



# MATUNUCK BEACH HISTORIC RESOURCES SURVEY

Final Report SK0014PL

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“Matunuck [Beach] is like no other place in Rhode Island. Rarely can one find such a diversity of interests and activities in such a small, sometimes sleepy village setting. Matunuck [Beach]’s connection to the ocean lies at the core of its identity and remains at the center of everyday life for residents and visitors.”<sup>1</sup>

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<sup>1</sup> Town of South Kingstown, “Matunuck Village Plan Report,” October 2015, <https://www.southkingstownri.gov/DocumentCenter/View/974/Matunuck-Village-Plan-Report-PDF?bidId=>, accessed March 3, 2025, 1.

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Cover Image: The Knight-Bontecou House/Red House in the Browning's Beach Historic District

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## EXECUTIVE SUMMARY

As a coastal village in the Town of South Kingstown, Matunuck Beach's connection to the ocean informs its identity and poses its greatest threat. Increased coastal erosion and more powerful storm surges threaten buildings and infrastructure. The ocean, however, is but one piece of the community's identity. Another is the architectural character that is represented by buildings as diverse as the Matunuck Point Community Association Club House, the W.F. Segar House, and the Ocean Mist. Notably, there are only four resources in the Matunuck Beach area listed in the National Register of Historic Places: the Dewey Cottage, Theatre-by-the-Sea, Browning's Beach Historic District, and Potter Pond Archaeological District.

The Matunuck Beach Historic Resources Survey identified historic structures and districts for nomination to the National Register (NR). Resources recommended for nomination to the NR are as follows:

- Stanton-Tucker-Brent House (ca. 1720), 46 Antique Road
- Palmer House (1730), 60 Holden Road
- W.F. Segar House (1890), 1010 Matunuck Beach Road
- Susan Card House (1895), 11 Washington Street
- George Browning Farm Historic District, to include Theatre-by-the-Sea, Browning's Beach, and the Gardner Tract
- Matunuck Park Historic District (1895 et seq.)
- Matunuck Point Historic District (1923 et seq.)
- Prospect Road Historic District (1898 et seq.)

It also examined the risk to structures and developed information that property owners and the Town can use for the protection and adaptation of historic resources against the effects of coastal flooding, erosion, and sea level rise. Globally, Rhode Island is experiencing one of the fastest increases in sea level rise, posing a threat to key infrastructure such as roads and water mains.<sup>2</sup> The Rhode Island Coastal Resources Management Council (CRMC) projects 1.6 feet and 2.29 feet of sea level rise by 2050 and 2060, respectively. The risk to structures, as assessed using CRMC's STORMTOOLS, a free GIS-based online tool, was documented.

To preserve the historic, cultural, and economic value, buildings, landscapes, and infrastructure of Matunuck Beach will have to be adapted. The Project assesses the impact of flooding on private property, particularly historic buildings, and recommends treatments to help them withstand and recover from a flooding event in a manner that will preserve their historic character.

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<sup>2</sup> K.E. Kunkel, et al (Eds.), "State Climate Summaries for the United States 2022: Key Messages," NOAA Technical Report NESDIS 150. NOAA/NESDIS, Silver Spring, MD, <https://climatechange.ri.gov/sites/g/files/xkgbur481/files/documents/noaa-climate-rhode-island-state-summary.pdf>, accessed March 3, 2025.

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## INTRODUCTION

Matunuck Beach is an unincorporated community in the southeast corner of South Kingstown. Its cultural, social, and economic life is intricately linked to Potter Pond and Block Island Sound. The loosely-defined Matunuck Beach Village is the center of the community; around it are residential enclaves that an area of scattered houses to the west and densely built sections to the north and east.

In 2015, the City of Newport and the Rhode Island Historical Preservation and Heritage Commission commissioned a [statewide evaluation](#) (*2015 Historic Coastal Communities Study*) of the flood hazard to historic coastal properties. An important finding was that historic buildings are largely exempt from building and zoning codes designed to mitigate against flood damage, *if* “the building or structure retains its historical and architectural integrity and its National Register or historical designation status is not jeopardized.”<sup>3</sup> The report did not evaluate future risks associated with sea level rise, but it did recognize that as the sea rises, so too will the number of historic resources at risk from flooding.

