

Appendices

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Appendix 1: Cultural Resource Survey Forms



Rhode Island Historical Preservation & Heritage Commission HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 233 Bullocks Point Ave PLAT/LOT 312/07/008

NAME(s) _____

PROPERTY TYPE Bld OWNERSHIP Priv

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____



Photo ID EAPR_233Bullockspointave_W

USES: Select terms from National Register table

CURRENT Domestic/Mult. Dwelling HISTORIC Domestic/Mult. Dwelling

SITING: SETBACK 20 ft LOT SIZE 12,196.8 sq ft

STORIES 1.5 ROOF(s) (1) End Gable



Photo ID EAPR_233Bullockspointave_NE

MATERIALS: Select terms from National Register table

ROOF Asphalt WALL Synthetics/Vinyl

FOUNDATION Concrete OTHER _____

WINDOWS (1) one over one double hung sash vinyl, (2) casement sash

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	(1) Mod	(1) Maj	(1) Maj	(1) Maj
Configuration	(1) Min	(1) Maj	(1) Maj	(1) Maj

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Commercial building	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	Ca. 1882	Map	G.M. Hopkins	Surveyor

ARCHITECTURE: If more than one, list & number in order of importance

TYPE _____ STYLE(s) No Style

SURVEYOR Brianna Jordan DATE 12/2021 REVIEWER _____ DATE _____

HISTORIC NARRATIVE AND CONTEXT

The first half of the nineteenth century designated Riverside as a destination for wealthy travelers who sought relaxation away from city life.¹ By the latter half of the nineteenth century Riverside developed into a busy resort area populated mostly with small summer vacation cottages and luxury resort and hotels.² By the late 1890s Riverside is said to have had the largest concentration of summer residences on Narragansett Bay.³ There were a multitude of amusement parks, like Crescent Park and Boyden Heights.⁴ The middle class's expansion into Riverside was aided with by the establishment of the Providence and Bristol Company Railroad constructed in the mid-1850s.⁵ The railroad aided the ease of access in and out of Riverside. By the turn of the twentieth century Riverside began to transition into a year-round suburban neighborhood, with both construction of new houses and changing the summer cottages to permanent use.⁶ Riverside's new commercial, civic, and institutional activity centered around the Riverside Square and the Riverside Passenger depot.⁷ Historically, Riverside square was a dense commercial sector that built up to accommodate the needs of vacationers and then eventually, suburban residents. Small, free -standing businesses like groceries, barbershops, auto shops, leisure sites and bakeries were present at the beginning and middle of the twentieth century catering to the needs of the expanding neighborhood populace.⁸

233-241 Bullocks Point Avenue contains a dwelling, built circa 1882 and a commercial building built circa 1943, adjacent from the Riverside railroad Depot (figure 1).⁹ The house, number 233, sits on the entrance to Monroe Avenue from Bullocks Point. The footprint of the building indicates very little change to the location or layout of the foundation from its indication on a map from 1882.¹⁰ Over the years, the house number has changed. The House was listed as 239 Bullocks Point Ave up until 1949 when it changed to 277 Bullocks Point Ave.¹¹

233 BULLOCKS POINT AVENUE IN THE TWENTIETH CENTURY AS A DOMESTIC DWELLING

The dwelling at 233 Bullocks Point Avenue has served as a domestic dwelling for over one hundred years. In 1910, Augustus Miner and his wife Florence are listed at 239 Bullocks Point Ave.¹² Augustus Miner was born in 1885 and immigrated to the United States when he was just 9 years old from Castelfranco in Miscano, a municipality in southern Italy.¹³ Augustus Miner would go on to own a fair swath of buildings inside the Riverside Square area as well as his own barber shop in the current 241 Bullocks Point Ave building located on the property. Augustus Miner, his wife and three boys would live in the house for the next sixty-five years. Mr. Miner would go on to live until the age of 91, passing away in 1974, having watched and contributed to the expansion of the neighborhood.¹⁴

¹ Richard Longstreth, *East Providence, Rhode Island Statewide Preservation Report* (Providence: Rhode Island Historical Preservation Commission, 1976), 34.

² Longstreth, *East Providence Preservation report*, 34-36.

³ Longstreth, *East Providence Preservation report*, 38.

⁴ Longstreth, *East Providence Preservation report*, 39-40.

⁵ Bruce Remick, *Rhode Island: Living in Riverside first 80 years, 1870 to 1950* (Rhode Island: n.p., 2021), 50.

⁶ Longstreth, *East Providence Preservation report*, 38.

⁷ *Ibid.*

⁸ See Sanborn Map Company, "Sanborn Fire Insurance Maps", East Providence, Providence County, Rhode Island, 1920, New York: Sanborn Map Company, 1921. https://digitalsanbornmaps-proquest-com.rwulib.idm.oclc.org/browse_maps/40/8075/39395/41291/561517?accountid=25133.

⁹ G.M. Hopkins, "Atlas of the City of Providence R.I. and Environs. From Official Records, Private Plans and Actual Surveys" 1882, David Rumsey Map Collection. <https://www.davidrumsey.com>.

¹⁰ *Ibid.*

¹¹ Sanborn Map Company, "Sanborn Fire Insurance Maps", East Providence, Providence County, Rhode Island, 1950-51, New York: Sanborn Map Company, 1921. https://digitalsanbornmaps-proquest-com.rwulib.idm.oclc.org/browse_maps/40/8075/39396/41297/562069?accountid=25133

¹² "World War I Draft Registration Card for Augustus Miner", Serial no. 3144, no. 2435, Local Draft Board 5, City of East Providence, RI, 1917. *Ancestry.com*

¹³ "Augustus Miner", grave marker, Glenwood Cemetery, East Greenwich, Kent County, RI, digital. <https://www.findagrave.com/memorial/199614278/augustus-miner>.

¹⁴ "Obituaries: Augustus Miner", *The Providence Journal*, (Providence, R.I.), Dec. 9, 1974.

Augustus' story of immigrating to the United States was not dissimilar to many new citizens of the time. From the late nineteenth century to the start of World War I, an estimated 4 million Italian immigrants arrived in the United States.¹⁵ Most came in the first fifteen years of the twentieth century with a majority coming from southern Italy and Sicily.¹⁶ "In the United States, Rhode Island's proportion of Italians—nearly twenty percent—is the largest in the country."¹⁷ The heaviest concentration of Italian Immigration to Rhode Island was the Providence Metropolitan area, Westerly and Bristol County, with East Providence in between.¹⁸



Figure 1. Map of Riverside, 1882, showing original footprint of building.

¹⁵ "How the Italian Immigrants came to New England", *New England Historical Society*, Updated 2021. . <https://www.newenglandhistoricalsociety.com/how-the-italian-immigrants-came-to-new-england/>

¹⁶ *Ibid.*

¹⁷ Carmela Santoro, *The Italians in Rhode Island: The Age of Exploration to the Present, 1524 to 1989* (Providence: RIHC & The Rhode Island Publications Society, 1990), 6. <file:///Users/briannajordan/Desktop/italian.pdf>

¹⁸ *Ibid.*



Figure 2. Panoramic Map of Riverside, 1894, building is number 19.



Figure 3. Close up of 233 Bullocks Point Avenue footprint, 1895.



Figure 4. Early 1900s showing 233 Bullocks Point Avenue.

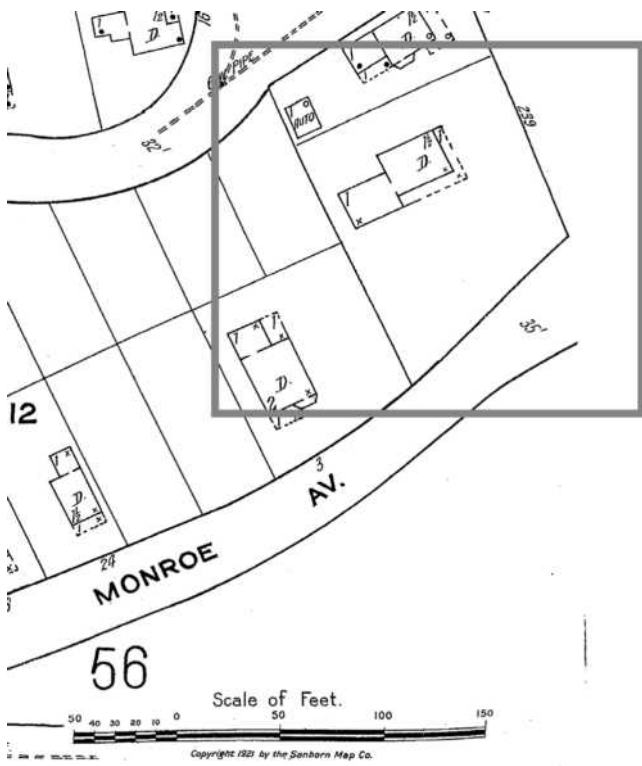


Figure 5. 1920-21 Sanborn Fire Insurance Map showing footprint of 233 Bullocks Point Avenue.

Figure 5. 1920-21 Sanborn Fire Insurance Map

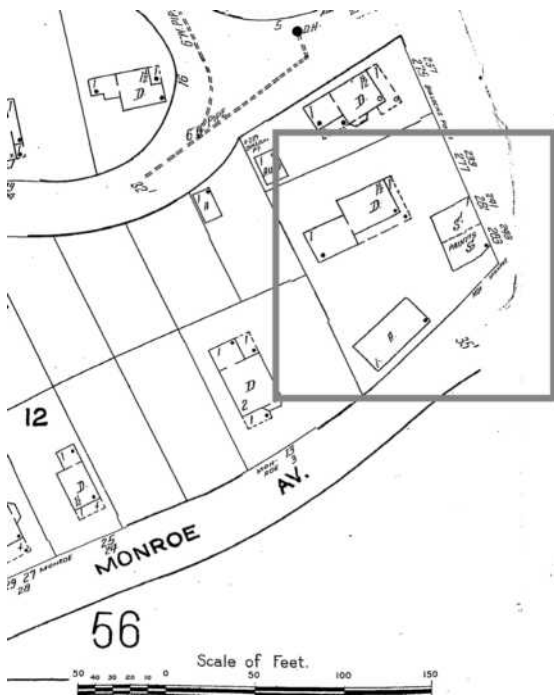


Figure 6. 1950-51 Sanborn Fire Insurance Map showing footprint of 233 Bullocks Point Avenue and additions.

STATEMENT OF SIGNIFICANCE

233-241 BULLOCKS POINT AVENUE

Context

233-241 Bullocks Point Avenue is a building and structure located on one property lot in the Riverside neighborhood of East Providence, Rhode Island. The building is a 1 and 1/2 story end gable house with no particular architectural style. The structure is a one-part commercial block. The building, 233 Bullocks Point Avenue, is associated with the early development of Riverside as a permanent year-round community in the latter half of the nineteenth and early twenty-century. The property is on the edge of Lysander Flagg's Cedar Grove Villa platted lots which were one of the first major housing development in the area. This housing development was urged on by the existing 1850's railway, the Providence, Warren, and Bristol railroad, that carried passengers from Providence to the East Bay. Further, the building is associated as an example of Southern Italian American migration to Bristol County during the last decade of the nineteenth century and into the start of the twentieth century.

Criteria Evaluation

Criterion A

233 Bullocks Point Avenue does not appear to be individually eligible for listing in the National Register of Historic Places under Criterion A. It is associated with the development of the Riverside neighborhood as a year-round permanent community as it expanded from its earlier established shore-resort beginning. A building like 233 Bullocks Point Avenue is an example of the increase desire for private suburban homes on the picturesque East Bay. 233 Bullocks Point Avenue is also associated with broad patterns of immigration in the late nineteenth century to Rhode Island, and its specific association with migration of Southern Italian immigrants into the Bristol County area. Local immigration patterns into Bristol County and Riverside can be linked with the growth of the neighborhood as a dense, single family residential neighborhood for middle class workers. However, this property is not significantly associated with these contexts.

Criterion B

233 Bullocks Point Avenue does not appear to be eligible for listing in the National Register under Criterion B as having any association with individuals who have contributed to local or national history. While the building has undergone a historic evaluation, there is nothing to suggest that any significant individual can be identified with the property as to illustrate that individual's important achievement in history.

Criterion C

233 Bullocks Point Avenue does not appear to be eligible for listing in the National Register under Criterion C as having any association with a (1) distinctive characteristic of a type, period, or method of construction, or (2) the work of a master, or (3) possess high artistic value. 233 Bullocks Point Avenue is a plain end-gable construction with no stylistic theme. While the orientation of the gable may indicate a particular New England style of architecture, there are far more ornate and significant examples to pick from already on the register. Lastly, there are no indications that 233 Bullocks Point Avenue was constructed by any significant architect or artistic master.

Criterion D

Criterion D, which is linked to important information potential that must have had information to contribute to the understanding of human history or pre-history does not apply to 233 Bullocks Point Avenue.

Aspects of Integrity

233 Bullocks Point Avenue has retained integrity of location, design, and setting. The location of the building has not changed. The building is on the same plat of land as indicated in a variety of century nineteenth maps. Moreover, the footprint of 233 Bullocks Point Avenue is very unlikely to have changed, if at all, from its original construction as the footprint is steadily consistent throughout the historic research conducted. The setting, the northern section of Riverside Square and the area surrounding 233 Bullocks Point Avenue, has remained constant within the building's historic context period of 1880-1950. 233 Bullocks Point Avenue has not retained its integrity of workmanship, material, feeling or association. Unfortunately, 233 Bullocks Point Avenue has had unsympathetic changes made to its material integrity which often happens to workhorse buildings relied on by a community. The addition of vinyl siding on the exterior and windows of the house has affected the workmanship, feeling and association of the building in its historic context.

It is the opinion of this statement that although 233 Bullocks Point Avenue is situated on Riverside Square and are likely to be significant within Criterion A, 233 Bullocks Point Avenue has lost its historic integrity. Due to a lack of integrity, the building cannot display its significance within its respective historic context and therefore are unlikely eligible for the National Register. Finally, it should be noted that if there was restoration of 233 Bullocks Point Avenue with the original intended material this would likely rehabilitate its integrity.

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Figures

- Figure 1. Map of Riverside, 1882, showing original footprint of building. Hopkins, G.M. "Atlas of the City of Providence R.I. and Environs. From Official Records, Private Plans and Actual Surveys" 1882, David Rumsey Map Collection. <https://www.davidrumsey.com>.
- Figure 2. Panoramic Map of Riverside, 1894, building is number 19. "Panoramic View of Riverside, East Providence". 1894. J. Rafferty Collection.
- Figure 3. Close up of 233 Bullocks Point Avenue footprint, 1895. Everts & Richards. "East Providence Town". 1895. Historic Map Works.
- Figure 4. Early 1900s showing 233 Bullocks Point Avenue. Courtesy of the East Providence Planning Dept.
- Figure 5. 1920-21 Sanborn Fire Insurance Map showing footprint of 233 Bullocks Point Avenue. "Sanborn Fire Insurance Maps". East Providence. Providence County. Rhode Island. 1920-21. New York. Sandborn Map Company.1921.
- Figure 6. 1950-51 Sanborn Fire Insurance Map showing footprint of 233 Bullocks Point Avenue and additions. "Sanborn Fire Insurance Maps". East Providence. Providence County. Rhode Island. 1950-51. New York. Sanborn Map Company.1921.



Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 240 Bullocks Point Ave PLAT/LOT 312-09-001.00

NAME(s) Silva, Joseph, Rosalie, Small Business

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Business HISTORIC Business

SITING: SETBACK 20 ft LOT SIZE 3049 sq ft

STORIES 1 ROOF(s) Shed

MATERIALS: Select terms from National Register table

ROOF Rubber WALL Concrete Block

FOUNDATION Concrete OTHER _____

WINDOWS 1. vinyl 1/1 double hung, 2. vinyl fixed casement



Photo ID EAPR_BullocksPtAve_E



Photo ID EAPR_BullocksPtAve_E

ALTERATIONS	PORCH			WINDOWS				TRIM			OVERALL					
Material	Maj	Mod	Min	<input checked="" type="checkbox"/> None	Maj	<input checked="" type="checkbox"/> Mod	Min	None	Maj	Mod	<input checked="" type="checkbox"/> Min	None	Maj	Mod	<input checked="" type="checkbox"/> Min	None
Configuration	Maj	Mod	Min	<input checked="" type="checkbox"/> None	Maj	Mod	Min	<input checked="" type="checkbox"/> None	Maj	Mod	<input checked="" type="checkbox"/> Min	None	Maj	Mod	Min	<input checked="" type="checkbox"/> None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1960	Vision	East Providence Data Assessor's Office	

ARCHITECTURE: If more than one, list & number in order of importance

TYPE _____ STYLE(s) Googie

SURVEYOR Tayla Burns DATE 11/2021 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Notes for alterations from observations:

- By looking at the building, it seems to have no additions added to the building
- The detail work in the building's facade seems to show older ornamentation and detail
- There are a few variations of size windows- not symmetrical
- The 1/1 double hung windows have small panels above them that might of been filled in with a panel when the vinyl windows were installed and made the window opening smaller than original
- Looking at older historic photographs, the window configurations look to be the same as seen today as of 2021

Context Narrative

The Dari-Bee is a local ice cream shop located in Riverside, a neighborhood in the city of East Providence, Rhode Island. The one-story Googie-style building was constructed in 1960, by Russell Gardner, a Riverside resident.¹ It is located on a parcel along the main road in the neighborhood, Bullocks Point Avenue. The surrounding area is known as Riverside Square, a section of commercial activity surrounded by residential dwellings.

Historical Narrative

The Dari-Bee is located just north of the Riverside Square, a commercial district that developed in the late nineteenth and early twentieth centuries. The opening of the Providence, Warren, and Bristol Railroad in 1855, a train stop was in Riverside.² At the arrival of the Providence, Warren, and Bristol Railroad and the development of multiple amusement parks in the southern portion of the area, sparked growth in this neighborhood.³ This growth was centered around the Providence, Warren, and Bristol Railroad depot, which is just south of Dari-Bee on Bullocks Point Avenue. The area surrounding the depot became a bustling commercial area. One of the main summer attractions was Crescent Park, an amusement park that opened in 1886. The park was opened by Geroge B. Boyden and it attracted many tourists and families to the area. This increased development and commercial demand for Riverside.⁴ Over time, Riverside grew into a resort area, filled with summer cottages. In the late 1890s, Riverside had one of the largest population spikes during the summer months.⁵ During the 1920s and 30s, there was a decline in Riverside due to The Depression, and the 1938 Hurricane that wiped out many buildings.⁶ After World War II, economic prosperity contributed to a nationwide surge in suburban house construction. East Providence became a prime area for this development. The neighborhood of Riverside began to shift into year-round residences and many of the amusement parks began to close. The community began to move from a summer community to a year-round suburban population. Between 1945 to 1970 were East Providence's greatest years of growth, this growth contributed to many local businesses being built in Riverside.⁷ The abundance of residential property built during these years demanded Riverside's commercial businesses to grow as well. World War II initially slowed down the production and consumption of ice cream. Around 1941, the U.S. government classified ice cream as a non-essential food, creating a decrease in the product nationally.⁸ Finally, after World War II, the national obsession with ice cream continued.⁹ Throughout the 1940s till the 1970s, ice cream production and businesses were constant in the U.S. As prepackaged ice cream was sold in the supermarkets, these small businesses began to disappear.¹⁰

¹ King, D. M. (n.d.). Dari-Bee is a Riverside Tradition. *East Providence*. Year: 1940; Census Place: East Providence, Providence, Rhode Island; Roll: m-t0627-03765; Page: 4A; Enumeration District: 4-121.

² *East Bay Bike Path History*. TrailLink. (n.d.). Retrieved from <https://www.traillink.com/trail-history/east-bay-bike-path/>.

³ "Crescent Park | Artinruins," September 11, 2020. <https://artinruins.com/property/crescent-park/>.

⁴ Longstreth, Rhode Island Historical Preservation, 38.

⁵ Rhode Island Historical Preservation Commission, and Richard W Longstreth. East Providence, Rhode Island. Statewide Preservation Report, P-Ep-1. Providence: Commission, 1976, 38.

⁶ Rhode Island Historical Preservation Commission, and Richard W Longstreth, 1976.

⁷ Rhode Island Historical Preservation Commission, and Richard W Longstreth, 1976.

⁸ GEI Consultants, Inc. and Mead & Hunt. 2017. MidCentury Modern in the City of Sacramento Historic Context Statement and Survey Results. Prepared for City of Sacramento.

⁹ Hengranes, Emily. "World War II and America's Sweet Tooth." Naval History Blog, July 25, 2019.

<https://www.navalhistory.org/2019/07/25/we-all-scream-for-ice-cream-world-war-ii-and-americas-sweet-tooth>

¹⁰ "The History of Ice Cream." IDFA, July 12, 2021. <https://www.idfa.org/the-history-of-ice-cream>.

During the economic boom in the late 1950s and the national ice cream craze, a resident of Riverside, William R. Hevey loaned money to his son-in-law, John A. Tait. The money was loaned to John Tait so he could build an ice cream shop north of the Providence, Warren, and Bristol Railroad Depot, located on 250 Bullocks Point Avenue. In 1960 the 1-story concrete building was constructed by Russel Gardner, who was a resident and in building construction.¹¹ John Tait and his wife, Carolyn Tait opened the "Dari-Bee" in 1960.¹² The Tait family also owned the Beehive gift shop that was directly next door from the ice cream shop (see Figure 1). However, the gift shop closed around 1970.¹³ Although Riverside has been in a state of a slow decline and its population decreasing, due to surrounding towns and highways being built past Riverside. The Dari-Bee has remained open since 1960 and has been a place for the local neighborhood.

Statement of Significance

240 Bullocks Point Avenue appears to be eligible for listing in the National Register of Historic Places under Criterion A for its association with the growth and development of Riverside's population increase from post-World War II in the economic expansion.¹⁴ After World War II, economic prosperity contributed to a nationwide surge in suburban house construction. East Providence became a prime area for this development. The neighborhood of Riverside began to shift from a tourist destination into year-round residence. Between 1945 to 1970 were East Providence's greatest years of growth, this growth contributed to many local businesses being built in Riverside.¹⁵ As the population increased in Riverside, along the main road, an area of commercial activity began to grow and is considered "Riverside Square". Post World War II, ice cream was very popular around the nation, as America celebrated its victory with ice cream.¹⁶ Smaller ice cream businesses began to be built nationally during these popular years.¹⁷ In the 1960s, the Dari-Bee ice cream shop opened on Bullocks Point Avenue which is close to the commercial Riverside Square. Dari-Bee quickly became a neighborhood attraction. This growth transformed the locally built environment into a larger suburban area and commercial activity for Riverside. Dari-Bee was part of the development and growth of the neighborhood.

240 Bullocks Point Avenue appears not to be eligible for listing in the National Register under Criterion B. This is due to the lack of persons who could be considered "significant in our past". The original owners of the building were part of the Tait family, a local family in the neighborhood. The Tait family also owned and operated another business next to 240 Bullocks Point Avenue, although that business and building no longer exist. The business was called "Beehive Gift Shop". The current owners of the Dari-Bee are the Silva family, who bought the property around the year 2000. The Silva family is another

¹¹ Year: 1940; Census Place: *East Providence, Providence, Rhode Island*; Roll: *m-t0627-03765*; Page: 44; Enumeration District: 4-121

¹² King, Dale M. "Dari-Bee is a Riverside Tradition." *East Providence Newspaper*, n.d.

¹³ King, Dari-Bee is a Riverside Tradition.

¹⁴ Rhode Island Historical Preservation Commission, and Richard W Longstreth. *East Providence, Rhode Island. Statewide Preservation Report, P-Ep-1*. Providence: Commission, 1976.

¹⁵ Rhode Island Historical Preservation Commission, Robert O. Jones Jr., Providence, Rhode Island, 1980.

¹⁶ GEI Consultants, Inc. and Mead & Hunt. 2017. *MidCentury Modern in the City of Sacramento Historic Context Statement and Survey Results*. Prepared for City of Sacramento.

¹⁷ GEI Consultants, *MidCentury Modern in the City of Sacramento Historic Context Statement and Survey Results*.

local family who lives in the neighborhood. Although the current owners of the building have been in the neighborhood for quite some years, they are not considered historically significant.

240 Bullocks Point Avenue appears to be eligible for listing in the National Register of Historic Places under Criterion C in the area of Architecture as a representative of an increasingly rare surviving expression of Modern architecture. This building can be considered to be Googie-style, popular during the 1950s and late 1960s.¹⁸ The Googie style became popular mainly during post-World War II, the futuristic style was a reference to the beginning of a new era.¹⁹ Americans embraced this modern design with new products and technologies and thinking of the future. Air and space technology and television were among the new technologies in postwar restaurant architecture. Around the 1960s ended the Googie era, and buildings of this style have been demolished, this makes the surviving buildings with integrity more significant. The Googie style is a representation of American history that led to a new design of buildings, inspired by television, and our different technology accomplishments.

The building retains its historic physical integrity on its exterior. One of the important features of this building is the roof sloping at an upward angle. This is one particular element in which the architects were creating a unique structure. The sloping roof is one of the important features of the Googie-style. The sloping roof often reflected new engineering techniques, a common feature of Googie-style.²⁰ The other common feature was signage, and being large to grab attention to the building. The signage on Dari-Bee is on the roof, the other key feature. By reviewing historic photographs it may be very well the same signage from the original construction of the building (see Figure 2). The architect and construction of the building were done by Russell Gardner. Gardner grew up in Riverside and worked in building construction. His father, George H. Gardner was a house building contractor according to the 1930 Federal Census. Although the Gardner's were local builders of the neighborhood, they are not considered historically significant.²¹

240 Bullocks Point Avenue appears not to be eligible for listing in the National Register of Historic Places under Criterion D.

¹⁸ Novak, Matt. "Googie: Architecture of the Space Age." Smithsonian.com. Smithsonian Institution, June 15, 2012. <https://www.smithsonianmag.com/history/googie-architecture-of-the-space-age-122837470/>.

¹⁹ Novak, "Googie: Architecture of the Space Age."

²⁰ Budds, Diana. "The Ultimate Guide to Googie." Curbed, July 25, 2019.

<https://archive.curbed.com/2019/7/24/18647602/the-ultimate-guide-to-googie# coda>.

²¹ 1930; Census Place: *East Providence, Providence, Rhode Island*; Page: 19B; Enumeration District: 0219; FHL microfilm: 2341906.

²² "Jones Pond and Other Archaeological Sites Reveal Early History of Settlement in Sowams." Sowams Heritage Area, December 22, 2018.

<http://sowamsheritagearea.org/wp/jones-pond-and-other-archaeological-sites-in-sowams-reveal-early-history/>.

240 Bullocks Point Avenue holds excellent evidence of integrity. The location and the setting of the building are very important to the past since it is very close to Riverside Square. It holds a close relationship to the former depot building, which could be considered the center of the square. The building has not moved from its original site. The design of the building is a rare surviving example of a small-scale Googie-style building in the surrounding towns. This style is not particularly known in this area, since it is mainly known to be on the west coast of the United States. The form of the building has been consistent and shows no signs of additions. The materiality of the building is simple concrete blocks and wood ornamentation on the front facade. The windows have been replaced with vinyl windows. The workmanship of the front facade is in great detail for the simplicity of the building. It is also important to note that the sloping roof at the time of construction could be considered a small-scale engineering accomplishment. The feeling of the building shows its historical character and still serves ice cream just as it did in 1960. The building does not have any association with a significant person. It does have an association with the growth and development of Riverside post-WWII. The quick expansions from a small neighborhood to a metropolitan area.

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Year: 1940; Census Place: East Providence, Providence, Rhode Island; Roll: m-t0627-03765; Page: 4A; Enumeration District: 4-121

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<http://sowamsheritagearea.org/wp/jones-pond-and-other-archaeological-sites-in-sowams-reveal-early-history/>.
- King, D. M. (n.d.). Dari-Bee is a Riverside Tradition. East Providence. Year: 1940; Census Place: East Providence, Providence, Rhode Island; Roll: m-t0627-03765; Page: 4A; Enumeration District: 4-121.
- Novak, Matt. “Googie: Architecture of the Space Age.” Smithsonian.com. Smithsonian Institution, June 15, 2012.
<https://www.smithsonianmag.com/history/googie-architecture-of-the-space-age-122837470/>.
- Robert O. Jones Jr., Rhode Island Historical Preservation Commission, 1980. Providence, Rhode Island, 6.



240 Bullocks Point Avenue, front (west elevation)



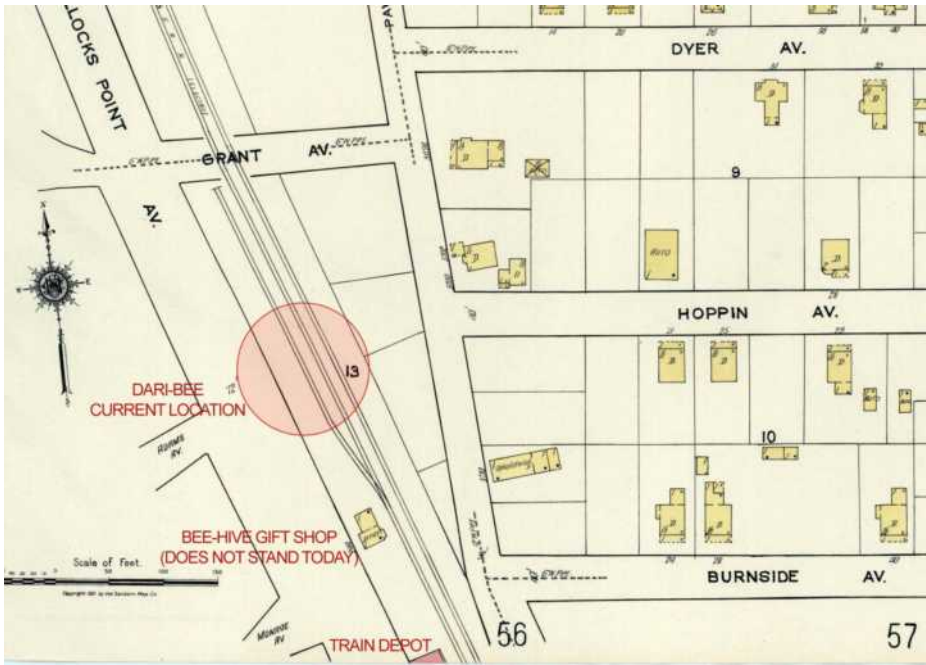
240 Bullocks Point Avenue, front (west elevation)



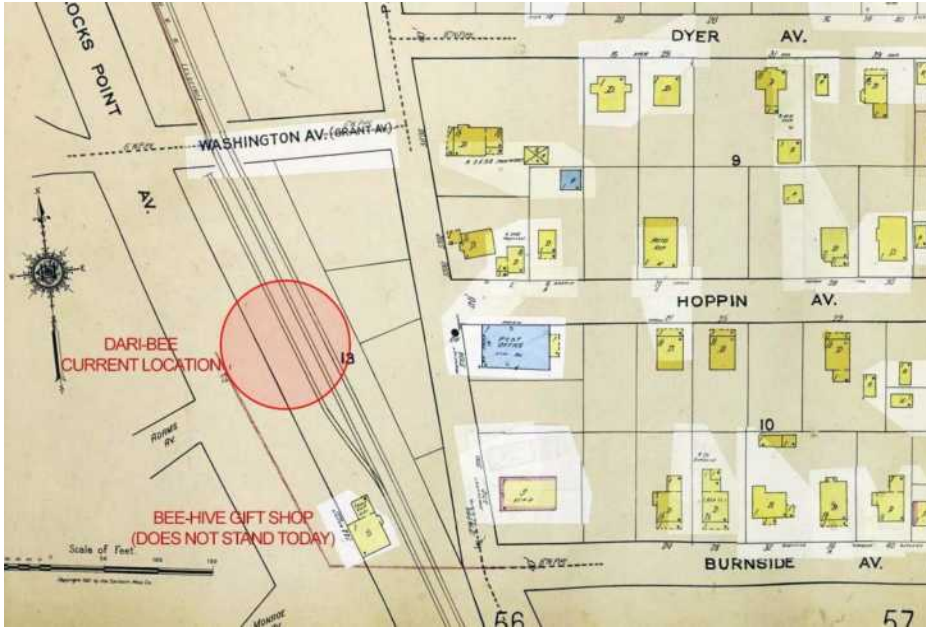
Side (north) elevation, facing south



Side (south) elevation, facing north



Map of 1921
 Source: Sanborn Fire Insurance Map from Providence, Providence County, Rhode Island. Sanborn Map Company, to 1921 Vol.6, 1921. Map. https://www.loc.gov/item/sanborn08099_012/.



Map of 1951

Source: Sanborn Fire Insurance Map from Providence, Providence County, Rhode Island. Sanborn Map Company, - Mar 1951 Vol.6, 1950. Map. https://www.loc.gov/item/sanborn08099_018/.



Photo of Bullocks Point Avenue, showing the depot, Bee-Hive gift shop, and Dari-Bee, Date is unknown.
Source: From the East Providence City Hall Picture Records



Photo of Bullocks Point Avenue, showing the depot, the demolished Bee-Hive gift shop, and Dari-Bee,
Date is unknown.
Source: From the East Providence City Hall Picture Records



Figure 1: Riverside Square, taken around 1960, shows the train depot, Bee-Hive gift shop, and Dari-Bee from left to right

Source: Remick, Bruce. "Riverside Square in the 1960's" Facebook, August 15, 2019.

<https://www.facebook.com/photo/?fbid=10157455548992246&set=gm.2418273838240976>



Figure 2: Dari-Bee signage, date unknown

Source: From the East Providence City Hall Picture Records



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 241 Bullocks Point Ave PLAT/LOT 312/07/008

NAME(s) Callegaro News

PROPERTY TYPE Bld OWNERSHIP Priv

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____



Photo ID EAPR_241Bullockspointave_NE

USES: Select terms from National Register table

CURRENT Commer/Trade: Business HISTORIC Commer/Trade: Business

SITING: SETBACK 5 ft LOT SIZE 12196.8 sq ft

STORIES 1 ROOF(s) Side Gable



Photo ID EAPR_241Bullockspointave_NW

MATERIALS: Select terms from National Register table

ROOF Asphalt WALL Synthetics/Vinyl

FOUNDATION Concrete OTHER _____

WINDOWS (1) Two light, fixed sash

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	None	Maj	Maj	Maj
Configuration	None	Maj	Maj	Mod

INTEGRITY Excellent Good Fair X Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Dwelling	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	Ca. 1943	Map	Sanborn Fire Insurance	

ARCHITECTURE: If more than one, list & number in order of importance

TYPE One-part commercial block STYLE(s) No Style

SURVEYOR Brianna Jordan DATE 12/2021 REVIEWER _____ DATE _____

HISTORIC NARRATIVE AND CONTEXT

The first half of the nineteenth century designated Riverside as a destination for wealthy travelers who sought relaxation away from city life.¹ By the latter half of the nineteenth century Riverside developed into a busy resort area populated mostly with small summer vacation cottages and luxury resort and hotels.² By the late 1890s Riverside is said to have had the largest concentration of summer residences on Narragansett Bay.³ There were a multitude of amusement parks, like Crescent Park and Boyden Heights.⁴ The middle class's expansion into Riverside was aided with by the establishment of the Providence and Bristol Company Railroad constructed in the mid-1850s.⁵ The railroad aided the ease of access in and out of Riverside. By the turn of the twentieth century Riverside began to transition into a year-round suburban neighborhood, with both construction of new houses and changing the summer cottages to permanent use.⁶ Riverside's new commercial, civic, and institutional activity centered around the Riverside Square and the Riverside Passenger depot.⁷ Historically, Riverside square was a dense commercial sector that built up to accommodate the needs of vacationers and then eventually, suburban residents. Small, free-standing businesses like groceries, barbershops, auto shops, leisure sites and bakeries were present at the beginning and middle of the twentieth century catering to the needs of the expanding neighborhood populace.⁸

RIVERSIDE SQUARE BUSINESS IN 244 BULLOCKS POINT AVENUE

241 Bullocks Point Avenue has operated as a business space since its inception, circa 1943.⁹ The building's address changed a few times over the decades as well as its assumed configuration.¹⁰ This seemingly suggested that the building was once was a space for two tenants. The address eventually changed back to 241 Bullocks Point Avenue, hosting only one tenant.

241 Bullocks Point Avenue has served a variety of businesses. The most prominent was Augusts Miner's barber shop, where he would eventually employ his oldest son Augustus William Miner.¹¹ 241 was also the site of the Riverside Hardware store which was located at 243 Bullocks Point Avenue in 1943.¹² Louis "Red" Callegaro relocated to Riverside about 1953 and acquired Augustus Miner's Riverside Hardware Store building in 1955 where he opened his own popular corner news and magazine Store.¹³ Callegaro News and Magazines which was affectionally known as "Red's" sold most of the magazines, comic books and penny candy in Riverside during the 1950's and 1960's (Figure 1).¹⁴

During the post-World War II boom, much like the rest of the United States, Riverside saw an explosion in population and prosperity. Within a twenty-five year period East Providence saw its greatest era of growth.¹⁵ Both population and economic expansion allowed for Riverside Square to flourish and self-sustain in the way of local services. However, the construction of Interstate 95 in 1960 increasingly made the core commercial area of historic Riverside Square unfavorable with more attractive shopping options in Seekonk in

¹ Richard Longstreth, *East Providence, Rhode Island Statewide Preservation Report* (Providence: Rhode Island Historical Preservation Commission, 1976), 34.

² Longstreth, *East Providence Preservation report*, 34-36.

³ Longstreth, *East Providence Preservation report*, 38.

⁴ Longstreth, *East Providence Preservation report*, 39-40.

⁵ Bruce Remick, *Rhode Island: Living in Riverside first 80 years, 1870 to 1950* (Rhode Island: n.p., 2021), 50.

⁶ Longstreth, *East Providence Preservation report*, 38.

⁷ *Ibid.*

⁸ See Sanborn Map Company, "Sanborn Fire Insurance Maps", East Providence, Providence County, Rhode Island, 1920, New York: Sanborn Map Company, 1921. https://digitalsanbornmaps-proquest-com.rwulib.idm.oclc.org/browse_maps/40/8075/39395/41291/561517?accountid=25133.

⁹ East Providence, R.I., City Directory, (R.L. Polk and Co., 1943).

¹⁰ The building number changed from 241 and 243 to 281 & 283.

¹¹ 1940 United States Census, East Providence, Providence County, Rhode Island, digital image s.v. "Augustus Miner," *Ancestry.com*.

¹² East Providence, R.I., City Directory, (R.L. Polk and Co., 1943).

¹³ Remick, *Living in Riverside*, 51.

¹⁴ Remick, *Living in Riverside*, 51.

¹⁵ Longstreth, *East Providence Preservation report*, 48.

the later part of the century.¹⁶ Callegaro News is last listed in 1975, seemingly a victim of this economic change.¹⁷

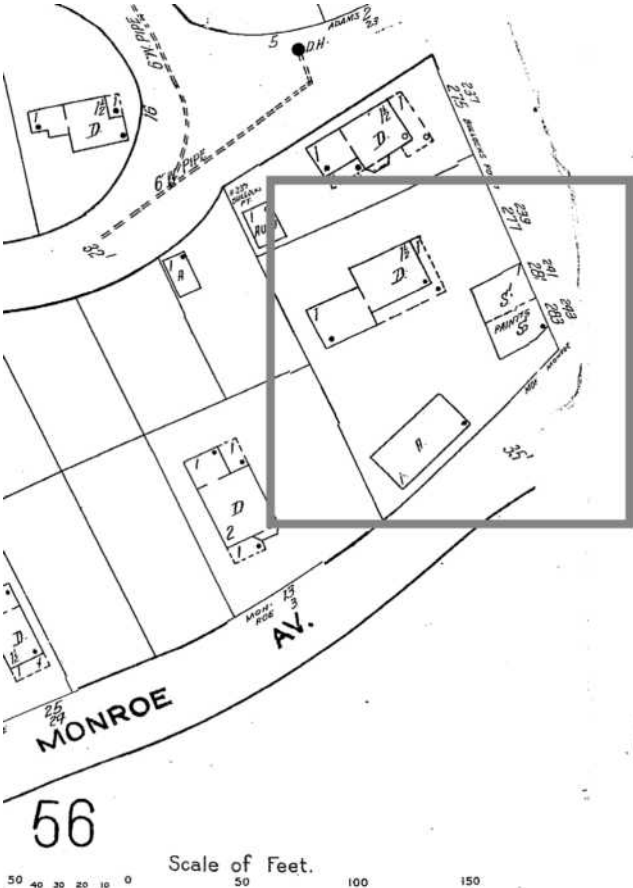


Figure 1. 1920/1950 Overlay Sanborn Fire Insurance Map showing 241 Bullocks Point Avenue.



Figure 2. Bullocks Point Avenue Looking South, 241 Bullocks Point Avenue is on the right.

¹⁶ Longstreth, *East Providence Preservation report*, 50.
¹⁷ East Providence, R.I., *City Directory*, (R.L. Polk and Co., 1975).



Figure 3. Bullocks Point Avenue looking West, 241 Bullocks Point Avenue is shown.



Figure 4. Callegro's News.



Figure 5. Current Photo of 241 Bullocks Point Avenue.

C

Criteria Evaluation

Criterion A

244 Bullocks Point Avenue appears to be eligible for listing in the National Register of Historic Places under Criterion A for its association with the development of the Riverside Square commercial district. The structure has been used commercially since the 1930's. 241 Bullocks Point Avenue has hosted a variety of businesses most notably Callegaro News which was a neighborhood luminary to the children that lived around the square. Noted for the penny candy it once supplied, 244 Bullocks Point Avenue is an example of the once burgeoning commercial district inside Riverside Square and its growth in population and commerce.

Criterion B

244 Bullocks Point Avenue does not appear to be eligible for listing in the Rhode Island Register under Criterion B as having an association with individuals who may have contributed to local or national history. The property is associated with Augustus Miner who had a large commercial spread in Riverside Square. While this is noteworthy and interesting to the possible ramifications to the overall commercial development of Riverside Square, his property ownership does not rise to the level of specific contributions to the local past. Moreover, the property has been associated with individuals throughout its commercial life there is no one individual with achievement arising to the level of significant that 244 Bullocks Point Avenue can illuminate.

Criterion C

241 Bullocks Point Avenue does not appear to be eligible for listing in the Rhode Island Register under Criterion C as having any association with a (1) distinctive characteristic of a type, period, or method of construction, or (2) the work of a master, or (3) possess high artistic value. 241 Bullocks Point Avenue is an unadorned one-part commercial block structure that sits on the beginning of Riverside Square. 241 Bullocks Point Avenue is not indicative of a distinctive character with no integration of a type of design, a period of design or a method of construction. There was no indication within the historic research done on the structure that points to a particularly significant builder or architect that designed or built the structure. Finally, 241 does not possess a high artistic value in its character features nor its design.

Criterion D

Criterion D, which is linked to important information potential that must have had information to contribute to the understanding of human history or pre-history does not apply to 241 Bullocks Point Avenue.

Aspects of Integrity

241 Bullocks Point Avenue has retained integrity of location, design, workmanship and, setting. The commercial structure shows no indication of change in its location. The design of the structure has remained relatively the same. Although it is used as one commercial space, this was not always the case. 241 Bullocks Point Avenue in its history has been used to contain two commercial businesses. This is also indicated by the building's layout with two entrances. This has changed over time but has not negatively affected the structures integrity as an original commercial space. 241 Bullocks Point Avenue appears to have kept some workmanship integrity as the unique corner entrances are indicative of commercial use with the main entrance directly on the sidewalk and the bulk of the buildings display siding facing parallel to the once running railroad. Finally, the setting of 241 Bullocks Point Avenue has remained the same throughout the structure's existence within Riverside Square. Again, regrettably, the material integrity of the structure is not intact as there is no historic fabric visible. The material alterations have effect 241 Bullocks Point Avenue's integrity of feeling and association.

It is the opinion of this statement that although 241 Bullocks Point Avenue is situated on Riverside Square and are likely to be significant within Criterion A, 241 Bullocks Point Avenue has lost its historic integrity. Due to a lack of integrity, the building cannot display its significance within its respective historic context and therefore are unlikely eligible for the National Register. Finally, it should be noted that if there was restoration of 241 Bullocks Point Avenue with the original intended material this would likely rehabilitate its integrity.

BIBLIOGRAPHY

East Providence, R.I., City Directory. (R.L. Polk and Co. 1921).

Remick, Bruce. *Rhode Island: Living in Riverside first 80 years, 1870 to 1950*. (Rhode Island: n.p., 2021).

Richard Longstreth. East Providence, Rhode Island Statewide Preservation Report. (Providence: Rhode Island Historical Preservation Commission, 1976).

Sanborn Map Company. "Sanborn Fire Insurance Maps". East Providence, Providence County, Rhode Island. New York: Sanborn Map Company. 1921.

1940 United States Census, East Providence, Providence County, Rhode Island, digital image s.v. "Augustus Miner," *Ancestry.com*.

Figures

Figure 1. 1920/1950 Overlay Sanborn Fire Insurance Map showing 241 Bullocks Point Avenue. "Sanborn Fire Insurance Maps". East Providence. Providence County. Rhode Island. 1920/1950. New York. Sanborn Map Company.1921.

Figure 2. Bullocks Point Avenue Looking South, 241 Bullocks Point Avenue is on the right. Picture is courtesy of the East Providence Planning Department.

Figure 3. Bullocks Point Avenue looking West, 241 Bullocks Point Avenue is shown. Picture is courtesy of the East Providence Planning Department.

Figure 4. Callegro's News. Remick, Bruce. *Rhode Island: Living in Riverside first 80 years, 1870 to 1950*. (Rhode Island: n.p., 2021).50.

Figure 5. Current Photo of 241 Bullocks Point Avenue. Photography by author.



Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 250 Bullocks Pt. Ave. PLAT/LOT 312/09/002

NAME(s) Riverside Station/ Riverside Depot/ Borealis Coffee

PROPERTY TYPE Bld[√] Str Obj Site OWNERSHIP Priv[√] Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT commerce/restaurant HISTORIC Transportation/rail-related

SITING: SETBACK 0 ft LOT SIZE 4356 sq ft

STORIES 1 ROOF(s) Gable on hip

MATERIALS: Select terms from National Register table

ROOF stone/ slate WALL brick

FOUNDATION Not visible OTHER _____

WINDOWS Aluminum fixed sash, 2/2 double-hung wood sash with leaded glazed top sash



Photo ID EAPR BullocksPtAve250 E



Photo ID EAPR BullocksPtAve250 S

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	None [√]	Maj	Mod [√]	Min	None	Maj	Mod [√]	Min	None	Maj	Mod [√]	Min	None
Configuration	Maj	Mod	Min	None [√]	Maj	Mod [√]	Min	None	Maj	Mod [√]	Min	None	Maj	Mod [√]	Min	None

INTEGRITY Excellent Good ✓ Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) building	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	Ca. 1860	Longstreth		
South extension	Ca. 1965	Longstreth		
Chimney addition	Ca. 1920	Sanborn map		
Window replacement	Unknown			

ARCHITECTURE: If more than one, list & number in order of importance

TYPE _____ STYLE(s) Other

SURVEYOR Xuanzi Li DATE 12/2021 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Architectural Description

250 Bullocks Pt. Ave is a one-story, gable-on-hip roofed building, built with brick. The roof is covered with slate shingles. The southwest elevation contains a two-panel door, with three rectangular glass panels on the top. There are two ribbon casement windows on each side of the door on southwest elevation, with metal trims. The upside of the southwest elevation has a ribbon of ornament. The southeast has the main entrance. The door is double door, with two bottom panels and three rectangular glass panels on the middle and the top. Above the double door, there is a transom light consists of four glass panes. There two two-over-two double-hung windows on each side of the double door, with wood trims and wood sashes. The northeast elevation has one panel door at east, with three middle and bottom panels and three rectangular glass panels on the top. In the middle of the northwest elevation, there is a door that has been blocked up with wood panel. There are two one-by-one fixed windows on each side of the blocked door, with wood trim and sashes. The lower two panes have been blocked up with wood panel. There is a brick chimney on the north corner of the property. On the northwest elevation, the west corner has a cutoff. There is one glass door on the northwest elevation, facing to the northwest. The other door on the northwest elevation is a four-panel door, facing to the west. Between the two doors, there is a window has been blocked off with wood panel, and a small ventilation on the top corner. The foundation of the building is invisible.

Historic Narrative

The United States has a great railroad network which has played an important role in the economic and social development of the United States. New York, New Haven and Hartford Railroads Co. was a The United States has a great railroad network which has played an important role in the economic and social development of the United States. In the 1840s, the whaling and shipbuilding industries in Warren and Bristol spurred development of a line from Providence to Warren and Bristol, which passed through East Providence.¹ In 1855, the Boston and Providence Railroad constructed a line through Providence, Warren, and Bristol, which was responsible for passenger and cargo transportation.² In 1893, the line operator became the New York, New Haven and Hartford Railroad Company. The Riverside Depot was built in the 1860s to serve this line.

In the late 1920s, with the promotion of private vehicles, the national railway system began to gradually be replaced by cars and highways. All passenger trains services ended in Riverside in 1937.³ In 1950, the New York New Haven and Hartford Railroad Co. sold the former Riverside Station to Eddie M Callegaro and Helen R Callegaro, husband and wife. They ran Eddie's Food Mart in the property until 1959. From the mid-1960s to the early 1980s, the building contained a coin laundry. In the 1980s, the depot contained a deli. The building is now owned by Coffee Pathway LLC, operating as Borealis Coffee.

Evaluation of Significance

Criterion A:

Area of Significance:

- Commerce

¹ Heppner, Railroads of Rhode Island. p.101

² Heppner, Railroads of Rhode Island. p.101

³ Karr, Ronald Dale. *The Rail Lines of Southern New England : A Handbook of Railroad History*. p.144

- Community Planning and Development
- Social History
- Transportation
- Period of *Significance*
 - 1855- 1938

250 Bullocks Point Ave is locally significant under Criterion A for its association with the community development and commerce in Riverside, East Providence. 250 Bullocks Point Ave. served as a railroad depot from 1855 to 1937. Located in the center of Riverside Square, the formerly depot was the anchor for the local business district and seasonal and permanent residential development. It is not only the only remaining building associated with this period and context, but also the first step in urban development in Riverside.

- Integrity
 - Location
 - Design
 - Setting
 - Materials
 - Workmanships

250 Bullocks Point Ave has sufficient integrity to convey its significance. It is in the same location where it was constructed. The design of the property has also remained generally consistent over time. The depot has lost some integrity of setting with the removal of the adjacent rail lines, but the East Bay Bike Path on the former railbed allows for some continuity of setting. The depot has sufficient integrity of materials and workmanship, though some integrity has been lost on the west elevation. 250 Bullocks Point Ave. has lost some integrity of feeling and association with conversion to commercial use.

Sources

- Heppner, Frank. *Railroads of Rhode Island: Shaping the Ocean State's Railways*. Charleston: The History Press, 2012
- Rhode Island Historical Preservation Commission, and Richard W Longstreth. *East Providence, Rhode Island. Statewide Preservation Report, P-Ep-1*. Providence: Commission, 1976.
- Karr, Ronald Dale. *The Rail Lines of Southern New England : A Handbook of Railroad History*. New England Rail Heritage Series. Pepperell, Mass.: Branch Line Press, 1995.
- Rhode Island Development Council, and Tippetts-Abbett-McCarthy-Stratton. *Port of Providence: An Economic Survey*. Providence, 1955.
- Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years, 1870 to 1950*. Self-published, 2020
- Sanborn Maps Co. *Insurance Maps of Providence, Rhode Island 1920-Mar. 1951*.
- Sanborn Maps Co. *Insurance Maps of Providence, Rhode Island 1921*.



