those lots from Carlson and Anderson in the late 1920s.

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. Early (and freely adapted) prototype Bungalows appeared in England (in 1869) and in America (in 1879, on Cape Cod) as seasonal "cottages."[25] 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.

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.

[24] Carlson & Johnson also constructed many houses in the Rose Land Park Plat, which abuts the Elm Tree Plat at its southeast corner; see the NR nomination for the Rose Land Park Plat Historic District.
[25] Lancaster, pp. 19, 34-35 and 77.

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), as well as 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 Elm Tree Plat (its very name evoked the suburban ideal; whether elm trees were originally common in the plat is unknown, but they are not prevalent today) exemplifies these national trends, and is particularly distinctive for its large collection of Bungalows. The term derived from the Bengali language and originally referred to a type of simple, utilitarian dwelling specifically suited to the hot climate of India, with a low massing, a hip roof covered in thatch, and galleries or porches on all sides to provide shade and air circulation. Like many other aspects of Eastern cultures, the Bungalow was brought to both Britain and the United States in the second half of the 19th century, where it was adapted and reinterpreted for Western tastes. The American version, with its characteristic low-pitched roof with deep eaves, low horizontal massing, natural exterior materials, simple floor plan, and signature porch that acted as a seasonal outdoor room, came to epitomize the ideal suburban middle-class home:

> … being a house of limited size, adequate for a small family, usually fitted onto a lot of modest proportions, affording an overall effect of hominess, and with its price held down to a figure the average citizen could afford. [26]

The Bungalow first became ubiquitous in California in the 1880s and 1890s, and spread across the country by the 1920s. The numerous examples of different types of Bungalows in the Elm Tree Plat (some of which exhibit an Arts & Crafts influence), gave the plat a very modern and up-to-date character, while the English Cottage and Cape Cod style houses offered a nostalgia for the past and a flair for the picturesque. Severin Carlson and Carl E. Anderson, 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, porches, dormers, windows and doors, and trim. For those seeking a suburban haven in Riverside, the Elm Tree Plat had charm to spare.

[26] Lancaster, p. 13.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

PRIMARY SOURCES

MAPS

D.G. Beers & Co. *Atlas of the State of Rhode Island*. Providence, 1870.

City of East Providence
Assessor's Office: Maps for Plats 412 and 512.

"Portion of a Plat of House Lots Belonging to George H. Johnson, Riverside, East Providence, R.I., surveyed and drawn by W.M. Dexter, August 1907." Recorded in Plat Book 10/Page 25, copied on Plat Card 261.

"Part of Little Neck Farm Plat belonging to Edna H. Johnson, Riverside, East Providence, R.I., by Frank E. Waterman Co., July 1920." Recorded in Plat Book 14/Page 5, copied on Plat Card 165.

"Elm Tree Plat, East Providence, R.I. Belonging to Severin Carlson and Charles Anderson, by Frank E. Waterman Co., September 1924." Recorded in Plat Book 15/Page 4, copied on Plat Card 174.

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Dunham's Barrington, Bristol and Warren Directory. West Barrington, R.I.: Charles H. Dunham, 1930, 1935-36.

The East Providence Directory. Providence: Sampson & Murdock Co., 1894-1905 and 1910 to 1937-38; Boston: R.L. Polk Co., 1939-40 to 1980.

OTHER

City Clerk's Office, City of East Providence: Deeds, 1867-Present.

City of Taunton, MA: Bristol County Registry of Deeds, 1795-1866.

U.S. Census Records: 1910, 1920, 1930, 1940.

ONLINE

Central Florida Memory: http://www.cfmemory.org/

Death Record for Severin Carlson, found in Carey Hand Funeral Home (Orlando, FL) records, March 9 to April 29, 1946.
http://digital.library.ucf.edu/cdm/compoundobject/collection/CFM/id/140997/show/140913/rec/1

Viall Family History: http://www.wav3.com/WAV3Pages/Viall_Family_History.html and http://familytreemaker.genealogy.com/users/o/l/s/Joan-E-Olsson/GENE7-0043.html.