Coastal erosion and flood events in Matunuck Beach have intensified over the last decade. The Town of South Kingstown has taken measures to mitigate the damage by installing boulders and sea walls along portions of the coast. Projections and GIS mapping of the area suggest that Matunuck Beach Village, Browning’s Beach, and other nearby coastal areas will be subject to considerable flooding impacts as the sea level rises.

In 2023, the Town of South Kingstown was awarded a Certified Local Government grant for a survey/resurvey of historic structures in the area in and around Matunuck Beach Village and the Browning’s Beach Historic District (NR, 1997). The last survey of historic resources in the Matunuck area was conducted in 1984 and published in the state’s *Historic & Architectural Resources of South Kingstown, Rhode Island: A Preliminary Report (1984 Report)*.<sup>4</sup>

The Matunuck Beach Historic Resources Survey (“the Project”) was designed by the Town’s Planning Department and the South Kingstown Historic District Commission to assist them in identifying at-risk structures and to develop information that helps property owners and the Town plan for the protection and adaptation of historic resources against the effects of coastal flooding, erosion, and sea level rise. The Project analyzed buildings on more than 300 parcels to determine which could be eligible for listing in the National Register of Historic Places. 54 Historic Building Data Sheets (HBDS) were created and will be filed at the Rhode Island Historical Preservation and Heritage Commission (RIHPHC).

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<sup>3</sup> Youngken Associates, *Historic Coastal Communities and Flood Hazard: A Preliminary Evaluation of Impacts to Historic Properties* (Rhode Island Historical Preservation and Heritage Commission and City of Newport, Rhode Island, August 31, 2015), 4.

<sup>4</sup> Rhode Island Historical Preservation & Heritage Commission, *Historic and Architectural Resource of South Kingstown, Rhode Island: A Preliminary Report*, Rhode Island Historical Preservation & Heritage Commission, 1984, available at the Peace Dale Public Library or at [https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs\\_zips\\_downloads/survey\\_pdfs/south\\_kingstown.pdf](https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs_zips_downloads/survey_pdfs/south_kingstown.pdf), accessed March 4, 2025.

One goal of the Project was to update the data identified in the *1984 Report* by evaluating changes to previously identified historic resources as well as to identify additional historic properties. The second objective of the Project was to determine potential impacts of sea level rise on historic properties in the Project Area and to consider how historic buildings can be adapted to mitigate flood damage while preserving historic integrity.

This report will allow the South Kingstown Historic District Commission (HDC) to identify at-risk structures and develop information to help owners and the Town plan for the protection and adaptation of historic resources against the effects of coastal flooding, erosion, and sea level rise.

Required Project deliverables:

- A narrative report
- 50 historic building data sheets (HBDS)
- 1-2 photographs of each surveyed property
- An Excel spreadsheet listing all surveyed properties
- A PowerPoint presentation for public meetings



Figure 1. Project Area Map provided by the Town of South Kingstown Planning Department

The following summary of previous preservation and planning efforts conducted by the State of Rhode Island provides some context for the historic resources survey portion of the Project.

## The National Register of Historic Places

The National Register of Historic Places is the nation's official list of historic sites deemed worthy of preservation.<sup>5</sup> Established by the National Historic Preservation Act of 1966, it is administered by the National Park Service, an agency within the U.S. Department of the Interior. The National Register contains over 1.8 million properties, with about 95,000 listed individually and the rest as contributing resources within historic districts. It includes buildings, structures, objects, sites, and districts significant to American history, architecture, archeology, engineering, and culture.

The purposes of the National Register are to:

- Identify and evaluate historic and archaeological resources.
- Coordinate public and private preservation efforts.
- Provide recognition to significant properties.
- Encourage preservation of historic properties.

Listing in the National Register:

- Offers potential eligibility for federal tax incentives for income-producing buildings.
- Provides consideration from federally funded, licensed, or permitted activities.
- Does not restrict private property owners' rights or impose obligations.

To date, more than 17,500 historic properties in Rhode Island have been listed in the National Register. In the Project Area, these include the Dewey Cottage/Admiral Dewey Inn, Browning's Beach Historic District, Theatre-by-the-Sea and the Potter Pond Archaeological District. The Stanton-Tucker-Brent House, 46 Antique Road, has been deemed eligible for listing, but has not been nominated.