Early 1900's view looking south from PW&B railroad tracks at the Riverside passenger depot

Figure 1: Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years, 1870 to 1950*. p.53

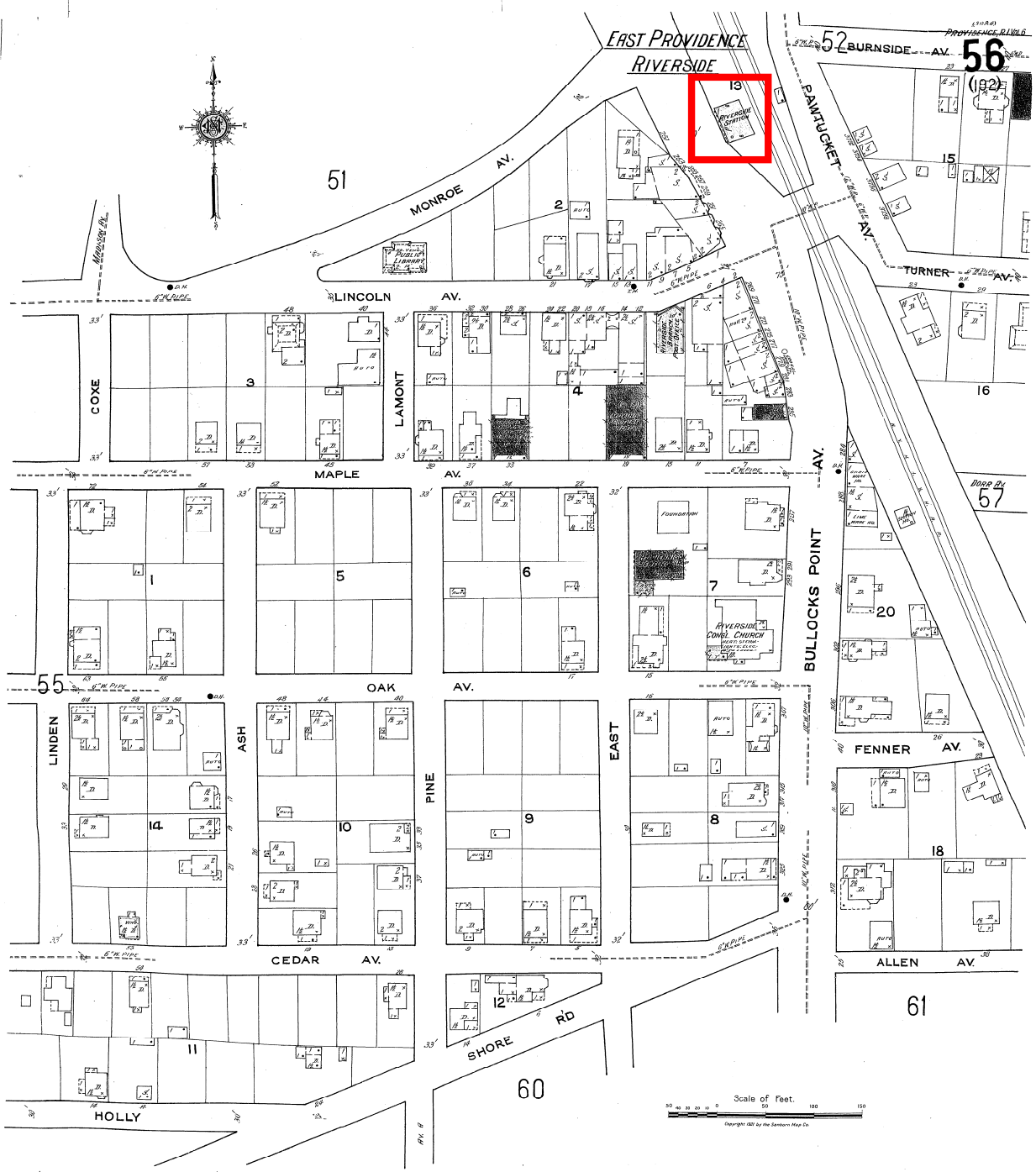


Figure 2: Sanborn Maps Co., *Insurance Maps of Providence, Rhode Island 1921*, vol.6, 1921

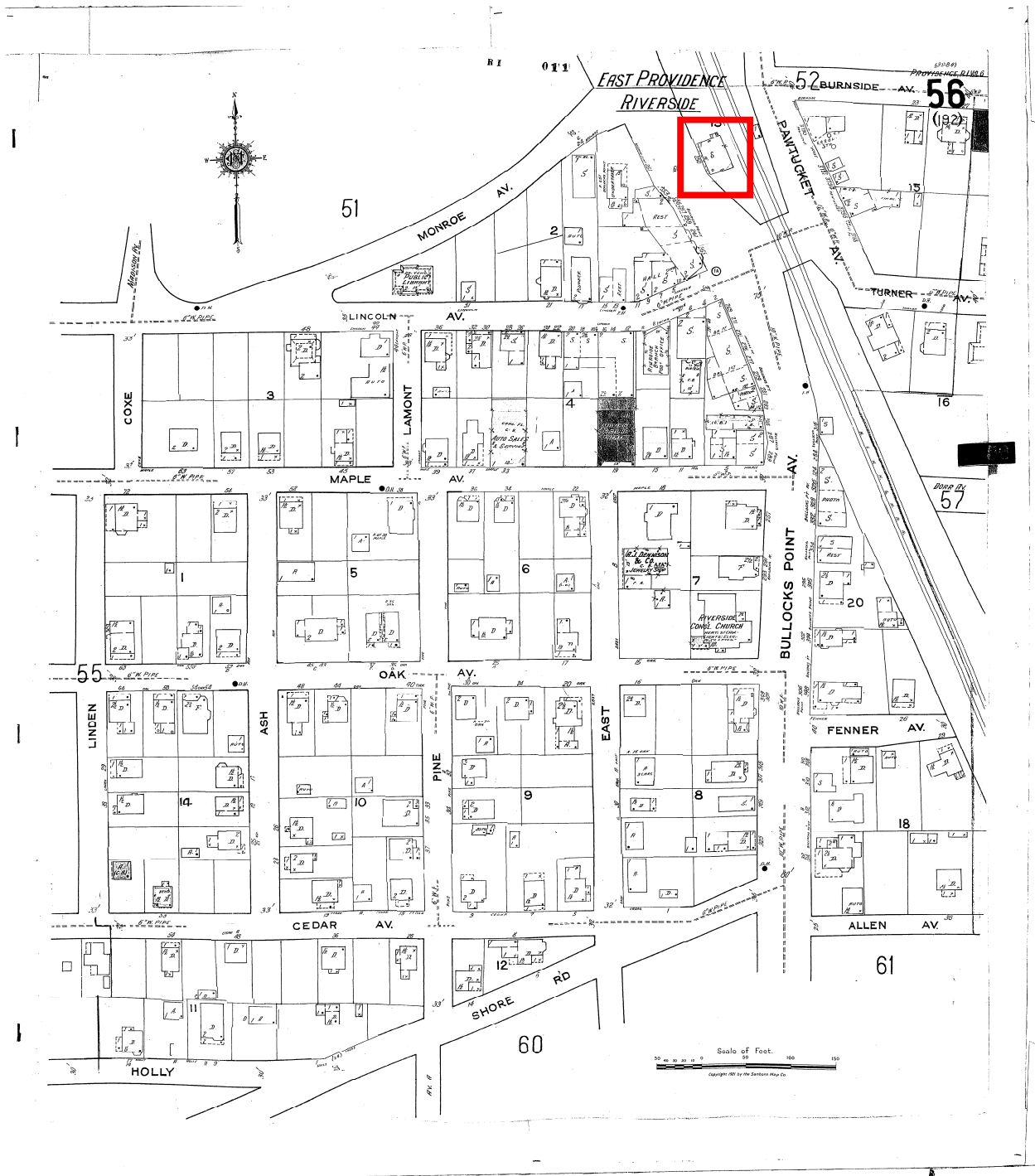


Figure 3: Sanborn Maps Co, *Insurance Maps of Providence, Rhode Island 1920-Mar. 1951 vl.6, 1921-June 1950, vol.6, 1921*



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 255 Bullocks Point Ave PLAT/LOT 312/08/005

NAME(s) Jerry & Son

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Business HISTORIC Business

SITING: SETBACK 48 ft LOT SIZE 8,712 sq ft

STORIES 1 ROOF(s) Flat

MATERIALS: Select terms from National Register table

ROOF Asphalt WALL Brick

FOUNDATION Concrete OTHER _____

WINDOWS Undivided fixed wood sash



Photo ID EAPR BullocksPointAve255 S



Photo ID EAPR BullocksPointAve SW

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	<input checked="" type="radio"/> Min	None
Configuration	Maj	Mod	Min	None	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	<input checked="" type="radio"/> Min	None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-C	1	(4)		
(2) Light stands	S-C	2	(5)		
(3) Gas pumps	S-C		(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	Ca. 1963	1963 EP Directory		

ARCHITECTURE: If more than one, list & number in order of importance

TYPE _____ STYLE(s) None

SURVEYOR Kayla Hansen DATE 9/2021 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Historical Narrative:

The building that currently houses Jerry and Son, or Jerry's Chevron, at 255 Bullocks Point Ave. was constructed in 1963 (East Providence Directory, 1963). The use of the building as a gas station has not changed over the years. When the gas station opened in 1963 it was called Steve & Rocco's Gulf. Around 1976 the business changed ownership and became Jerry's Amoco. Around 1993 the business changed its name to Jerry's Chevron. Although the site still appears to be a gas station the pumps are not functioning, and its use aligns more with a sales lot for used cars and other equipment.

Evaluation of Significance:

Jerry and Son does not have significance under Criterion A as it does not have any association with events considered important in the history of Riverside or East Providence. This filling station was not the earliest, nor was it the only station local residents had access to. Today the old station functions as an office space.

Jerry and Son does not have significance under Criterion B as it has no association with individuals whose specific contributions to history can be identified and documented.

The property also does not have significance under Criterion C as the building does not embody distinctive characteristics of a type, period, or method of construction nor does it represent the work of a master or possess high artistic value.

Lastly Jerry's and Son does not have significance under criterion D as the site and building itself do not have any potential to contribute to a better understanding of the history of Riverside.

Jerry and Son retains integrity of location because the building has remained at this location since its built date. The property retains integrity of design due to the preservation of the original gas pumps, light stands, and garage doors all which remain in their original locations and clearly illustrate the original function of the property as a gas station. These elements reflect the historic function and technologies of the property. The property retains integrity of setting because the character of surrounding area has stayed the same. The property does express integrity in terms of materials because the exterior brick has only had minor changes such as the removal of the white paint that used to cover the bricks. The property retains the key materials dating from the time it was built which is confirmed by pictures. The property's integrity is expressed in terms of workmanship as its physical characteristics and construction resemble its built date in 1963. The property retains integrity of feeling because it is able to express the aesthetic and historical sense of the 1960s due to the lack of major modifications made to the property. Lastly the property retains some integrity of association because it remains related to automotive uses.

Sources:

East Providence Directory. 1998.East

Providence Directory. 1963.

Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years 1870-1950*. Self-published,2020.

“Riverside Congregational UCC - East Providence, RI: United Church of Christ Church near Me.” Churches near me. Accessed November 30, 2021.
<https://www.joinmychurch.com/churches/Riverside-Congregational-UCC-East-Providence-Rhode-Island-United-States/327654>.



Image from 1984 facing southeast showing Bullocks Point Ave. Jerry and Son can be observed outlined in red. Collection of the East Providence Planning Department.



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 257 Bullocks Point Ave PLAT/LOT 312/08/004

NAME(s) Bullocks Point Laundromat

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Business HISTORIC _____

SITING: SETBACK 3 ft LOT SIZE 7,840 sq ft

STORIES 1 ROOF(s) Flat

MATERIALS: Select terms from National Register table

ROOF Rubber WALL Concrete block, stucco

FOUNDATION Concrete OTHER _____

WINDOWS Fixed aluminum



Photo ID EAPR BullocksPointAve257 NW

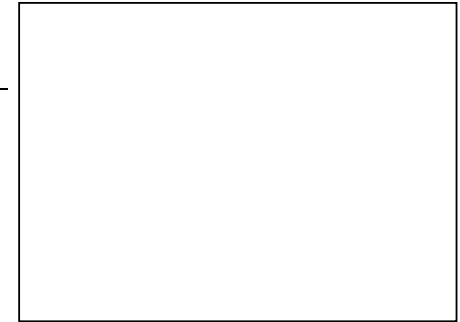


Photo ID _____

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
	Material	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min
Configuration	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-NC	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1998	EP Directory		

ARCHITECTURE: If more than one, list & number in order of importance

TYPE One-part commercial STYLE(s) None

SURVEYOR Kayla Hansen DATE 9/2021 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Context:

The Bullocks Point Laundromat was built in 1998 and has been a laundromat since that time. The attributed built date in East Providence building records of 1960 is incorrect.

The Bullocks Point Laundromat does not have a long history, however the site itself has an extensive history. The site is an anchor in Riverside Square, the historic business district of Riverside. In the 1870s and 1880s, the area was known as Lewis' Station, Railroad Square, and finally Riverside Square (Remick 2020, 47). The square was composed of various commercial blocks built in the 1880s and named after local business owners. Beginning in 1882, this site contained a pharmacy owned by Luce and Duffy. In 1886 the building block was called Grube's Block (Figure 1). From 1889 to 1904, Amasa Eugene Remington, a pharmacist, ran the corner pharmacy. The building was briefly renamed Meehan's Block while the building was occupied by Meehan Liquors. From 1904 until 1944, James Goodall Johnson, a Pawtucket pharmacist, owned and operated the pharmacy. At this time the building was called Johnson's Block. In 1940 King Drug Co. took over, retaining James Goodall Johnson as pharmacist (Figure 2). Beginning in the early 1970s and through the end of the 1980s, Quick Stop Deli occupied the building.

The building and site were reconfigured and rebuilt in the early twentieth century because of the 1906 ordinance to widen Bullocks Point Avenue, probably to allow for streetcar service. In 1993, the original building was demolished (Figure 3); the current building was constructed in 1998 (East Providence Directory, 1998).

Evaluation of Significance:

The Bullocks Point Laundromat does not meet the 50-year age requirement for eligibility for the National Register of Historic places and does not meet the requirements of Criteria Consideration G for properties less than 50 years old. The property is not exceptionally significant.

Sources:

East Providence Directory. 1998. East Providence Directory. 1963.

Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years 1870-1950*. Self-published, 2020.

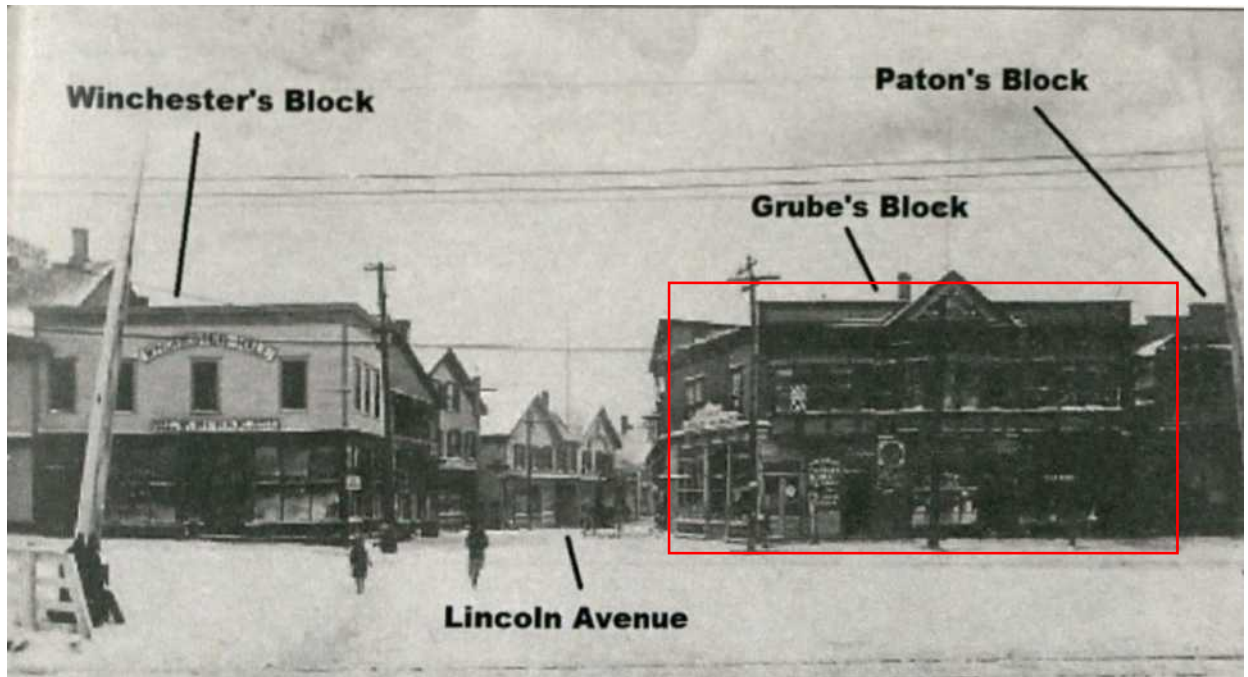


Figure 1. Remick, The heart of Riverside Square in winter, 47. Image from 1886 of Riverside Square showing the major commercial buildings. Grube's Block can be seen towards the right side of the frame. Grube's Block is the present-day site of the Bullocks Point Laundromat.

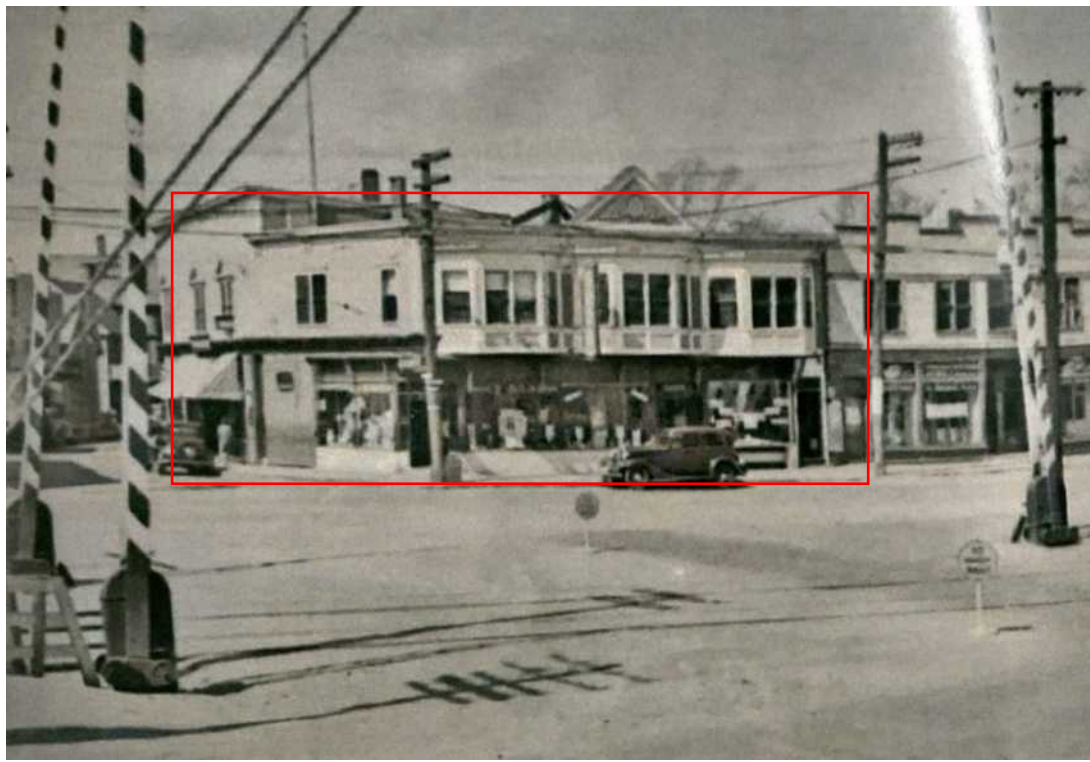


Figure 2. Remick, King's corner drugstore in the center of Riverside Square circa 1940's, 50. Image from the 1940's showing Riverside Square with the focal point being King's corner drugstore, present day site of Bullocks Point Laundromat.

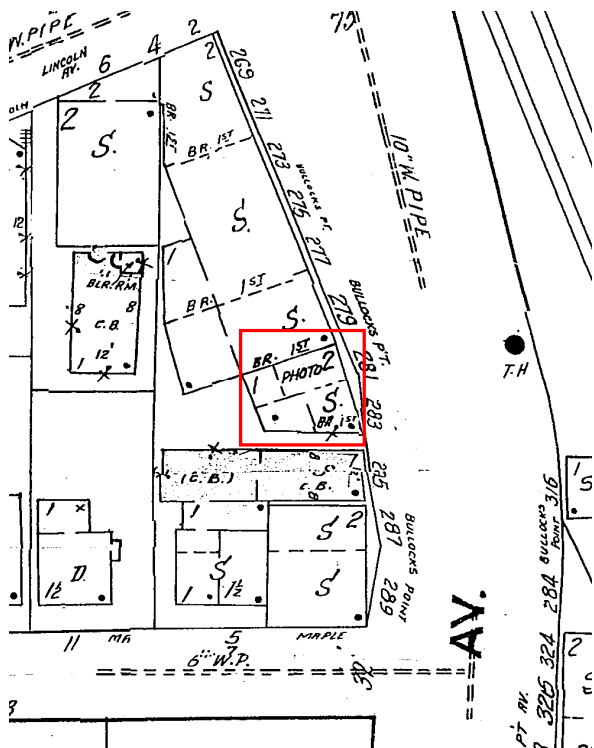


Figure 4. Sanborn map of Riverside in East Providence Rhode Island from 1956 showing the corner of Bullock's Point Avenue and Lincoln Avenue. Source: Digital Sanborn Maps of Rhode Island, 1956



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 273-279 Bullocks Point Ave PLAT/LOT 312/13/001

NAME(s) Winchester Block

PROPERTY TYPE (Bld) Str Obj Site OWNERSHIP (Priv) Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Multiple dwelling, business HISTORIC Multiple dwelling, business

SITING: SETBACK 0 ft LOT SIZE 9,583 sq ft

STORIES 2 ROOF(s) Hipped

MATERIALS: Select terms from National Register table

ROOF Asphalt shingle WALL Clapboard, brick

FOUNDATION Brick OTHER _____

WINDOWS Undivided storefront windows, double-hung vinyl sash, three-part windows with side casement sash



Photo ID EAPR_Bullocksptave_W



Photo ID EAPR_Bullockspointave_E

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	(None)	(Maj)	Mod	Min	None	(Maj)	Mod	Min	None	Maj	(Mod)	Min	None
Configuration	Maj	Mod	Min	None	(Maj)	Mod	Min	None	Maj	(Mod)	Min	None	Maj	(Mod)	Min	None

INTEGRITY _____ Excellent _____ Good X Fair _____ Poor _____ Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	Ca. 1880	EP Assessor		

ARCHITECTURE: If more than one, list & number in order of importance

TYPE Two-part commercial STYLE(s) None

SURVEYOR Avery Corcoran DATE 9/2021 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Context:

273-279 Bullocks Point Avenue is a two-story mixed-use commercial building in a colonial revival style typical of commercial buildings of the late 19th century. The building built in 1880 has a generally large rectangular footprint, that comes in just under 9,000 square feet of useable space despite the south and north elevations being on slight diagonals. It is located at the intersection of Lincoln Avenue and Bullocks Point Avenue, with the Eastern facade facing the main road of Bullocks Point Ave towards Riverside Square. Historically this large building was known as the Winchester Block and was one of four principal commercial buildings that framed and brought customers to the square in downtown Riverside. The ground floor commercial space in this building has always been home to grocers, services, and restaurants, making it one of the essential stops for any resident to get their basic needs met.

Additionally, on the second floor is where there were typically rooms or apartments for rent, and during several periods there were gathering spaces as well, such as a dance hall. The Winchester Block helps anchor Riverside Square and has been a contributing commercial building for over one hundred years.

Historical Narrative:

Much of the fame and industry that made Riverside a tourist destination in the Victorian era was due to the rise of Crescent Park and the seasonal business that was drawn from it in the warmer months of the year. But, besides this Riverside had a bustling square in the center of town where the train depot (now Borealis Coffee) and the streetcars used to run up and down Bullocks Point Avenue. As Longstreth talks about all of this transportation coming together as a hub in Riverside Square was made possible in 1830 when the Boston and Providence Railroads organized and eventually formed the Providence and Bristol Company in 1850. This company laid down countless tracks running along the water, which would shape the landscape for years to come, making Riverside a more accessible place to resort to in the summer with readily available transportation.¹ Over time as Riverside began to fade out as one of the most popular summer resort spots at the end of the 19th century, the population slowly was growing to a crowd of year-round residents, who were turning the summer cottages into liveable residences in the winter months as well. Longstreth goes on to explain that despite the transition of Riverside from a tourist destination to a more permanent suburb radiating from the Square and the previous tourism at Crescent Park, this was made possible by planning and development of connecting places through transportation projects. The road construction projects of the turn of the century around 1903 allowed for commercial development and a boom of transportation by vehicle throughout the next two decades. After the first world war, this road and highway program was expanded to impact many main roads in East Providence including Pawtucket, Newport, Willett Avenues, and many others creating a network across the entire town.² This network and transportation made Riverside Square a bustling center in East Providence, with many commercial storefronts where you could do all of your shopping, dining, and entertainment activities all in one place. Despite being a cornerstone of Riverside Square, and such a

large building that many businesses came and went in the commercial first floor spaces and still do to this day. During the turn of the century in this building, there was a plumbing and gasfitting business that doubled as a hardware store owned and operated by John P Brownell.³ This building continued to house more hardware stores, grocers, barbershops, and dry cleaners over the years, ebbing and flowing with the growth of the square. A long-time staple business in this building was the Cape Cod Stores Inc 5 cents to 1 dollar store which was in this storefront location on Bullocks Point Avenue for more than twenty years spanning the mid-1930's to the 1950s. Simultaneously, in this commercial space the Riverside Grille was located, previously known as Riverside Fish & Chips this was a cornerstone to get hotdogs but especially socialize.⁴ Many residents have informed me that the Riverside Grille was the "weenie joint" and the best place to meet friends to eat the 3 for 25 cents weenies. The Riverside Grille was open and running in this location until the last several years or so when there was just not enough foot traffic to keep open.

Evaluation of Significance:

Criterion (A): 273-279 Bullocks Point Avenue does appear eligible for listing in the National Register of Historic Places under Criterion A due to its direct association with major historical patterns or events in the East Providence neighborhood of Riverside, primarily with the commercial development in the Square. 273-279 Bullocks Point Ave comprises a prominent two-part commercial building that frames Riverside Square, and has historically been home to a multitude of retail stores and services directly associated with the development of the area as a streetcar suburb.

Criterion (B): The property does not appear eligible under Criterion B as it lacks association with any persons identified as significant in the history of the city or region.

Criterion (C): 273-279 Bullocks Point Avenue could potentially be eligible for listing in the National Register of Historic Places under Criterion C due to its type as a two-part commercial block associated with a period of intense commercial development at the beginning of the twentieth century. While 273-279 Bullocks Point Avenue is not a work of a master, does not possess high artistic value particularly after recent renovations have significantly altered the building, and the building is of simple colonial revival style typical of the period.

Criterion (D): 273-279 Bullocks Point Avenue does not appear eligible for listing in the National Register of Historic Places under Criterion D due to it not meeting the two requirements of Criterion D including having information to contribute to our understanding of human or pre-human history, as well as the information, must be considered important to potentially fill research gaps, and create or challenge theories. While 273-279 Bullocks Point Avenue served and continues to serve as a two-part commercial building, provided housing as well as space for businesses, the only trend or information that it could provide to research might be along the lines of the

transient, typically renting residents of Riverside.

Integrity: 273-279 Bullocks Point Avenue retains the integrity of location and design. There have been alterations to the building resulting in a lack of integrity in the aspects of materials, workmanship, and associations. As previously mentioned with the recent renovations in the past several years all windows have been replaced, window arrangements altered as well as overall material and style moderately to majorly changed. There is still feeling, as the massing is nearly identical to its historic presence, and it frames the square.

Sources:

Ancestry.com. 1900 United States Federal Census.

Ancestry.com. 1910 United States Federal Census.

Ancestry.com. 1920 United States Federal Census.

Ancestry.com. 1930 United States Federal Census.

Ancestry.com. 1940 United States Federal Census.

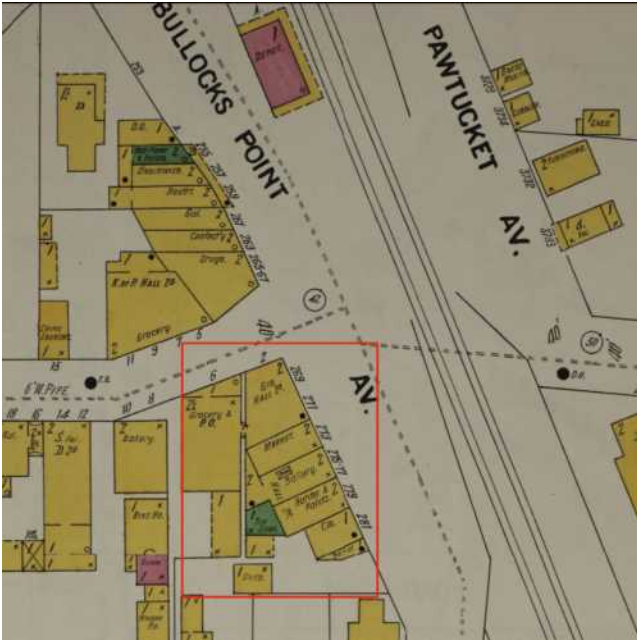
Rhode Island Historical Preservation Commission, and Richard W Longstreth. East Providence, Rhode Island. Statewide Preservation Report, P-Ep-1. Providence: Commission, 1976.

The City of East Providence Directory 1937-38, R. L. Polk & Co.

The City of East Providence Directory 1944, R. L. Polk & Co.

The City of East Providence Directory 1949, R. L. Polk & Co.

The City of East Providence Directory 1955, R. L. Polk & Co



View of Riverside Square from the far side of the train tracks near the depot showing 273-279 Bullocks Point Ave, the Cape Cod Stores Inc 5 cents to \$1 inhabited space on the first floor (mid 1930's-1950s), as well as the optometrist and food co-op store.
Unknown Author, early 1940's, Photo Collection of the Planning Department of East Providence

Detail of Providence Sanborn Map showing a variety of businesses, 1909, sheet 192, Library of Congress.



(273-279 Bullocks Point Avenue, East Facade, Corcoran 2021)
(273-279 Bullocks Point Avenue, June 1980, Photo Collection of the Planning Department of East Providence.)



Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 285-289 Bullocks Point Ave PLAT/LOT 312/13/013

NAME(s) _____

PROPERTY TYPE (Bld) Str Obj Site OWNERSHIP (Priv) Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Business HISTORIC Multiple dwelling, business

SITING: SETBACK 0 ft LOT SIZE 7,405 sq ft

STORIES 2 ROOF(s) Flat, gable

MATERIALS: Select terms from National Register table

ROOF Asphalt shingle, rolled asphalt WALL Permastone, stucco, wood shingle, vinyl, T1-11

FOUNDATION Concrete OTHER _____

WINDOWS Vinyl 1/1 Double Hung, Large Single Pane Storefront Windows, 2/2 Large Store Front Windows, 3 light fixed sash



Photo ID EAPR Bullocksptave W



Photo ID EAPR Bullcokspointave E

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	<u>(None)</u>	<u>(Maj)</u>	Mod	Min	None	<u>(Maj)</u>	Mod	Min	None	<u>(Maj)</u>	Mod	Min	None
Configuration	Maj	Mod	Min	None	<u>(Maj)</u>	Mod	Min	None	<u>(Maj)</u>	Mod	Min	None	<u>(Maj)</u>	Mod	Min	None

INTEGRITY _____ Excellent _____ Good _____ Fair X Poor _____ Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	Ca. 1850	EP Assessor		
Commercial addition	Ca. 1930	Sanborn map		

ARCHITECTURE: If more than one, list & number in order of importance

TYPE Two-part commercial STYLE(s) None

SURVEYOR Avery Corcoran DATE 9/2021 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Context:

285-289 Bullocks Point Avenue is a two-story mixed-use commercial building with no real style due to the high level of alterations. The earliest portion of the building is the rear ell, which was constructed ca. 1850 as a small one-and-a-half-story Victorian dwelling with an end gable roof. It is noted that it was for the time a very nice example of a Riverside summer cottage that was chastely decorated with a two-sided porch built by the Riverside Land Company.¹ Over time the building was expanded into the commercial building present today. The building has a generally rectangular footprint, despite the rambling nature of the additions over time. It is located at the intersection of Maple Avenue and Bullocks Point Avenue, with the eastern facade facing the main road of Bullocks Point Ave. whilst composed, of permastone, and stucco on the front and rear facades on the ground floor, with vinyl cladding on the second story. The building has a gable asphalt shingle roof on the main and secondary roofs. The main facade is street-facing and has three main storefront sections, the foundation is concrete and only visible on the rear and side facades where there is not permastone covering surrounding the groupings of 3 single pane storefront windows, each accompanied by a door per storefront. The second story is clad in vinyl siding and features evenly spaced one over one double-hung vinyl windows that are all replacements. The south side elevation is on the corner of Maple Avenue with the rear ell abutting to a parking lot. The rear additions feature a mix of all of the previous cladding materials, with one addition appearing to previously have been a garage.

Historical Narrative:

285-289 Bullocks Point Avenue is a large commercial building along the main avenue heading into Riverside Square. It is an evolution of a building with many additions over time. The original part of the building (the current ell) was a one-and-a-half-story dwelling with an end gable roof built ca. 1850. Another, larger residence occupied the corner until sometime after 1910, when the north portion of the building was constructed. The dwelling and commercial building were then joined sometime between 1920 and 1950 into the current configuration.

This two-part commercial building has consistently served as rental residential space on the second floor above the commercial ground floor since the second story was completed.² For more than a decade at the beginning of the twentieth century, the Spellman family rented living quarters in 285 Bullocks Point Ave whilst the Buckingham family, later on, but also started renting in 287 Bullocks Point Ave.³ This building was almost exclusively rented during the first half of the 20th century reflecting the adjustment period of permanent residents in Riverside. Over time this building typically housed retail establishments with the occasional service of a beautician or barber, which complemented the grocers and restaurants in the next-

¹ Rhode Island Historical Preservation Commission, and Richard W Longstreth. East Providence, Rhode Island. Statewide Preservation Report, P-Ep-1. Providence: Commission, 1976.

² The City of East Providence Directory 1905, R. L. Polk & Co. 1937-38, 1944, 1949, 1955.

³ Ancestry.com. 1900 and 1910 United States Federal Census

door building of 273-279 Bullocks Point Avenue. A cornerstone of the building and a well-known shop in Riverside was Franciso Bucci's or Bucci's, which was a clothing store as well as a tailor from the 1920s throughout the 1980s in this storefront.⁴ Francisco Bucci's Tailor Shop and Clothier help establish the trend of Riverside Square being a destination for buying all of your goods in a localized spot. This building that served as commercial space also as previously mentioned rented second-floor residential space, many of those who were being rented to were business owners or employees in the square, if not working for the streetcar/railroad.

Evaluation of Significance:

Criteria (A): 285-289 Bullocks Point Avenue does not appear eligible for listing in the National Register of Historic Places under Criterion A due to its lack of association with major historical patterns or events in the East Providenceneighborhood of Riverside. While 285-289 Bullocks Point Ave is known locally for housing Bucci Francisco Tailor's since the 1920s, it is not directly associated with larger historical trends of Riverside and its development.

Criteria (B): 285-289 Bullocks Point Avenue does not appear eligible for listing in the National Register of Historic Places under This structure also lacks association with a prominent figure or group. This commercial building served many different families and businesses, but not a particular group or figure that had an impactful and well-documented history in Riverside. The only business that may come to mind as significant over a long period in this building is Bucci Francisco's Tailor Shop which was in this building for upwards of 75 years, although I have not found any specific information on the owner(s) to indicate that they were individually significant within a historic context. As stated in the National Register Criteria a property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession (tailor in this case), class, or social or ethnic group.

Criteria (C): 285-289 Bullocks Point Avenue does not appear eligible for listing in the National Register of Historic Places under Criterion C due to its lack of significant physical design or construction. 285-289 Bullocks Point Avenue

is not a work of a master, does not possess high artistic value, particularly after many alterations over time that has significantly changed the building hence the building is considered to be in the no style category. As previously mentioned the alterations and many additions of varying periods and constructions make the level of integrity poor. All windows have been replaced, window arrangements altered, overall material and style moderately to majorly changed.

Criteria (D): 285-289 Bullocks Point Avenue does not appear eligible for listing in the National Register of Historic Places under Criterion D due to it not meeting the two

⁴ The City of East Providence Directory 1980, R. L. Polk & Co. 6 Ancestry.com. 1900 and 1910 United States Federal Census

requirements of Criterion D including having information to contribute to our understanding of human or pre-human history, as well as the information, must be considered important to potentially fill research gaps, and create or challenge theories.

Integrity: 285-289 Bullocks Point Avenue retains the integrity of location yet no other aspects due to the high level of alterations and additions to the original core of the building.

Sources:

Ancestry.com. 1900 United States Federal Census.

Ancestry.com. 1910 United States Federal Census.

Ancestry.com. 1920 United States Federal Census.

Ancestry.com. 1930 United States Federal Census.

Ancestry.com. 1940 United States Federal Census.

Rhode Island Historical Preservation Commission, and Richard W Longstreth. East Providence, Rhode Island.

Statewide Preservation Report, P-Ep-1. Providence: Commission, 1976.

The City of East Providence Directory 1937-38, R. L. Polk & Co.

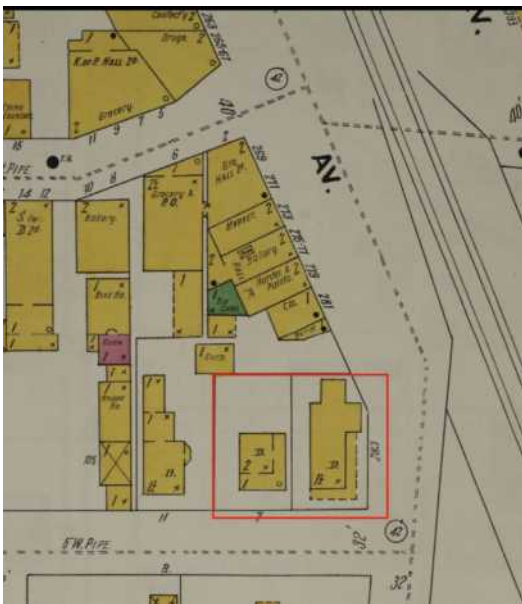
The City of East Providence Directory 1944, R. L. Polk & Co.

The City of East Providence Directory 1949, R. L. Polk & Co.

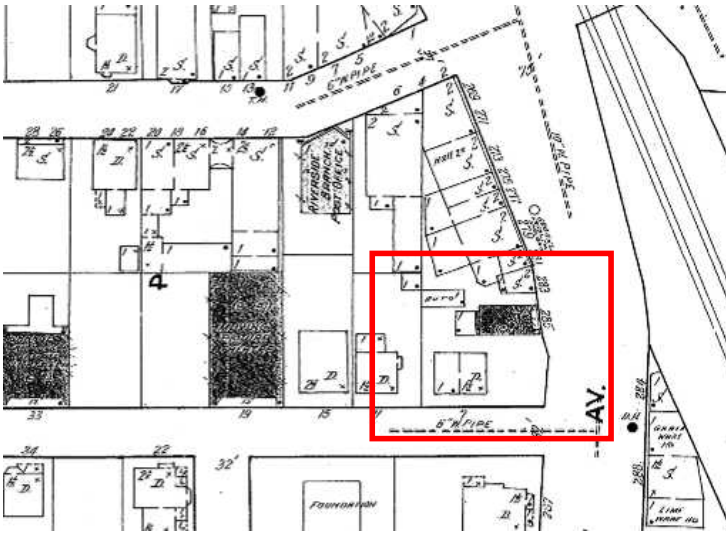
The City of East Providence Directory 1955, R. L. Polk & Co.



285-289 Bullocks Point Avenue in the late twentieth century, Collection of the East Providence Planning Department.

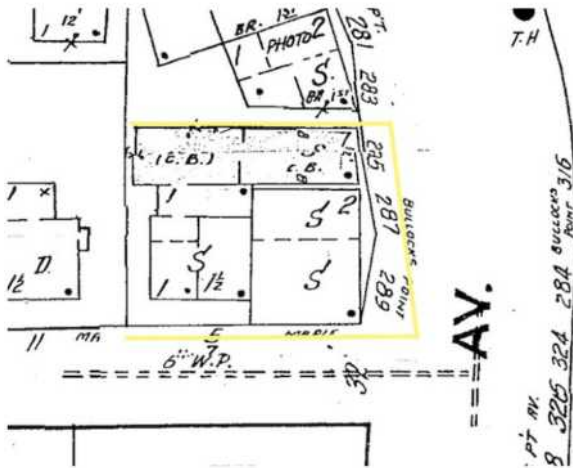


Detail of Providence Sanborn map showing site of 285-289 Bullocks Point Ave in 1909. The small house on the left remains as the rear ell of the current building. (Sheet 192, Library of Congress).



Detail of Providence Sanborn map showing site of 285-289 Bullocks Point Ave in 1920. The north portion of the building has been constructed and the dwelling altered.

285-289 Bullocks Point Avenue



Detail, of East Providence Sanborn Map, 1920-1950, sheet 56.

Detail of East Providence Sanborn Map, 1950 showing current configuration of the building.



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 290-292 Bullock's Point Ave. PLAT/LOT 312/12/019/00

NAME(s) Archie's Bait & Tackle, Salty Dog Daycare

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT business HISTORIC _____

SITING: SETBACK >10 ft LOT SIZE 3049 sq ft

STORIES 1 ROOF(s) Skirt (front), flat

MATERIALS: Select terms from National Register table

ROOF Wood, rubber WALL Stucco, vinyl

FOUNDATION cement OTHER wood

WINDOWS Lg. fixed light storefront, wood frame



Photo ID EAPR_BullocksPtAve290-292_E



Photo ID EAPR_BullocksPtAve290-292_S

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL					
	Material	Configuration	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) building	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	c. 1940	Sanborn map	1921,1956	

ARCHITECTURE: If more than one, list & number in order of importance

TYPE One-level commercial STYLE(s) modern

SURVEYOR Christina Sewall **DATE** 12/16/2021

REVIEWER _____ **DATE** _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Historical Narrative

290-292 Bullocks Point Ave is a 1-story commercial building with two storefronts (Fig 1). It has a flat roof and a skirt with asphalt shingles. It is clad in stucco. Each business has one large plate glass window; another small sliding side-by-side window is set up in the wall to the right of the entrance on the larger storefront. This larger storefront to the north is set close to Bullock's Point Ave., while the smaller storefront to the south is set slightly further back. The sidewalk runs in front of both. A narrow alley separates this building from the one to the north. To the south is a driveway and a vacant lot.

The building sits on a lot that faces Bullock's Point Ave to the west (Fig. 2) Behind it is the East Bay Bike Path. Development began on this site during the late 1800s when two dwellings were constructed. By the 1920s the northernmost parcel, a triangle bounded by Bullock's Point Ave. and the railway line, had two shops and two warehouse areas in a large building. The dwellings remained to the south. Between 1921 and 1956, the shops to the north remained, and a new 1-story shop was constructed at 334 Bullocks Point Ave.; later it was renumbered 290-292 (Fig. 3).

290-292 Bullocks Point Ave. has been occupied by a variety of small businesses. In the 1940s, Richard. A. Hobson, plumber, is listed as an occupant of 290. By 1953, Miele's Restaurant was located here. Vincent Miele is listed as a cook in the East Providence Directory for that year. In 1959, Riverside Shoe occupied the building. It is not clear whether 290 refers to the entire building at this point or just one side. In 1965, Tyler's Eat Shoppe is listed at 292. Riverside Aquarium is listed at 290 in 1970. In 1975, Del's Restaurant occupied 290-292. In 1980, the two occupants were Mrs. Delores Hansen, retired, at 290a (which means, presumably, that this part of the building had been made into two separate areas), and Greg's NY System at 292. By 1982, the building was vacant. The following year Rusty's Restaurant opened, but it did not last long. In 1985, the only occupant was Jason J. Madden, living at 290a. The site was vacant from 1986-1990. That is when Archie's Bait and Tackle moved to 292 from next door at 334. It has remained to the present, the longest tenure of any business in the building. Between 1990 and the present, 290 has been occupied by Harborview Candle, Kennedy Law Offices, and The Wanderer's Boutique, which sold crystals, incense, and gifts. It is currently Salty Dog Daycare.

The fluctuations in occupancy and types of businesses operating here reflect the changes occurring in Riverside during the post-WWI period to the present. Most notably, the rapid changes in ownership and frequent vacancies during the 1960s, 70s, and 80s parallel the economic downturn that affected the community as a whole. The one business that has succeeded, Archie's Bait and Tackle, was established in that block, first across the street, then next door, and finally at 292. The clientele are generally not Riverside residents, but people from East Providence who travel past on Bullock's Point Ave. on their way to go fishing. The Salty Dog Daycare appears to be successful, and at present the building is well-kept and both businesses are contributing to the new growth in that part of Riverside.

Statement of Significance

290-292 Bullock's Point Ave. does not appear eligible for listing in the National Register of Historic Places under Criteria A. It is not associated with a specific event, a pattern of events, or a historic trend that made a significant contribution to the development of Riverside.

290-292 Bullock's Point Ave. does not appear eligible for listing in the National Register of Historic Places under Criteria B, since it was not associated with any individual who made a specific contribution to history.

290-292 Bullock's Point Ave. does not appear eligible for listing in the National Register of Historic Places under Criteria C. It is a one-story commercial block with two storefronts. There have been modifications to the cladding on the sides and rear, now vinyl, also the roof, windows, and window trim. The entrances have also likely been altered with the doors having been replaced. There is nothing of high artistic value, nor are there distinctive characteristics of this type, period, and method of construction. It is ordinary, unremarkable, and common in type and style.

290-292 Bullock's Point Ave. does not appear eligible for listing in the National Register of Historic Places under Criteria D. It does not have the potential to yield information that will contribute to our understanding of human history.

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The East Providence Directory

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Figures



Fig. 1 290-292 Bullocks Point Ave



Fig. 2 290-292 Bullocks Point Ave

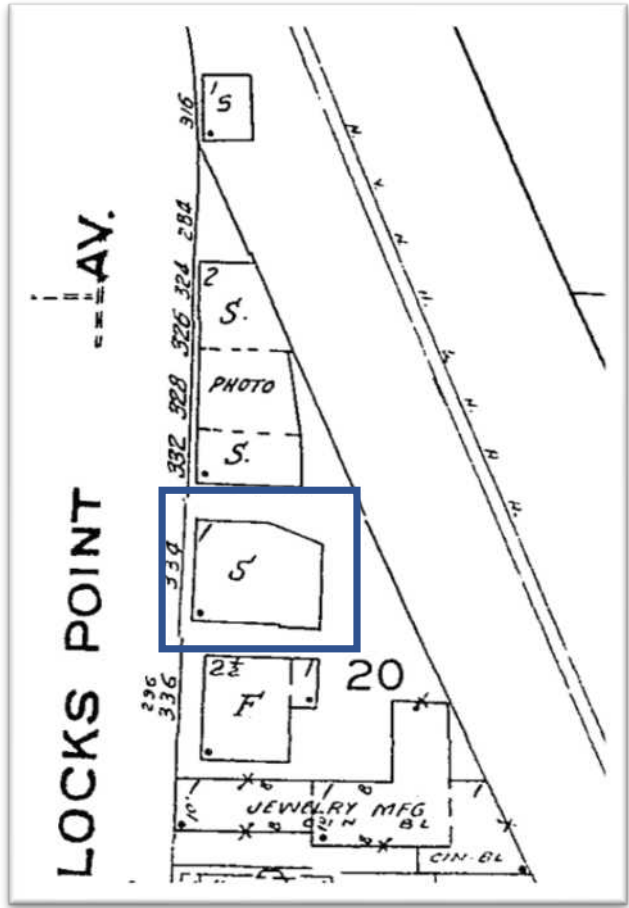
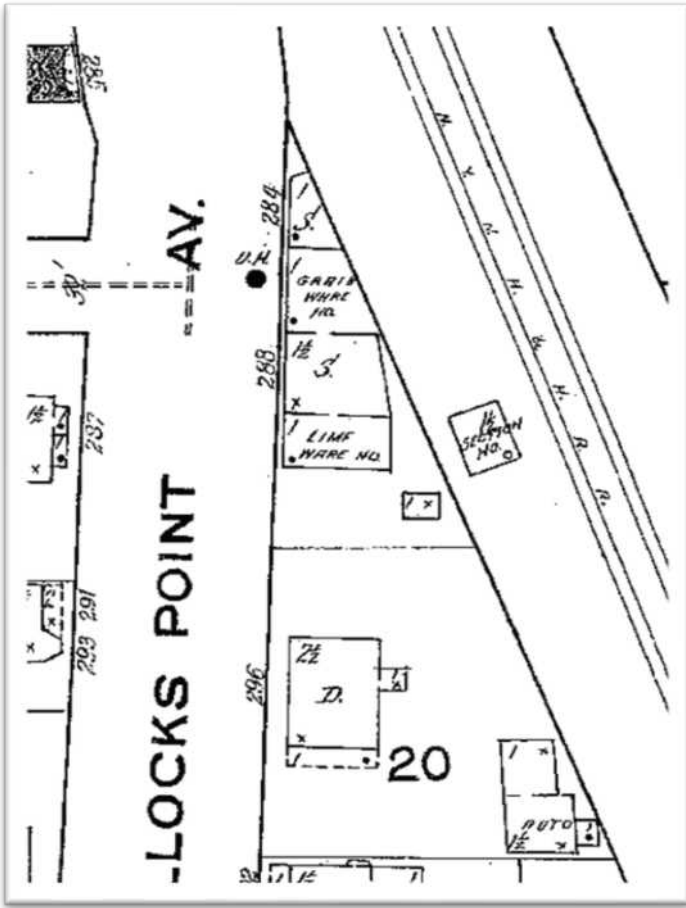


Fig. 3 Sanborn Maps 1921 & 1956



Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 295 Bullocks Point Ave/15 Oak Ave PLAT/LOT 312/23/001

NAME(s) Riverside Congregational Church

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____



Photo ID EAPR_BullocksPointAve295_W

USES: Select terms from National Register table

CURRENT Religious structure HISTORIC Religious structure

SITING: SETBACK 31 ft LOT SIZE 12,632 sq ft

STORIES 1 ROOF(s) Gable

MATERIALS: Select terms from National Register table

ROOF Asphalt WALL Brick

FOUNDATION Concrete OTHER _____



Photo ID EAPR_BullocksPointAve295_NW

WINDOWS Vinyl double-hung and awning sash

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	<input checked="" type="radio"/> Min	None	Maj	Mod	<input checked="" type="radio"/> Min	None	Maj	Mod	<input checked="" type="radio"/> Min	None
Configuration	Maj	Mod	Min	None	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	Min	<input checked="" type="radio"/> None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-C	1	(4)		
(2) Light stands	S-C	2	(5)		
(3) Gas pumps	S-C		(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1960	Remick, Bruce		

ARCHITECTURE: If more than one, list & number in order of importance

TYPE _____ STYLE(s) None

SURVEYOR Kayla Hansen DATE 9/2021 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Historical Narrative:

The site of present-day Riverside Congregational Church has been owned and occupied by the Congregational Church since 1881. The Riverside Congregational Church was established February 11th, 1881. An earlier interdenominational Union Chapel was sold to the Congregational Society and served as the Riverside Congregational Church until the summer of 1903. The church was organized with an original membership of eight people: Edward P. Adams, Elizabeth A. Manning, Eliza J. Adams, George A. Paull, Mary A. H. Brigham, Flora F. Paull, Adeline P. Knowlton, and Ebenezer Plummer (Riverside Congregational UCC). The Union Chapel building was built and designed by General Lysander Flagg. It was 30' by 60' and had a capacity of 300 people (Remick 2020, 24). The Congregational Church renovated the building over a period of 8 months, beginning the summer of 1903. It was raised 8 feet, an addition was added at the north side, the front porch and main entrance were removed, four new windows were installed, and a new bell tower and steeple were erected (Figure 1). The new width of the building doubled the original seating capacity (Remick 2020, 24). This building was demolished in 1960 and replaced with the current building (Figure 2). With the new church the congregational society had additional space for Sunday school and the various societies connected to the church.

Riverside started as a series of summer colonies in the 1860s and by 1881 roughly 100 families resided in Riverside. The establishment of the Riverside Congregational Church was a result of growing summer tourism in Riverside as well as the development of Riverside in general. Remick (2020) states "by 1872 the increasing number of new summer residents at Cedar Grove created a religious need so satisfied by the erection of a new chapel building on Bullock's Point Avenue at Oak Avenue, and it was given the name Union Chapel" (24). Union Chapel was located at the site of present-day Riverside Congregational Church (Figure 3). By 1874 Union Chapel was holding Sunday services year-round instead of just during the summer months. The hope was that the chapel would "eliminate the religious void in the community until separate denominational churches could be established" (Remick 2020, 24).

The Congregational Church was a result of the growing development and establishment of Riverside as a community. The church had a direct relationship with the economical, commercial, social, and religious developments occurring in Riverside. In addition to the Congregational Church representing the growth of the population in Riverside, it also marked the beginning of the trend of the erection of new churches in the community. St. Mark's Episcopal Church on Turner Avenue was founded the same year. Following the establishment of the Riverside Congregational Church in 1881, St. Brendan Parish was established in 1889. A few years later the parish's Mission Chapel was erected in 1892. In 1905, a larger church for St. Brendan Parish was built on Turner Avenue.

Evaluation of Significance:

The Riverside Congregational Church does not appear eligible under Criterion A. The establishment of the church was directly related to Riverside's growth and development in the early 1870s, but no historic resources survive on site from that period. The current property is not associated with these historic contexts and is not associated with any other identified events or patterns of events significant

in the history of the area.

The Riverside Congregational Church does not have significance under Criterion B as it has no association to individuals whose specific contributions to history can be identified and documented.

The Riverside Congregational Church does not have significance under Criterion C as the building does not embody distinctive characteristics of a type, period, or method of construction nor does it represent the work of a master or possess high artistic value. The church has characteristics of mid-century Modern church architecture but it is an undistinguished example.

The Riverside Congregational Church does not have significance under criterion D. Although the site itself has a long and important history, as it developed from the original Union Chapel to the first renovation for the Congregational Church and finally to the current building, the site and building itself do not have any potential to contribute information to our understanding of its history. The history of the site is only contained in documentation not in physical remains on the site.

The Riverside Congregational Church's retains integrity of location because the property has never been moved. The site has had a religious function since 1872 when Union Chapel was built. The property retains integrity of design and setting because the overall form shape and massing have not changed since its built date and the surroundings are consistent with what was present in the late twentieth century. The character of the building and property and the physical conditions have remained the same. The property retains integrity of materials because there have been very few alterations to the building since its built date in 1960. The property's integrity is expressed in terms of workmanship as its physical characteristics and type of construction resemble its built date in 1963. The property retains integrity of feeling because the property expresses an aesthetic and historical sense of a 1960's church. Lastly the property retains integrity of association as its current function as a church is the same as the original function at its built date in 1960.

Sources:

East Providence Directory. 1998. East Providence Directory. 1963.

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"Riverside Congregational UCC - East Providence, RI: United Church of Christ Church near Me." Churches near me. Accessed November 30, 2021. <https://www.joinmychurch.com/churches/Riverside-Congregational-UCC-East-Providence-Rhode-Island-United-States/327654>.