SECONDARY SOURCES

PERIODICALS

Providence Journal
Obituary for Severin Carlson: March 30, 1946: 11.
Death Notice for Carl E. Johnson: November 30, 1952: 46. [Obituary not found.]
Death Notice for Hulda E. Carlson, April 13, 1953: 16. [Obituary not found.]

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Cavanaugh, Kathryn J. *Phillipsdale Historic District National Register Nomination*. Providence, RI: R.I. Historical Preservation Commission, 2011.

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Jillson, David. *John Viall of Swansey, Mass. and Some of His Descendants*. Reprinted from Narragansett Historical Register, n.d. (RI Historical Society Library; the card catalogue indicates a publication date of 1885.)

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Powell, Jane and Linda Svendsen. *Bungalow Details: Exterior*. Salt Lake City, UT: Gibbs Smith, 2004.

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 Approx. 6.5 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: 41.771019° Longitude: -71.353707°
2. Latitude: 41.770663° Longitude: -71.351155°
3. Latitude: 41.769013° Longitude: -71.351688°
4. Latitude: 41.769499° Longitude: -71.354216°

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 Elm Tree 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 almost entirely with the historic boundaries of the Elm Tree Plat (1924) as delineated on City of East Providence Plat Card 174. Lot 1 in the original plat, at the northwest corner of Charlotte Street and Willett Avenue, now contains a 1980s commercial building (at 467 Willett Avenue) that would not contribute to the significance of the district, and thus is not included in its boundaries.

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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: Elm Tree Plat Historic District

City or Vicinity: East Providence

County: Providence State: RI

Photographer: Kathryn J. Cavanaugh

Date Photographed: January 26 and February 4, 2015

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

1 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0001. View of 14 Charlotte Street, looking southeast.

2 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0002. View of 26 Charlotte Street, looking southeast.

3 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0003. View of 16 Harvey Avenue, looking northeast.

4 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0004. Left to right: view of 10 and 16 Harvey Avenue, looking southwest.

5 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0005. Left to right: view of 197 and 189 Fenner Avenue, looking southeast.

6 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0006. View of 521 Willett Avenue, looking southwest.

7 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0007. Left to right: view of 183 and 181 Fenner Avenue, looking southeast.

8 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0008. View of 7 Charlotte Street, looking southwest.

9 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0009. Left to right: view of 14, 18, 22, and 26 Charlotte Street, looking southeast.

10 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0010. Left to right: view of 14 and 18 Elinora Street, looking southeast.

11 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0011. Left to right: view of 33, 29, 25, and 21 Charlotte Street, looking northeast.

12 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0012. Left to right: view of 25 and 21 Harvey Avenue, looking southwest.

13 of 13. RI_ProvidenceCounty_ElmTreePlatHistoricDistrict_0013. Left to right: view of 553 and 547 Willett Avenue, looking southwest.

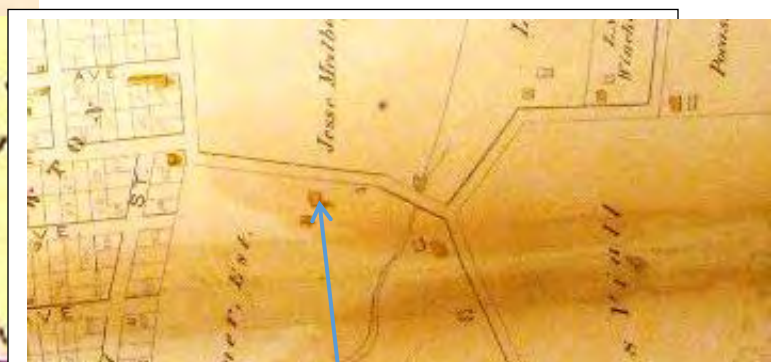
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain 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 Elm Tree Plat. The black dot to the left of William Viall's name was owned by Horace T. Viall in 1851; now at 521 Willett Avenue.