## The State Survey

The Rhode Island Historical Preservation & Heritage Commission (RIHPHC) is the office of State government responsible for identifying and protecting historic properties.<sup>6</sup> One of their tools is the State Survey, which began shortly after the passage of the National Historic Preservation Act in 1966. The State Survey locates, records, and evaluates Rhode Island's historic places. Since its inception, RIHPHC has produced 58 survey publications (also known as survey reports) covering each of the state's 39 towns, several historic neighborhoods, and specific thematic studies.

South Kingstown was first surveyed in 1974-1975; in 1982-1983, the RIHPHC returned to South Kingstown for another survey and published *Historical and Architectural Resources of South*

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<sup>5</sup> National Park Service, "National Register of Historic Places," <https://www.nps.gov/subjects/nationalregister/index.htm>, accessed March 1, 2025.

<sup>6</sup> The Commission originated as the Rhode Island Historical Preservation Commission (RIHPC) in 1968 and was renamed the Rhode Island Historical Preservation & Heritage Commission (RIHPHC) in 1995. RIHPHC will be used through this report to maintain consistency.

*Kingstown: A Preliminary Report* in 1984. Field survey information was recorded on Historic Building Data Sheets (HBDS, also known as “survey forms”) filed at the RIHPHC (fig. 3).<sup>7</sup>

The *1984 Report* includes:

- An inventory of historic buildings and sites in the town
- Photographs and descriptions of properties with architectural, visual, cultural, or historic significance
- Historical context for the town's development, including information on:
  - Prehistoric Native American occupation
  - European settlement in the 17th century
  - The Narragansett Planters of the 18th century
  - 19<sup>th</sup> and early 20<sup>th</sup> century architecture
- Development history of various villages and settlements, including Matunuck

It serves as a valuable resource for researchers and residents interested in South Kingstown’s architectural and historical resources and has played a crucial role in informing preservation efforts and guiding decisions affecting the town’s cultural heritage. The State Survey and report are also used by the RIHPHC to support the process of nominating properties to the National Register.

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<sup>7</sup> Rhode Island Historical Preservation Commission, “Historic Building Data Sheet” collection, 1972-1983, on file at the Rhode Island Historical Preservation and Heritage Commission.