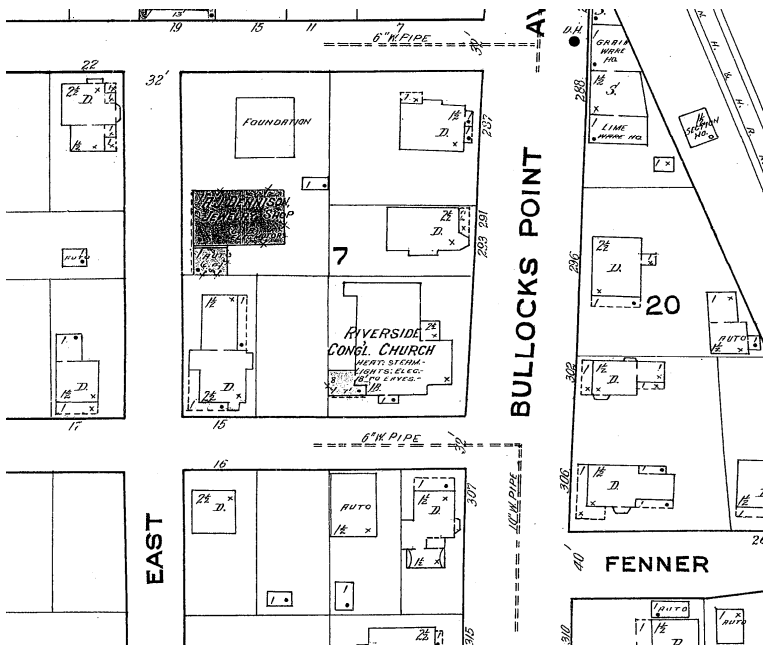
Figure 1. Remick, Riverside Congregational Church, 26
Image of the Riverside Congregational Church in 1904 after its renovation in 1903.



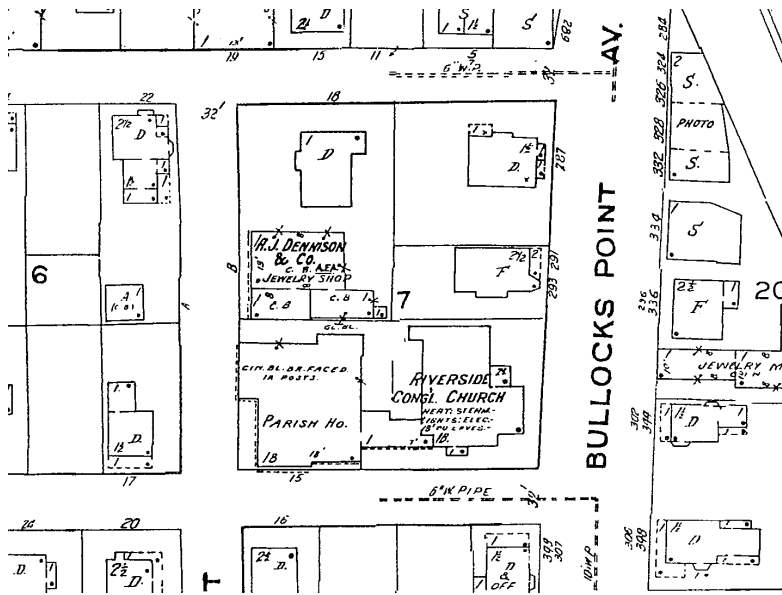
Figure 2. Image by author, Riverside Congregational Church, 2021
Image of present-day Riverside Congregational Church on Bullocks Point Avenue.



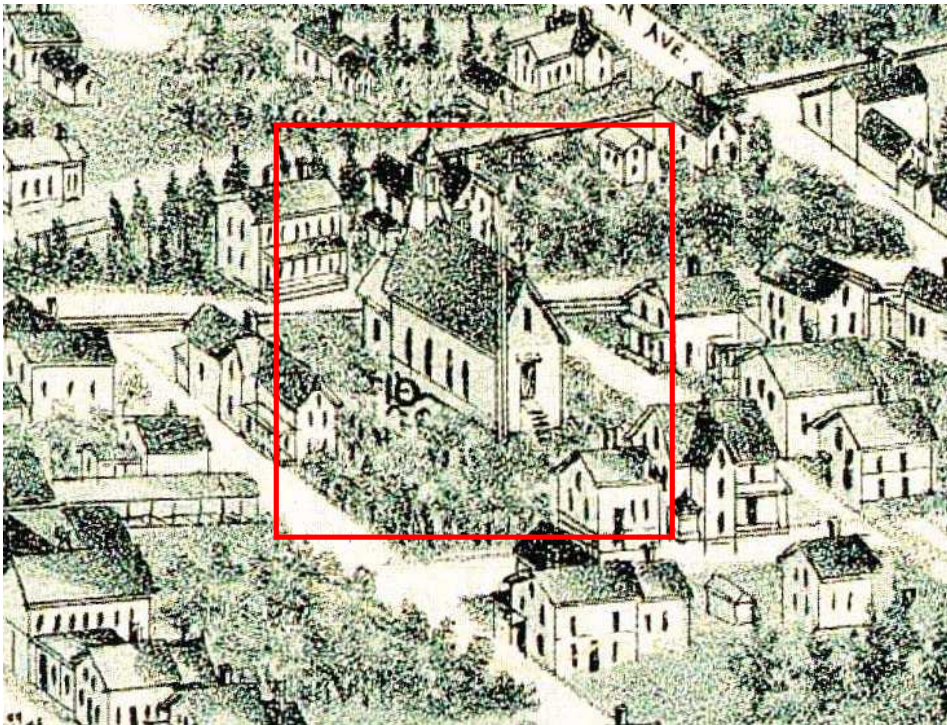
Figure 3. Remick, Riverside Congregational Church, 24. Image of the Riverside Congregational Church in 1894, previously Union Chapel, after its purchases by the Congregational Society. Source: J. Rafferty, Panoramic Map of Riverside, Pleasant Bluff, Camp White, and Crescent Park, R.I., 1894.



Sanborn map of Riverside in East Providence Rhode Island from 1920 This map shows the Riverside Congregational Church. Source: Digital Sanborn Maps of Rhode Island, 1920.



Sanborn map of Riverside in East Providence Rhode Island from 1956. Source: Digital Sanborn Maps of Rhode Island, 1956



J. Rafferty, 1894 Panoramic map of Riverside with the Riverside Congregational Church outlined in red. Source: R.C Heaton, Library of Congress, 1894.



Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 329 Bullocks Point Ave PLAT/LOT 312/52/007/00

NAME(s) East Providence Fire Station 2

PROPERTY TYPE Building OWNERSHIP Local

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Government/fire station HISTORIC Government/fire station

SITING: SETBACK 60 ft LOT SIZE 23,086 sq ft

STORIES 1 ROOF(s) Flat

MATERIALS: Select terms from National Register table

ROOF Rubber WALL Brick

FOUNDATION Concrete OTHER Aluminum

WINDOWS Aluminum double-hung (1 over 1)



Photo ID EAPR BullocksPoint329 SW



Photo ID EAPR BullocksPoint NW

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None
Configuration	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) station and garage	B-C	1	(4)		
(2) WWI Memorial	O-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1976	RIHPHC 1975 Survey	Town of East Providence	Owner

ARCHITECTURE: If more than one, list & number in order of importance

TYPE _____ STYLE(s) Modern

SURVEYOR Malcolm Wells DATE 9/23 REVIEWER _____ DATE _____

HISTORICAL NARRATIVE

The first building on this site was also a fire station but also housed the police department while it was standing (Sanborn Map 1956). Built in 1908, the original 329 Bullocks Point Avenue station was a simple, nearly square two-story brick building with two garage doors leading directly onto the street. At this time, the fire department in Riverside was the Narragansett Engine Company No. 2 and before they built this new station, they operated out of the building at 9 Turner Avenue (East Providence City Directory 1892). The 1908 station at 329 Bullocks Point Ave served as the home of the police and fire department until 1975 when it was replaced by the larger, modern building that exists today (RIHPHC Survey Forms 1975). While the current station is larger, it only houses the fire department as police and fire units grew larger over time. Along with the new station being built, the fire department in Riverside got its current name, East Providence Fire Station 2 (East Providence City Directory 1976). As the current building is larger, it also has an additional, third garage bay, which allows for the East Providence ambulance rescue crew number 2 to operate alongside the fire department. The current building has been acting successfully as the Riverside fire station since it was built.

HISTORICAL IMAGES AND MAPS



A historic image of the 1908 fire station, later demolished in 1975 and replaced in 1976. Although this building housed both the engine company and police for Riverside, the station is clearly smaller with what seems to be most of the first floor dedicated to garage space. The building is also not set back from the street, a result of its 1908 built date. Source: RIHPHC 1975 Survey Forms.



Sanborn map from 1956 showing the nearly square footprint of the old station which was demolished in 1975. The map shows the inclusion of the police department which no longer operates from this site. Source: 1956 Sanborn Fire Insurance map of East Providence (based on vol. 6 of the 1921 edition).



This Google Earth image shows the J-shaped footprint of the current fire station and its increased setback from the street for a driveway and parking lot. Source: Google Earth.

EVALUATION OF SIGNIFICANCE

While the current fire department at 329 Bullocks Point Avenue is a good example of a 1970s modern station, the building is not eligible for nomination to the National Historic Register as it was only built forty-six years ago, in 1975. While the previous 1908 station on the site would be eligible for nomination because of its connection to the automotive development and population growth during the early twentieth century, it was torn down for the current building. Although it is not yet eligible, the current station has retained its original integrity and form and has a historical connection to the modernization taking place around America during the time period.

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Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 329 Bullocks Point Ave PLAT/LOT 312/52/007/00/

NAME(s) Riverside World War I Memorial

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

Photo ID EARP BullocksPointAve329 SW



USES: Select terms from National Register table

CURRENT Memorial HISTORIC Memorial

SITING: SETBACK 7.2 ft LOT SIZE 23086.8 sq ft

STORIES _____ ROOF(s) _____

MATERIALS: Select terms from National Register table

ROOF _____ WALL _____

FOUNDATION _____ OTHER Brass, Stone

Photo ID EARP BullocksPointAve329 W



WINDOWS _____

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min None	Maj Mod Min None	Maj Mod Min None	Maj Mod Min <u>None</u>
Configuration	Maj Mod Min None	Maj Mod Min None	Maj Mod Min None	Maj Mod Min <u>None</u>

INTEGRITY X Excellent _____ Good _____ Fair _____ Poor _____ Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Memorial	O-C	1			
(2) Fire Station	B-NC	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	Ca. 1920			

ARCHITECTURE: If more than one, list & number in order of importance

TYPE _____ STYLE(s) _____

SURVEYOR Alyssa Bailey DATE 9/23/21 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Historical Narrative

The World War I Memorial located at 329 Bullocks Point Ave. was erected ca. 1920 by the citizens of Riverside. The memorial lists 180 US Army and US Navy service members that were sent to fight during the five-year war. During World War I, a total of 804 East Providence residents were drafted or volunteered before a declaration of war was announced.¹ When the war ended in 1918, those who survived were welcomed home with large ceremonies including ceremonies held in East Providence. Of the 804 that were drafted from East Providence, twenty-three of those soldiers would lose their lives and never return home.² Often times war memorials will signify those who did not survive with symbols such as stars. The small memorial located in front of the fire station has six notated with stars to most likely signify Riverside residents who gave their life during war.

Evaluation of Significance

The World War One memorial at 329 Bullocks Point Avenue does not appear eligible for the National Register of Historic Places under Criterion A. It is associated with responses to World War I in Riverside and East Providence, but is not significantly associated with war efforts or recovery.

The memorial does not appear eligible under Criterion B as it is not associated with a person or persons who made individually important contributions to the history of Riverside or the war effort.

The memorial does not appear eligible under Criterion C as the design of the memorial is not the work of a master and does not display high artistic value.

The World War One memorial at 329 Bullocks Point Avenue does not appear eligible under Criterion D. While it does have information to contribute to the understanding of human history, information it possesses is widely available elsewhere.

The World War One memorial at 329 Bullocks Point Avenue does not appear to meet Criteria Consideration F for commemorative properties.³ This memorial is not eligible under this criterion as it does not possess significance based of its own value, and instead possesses significance due to the value of the event being memorialized.

Sources

Conforti, Joseph. "Our Heritage: A History of East Providence." White Plains: Monarch, 1976.

¹ Joseph Conforti. "Our Heritage: A History of East Providence." White Plains: Monarch, 1976. Pg. 136.

² Ibid 1. 136.

³ "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," National Park Service, 1990. Pg. 39.

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“National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” National Park Service, 1990. https://bridges.rwu.edu/access/content/group/3fda2df5-280c-4e16-a144-593a5ac95147/Week%2012%20-%20Identifying%20and%20Developing%20Historic%20Contexts/https%3A__www.nps.go20200825174930.URL

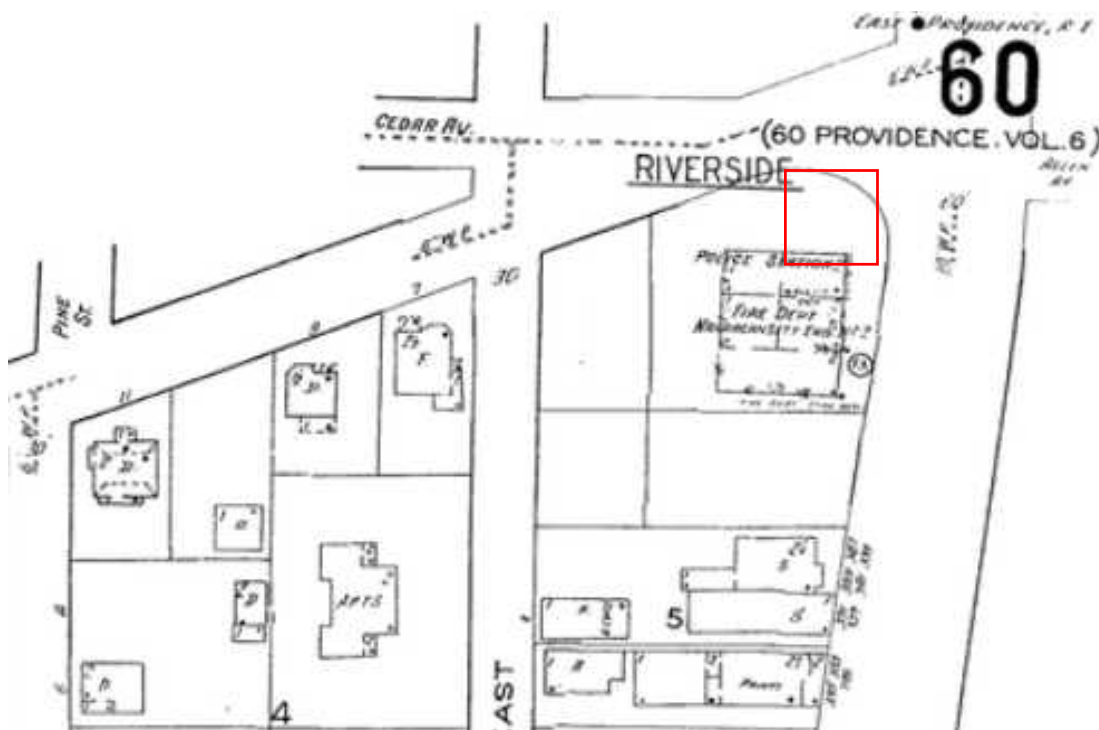


Figure 1: 1956 Sanborn map with noted section of where the World War I memorial would be located. Source:: East Providence 1956. ProQuest, Digital Sanborn Maps, 1867-1970. Pg. 60.



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside
 ADDRESS 332 Bullock's Point Ave. PLAT/LOT 312/12/018/00
 NAME(s) Miller, Rauri /Apiary LLC
 PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed
 STATUS NHL NR DOE CDOE Elig Indiv Dist C NC
 NR DISTRICT _____



Photo ID EAPR 332BullocksPtAve SE



USES: Select terms from National Register table

CURRENT Multiple dwelling, business HISTORIC _____
 SITING: SETBACK >10 ft LOT SIZE 2614 sq ft
 STORIES 2 ROOF(s) flat

MATERIALS: Select terms from National Register table

ROOF Wood, rubber WALL Wood shingle, clapboard
 FOUNDATION concrete OTHER _____
 WINDOWS Large single pane fixed storefront, double-hung 1/1 (2nd story),

Photo ID EAPR_332BullocksPtAve_NE

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min None	Maj <input checked="" type="radio"/> Mod <input type="radio"/> Min None	Maj <input checked="" type="radio"/> Mod <input type="radio"/> Min None	Maj <input checked="" type="radio"/> Mod <input type="radio"/> Min None
Configuration	Maj Mod Min None	Maj <input checked="" type="radio"/> Mod <input type="radio"/> Min None	Maj <input checked="" type="radio"/> Mod <input type="radio"/> Min None	Maj <input checked="" type="radio"/> Mod <input type="radio"/> Min None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) building	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	c. 1900	Plat map 1892, Sanborn map 1900, 1921		
North section removed, Story added	c. 1940	Sanborn map, 1956		

ARCHITECTURE: If more than one, list & number in order of importance

TYPE Two-level mixed-use, commercial/residential STYLE(s) Classical Revival
 SURVEYOR Christina Sewall DATE 12/16/2021 REVIEWER _____ DATE _____

Historic Narrative

332 Bullocks Point Ave is a two-level commercial building located just south of Riverside Square (Fig. 1). There is a small one-story building to the north, and a larger one-story commercial building with two businesses to the south. The East Bay Bike Path runs along the eastern edge of the property. The building currently houses apartments on the upper level and one business, Union Burrito, in the southern part of the lower level (Fig. 2). It is clad with clapboards on the northern lower level and shingled on the second story. The lower southern section is clad in natural wood. Four entrances face Bullock's Point Ave – three are for the businesses, and one is an entrance for the apartments above. To the north of the building is a small patio area with seating. Between the building and the bike path is additional outdoor seating. Two doors exit to this area from the first story. Another door exits from the southern rear of the building to a ramp that provides handicapped access.

The land on which the building sits was part of an addition to Riverside Plat recorded in May of 1872 (Fig. 3). The land was sold three times before 1895 when it became the property of Tobias Burke. He owned it until 1946. At some point between 1900 and 1921 this building was constructed (Fig. 4). During the early decades of the twentieth century it was known as the Burke Block because the owner, Tobias Burke, operated a dry goods business located there. It changed ownership in 1946 and again in 1947 when it was bought by Thomas H and Jennie C. McCuskar. They owned it until 1966, when it was sold to Andre and Josephine Manuel. After 11 years Dennis and Lucinda Brown bought it. It remained in the Brown family, passing to Michael and Donna in 2006. In 2016, it was sold to Apiary LLC, the current owner.

The occupation of 332 Bullocks Point Ave. reflects the ebb and flow of Riverside's social and economic prosperity. When the building was first constructed, the neighborhood was in the midst of a period of growth. Riverside was a resort area, and the businesses that made their home in the building reflect this. Tobias Burke operated a dry goods store here from the early 1900s until the 1930s. The other anchor business was Riverside Hay and Grain which lasted from 1920-30, reflecting the continued agricultural uses just outside the village square. During the 1940s businesses reflected the growing suburban character of the area with an optometrist, a dentist, and a barber in the building. By the 1950s, a beauty salon had taken over part of the space, and Paquet's Photo Shop occupied the middle part of the building (Fig. 5). The rest was vacant in 1955. The 1960s and 70s saw several businesses come and go, including Riverside Discount Variety Store, the Appliance Hospital (repairs), and Ethel's Pizza (1970). The apartments above continued to be occupied by locals including people in the State Maintenance Department and the Providence School Department. In 1980, Stay-N-Style Hair Fashions set up shop and remained until the early 1990s. A consignment shop for baby furniture and clothes came and went in 1982. The next significant occupant was JMart, which occupied the northern portion of the building in 2015. The southern portion was home to TribalOne Women's Wellness Center. In 2016 the building was bought by Apiary LLC. Proud Mary's Donuts occupied the southern portion of the building for a short time before it was replaced with Union Burrito.

This building reflects the early growth of Riverside around 1900. It was still a vibrant neighborhood in the early 1900s when Tobias Burke owned the building and Riverside Hay and Grain was an important business. The next several decades saw a decline, and small business

owners like dentists and hairdressers were occupants. There was never another period of prosperity for Riverside, and although the building was never vacant, occupancy was never consistent or of a type of business that would become a serious anchor in the community. The exception may have been Stay-N-Style Hair Fashions that was a fixture in the 1990s.

Statement of Significance

332 Bullock's Point Ave. appears eligible for listing in the National Register of Historic Places under Criteria A. The original building was associated with the rise of commercial development in Riverside between 1880-1920. During the 1920s it was an anchor commercial property in the emerging streetcar suburban hub near the train depot, before automobiles became commonplace and their use decentralized this area and commerce moved to the outskirts of town. The community was still small-scale, and locals walked to nearby stores such as Riverside Hay and Grain, located in this building. A dry goods store, owned by Tobias Burke, was also located here. Upstairs apartments also contributed to the early prosperity of downtown Riverside; a dentist, construction worker, hairdresser, and optometrist lived here at various points before WWII.

332 Bullock's Point Ave. does not appear eligible for listing in the National Register of Historic Places under Criteria B. Although during the 1930s, 40s, and 50s it was known as the Burke Block, named for owner Tobias Burke, he was not a person of historical significance.

332 Bullock's Point Ave. appears eligible for listing in the National Register of Historic Places under Criteria C. It is one of only two surviving block buildings that were at the center of Riverside Square, along with the Winchester Block. Major alterations to form and materials occurred during the 1940s. However, it is an example of a two-story commercial block typical of those built during the first half of the twentieth century. The series of doors, most of the windows on the first floor, all the windows on the second floor, and the bay window on the upper north side were part of the 1940s renovation. The roof and cornice have also retained their shape and style from that time.

332 Bullock's Point Ave. does not appear eligible for listing in the National Register of Historic Places under Criteria D. It is unlikely that new information will be gained from this building.

This building retains integrity of location, association, and setting. There was one significant change made to the building's form sometime between when it was constructed and the 1940s. The northernmost section of the building, 284, was removed. A second story was added to the remaining sections of the building to make it one uniform height. Exterior changes to the windows, window trim, and cladding on the southernmost storefront entrance, altered several times since the 1970s or 80s, also call the integrity of design, workmanship, and materials into question. However, the overall feeling of an early twentieth century building remains; the windows remain in the same location on the second story and on most of the first story as well. The series of four entrances remains intact. The bay window on the northern second story and the cornice are other details that contribute to this feeling. For these reasons, the overall integrity

of 332 Bullocks Point Ave. can be said to be strong enough to convey significance and to support the building being listed on the National Register under Criteria A and C.

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Figures

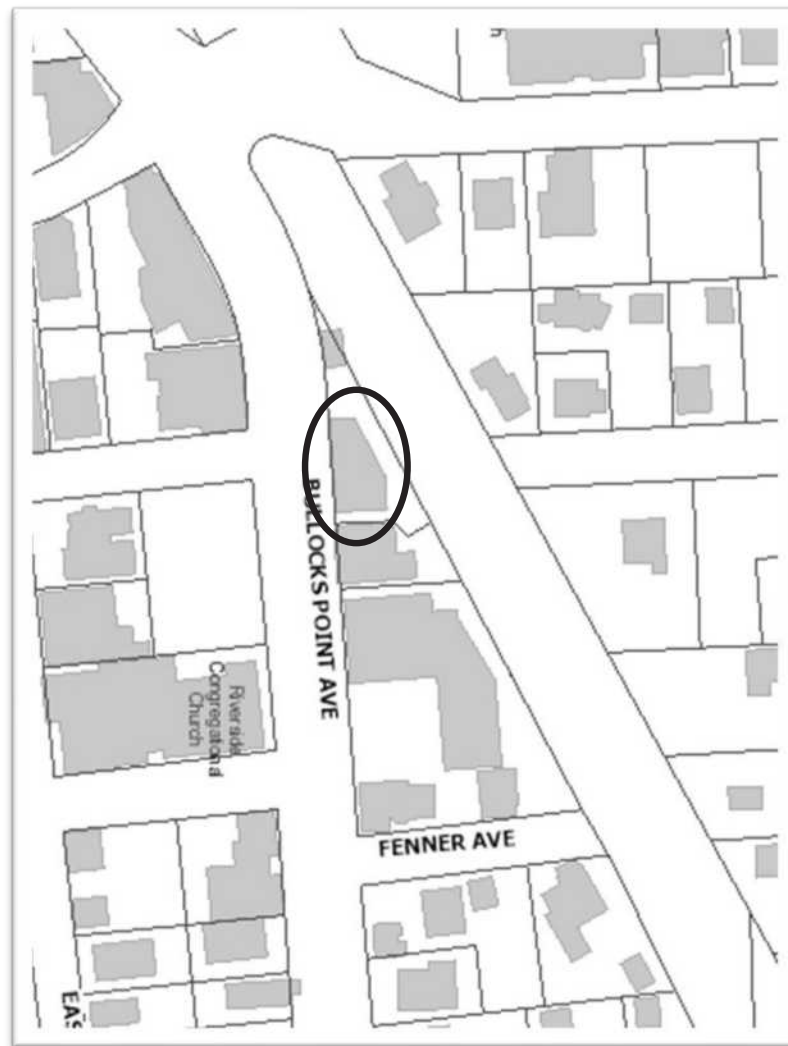


Fig. 1



Fig. 2 332 Bullock's Point Ave, 2021

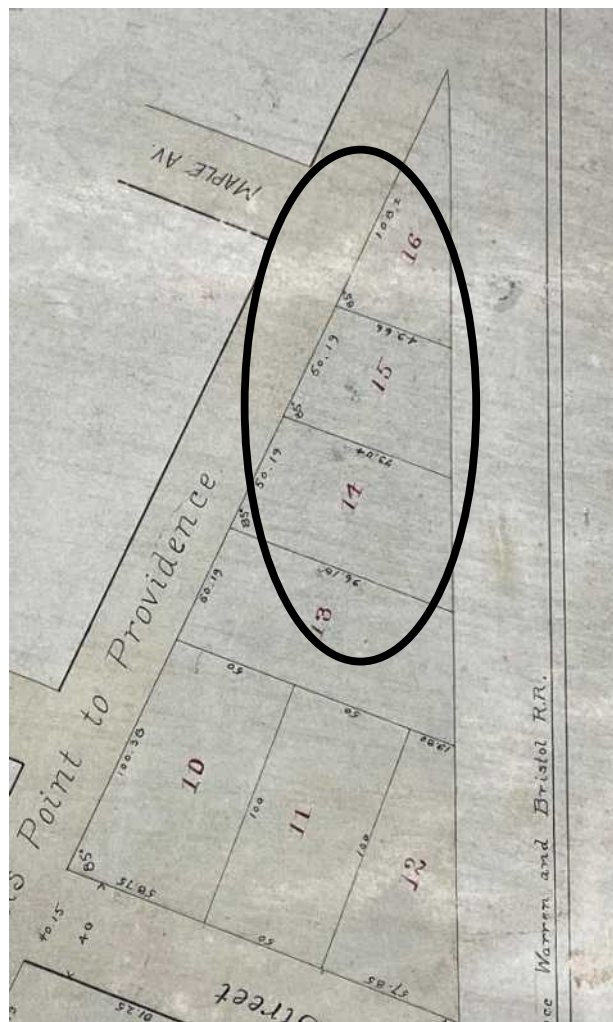


Fig. 3 Plat map, 1872

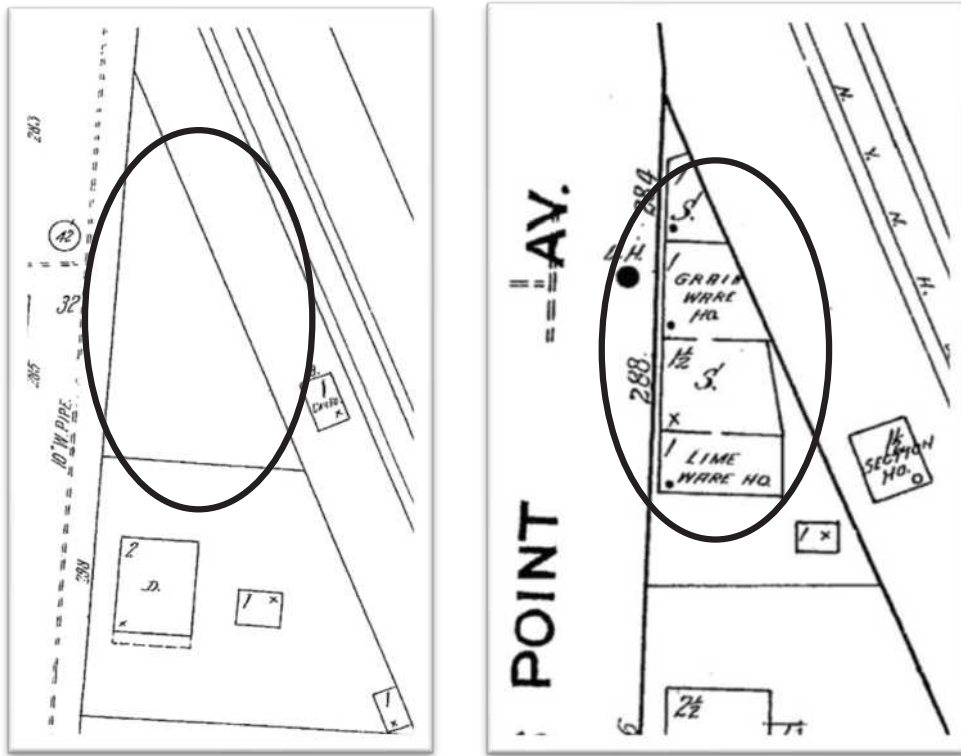


Fig. 4 Sanborn Map, 1900 & 1920

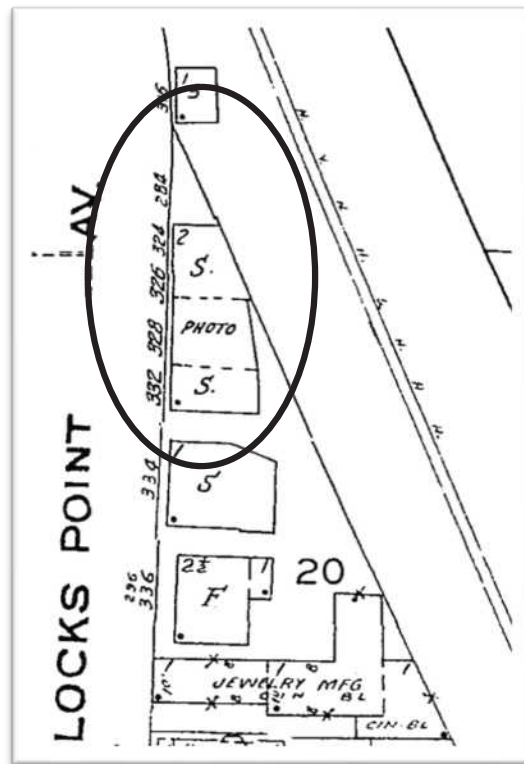


Fig. 5 Sanborn map 1956



Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

/DATABASE
ID#

TOWN East Providence VILLAGE Riverside

ADDRESS 376 Bullocks Point Ave. PLAT/LOT 312/12/029/20

NAME(s) Lee's Restaurant

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT restaurant HISTORIC _____

SITING: SETBACK 40 +/- ft LOT SIZE 24,829 sq ft

STORIES 1 ROOF(s) Gable/hip with gabled dormer

MATERIALS: Select terms from National Register table

ROOF asphalt WALL Vinyl, concrete, cinder block

FOUNDATION concrete OTHER metal

WINDOWS Double- hung 1/1, sliding, large single pane fixed



Photo ID EAPR 376BullocksPtAve NE



Photo ID EAPR_376BullocksPtAve_S W

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min None	Maj <input checked="" type="radio"/> Mod <input type="radio"/> Min <input type="radio"/> None <input type="radio"/>	<input checked="" type="radio"/> Maj <input type="radio"/> Mod <input type="radio"/> Min <input type="radio"/> None <input type="radio"/>	<input checked="" type="radio"/> Maj <input type="radio"/> Mod <input type="radio"/> Min <input type="radio"/> None <input type="radio"/>
Configuration	Maj Mod Min None	Maj <input checked="" type="radio"/> Mod <input type="radio"/> Min <input type="radio"/> None <input type="radio"/>	<input checked="" type="radio"/> Maj <input type="radio"/> Mod <input type="radio"/> Min <input type="radio"/> None <input type="radio"/>	<input checked="" type="radio"/> Maj <input type="radio"/> Mod <input type="radio"/> Min <input type="radio"/> None <input type="radio"/>

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) building	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	c. 1950	Aerial photos, Sanborn map	1921,1956	

ARCHITECTURE: If more than one, list & number in order of importance

TYPE Commercial STYLE(s) modern

SURVEYOR Christina Sewall **DATE** 12/16//2021 **REVIEWER** _____ **DATE** _____

Historical Narrative

Lee's Restaurant, located at 376 Bullocks Point Ave. in the Riverside neighborhood of East Providence, RI, sits on the corner of Bullocks Point Ave. and Allen Ave. about three blocks south of Riverside's central square (Fig. 1). It is a modern 1-story commercial building set back from the street with a large adjacent parking lot (Fig. 2) Across the street to the west is the East Providence Fire Station #2. Lee's is surrounded by residential buildings to the north, south, and east. The East Bay Bike Path lies slightly further east. The restaurant is located on the north end of the lot; the paved parking lot takes up the remainder. It has spaces for 36 +/- vehicles.

This commercial building was constructed sometime after 1939 during the post-war boom in Riverside. Sanborn maps from 1900 and 1921 show that a house existed previously on the site, immediately abutting Allen Ave. (Fig. 3). Aerial photos from that year confirm there is a structure on the lot that appears to be a dwelling (Fig. 4). By 1950, both aerial photos and Sanborn maps show the commercial building, but no parking lot (Fig. 5). The parking lot appears to have been paved and lined between 1962-1972 based on aerial photos (Fig. 6).

The style of the building is typical of 1-story family restaurants built during the post-WWII period. It has a gable/hip roof with a cross gable over the front entrance facing Bullock's Point Ave. A smaller entrance in a bump-out from the side ell to the south allows access from the parking lot.

The first record of a restaurant at this location is found in 1957 (East Providence Directory, 71). It lists DiMaio's Restaurant at 376 Bullock's Point Ave. The 1955 East Providence City Directory does not list a business at this location. By 1963 the restaurant at this site was called Giovanni's, and it remained so until 1975. In 1980 it was briefly Casa Mia, and in 1982 it was the Black Stallion. The restaurant remained vacant until 1990 when it became the Chin Ping Restaurant. In 1995 it was sold again and became Lee's Restaurant.

Before becoming a tourist destination in the later nineteenth century, this part of East Providence was an area of rural farmland with a small cluster of residents along the shore who made a living from fishing and digging clams, quahogs, and oysters (Rodericks, 15). During the 1860s summer colonies were built in the lower part of town, known as Riverside, along the Narragansett River. Located on the rail line from Providence to Bristol, visitors came to enjoy the natural beauty of the coast and spend time at amusement parks such as Crescent Park, built in 1876. Between 1870-1890, Riverside became a major resort town with more than ten hotels (RI Pres. Comm. Report, 38). By the turn of the century, it had become more suburban as summer homes were converted to year-round use (RI Pres. Comm. Report, 4). Between 1903 and 1920 more roads were built, allowing for expansion outward from Riverside's center (RI Comm. Report, 40). Bullock's Point Ave was one of two main roads with commercial development, and as the use of automobiles became more widespread, this development increased. The 1920s saw the beginning of a decline in Riverside; two of three amusement parks had closed, the hotels were becoming run-down, and after Standard Oil built a storage facility and refinery on the river at the north end of the neighborhood the character of the area changed. The Depression and Hurricane of 1938 caused further decline. A post-WWII housing boom, largely spurred by development in

Riverside by the Ferland Construction Co, added many new single-family homes for middle class residents. By the 1960s, more apartments were being constructed compared to homes, and commercial development migrated to new shopping centers on the outskirts of Riverside (RI Pres. Comm. Report, 38-50). This began a period of economic decline that has continued to the present.

When 376 Bullock's Point Ave. was first opened as DiMaio's, and soon after as Giovanni's, it was during the post-war boom. The decline of travel by rail and the popularization of the automobile created the need for more parking (Longstreth, loc. 658). Giovanni's added a parking area to the south of the restaurant in the late 1960s. Since then, the configuration of the site has not changed. At this time, the urban core shifted as automobiles allowed for building on larger lots away from the town center with space for parking (Longstreth, loc. 658). This also reflects a change in spatial order as large parking lots were constructed on 3 or 4 sides of a building. The restaurant became secondary, and the parking was visibly dominant (Longstreth, loc. 677). The building itself has remained largely unchanged. Windows were replaced in 2007, and possibly at least once before then.

The major transition in ownership from an Italian family to one of Chinese ancestry in the 1990s reflects demographic changes occurring in many urban and suburban neighborhoods in the later twentieth century, as different ethnic groups moved into the area and established commercial interests. There was a section of downtown Providence known as Chinatown, and several restaurants were owned by Chinese residents including Mee Hong, operated by the Chin family from 1938-1979; it was possibly one of the earliest in Providence (Nathanson). Today, Lee's Restaurant was well-known and liked; it was able to stay open through the COVID pandemic. It is currently listed for sale at \$1,490,000.

Statement of Significance

376 Bullock's Point Ave. does not appear eligible for listing in the National Register of Historic Places under Criteria A. It is not associated with an event, a series of events or activities, or patterns of this area's development or in the broad pattern of history. There is some slight association with the context of Ethnic Identities and Experiences because of the ownership of this building primarily as an Italian restaurant in the 1950's, 60's, and 70's, and then as a Chinese restaurant from the 1990's onwards. However, it is not part of a larger ethnic context within Riverside of either Italian or Chinese-owned businesses or other organizations.

376 Bullock's Point Ave. does not appear eligible for listing in the National Register of Historic Places under Criteria B. It is not associated with the life of any significant person.

376 Bullock's Point Ave. does not appear eligible for listing in the National Register of Historic Places under Criteria C. It is not a distinctive form characteristic of a type, period, or method of construction. It does not represent the work of a master, and it lacks high artistic value. It does not represent a significant and distinguishable entity whose components lack individual distinction. It is an unremarkable single story family restaurant with a large parking lot, common and typical across the country from the 1950's onwards.

376 Bullock's Point Ave. does not appear eligible for listing in the National Register of Historic Places under Criteria D. It is unlikely to yield information important in prehistory or history.

The property lacks sufficient integrity to convey significance. While it is in the original location, modifications, and alterations, especially to windows and to the rear of the building, have changed the character of the building. There is nothing significant about the design or workmanship, and it has no association with any important events or people.

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Rodericks, Bob. "Jan 2014 East Providence Reporter by Dick Georgia - Issuu.", accessed Nov 15, 2021, https://issuu.com/reportertoday/docs/current_ep_2a22b789d41c38.

Figures

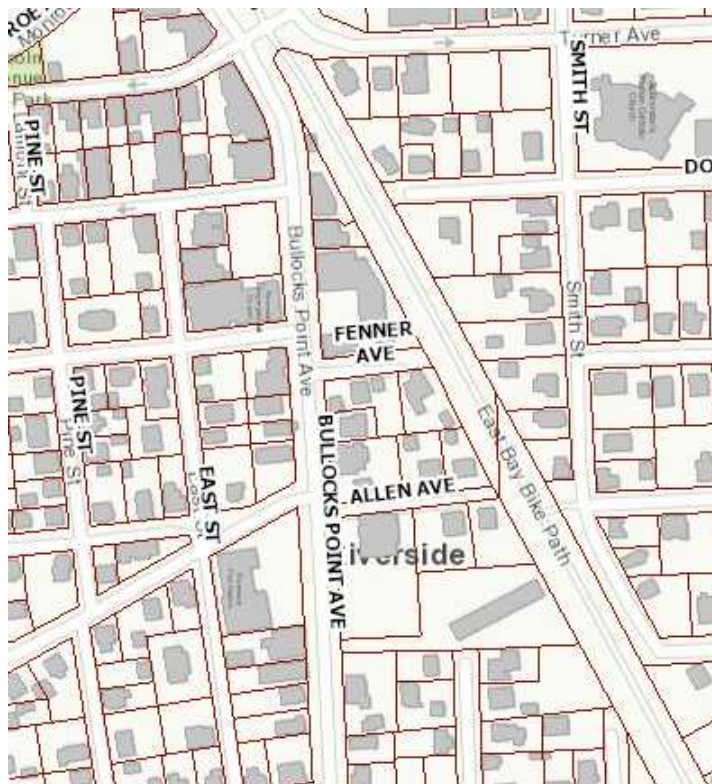


Fig. 1



Fig. 2 Lee's Restaurant, 2021

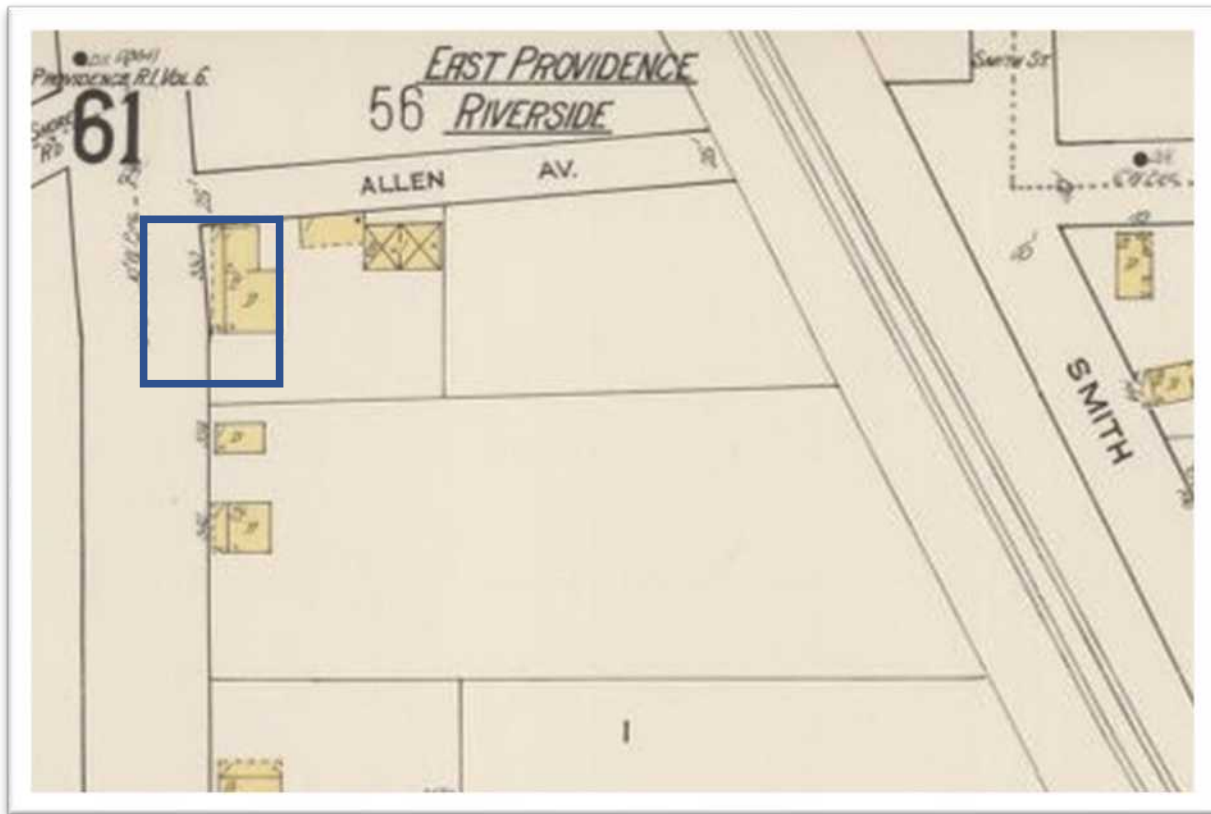


Fig. 3 Sanborn Map, 1920-21



Fig. 4 Aerial photo, 1939

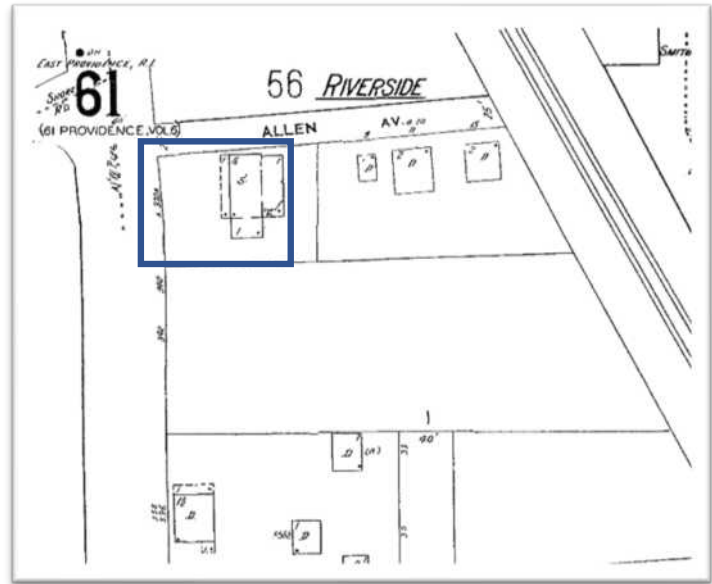


Fig. 5 Sanborn map, 1956



Fig. 6 Aerial photo, 1962



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 27 Burnside Ave PLAT/LOT 312/ 11/ 002/ 00/2

NAME(s) St. Mark's Episcopal Church Rectory

PROPERTY TYPE (Bld) Str Obj Site OWNERSHIP (Priv) Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Single dwelling HISTORIC Single dwelling

SITING: SETBACK 18.10 ft LOT SIZE 7405.4 sq ft

STORIES 1.5 ROOF(s) Gable

MATERIALS: Select terms from National Register table

ROOF Asphalt Shingle WALL Vinyl Siding

FOUNDATION Brick OTHER _____

WINDOWS 6/1 double hung sash, 1/1 double hung sash, Vinyl replacements



Photo ID EARP BurnsideAve27 SE

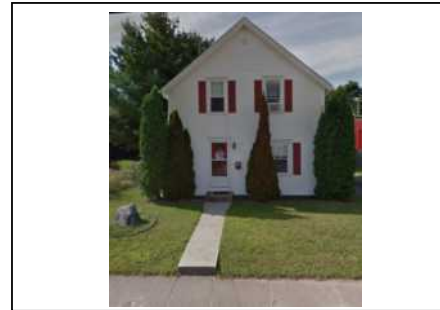


Photo ID EARP BurnsideAve27 S

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min None	<u>(Maj)</u> Mod Min None	<u>(Maj)</u> Mod Min None	Maj <u>(Mod)</u> Min None
Configuration	Maj Mod Min None	Maj Mod Min <u>(None)</u>	Maj Mod Min <u>(None)</u>	Maj <u>(Mod)</u> Min None

INTEGRITY _____ Excellent _____ Good X Fair _____ Poor _____ Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
Building – dwelling	B-NC	1			
Building – church	B-C	1			

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	Ca. 1900	Sanborn map		
Porch removal	Unknown	Sanborn map		

ARCHITECTURE: If more than one, list & number in order of importance

TYPE Residential STYLE(s) No Style

SURVEYOR Alyssa Bailey DATE 9/23/21 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Historical Narrative

27 Burnside Avenue is a residential property on the south side of Burnside Avenue between Pawtucket Avenue and Smith Street. In the early twentieth century 27 Burnside Ave was occupied by a series of owners who worked as housekeepers, plumbers and railroad clerks.¹ In 1965, St. Mark's Episcopal Church purchased the property for use as a pastoral residence.

Evaluation of Significance

27 Burnside Avenue does not appear eligible for the National Register of Historic Places under Criterion A as it is not associated with any significant events or patterns of events in Riverside or East Providence.

27 Burnside is not significant under Criterion B as it is not associated with any person significant in the history of Riverside or East Providence.

The property does appear eligible under Criterion C. Sidehall dwellings such as this are common architectural types in the area, but this property has been substantially altered with porch removal, additions, and materials replacement.

The property does not appear eligible under Criterion D, as there is no indication it has the potential to yield important information about history or prehistory.

The property retains integrity of location but the setting around the building has changed with surrounding structures being renovated or entirely demolished in the past thirty years. Along with this, the character of the home is no longer relative to the original building as the design, materials, and workmanship are not indicative of a turn of twentieth century residential property. Lastly the feeling of this building does not reflect any historical connections to the property itself or the surrounding area.

Sources

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Providence, 1920-1921 Vol. 6, 1921. ProQuest, Digital Sanborn Maps, 1867-1970. Pg. 57. https://digitalsanbornmaps-proquest-com.rwulib.idm.oclc.org/browse_maps/40/8075/39395/41291/561518?accountid=25133.

¹ US Census, 1900-1940; East Providence City Directories 1900-1940.

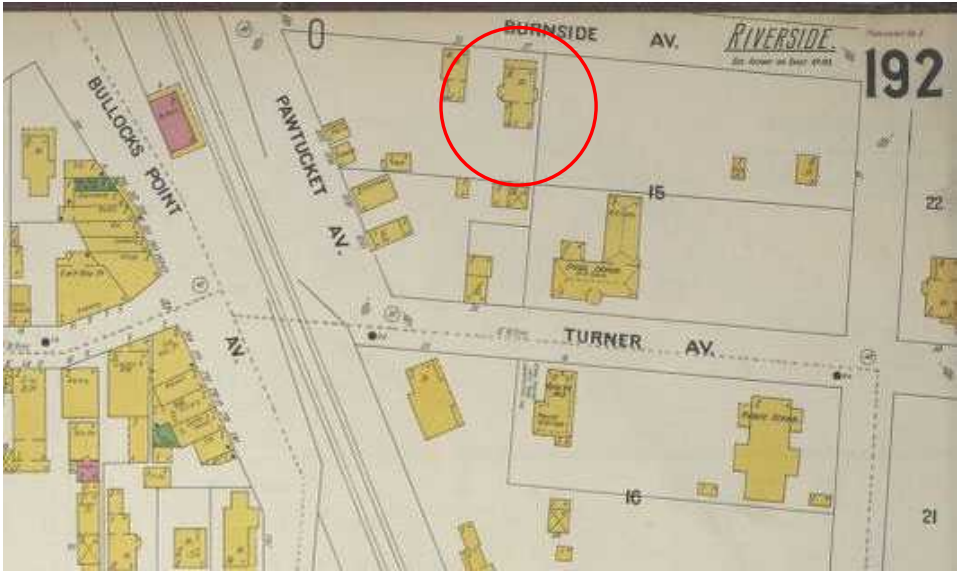


Figure 1: 1900 Sanborn Map showing 27 Burnside Avenue. Map From: *Providence, 1920-191889-1900, Vol 2, 1900*. Sheet 192. Library of Congress, https://www.loc.gov/resource/g3774pm.g3774pm_g08099190002/?sp=105&r=-0.098,-0.08,1.581,0.539,0.

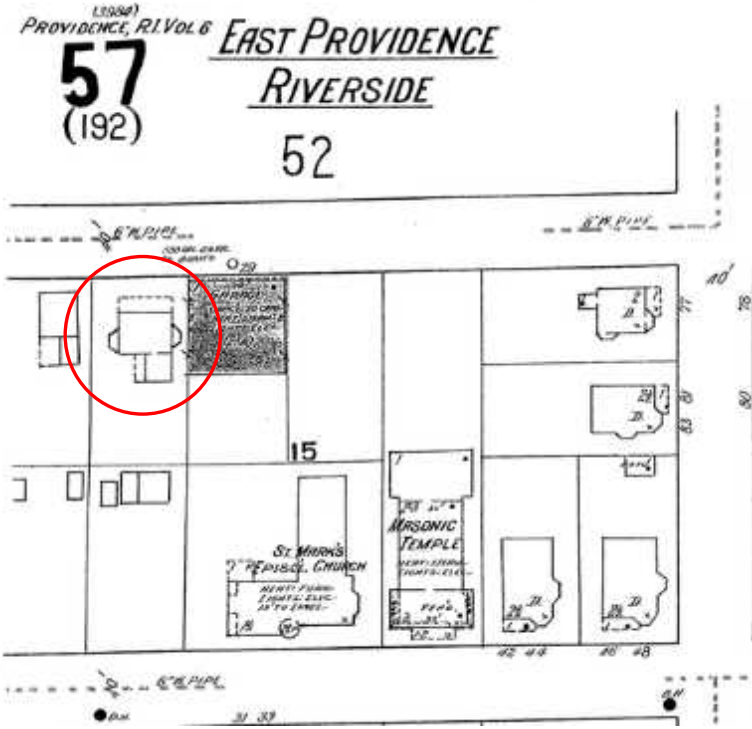


Figure 2: 1921 Sanborn Map showing 27 Burnside Avenue. Map From: *Providence, 1920-1921 Vol. 6, 1921*. ProQuest, Digital Sanborn Maps, 1867-1970. Pg. 57.

EAST PROVIDENCE, R.I.

57

(57 PROVIDENCE,
VOL. 6)

RIVERSIDE

52

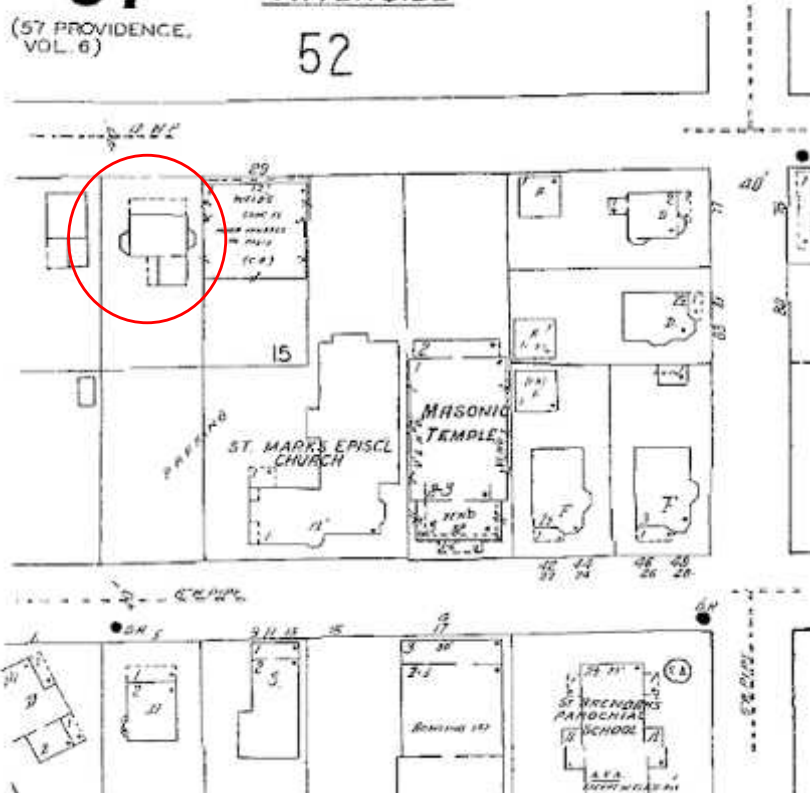


Figure 3: 1956 Sanborn map showing the 27 Burnside Residence, northeast of St. Mark's Episcopal Church. Map From: *East Providence 1956*. ProQuest, Digital Sanborn Maps, 1867-1970. Pg. 57.



Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 10 Lincoln Avenue PLAT/LOT 312/13/002

NAME(s) Old Riverside Post Office

PROPERTY TYPE Bld OWNERSHIP Priv

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Business HISTORIC Post Office

SITING: SETBACK 0 ft LOT SIZE 3050 sq ft

STORIES 1 ROOF(s) Flat

MATERIALS: Select terms from National Register table

ROOF Other WALL Brick

FOUNDATION Not visible OTHER _____

WINDOWS (1) Two-light fixed sash vinyl (2) One-over-one double hung sash vinyl



Photo ID EAPR_LincolnAve010_SW



Photo ID EAPR_LincolnAve010_SE

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	None	Mod	None	Min
Configuration	None	Mod	None	Min

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1909 ca	Book	F.E. Crumb	Postmaster
Purchase	1951 ca	Book	Silver Service Co.	Owner

ARCHITECTURE: If more than one, list & number in order of importance

TYPE One Part Commercial STYLE(s) None

SURVEYOR Jon Stark-Sachs DATE 9/28/21 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

HISTORIC NARRATIVE

The Post Office at 10 Lincoln Avenue is the first dedicated post office building constructed in the village of Riverside in East Providence, Rhode Island. From the mid-nineteenth century into the first decade of the twentieth, Riverside was primarily a recreation destination for urban dwellers in southern New England.¹ During this period a variety of resorts, hotels, and eventually amusement parks were built and frequented by visitors.² Although some year-round residences were built after the area was platted beginning in the 1870's, most small-scale development consisted of summer vacation cottages.³ In the latter part of the century and into the next more permanent residential dwellings were constructed and many of the cottages were winterized for year-round use.⁴ In the first decade of the twentieth century Riverside reached the high-water mark in its period as a resort destination, with the three major amusement parks of Crescent Park, Boyden Heights, and Vanity Fair all operating.⁵ With the closure of Vanity Fair in 1909 and the physical and moral decay of Riverside's numerous hotels and resorts in the following decades, the village began a new trajectory to become a solidly residential neighborhood.⁶

10 Lincoln Avenue was constructed circa 1909 in response to pressures from responding to the rise in mail service during the peak summer months.⁷ Previously, the post office had been housed in the nearby grocery store of F.E. Crumb, who also served as the postmaster.⁸ The lack of a dedicated postmaster and the increasing demand to service mail to the various hotels and resorts populating Riverside at this time meant that it was "impossible to handle the mails [sic] at rush times in the proper manner."⁹ The first decade of the twentieth century corresponded with the crest in popularity of the hotels, resorts, and amusement parks built in Riverside throughout the late nineteenth century, and the need for mail service reflected the bustling vacation economy. The Riverside Post office became a branch of the larger Providence post office in 1908 and pay raises were promised to the postmaster and his clerks, with Crumb appearing to dedicate his full attention to the role.¹⁰

The design and construction of post offices during the period from 1900-1915 was overseen by the Supervising Architect of the U.S. Treasury Department.¹¹ Rather than having certain design guidelines, the Treasury Department treated each building as a singular design, but often employing the "Beaux-Arts and NeoClassical traditions."¹² This period saw the use of fine materials and lasting buildings even if they were relatively modest due to sometimes less prominent locales.¹³ After 1915, post office buildings, particularly for small towns, were fitted into more rigid building formulas that utilized only minimal stylistic flair and largely utilized uniform floorplans.¹⁴ The "Class D" building for the smallest qualifying communities would use mostly brick and little stone.¹⁵

The modest, one-story brick building built at 10 Lincoln Ave. was of markedly different construction than the one- and two-story wood framed buildings surrounding it, but this material was likely attractive after the devastating fire that had consumed the buildings on the block in 1905.¹⁶ Crumb's store and the post office

¹ Richard Longstreth, *East Providence, Rhode Island Statewide Preservation Report P-EP-1* (Providence, R.I.: Rhode Island Historical Preservation Commission, 1976), 34–36.

² *Ibid.*

³ *Ibid.* at 36.

⁴ *Ibid.* at 38.

⁵ *Ibid.* at 40.

⁶ *Ibid.*

⁷ Bruce Remick, *Living in Riverside: First 80 Years, 1870 to 1950* (n.p. 2021), 42–43.

⁸ "Expect Better Mail Service," *Providence Journal*, Aug. 15, 1907, 11.

⁹ *Ibid.*

¹⁰ "Wages Raised at Post Office," *Providence Journal*, July 14, 1908, 7.

¹¹ United States Post Office, *History of Post Office Construction 1900-1940* (1982).

¹² *Ibid.* at 5.

¹³ *Ibid.*

¹⁴ *Ibid.* at 8–10.

¹⁵ *Ibid.* at 10.

¹⁶ "Blaze at Riverside Burned \$25,000 Worth of Property," July 2, 1905, 1.

housed inside were some of the worst affected by the blaze.¹⁷ While many of the commercial buildings were rebuilt, it appears that the building formerly on the site, a bakery owned by John Cook that was only damaged by the water used to douse the flames,¹⁸ was demolished to make room for the post office building.¹⁹ The design of the post office was near the shift in post office construction around 1915 but could be justified under either framework. The building is modest and made of brick with only stone sills and lintels, but its orientation was also unique to its placement on the curve of Lincoln Avenue as it approaches Bullock's Point from the west.

The post office at 10 Lincoln Avenue continued to serve the community until a new post office was constructed in 1946 across Riverside Square at 3708 Pawtucket Avenue.²⁰ The building sat vacant for a time²¹ until it was occupied by the Silver Service Company, a business specializing in jewelry manufacturing and repair, by 1955.²² The new use of the building reflected the change in Riverside's economic and social base away from the resorts and hotels from the nineteenth and early twentieth centuries to a more light industry focused district. The Silver Service Co. continued to occupy the building until the 1980s when the building was once again vacant. The building currently houses the Vicmir & Sons HVAC company.

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¹⁷ *Ibid.*

¹⁸ *Ibid.*

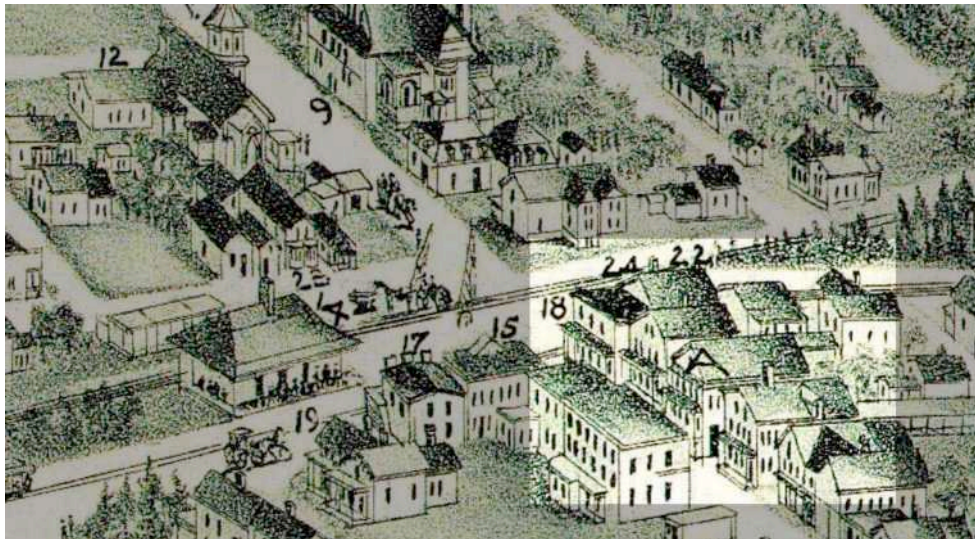
¹⁹ Compare Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1900), Vol. 2, 192, *with*, Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1921), Vol. 6, 56.

²⁰ Remick, *Living in Riverside*, 43.

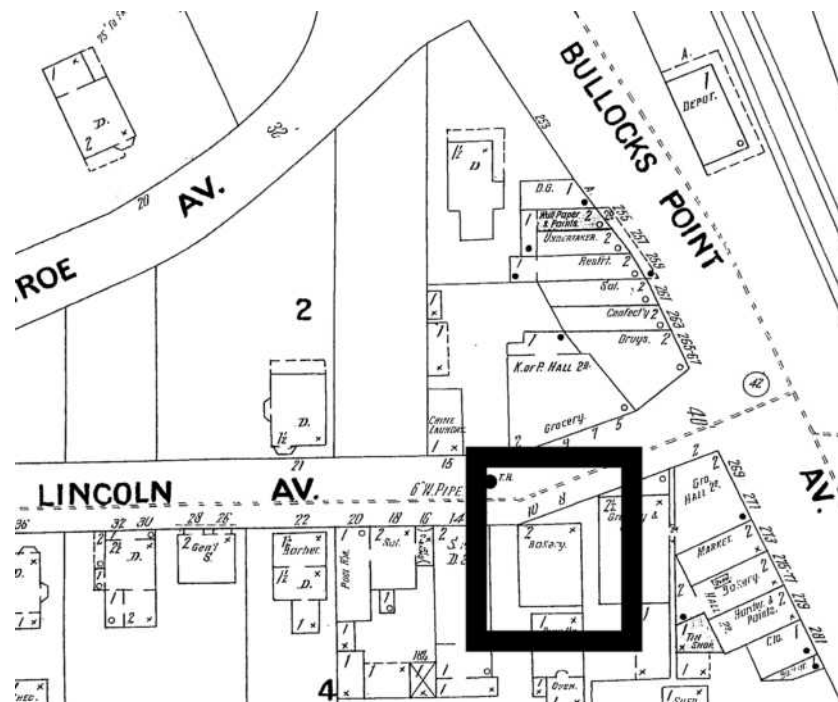
²¹ 1951 East Providence Directory (Boston: R.L. Polk & Co., 1950), 371.

²² 1980 East Providence Directory (Boston: R.L. Polk & Co., 1980).

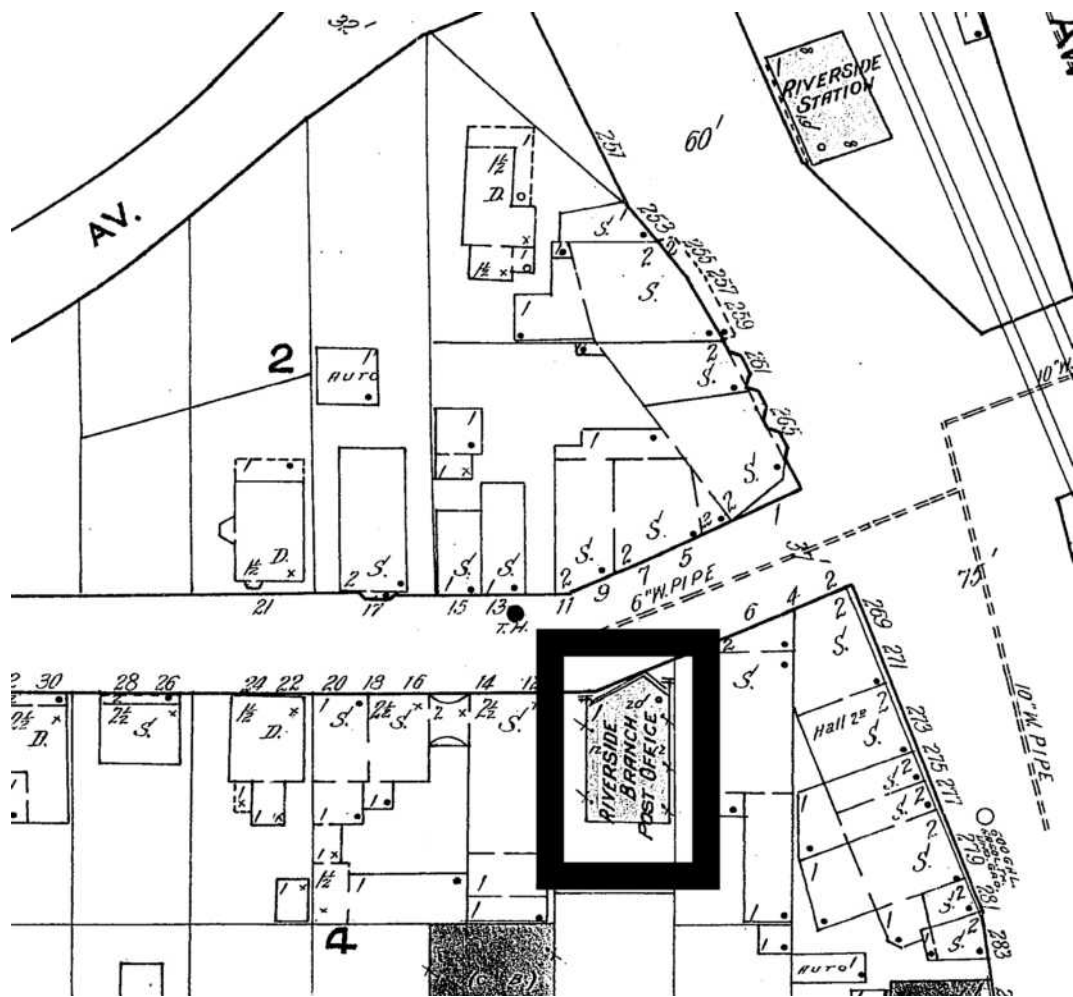
FIGURES



1. Panoramic map from 1894 showing the façade of the north-facing buildings along Lincoln Avenue prior to the construction of the post office at 10 Lincoln Avenue. One of the buildings, likely the one with the “A” inscribed atop, is the bakery that stood on the site prior to the post office’s construction. *Riverside, Pleasant Bluff, Camp White & Crescent Park, R.I.*, (Boston: O.H. Bailey & Co. & Lithograph & Publishing, 1894.



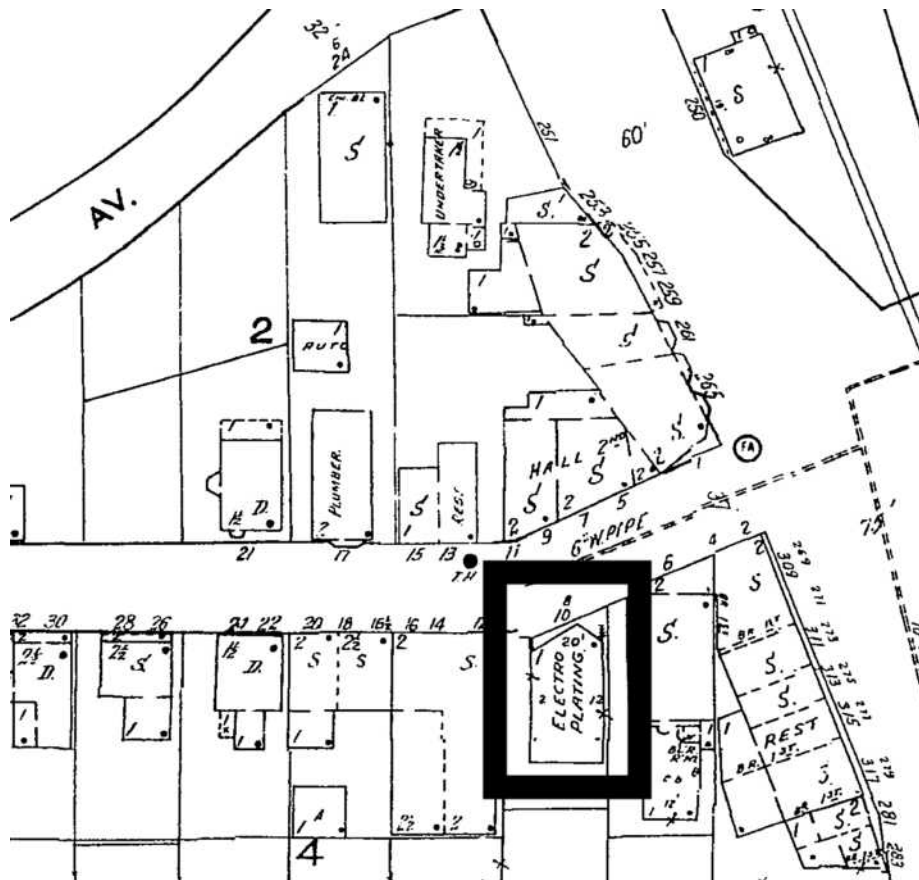
2. 1901 Sanborn map showing 8 and 10 Lincoln Ave prior to the construction of the old post office showing the building as two-story wood frame building housing a bakery. Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1900), Vol. 2, 192.



3. 1921 Sanborn showing the old post office in as a one-story brick structure in the configuration that we see today. The address was not included here. Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1921), Vol. 6, 56.



4. Western portion of the façade of the old post office at 10 Lincoln Ave, circa 1920. Bruce Remick, *Living in Riverside: First 80 Years 1870 to 1950* (n.p., 2021), 43.



5. 1956 Sanborn shows that the building is now “Electro Plating.” Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1956) Vol. 6, 56.

STATEMENT OF SIGNIFICANCE

The post office building at 10 Lincoln Avenue likely qualifies under Criterion A for its association with the key period of Riverside’s development into its current residential composition from its early resort history, with connections to both eras. 10 Lincoln Avenue is the first dedicated post office building constructed in the village of Riverside in East Providence, Rhode Island. The modest, single-story brick building was built circa 1909 in response to the influx of post that overwhelmed the previously part-time Riverside postmaster. The post office building coincides with the zenith of Riverside’s resort era and the subsequent shift of the village into a year-round residential community into the early part of the twentieth century. Indeed, no other extant resource demonstrates a connection to this period of Riverside’s development to the same level, most other public buildings surrounding Riverside square from this period or prior have undergone significant alteration of their materials and corresponding integrity. The period of significance for this building is between 1909 and 1947, when the building ceased service as the Riverside branch of the post office.

The post office retains sufficient integrity to convey its significance. The building exhibits integrity of materials, workmanship, location, and design. Two noticeable alterations may interfere with these physical aspects of the building: the replacement of the windows on one of the primary facades to vinyl sliding windows and a small brick addition at the back of the structure. The addition, however, is only noticeable on close inspection due to a slight difference in brick color and the use of brick lintels and sills on the windows, rather than stone, but these are not easily visible from the public way. Overall, these physical changes do not diminish from the building’s ability to convey its significance as an early public building. Indeed, the lintel above the door still displays the words “Post Office.” The importance of the location at a curve in Lincoln Avenue to the building’s design remains clear due to the unique, bifurcated façade.

The overall feeling of the building is that of a modest, early public structure and it maintains its local association to that history. The setting is somewhat problematic, as the adjacent lot to the east has been cleared for a parking lot, no longer reflecting the historic density of the area, and the surrounding buildings are either infill or sport non-historic material alternations. Nonetheless, the post office's other aspects of integrity are sufficient to effectively convey its historic significance.



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 24 Monroe Ave PLAT/LOT 312/08/006

NAME(s) The Lincoln Bar

PROPERTY TYPE Bld OWNERSHIP Priv

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____



Photo ID EAPR 24Monroeave S

USES: Select terms from National Register table

CURRENT Commerce/Trade:Restaurant HISTORIC Commerce/Trade:Restaurant

SITING: SETBACK 5 ft LOT SIZE 3049.2 sq ft

STORIES 1 ROOF(s) Gable

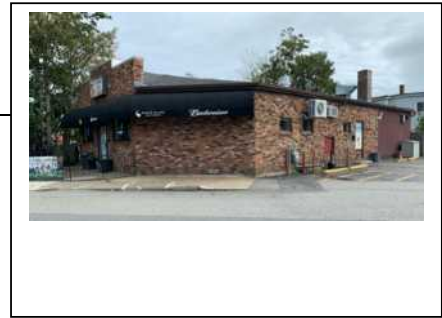


Photo ID EAPR 24Monroeave SE

MATERIALS: Select terms from National Register table

ROOF Asphalt WALL Brick

FOUNDATION Not visible OTHER _____

WINDOWS (1) metal-framed fixed windows

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	None	Mod	Min	Mod
Configuration	None	Mod	Min	Mod

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1)		(4)			
(2)		(5)			
(3)		(6)			

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	Ca. 1943	Map	Sandborn Map Company	
Alteration; extension	1974	News Paper	Providence Journal	

ARCHITECTURE: If more than one, list & number in order of importance

TYPE 1-part commercial block STYLE(s) None

SURVEYOR Brianna Jordan DATE 12/2021 REVIEWER _____ DATE _____

HISTORIC NARRATIVE AND CONTEXT

The first half of the nineteenth century designated Riverside as a destination for wealthy travelers who sought relaxation away from city life.¹ By the latter half of the nineteenth century Riverside developed into a busy resort area populated mostly with small summer vacation cottages and luxury resort and hotels.² By the late 1890s Riverside is said to have had the largest concentration of summer residences on Narragansett Bay.³ There were a multitude of amusement parks, like Crescent Park and Boyden Heights.⁴ The middle class's expansion into Riverside was aided with by the establishment of the Providence and Bristol Company Railroad constructed in the mid-1850s.⁵ The railroad aided the ease of access in and out of Riverside. By the turn of the twentieth century Riverside began to transition into a year-round suburban neighborhood, with both construction of new houses and changing the summer cottages to permanent use.⁶ Riverside's new commercial, civic, and institutional activity centered around the Riverside Square and the Riverside Passenger depot.⁷ Historically, Riverside square was a dense commercial sector that built up to accommodate the needs of vacationers and then eventually, suburban residents. Small, free -standing businesses like groceries, barbershops, auto shops, leisure sites and bakeries were present at the beginning and middle of the twentieth century catering to the needs of the expanding neighborhood populace.⁸

24 Monroe Ave is an irregular one-story brick commercial building on the corner of Monroe Avenue. There seems to have been a possible house on the same location between 1929 and 1937. Julia F. Hicks is listed at this address between 1930 and 1933⁹, then to a Joseph E. Fournier from 1937 to 1943.¹⁰ However, there is no building shown on the 1920 Sanborn Map of Riverside. When the building does appear on the 1950 Sanborn map, it is listed as a "shop" (figure 2). The building has a build circa date of 1949, when it was listed as "Walter A. Dewolfe Liquors."¹¹ The Lincoln Bar was incorporated in 1955.¹² The bar was granted a license to sell liquor shortly thereafter.¹³ There were very few established taverns in the Riverside square area when viewing the 1920/1950 overlay Sandborn map (figure 2). It is very likely that 24 Monroe Avenue is one of the only neighborhood establishments that exclusively sold liquor as its main business model.

In 1970, Walter B. Norton and his wife, Apolonia are listed as the owners of the bar. Walter would go on to own the bar for a total period of twenty-nine years before his death in 1984.¹⁶ The Norton's seemed to have applied for variances in 1974 to extend the structure, which is noticeable on the back of the building, indicating a

¹ Richard Longstreth, *East Providence, Rhode Island Statewide Preservation Report* (Providence: Rhode Island Historical Preservation Commission, 1976), 34.

² Longstreth, *East Providence Preservation report*, 34-36.

³ Longstreth, *East Providence Preservation report*, 38.

⁴ Longstreth, *East Providence Preservation report*, 39-40.

⁵ Bruce Remick, *Rhode Island: Living in Riverside first 80 years, 1870 to 1950* (Rhode Island: n.p., 2021), 50.

⁶ Longstreth, *East Providence Preservation report*, 38.

⁷ *Ibid.*

⁸ See Sanborn Map Company, "Sanborn Fire Insurance Maps", East Providence, Providence County, Rhode Island, 1920, New York: Sanborn Map Company, 1921. https://digitalsanbornmaps-proquest-com.rwulib.idm.oclc.org/browse_maps/40/8075/39395/41291/561517?accountid=25133.

⁹ East Providence, R.I., City Directory, (R.L. Polk and Co., 1929); East Providence, R.I., City Directory, (R.L. Polk and Co., 1933).

¹⁰ *Ibid.* at 1937); East Providence, R.I., City Directory, (R.L. Polk and Co., 1943).

¹¹ *Ibid.* at 1949.

¹² Rhode Island Department of State, "The Lincoln Bar and Grille Inc., 1955", accessed on Dec 12, 2021.

https://business.sos.ri.gov/CorpWeb/CorpSearch/CorpSummary.aspx?FEIN=000022532&SEARCH_TYPE=1

¹³ "Dewolfe Transfer to Lincoln Bar Inc", *The Providence Journal*, July 2, 1955.

¹⁴ "East Bay Bike Path History", *Trail Link by Rails to Trails Conservancy*, accessed on Dec. 12, 2021.

<https://www.traillink.com/trail-history/east-bay-bike-path/>

¹⁵ Longstreth, *East Providence Preservation report*, 50.

¹⁶ "Bar Owner Found Dead in His Car", *The Providence Journal*, March 15, 1984.

change (figure 8).¹⁷ Around 1975 the Lincoln Bar changed its name to the Lincoln Men’s Tavern. The name change never seemed to alter its reputation. There is very little secondary source information for some of the local lore. However, a news article from 1977 seems to paint the bar as a working-class establishment that highlighted Riverside’s ongoing economic struggle. “Unemployment has been cruel to Riverside, a predominantly lower-middle class section of East Providence.”¹⁸ The Lincoln Bar seemed to provide a space, “to get away from the wife and the kids and the problems that lurk outside the door.”¹⁹

The complexity of the workingman’s bar should not be overlooked. The twentieth century saw the commercial and consumer revolution as all classes of people quested for leisure time.²⁰ It was (and still is) a social touch point that played a large part of in the social, political, and economic aspects of life.²¹ The Lincoln bar’s long history as a neighborhood tavern shows the need for such a space.

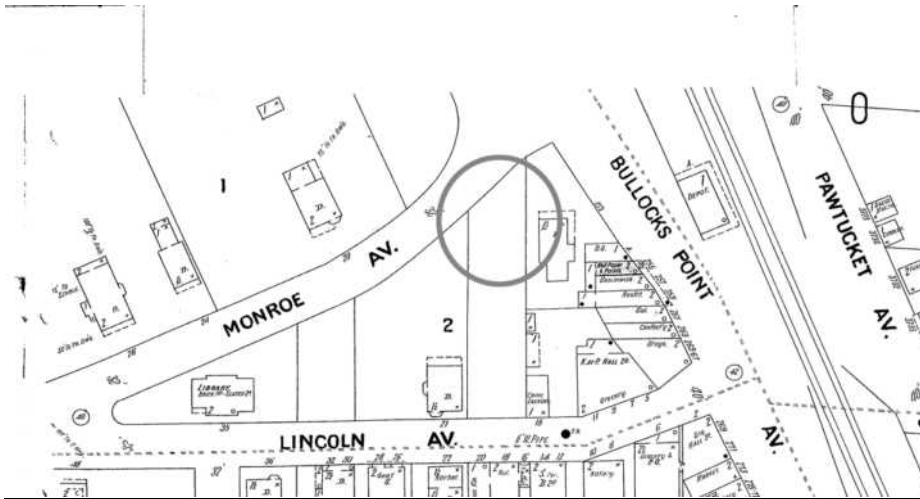


Figure 1: 1899 Sanborn Map showing 24 Monroe Avenue lot.

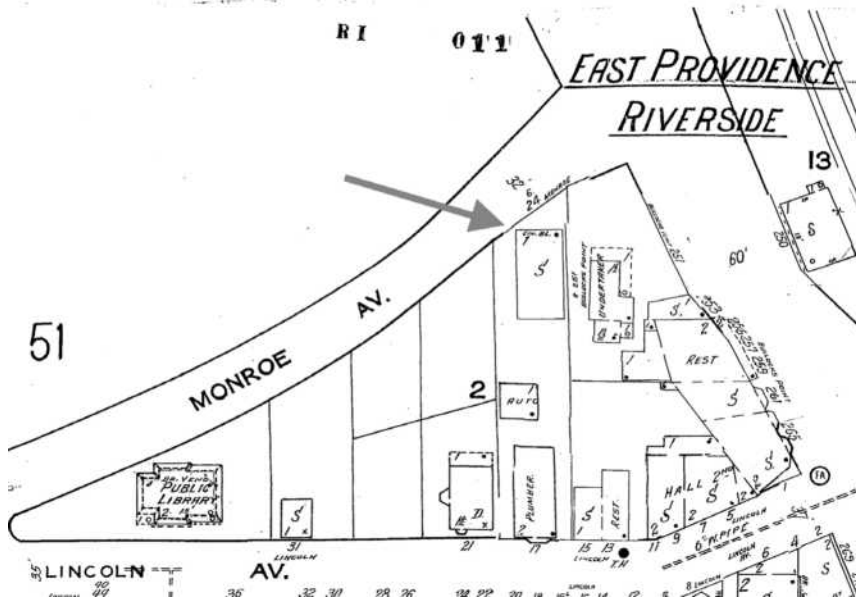


Figure 2: 1920/1950 overlay Sanborn Map showing 24 Monroe Avenue.

¹⁷“Lincoln Bar building variance”, *The Providence Journal*, Sept. 13, 1974.

¹⁸ Bill Reynolds, “Hanging in at the old hangout”, *The Providence Sunday Journal*, Feb. 6, 1977, 195.

¹⁹ *Ibid*,

²⁰ Howard P. Chudacoff, *The Age of the Bachelor: Creating an American Subculture* (New Jersey: Princeton University Press, 1999), 107.

²¹ Jon M. Kingsdale, “The ‘Poor Man’s Club’: Social Functions of the Urban Working-Class Saloon”, *American Quarterly*, 25, No. 4 (Oct. 1973), 476.

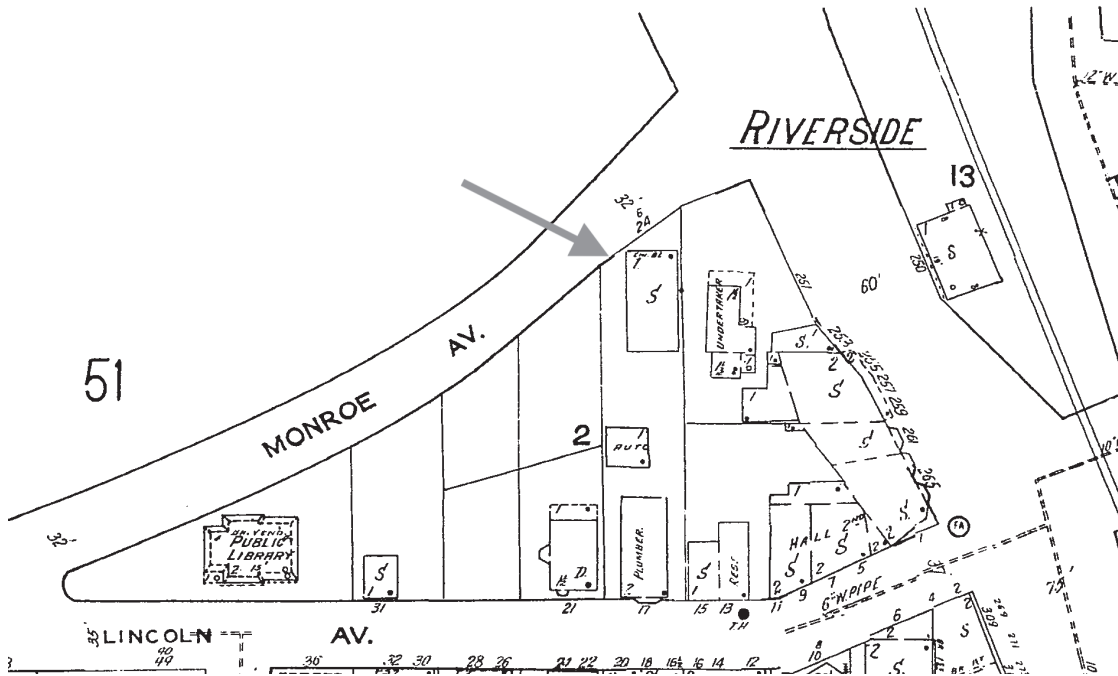


Figure 3: 1956 Sanborn Map showing 24 Monroe Avenue.

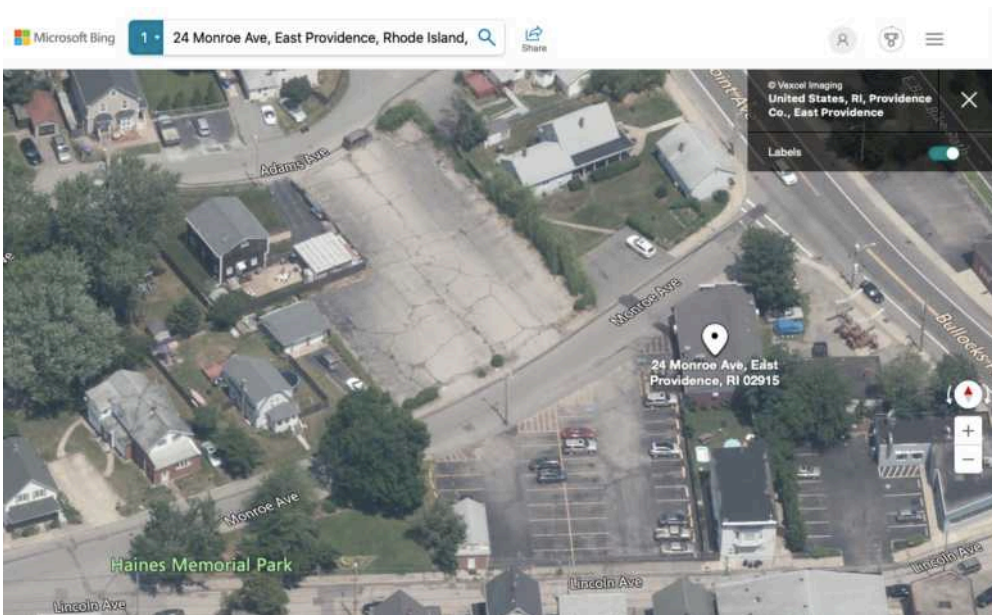


Figure 4. Current footprint of 24 Monroe Avenue.

STATEMENT OF SIGNIFICANCE

Context

24 Monroe Avenue is a brick, one story, one-part commercial block with an asymmetrical roof line. It is a structure associated with the working-class nature of Riverside, East Providence in the mid to late twentieth century. 24 Monroe Avenue is linked to the decline in economic and social flourish of the early twentieth century. Like many other neighborhoods, the automobile, loss of the railroad line and suburban development efforts hurt the once vibrant historic core, particularly the Riverside Square area which it faces. The building is not associated with any events or broad patterns of events significant in the history of the Riverside area or East Providence.

Criteria Evaluation

Criterion A

24 Monroe Avenue does not appear to be eligible for listing in the National Register under Criterion A for its association with the wane of Post-World War II boom and the distress of urban renewal and loss of transportation. The working-class lineage of the neighborhood can be traced through the bar but there is no striking quality which would make 24 Monroe Avenue an important illustration of these trends.

Criterion B

24 Monroe Avenue does not appear to be eligible for listing in the National Register under Criterion B as having any association with individuals who have contributed to local or national history. 24 Monroe Avenue is not associated with any significant individual which can be identified with the property and there is nothing to illustrate that was an important achievement in history made at 24 Monroe.

Criterion C

24 Monroe Avenue does not appear to be eligible for listing in the National Register under Criterion C as having any association with a (1) distinctive characteristic of a type, period, or method of construction, or (2) the work of a master, or (3) possess high artistic value. 24 Monroe Avenue is a brick, one-part commercial block that does not show any noteworthy characteristics that would display a definitive type, period or particular method of construction. The parapet roof feature is not significant. There is no trace that 24 Monroe Avenue had a specific architect that designed or artisan who constructed it. Lastly, 24 Monroe Avenue has very little artistic value in its visual characteristics and does not possess high artistic value.

Criterion D

24 Monroe Avenue does not appear to possess important information potential that must have had information to contribute to the understanding of human history or pre-history and does not apply to 24 Monroe Avenue.

Aspects of Integrity

24 Monroe Avenue has high integrity of location, design, setting, workmanship, material, feeling and association. The location of the structure has not changed since its approximate build date. The design of the structure seems to have been altered but this change did not affect the structure's ability within its commercial function. The setting of 24 Monroe Avenue has changed very little as Riverside Square and the area around 24 Monroe has not been altered in a significant way since the mid-twentieth century. The workmanship of the brick does not appear to be altered. The material of 24 Monroe Avenue, by all indications, has not changed from its period of construction. 24 Monroe Avenue has integrity of material thus the feeling and association of the structure has also remained intact.

It is the opinion of this statement of significance that 24 Monroe Avenue has its integrity intact to display its context in wider historical trends but the structure itself is not significant enough to merit its inclusion on the National Register.

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FIGURES

- Figure 1: 1899 Sanborn Map showing 24 Monroe Avenue lot. Sanborn Map Company. "Sanborn Fire Insurance Maps". East Providence. Providence County. Rhode Island. 1899-1900. New York. Sandborn Map Company.1921.
- Figure 2: 1920/1950 Overlay Sanborn Map showing 24 Monroe Avenue. Sanborn Map Company. "Sanborn Fire Insurance Maps". East Providence. Providence County. Rhode Island. 1920/1950. New York. Sanborn Map Company.1921.
- Figure 3: 1956 Sanborn map showing 24 Monroe Avenue. Sanborn Map Company. "Sanborn Fire Insurance Maps". East Providence. Providence County. Rhode Island. 1920/1950. New York. Sanborn Map Company.1921.
- Figure 4: Current footprint of 24 Monroe Avenue. “Birdseye view of 24 Monroe Ave”. Microsoft Bing Maps. (Accessed October 25, 2021).



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 3708 Pawtucket Avenue PLAT/LOT 312/10/001

NAME(s) Second Riverside Branch Post Office

PROPERTY TYPE Bld OWNERSHIP Priv

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Business HISTORIC Post Office

SITING: SETBACK 0 ft LOT SIZE 15246 sq ft

STORIES 1 ROOF(s) Flat

MATERIALS: Select terms from National Register table

ROOF Rubber WALL Brick

FOUNDATION Concrete OTHER _____

WINDOWS (1) Six by five fixed sash windows (2) Four by five fixed sash aluminum window



Photo ID EAPR_PawtucketAve3708_SE



Photo ID EAPR_PawtucketAve3708_E

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	None	Mod	None	Min
Configuration	None	Min	None	Min

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-NC	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1946	Book	Riverside Branch Post Office	
Purchase	1967	Book	Roman Tile Co./ Stanley P. MacPhail	Owner

ARCHITECTURE: If more than one, list & number in order of importance

TYPE One Part Commercial STYLE(s) None

SURVEYOR Jonathan Stark-Sachs DATE 9/28/21 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

HISTORIC NARRATIVE

3708 Pawtucket Avenue is the second building constructed to house the Riverside branch of the post office after closure of the post office at 10 Lincoln Avenue in 1946.¹ The first dedicated post office building at 10 Lincoln Avenue corresponded with the zenith of Riverside's resort era and residential boom that followed. As the community grew so did the need for mail service. The demand eventually outgrew the modest post office building and necessitated a larger structure.

By the 1940s the construction of post office buildings in small towns was largely standardized.² The design, however, did fit within a small but noticeable pattern of development in the late 1940s and early 50s along Pawtucket Avenue including the Riverside Square Building. This was a period of growth in Riverside and East Providence generally following the relative stagnant 1930s and war years.³

Constructed of concrete cinderblock and fronted with brick, the new post office building afforded the Riverside branch more space and room for a parking lot in the automobile era. This building served as the Riverside post office until 1967 when the current post office opened on Willet Avenue.⁴ Soon after the closure of the post office, Roman Tile & Terrazzo Company purchased and occupied the building.⁵ The Roman Tile Company occupies the building still today.

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¹ Bruce Remick, *Living in Riverside: First 80 Years, 1870 to 1950* (n.p. 2021), 44.

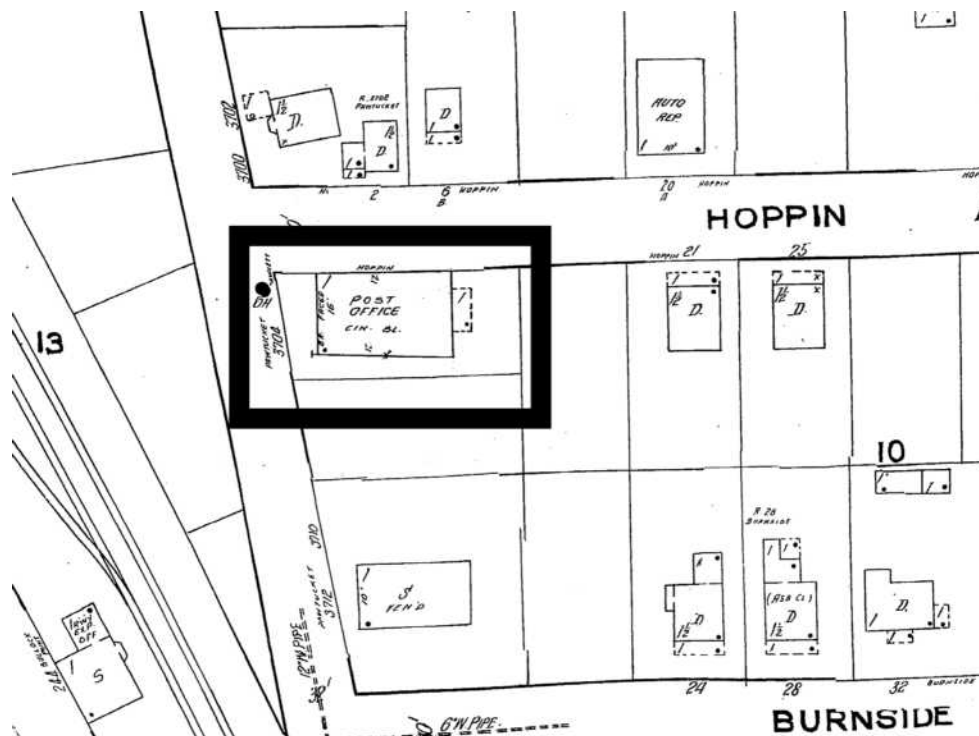
² United States Post Office, *History of Post Office Construction 1900-1940* (1982), 25.

³ Richard Longstreth, *East Providence, Rhode Island Statewide Preservation Report P-EP-1* (Providence, R.I.: Rhode Island Historical Preservation Commission, 1976), 48.

⁴ Remick, *Living in Riverside*, 44.

⁵ "Council Rebuffs Zoning Shift," *Providence Journal*, Nov. 9, 1968, 44.

FIGURES



1951 Sanborn showing the new construction of the second post office as a one story, brick-faced cinder block building. Lists the address as 3704 Pawtucket Avenue. Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1951) Vol. 6, 56

STATEMENT OF SIGNIFICANCE

3708 Pawtucket Avenue is the second building to house the Riverside post office after the closure of the original post office building at 10 Lincoln Avenue, across Riverside square. The building, constructed in 1947, is of concrete block construction with a brick façade. The building is representative of a period where Riverside Square and the larger village were becoming increasingly more automobile centric. The building's tenure as the Riverside post office was relatively brief, lasting only until 1967 when the current post office was built on Willet Avenue. While there were some significant developments happening in Riverside during this period, notably the buildup of various rental apartments in the area, there is no significant connection with the post office. There is no argument for significance for association with a pattern of events under Criterion A. There are also no significant persons that are associated with the property that qualify under Criterion B, even at the local level. Neither does the building itself reveal any significant design aspects that qualify it under Criterion C: the structure is almost entirely pragmatic outside of some small decorative elements on the brick façade. There is no indication of information potential under Criterion D. In summary, the building is unlikely to be eligible for the National Register.

Despite the lack of distinction, the building maintains its integrity. It is in the same location, the same workmanship, is in the same setting, maintains the same design, feeling, materials, and association. There is no indication of any noticeable alterations to the physical makeup of the building or its place in the neighborhood.



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 3734 Pawtucket Avenue PLAT/LOT 312/11/001

NAME(s) Riverside Square Building

PROPERTY TYPE Bld OWNERSHIP Priv

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Business HISTORIC Business

SITING: SETBACK 0 ft LOT SIZE 9150 sq ft

STORIES 1 ROOF(s) Flat

MATERIALS: Select terms from National Register table

ROOF Rubber WALL (1) Brick (2) Formstone

FOUNDATION Not Visible OTHER _____

WINDOWS (1) Two-light fixed sash aluminum storefront windows (2) One-light fixed sash aluminum storefront window



Photo ID EAPR_PawtucketAve3734_SE



Photo ID EAPR_PawtucketAve3734_E

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	N/A	Min	Mod	Mod
Configuration	N/A	Min	Min	Min

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-NC	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1956 ca	Map		

ARCHITECTURE: If more than one, list & number in order of importance

TYPE One Part Commercial STYLE(s) None

SURVEYOR Jonathan Stark-Sachs DATE 9/28/21 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

HISTORIC NARRATIVE

The building Riverside Square Building at 3734 Pawtucket Avenue was built circa 1956.¹ The property itself, however, had already been a longstanding part of Riverside Square's business landscape. The village of Riverside, first known as Cedar Grove, sprung up in the decades after the establishment of the Providence, Warren and Bristol Railroad in the 1850s and the subsequent construction of a passenger depot.² In the ensuing decades a number of resorts, hotels, shore dinner halls, and businesses were built to accommodate visitors from urban area who came to Riverside seeking shoreline recreation.³ In 1871 General Lysander Flagg and a group of Pawtucket businessmen founded the Riverside Land Company, purchased several farms around Riverside and began subdividing residential plats, the first of these being the titular Cedar Grove west of the depot toward the shoreline.⁴ Over the ensuing decades these plats began to fill in first with summer cottages and, increasingly, year-round residences.⁵

This lot, being directly to the east of the passenger depot was an opportune site to place a business to serve visitors on their way to and from their various recreation destinations. By 1894, a panoramic map of Riverside shows two buildings on the site, both small one-story buildings north of a larger two-story building.⁶ The Sanborn fire insurance map from 1901 identifies the buildings as both being a shops of wood frame construction (Figures 1 & 2).⁷

Around the turn of the twentieth century, Riverside's place as a recreation destination reached its high-water mark, but the glamour began to recede with the closure of two major amusement parks, Vanity Fair and Boyden Heights, at the end of the 1910s.⁸ In these early decades of the century, road construction and the increasingly widespread of the automobile allowed for more personal recreation trips away from rail lines and cut into Riverside's summer visitors and eventually put an end to its resort era.⁹ Even as resort visitors were beginning to go elsewhere Riverside began a transition into a solidly residential trolley and car suburb.¹⁰ Throughout this period the same small single-story shops continued to sit on the property.¹¹

In the early 1950's the two wood frame shops were demolished and the single-story, brick-fronted cinderblock Riverside Square building was constructed at 3734 Pawtucket Avenue.¹² The first tenant was the Damiano Barbershop, owned by Anthony Damiano, and the other business space was occupied by Hope Cleansers, a cleaning business, by 1961.¹³ After 1954, Damiano began expanding his businesses, purchasing the adjacent property from Dolly Babcock and opening a Firestone Tire Center.¹⁴ The automobile had taken over Riverside just as it had throughout America, and nothing was more emblematic than the dominance of Firestone in the commercial buildings at the corner of Pawtucket and Turner Avenues. By 1975 Damiano owned the entire complex of businesses, with the previous home of Hope Cleansers being relegated to overflow from the Firestone.¹⁵ The Firestone continued to operate into the 1980's when Damiano sold the property.¹⁶

¹ Compare Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1951) Vol. 6, 56, with, Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1956) Vol. 6, 56.

² Bruce Remick, *Living in Riverside: First 80 Years, 1870 to 1950* (n.p. 2021), 38–40.

³ Richard Longstreth, *East Providence, Rhode Island Statewide Preservation Report P-EP-1* (Providence, R.I.: Rhode Island Historical Preservation Commission, 1976), 34–36.

⁴ *Ibid.* at 36.

⁵ *Ibid.* at 38.

⁶ *Riverside, Pleasant Bluff, Camp White & Crescent Park, R.I.*, (Boston: O.H. Bailey & Co. Lithograph & Publishing, 1894).

⁷ Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1900), Vol. 2, 192.

⁸ Longstreth, *East Providence, Rhode Island Statewide Preservation Report*, 40.

⁹ Joseph Conforti, *Our Heritage: A History of East Providence* (White Plains, NY: Monarch Publishing, 1976), 141–44.

¹⁰ *Ibid.*

¹¹ Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1900), Vol. 2, 192.

¹² Compare Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1951) Vol. 6, 56, with, Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1956) Vol. 6, 56.

¹³ 1956 East Providence Directory (Boston: R.L. Polk, 1956); 1961 East Providence Directory (Boston: R.L. Polk, 1961).

¹⁴ 1956 East Providence Directory.

¹⁵ 1975 East Providence Directory (Boston: R.L. Polk, 1975)

¹⁶ Providence County, Rhode Island, Land Records Book 0627: 0331, Anthony Damiano & Stanley MacPhail, 7 June 1986, East Providence Clerks Office, City of East Providence.

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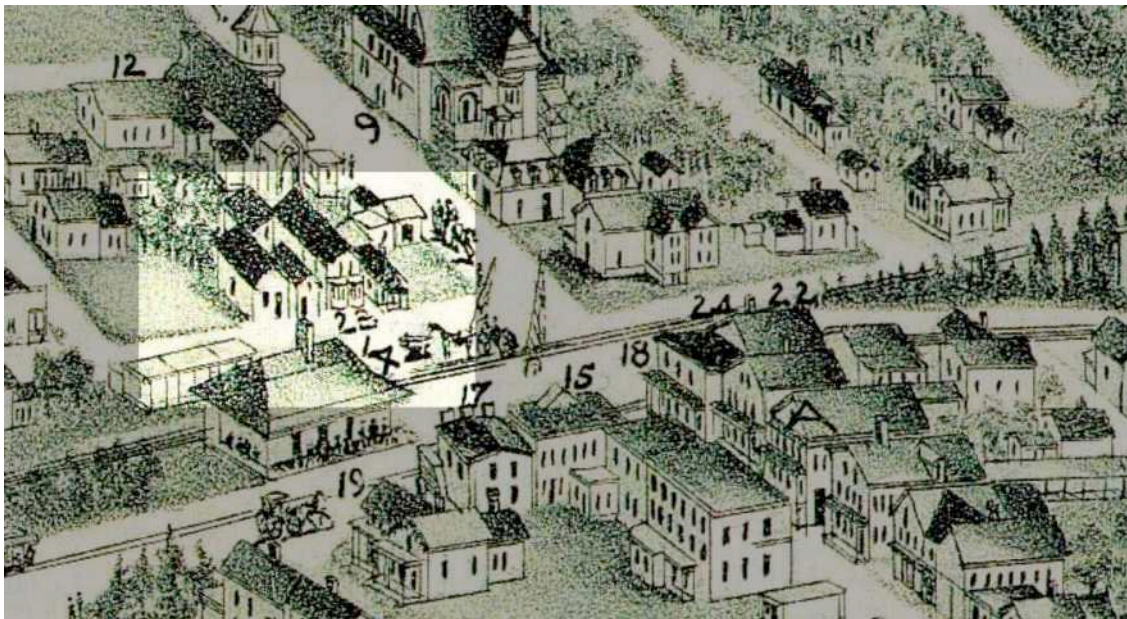
East Providence City Directories, 1956–75. Boston: R.L. Polk & Co.

Longstreth, Richard. East Providence, Rhode Island Statewide Preservation Report P-EP-1. Providence, R.I.: Rhode Island Historical Preservation Commission, 1976.

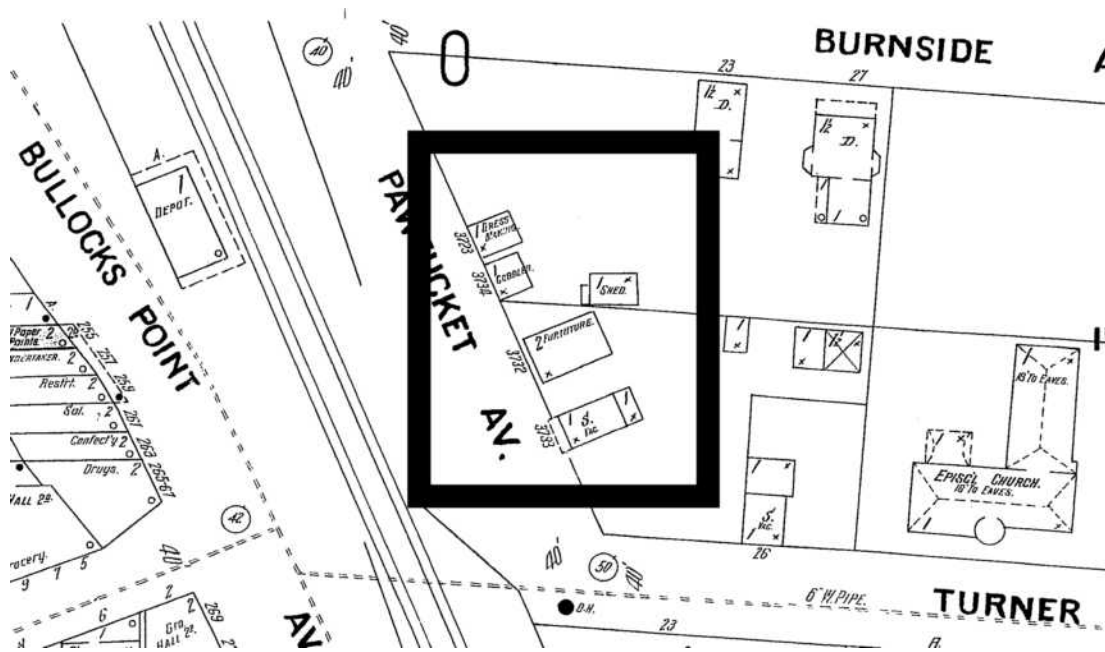
Remick, Bruce. *Living in Riverside First 80 Years 1870 to 1950*. n.p., 2021.