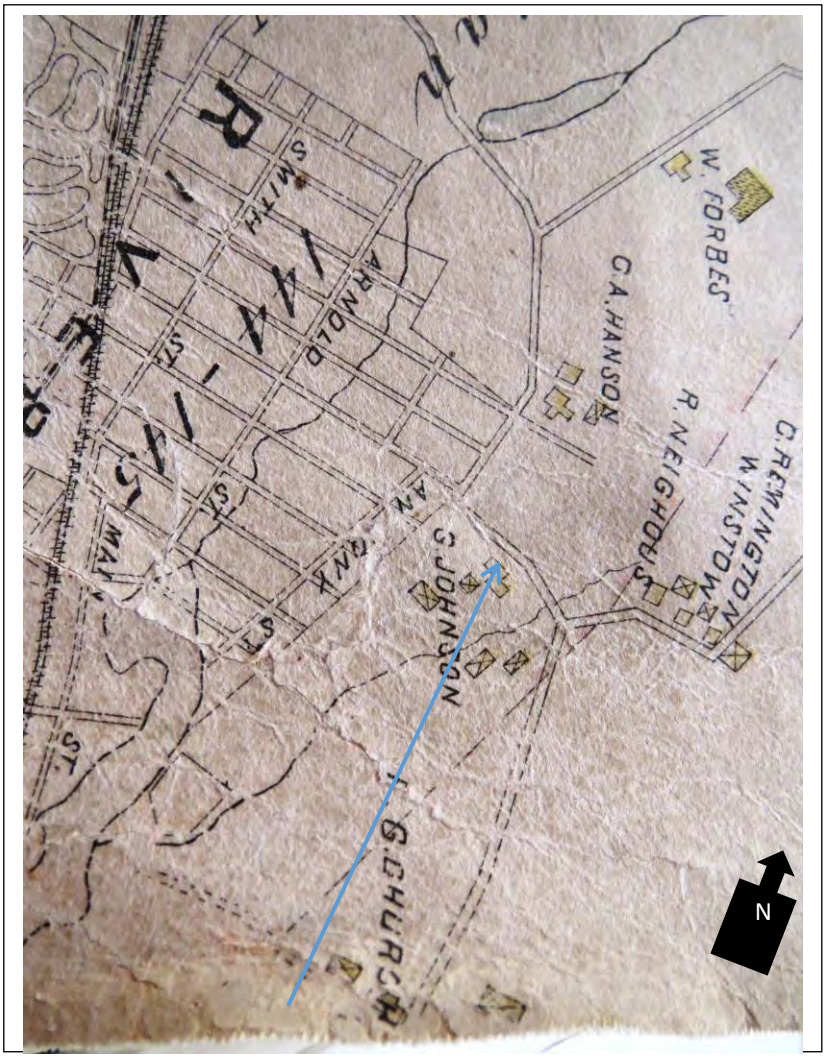


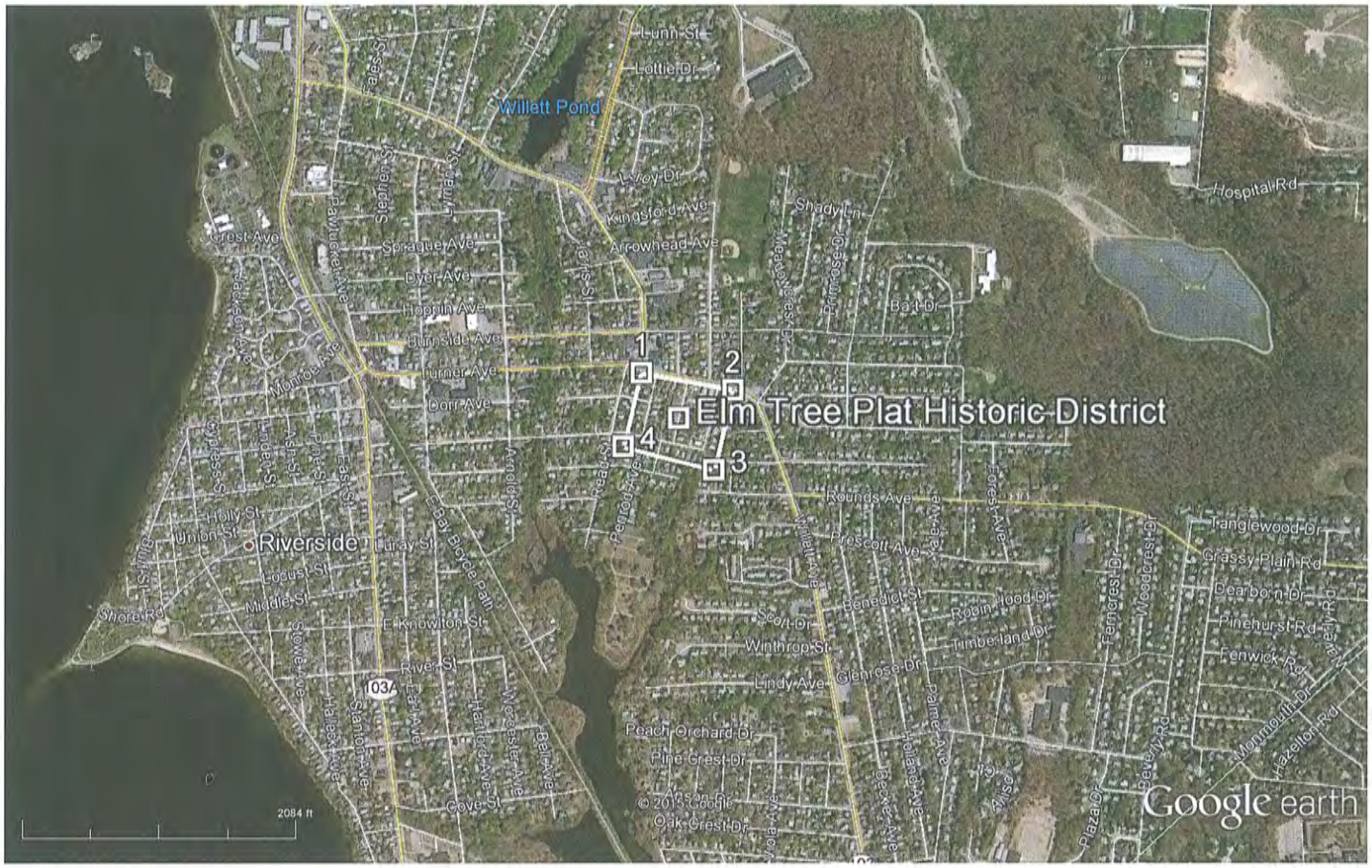
Figure 4: Riverside in 1895 (detail)

Shows the future site of the Elm Tree Plat on the south side of Willett Avenue, west of the brook running through the George Johnson farm. The house at 521 Willett Avenue is shown; the associated outbuildings are no longer extant.

Figure 5: Riverside in 1917 (detail). The future site of the Elm Tree Plat is within the 19.7 acre George Johnson farm, which includes the current houses at 521 Willett Avenue and 181 Fenner Avenue. (The other associated outbuildings are no longer extant.) The house presently at 7 Charlotte Street was then located on Willett Avenue.

Figure 6: Elm Tree Plat (1924). Note that the map does not depict existing houses at 521 Willett Avenue (lots 26 and 27), 181 Fenner Avenue (lot 57). The house now at 7 Charlotte Street was outside the plat boundaries at this time, standing on Willett Avenue several lots

Figure 7: 1956 Sanborn map (detail, page 92), showing the Elm Tree Plat entirely built out.