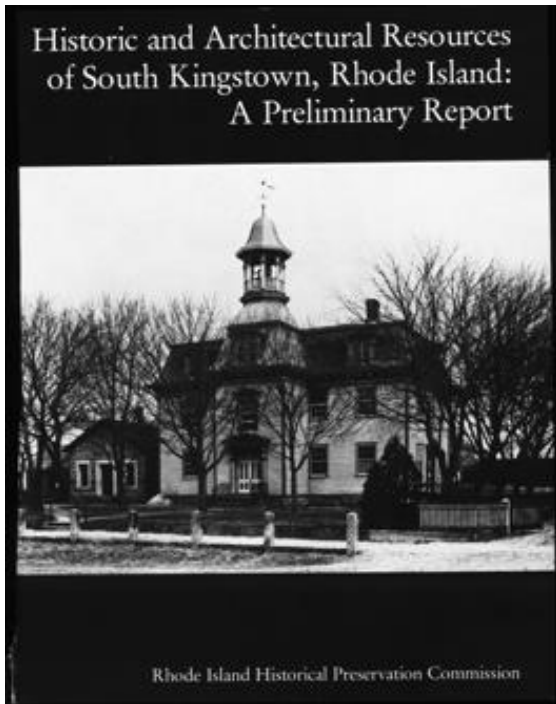


Figure 2. Cover of 1984 Report

HISTORIC BUILDING DATA SHEET RHODE ISLAND STATEWIDE SURVEY PHASE 1		COUNTY Washington		
PLAT _____ LOT _____		CITY/TOWN South Kingstown		
VILLAGE - Matunuck		ROAD Matunuck Beach Rd		
OWNER _____	KNOWN AS W.F. Segar House	MAP NO. 32		
PRESENT USE Summer Home	PHOTO NO. WSK 7-4,5; 15-19 (105)	PRIORITY		
LAND USE Summer Res / Rec.	ORIGINAL USE Summer Home			
STYLE LV Gothic/Shingle	ARCHITECT _____			
CONDITION good	CONSTRUCTION DATE c. 1890			
REMODELING minor	SOURCE OF DATE _____			
DESCRIPTION: STORIES 2 1/2 floors	HISTORY: MAPS _____			
ROOF wood shingle, gable	1870 _____			
CHIMNEYS 1 small brick, eight-sided, on ridge	1855 - W.F. Segar			
FOUNDATION _____	OLD PHOTOS _____			
WALL COVER wood shingle	SOURCE _____			
ENTRANCE _____	OTHER: Owned for many years by Andrew family. Bld as summer house by W.F. Segar. House to rear bld by Soldiers			
WINDOWS _____	OTHER: wrap around porch supported on cast-iron pillars. Square 4-story tower in front			
OUTBUILDINGS wd shingle garage at rear right	REFERENCES/BIBLIOGRAPHY _____			
SITE/LANDSCAPE grassy lot behind elevated cobble stone wall - view of ocean				
ARCHITECTURAL VALUE 3	HISTORIC VALUE _____			
SURVEYOR W.F.	DATE OF INSPECTION 10/75			

Figure 3. 1975 Survey Form (HBDS) for 1010 Matunuck Beach Road

## South Kingstown Historic District Commission

The South Kingstown Historic District Commission (HDC) was established under Section 4930 of the Town Charter. It is made up of volunteers appointed by the Town Council.

*The purpose of the Historic District Commission is to promote historic preservation in the Kingston Historic District. The Commission reviews plans for construction, demolition, relocation, and exterior alterations of structures located in the designated historic district as well as plans for alterations to historic cemeteries. The Commission also serves in an advisory capacity to the Planning Board and the Town Council on historic preservation issues.<sup>8</sup>*

In its capacity as an advisory body, the HDC is supporting and advising on this survey of Matunuck Beach's historic resources.

<sup>8</sup> Town of South Kingstown, "Historic District Commission," <https://www.southkingstownri.gov/313/Historic-District-Commission>, accessed March 3, 2025.

# PROJECT GOALS AND METHODOLOGY

## Project Goals

Two primary goals led to development of the methods used during the survey:

1. evaluating properties for their eligibility for listing in the National Register (NR)
2. developing a short list of properties for which Historic Building Data Sheets would be created

## Methodology

### Step 1: Define the Survey Area

A survey is a process of gathering data on a community's resources. It included on-the-ground fieldwork, planning, background research, organization, and presentation of findings. The most basic product of a survey is the development of an inventory with information on architecturally and/or culturally significant properties. Due to the limited scope of the Project, the survey focused primarily on architectural significance. Limited background research on individual properties was completed.

The Project Area was defined by the HDC (fig.1) as roughly bounded by Cards Pond Road and Antique Road to the north, Block Island Sound to the south, Moonstone Beach Road to the west, and Potter Pond to the east. It includes the Prospect Road peninsula, Gardner Island, and the Ninigret Road/Peninsula Road/Ocean Avenue area. The HDC excluded Roy Carpenter's Beach and Mary Carpenter's Beach due to the large number of buildings within each and the limited budget for the Project. The HDC was also interested in knowing the status of three very early properties lying outside the Project Area, specifically 46 Antique Road, 65 Blackberry Hill Drive, and 310 Matunuck School House Road. Because there had never been a comprehensive survey of the area, it was determined that the initial Survey Area would include Antique Road, the Blackberry Hill subdivision, and the area immediately north of Cards Pond Road. The Project focused on above ground resources and did not evaluate archaeological resources.

### Step 2: Identifying Properties 50+ Years Old

The Town provided a spreadsheet containing 659 parcels, many of which were outside the Survey Area or vacant. The first task was to determine which of the 659 properties would be evaluated for their potential eligibility for listing in the National Register (NR).<sup>9</sup> The list was filtered to eliminate properties that were less than fifty years old, vacant, and/or outside the Survey Area.

This resulted in 303 parcels with primary structures<sup>10</sup> that were potentially eligible *by age* (built before 1976) for the NR.

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<sup>9</sup> The National Park Service generally only lists properties in the National Register if they are more than fifty years old (with exceptions), retain their historic integrity, and have significance.

<sup>10</sup> If there is more than one building on a parcel, the primary structure will be the one that is most important in conveying the historic character of the parcel and for which the construction date is record in the town's GIS parcel database. Secondary structures are less critical in contributing to historic character.