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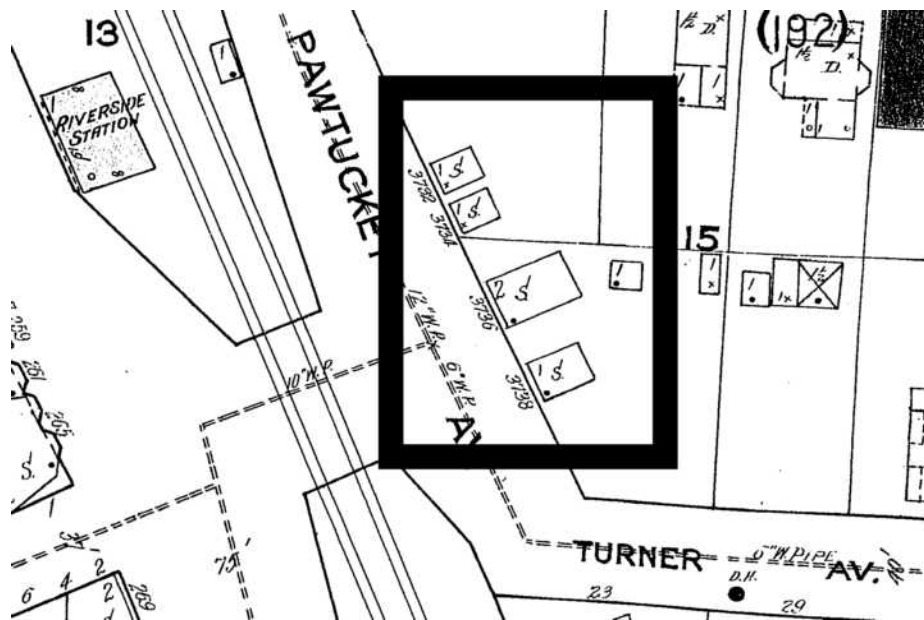
FIGURES



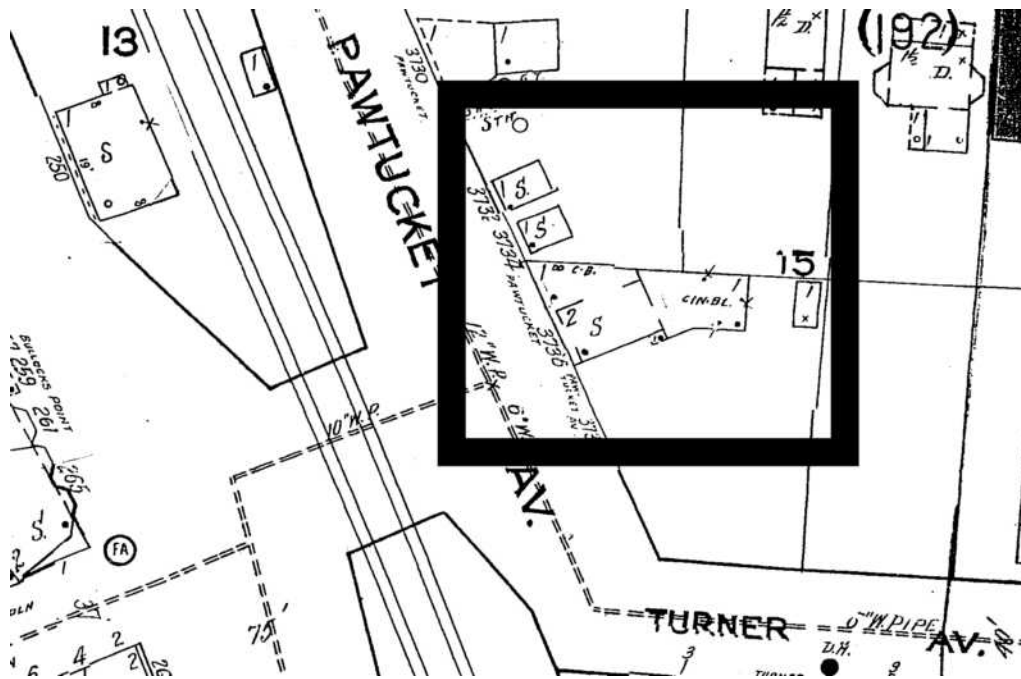
1. The businesses at the corner of Pawtucket and Turner Avenues on the 1894 panoramic map of Riverside. *Riverside, Pleasant Bluff, Camp White & Crescent Park, R.I.*, (Boston: O.H. Bailey & Co. Lithograph & Publishing, 1894).



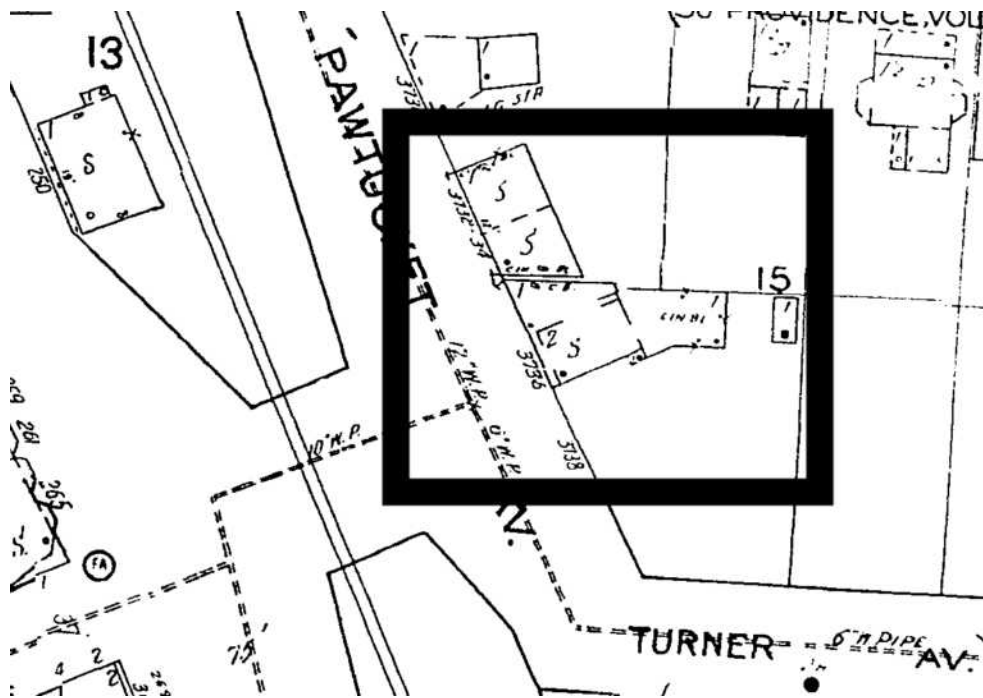
2. 1901 Sanborn showing the businesses at the corner of Pawtucket Ave. and Turner Ave. 3734 Pawtucket Avenue, listed here as 3723 & 3734, are both listed as single-story shops, one a cobbler and the other a dress maker. Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1900), Vol. 2, 192.



3. 1921 Sanborn. All shops appear to be the same as in 1900 although they no longer indicate a specific use. Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1921), Vol. 6, 56.



4. 1951 Sanborn still showing the two small shops where the Riverside Square building is today. Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1951) Vol. 6, 56



5. 1956 Sanborn now shows that the two small wood-frame shops are replaced with abutting one-story cinderblock shops that meet the Rhodes Pizza building at the property line. This is likely to be the Riverside Square Building. Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1956) Vol. 6, 56.

STATEMENT OF SIGNIFICANCE

3734 Pawtucket Avenue was built in the 1950s; a modern commercial building and replaced two smaller historic wood-frame buildings. The modest, single-story building of concrete block and brick, with Formstone trim, has housed a few businesses since its construction. The building is an interesting example of a modern building that still adheres to a historic mode of sidewalk fronting commercial space. The building also corresponds to the period of latest historic development in Riverside Square during the mid-twentieth century. The building, Other examples from this period are the similarly-styled addition to the then Babcock's Dry Goods Store, now Rhodes Pizza, adjacent to the building and the Dari-Bee ice cream stand. This period of development in Riverside Square, however, lacks a connection to any significant pattern of events in Riverside that would qualify it under Criterion A. There were no significant shifts in the development or living patterns that differentiate the square from any other community during this period, as development largely began to shift outside of Riverside Square. There is also no person associated with the property that would qualify the property for inclusion of Criterion B. The design of the building is mostly functional, likely not eligible for inclusion under Criterion C.

Were the building considered eligible, it may very well retain significant integrity. It retains its location, pressed against the adjacent commercial buildings at 3736 Pawtucket Avenue, and its overall feeling, setting, and association. It also remains true to its original modest design. There do, however, appear to be some alterations to the materials and workmanship by replacing some of the brick with a faux stone façade on one storefront. The building still maintains its title above the overhand of "Riverside Square Bldg."



**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 3736 Pawtucket Ave PLAT/LOT 312/11/001

NAME(s) Babcock's Dry Goods

PROPERTY TYPE Bld OWNERSHIP Priv

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT (1) Restaurant (2) multiple family dwelling HISTORIC _____

SITING: SETBACK 0 ft LOT SIZE 9150 sq ft

STORIES 2 ROOF(s) Other – Pointed End Gable

MATERIALS: Select terms from National Register table

ROOF Asphalt WALL (1) Brick (2) Vinyl

FOUNDATION Not Visible OTHER _____

WINDOWS (1) Single light fixed-sash aluminum storefront windows (2) Six-over-one double hung vinyl windows



Photo ID EAPR PawtucketAve3736 NE



Photo ID EAPR PawtucketAve3736 E

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	N/A	Maj	Maj	Maj
Configuration	N/A	Maj	Maj	Maj

INTEGRITY _____ Excellent _____ Good X Fair _____ Poor _____ Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-NC	1	(4)		
(2) Building	B-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1890 ca	Map		
Purchase	1937	Deed	Everett Yeo	Owner
Purchase	1939	Deed	Arthur & Dorilda Babcock	Owners
Addition	1950 ca	Map/Style	Arthur & Dorilda Babcock	Owners
Purchase	1954	Deed	Anthony Damiano	Owner
Purchase	1986	Deed	Stanley P. Macphail	Owner

ARCHITECTURE: If more than one, list & number in order of importance

TYPE Two Part Commercial STYLE(s) None

Use reverse for comments, history, and bibliography

Form version 200702rev161101

HISTORICAL NARRATIVE

The building at 3736 Pawtucket Avenue dates to the earliest period of development in Riverside Square, circa 1890. The village of Riverside, first known as Cedar Grove, sprung up in the decades after the establishment of the Providence, Warren and Bristol Railroad in the 1850s and the subsequent construction of a passenger depot.¹ In the ensuing decades a number of resorts, hotels, shore dinner halls, and businesses were built to accommodate visitors from urban area who came to Riverside seeking shoreline recreation.² In 1871 General Lysander Flagg and a group of Pawtucket businessmen founded the Riverside Land Company, purchased several farms around Riverside and began subdividing residential plats, the first of these being the titular Cedar Grove west of the depot toward the shoreline.³ Over the ensuing decades these plats began to fill in first with summer cottages and, increasingly, year-round residences.⁴

The property was platted by Cushing and Company in 1871, being lot number 264 of the Lewis Farm Villa Lots.⁵ This lot, being directly to the east of the passenger depot was an opportune site to place a business to serve visitors on their way to and from their various recreation destinations. By 1894, a panoramic map of Riverside shows two buildings on the site, a one story and a two-story structure, which appears to be the same historic structure forming the core of 3736 Pawtucket Avenue today.⁶ The Sanborn fire insurance map from 1901 identifies the building as being a shop of wood frame construction, likely with residences on the second floor (Figures 1 & 2).⁷

Around the turn of the twentieth century, Riverside's place as a recreation destination reached its high-water mark, but the glamour began to recede with the closure of two major amusement parks, Vanity Fair and Boyden Heights, at the end of the 1910s.⁸ In these early decades of the century, road construction and the increasingly widespread of the automobile allowed for more personal recreation trips away from rail lines and cut into Riverside's summer visitors and eventually put an end to its resort era.⁹ Even as resort visitors were beginning to go elsewhere Riverside began a transition into a solidly residential trolley and car suburb.¹⁰

From 1901 at the latest, 3736 Pawtucket Avenue housed Mr. and Mrs. George Brown, the husband a blacksmith and the wife a furniture seller, both of whom could have served seasonal and permanent residents.¹¹ Mrs. Brown's furniture store was a long-running business, likely successful due to the period of residential growth in Riverside during the first two decades of the twentieth century.¹² It occupied the building until the late 1920's.¹³ After Mrs. Brown vacated, the building housed a fishmonger into the early 1930's¹⁴ when it was briefly occupied by club for the Narragansett Fisherman's Association.¹⁵ Seeking to take advantage of the end of Prohibition, the group sought a beer license for their club, but their petition was summarily denied by the still anti-liquor East Providence town council.¹⁶

¹ Bruce Remick, *Living in Riverside: First 80 Years, 1870 to 1950* (n.p. 2021), 38–40.

² Richard Longstreth, *East Providence, Rhode Island Statewide Preservation Report P-EP-1* (Providence, R.I.: Rhode Island Historical Preservation Commission, 1976), 34–36.

³ *Ibid.* at 36.

⁴ *Ibid.* at 38.

⁵ Providence County, Rhode Island, Land Records Book 117: 486, Everett & Katherine Yeo & Arthur G. & Dorilda Babcock, 8 September 1939, East Providence Clerks Office, City of East Providence.

⁶ *Riverside, Pleasant Bluff, Camp White & Crescent Park, R.I.*, (Boston: O.H. Bailey & Co. Lithograph & Publishing, 1894).

⁷ Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1900), Vol. 2, 192.

⁸ Longstreth, *East Providence, Rhode Island Statewide Preservation Report*, 40.

⁹ Joseph Conforti, *Our Heritage: A History of East Providence* (White Plains, NY: Monarch Publishing, 1976), 141–44.

¹⁰ *Ibid.*

¹¹ 1901 East Providence Directory (Boston: Sampson, Murdock & Co., 1901).

¹² Conforti, *Our Heritage*, 136–38.

¹³ 1925 East Providence Directory (Boston: Sampson, Murdock & Co., 1925).

¹⁴ 1930 East Providence Directory (Boston: Sampson, Murdock & Co., 1930).

¹⁵ "Hearing on Licenses," *Providence Journal*, June 1, 1933, 16.

¹⁶ *Ibid.*

In 1935 the building was occupied by the Babcock's Dry Goods Store, owned and operated by Arthur G. and Dorilda Babcock.¹⁷ Arthur and "Dolly" had been stage performers but owned a home in Riverside.¹⁸ After the couple retired from the stage they opened their popular store and moved into the apartments above.¹⁹ Prior to 1951, the Babcocks expanded the building by adding a brick-fronted cinderblock projection on the first story, surrounding the historic wood-frame building, which is still visible behind.²⁰ Babcock's continued to operate until 1954, when Dolly sold the building after her husband's death the prior year.²¹

The buyer was Anthony Damiano, who owned a barbershop adjacent to Babcock's, and he soon retrofitted the store into a Firestone Tire Center.²² The automobile had taken over Riverside just as it had throughout America, and nothing was more emblematic than the dominance of Firestone in the commercial buildings at the corner of Pawtucket and Turner Avenues. By 1975 Damiano owned the entire complex of businesses at the corner of Pawtucket and Turner Avenues, being relegated to overflow from the Firestone.²³ The Firestone continued to operate into the 1980's when Damiano sold the property.²⁴

¹⁷ Remick, *Living in Riverside*, 54.

¹⁸ *Ibid.*

¹⁹ *Ibid.*

²⁰ Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1951) Vol. 6, 56.

²¹ Providence County, Rhode Island, Land Records Book 158: 225, Dorilda Babcock & Anthony Damiano, 6 June 1954, East Providence Clerks Office, City of East Providence; Remick, *Living in Riverside*, 54.

²² *Ibid.*

²³ 1975 East Providence Directory (Boston: R.L. Polk, 1975)

²⁴ Providence County, Rhode Island, Land Records Book 0627: 0331, Anthony Damiano & Stanley MacPhail, 7 June 1986, East Providence Clerks Office, City of East Providence.

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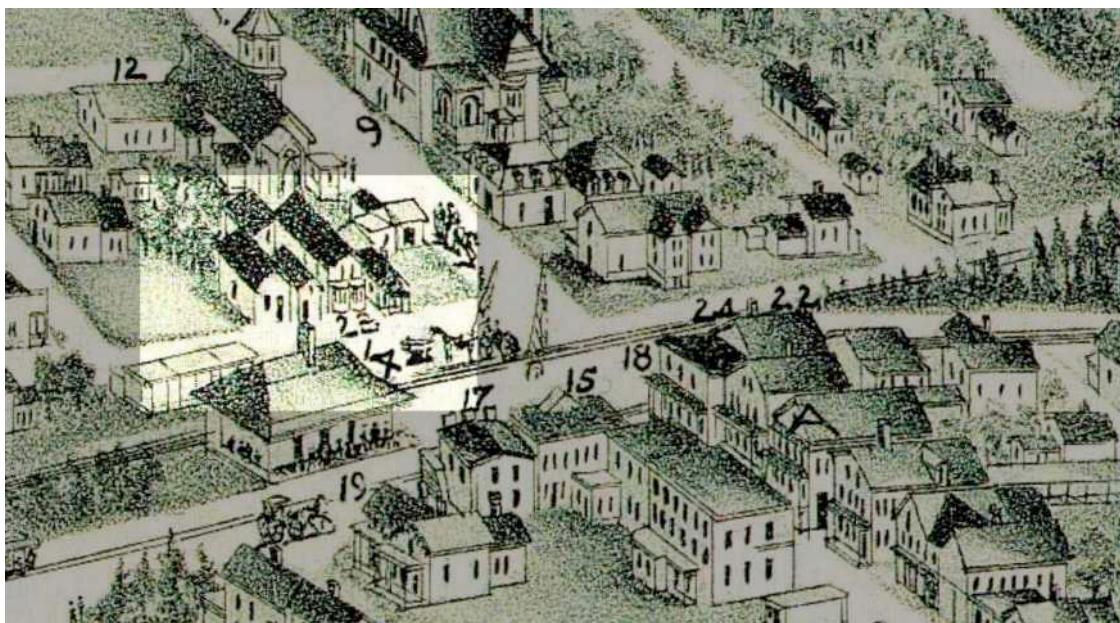
Longstreth, Richard. East Providence, Rhode Island Statewide Preservation Report P-EP-1. Providence, R.I.: Rhode Island Historical Preservation Commission, 1976.

Remick, Bruce. *Living in Riverside First 80 Years 1870 to 1950*. n.p., 2021.

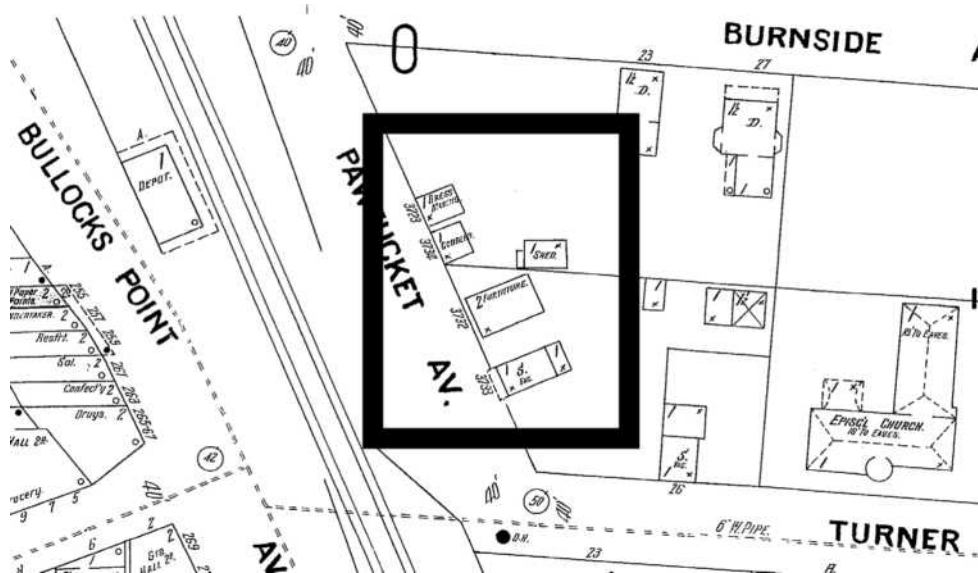
Rhode Island. Providence County. Land Records 1864–Present. Land Records Office, East Providence.

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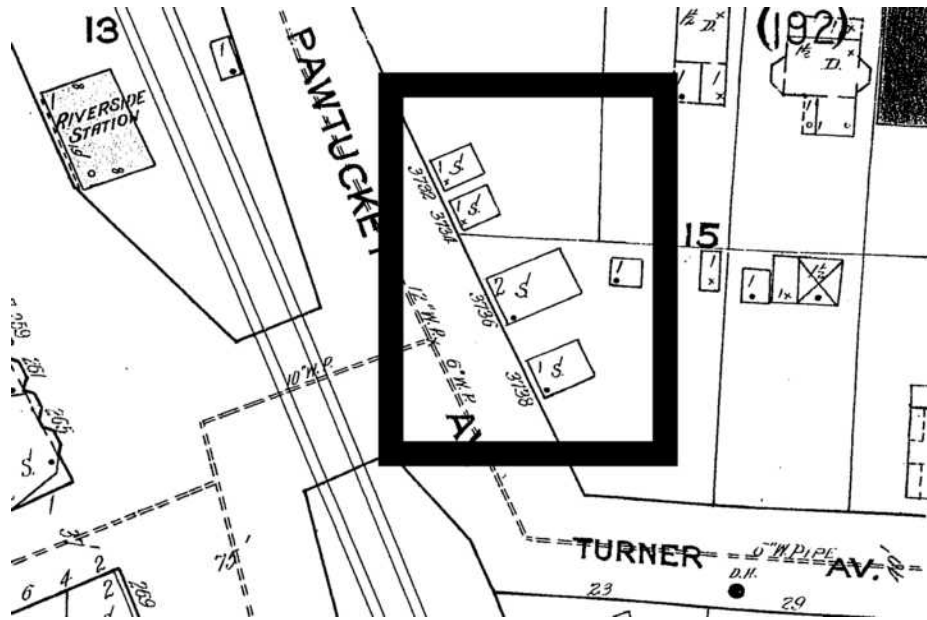
FIGURES



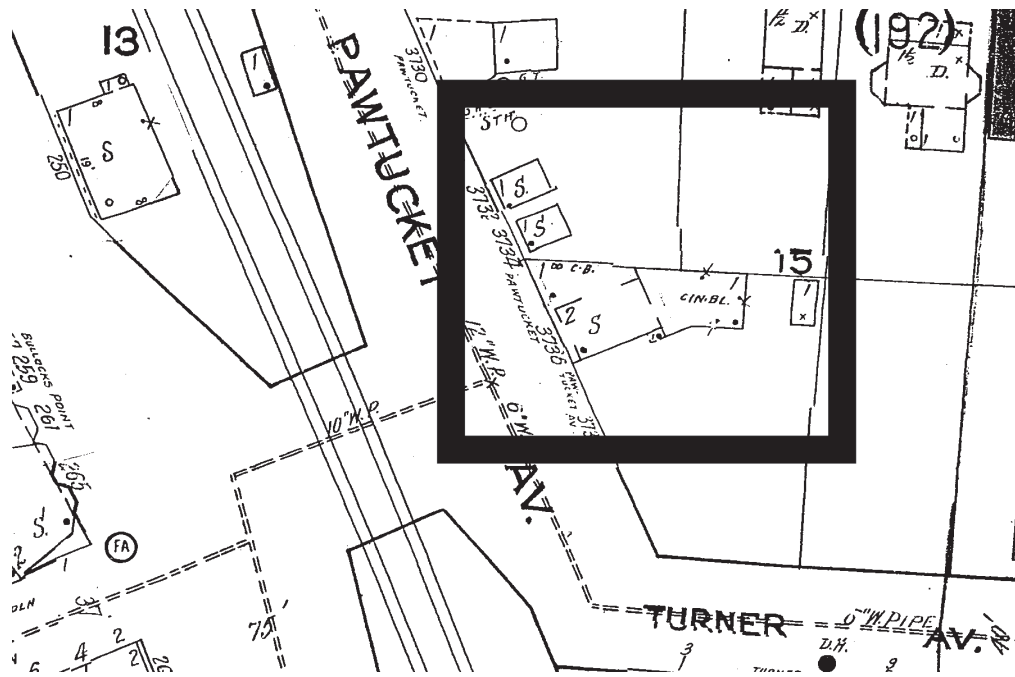
1. The businesses at the corner of Pawtucket and Turner Avenues on the 1894 panoramic map of Riverside. *Riverside, Pleasant Bluff, Camp White & Crescent Park, R.I.*, (Boston: O.H. Bailey & Co. Lithograph & Publishing, 1894).



2. 1901 Sanborn showing the businesses at the corner of Pawtucket Ave. and Turner Ave. 3736 Pawtucket Avenue, listed here as 3732, is listed as a two-story furniture store. Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1900), Vol. 2, 192.



3. 1921 Sanborn. All shops appear to be the same as in 1900 although there is a shed that has been removed from the northern lot. Some of the surrounding properties have changed. Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1921), Vol. 6, 56.



4. 1951 Sanborn still showing the two small shops where the Riverside Square building is today. However, the one-story building on the southern lot is now gone and the two-story building now has an irregularly shaped, one-story cinderblock portion hugging the property line as well as a projection in the rear. This appears to be the Rhodes Pizza building as it is today. The two-story portion based on these maps is the same building that has been there since 1900 at the latest. Sanborn Map Company, Providence, Rhode Island (New York: Sanborn-Perris Map Co., 1956) Vol. 6, 56



5. Babcock's Dry Good Store sometime in the early 1950's. after the addition Courtesy of East Providence Planning Department.

STATEMENT OF SIGNIFICANCE

3736 Pawtucket Avenue has an interesting trajectory, being part of the development of business in Riverside Square for over a century. A succession of businesses including a furniture store, a fish market, a dry goods store, a Firestone Tire Center, and, finally, a pizza restaurant has been housed in the building, witnessing a long period of change in Riverside Square. Despite being an integral part of the commercial development of the area, the building is unlikely to qualify as being historically significant under the National Register criteria. The building, while longstanding, is not strongly associated with any particular period of significance or pattern of events to qualify under Criterion A. The businesses that were housed in the building were ostensibly successful and their owners important members of the community, but none significant enough to qualify this associated building under Criterion B. The historic portion of the building is not documented in detail, but is unlikely to have been notable for its design; considering the incompatible addition during the mid-century there is no argument under Criterion C.

The building also lacks integrity due to the incompatible addition. During the 1950s the owners wrapped a brick-fronted, concrete block addition around the historic wood frame portion that dates back prior to 1894. While within the historic period, the addition creates an odd visage of a wood-frame second floor jutting above the brick façade, making the original architectural character largely unintelligible. Each of the portions of the building might hold greater integrity to exhibit these two eras if separated, but together the overall integrity is affected to a large degree. Additionally, the remaining historic portions appear to have been clad in vinyl, disrupting the materials and workmanship of the building. While the building remains in the same location, much of the setting around the building have changed since the early period. These various changes disrupt the overall feeling and association that the property may have.



Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS Turner Ave, Bullocks Point Ave, Pawtucket Ave PLAT/LOT 312/12/17/00/02

NAME(s) Riverside World War II Memorial

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

Photo ID EARP_Turner Ave, Bullocks Point Ave and Pawtucket Ave_W



USES: Select terms from National Register table

CURRENT Monument HISTORIC Monument

SITING: SETBACK 12.7 ft LOT SIZE 15681.6 sq ft

STORIES _____ ROOF(s) _____

MATERIALS: Select terms from National Register table

ROOF _____ WALL _____

FOUNDATION _____ OTHER Granite

Photo ID EARP_Turner Ave, Bullocks Point Ave and Pawtucket Ave_NE



WINDOWS _____

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None
Configuration	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
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(1) Object O-C 1 (4)

(2) (5)

(3) (6)

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
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Original Construction 1950 Inscription

Moved 2011 News report

ARCHITECTURE: If more than one, list & number in order of importance

TYPE _____ STYLE(s) _____

SURVEYOR Alyssa Bailey DATE 9/23/21 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Historical Narrative

The World War II Memorial located at the corner of Bullocks Point Avenue, Turner Avenue and Pawtucket Avenue is a memorial to Riverside veterans who fought in the war from all branches of the armed services. The memorial was originally located at the corner of Ailanthus Avenue and Pawtucket Avenue, but was moved in 2011. The move was made in part because of graffiti and skateboarding activity causing damage to the monument.¹ Another reason for moving the memorial was increased visibility with the Riverside Square location, adjacent to the East Bay Bike Path.

The memorial, which was dedicated on August 14, 1950, reads “Glory to them that died in this great cause in grateful tribute to the men and women of Riverside who served in World War II. Erected by the Citizens of Riverside. Dedicated August 14, 1950.”

Evaluation of Significance

The World War Two Memorial does not appear eligible for the National Register of Historic Places. It is associated with a period of commemoration for those who served in World War II (Criterion A), but is not associated with any individual important in history (Criterion B). The monument is typical of memorial designs from the period, but is not the work of a master and does not hold significant artistic value (Criterion C). The memorial does not appear eligible under Criterion D. While it does hold information about those who served in the war in Riverside, this information is available elsewhere in archival sources.

The memorial also does not meet the requirements of Criterion Consideration F for commemorative properties as it does not possess significance based of its own value, and instead possesses significance due to the value of the event being memorialized.

Sources

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“National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” National Park Service, 1990. <https://bridges.rwu.edu/access/content/group/3fda2df5-280c-4e16-a144->

¹ Raymond Beltran, “Riverside War Memorial Monument Gets Fresh Start,” Patch: 2011.

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Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 9 Turner Ave PLAT/LOT 312/12/014/00

NAME(s) Narragansett Engine Co. 2

PROPERTY TYPE Building OWNERSHIP Private

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Domestic/single dwelling HISTORIC Government/fire station Trade/specialty store

SITING: SETBACK 20 ft LOT SIZE 9147 sq ft

STORIES 2 ROOF(s) Mansard

MATERIALS: Select terms from National Register table

ROOF Rubber WALL Vinyl

FOUNDATION Brick OTHER Asphalt shingle (lower roof)

WINDOWS Vinyl/Metal double-hung (1 over 1 and 6 over 6), three part divided glass window



Photo ID EAPR TurnerAve009 SW



Photo ID EAPR TurnerAve009 W

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None
Configuration	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None	Maj	Mod	Min	None

INTEGRITY _____ Excellent _____ Good _____ Fair Poor _____ Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) Building	B-C	1	(3)		
(2) Shed	U-NC	1	(4)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1880	EP Tax Asses.	Town of East Providence	Original Owner
Change to mixed-use	1909	EP Directory 1909-10	Francis G. Merewether and James J. Dunn	Owners/Business owners
Removal of bell tower and garage bay	Unknown			
Vinyl replacement	Unk./recent			

ARCHITECTURE: If more than one, list & number in order of importance

TYPE Second Empire STYLE(s) Mansard

SURVEYOR Malcolm Wells DATE 9/23 REVIEWER _____ DATE _____

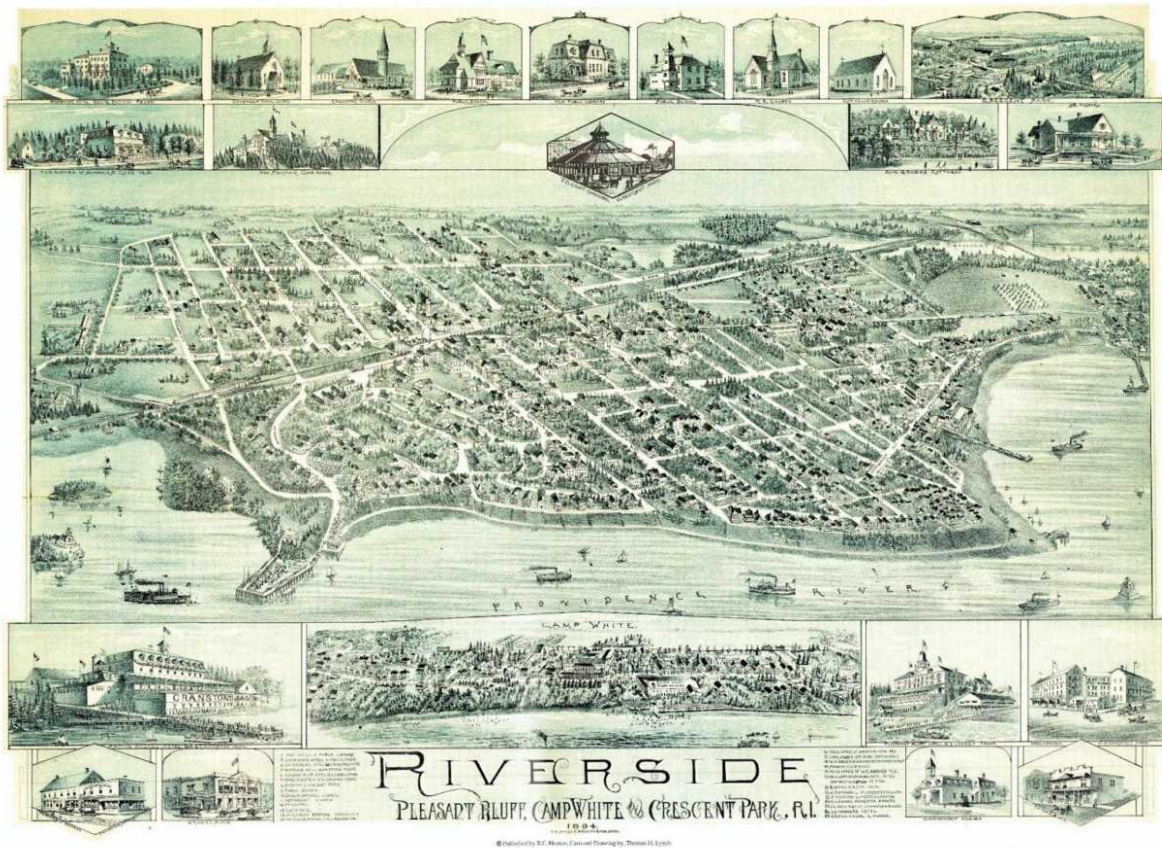
HISTORICAL NARRATIVE

The building at 9 Turner Avenue (formerly 31 Turner) was originally constructed by the Town of East Providence in 1880, to be the home of the Narragansett Engine Company No. 2, the fire department in Riverside at the time, as well as the police (East Providence Tax Assessor). The town bought the parcel in 1879 from one William P. Allen who bought the parcel in 1872 from one John A. Adams (EP Land Records, 4/394, 16/103). The Narragansett Engine Company itself was formed in 1802 making this building the second used by this branch of the department (buildingsofnewengland). The station was the first built in Riverside as the village's population grew and entered its resort era (Remick). After 28 years of successfully operating as the Riverside fire station, the department moved to a new building at 329 Bullocks Point Avenue (East Providence City Directory 1910). After the fire department left 9 Turner Avenue, the town sold the parcel and building to Francis G. Merewether and James J. Dunn who ran their contracting business from the former fire station (East Providence City Directory 1910). The duo specialized in plumbing and heating, as well as metalwork such as copper, tin, and sheet iron work which can be seen in this town directory advertisement from 1910. The two operated the business together for twenty years until Francis and his wife Margaret sold their ownership of the parcel to James in 1930 (EP Land Records, 111/210). The first floor was renovated to be a storefront at some point after the contracting partnership ended, removing the garage and bell tower used originally by the fire department. James owned the building until his passing in 1952 and the building was passed down to his son John P. Dunn (EP Land Records, 151/26). John kept the property until 1963, renting the upstairs apartment and renting to small businesses including Bob's Barbershop and a senior help center (East Providence City Directory 1974, 1980) In 1963 John sold the parcel to the church across the street, St. Mark's Episcopal (EP Land Records, 226/583). The church used the building for parish offices which can be seen in the 1967 East Providence directory. The church used the building for office space until 1985 when they sold the building to Marc and William Daquila, who started a chiropractor business on the first floor of the building (East Providence City Directory 1985-6). Along with the substantial physical changes earlier, at some point, the building was also fitted with wood shingle siding and the green and red paint job. The Daquila's chiropractic office was the longest-lasting business to exist in 9 Turner Avenue, even being sold to the next generation of the family, James P. Daquila in 1998 (EP Land Records, 1362/0335). James ran the office until very recently, replacing the entire exterior of the building with new, primarily vinyl materials and painting it beige and white, removing a significant amount of the building's historical character. After the renovations, James Daquila sold the building to Ting and Ben Chan who have not used the building for a business and it currently sits vacant (EP Land Records, 4312/56).

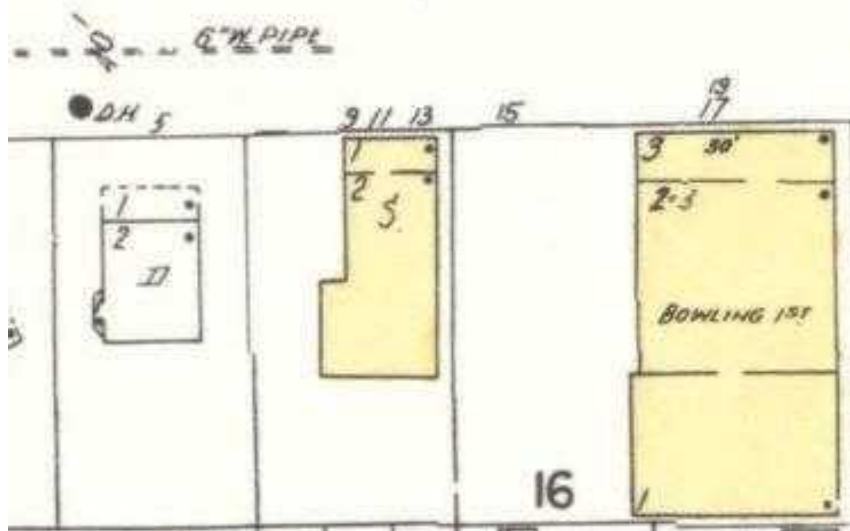
HISTORICAL IMAGES AND MAPS



This artwork shows 9 Turner Avenue in its first form as the Narragansett Number 2 Engine House. The work shows the dramatic change in the building's architecture after it became mixed-use. At this time, the building had a bell tower, a stone chimney, a garage where the entrance/business is now, and red and white painted wood cladding. Source: Scanned from the East Providence City Planning Department.



A drawn panoramic map of Riverside from 1894. 9 Turner Avenue, in the form of the old firehouse, can be seen drawn in the bottom right corner of the map. Source: East Providence Planning Department.



Sanborn Map showing the plot, footprint, and uses. The numbers on the street (9,11,13) indicate the units in the building. The map shows the store on the first floor with two apartments on the second floor, as well as a bowling alley that once sat where the building's parking lot is now. Source: 1956 Sanborn Fire Insurance map of East Providence (based on vol. 6 of the 1921 edition).



Shows the building before its vinyl renovation with its wood shingle first story and green and red paint style. Shows the first-floor chiropractic business that was previously in the building and a small shed addition. The general form of the building did not change during the cladding switch. Source: East Providence Tax Assessor database.

EVALUATION OF SIGNIFICANCE

9 Turner Avenue in Riverside, Rhode Island seems to be eligible for listing in the National Register of Historic Places under Criterion A, for its historical connection to the industrialization and advancements in technology, particularly automotive, throughout America after the turn of the twentieth century. As it was built in 1880 for the neighborhood's fire and police departments, the original form of the building at 9 Turner Avenue was not designed to support the automobiles that would take over America in the decades to come. The original form of the building had one garage bay for the horse-drawn fire fighting carriage and a bell tower used by the Narragansett Engine Co. 2. This period in Riverside is when the village saw large population growth and tourism, as Crescent Park and the resort era were ushered in. With this population increase, the 9 Turner Avenue station was longer capable of supporting the village. Therefore, the historic significance of this building lies with its decline and downfall, followed by the creation of a new station at 329 Bullocks Point Avenue. Realizing the need for more garages and more space for the new technology, fire trucks, and growing departments, the department could no longer operate out of the Turner Ave building and had to move to a larger facility. The old station is a great example of the outdated fire stations that were built during this time directly before the rise of the automobile and the population growth in Riverside during this time.

While the current form of the building at 9 Turner Avenue has its original footprint, the massing, materials, and general historic integrity of the old fire station have been completely lost over time. The building no longer has the garage or bell tower used by the fire department which is certainly the largest loss of massing in the building's history, removing the feature used by the fire department. 9 Turner Avenue has also been through a series of materials and paint jobs, but in the past few years, the wood siding was completely replaced with gray/beige vinyl, completely removing the historic integrity of the building. While the building at 9 Turner Avenue has a long history, serving as the pre-automobile fire department in Riverside for almost thirty years, the historical character and integrity of the building have been lost, disqualifying the building for National Register eligibility.

REFERENCES

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**Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM**

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 10 Turner Ave PLAT/LOT 312/11/002/00/

NAME(s) St. Mark's Episcopal Church

PROPERTY TYPE (Bld) Str Obj Site OWNERSHIP (Priv) Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Church HISTORIC Church

SITING: SETBACK 14.2 ft LOT SIZE 26,136 sq ft

STORIES 1.5 ROOF(s) Gable

MATERIALS: Select terms from National Register table

ROOF Asphalt Shingles WALL Brick

FOUNDATION Stone/Concrete OTHER _____

WINDOWS Casement, fixed



Photo ID EARP TurnerAve10 NE



Photo ID EARP TurnerAve10 W

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	(None)	Maj	Mod	Min	(None)	Maj	Mod	Min	(None)	Maj	Mod	Min	(None)
Configuration	Maj	Mod	Min	(None)	Maj	Mod	Min	(None)	Maj	Mod	Min	(None)	Maj	Mod	Min	(None)

INTEGRITY X Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
Building - Church	B-C	1			
Building - Rectory	B-NC	1			

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1965	Secondary source		

ARCHITECTURE: If more than one, list & number in order of importance

TYPE Building STYLE(s) Modern

SURVEYOR Alyssa Bailey DATE 9/23/21 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Historical Narrative

Saint Mark's Episcopal Church, located at 10 Turner Avenue, is situated between Pawtucket Avenue and Smith Street. The 1.5-story Modern style church was constructed in 1965 after the earlier church on the site (built in 1954) was damaged by fire.¹

This is the third Episcopal church building on this site. St. Mark's Episcopal Church was established in Riverside in 1881 as the St. Marks Mission Church and the congregation initially leased a small school house for services.² As Riverside became more desirable for visitation with summer homes and the establishment of Crescent Park, the population within the area grew rapidly. Commercial, civic, and institutional development adapted to the population growth. In 1884, the congregation purchased this site and constructed a church (Figure 1).³ The original church was completed in 1885. The establishment of St. Mark's Episcopal Church was part of an expansion of the faith in the mid-nineteenth century in Rhode Island. By 1890, the Episcopal landscape had grown to include over thirty-fives parishes and 9,000 members.⁴ In Riverside, those who aligned with the faith were disinclined to attend the multi-denominational Union Chapel, then the only Protestant house of worship in the area. Instead, they opted for meetings in homes fellow believers, conducted by the Rector of the St. John Episcopal Church in Barrington Rhode Island, until they could establish their own parish.⁵

The first St. Mark's Episcopal Church would remain until 1954 when the church demolished it for a new building, completed in 1957. This church followed the general form of the earlier building, but expanded the overall footprint (Figures 3 and 4). East Providence and Riverside saw their largest expansion in growth from 1945 to 1970.⁶ With this expansion, institutions such as St. Mark's Episcopal Church grew alongside. The 1957 church building would remain on the property for just under ten years. In January 1965, the church was damaged by fire and had to be rebuilt. The 1965 reconstruction is what stands on the site today. In 2012, St. Marks merged with St. Matthew's Episcopal Church in Barrington due to financial hardship and leased the building to another congregation.

Evaluation of Significance

St Mark's Episcopal Church is significant to the Riverside district under Criterion A because of its association with the growth and development of the district as well as the expansion of the Episcopalian religious institutions within the northeast, and within Rhode Island. St. Mark's Episcopal Church was an expansion effort of the Episcopal church that began in Barrington, and with regional expansion to Riverside and East Providence in the latter half of the 19th

¹ East Providence Historical Society (East Providence, R.I.). *East Providence. Images of America*. Pg.90

² Conforti, Joseph. *Our Heritage: A History of East Providence*. Pg. 125.

³ Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years 1870-1950*. Pg. 31.

⁴ "Records of the Episcopal Diocese of Rhode Island (Mss. Gr. 41)." Rhode Island Archival and Manuscript Collections Online. University of Rhode Island. Accessed December 3, 2021.

⁵ Conforti, Joseph. *Our Heritage: A History of East Providence*. Pg. 125

⁶ *Historic Resources of East Providence Rhode Island: Partial Inventory, Historic and Architectural Resources*. National Register of Historic Places. Department of the Interior: National Park Service. Pg. 66.

century. The parish and church's significance continued into the twentieth century as it expanded in 1954 and was rebuilt in 1965.

St. Mark's Episcopal Church does not appear eligible under Criterion B. The property is not associated with any identified person significant in the history of Riverside, the Episcopalian faith, or East Providence.

St Mark's appears eligible under Criterion C for as a well-preserved example of mid-century Modern ecclesiastical design.

St. Mark's does not appear eligible Criterion D as it does not have the potential to yield information important in history or prehistory.

St. Mark's Episcopal Church meets the requirements for Criterion Consideration A for religious properties. The Church is primarily significant for its architectural distinction, historical context and its association to the development and overall improvement to the Riverside district.

The church retains sufficient integrity of location, setting, design, materials, workmanship, feeling, and association to convey its significance. The building has had no identifiable alterations of note since the period of construction.

Sources

Conforti, Joseph. *Our Heritage: A History of East Providence*.

"East Providence 1956." ProQuest, Digital Sanborn Maps, 1867-1970.

https://digitalsanbornmaps-proquest-com.rwulib.idm.oclc.org/browse_maps/40/8059/39330/41214/558685?accountid=25133

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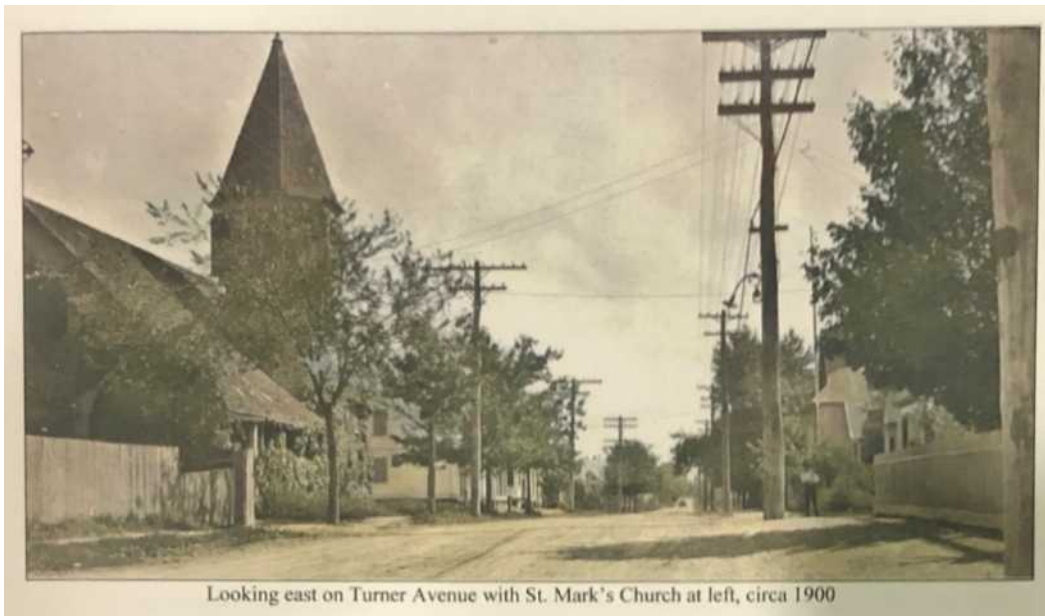


Figure 1: Eastward view of Turner Avenue and the original construction of St. Mark's Episcopal Church, image is done at the turn of the century, in 1900. Source: Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years 1870-1950*. Self-published, 2020. Pg. 31.



Figure 2: Final rendition of the 1965 St. Mark's Episcopal Church, that was constructed after the 1956 church was damaged by fire. Source: Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years 1870-1950*. Self-published, 2020. Pg. 32.

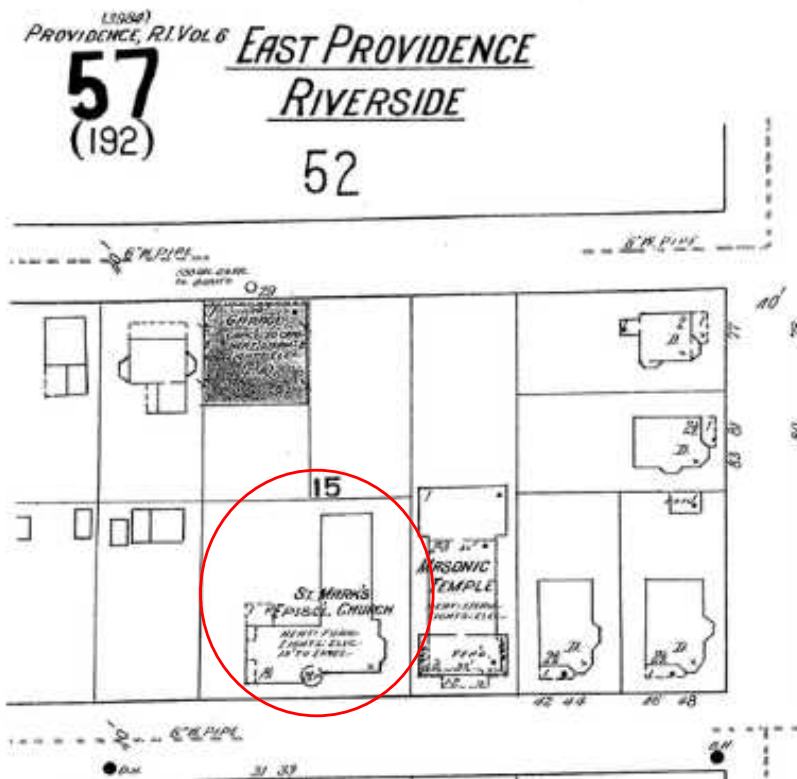


Figure 3: 1921 Sanborn map show highlighting the St. Mark’s Episcopal Church and its original construction that dates back to 1885. Source: *Providence, 1920-1921 Vol. 6, 1921*. ProQuest, Digital Sanborn Maps, 1867-1970. Pg. 57.

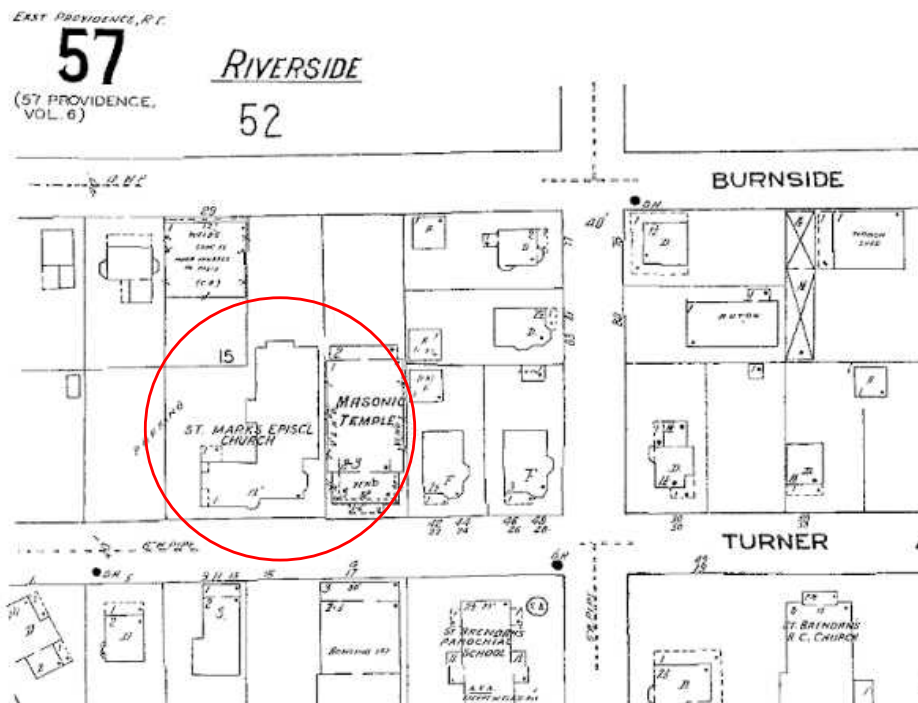


Figure 4: 1956 Sanborn Map with St. Mark’s Episcopal Church circled in red. Showcases the expansion of the church that was approved in 1954 and completed at the time the Map was drawn. Source: *East Providence 1956*. ProQuest, Digital Sanborn Maps, 1867-1970. Pg. 57.



Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 18 Turner Ave PLAT/LOT 312/11/07/00/

NAME(s) St. Andrews Masonic Lodge No. 39 A.F. and A.M.