Google earth

miles 1

km 1

Elm Tree Plat Historic District
East Providence, Providence County, Rhode Island

Coordinates

1) Latitude: 41.771019°	Longitude: -71.353707°
2) Latitude: 41.770663°	Longitude: -71.351155°
3) Latitude: 41.769013°	Longitude: -71.351688°
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Elm Tree Plat Historic District
East Providence, Providence County, Rhode Island

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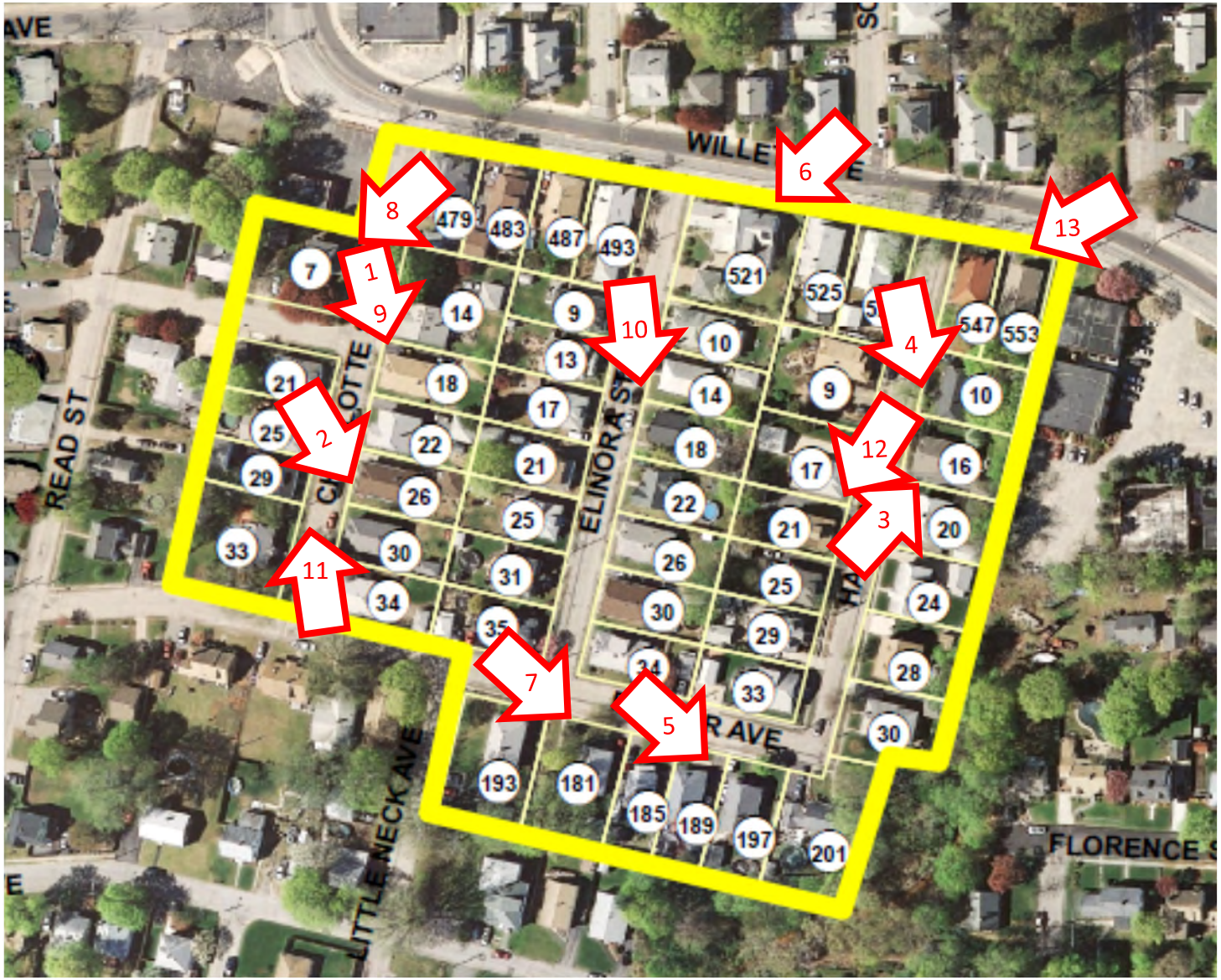
National Register District

Property Lines

23 Street Number

Elm Tree Plat National Register District



Elm Tree Plat Historic District
East Providence, RI

Photo Key Map

N

16

189

181

256632

33

553