### Step 3: Initial Reconnaissance Survey

This step sought to identify properties that appeared to have sufficient integrity, meaning they had limited changes to their exteriors from their historical appearance or materials, to make them eligible by *age and integrity* for the NR, either individually or as part of a historic district.

The National Register uses seven characteristics to evaluate integrity: location, design, setting, materials, workmanship, feeling, and association.<sup>11</sup> The location was assumed to be original unless information was found to the contrary. To assess the other six characteristics of integrity, six features of buildings were evaluated: massing, scale, siding, trim, windows, and porches. In general, if more than three of these features were significantly altered, the building was evaluated as not having sufficient integrity for NR listing.

To do an initial evaluation of integrity, a reconnaissance survey was undertaken to gain an understanding of the Survey Area's resources in general and to develop a basis for organizing further fieldwork. The reconnaissance survey included a windshield survey, made by driving and walking around the area, a review of tax card images for those properties not visible from a public right-of-way, and a study of the data to affirm construction dates. Following the reconnaissance survey, the list of potential properties for which an HBDS would be developed was narrowed to exclude all properties built after 1940, resulting in a total of 136 parcels. This decision was based on the desire by the HDC to focus the Project on the oldest properties in the area.

A representative of the HDC participated in this step.

A status was assigned to each property based on this surface level evaluation of integrity:

- Though many would not be investigated further, each surveyed property was assigned a status of contributing ("C"), non-contributing ("NC"), or more information is needed.
- Where more information was needed, the property was assigned a status of potentially contributing ("C?"), potentially non-contributing ("NC?"), or undetermined ("?").

This step resulted in the following information:

- 177 contributing and 21 potentially contributing properties were identified.
- 124 non-contributing and 14 potentially non-contributing properties were identified.
- 14 had an undetermined status

### Step 4: Semi-intensive Reconnaissance Survey

To further narrow the list of properties for which an HBDS would be developed, the next reconnaissance survey was somewhat more intensive, with a closer focus on the integrity of the 136 structures built prior to 1940. Those properties that were referenced in the *1984 Report*, listed in the NR, included in the RIHPHC Statewide Historic Properties Database and/or of special interest to the HDC were put at the top of the list for an HBDS and closer scrutiny regarding their integrity.

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<sup>11</sup> National Park Service, "How to Apply the National Register Criteria for Evaluation," 1990, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf), accessed May 4, 2025.

This step resulted in the following information:

- 98 contributing and 9 potentially contributing properties were identified.
- 26 non-contributing and 2 potentially non-contributing properties were identified.
- 1 had an undetermined status

Representatives from the RIHPHC participated in a windshield survey and a closer examination of specific resources during this step.

#### Step 5: Identifying Potential Properties for an HBDS

To build a list of 50 properties for which an HBDS form would be completed, the process was iterative, with properties being added or removed as new information was discovered. The list was developed using the following steps.

- Started with all buildings referenced in the *1984 Report*, listed in the NR, included in the RIHPHC Statewide Historic Properties Database, and/or that were of special interest to the HDC.
- Examined all sixteen pre-1900 properties with sufficient integrity simply because they are the oldest.
- Made a closer visual examination of buildings.
- Examined photographs, maps, aerial photographs, and other documents to compare changes, when possible.

Leeway was granted by the HDC to the surveyor as to which properties would have an HBDS completed. The process described above resulted in a list of 73 properties for which an HBDS *might* be completed.

For each of the 73 properties, the following products were created.

- Each primary and secondary structure, when visible from the right-of-way, was photographed.<sup>12</sup>
- The plat, lot, street address, age of building, architectural style, photograph number, RIHPHC ID Number, and any other name or date information included in the survey report or NR nominations was recorded on a spreadsheet (Appendix B).

To determine the final list of 50 HBDS forms to be prepared, the risk of flooding was examined.

#### Step 6: Assess Climate Risks and Finalize List for HBDS

Next, the [STORMTOOLS](#) Coastal Environmental Risk Index (CERI)<sup>13</sup> was used to assess how properties would be impacted by a 100-year storm (1% annual chance) at each level of Sea Level

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<sup>12</sup> There were more than a dozen properties not visible from the right-of-way, but access to private property was sometimes granted.