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

Photo ID EARP TurnerAve18 N



USES: Select terms from National Register table

CURRENT Meeting hall HISTORIC Meeting hall

SITING: SETBACK 9.05 ft LOT SIZE 13,939.2 sq ft

STORIES 2 ROOF(s) Flat

MATERIALS: Select terms from National Register table

ROOF Rubber WALL Brick



FOUNDATION Concrete OTHER _____

Photo ID EARP TurnerAve18 NE

WINDOWS One over one Vinyl double hung sash; arched transom

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	<input checked="" type="radio"/> None	<input checked="" type="radio"/> Maj	Mod	Min	None	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	<input checked="" type="radio"/> Min	None
Configuration	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	Min	<input checked="" type="radio"/> None	Maj	Mod	<input checked="" type="radio"/> Min	None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
Building	B-C	1			

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1909	Lodge history		
Window replacement	unknown			

ARCHITECTURE: If more than one, list & number in order of importance

TYPE _____ STYLE(s) Classical Revival

SURVEYOR Alyssa Bailey DATE 9/23/21 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Historical Narrative

The St. Andrews Lodge No. 39 A.F. and A.M. at 18 Turner Avenue was built in 1909 as the East Providence headquarters for the St. Andrews Lodge chapter of Freemasonry.¹ Freemasonry had been steadily growing within East Providence by the early twentieth century. In 1909, the city already featured the Grand Order Lodge of Rhode Island on Taunton Avenue.

The St. Andrews Lodge was founded in Riverside in 1894 and originally had twenty-one members. The fraternity met in local homes until constructing the lodge on Turner Avenue in 1909. According to a history of the lodge, "St Andrews Lodge No. 39 became a focal point of the community in Riverside and was considered to be one of the elite lodges in the Grand Jurisdiction of Rhode Island. During its history, St Andrews had well over 400 members and continued the proud Masonic tradition of being active in within the lives of its members and the community."² In 2020, the St. Andrews Lodge merged with Jenks Lodge No. 24 (originally founded in Central Falls) and the lodge and its members relocated to the lodge on Turner Ave.

The St. Andrews Lodge falls under the Adelphei form of Freemasonry which focuses on small, local lodges where social ties among members may be stronger than among larger memberships in other lodges.³ The Adelphei groups also focus on morals and philosophy and try and find purposes that best suit members' duties to religion. Historically, this lodge has also been used by multiple Freemason chapters and affiliate groups including the Liberty Royal Arch Chapter, Loyalty Chapter Order of DeMolay, Order of Eastern Star Unity Chapter, Riverside Assembly with Rainbow for Girls, and Tall Cedars of Lebanon. The lodge also served as a community center of sorts in Riverside. The lodge held weekly teen dances held in the Temple building in the later twentieth century, for example.⁴

The St. Andrews Lodge is one of three Masonic lodges in East Providence, two of which located in Riverside.

Evaluation of Significance

St. Andrews Lodge No. 39 A.M. and F.M appears eligible for the National Register of Historic Places under Criterion A for its association with the development of Freemasonry in East Providence and the development of Riverside as a permanent residential community and streetcar suburb in the early twentieth century.⁵ The St. Andrews Lodge is one of three Masonic lodges in East Providence, two of which located in Riverside.

¹ Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years 1870-1950*. Pg. 46.

² Jenks Lodge No. 24 F&AM, "About Jenks: Jenks Lodge History," Jenks Lodge No. 24 F&AM, <https://jenkslodge.com/jenks-lodge-history/>.

³ Rugg, Henry Warren. *History of Freemasonry in Rhode Island*. United States: E. L. Freeman & son, state printer, 1895. Pg. 572.

⁴ Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years 1870-1950*. Self-published, 2020. Pg. 46.

⁵ Rugg, Henry Warren. *History of Freemasonry in Rhode Island*. United States: E. L. Freeman & son, state printer, 1895. Pg. 572.

St. Andrews Lodge No. 39 A.M. and F.M does not appear eligible under Criterion B as the lodge is not significantly associated with a person important in the history of East Riverside or Freemasonry.

St. Andrews Lodge No. 39 A.M. and F.M appears to be eligible under Criterion C as it as a well-preserved example of Classical Revival architecture in Riverside and East Providence. Significant features include the peristyle porch, quoining, and wide frieze and cornice on the front elevation. The building also has the hallmarks of a Masonic fraternal lodge with interior auditorium space and fly space over the auditorium stage, as well as other meeting rooms. The building is the best developed example of Classical Revival in the Riverside neighborhood.

St. Andrews Lodge No. 39 A.M. and F.M does not appear eligible Criterion D as the property is unlikely to yield information important in history to building.

The lodge retains integrity of location, setting, feeling, association, design, materials, and workmanship. The building has had minimal alterations and remains in use as a Masonic lodge.

Sources

East Providence 1956. ProQuest, Digital Sanborn Maps, 1867-1970. Pg. 57.

https://digitalsanbornmaps-proquest-com.rwulib.idm.oclc.org/browse_maps/40/8059/39330/41214/558685?accountid=25133

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Images



Figure 1: Southeasterly view of St. Andrews Lodge No. 39 A.F. and A.M. and St. mark's Episcopal Church dating from 1915/ Image From: Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years 1870-1950*. Self-published, 2020. Pg. 46.



Figure 2: Southwestern view of St. Andrews Lodge No. 39 A.F. and A.M, showcasing early onset activity circulating around the Masonic Hall. Image from: Remick, Bruce. *Rhode Island: Living in Riverside, First 80 Years 1870-1950*. Self-published, 2020. Pg. 46.

EAST PROVIDENCE, R.I.

57

(57 PROVIDENCE,
VOL. 6)

RIVERSIDE

52

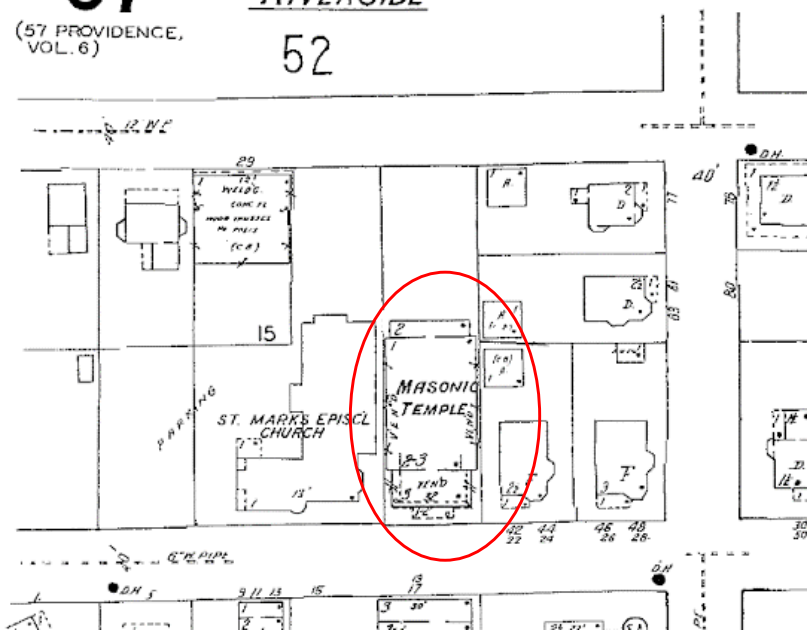


Figure 3: 1956 Sanborn Map with St. Andrews Lodge No. 39 A.F. and A.M. circled in red. Showcases the expansion of the church that was approved in 1954 and completed at the time the Map was drawn. Map From: *East Providence 1956*. ProQuest, Digital Sanborn Maps, 1867-1970. Pg. 57.



Rhode Island Historical Preservation & Heritage Commission
HISTORIC PROPERTY DATA FORM

DATABASE ID# _____

TOWN East Providence VILLAGE Riverside

ADDRESS 55 Turner Ave PLAT/LOT 412-04-005.00

NAME(s) St Brendan Church

PROPERTY TYPE Bld Str Obj Site OWNERSHIP Priv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT _____

USES: Select terms from National Register table

CURRENT Saint Brendan's Church HISTORIC Saint Brendan's Church

SITING: SETBACK 50 ft LOT SIZE _____ sq ft

STORIES 1 ROOF(s) Flat

MATERIALS: Select terms from National Register table

ROOF rubber WALL brick

FOUNDATION concrete OTHER _____

WINDOWS Aluminum frames, fixed stained or lead windows and/or metal framing



Photo ID EAPR_TurnerAve_50



Photo ID EAPR_TurnerAve_50

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	<input checked="" type="checkbox"/> None	Maj	Mod	Min	<input checked="" type="checkbox"/> None	Maj	Mod	Min	<input checked="" type="checkbox"/> None	Maj	Mod	<input checked="" type="checkbox"/> Min	None
Configuration	Maj	Mod	Min	<input checked="" type="checkbox"/> None	Maj	Mod	Min	<input checked="" type="checkbox"/> None	Maj	Mod	Min	<input checked="" type="checkbox"/> None	Maj	Mod	Min	<input checked="" type="checkbox"/> None

INTEGRITY Excellent Good Fair Poor Destroyed

PROPERTY COMPONENTS: List & number in order of importance. Include the primary component of the resource as number 1.

Component Type	Code	Count	Component Type	Code	Count
(1) School	B-C	1	(4)		
(2) Rectory	B-C	1	(5)		
(3) Convent	B-C	1	(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1970	Vision	East Providence Assessor's Office	

ARCHITECTURE: If more than one, list & number in order of importance

TYPE No style STYLE(s) Modern

SURVEYOR Tayla Burns DATE 09-2021 REVIEWER _____ DATE _____

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Notes for alterations from observations:

- There does not seem to be many alterations to the building
- Maybe the entrance doors but nothing huge sticks out to me
- Building is well kept up

Context Narrative

Located in Riverside, a neighborhood in the city of East Providence, Rhode Island is Saint Brendan's Parish Complex. The Parish Complex is on both sides of Turner Avenue. The complex is comprised of four buildings. The Modern style, red brick Saint Brendan's Roman Catholic Church, built in 1970. The church is on 49 Turner Avenue and anchors the complex at the southwest corner of Turner Avenue and Smith Street. Next to the church building is the 2-story, Modern style Saint Brendans Parochial School on 55 Turner Avenue, built in 1955. Across the street from the school is the former Saint Brendans Convent on 70 Turner Avenue, built in 1955. Next to the convent is the 2-story, brick Saint Brendans Rectory on 60 Turner Avenue, built around 1970. Located to the west of the complex is Riverside Square, a commercial district with residential dwellings in between. Surrounding the complex is mainly residential dwellings. All buildings in the complex are in good condition. Each building has very good integrity since there have been few alterations to the buildings since its original construction.

Historical Narrative

Before Saint Brendans began, Catholic residents of the area attended Sunday mass in Saint Joseph's in Providence and Saint Mary's in Warren.¹ Saint Brendan's Parish began in the very late 1800s to serve the Catholic residents of the surrounding neighborhoods in Riverside. This made Saint Brendan's one of the first Catholic churches in the neighborhood of Riverside. Around the same time as the parish began an amusement park opened in Riverside along the water, Crescent Park.² The park attracted many tourists and families to the area during the summer months. The population and attraction grew quite quickly from tourism. This increased development and commercial demand for Riverside.³ Saint Brendan's Mission began holding Mass at the Turner Avenue School, located on the corner of Turner Avenue and Smith Street (see Figure 1). Then two years later, Father John Harty who was a pastor of Sacred Heart Church, located on Taunton Avenue, asked Bishop Harkins for permission to purchase a land lot on Sprague Avenue in Riverside. When it was approved by Bishop Harkins, a mission chapel was built and named under the patronage of St. Brendan the Navigator.⁴ The chapel was a long, narrow building with olive-shaped windows, giving a Gothic style (see Figure 2).⁵ In the 1890s, Riverside's recreational attractions drew in crowds from surrounding states.⁶ The surrounding town's residents and Catholics on vacation began attending the Saint Brendan's Mission Chapel.⁷ Around the time of The Depression, the resort era of the community began to fade away. Although, the population in Riverside slowly began to move from a summer community to a year-round suburban population. This is when the St. Brendan's Mission Chapel on Sprague Avenue was too small of a building to hold the number of church members, due to the growing population.⁸ A new chapel was built on Turner Avenue on the lot where the current church stands today. The new chapel cost around \$10,000 to complete. It was built with the finest

¹ Rhode Island Historical Preservation Commission, and Richard W Longstreth. East Providence, Rhode Island. Statewide Preservation Report, P-Ep-1. Providence: Commission, 1976.

² "Crescent Park | Artinruins," September 11, 2020. <https://artinruins.com/property/crescent-park/>.

³ Longstreth, Rhode Island Historical Preservation, 38.

⁴ St. Brendan Church, *100 years*, 5.

⁵ Anness, Edna. "The Building with Three Lives." East Providence Newspaper, *East Providence Historical Society*, n.d.

⁶ Rhode Island Historical Preservation Commission, and Richard W. Longstreth. East Providence, Rhode Island. Statewide Preservation Report, P-Ep-1. Providence: Commission, 1976, 38.

⁷ Lofgren, Joe. "Chronology of Saint Luke's Parish." *REACH Newsletter*. 2017.

⁸ St. Brendan Church, *100 years*, 6.

hardwood on a solid brick, and stone foundation (see Figure 3).⁹ When the new church opened, the number of Catholics living in the neighborhood had increased just at the right time for this expansion.¹⁷ In 1909, the mission was able to be established as a parish. Bishop Harkins established St. Brendan Mission as a parish on April 29, 1909.¹⁸ The first pastor was Father Joseph E. Hughes, the previous assistant pastor of the Assumption Church in Providence.¹⁹ In 1913, Father Hughes began to purchase the surrounding parcels around the church, and in 1920 sold the old chapel on Sprague Avenue, which stands today as a day-care center.²⁰ After Father Hughes passed away, Father John A. Toohey took over the church. The growing number of Catholics in the area increased. The newly built church needed more space to hold Mass for the increased number of Catholics. In 1932, an addition was added to the church, construction was done by William Noonan. The additions were on the rear and side of the church, and included flexible space to hold events, and expanded seating. But the main reason for the addition was to hold more residents for Mass. The enlarged church was rededicated on May 17, 1931, by Bishop William A. Hickey (see Figure 4).

As the parish grew, in 1932 Father Toohey purchased the lot adjacent to the parish's property.¹⁰ This property had a cottage on it, which was a dwelling before but was renovated to become a Social Hall (see Figure 4). After years of wanting to open a parish school, it was finally made possible when the church leased the old Turner Avenue School from the town of East Providence to serve as the first Saint Brendan School, in 1943 (see Figure 5 and 6). The renovated cottage, also known as the Social Space Hall, became a temporary convent when the school opened. The parish acquired more land on Turner Avenue, preparing to build its school. When Father McCabe was replaced by Rev. William Tierney, raised the funds to build a new school. In May of 1955, construction for the school began, also a new convent across the street from the school was planned to be built, on 70 Turner Avenue. The school opened in 1956, and the new convent was finished in 1955.¹¹ In July of 1957, a fire broke out in the church. As the firefighters were fighting the fire, Lt. Robert McPherson went to the church's basement to make sure nobody was trapped, and he ended up getting trapped and dying as a result.¹² With the church building being demolished, the newly built school's large gymnasium became the parish for the church. All of the non-damaged furniture, and items that were not destroyed, transferred to the school gymnasium next door (see Figure 7).¹³ According to the aerial photograph, the parish had built clubhouses behind the Social Hall to gain some new spaces.

Between 1945 to 1970 were East Providence's greatest years of growth, this growth contributed to many local businesses being built and population increasing.¹⁴ This increase in population needed a designated church building. Eight years after the fire, in 1965 plans were announced to build a new rectory and church. The new church would be built on the same parcel as the previous church, and the rectory next to the newly built convent. The church was going to cost \$630,000 and was designed by Edward P. Dennings, a local architect.¹⁵ The new rectory was completed in 1968, and the church was opened in 1969. The newly built church was able to seat over 900 people, this accommodated the large population in

⁹ St. Brendan Church, *100 years*, 6.

¹⁰ St. Brendan Church, *100 years*, 7.

¹¹ St. Brendan Church, *100 years*, 10.

¹² St. Brendan Church, *100 years*, 10.

¹³ St. Brendan Church, *100 years*, 10.

¹⁴ Rhode Island Historical Preservation Commission, and Richard W Longstreth, 1976.

¹⁵ St. Brendan Church, *100 years*, 11.

Riverside.¹⁶ The parish now had a large amount of debt due to the new construction. Around the 1970s, there was a large decrease in the number of religious schools, the parish had to hire lay teachers due to the rising costs and the large number of debt the parish had. The parish began to charge tuition for students, Father Caddisy was trying to balance both the increasing expense of school and pay off the debt.¹⁷ With decreasing numbers of children and attendance to the church, around 1990 the parish decided to sell the former convent (70 Turner Avenue) to contribute to the debt and repair the school and church buildings.¹⁸ In 2000, the parish raised \$800,000 by a campaign for needed repairs. The huge success of the campaign allowed the parish to purchase two houses on Dorr Avenue, and provide more parking spaces for the parish complex.¹⁹ After Saint Brendan's School successfully completed the accreditation process from the New England Association of Secondary Schools and Colleges, the enrolment grew.²⁰ The school enrolment began to increase until 2006 when the national financial crisis occurred in the United States. This is when the school began to have an increased downfall, families chose to leave the school due to money issues. The school managed to stay open even though the decline, but in 2009 it officially closed.²¹

As of 2021, three out of the four original buildings are owned by the parish. The three buildings currently owned by the parish are the 1950s rectory, the 1950s Parochial school, and the 1970s Catholic Church. Currently, Saint Brendan's Church remains open, and the rectory too. The former school building is currently being leased or rented out to a local food bank. The former convent that was sold is currently a "Head Start Program", which is described as "Head Start is a US Dept of Health and Human Services program for early childhood education, health, nutrition for low-income children and their families" (see Figure 8).²² The church today is still the focus of the parish complex.

Statement of Significance

The Saint Brendan's Parish Complex appears to be eligible for listing in the National Register of Historic Places under Criterion A for its association with the growth and development of the Catholic religious institutions in Riverside in the late eighteenth-century and early nineteenth-century. As the first Catholic parish in Riverside, Saint Brendan's grew specifically from Riverside's population growth.²³ The population growth was driven by amusement parks and tourism in the area. The neighborhood institution expanded to accommodate the needs of Riverside's growing population. The Parish has been on Turner avenue since the 1890s. Through the church burning down, and the decline of the parish, it reflects a rich history through growth and decline that corresponds with the surrounding neighborhood. The complex today is a fine example of a small-scale complex erected in Rhode Island's smaller villages. Although the current church on the lot today is not the original church that was built on the lot, it holds great physical and historical integrity and is a fine example of Modern architecture.

¹⁶ St. Brendan Church, *100 years*, 11.

¹⁷ St. Brendan Church, *100 years*, 12.

¹⁸ St. Brendan Church, *100 years*, 10. *East Providence City Directory*. Southfield, MI: R.L. POLK & CO., PUBLISHERS, 1995.

¹⁹ St. Brendan Church, *100 years*, 14.

²⁰ St. Brendan Church, *100 years*, 14.

²¹ St. Brendan Church, *100 years*, 14.

²² "Head Start Programs." Head Start Programs, Early Head Start Programs and Information, n.d. <https://www.headstartprogram.us/>.

²³ St. Brendan Church, *a Community of Faith and Services for 100 Years*. Providence, RI, 2009, 2. <https://stbren.com/history>

The Saint Brendan's Parish Complex appears to not be eligible for listing in the National Register of Historic Places under Criterion B. Although many individuals are associated with the parish, there is a lack of individuals who could be considered "significant in our past". The architect of the building was Edward P. Dennings, he was an American architect from East Providence.²⁴ He was a well-known architect of public buildings and churches in the area during the 1960s and 1970s.²⁵ He graduated from the University of Notre Dame in 1950 and became a partner with James Kurtz. Later established his firm in, Edward P. Dennings & Associates.²⁶

The Saint Brendan's Parish Complex appears eligible for listing in the National Register of Historic Places under Criterion C, under Architecture. The church is a fine example of 1970s Modern Catholic liturgical architecture characterized by the fan shaped knave, offset freestanding bell tower, articulated structural masonry, and large expanses of stained glass. The church has not been altered on the exterior since its completion, showing the true architectural characteristics of the building. Although the current church on the lot today is not the original church that was built in the early 1900s, it holds great physical, historical integrity and is a fine example of Modern architecture.

The Saint Brendan's Parish Complex appears to not be eligible for listing in the National Register of Historic Places under Criteria D.

The Saint Brendan's Church on 49 Turner Avenue holds excellent evidence of integrity. The location and setting of the building are very important to the Parish's rich history in Riverside. The Saint Brendan's Mission started having Mass on Turner Avenue in the 1890s and was able to build a designated church on Turner Avenue in the 1930s. Although the 1930s church burned down in 1957, the church was rebuilt in 1970 on the same lot. The building has not moved from its original site. The design of the church is a fine example of a Modern church in the area. The surrounding churches are much older than the 1970s and do not have the same style as Saint Brendans. This Modern architecture was a reference to a new beginning and derives from the Liturgical Movement.²⁸ The materiality of the building holds great integrity that it has not been altered or replaced. The workmanship of the church holds good integrity and the details in the design. The feeling of the church expresses a grand presence and can tell quickly that it is from a particular period of time. The church showcases one of the stained glass windows from the original

²⁴ 1955; Census Place: East Providence, Rhode Island, City Directory, 1955. St. Brendan Church, a Community of Faith and Services for 100 Years. Providence, RI, 2009, 5. <https://stbren.com/history>

²⁵ 1970 American Architects Directory, Thirded., 1095. R.R. Bowker LLC. , 1970.

²⁶ "Parish History." St. Barnabas Church, n.d. <https://stbarnabasportsmouth.weconnect.com/History>.

²⁷ "Jones Pond and Other Archaeological Sites Reveal Early History of Settlement in Sowams." Sowams Heritage Area, December 22, 2018.

<http://sowamsheritagearea.org/wp/jones-pond-and-other-archaeological-sites-in-sowams-reveal-early-history/>

²⁸ Alderman, Matthew. "Modernism." New Liturgical Movement, January 18, 2011.

<https://www.newliturgicalmovement.org/2011/01/modernism-and-other-modern-cautionary.html#.Ybum2b3MK3A>

church, showing it has deep roots in the neighborhood. The building does not have any association with a significant person. It does have an association with the growth, development of Riverside post-World War II. The building is also associated with the parish's 1890s presence in the neighborhood and the growth and decline of the Parish.

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<https://stbren.com/history>



Saint Brendan's Church, 49 Turner Avenue



Saint Brendan's School, 55 Turner Avenue



Saint Brendan's Rectory, 70 Turner Avenue



Saint Brendan's Convent, 60 Turner Avenue



Figure 1: Turner Avenue Primary School. Source: *East Providence*, Rhode Island Historic Preservation Commission, Providence, RI, 1970, pp. 27–28.



Figure 2: St. Brendans Mission Chapel on Sprague Avenue
Source: Anness, Edna. "The Building with Three Lives." *East Providence Historical Society*, n.d.



Figure 3: Saint Brendan's Church

Source: "First Turner Avenue Church." Postcard, 1906. <https://stbren.com/history>.



Figure 4: Photo of Saint Brendan's Church after the addition was added, taken after 1932

Source: "Photo of old Turner Ave Church (as expanded in the 1930s)" Photo, 1930s. <https://stbren.com/history>.



Figure 4: Postcard of St. Brendan’s Church with the renovated cottage to the side, date to be around 1920
 Source: Remick, Bruce. “St. Brendans Church with the rectory in the background that I had never seen before, circa 1920” Facebook, May 4, 2018.
<https://www.facebook.com/photo/?fbid=10156289120617246&set=gm.1743570782365235>

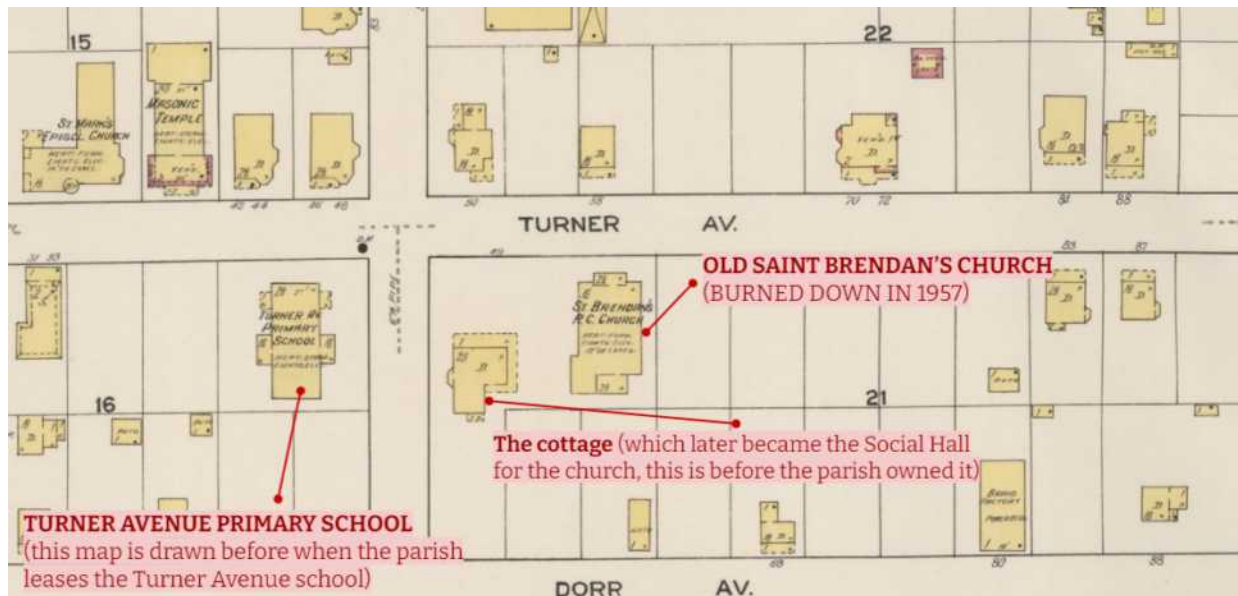


Figure 5: Sanborn Fire Insurance Map of 1921
 Source: Sanborn Fire Insurance Map from Providence, Providence County, Rhode Island. Sanborn Map Company, to 1921 Vol.6, 1921. Map. https://www.loc.gov/item/sanborn08099_012/.

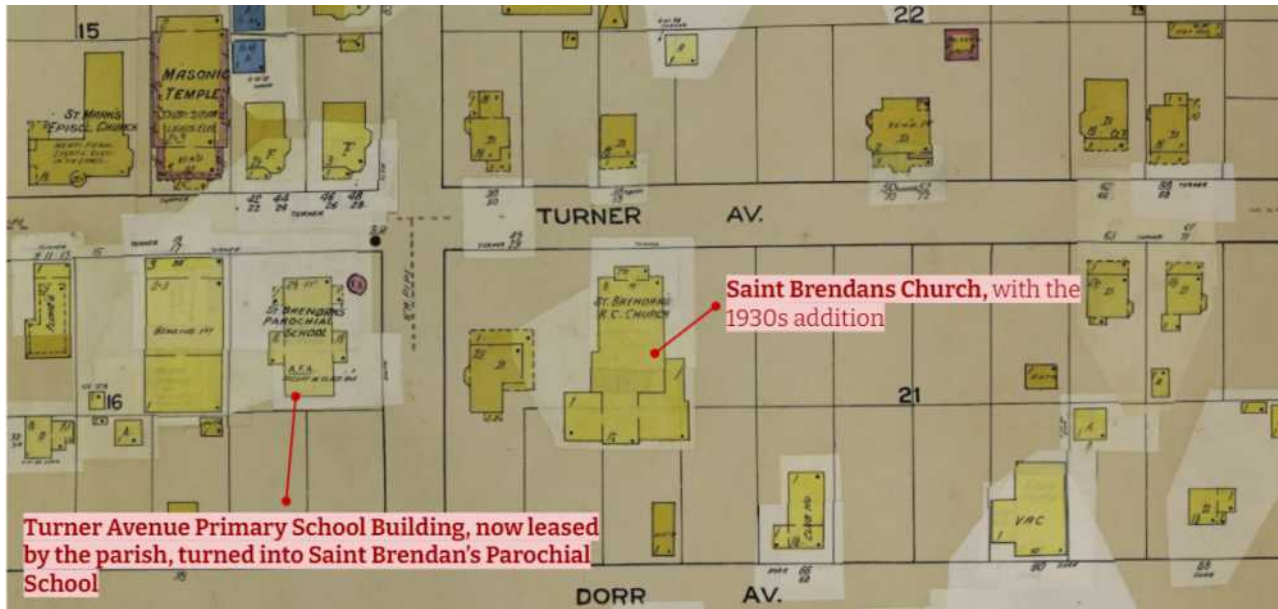


Figure 6: Sanborn Fire Insurance Map of 1951
 Source: Sanborn Fire Insurance Map from Providence, Providence County, Rhode Island. Sanborn Map Company, - Mar 1951 Vol.6, 1950. Map. https://www.loc.gov/item/sanborn08099_018/

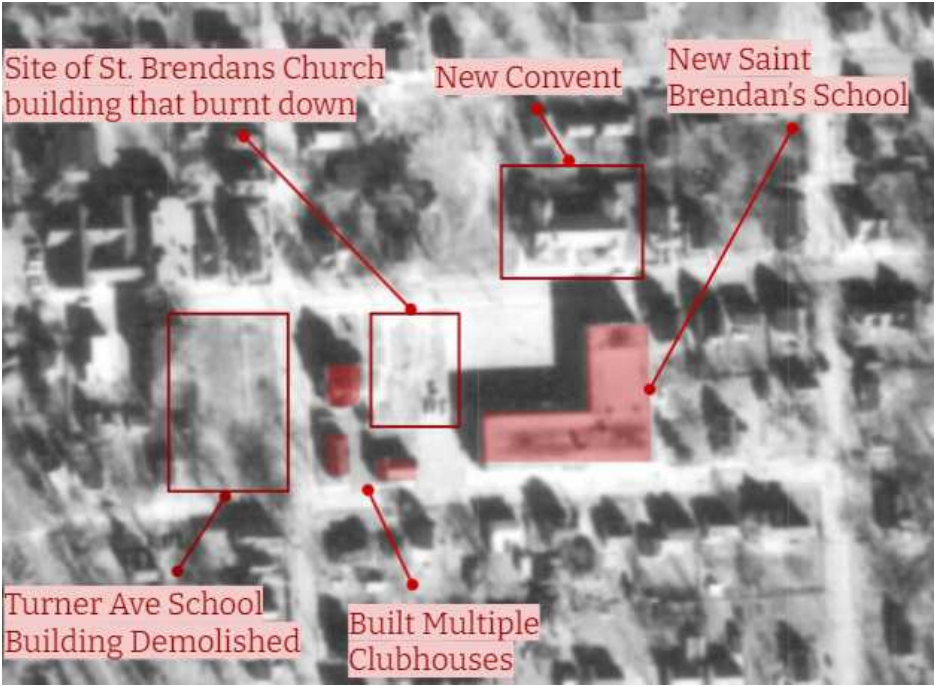


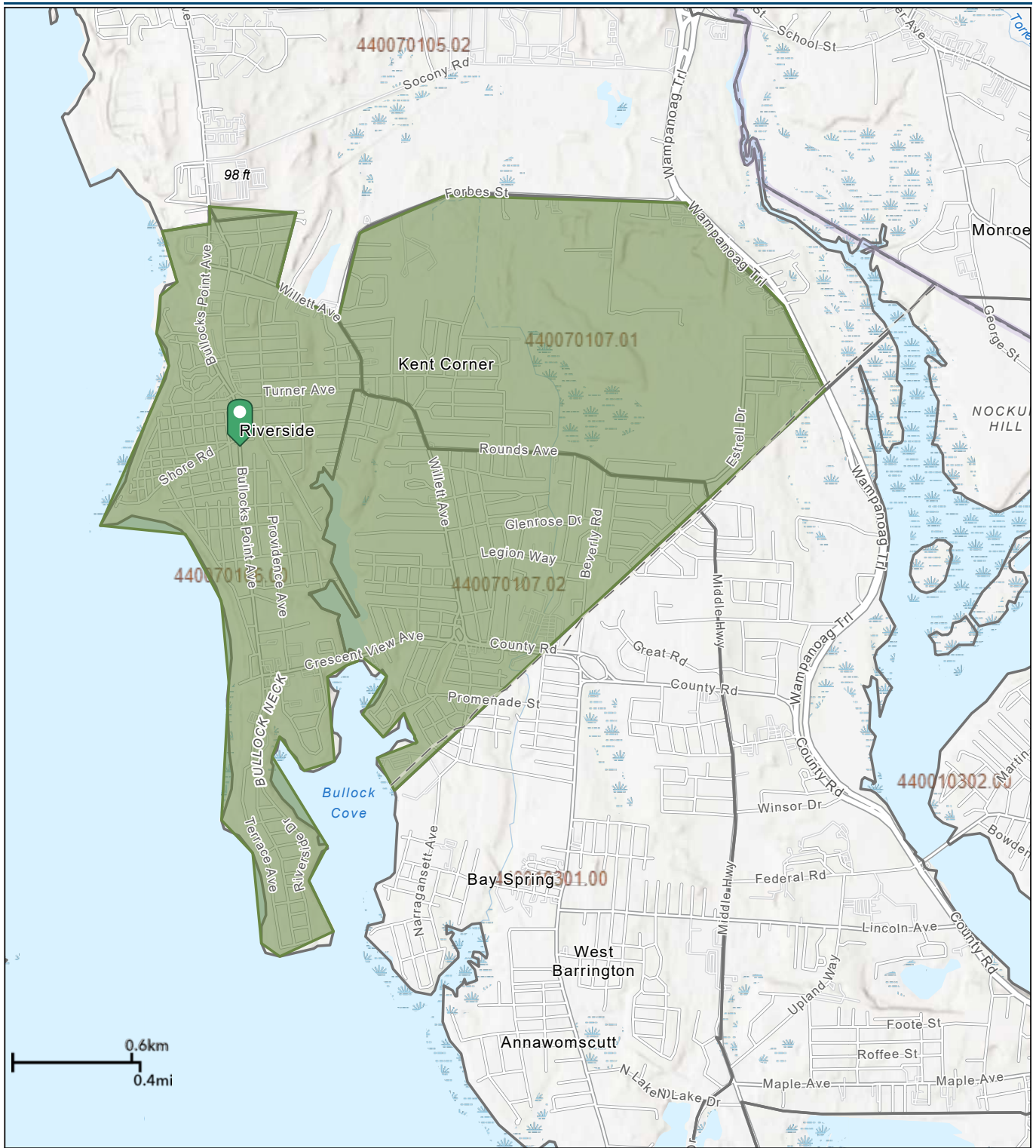
Figure 7: Historical Aerial Viewer, taken in 1962.
 Source: "Providence Historical Aerial Viewer." ArcGIS. ESRI, n.d.
<https://www.arcgis.com/apps/webappviewer/index.html?id=b1b3a4a4c66847a8b767cde26264246e>



Figure 8: Historical Aerial Viewer, taken in 2018.

Source: "Providence Historical Aerial Viewer." ArcGIS. ESRI, n.d.

<https://www.arcgis.com/apps/webappviewer/index.html?id=b1b3a4a4c66847a8b767cde26264246e>



Map of Study Area: Census Tracts 106, 107.01 & 107.02

September 15, 2021

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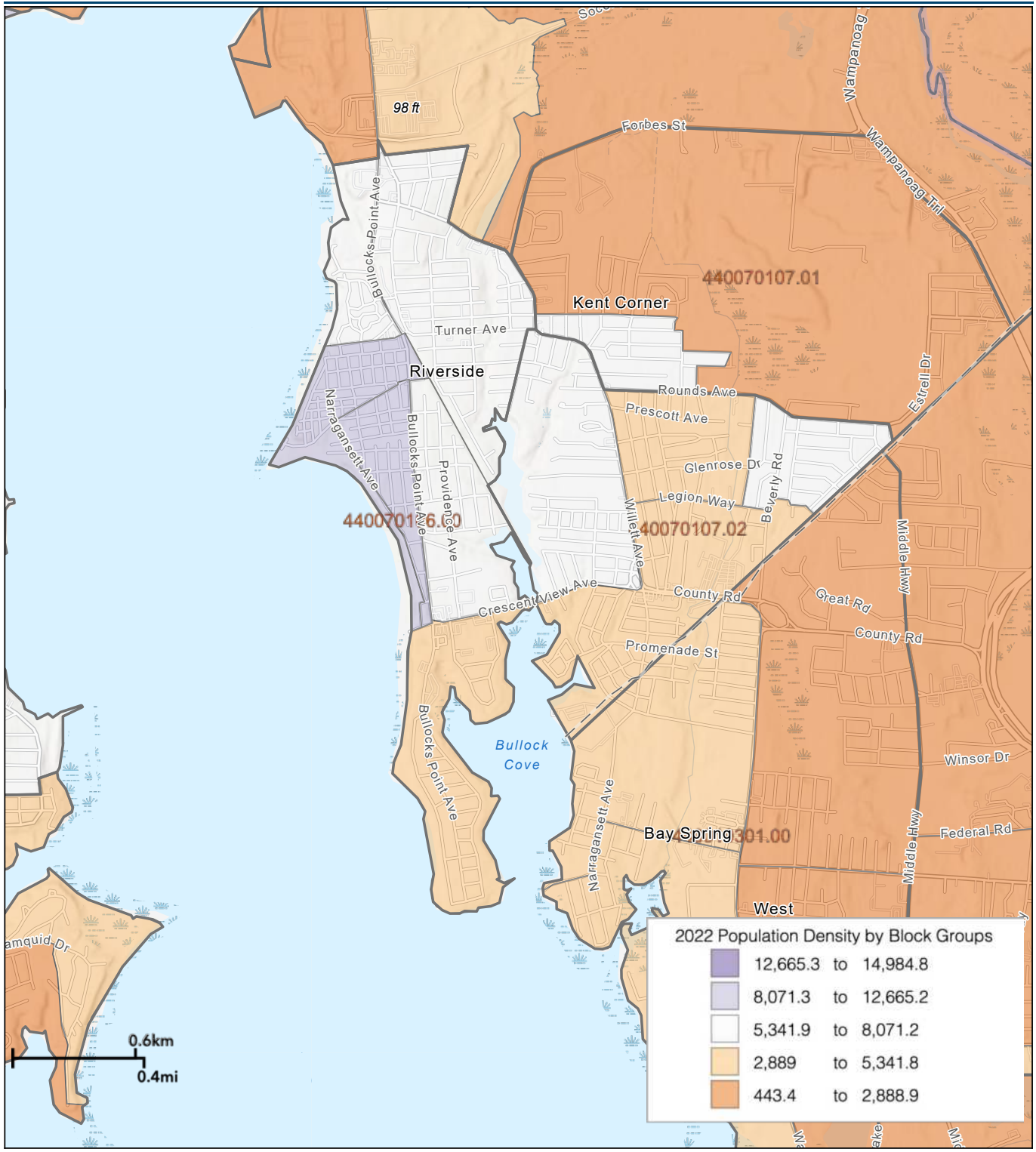
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All figures created by the Author contain data provided by the geographic information system company, Esri. Their partners in collaboration to provide this data include: American Community Survey (ACS), Current Population Survey, Esri and GFK MRI, Esri and Data Axle, Local Area Unemployment Statistics, and Currency Employment Statistics programs. The vintage of the data is 2015-2019, 2022, 2027.



September 09, 2022

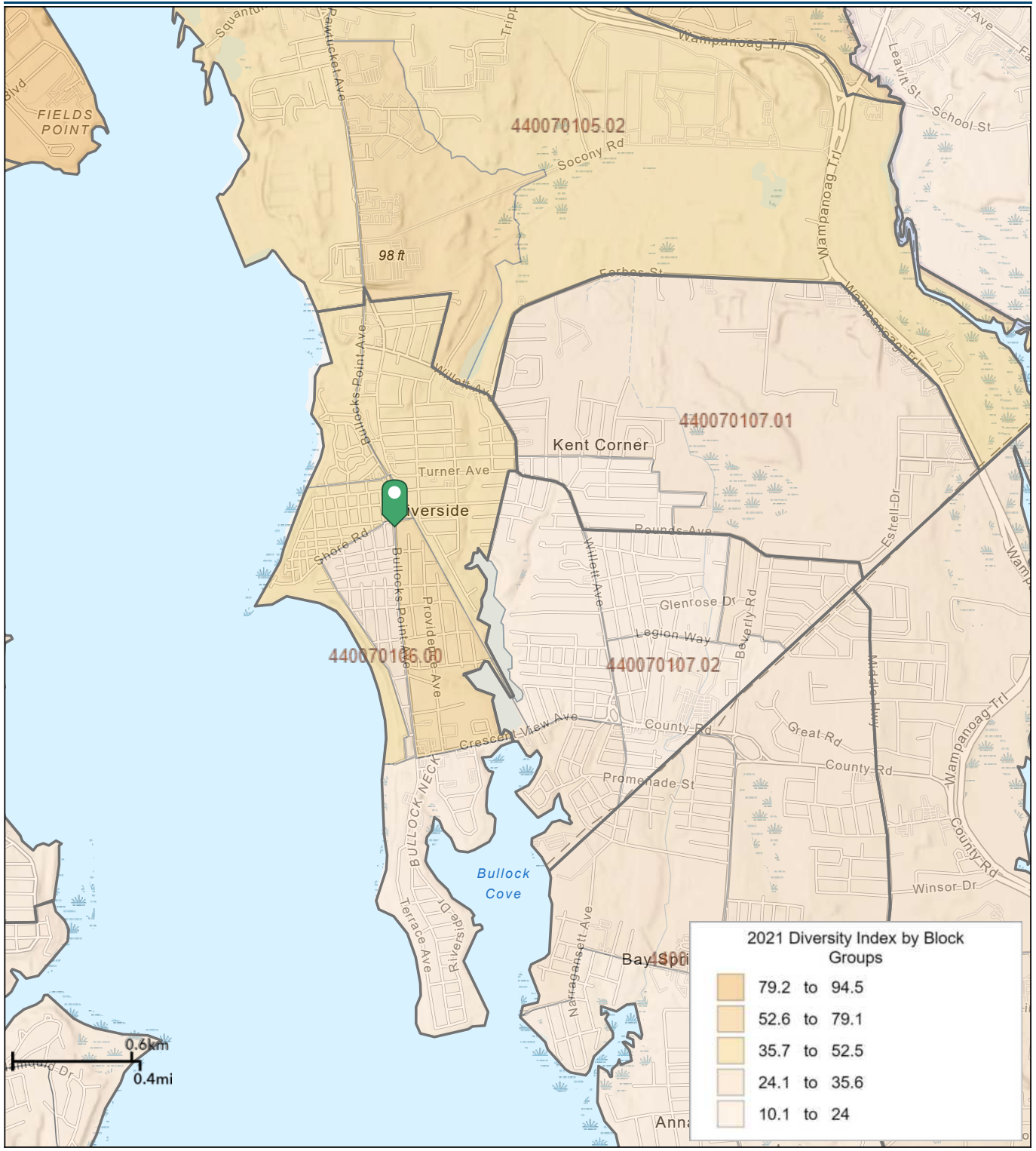
Figure 1 Population Density map.

Population Density

This map shows the higher population density of block groups are located between Sabin Point Park and Bullocks Point Ave. To the east and south of Riverside Square the population density decreases.

Median Age

The Median Age map shows that an older population (51.7 to 58.1) occupies the southern half of Riverside such as The Terrace while younger groups occupy areas closer to Riverside Square and along the coast. Bullock's Point Ave divides the two younger age block groups with the youngest population (27.3 to 38.1) occupying land more inland to the east of Bullock's Point Ave (38.2 to 46 years old) occupy the coastline of Riverside. The northern block groups of Riverside also have an older age with the East Bay Bike Path acting as the divider between ages 46.1 to 51.5 to the east and ages 27.3 to 38.1 to the west.



September 15, 2021

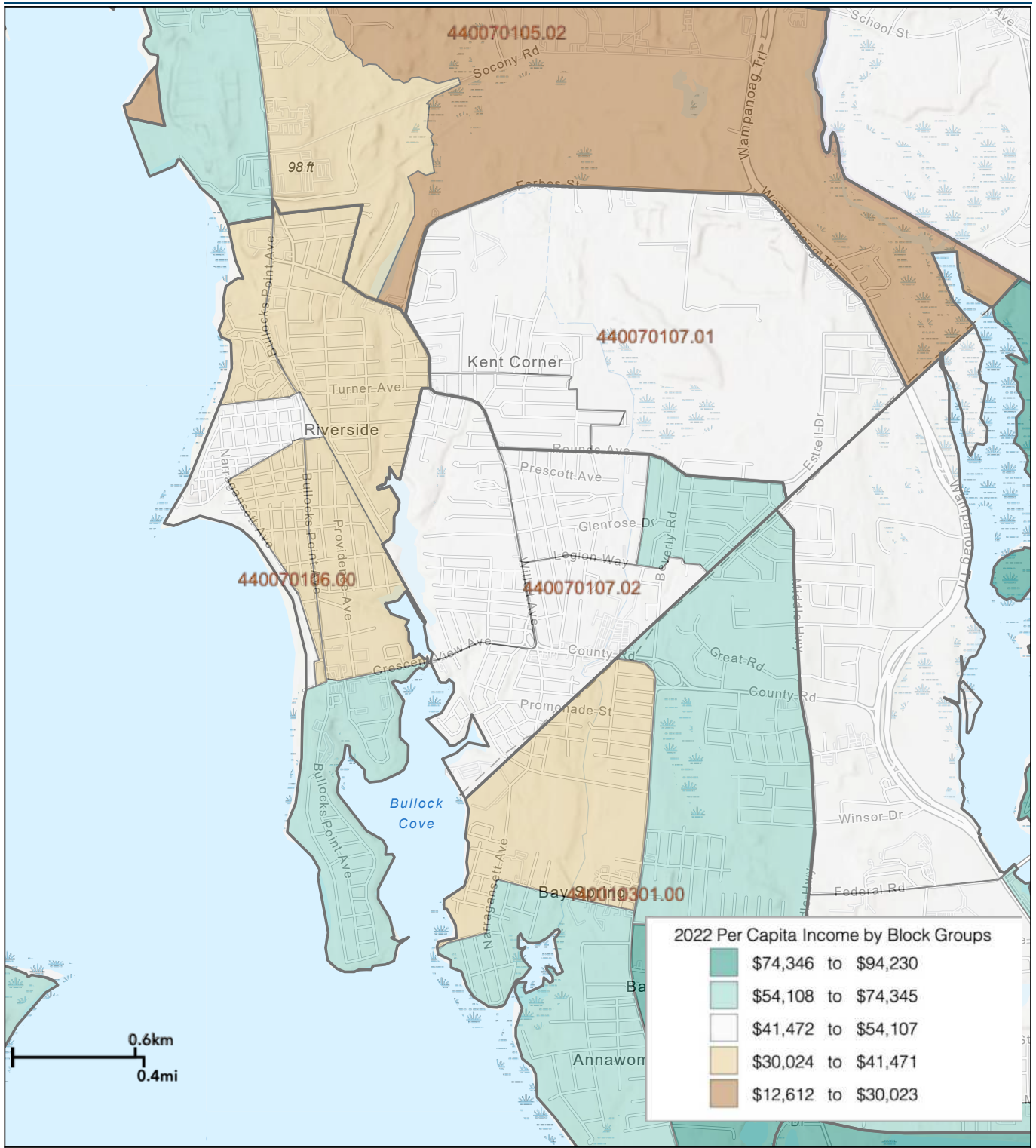
Figure 3 Diversity Index map.

Diversity Index

The Diversity Index of Riverside is generally low, though the most diversity can be found along Bullocks Point Ave and towards the north of Riverside. The index in the downtown and northern area is between 35 and 52.5, which is low as it is apart of the bottom 50 percentile. Areas in the south of Riverside (closer to Barrington) have the lowest diversity index, between 10 to 24.



Per Capita Income

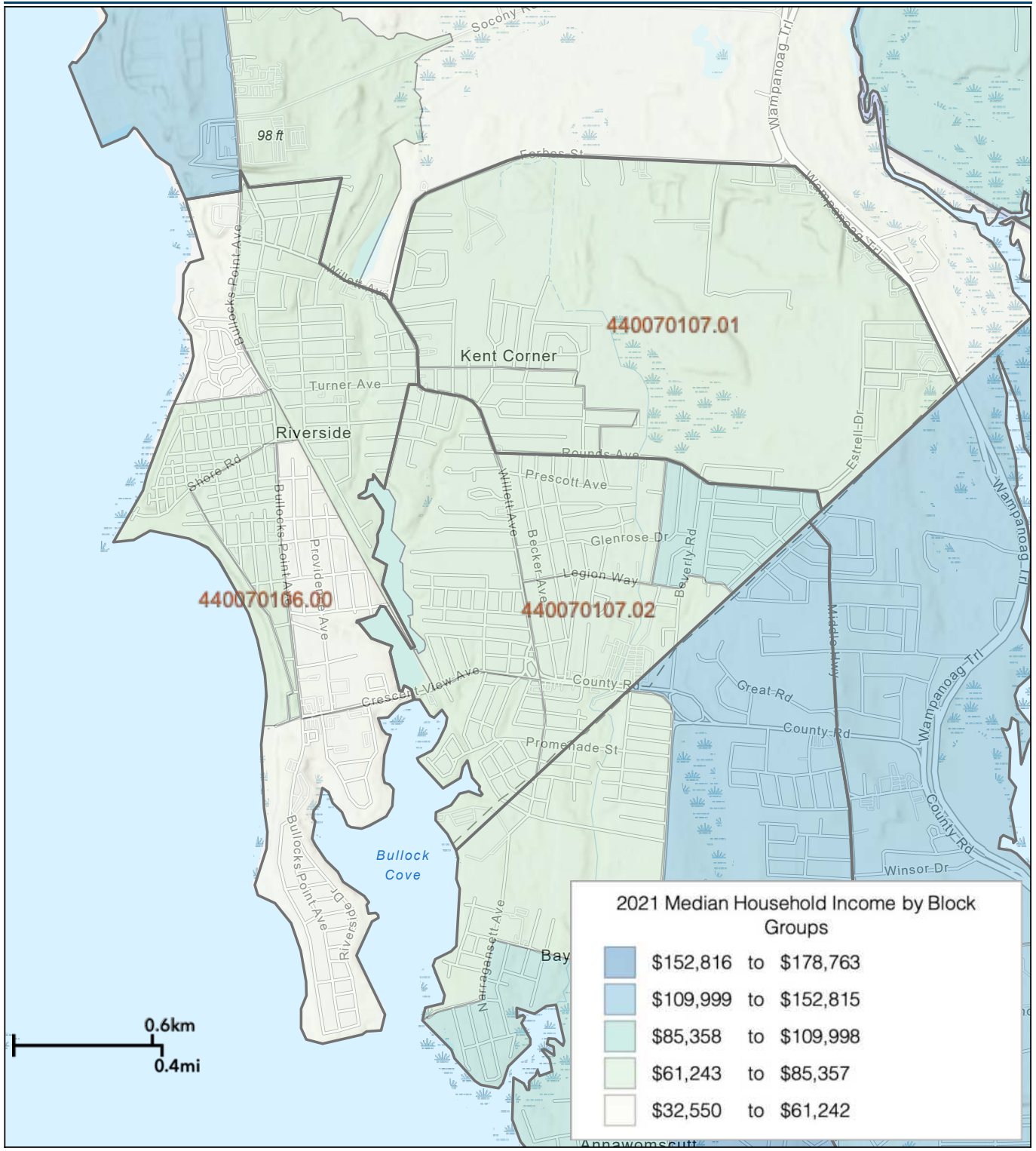


September 09, 2022

Figure 4 Per Capita Income map.

Per Capita Income

This map shows block groups immediately adjacent to Riverside Square make a range of \$30,024 - \$41,471, which is on the lower side in terms of income. The western coastline near Sabin Point Park have a slightly higher income of \$41,472 – \$54,107. People living south of Crescent Park have even higher incomes, of \$54,108 – \$74,345.

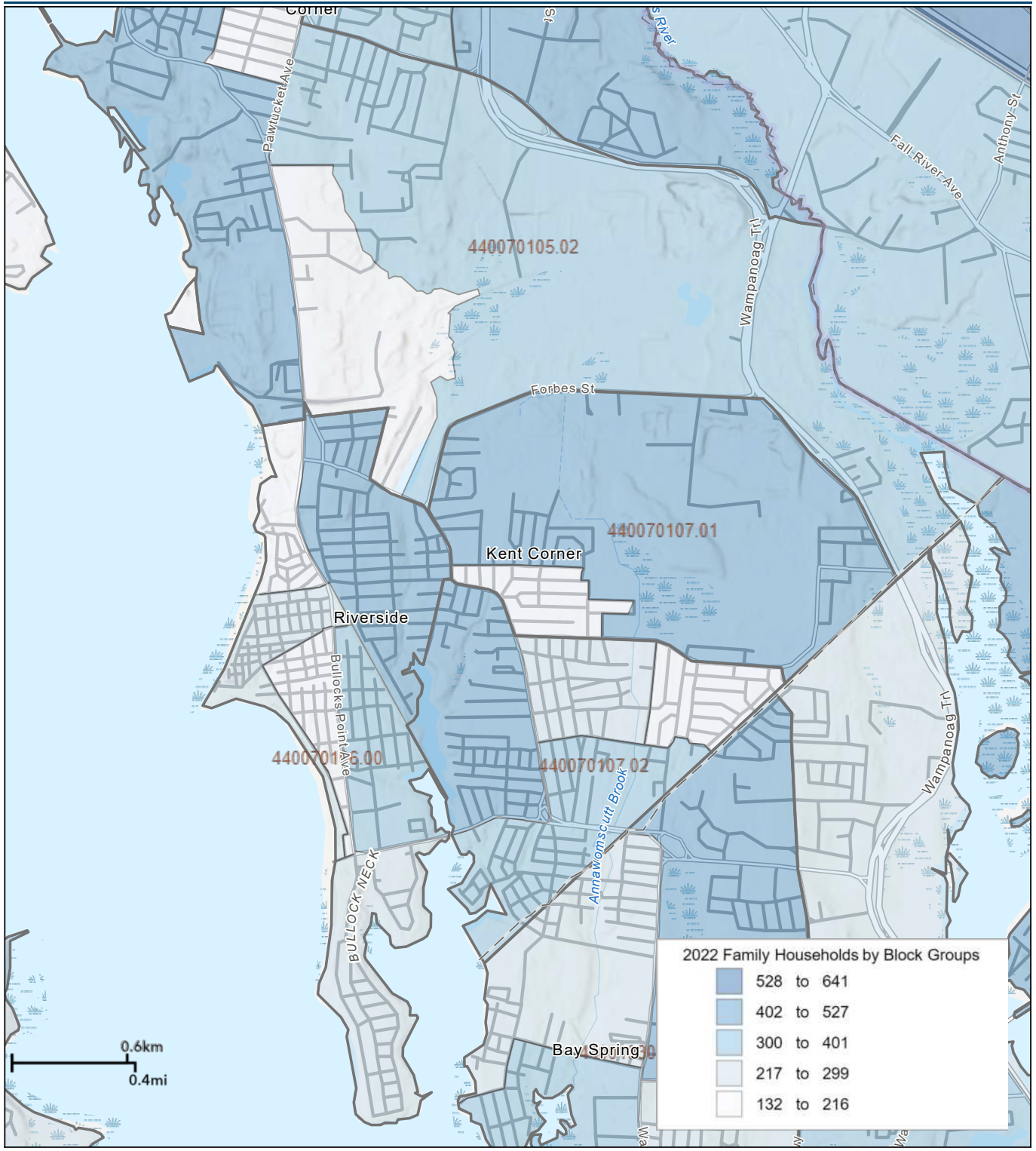


September 15, 2021

Figure 5 Median Household Income map.

Median Household Income

The Median Household Income map shows that Riverside has an evenly distributed median household income but is overall lower than Barrington block groups. The southern half of Riverside and running north (to the east of Bullock's Point Ave) tends to have the lowest median household income as well as the northern most part of Riverside (to the west of Bullock's Point Ave.) The median household income rises along the coastline throughout the middle of Riverside and continues to the eastern most portions beyond the East Bay Bike Path.



September 29, 2022

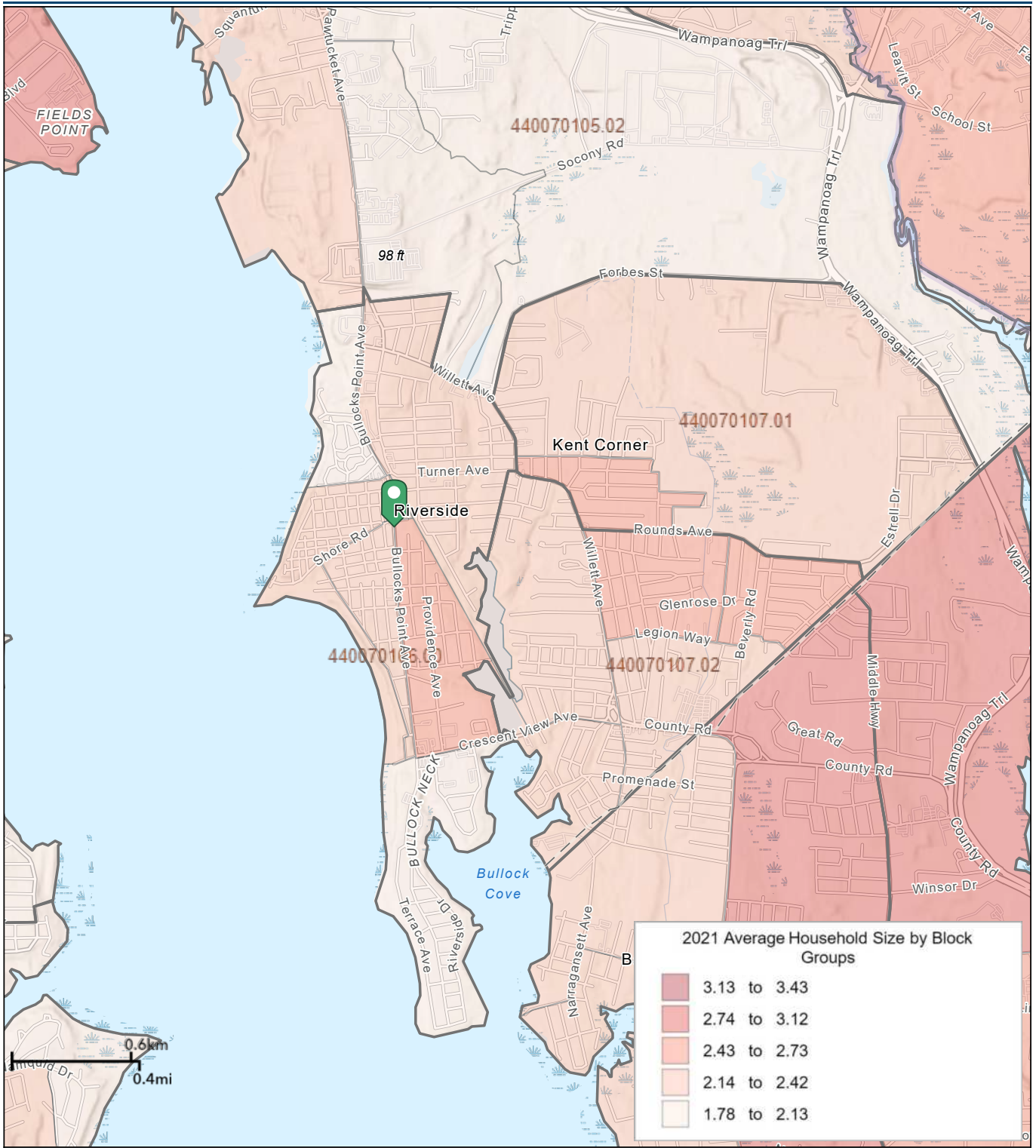
Figure 6 Family Households map.

Family Households

There is a higher density of family households along the eastern side of Bullocks Point Ave than there is to the west.



Average Household Size



September 15, 2021

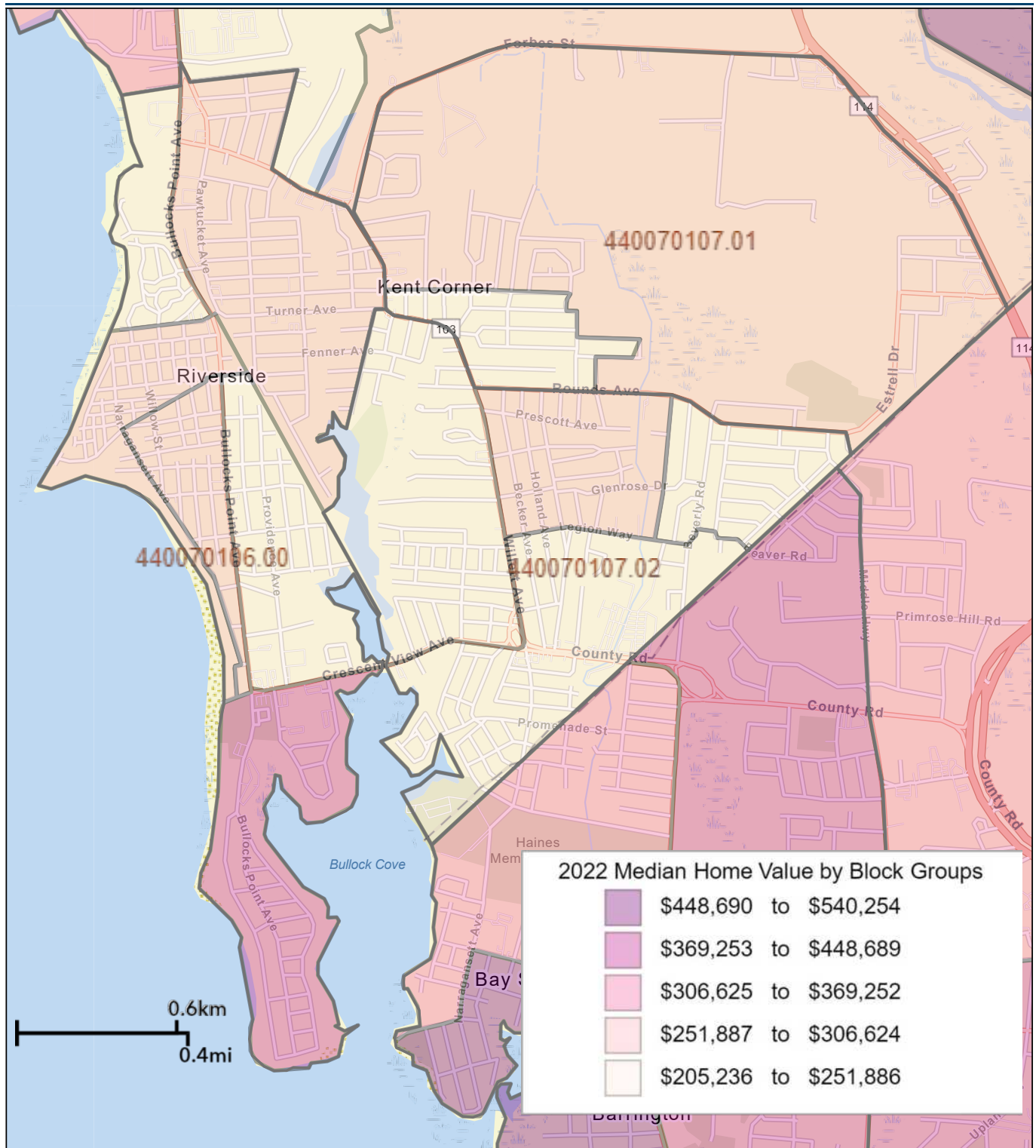
Figure 7 Average Household Size map.

Average Household Size

Throughout the town of Riverside, the average household size tends to be low. The Average Household Size map shows that the downtown has a household size between 2.14 and 2.73 people on both sides of Bullocks Point Ave.



2022 Median Home Value in Block Groups



September 14, 2022

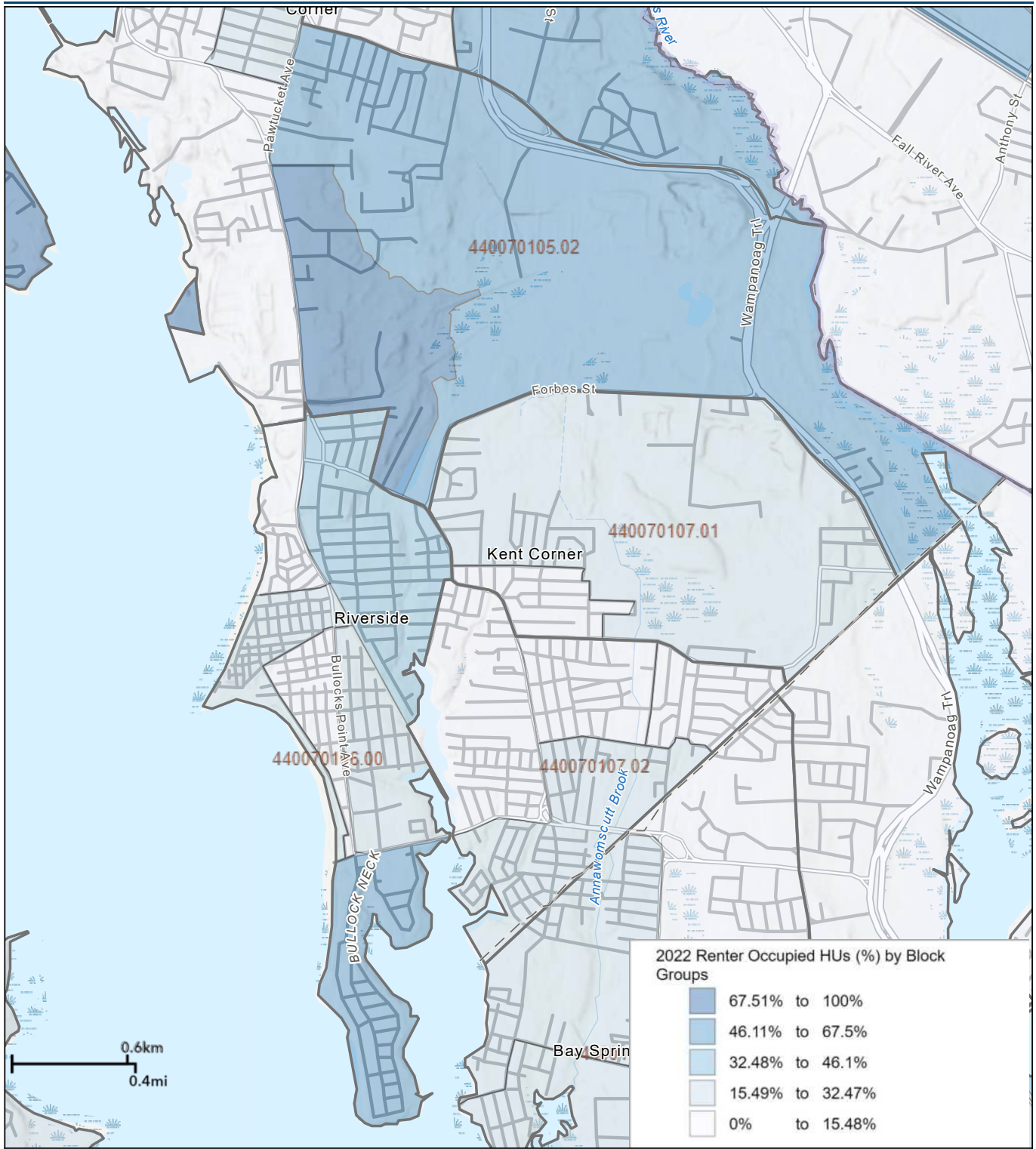
Figure 8 2022 Median Home Value map.

2022 Median Home Value

Home values in Riverside are much lower than those in Barrington. The homes located along both sides of Bullocks Point Avenue, south of the Crescent Park Carousel, however, are the highest, and higher than some Block Groups in Barrington.



Renter Occupied Housing Units

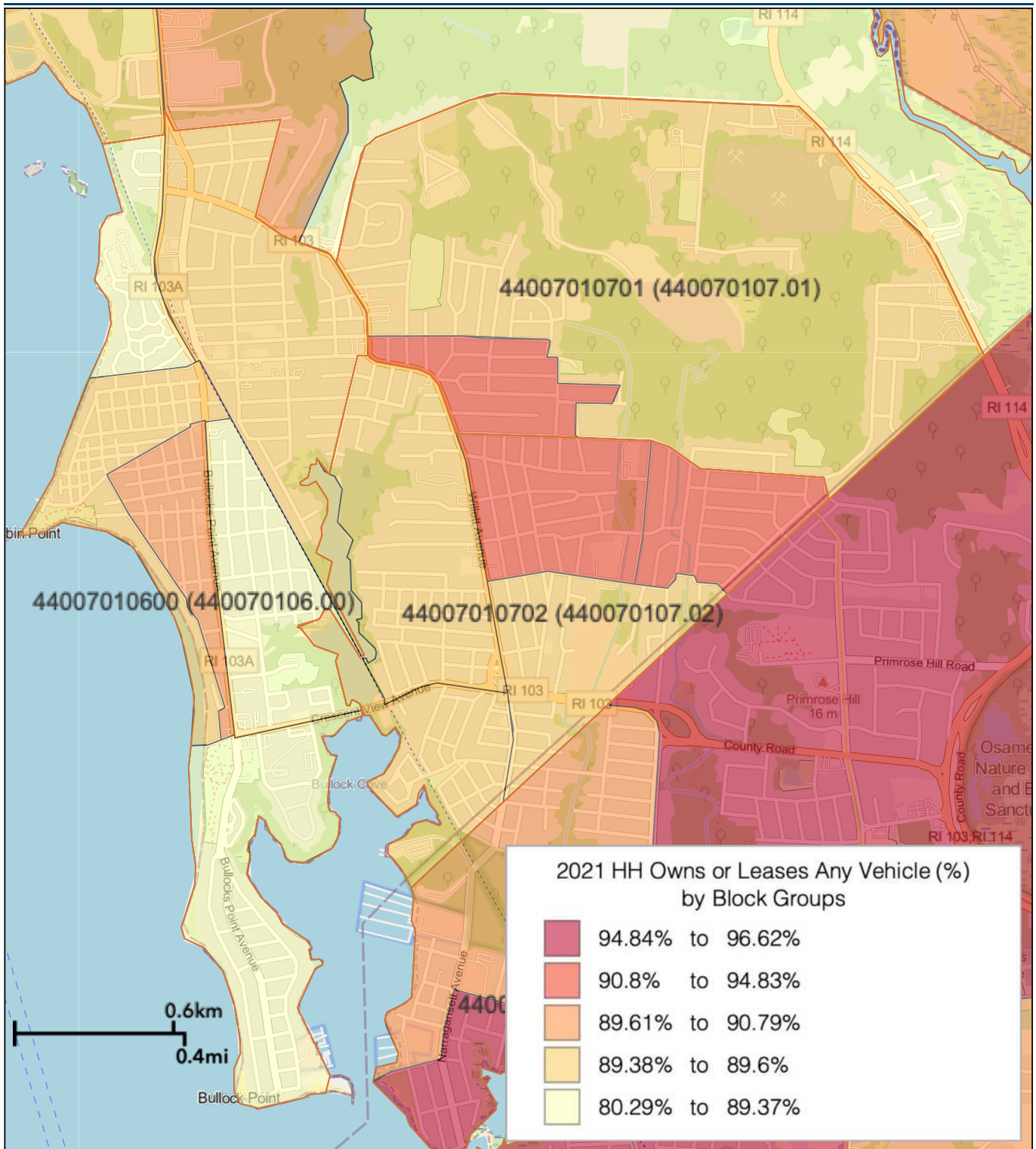


September 29, 2022

Figure 9 Renter Occupied Housing Units map.

2022 Renter Occupied Housing Units

The highest percentage of renter-occupied housing units is on the southern peninsula of Riverside. This is also the section of the data area that has the highest median home value. The lowest density of rented housing units is to the west of Bullocks Point Ave which has the highest population density in the community.

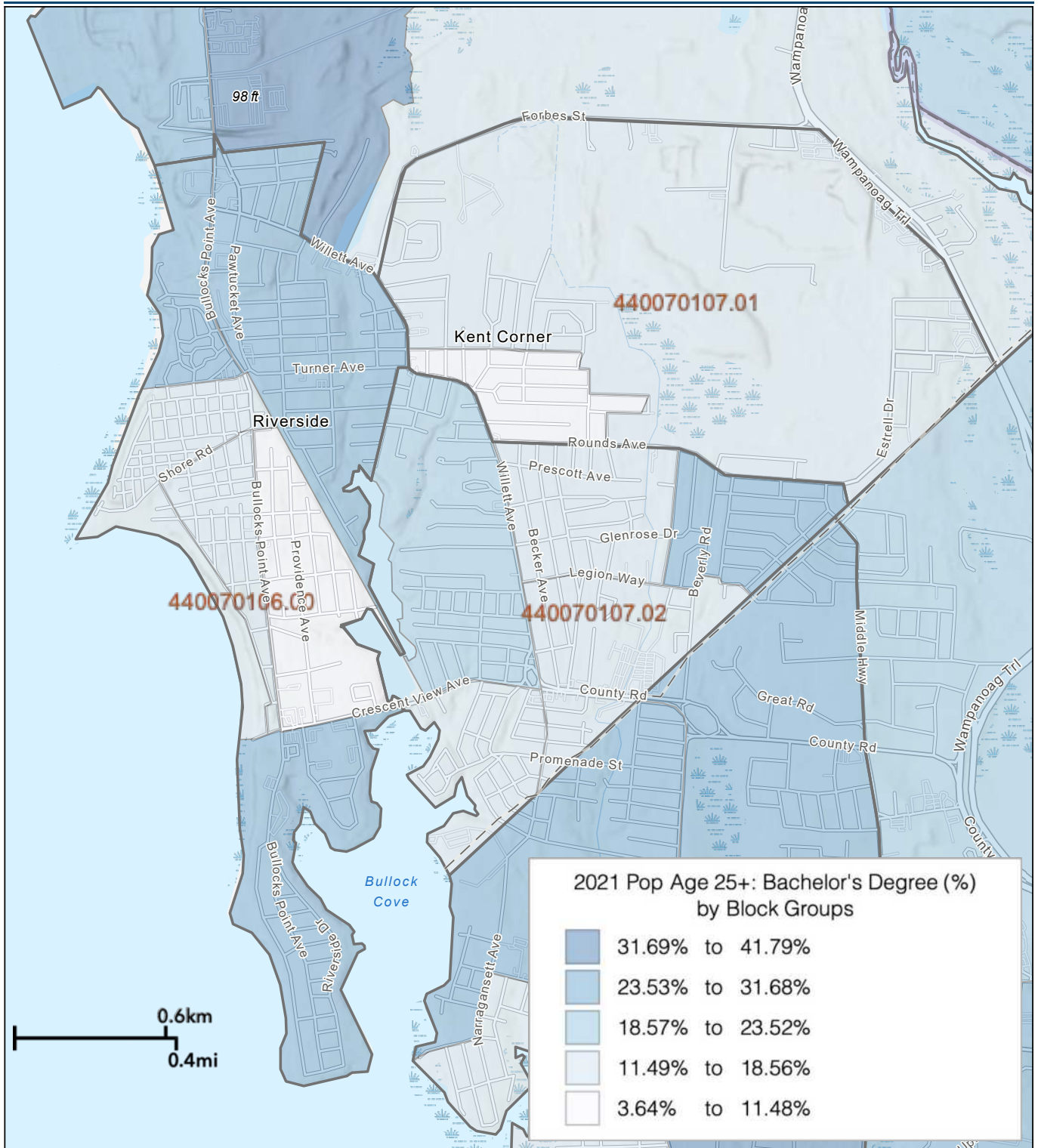


September 29, 2021

Figure 10 Household Vehicle Ownership map.

Household Vehicle Ownership

The Household Vehicle Ownership map shows that the percentage of households owning or leasing vehicles is between 80 and 95%. The Terrace block group to the south as well as the area east of Bullocks Point Ave have fewer households that own or lease a vehicle, but generally the percentages are higher across Riverside.

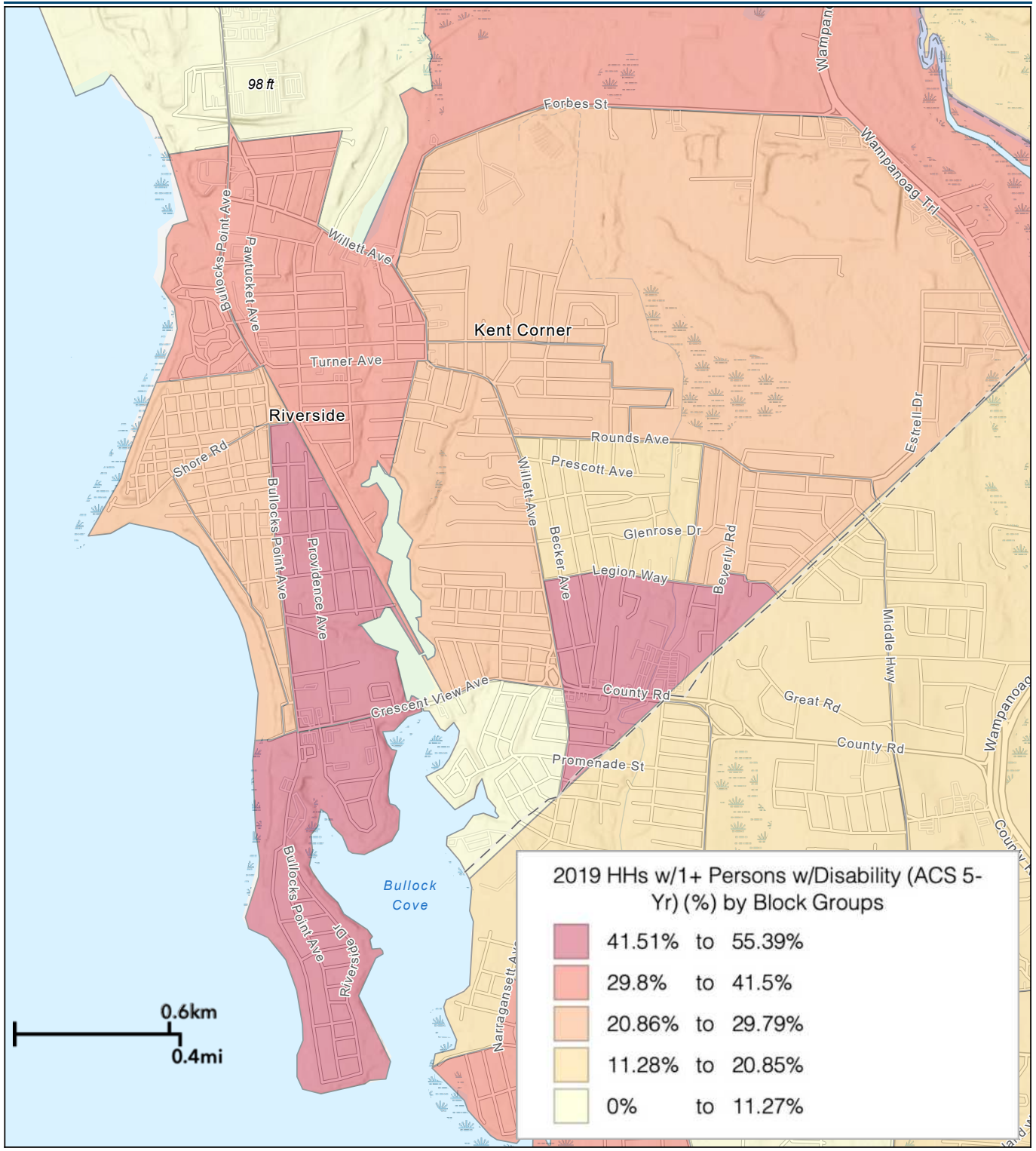


September 17, 2021

Figure 11 Education map.

Education

The Education map shows the percentage of individuals over the age of 25 who have a bachelor's degree. West of Riverside Square has a lower percentage than the area near Bullocks Cove or the town of Barrington. Moreover, the education block groups coincide with the owner-occupied housing.

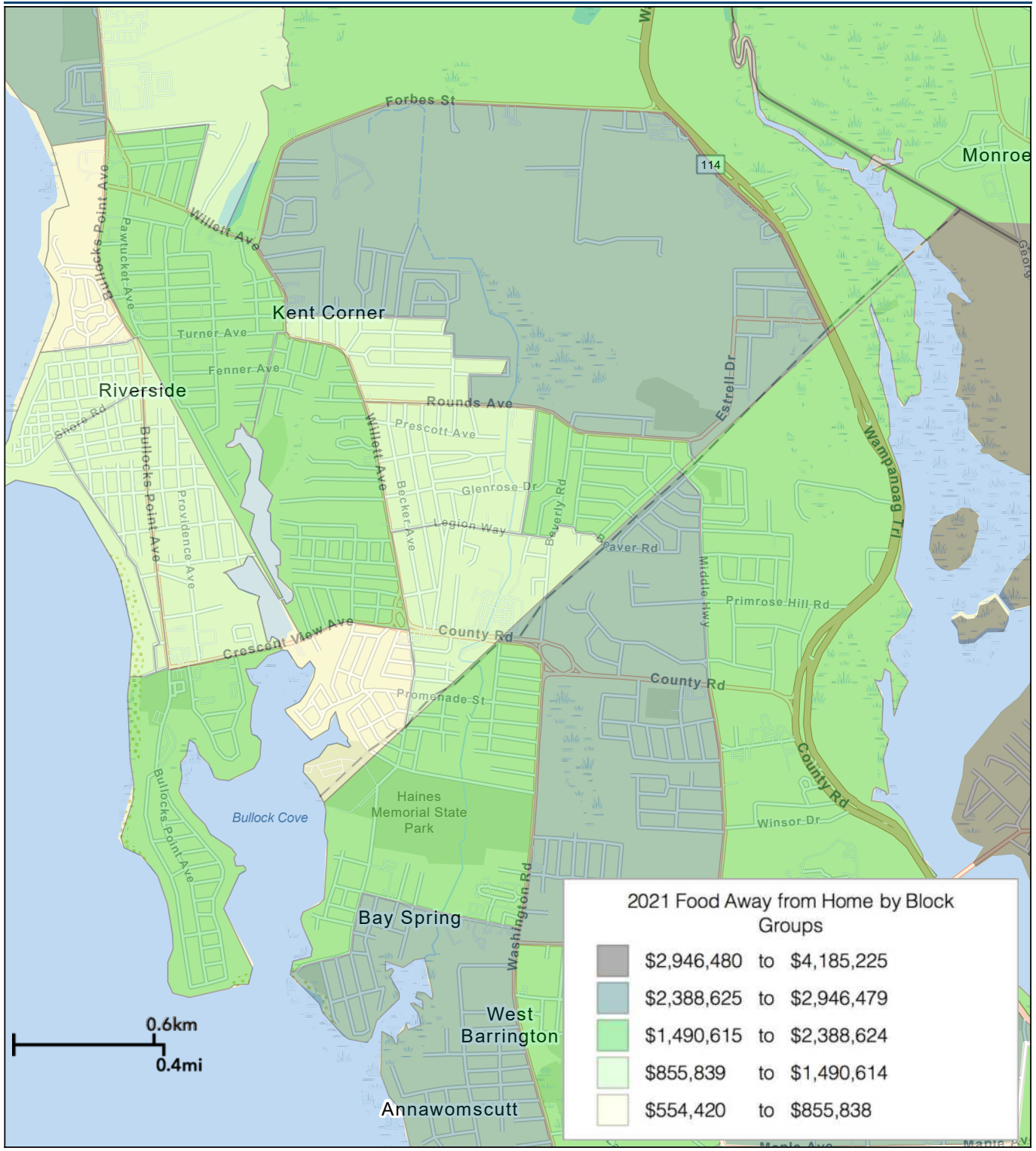


September 28, 2021

Figure 12 Persons with Disabilities map.

Persons with Disabilities

The Persons with Disabilities map illustrates households with at least one individual who has a disability. The map shows the majority of Riverside households particularly east of Bullocks Point Ave has a person with disability. This data is something to keep in mind when thinking about ADA accessibility, transportation, and walkability.



September 15, 2021

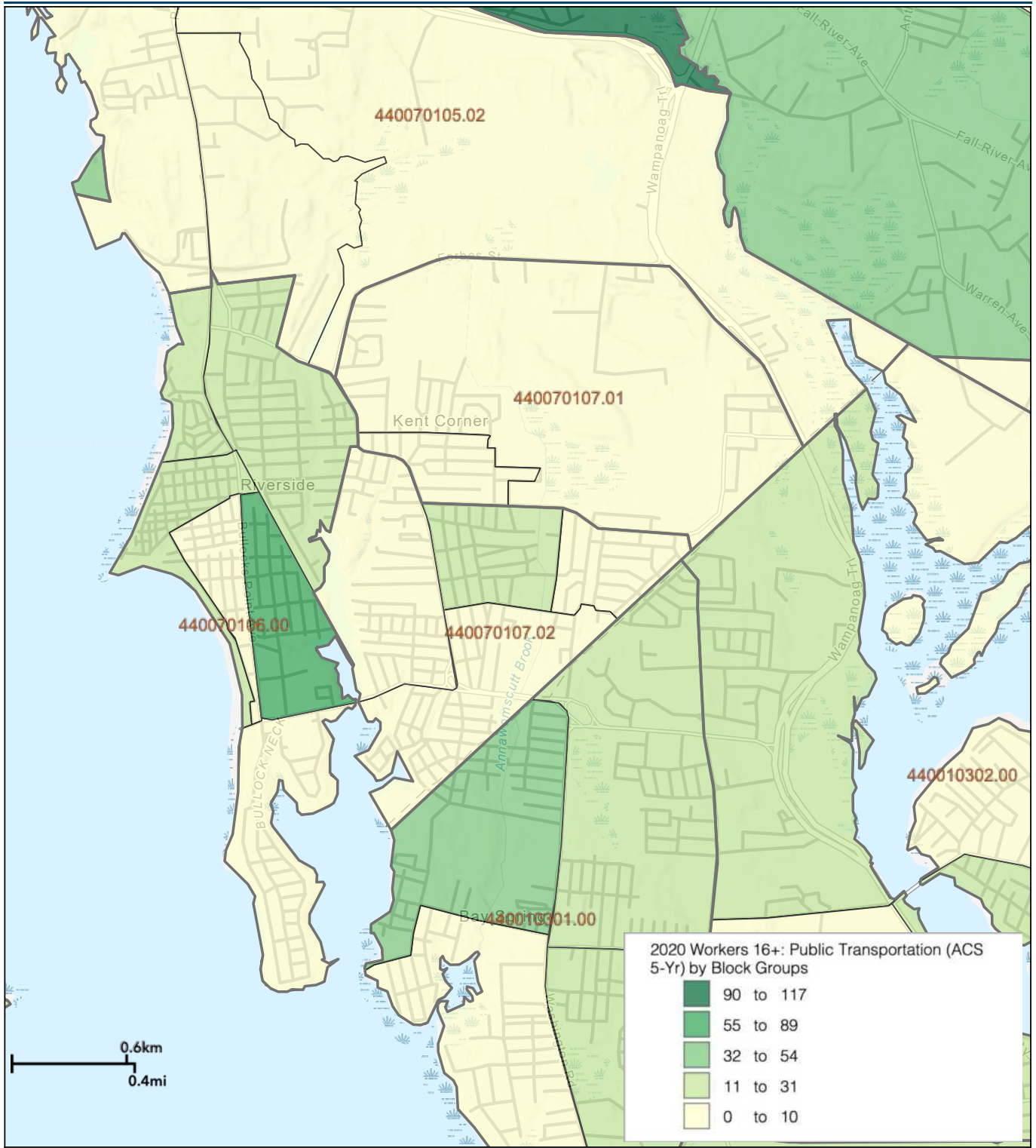
Figure 13 2021 Money Spent of Food Outings map.

Money Spent of Food Outings

According to the map, within Riverside the areas with residents spending the most on food outings include the area east of the East Bay Bike Path, and the southern most area of Riverside known as the Terrace. The middle portion of Riverside stretching from the coast to the East Bay Bike Path tends to spend less on food outings, while the northern most portion of Riverside west of Bullock's Point Ave and the area south of Crescent View Ave spend the least money on food outings.



Workers who use Public Transportation



September 09, 2022

Figure 14 Workers who use Public Transportation map.

Workers who use Public Transportation

This map shows the density of working people 16 years or older who use public transportation in the Riverside area. The area immediately east of Bullocks Point Ave use public transit the most. The people on the peninsula do not use public transit to get to work.

Community Profile

This first interesting piece from this report is the population projection showing the decreasing total from 13,000 in 2010 to 12,468 predicted in 2027. There is a .25% population decrease yearly. It also is projected that average household income will increase almost across the board. More households will be making closer to \$100,000 and over. It seems like the average age of the population has remained and will remain pretty consistent, with a slight increase in average age in 2027. From 2010 to 2020, the ethnicity of the total population went from 91.2% white to 85.6% white. It is projected that by 2027, the area would become a bit more diverse with 83.6% white. The services industry employs over half of the workforce in Riverside. 68.7% of workers hold white-collar jobs. Most of the living situations consist of 32.5% of the people living alone and 34% of the people living in pairs. Lastly, the whole population spends the most money on shelter, followed by healthcare, then food.



Community Profile

12 Block Groups 2
 440070107.011 (440070107011) et al.
 Geography: Block Group

Prepared by Esri

RI(4400701070...

Population Summary	
2010 Total Population	13,000
2020 Total Population	12,732
2020 Group Quarters	40
2022 Total Population	12,625
2022 Group Quarters	40
2027 Total Population	12,468
2022-2027 Annual Rate	-0.25%
2022 Total Daytime Population	8,771
Workers	2,901
Residents	5,870
Household Summary	
2010 Households	5,686
2010 Average Household Size	2.28
2020 Total Households	5,850
2020 Average Household Size	2.17
2022 Households	5,834
2022 Average Household Size	2.16
2027 Households	5,772
2027 Average Household Size	2.15
2022-2027 Annual Rate	-0.21%
2010 Families	3,471
2010 Average Family Size	2.91
2022 Families	3,450
2022 Average Family Size	2.82
2027 Families	3,402
2027 Average Family Size	2.82
2022-2027 Annual Rate	-0.28%
Housing Unit Summary	
2000 Housing Units	5,999
Owner Occupied Housing Units	66.1%
Renter Occupied Housing Units	30.4%
Vacant Housing Units	3.5%
2010 Housing Units	5,986
Owner Occupied Housing Units	65.3%
Renter Occupied Housing Units	29.7%
Vacant Housing Units	5.0%
2020 Housing Units	6,113
Vacant Housing Units	4.3%
2022 Housing Units	6,101
Owner Occupied Housing Units	72.1%
Renter Occupied Housing Units	23.5%
Vacant Housing Units	4.4%
2027 Housing Units	6,104
Owner Occupied Housing Units	72.5%
Renter Occupied Housing Units	22.1%
Vacant Housing Units	5.4%
Median Household Income	
2022	\$78,564
2027	\$90,178
Median Home Value	
2022	\$258,868
2027	\$279,107
Per Capita Income	
2022	\$43,654
2027	\$51,527
Median Age	
2010	45.1
2022	47.5
2027	47.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

Figure 15 Community Profile report.



Community Profile

12 Block Groups 2
 440070107.011 (440070107011) et al.
 Geography: Block Group

Prepared by Esri

RI(4400701070...

2022 Households by Income

Household Income Base	
<\$15,000	5,834
\$15,000 - \$24,999	10.5%
\$25,000 - \$34,999	6.2%
\$35,000 - \$49,999	6.0%
\$50,000 - \$74,999	9.4%
\$75,000 - \$99,999	14.4%
\$100,000 - \$149,999	18.3%
\$150,000 - \$199,999	22.0%
\$200,000+	7.7%
Average Household Income	5.5%
	\$94,458

2027 Households by Income

Household Income Base	
<\$15,000	5,772
\$15,000 - \$24,999	6.5%
\$25,000 - \$34,999	4.0%
\$35,000 - \$49,999	4.6%
\$50,000 - \$74,999	7.9%
\$75,000 - \$99,999	13.8%
\$100,000 - \$149,999	19.5%
\$150,000 - \$199,999	26.4%
\$200,000+	11.2%
Average Household Income	6.2%
	\$111,291

2022 Owner Occupied Housing Units by Value

Total	
<\$50,000	4,399
\$50,000 - \$99,999	2.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	1.7%
\$200,000 - \$249,999	7.5%
\$250,000 - \$299,999	33.1%
\$300,000 - \$399,999	32.2%
\$400,000 - \$499,999	14.4%
\$500,000 - \$749,999	3.7%
\$750,000 - \$999,999	1.8%
\$1,000,000 - \$1,499,999	2.6%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.0%
Average Home Value	0.9%
	\$301,131

2027 Owner Occupied Housing Units by Value

Total	
<\$50,000	4,423
\$50,000 - \$99,999	0.7%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.1%
\$200,000 - \$249,999	1.0%
\$250,000 - \$299,999	24.4%
\$300,000 - \$399,999	40.9%
\$400,000 - \$499,999	21.1%
\$500,000 - \$749,999	5.2%
\$750,000 - \$999,999	3.0%
\$1,000,000 - \$1,499,999	1.9%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.0%
Average Home Value	1.6%
	\$339,668

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

Figure 15 Community Profile report.



Community Profile

12 Block Groups 2
 440070107.011 (440070107011) et al.
 Geography: Block Group

Prepared by Esri

RI(4400701070...

2010 Population by Age	
Total	13,000
0 - 4	4.8%
5 - 9	4.9%
10 - 14	5.3%
15 - 24	10.9%
25 - 34	11.3%
35 - 44	12.6%
45 - 54	17.9%
55 - 64	14.9%
65 - 74	8.7%
75 - 84	6.3%
85 +	2.5%
18 +	81.6%
2022 Population by Age	
Total	12,625
0 - 4	4.0%
5 - 9	4.5%
10 - 14	4.9%
15 - 24	9.2%
25 - 34	12.1%
35 - 44	12.1%
45 - 54	13.1%
55 - 64	16.6%
65 - 74	13.3%
75 - 84	7.1%
85 +	3.1%
18 +	83.8%
2027 Population by Age	
Total	12,468
0 - 4	4.1%
5 - 9	4.3%
10 - 14	4.8%
15 - 24	8.8%
25 - 34	11.8%
35 - 44	12.9%
45 - 54	12.6%
55 - 64	14.5%
65 - 74	14.2%
75 - 84	8.8%
85 +	3.1%
18 +	83.9%
2010 Population by Sex	
Males	6,126
Females	6,874
2022 Population by Sex	
Males	5,975
Females	6,650
2027 Population by Sex	
Males	5,923
Females	6,545

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

Figure 15 Community Profile report.



Community Profile

12 Block Groups 2
 440070107.011 (440070107011) et al.
 Geography: Block Group

Prepared by Esri

RI(4400701070...

2010 Population by Race/Ethnicity	
Total	13,000
White Alone	91.2%
Black Alone	2.9%
American Indian Alone	0.5%
Asian Alone	0.9%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.6%
Two or More Races	2.8%
Hispanic Origin	2.7%
Diversity Index	20.9
2020 Population by Race/Ethnicity	
Total	12,732
White Alone	85.6%
Black Alone	3.2%
American Indian Alone	0.3%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.4%
Two or More Races	7.0%
Hispanic Origin	4.4%
Diversity Index	32.2
2022 Population by Race/Ethnicity	
Total	12,625
White Alone	85.2%
Black Alone	3.2%
American Indian Alone	0.3%
Asian Alone	1.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.5%
Two or More Races	7.3%
Hispanic Origin	4.5%
Diversity Index	33.0
2027 Population by Race/Ethnicity	
Total	12,468
White Alone	83.6%
Black Alone	3.3%
American Indian Alone	0.3%
Asian Alone	1.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.9%
Two or More Races	8.4%
Hispanic Origin	4.7%
Diversity Index	35.7
2010 Population by Relationship and Household Type	
Total	13,000
In Households	99.9%
In Family Households	79.7%
Householder	26.7%
Spouse	19.7%
Child	28.6%
Other relative	2.7%
Nonrelative	2.1%
In Nonfamily Households	20.2%
In Group Quarters	0.1%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

Figure 15 Community Profile report.



Community Profile

12 Block Groups 2
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2022 Population 25+ by Educational Attainment	
Total	9,768
Less than 9th Grade	2.3%
9th - 12th Grade, No Diploma	4.9%
High School Graduate	27.2%
GED/Alternative Credential	5.4%
Some College, No Degree	17.9%
Associate Degree	10.8%
Bachelor's Degree	20.3%
Graduate/Professional Degree	11.3%
2022 Population 15+ by Marital Status	
Total	10,928
Never Married	32.2%
Married	47.7%
Widowed	6.7%
Divorced	13.4%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	7,033
Population 16+ Employed	96.9%
Population 16+ Unemployment rate	3.1%
Population 16-24 Employed	10.6%
Population 16-24 Unemployment rate	9.2%
Population 25-54 Employed	59.3%
Population 25-54 Unemployment rate	1.4%
Population 55-64 Employed	21.5%
Population 55-64 Unemployment rate	5.7%
Population 65+ Employed	8.7%
Population 65+ Unemployment rate	0.0%
2022 Employed Population 16+ by Industry	
Total	6,813
Agriculture/Mining	0.1%
Construction	5.3%
Manufacturing	9.1%
Wholesale Trade	5.6%
Retail Trade	11.4%
Transportation/Utilities	5.4%
Information	1.6%
Finance/Insurance/Real Estate	7.4%
Services	50.3%
Public Administration	3.8%
2022 Employed Population 16+ by Occupation	
Total	6,813
White Collar	68.7%
Management/Business/Financial	18.0%
Professional	27.2%
Sales	8.6%
Administrative Support	14.9%
Services	13.0%
Blue Collar	18.3%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	3.6%
Installation/Maintenance/Repair	1.5%
Production	5.8%
Transportation/Material Moving	7.4%

Source: Esri forecasts for 2022 and 2027, U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

Figure 15 Community Profile report.



Community Profile

12 Block Groups 2
 440070107.011 (440070107011) et al.
 Geography: Block Group

Prepared by Esri

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2010 Households by Type	
Total	5,686
Households with 1 Person	32.5%
Households with 2+ People	67.5%
Family Households	61.0%
Husband-wife Families	45.0%
With Related Children	16.3%
Other Family (No Spouse Present)	16.1%
Other Family with Male Householder	4.3%
With Related Children	1.8%
Other Family with Female Householder	11.8%
With Related Children	6.5%
Nonfamily Households	6.4%
All Households with Children	24.9%
Multigenerational Households	3.3%
Unmarried Partner Households	7.5%
Male-female	6.4%
Same-sex	1.1%
2010 Households by Size	
Total	5,686
1 Person Household	32.5%
2 Person Household	34.0%
3 Person Household	15.4%
4 Person Household	11.6%
5 Person Household	4.5%
6 Person Household	1.1%
7 + Person Household	0.8%
2010 Households by Tenure and Mortgage Status	
Total	5,686
Owner Occupied	68.7%
Owned with a Mortgage/Loan	50.7%
Owned Free and Clear	18.0%
Renter Occupied	31.3%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	121
Percent of Income for Mortgage	17.4%
Wealth Index	85
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	5,986
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%
2010 Population By Urban/ Rural Status	
Total Population	13,000
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

Figure 15 Community Profile report.



Community Profile

12 Block Groups 2
 440070107.011 (440070107011) et al.
 Geography: Block Group

Prepared by Esri

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Top 3 Tapestry Segments

1. Parks and Rec (5C)
2. Comfortable Empty Nesters (5A)
3. Golden Years (9B)

2022 Consumer Spending

Apparel & Services: Total \$	\$12,422,623
Average Spent	\$2,129.35
Spending Potential Index	88
Education: Total \$	\$11,707,454
Average Spent	\$2,006.76
Spending Potential Index	102
Entertainment/Recreation: Total \$	\$19,098,581
Average Spent	\$3,273.67
Spending Potential Index	89
Food at Home: Total \$	\$31,843,906
Average Spent	\$5,458.33
Spending Potential Index	88
Food Away from Home: Total \$	\$21,698,262
Average Spent	\$3,719.28
Spending Potential Index	86
Health Care: Total \$	\$36,915,275
Average Spent	\$6,327.61
Spending Potential Index	89
HH Furnishings & Equipment: Total \$	\$13,355,406
Average Spent	\$2,289.24
Spending Potential Index	89
Personal Care Products & Services: Total \$	\$5,363,866
Average Spent	\$919.41
Spending Potential Index	90
Shelter: Total \$	\$121,810,796
Average Spent	\$20,879.46
Spending Potential Index	91
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,533,003
Average Spent	\$2,319.68
Spending Potential Index	85
Travel: Total \$	\$15,291,131
Average Spent	\$2,621.04
Spending Potential Index	91
Vehicle Maintenance & Repairs: Total \$	\$6,359,388
Average Spent	\$1,090.06
Spending Potential Index	87

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

Figure 15 Community Profile report.

Housing Profile

The total 2022 population of 12,625 is expected to drop .25% in the next five years. The median household income of 18,564 is projected to rise 2.8% in the next five years. The housing units are approximately two-thirds owned and one-third rented. In the years to come, it is being projected that more of the housing units will become owned and less will be rented. If the people buying the houses are families this may grow the population of Riverside. It is stated that the housing affordability index for Riverside is 121. Outside research suggest the index at 100 means that a family with a median income will have exactly enough money to qualify for a mortgage. The index at 121 suggests a family would not have to worry trying to get a mortgage.



Housing Profile

12 Block Groups
 440070107.011 (440070107011) et al.
 Geography: Block Group

Prepared by Esri

Population		Households	
2010 Total Population	13,000	2022 Median Household Income	\$78,564
2020 Total Population	12,732	2027 Median Household Income	\$90,178
2022 Total Population	12,625	2022-2027 Annual Rate	2.80%
2027 Total Population	12,468		
2022-2027 Annual Rate	-0.25%		

Housing Units by Occupancy Status and Tenure	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	5,986	100.0%	6,101	100.0%	6,104	100.0%
Occupied	5,686	95.0%	5,834	95.6%	5,772	94.6%
Owner	3,907	65.3%	4,399	72.1%	4,423	72.5%
Renter	1,779	29.7%	1,435	23.5%	1,349	22.1%
Vacant	300	5.0%	267	4.4%	332	5.4%

Owner Occupied Housing Units by Value	2022		2027	
	Number	Percent	Number	Percent
Total	4,399	100.0%	4,423	100.0%
<\$50,000	88	2.0%	31	0.7%
\$50,000-\$99,999	2	0.0%	0	0.0%
\$100,000-\$149,999	74	1.7%	3	0.1%
\$150,000-\$199,999	329	7.5%	44	1.0%
\$200,000-\$249,999	1,455	33.1%	1,081	24.4%
\$250,000-\$299,999	1,418	32.2%	1,808	40.9%
\$300,000-\$399,999	632	14.4%	933	21.1%
\$400,000-\$499,999	163	3.7%	232	5.2%
\$500,000-\$749,999	78	1.8%	132	3.0%
\$750,000-\$999,999	115	2.6%	83	1.9%
\$1,000,000-\$1,499,999	7	0.2%	4	0.1%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	38	0.9%	72	1.6%
Median Value	\$258,868		\$279,107	
Average Value	\$301,131		\$339,668	

Census 2010 Housing Units	Number	Percent
Total	5,986	100.0%
In Urbanized Areas	5,986	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 30, 2022

Figure 16 Housing Profile report.



Housing Profile

12 Block Groups
 440070107.011 (440070107011) et al.
 Geography: Block Group

Prepared by Esri

Census 2010 Owner Occupied Housing Units by Mortgage Status		Number	Percent
Total		3,907	100.0%
Owned with a Mortgage/Loan		2,884	73.8%
Owned Free and Clear		1,023	26.2%

Census 2010 Vacant Housing Units by Status		Number	Percent
Total		300	100.0%
For Rent		104	34.7%
Rented- Not Occupied		12	4.0%
For Sale Only		54	18.0%
Sold - Not Occupied		18	6.0%
Seasonal/Recreational/Occasional Use		31	10.3%
For Migrant Workers		0	0.0%
Other Vacant		81	27.0%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership		Occupied Units	Owner Occupied Units	
			Number	% of Occupied
Total		5,686	3,907	68.7%
15-24		80	18	22.5%
25-34		622	328	52.7%
35-44		872	603	69.2%
45-54		1,323	975	73.7%
55-64		1,197	911	76.1%
65-74		746	529	70.9%
75-84		591	390	66.0%
85+		255	153	60.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership		Occupied Units	Owner Occupied Units	
			Number	% of Occupied
Total		5,686	3,907	68.7%
White Alone		5,305	3,735	70.4%
Black/African American Alone		151	58	38.4%
American Indian/Alaska Native		27	9	33.3%
Asian Alone		46	26	56.5%
Pacific Islander Alone		1	1	100.0%
Other Race Alone		73	40	54.8%
Two or More Races		83	38	45.8%
Hispanic Origin		80	29	36.2%

Census 2010 Occupied Housing Units by Size and Home Ownership		Occupied Units	Owner Occupied Units	
			Number	% of Occupied
Total		5,686	3,907	68.7%
1-Person		1,850	925	50.0%
2-Person		1,936	1,460	75.4%
3-Person		877	676	77.1%
4-Person		660	550	83.3%
5-Person		255	212	83.1%
6-Person		64	51	79.7%
7+ Person		44	33	75.0%

2022 Housing Affordability		
Housing Affordability Index		121
Percent of Income for Mortgage		17.4%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2022 and 2027, U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 30, 2022

Retail Market Potential

The Retail Market Potential report indicates that there is greater interest in purchasing clothes and shoes over purchasing jewelry. While just about half of the population has reported spending money on men's clothing, women's clothing, and shoes in the last twelve months, only 12.9% to 18.6% have reported spending money on watches, costume jewelry, or fine jewelry. This indicates that a jewelry store may not be as successful as a clothing store in town. Additionally, 58.7% of residents have reported attending a movie in the past six months. This indicates that there is a great deal of interest in the arts, and that the town may economically benefit from the addition of a movie venue in town and/or other art-related businesses. Produce, bread, milk, and fresh vegetables tend to be the most popular groceries purchased. This could indicate an interest in farmer's markets where residents may be able to buy fresh produce and participate as a community which enables social and economic growth.



Retail Market Potential

13 Block Groups
 440070106004 (440070106.004) et al.
 Geography: Block Group

Prepared by Esri

Demographic Summary		2021	2026
Population		12,955	12,997
Population 18+		10,826	10,875
Households		5,667	5,679
Median Household Income		\$71,098	\$79,895

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Apparel (Adults)			
Bought any men's clothing in last 12 months	5,421	50.1%	102
Bought any women's clothing in last 12 months	5,163	47.7%	106
Bought any shoes in last 12 months	5,682	52.5%	98
Bought costume jewelry in last 12 months	1,667	15.4%	96
Bought any fine jewelry in last 12 months	2,019	18.6%	102
Bought a watch in last 12 months	1,401	12.9%	89
Automobiles (Households)			
HH owns/leases any vehicle	5,060	89.3%	103
HH bought/leased new vehicle last 12 months	529	9.3%	103
Automotive Aftermarket (Adults)			
Bought gasoline in last 6 months	9,600	88.7%	104
Bought/changed motor oil in last 12 months	4,801	44.3%	98
Had tune-up in last 12 months	2,571	23.7%	99
Beverages (Adults)			
Drank bottled water/seltzer in last 6 months	7,586	70.1%	99
Drank non-diet (regular) in last 6 months	4,227	39.0%	93
Drank beer/ale in last 6 months	4,379	40.4%	98
Cameras (Adults)			
Own digital point & shoot camera/camcorder	919	8.5%	105
Own digital SLR camera/camcorder	786	7.3%	91
Printed digital photos in last 12 months	2,650	24.5%	111
Cell Phones (Adults/Households)			
Bought cell phone in last 12 months	3,667	33.9%	105
Have a smartphone	9,817	90.7%	101
Have a smartphone: Android phone (any brand)	4,562	42.1%	104
Have a smartphone: Apple iPhone	5,209	48.1%	100
Number of cell phones in household: 1	1,851	32.7%	108
Number of cell phones in household: 2	2,170	38.3%	101
Number of cell phones in household: 3+	1,550	27.4%	92
HH has cell phone only (no landline telephone)	3,592	63.4%	98
Computers (Households)			
HH owns a computer	4,395	77.6%	104
HH owns desktop computer	2,168	38.3%	110
HH owns laptop/notebook	3,349	59.1%	100
HH owns any Apple/Mac brand computer	1,100	19.4%	97
HH owns any PC/non-Apple brand computer	3,588	63.3%	104
HH purchased most recent computer in a store	2,000	35.3%	101
HH purchased most recent computer online	986	17.4%	110
HH spent \$1-\$499 on most recent home computer	791	14.0%	98
HH spent \$500-\$999 on most recent home computer	1,085	19.1%	116
HH spent \$1,000-\$1,499 on most recent home computer	609	10.7%	104
HH spent \$1,500-\$1,999 on most recent home computer	243	4.3%	86
HH spent \$2,000+ on most recent home computer	207	3.7%	83

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

September 28, 2021



Retail Market Potential

13 Block Groups
 440070106004 (440070106.004) et al.
 Geography: Block Group

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Convenience Stores (Adults)			
Shopped at convenience store in last 6 months	6,938	64.1%	104
Bought brewed coffee at convenience store in last 30 days	1,528	14.1%	112
Bought cigarettes at convenience store in last 30 days	1,098	10.1%	111
Bought gas at convenience store in last 30 days	4,192	38.7%	105
Spent at convenience store in last 30 days: \$1-19	772	7.1%	102
Spent at convenience store in last 30 days: \$20-\$39	1,050	9.7%	104
Spent at convenience store in last 30 days: \$40-\$50	1,108	10.2%	126
Spent at convenience store in last 30 days: \$51-\$99	573	5.3%	95
Spent at convenience store in last 30 days: \$100+	2,380	22.0%	100
Entertainment (Adults)			
Attended a movie in last 6 months	6,357	58.7%	99
Went to live theater in last 12 months	1,423	13.1%	106
Went to a bar/night club in last 12 months	2,078	19.2%	108
Dined out in last 12 months	5,951	55.0%	108
Gambled at a casino in last 12 months	1,592	14.7%	111
Visited a theme park in last 12 months	1,814	16.8%	90
Viewed movie (video-on-demand) in last 30 days	1,842	17.0%	114
Viewed TV show (video-on-demand) in last 30 days	1,397	12.9%	127
Watched any pay-per-view TV in last 12 months	688	6.4%	86
Downloaded a movie over the Internet in last 30 days	992	9.2%	98
Downloaded any individual song in last 6 months	1,986	18.3%	99
Used internet to watch a movie online in the last 30 days	3,420	31.6%	98
Used internet to watch a TV program online in last 30 days	2,343	21.6%	102
Played a video/electronic game (console) in last 12 months	1,126	10.4%	110
Played a video/electronic game (portable) in last 12 months	596	5.5%	114
Financial (Adults)			
Have home mortgage (1st)	4,144	38.3%	117
Used ATM/cash machine in last 12 months	6,224	57.5%	107
Own any stock	834	7.7%	93
Own U.S. savings bond	625	5.8%	118
Own shares in mutual fund (stock)	959	8.9%	110
Own shares in mutual fund (bonds)	565	5.2%	100
Have interest checking account	3,532	32.6%	109
Have non-interest checking account	3,552	32.8%	107
Have savings account	6,738	62.2%	104
Have 401K retirement savings plan	2,083	19.2%	110
Own/used any credit/debit card in last 12 months	9,468	87.5%	106
Avg monthly credit card expenditures: \$1-110	1,528	14.1%	124
Avg monthly credit card expenditures: \$111-\$225	854	7.9%	108
Avg monthly credit card expenditures: \$226-\$450	1,036	9.6%	130
Avg monthly credit card expenditures: \$451-\$700	841	7.8%	114
Avg monthly credit card expenditures: \$701-\$1,000	695	6.4%	101
Avg monthly credit card expenditures: \$1001-2000	790	7.3%	92
Avg monthly credit card expenditures: \$2001+	683	6.3%	92
Did banking online in last 12 months	4,988	46.1%	107
Did banking on mobile device in last 12 months	3,560	32.9%	102
Paid bills online in last 12 months	6,349	58.6%	107

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

September 28, 2021



Retail Market Potential

13 Block Groups
 440070106004 (440070106.004) et al.
 Geography: Block Group

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent of Adults/HHs	MPI
Grocery (Adults)			
HH used beef (fresh/frozen) in last 6 months	3,878	68.4%	101
HH used bread in last 6 months	5,267	92.9%	99
HH used chicken (fresh or frozen) in last 6 months	3,819	67.4%	101
HH used turkey (fresh or frozen) in last 6 months	757	13.4%	96
HH used fish/seafood (fresh or frozen) in last 6 months	2,942	51.9%	94
HH used fresh fruit/vegetables in last 6 months	4,922	86.9%	103
HH used fresh milk in last 6 months	4,770	84.2%	101
HH used organic food in last 6 months	1,279	22.6%	94
Health (Adults)			
Exercise at home 2+ times per week	3,465	32.0%	107
Exercise at club 2+ times per week	1,677	15.5%	108
Visited a doctor in last 12 months	8,828	81.5%	106
Used vitamin/dietary supplement in last 6 months	6,233	57.6%	105
Home (Households)			
HH did any home improvement in last 12 months	1,713	30.2%	106
HH used any maid/professional cleaning service in last 12 months	808	14.3%	93
HH purchased low ticket HH furnishings in last 12 months	1,021	18.0%	100
HH purchased big ticket HH furnishings in last 12 months	1,384	24.4%	106
HH bought any small kitchen appliance in last 12 months	1,328	23.4%	100
HH bought any large kitchen appliance in last 12 months	791	14.0%	104
Insurance (Adults/Households)			
Currently carry life insurance	5,395	49.8%	113
Carry medical/hospital/accident insurance	8,716	80.5%	107
Carry homeowner/personal property insurance	6,089	56.2%	115
Carry renter's insurance	1,048	9.7%	105
HH has auto insurance: 1 vehicle in household covered	1,814	32.0%	110
HH has auto insurance: 2 vehicles in household covered	1,653	29.2%	105
HH has auto insurance: 3+ vehicles in household covered	1,203	21.2%	93
Pets (Households)			
Household owns any pet	3,258	57.5%	108
Household owns any cat	1,521	26.8%	116
Household owns any dog	2,353	41.5%	103
Psychographics (Adults)			
Buying American is important to me	4,291	39.6%	110
Usually buy items on credit rather than wait	1,543	14.3%	105
Usually buy based on quality - not price	1,937	17.9%	95
Price is usually more important than brand name	3,329	30.8%	105
Usually use coupons for brands I buy often	1,844	17.0%	109
Am interested in how to help the environment	2,213	20.4%	98
Usually pay more for environ safe product	1,697	15.7%	104
Usually value green products over convenience	1,180	10.9%	94
Likely to buy a brand that supports a charity	3,704	34.2%	97
Reading (Adults)			
Bought digital book in last 12 months	1,489	13.8%	97
Bought hardcover book in last 12 months	2,369	21.9%	106
Bought paperback book in last 12 month	3,285	30.3%	107
Read any daily newspaper (paper version)	1,702	15.7%	107
Read any digital newspaper in last 30 days	4,948	45.7%	102
Read any magazine (paper/electronic version) in last 6 months	10,025	92.6%	103

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

September 28, 2021



Retail Market Potential

13 Block Groups
 440070106004 (440070106.004) et al.
 Geography: Block Group

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults or HHs	Percent of Adults/HHs	MPI
Restaurants (Adults)			
Went to family restaurant/steak house in last 6 months	7,913	73.1%	101
Went to family restaurant/steak house: 4+ times a month	2,526	23.3%	94
Went to fast food/drive-in restaurant in last 6 months	9,674	89.4%	99
Went to fast food/drive-in restaurant 9+ times/month	3,763	34.8%	91
Fast food restaurant last 6 months: eat in	3,354	31.0%	95
Fast food restaurant last 6 months: home delivery	1,085	10.0%	112
Fast food restaurant last 6 months: take-out/drive-thru	5,248	48.5%	101
Fast food restaurant last 6 months: take-out/walk-in	2,318	21.4%	104
Television & Electronics (Adults/Households)			
Own any tablet	5,730	52.9%	103
Own any e-reader	1,425	13.2%	128
Own e-reader/tablet: iPad	3,401	31.4%	102
HH has Internet connectable TV	2,105	37.1%	102
Own any portable MP3 player	1,710	15.8%	109
HH owns 1 TV	1,058	18.7%	88
HH owns 2 TVs	1,682	29.7%	112
HH owns 3 TVs	1,187	20.9%	99
HH owns 4+ TVs	1,026	18.1%	103
HH subscribes to cable TV	2,804	49.5%	125
HH subscribes to fiber optic	318	5.6%	96
HH owns portable GPS navigation device	1,133	20.0%	104
HH purchased video game system in last 12 months	555	9.8%	119
HH owns any Internet video device for TV	1,900	33.5%	100
Travel (Adults)			
Took domestic trip in continental US last 12 months	6,055	55.9%	104
Took 3+ domestic non-business trips in last 12 months	1,402	13.0%	102
Spent on domestic vacations in last 12 months: \$1-999	1,298	12.0%	114
Spent on domestic vacations in last 12 months: \$1,000-\$1,499	763	7.0%	109
Spent on domestic vacations in last 12 months: \$1,500-\$1,999	489	4.5%	112
Spent on domestic vacations in last 12 months: \$2,000-\$2,999	410	3.8%	87
Spent on domestic vacations in last 12 months: \$3,000+	781	7.2%	101
Domestic travel in last 12 months: used general travel website	696	6.4%	96
Took foreign trip (including Alaska and Hawaii) in last 3 years	3,060	28.3%	92
Took 3+ foreign trips by plane in last 3 years	624	5.8%	86
Spent on foreign vacations in last 12 months: \$1-999	504	4.7%	86
Spent on foreign vacations in last 12 months: \$1,000-\$2,999	431	4.0%	89
Spent on foreign vacations in last 12 months: \$3,000+	672	6.2%	87
Foreign travel in last 3 years: used general travel website	623	5.8%	92
Nights spent in hotel/motel in last 12 months: any	5,292	48.9%	105
Took cruise of more than one day in last 3 years	1,007	9.3%	95
Member of any frequent flyer program	2,197	20.3%	99
Member of any hotel rewards program	2,372	21.9%	103

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

September 28, 2021

Restaurant Market Potential

The Restaurant Market Potential highlights how many households are typically going out to eat and where they are going. 73.1% of the population of Riverside has gone out to eat at a restaurant/steakhouse in the last six months. Even more households (89.4%) have been to a fast-food/drive-in establishment in the last six months. 34.8% of fast-food/drive-in consumers have visited establishments nine or more times per month. These findings indicate that there is a desire for access to family friendly restaurants and fast-food/drive-in establishments. The restaurant with the highest amount of visitation reported was McDonald's; even over fast-food restaurants located in town such as Domino's. This suggests that residents are willing to travel out of town to nearby areas such as Seekonk to obtain food rather than choosing an establishment in town. Adding more family restaurants in town or more fast-food opportunities may be economically beneficial to the community.



Restaurant Market Potential

13 Block Groups
 440070106004 (440070106.004) et al.
 Geography: Block Group

Prepared by Esri

Demographic Summary		2021	2026	
Population		12,955	12,997	
Population 18+		10,826	10,875	
Households		5,667	5,679	
Median Household Income		\$71,098	\$79,895	
Product/Consumer Behavior		Expected Number of Adults	Percent	MPI
Went to family restaurant/steak house in last 6 months		7,913	73.1%	101
Went to family restaurant/steak house 4+ times/month last 30 days		2,526	23.3%	94
Spent at family restaurant/steak house last 30 days: \$1-30		793	7.3%	99
Spent at family restaurant/steak house 30 days: \$31-50		1,014	9.4%	106
Spent at family restaurant/steak house last 30 days: \$51-100		1,593	14.7%	101
Spent at family restaurant/steak house last 30 days: \$101-200		880	8.1%	90
Spent at family restaurant/steak house last 30 days: \$201+		424	3.9%	92
Spent at fine dining last 30 days: \$1-100		488	4.5%	116
Spent at fine dining last 30 days: \$101+		462	4.3%	100
Went to family restaurant last 6 months: for breakfast		1,270	11.7%	97
Went to family restaurant last 6 months: for lunch		1,684	15.6%	87
Went to family restaurant last 6 months: for dinner		5,261	48.6%	110
Went to family restaurant last 6 months: for snack		189	1.7%	96
Went to family restaurant last 6 months: on weekday		3,552	32.8%	112
Went to family restaurant last 6 months: on weekend		4,328	40.0%	102
Went to family restaurant last 6 months: Applebee's		2,181	20.1%	111
Went to family restaurant last 6 months: Bob Evans		325	3.0%	99
Went to family restaurant last 6 months: Buffalo Wild Wings		959	8.9%	94
Went to family restaurant last 6 months: California Pizza Kitchen		215	2.0%	80
Went to family restaurant last 6 months: The Cheesecake Factory		745	6.9%	98
Went to family restaurant last 6 months: Chili's Grill & Bar		1,170	10.8%	106
Went to family restaurant last 6 months: CiCi's Pizza		186	1.7%	81
Went to family restaurant last 6 months: Cracker Barrel		1,196	11.0%	97
Went to family restaurant last 6 months: Denny's		682	6.3%	74
Went to family restaurant last 6 months: Golden Corral		524	4.8%	74
Went to family restaurant last 6 months: IHOP		952	8.8%	95
Went to family restaurant last 6 months: Logan's Roadhouse		203	1.9%	67
Went to family restaurant last 6 months: LongHorn Steakhouse		793	7.3%	129
Went to family restaurant last 6 months: Olive Garden		1,754	16.2%	103
Went to family restaurant last 6 months: Outback Steakhouse		1,023	9.4%	115
Went to family restaurant last 6 months: Red Lobster		1,059	9.8%	105
Went to family restaurant last 6 months: Red Robin		867	8.0%	111
Went to family restaurant last 6 months: Ruby Tuesday		608	5.6%	144
Went to family restaurant last 6 months: Texas Roadhouse		1,377	12.7%	113
Went to family restaurant last 6 months: T.G.I. Friday's		562	5.2%	118
Went to family restaurant last 6 months: Waffle House		497	4.6%	73
Went to family restaurant last 6 months: fast food/drive-in		9,674	89.4%	99
Went to fast food/drive-in restaurant 9+ times/month		3,763	34.8%	91
Spent at fast food restaurant last 30 days: <\$1-10		479	4.4%	112
Spent at fast food restaurant last 30 days: \$11-\$20		1,053	9.7%	107
Spent at fast food restaurant last 30 days: \$21-\$40		1,680	15.5%	98
Spent at fast food restaurant last 30 days: \$41-\$50		803	7.4%	88
Spent at fast food restaurant last 30 days: \$51-\$100		1,741	16.1%	92
Spent at fast food restaurant last 30 days: \$101-\$200		1,135	10.5%	108
Spent at fast food restaurant last 30 days: \$201+		411	3.8%	101

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

September 28, 2021



Restaurant Market Potential

13 Block Groups
 440070106004 (440070106.004) et al.
 Geography: Block Group

Prepared by Esri

Product/Consumer Behavior	Expected Number of		
	Adults	Percent	MPI
Went to fast food restaurant in the last 6 months: eat in	3,354	31.0%	95
Went to fast food restaurant in the last 6 months: home delivery	1,085	10.0%	112
Went to fast food restaurant in the last 6 months: take-out/drive-thru	5,248	48.5%	101
Went to fast food restaurant in the last 6 months: take-out/walk-in	2,318	21.4%	104
Went to fast food restaurant in the last 6 months: breakfast	3,712	34.3%	100
Went to fast food restaurant in the last 6 months: lunch	5,113	47.2%	95
Went to fast food restaurant in the last 6 months: dinner	5,334	49.3%	105
Went to fast food restaurant in the last 6 months: snack	1,387	12.8%	102
Went to fast food restaurant in the last 6 months: weekday	6,493	60.0%	103
Went to fast food restaurant in the last 6 months: weekend	4,901	45.3%	96
Went to fast food restaurant in the last 6 months: A & W	217	2.0%	90
Went to fast food restaurant in the last 6 months: Arby`s	2,017	18.6%	108
Went to fast food restaurant in the last 6 months: Baskin-Robbins	294	2.7%	74
Went to fast food restaurant in the last 6 months: Boston Market	384	3.5%	138
Went to fast food restaurant in the last 6 months: Burger King	3,294	30.4%	108
Went to fast food restaurant in the last 6 months: Captain D`s	247	2.3%	66
Went to fast food restaurant in the last 6 months: Carl`s Jr.	463	4.3%	73
Went to fast food restaurant in the last 6 months: Checkers	282	2.6%	78
Went to fast food restaurant in the last 6 months: Chick-fil-A	2,936	27.1%	98
Went to fast food restaurant in the last 6 months: Chipotle Mex. Grill	1,393	12.9%	99
Went to fast food restaurant in the last 6 months: Chuck E. Cheese`s	186	1.7%	76
Went to fast food restaurant in the last 6 months: Church`s Fr. Chicken	204	1.9%	57
Went to fast food restaurant in the last 6 months: Cold Stone Creamery	262	2.4%	86
Went to fast food restaurant in the last 6 months: Dairy Queen	1,725	15.9%	105
Went to fast food restaurant in the last 6 months: Del Taco	339	3.1%	81
Went to fast food restaurant in the last 6 months: Domino`s Pizza	1,370	12.7%	92
Went to fast food restaurant in the last 6 months: Dunkin` Donuts	2,121	19.6%	145
Went to fast food restaurant in the last 6 months: Five Guys	1,325	12.2%	133
Went to fast food restaurant in the last 6 months: Hardee`s	544	5.0%	93
Went to fast food restaurant in the last 6 months: Jack in the Box	431	4.0%	49
Went to fast food restaurant in the last 6 months: Jimmy John`s	499	4.6%	84
Went to fast food restaurant in the last 6 months: KFC	2,081	19.2%	99
Went to fast food restaurant in the last 6 months: Krispy Kreme	622	5.7%	96
Went to fast food restaurant in the last 6 months: Little Caesars	1,068	9.9%	81
Went to fast food restaurant in the last 6 months: Long John Silver`s	236	2.2%	68
Went to fast food restaurant in the last 6 months: McDonald`s	5,576	51.5%	100
Went to fast food restaurant in the last 6 months: Panda Express	963	8.9%	85
Went to fast food restaurant in the last 6 months: Panera Bread	1,680	15.5%	122
Went to fast food restaurant in the last 6 months: Papa John`s	770	7.1%	88
Went to fast food restaurant in the last 6 months: Papa Murphy`s	470	4.3%	110
Went to fast food restaurant in the last 6 months: Pizza Hut	1,260	11.6%	84
Went to fast food restaurant in the last 6 months: Popeyes Chicken	1,015	9.4%	89
Went to fast food restaurant in the last 6 months: Sonic Drive-In	977	9.0%	76
Went to fast food restaurant in the last 6 months: Starbucks	1,878	17.3%	95
Went to fast food restaurant in the last 6 months: Steak `n Shake	444	4.1%	82
Went to fast food restaurant in the last 6 months: Subway	2,395	22.1%	97
Went to fast food restaurant in the last 6 months: Taco Bell	2,986	27.6%	95
Went to fast food restaurant in the last 6 months: Wendy`s	2,940	27.2%	105
Went to fast food restaurant in the last 6 months: Whataburger	355	3.3%	58
Went to fast food restaurant in the last 6 months: White Castle	352	3.3%	111
Went to fast food restaurant in the last 6 months: Wing-Stop	202	1.9%	63
Went to fine dining restaurant last month	1,155	10.7%	112
Went to fine dining restaurant 3+ times last month	318	2.9%	116

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by GfK MRI in a nationally representative survey of U.S. households. Esri forecasts for 2021 and 2026.

September 28, 2021

Sports and Leisure Market Potential

The Sports and Leisure Market Potential report includes a brief demographic summary and a list of product/consumer behaviors that show the market potential index (MPI). This report can be used to determine the interests of the community and measure the popularity of certain activities. When applying this information to community development, planners have the ability to design a future environment that is best suited for a town's residents. The data in this report was collected from the 10,579 residents of Riverside over the age of 18. As a general reference for the abilities and limitations of leisure activities, the median household income is \$78,564 and is expected to rise to \$90,178 by 2027. This report provides a recording of product and consumer behaviors with their associated values based on responses from census collection. Each behavior has an MPI rating which determines the potential customer base of a market. For example, one of the behaviors that can become useful in the planning of Riverside is "participated in walking for exercise in the last 12 months." This behavior has an MPI rating of 106 which means walkable areas would have a large customer base. Among other popular behaviors are going to a live theater, participating in ping pong, barbecuing, and participating in gardening. Each of these behaviors is a community-related activity that can be acknowledged in future development planning.



Sports and Leisure Market Potential

12 Block Groups 3
 440070107.023 (440070107023) et al.
 Geography: Block Group

Prepared by Esri

Demographic Summary		2022	2027	
Population		12,625	12,468	
Population 18+		10,579	10,461	
Households		5,834	5,772	
Median Household Income		\$78,564	\$90,178	
Product/Consumer Behavior		Expected Number of Adults/HHs	Percent	MPI
Participated in aerobics in last 12 months		816	7.7%	92
Participated in archery in last 12 months		231	2.2%	89
Participated in backpacking in last 12 months		402	3.8%	105
Participated in baseball in last 12 months		297	2.8%	96
Participated in basketball in last 12 months		606	5.7%	85
Participated in bicycling (mountain) in last 12 months		386	3.6%	97
Participated in bicycling (road) in last 12 months		1,257	11.9%	105
Participated in boating (power) in last 12 months		479	4.5%	89
Participated in bowling in last 12 months		945	8.9%	111
Participated in canoeing/kayaking in last 12 months		824	7.8%	107
Participated in fishing (fresh water) in last 12 months		1,015	9.6%	90
Participated in fishing (salt water) in last 12 months		377	3.6%	101
Participated in football in last 12 months		235	2.2%	72
Participated in Frisbee in last 12 months		301	2.8%	78
Participated in golf in last 12 months		812	7.7%	97
Participated in hiking in last 12 months		1,648	15.6%	97
Participated in horseback riding in last 12 months		136	1.3%	62
Participated in hunting with rifle in last 12 months		226	2.1%	61
Participated in hunting with shotgun in last 12 months		240	2.3%	81
Participated in ice skating in last 12 months		237	2.2%	96
Participated in jogging/running in last 12 months		1,166	11.0%	99
Participated in motorcycling in last 12 months		287	2.7%	95
Participated in Pilates in last 12 months		292	2.8%	88
Participated in ping pong in last 12 months		451	4.3%	122
Participated in rock climbing in last 12 months		117	1.1%	62
Participated in roller skating in last 12 months		173	1.6%	105
Participated in skiing (downhill) in last 12 months		419	4.0%	142
Participated in soccer in last 12 months		442	4.2%	107
Participated in softball in last 12 months		193	1.8%	96
Participated in swimming in last 12 months		1,682	15.9%	102
Participated in target shooting in last 12 months		518	4.9%	91
Participated in tennis in last 12 months		356	3.4%	89
Participated in volleyball in last 12 months		261	2.5%	94
Participated in walking for exercise in last 12 months		3,489	33.0%	106
Participated in weight lifting in last 12 months		1,421	13.4%	106
Participated in yoga in last 12 months		1,053	10.0%	96
Participated in Zumba in last 12 months		346	3.3%	100
Spent on sports/recreation equipment in last 12 months: \$1-99		596	5.6%	90
Spent on sports/recreation equipment in last 12 months: \$100-\$249		636	6.0%	104
Spent on sports/recreation equipment in last 12 months: \$250+		957	9.0%	105
Attend sports events: basketball game (college)		129	1.2%	75
Attend sports events: football game (college)		290	2.7%	100
Attend sports events: high school sports		224	2.1%	85
Attend sports events: baseball game (MLB regular season)		355	3.4%	101
Attend sports events		1,488	14.1%	111
Listen to sports on radio		1,126	10.6%	115
Watch sports on TV		6,379	60.3%	104

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2022 and 2027.

September 30, 2022

Figure 19 Sports and Leisure Market Potential report.



Sports and Leisure Market Potential

12 Block Groups 3
 440070107.023 (440070107023) et al.
 Geography: Block Group

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Watch on TV: alpine skiing/ski jumping	243	2.3%	83
Watch on TV: auto racing (NASCAR)	859	8.1%	106
Watch on TV: auto racing (not NASCAR)	363	3.4%	87
Watch on TV: baseball (MLB regular season)	2,333	22.1%	122
Watch on TV: baseball (MLB playoffs/World Series)	1,986	18.8%	115
Watch on TV: basketball (college)	1,467	13.9%	108
Watch on TV: basketball (NCAA tournament)	1,045	9.9%	107
Watch on TV: basketball (NBA regular season)	1,507	14.2%	102
Watch on TV: basketball (NBA playoffs/finals)	1,490	14.1%	100
Watch on TV: basketball (WNBA)	274	2.6%	97
Watch on TV: bicycle racing	168	1.6%	86
Watch on TV: bowling	290	2.7%	124
Watch on TV: boxing	482	4.6%	78
Watch on TV: bull riding (pro)	221	2.1%	85
Watch on TV: esports on TV	298	2.8%	98
Watch on TV: extreme sports (summer)	157	1.5%	81
Watch on TV: extreme sports (winter)	195	1.8%	88
Watch on TV: figure skating	624	5.9%	116
Watch on TV: fishing	303	2.9%	83
Watch on TV: football (college)	2,752	26.0%	102
Watch on TV: football (NFL Sunday/Monday/Thursday night games)	3,705	35.0%	112
Watch on TV: football (NFL weekend games)	3,470	32.8%	111
Watch on TV: football (NFL playoffs/Super Bowl)	3,716	35.1%	111
Watch on TV: golf (PGA)	1,350	12.8%	107
Watch on TV: golf (LPGA)	329	3.1%	110
Watch on TV: gymnastics	430	4.1%	99
Watch on TV: high school sports	385	3.6%	90
Watch on TV: horse racing (at track or OTB)	252	2.4%	94
Watch on TV: ice hockey (NHL regular season)	1,202	11.4%	145
Watch on TV: ice hockey (NHL playoffs/Stanley Cup)	1,009	9.5%	126
Watch on TV: mixed martial arts (MMA)	207	2.0%	79
Watch on TV: motorcycle racing	115	1.1%	70
Watch on TV: Olympics (summer)	884	8.4%	103
Watch on TV: Olympics (winter)	868	8.2%	104
Watch on TV: international soccer	406	3.8%	72
Watch on TV: rodeo	134	1.3%	72
Watch on TV: soccer (MLS)	492	4.7%	96
Watch on TV: U.S. men's soccer national team	308	2.9%	83
Watch on TV: U.S. women's soccer national team	377	3.6%	83
Watch on TV: soccer (World Cup)	567	5.4%	91
Watch on TV: tennis (men's)	702	6.6%	98
Watch on TV: tennis (women's)	681	6.4%	98
Watch on TV: track & field	279	2.6%	95
Watch on TV: volleyball (pro beach)	146	1.4%	75
Watch on TV: ultimate fighting championship (UFC)	316	3.0%	73
Watch on TV: other mixed martial arts (MMA)	207	2.0%	79
Watch on TV: wrestling (WWE)	370	3.5%	89
Interest in sports: college basketball super fan	239	2.3%	75
Interest in sports: college football super fan	623	5.9%	98
Interest in sports: golf super fan	207	2.0%	116
Interest in sports: high school sports super fan	157	1.5%	70
Interest in sports: International soccer super fan	397	3.8%	77
Interest in sports: MLB super fan	462	4.4%	100
Interest in sports: MLS soccer super fan	198	1.9%	63
Interest in sports: NASCAR super fan	198	1.9%	104
Interest in sports: NBA super fan	384	3.6%	78
Interest in sports: NFL super fan	1,111	10.5%	102
Interest in sports: NHL super fan	333	3.1%	114

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2022 and 2027.

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 Geography: Block Group

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Member of AARP	2,041	19.3%	127
Member of church board	331	3.1%	111
Member of fraternal order	287	2.7%	106
Member of religious club	359	3.4%	103
Member of union	643	6.1%	148
Member of veterans club	341	3.2%	135
Participate in indoor gardening or plant care	1,510	14.3%	107
Attended adult education course in last 12 months	974	9.2%	94
Visited an aquarium in last 12 months	672	6.4%	119
Went to art gallery in last 12 months	783	7.4%	110
Attended auto show in last 12 months	555	5.2%	107
Did baking in last 12 months	3,324	31.4%	108
Barbecued in last 12 months	3,316	31.3%	103
Went to bar/night club in last 12 months	1,916	18.1%	107
Went to beach in last 12 months	3,271	30.9%	104
Played billiards/pool in last 12 months	459	4.3%	86
Played bingo in last 12 months	457	4.3%	105
Did birdwatching in last 12 months	680	6.4%	110
Played board game in last 12 months	2,427	22.9%	105
Read book in last 12 months	4,300	40.6%	108
Participated in book club in last 12 months	359	3.4%	95
Went on overnight camping trip in last 12 months	1,375	13.0%	100
Played cards in last 12 months	2,131	20.1%	108
Played chess in last 12 months	385	3.6%	97
Played computer game (offline w/software)/12 months	946	8.9%	110
Played computer game (online w/o software)/12 months	1,583	15.0%	100
Cooked for fun in last 12 months	2,575	24.3%	99
Did crossword puzzle in last 12 months	1,608	15.2%	119
Danced/went dancing in last 12 months	744	7.0%	87
Attended dance performance in last 12 months	232	2.2%	70
Dined out in last 12 months	5,615	53.1%	105
Flew a drone in last 12 months	365	3.5%	129
Attended state/county fair in last 12 months	1,056	10.0%	98
Participated in fantasy sports league last 12 months	537	5.1%	111
Did furniture refinishing in last 12 months	482	4.6%	101
Gambled at casino in last 12 months	1,369	12.9%	113
Gambled in Las Vegas in last 12 months	272	2.6%	75
Participate in indoor gardening/plant care	1,510	14.3%	107
Participated in genealogy in last 12 months	552	5.2%	105
Attended horse races in last 12 months	202	1.9%	96
Participated in karaoke in last 12 months	295	2.8%	80
Bought lottery ticket in last 12 months	3,784	35.8%	110
Played lottery 6+ times in last 30 days	1,233	11.7%	113
Bought lottery ticket in last 12 months: Daily Drawing	448	4.2%	123
Bought lottery ticket in last 12 months: Instant Game	2,310	21.8%	118
Bought lottery ticket in last 12 months: Mega Millions	1,947	18.4%	108
Bought lottery ticket in last 12 months: Powerball	2,141	20.2%	110
Attended a movie in last 6 months	5,132	48.5%	101
Attended movie in last 90 days: once/week or more	136	1.3%	91
Attended movie in last 90 days: 2-3 times a month	220	2.1%	88
Attended movie in last 90 days: once a month	565	5.3%	111
Attended movie in last 90 days: < once a month	3,431	32.4%	98
Movie genre seen at theater/6 months: action	1,735	16.4%	96

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2022 and 2027.

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Figure 19 Sports and Leisure Market Potential report.



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 Geography: Block Group

Prepared by Esri

Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Movie genre seen at theater/6 months: adventure	2,007	19.0%	100
Movie genre seen at theater/6 months: animation genre	1,186	11.2%	107
Movie genre seen at theater/6 months: biography genre	830	7.8%	98
Movie genre seen at theater/6 months: comedy	1,795	17.0%	101
Movie genre seen at theater/6 months: crime	807	7.6%	90
Movie genre seen at theater/6 months: drama	1,939	18.3%	103
Movie genre seen at theater/6 months: family	892	8.4%	105
Movie genre seen at theater/6 months: fantasy	1,140	10.8%	99
Movie genre seen at theater/6 months: horror	593	5.6%	99
Movie genre seen at theater/6 months: romance	621	5.9%	84
Movie genre seen at theater/6 months: science fiction	866	8.2%	92
Movie genre seen at theater/6 months: thriller	968	9.2%	99
Went to museum in last 12 months	1,468	13.9%	110
Attended classical music/opera performance/12 months	290	2.7%	82
Attended country music performance in last 12 months	504	4.8%	97
Attended rock music performance in last 12 months	962	9.1%	115
Played musical instrument in last 12 months	722	6.8%	83
Did painting/drawing in last 12 months	1,072	10.1%	100
Did photo album/scrapbooking in last 12 months	493	4.7%	106
Did photography in last 12 months	1,045	9.9%	94
Did Sudoku puzzle in last 12 months	1,086	10.3%	111
Participated in tailgating in last 12 months	338	3.2%	100
Went to live theater in last 12 months	1,082	10.2%	102
Visited a theme park in last 12 months	1,410	13.3%	93
Visited a theme park 5+ times in last 12 months	320	3.0%	93
Participated in trivia games in last 12 months	1,030	9.7%	124
Played video/electronic game (console) last 12 months	1,138	10.8%	92
Played video/electronic game (portable) last 12 months	730	6.9%	116
Visited an indoor water park in last 12 months	179	1.7%	70
Did woodworking in last 12 months	493	4.7%	83
Went to zoo in last 12 months	1,376	13.0%	115
Bought 1-2 DVDs/30 Days	273	2.6%	86
Bought 3+ DVDs/30 Days	290	2.7%	116
Rented DVDs (movie or other video) in last 30 days: 1	261	2.5%	105
Rented DVDs (movie or other video) in last 30 days: 2	220	2.1%	94
Rented DVDs (movie or other video) in last 30 days: 3+	319	3.0%	80
Rented movie or other video/30 days: action/adventure	1,918	18.1%	95
Rented movie or other video/30 days: classics	557	5.3%	98
Rented movie or other video/30 days: comedy	1,787	16.9%	106
Rented movie or other video/30 days: drama	1,303	12.3%	101
Rented movie or other video/30 days: family/children	862	8.1%	110
Rented movie or other video/30 days: foreign	226	2.1%	102
Rented movie or other video/30 days: horror	572	5.4%	95
Rented movie or other video/30 days: musical	239	2.3%	92
Rented movie or other video/30 days: news/documentary	444	4.2%	106
Rented movie or other video/30 days: romance	623	5.9%	104
Rented movie or other video/30 days: science fiction	634	6.0%	94
Rented movie or other video/30 days: TV show	841	7.9%	116
Rented movie or other video/30 days: western	198	1.9%	86

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2022 and 2027.

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Product/Consumer Behavior	Expected Number of Adults/HHs	Percent	MPI
Rented/purchased DVD/Blu-ray/30 days: from amazon.com	1,300	12.3%	103
Rented DVD/Blu-ray/30 days: from netflix.com	835	7.9%	100
Rented/purchased DVD/Blu-ray/30 days: from Redbox	931	8.8%	100
Bought any children's toy/game in last 12 months	3,966	37.5%	103
Spent on toys/games for child last 12 months: \$1-49	725	6.9%	100
Spent on toys/games for child last 12 months: \$50-99	275	2.6%	84
Spent on toys/games for child last 12 months: \$100-199	702	6.6%	91
Spent on toys/games for child last 12 months: \$200-499	1,279	12.1%	120
Spent on toys/games for child last 12 months: \$500+	649	6.1%	112
Bought infant toy in last 12 months	697	6.6%	98
Bought pre-school toy in last 12 months	804	7.6%	110
Bought for child last 12 months: boy action figure	817	7.7%	105
Bought for child last 12 months: girl action figure	415	3.9%	124
Bought for child last 12 months: action game	354	3.3%	132
Bought for child last 12 months: bicycle	676	6.4%	104
Bought for child last 12 months: board game	1,629	15.4%	106
Bought for child last 12 months: builder set	548	5.2%	95
Bought for child last 12 months: car	796	7.5%	98
Bought for child last 12 months: construction toy	731	6.9%	111
Bought for child last 12 months: fashion doll	514	4.9%	114
Bought for child last 12 months: large/baby doll	679	6.4%	98
Bought for child last 12 months: doll accessories	413	3.9%	97
Bought for child last 12 months: doll clothing	447	4.2%	113
Bought for child last 12 months: educational toy	1,452	13.7%	104
Bought for child last 12 months: electronic doll/animal	249	2.4%	90
Bought for child last 12 months: electronic game	588	5.6%	100
Bought for child last 12 months: mechanical toy	440	4.2%	103
Bought for child last 12 months: model kit/set	464	4.4%	122
Bought for child last 12 months: plush doll/animal	1,065	10.1%	108
Bought for child last 12 months: water toy	813	7.7%	89
Bought for child last 12 months: word game	326	3.1%	128

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2022 and 2027.

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 Geography: Block Group

Prepared by Esri

Product/Consumer Behavior	Expected		MPI
	Number of Adults/HHs	Percent	
Bought digital book in last 12 months	1,820	17.2%	99
Bought hardcover book in last 12 months	2,609	24.7%	101
Bought paperback book in last 12 months	3,507	33.2%	106
Bought 1-3 books in last 12 months	2,269	21.4%	105
Bought 4-6 books in last 12 months	1,092	10.3%	97
Bought 7+ books in last 12 months	2,081	19.7%	103
Bought book (fiction) in last 12 months	3,165	29.9%	104
Bought book (non-fiction) in last 12 months	2,931	27.7%	103
Bought biography in last 12 months	844	8.0%	96
Bought children's book in last 12 months	1,080	10.2%	103
Bought cookbook in last 12 months	657	6.2%	91
Bought history book in last 12 months	1,030	9.7%	102
Bought mystery book in last 12 months	1,287	12.2%	105
Bought novel in last 12 months	1,714	16.2%	109
Bought religious book (Not Bible) in last 12 months	597	5.6%	95
Bought romance book in last 12 months	555	5.2%	95
Bought science fiction book in last 12 months	605	5.7%	93
Bought personal/business self-help book last 12 months	817	7.7%	99
Bought travel book in last 12 months	193	1.8%	95
Purchased greeting card in last 12 months	6,538	61.8%	114
Bought book from Barnes & Noble store in last 12 months	1,242	11.7%	109
Bought book from other book store in last 12 months	902	8.5%	96
Bought book from Amazon Online in last 12 months	3,342	31.6%	103
Bought book from Barnes & Noble Online in last 12 months	228	2.2%	90
Bought book from iTunes/Apple Books in last 12 months	126	1.2%	69
Listened to Audiobook in last 6 months	925	8.7%	110

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2022 and 2027.

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Zoom with Sarah Frew, Tax Assessor City of East Providence (2022).

Appendix 4: List of Figures Citations

Chapter 1

Figure sources located under figure in chapter.

Chapter 2

Data Sources: Esri Community Analyst: American Community Survey (ACS), U.S. Census Bureau 2015-2019, Census Data, Esri and U.S. Census Bureau 2010-2020, Crime Indexes, Applied Geographic Solutions (AGS) 2021.

Figure 2.1 Demographic Summary, Census Tracts 106, 107.01, 107.02, Esri Community Analysis.

Figure 2.2 Population Map, Map developed using ArcGIS Online.

Figure 2.3 Sex by Age, Census Tracts 106, 107.01, 107.02, Esri Community Analysis.

Figure 2.4 Diversity Index, Census Tracts 106, 107.01, 107.02, Esri Community Analysis.

Figure 2.5 Crime, Census Tracts 106, 107.01, 107.02, Esri Community Analysis.

Figure 2.6 Pie chart diagram asking How often do people interact with their neighbors? Figure created by the authors with information gathered at the Open House event.

Figure 2.7 Attendee Rating of Riverside. Figure created by authors with information gathered at the Open House event.

Figure 2.8 Long-term Engagement Strategies. Figure created by authors.

Figure 2.9 Community pocket park. Figure created by the authors.

Chapter 3

Figure 3.1 Panoramic of Riverside in 1894. Riverside, Pleasant Bluff, Camp White & Crescent Park, R.I. Boston: O.H. Bailey & Co. & Lithograph & Publishing, 1894.

Figure 3.2 Postcard of the Loeff Carousel at Crescent Park. Bruce Remick, Living in Riverside First 80 Years 1870 to 1950 (n.p., 2021).

Figure 3.3 Swimmers at Crescent Park's Shoreline. "The Loeff Carousel," City of East Providence, accessed Dec. 12, 2021, <https://eastprovidenceri.gov/points-of-interest/loeff-carousel>.

Figure 3.4 First Riverside Fire Station built c. 1880. Bruce Remick, Living in Riverside First 80 Years 1870 to 1950 (n.p., 2021).

Figure 3.5 Riverside Passenger Depot c. 1900. Bruce Remick, Living in Riverside First 80 Years 1870 to 1950 (n.p., 2021).

Figure 3.6 Passenger Trolley Running Through Riverside Square c. 1930. Courtesy of Riverside Renaissance Group.

Figure 3.7 Loeff Family in Front of the Carousel c. 1905. "The Loeff Carousel," City of East Providence, accessed Dec. 12, 2021, <https://eastprovidenceri.gov/points-of-interest/loeff-carousel>.

Figure 3.8 East Providence shoreline after the 1938 hurricane. Bruce Remick, Living in Riverside First 80 Years 1870 to 1950 (n.p., 2021).

Figure 3.9 Map of Riverside Square, East Providence, RI showing properties surveyed shaded in blue.

Figure 3.10 Proposed boundaries of potential Riverside Square

Historic District showing contributing and non-contributing properties

Figure 3.11 List of Surveyed Properties and Recommendations for National Register Eligibility

Figure 3.12 Kettle Point Masterplan. "Kettle Point Masterplan," Union Studio, accessed Dec. 12, 2021, <http://unionstudioarch.com/projects/kettle-point-masterplan/>.

Figure 3.13 Lamppost by Loeff Carousel. Photograph by authors.

Figure 3.14 Riverside Businessmen's Association Clock c. 1950. From the Providence Journal Archives.

Figure 3.15 Loeff Carousel Present Day. Photograph by Author.

Figure 3.16 Little Neck Cemetery. National Park Service, "National Register of Historic Places Form: Historic Resources of East Providence, Rhode Island: Partial Inventory, Historic and Architectural Resources," by Robert O. Jones Jr., August 1980, https://preservation.ri.gov/sites/g/files/xkkgbur406/files/pdfs_zips_downloads/national_pdfs/east_providence/eapr_historic-resources-of-east-providence.pdf.

Figure 3.17 Pomham Rocks Light Station. National Park Service, "National Register of Historic Places Form: Pomham Rocks Light Station," By Commander, First Coast Guard District, July 1979, https://preservation.ri.gov/sites/g/files/xkkgbur406/files/pdfs_zips_downloads/national_pdfs/east_providence/eapr_riverside-road_pomham-rocks-light-station.pdf.

Figure 3.18 Squantum Association Bakehouse. Bruce Remick, Riverside's Historic Shore Resorts and Hotels (n.p. 5th ed., 2021).

Figure 3.19 Riverside Passenger Depot, Early 1900s. Bruce Remick, Living in Riverside First 80 Years 1870 to 1950 (n.p., 2021).

Figure 3.20 Riverside Post Office c. 1970. From the East Providence Department of Planning and Economic Development Archives.

Figure 3.21 Saint Brendan's Church, 1906. From the East Providence Department of Planning and Economic Development Archives.

Figure 3.22 Riverside Passenger Depot, now Borealis Coffee Company. Eric Tessier, "On The Right Side of the Tracks at Borealis Coffee in Rhode Island," March 2, 2017, <https://sprudge.com/borealis-coffee-company-111253.html>.

Figure 3.23 Old Riverside Post Office, Present Day. Photograph by Authors.

Figure 3.24 Saint Brendan's Church, Present Day. Photograph by Authors.

Figure 3.25 Elinora House Rehabilitation Project, Before. Photograph by Melissa Linhares Spurr.

Figure 3.26 Elinora House Rehabilitation Project, Vinyl Removal. Photograph by Melissa Linhares Spurr.

Figure 3.27 Elinora House Rehabilitation Project, After. Photograph by Melissa Linhares Spurr.

Chapter 4

All figures contain data provided by the geographic information system company, Esri. Their partners in collaboration to provide this data include: American Community Survey (ACS), Current Population Survey, Esri, and GfK MRI, Esri and Data Axle, Local Area Unemployment Statistics, Occupational

Employment Statistics, and Current Employment Statistics programs. The vintage of the data is 2015-2019, 2021, 2022, 2026, 2027.

Figure 4.7 Riverside Square business types, by authors.

Figure 4.8 Survey of businesses conducted on December 1, 2022, by authors.

Figure 4.9 Map of Riverside Square retail types, by authors.

Figure 4.10 Vacant Lot and Building Opportunities, by authors.

Figure 4.11 Commercial Land Use in Riverside and Vicinity. McCabe Enterprises. Riverside Square Market Analysis. East Providence, R.I.: City of East Providence Planning Department, 2017.

Figure 4.12 Core Commercial Area, McCabe Enterprises. Riverside Square Market Analysis. East Providence, R.I.: City of East Providence Planning Department, 2017.

Figure 4.13 Proposed Riverside Square Mixed Use Overlay District, Created by City of East Providence.

Figure 4.14 Table of Local Credit Unions, Created by authors.

Figure 4.15 East Providence Financing Programs, by authors.

Figure 4.16 Table of Local/State Organizations, by authors.

Figure 4.17 Regional Organizations, Created by authors.

Figure 4.18 National Associations for Independent Businesses, Created by authors.

Figure 4.19 Federal Organizations, by authors

Figure 4.20 Lee's Restaurant parking lot current (circa 2021), Created by authors.

Figure 4.21 Lee's Restaurant parking lot proposed usage, Created by authors.

Figure 4.22 Hope Artiste Village Precedent, Created by authors from: Hope Artiste Village. "Unit 105 (1,500 Sq. Feet)." Last modified September 9, 2020. Accessed December 1, 2021; Urban Smart Growth. "Hope Artiste Village." Last modified January 12, 2017. Accessed December 3, 2021; Wolf, Zac. "Sara + Cody- Hope Artiste Village Wedding." Zac Wolf Photography- New England + Orlando Wedding Photographer, December 11, 2018. Last modified December 11, 2018. Accessed December 1, 2021.

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Chapter 5

All maps were developed by the report authors and use a variety of data sources such as: Rhode Island Geographic Information Systems (RIGIS), US Census (2010), Google Earth (2021), Open Street Maps (2021), 2015-2019 American Community Survey (ACS), Environmental Systems Research Institute (ESRI).

Chapter 6

Figure 6.1 East Providence 2010-2015 Comprehensive Plan Update. (Source: East Providence Office of Planning and Economic Development)

Figure 6.2 Pawtucket Ave existing conditions, by author.

Figure 6.3 Pawtucket Ave space available after road diet, by author.

Figure 6.4 Monroe Ave existing conditions, by author.

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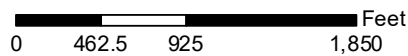
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Appendix 5: Mixed Use Overlay Map



Overlay Extended to Crescent View Ave





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Appendix 7: Block and Building Conditions Survey Forms



Riverside Square Block Assessment

Assessment of block conditions within Riverside Square and the surrounding area.

Block Number*

Refer to block map

Block Location

Esri, USGS | Esri, FAO, NOAA Powered by Esri

No geometry captured yet.

Image of Block*

Get some images of the conditions on the block buildings are less important for these images. There is a minimum of 4 and a maximum of 10. (2 shots should be from one end each side, 2 shots from the other end of the block each side)

 Select image file (number of files allowed: 4 - 10)

Initial Assessment*

After surveying the block, how do you feel about this block? This is in regards to the first impression of the assessed traits. For well maintained assess the amount of work or lack thereof that is needed for the block. For poorly maintained, this shows that evidently, the block needs a lot of work in terms of streets and public amenities.

 Well Maintained
 Adequately Maintained
 Poorly Maintained

Additional Comments: Initial Assessment

Sidewalk Conditions*

Focus on uniformity, levelness, conditions, trash levels, plant growth, accessibility, width

 Well Maintained
 Adequately Maintained
 Poorly Maintained
 Not Present

Presence of Trees*

How many trees are there? Comment on their condition in additional comments. Are they alive? Are they missing branches? Are they breaking the sidewalk?

 1-3 7-9
 10+
 Not Present

Street Benches*

Focus on their conditions. Are they rotting/rusting? Are they a safe distance from the curb? how is their paint if they're painted?

 Well Maintained
 Adequately Maintained
 Poorly Maintained
 Not Present

Presence of Street Lights/Lighting*

Are they upright? do they appear functional? Are they damaged? Are there obvious missing bulbs?

 Well Maintained
 Adequately Maintained
 Poorly Maintained
 Not Present

Number of Lights on the Street*

How many total street lights are present? This is a total for both sides of the street.

 1-3
 4-6
 7-9
 10+
 Not Present

Vacant Lots*

Focus on their conditions. Is there trash build-up on this lot? Is there lots of plant growth on the lot? Is there fencing? If yes, then how well intact is it?

 Well Maintained
 Adequately Maintained
 Poorly Maintained
 Not Present

Street Surfaces*

Are street surfaces smooth? Made of one uniform material? Are there large cracks and potholes?

Well Maintained

Adequately Maintained

Poorly Maintained

On Street Parking

What is the level of on-street parking on this block?

Many Vehicles

Few Vehicles

No Vehicles

On Street Parking is Prohibited

Parking Lots*

Are parking lots even? Properly painted for spaces? Is there plant growth coming up through the pavement? Are there abandoned vehicles?

Well Maintained

Adequately Maintained

Poorly Maintained

Not Present

Parking Lots Photos

Select image file 

Bus Stops*

Is the bus stop obvious? Is it covered? If it's covered what's the condition of the covering apparatus? Rotting/rusting? Painted/unpainted?

Well Maintained

Adequately Maintained

Poorly Maintained

Not Present

Curbs*

Are curbs consistent heights? Are they cracked? Are they the same material? Is there plant growth coming through them?

Well Maintained

Adequately Maintained

Poorly Maintained

Not Present

Curbs*

What is the level of upkeep within the block? Is there a lot of trash/debris/litter present?

A lot

Some

None

Submit

[Powered by ArcGIS Survey123](#)

Riverside Square Building Assessment


Assessment of Building Conditions within Riverside Square and the surrounding area.

Block Number*

Refer to block map.

Images of Block*

- Try to get good images of the buildings present on your block. The upper limit for images is 10. I have set a minimum of 4, (2 shots should be from one end each side, 2 shots from the other end of the block each side)

 Select image file (number of files allowed: 4 - 10) 

Block Location*





Esri, USGS | Esri, FAO, NOAA Powered by Esri

 No geometry captured yet.

Initial Assessment*

After surveying the block, how do you feel about the buildings on this block? This is a brief assessment of the overall conditions that will be further assessed after this question. For well maintained does the block appear to not need work, how are the paint conditions, windows, doors, and roofs? Poorly maintained blocks need a lot of work the streets and sidewalks are evidently in need of work, windows are broken or boarded up, what do the doors look like what about the roofs?


 Well Maintained
 Adequately Maintained
 Poorly Maintained

Additional Comments: Initial Assessment*

Please explain some of the reasoning for the given choice above? Specific instances such as a large pothole in the road, or a building with fully boarded up windows, etc.

Images of Initial assessment examples

Take an image or two of the specific examples given within the additional comments section.

 Select image file (number of files allowed: 1 - 10) 

Primary Building Typology*

What is the predominant building typology on the block?

 Single-Family
 Multi-Family
 Commercial/Offices (Stores, Restaurant, Companies)
 Industrial (Warehouses, Auto Repair, Factory) Institutional (Churches, Schools, Libraries)
 Public Open Spaces
 Other

Total of Building Typologies*

What are all the land uses present on the block? Select all that apply.

 Single-Family
 Multi-Family
 Commercial/Office (Restaurants, Stores, Companies)
 Industrial (Warehouses, Factories, Auto Repair)
 Institutional (Schools, Libraries, Churches)
 Public Open Spaces
 Other

Additional Comments: Building typology*

What percentage of a specific use on this block? If a response of other is given take a photo of the building. We will determine the use in class or through communication with Bill.

Vacant Buildings*

How many vacant buildings are on the block?

 1
 2
 3
 4 or more
 Non Present
 Vacant but Under Construction 1 or more

Additional Comments: Vacant Under Construction*

How many are there? what is their state of construction?

Windows*

Focus on functionality, level of damage, rot, holes

 Well Maintained
 Adequately Maintained
 Poorly Maintained

Siding/Exterior Walls*

focus on missing siding, paint, decay, any bear plywood, and holes.

<input type="checkbox"/> Well Maintained
<input type="checkbox"/> Adequately Maintained
<input type="checkbox"/> Poorly Maintained
<input type="checkbox"/> Not Present

Porches/Badonies*

focus on condition. Is it painted? Does it appear to be rotting? Does it appear to be well supported? Are the posts obviously damaged? does it appear safe?

<input type="checkbox"/> Well Maintained
<input type="checkbox"/> Adequately Maintained
<input type="checkbox"/> Poorly Maintained
<input type="checkbox"/> Not Present

Driveways*

Focus on surface conditions. Is it even? Is there plant growth? is it uniform in material?

<input type="checkbox"/> Well Maintained
<input type="checkbox"/> Adequately Maintained
<input type="checkbox"/> Poorly Maintained
<input type="checkbox"/> Not Present

Fencing*

Are there fences? Do they detract from the quality of the block? Are they intact? Are they obviously rusting/rotting? Are they painted?

<input type="checkbox"/> Well Maintained
<input type="checkbox"/> Adequately Maintained
<input type="checkbox"/> Poorly Maintained
<input type="checkbox"/> Not Present

What percentage of structures appear to be in good condition/not in need of repair*

<input type="checkbox"/> All
<input type="checkbox"/> Most 75-99%
<input type="checkbox"/> Many 50-74%
<input type="checkbox"/> Some 25-49%
<input type="checkbox"/> Few 1-24%
<input type="checkbox"/> None

Overall attractiveness of the Block*

Taken as a whole, looking at all the elements of the block (including the structures, open spaces, sidewalks, and street) how visually attractive is the block?

<input type="checkbox"/> Very Attractive
<input type="checkbox"/> Somewhat
<input type="checkbox"/> Somewhat Unattractive
<input type="checkbox"/> Unattractive

Submit

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