<sup>13</sup> Rhode Island Coastal Resources Management Council, Rhode Island STORMTOOLS, <https://stormtools-mainpage-crc-uri.hub.arcgis.com/>, accessed March 2, 2025. STORMTOOLS is a method to map storm inundation at various levels of sea level rise and various storm scenarios. It can be used to assess risk to structures from climate related flooding effects for individual parcels.



Rise (SLR) from 0 to 10 feet. The risk to a building's structure, using CERI risk factors,<sup>14</sup> was noted (Appendices A, B).

Using these criteria, the list of HBDS properties was further refined, as follows.

- All properties previously referenced in the *1984 Report*, listed in the NR, included in the RIHPHC Statewide Historic Properties Database, and/or of special interest to the HDC were included.
- Properties not in the aforementioned list with *no* or *moderate* risk in the worst cases were not included.
- Where there was more than moderate risk, if there were two primary dwellings on a parcel, each would have its own HBDS. These included 11A/B Atlantic Avenue, 358C/D Cards Pond Road, and 392B/C Cards Pond Road.
- For legal parcels with a primary and a secondary dwelling, one HBDS was prepared.

Additionally, acknowledging the fact that the Project would likely need more than 50 HBDS forms, the HDC recommended preparing a narrative update (not an HBDS) for Theatre-by-the-Sea, which contains multiple buildings. That narrative is incorporated into this report. In total, 54 survey sheets were produced (Appendix B).

Using the data assembled in the above steps, maps were created to show the age, status as historic resources (contributing or non-contributing), and CERI building risk. (Appendix C, Maps 2 and 3). Water inundation levels projected for a 100 year storm event at SLR3 and SLR7 are also shown.<sup>15</sup>

#### Step 7: National Register Evaluation

Finally, properties or areas deemed eligible for National Register were identified. With limited research, the “eligibility” was limited to criteria which could easily be discerned. Further research may yield information that supports or refutes this analysis.

Historical records, maps, photographs, and oral histories were examined at the South County History Center to understand when resources were built, moved, lost, or altered. Online newspapers were searched through the [South Kingstown Public Library](#). Additional fieldwork was conducted to confirm previously gathered data and to take additional photographs. Finally, research in South Kingstown's Land Evidence Records surfaced information about historic subdivisions.

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<sup>14</sup> Malcolm L. Spalding, et al, STORMTOOLS, Coastal Environmental Risk Index (CERI) Risk And Damage Assessment App, <https://www.mdpi.com/2077-1312/8/2/129>, accessed March 3, 2025. SLR0 is the year in which the projections are grounded. “Inundated” means the property will be below mean sea level, or the average height of the ocean's surface.

<sup>15</sup> SLR3 and SLR7 were chosen by the author in collaboration to the GIS Administrator due to their ability to convey information on a complex map.

Maps (Appendix C) were produced to show the construction dates of extant resources and whether they are contributing, non-contributing, or vacant.<sup>16</sup> Contributing resources were indicated with hatch marks.

Parcels were color coded to show periods of construction. The earliest period, ending in 1894, was chosen for several reasons. First, within the Project Area, there is a large gap in extant structures erected between 1820 and 1895. Second, in 1895, the Matunuck Park Plat was filed, and 11 Washington Street was erected, marking the beginning of Matunuck Beach's transformation from a primarily agrarian landscape into a beach resort community. The latest period, beginning in 1976, was chosen as a cut-off for potentially contributing resources because they have reached the age generally required for listing in the NR.

#### Step 8: Reporting and Review

All information was analyzed to develop the findings and recommendations presented in this report. Initial findings were presented to the South Kingstown HDC in January 2025.

All work products (photographs, spreadsheets, maps, project report) were submitted in draft form to the Town of South Kingstown and to RIHPHC for review and comment before being finalized. A final presentation will be delivered at a public meeting in Summer 2025.

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<sup>16</sup> Note: The use of “contributing” within this report and in the accompanying spreadsheets indicates that the resource is more than fifty years old and has sufficient integrity for a resource of that age.

## DEVELOPMENTAL HISTORY

The Narragansett tribe occupied what is now South Kingstown before English colonization. In 1658, the Pettaquamscutt Purchase effected the transfer of 49 square miles of land from the Narragansett to a group of colonists.<sup>17</sup> For centuries, the Matunuck area was farmed and fished by native people and those who came later, with few houses scattered throughout the area.<sup>18</sup> The earliest known maps of the area, made in 1857 (fig. 4)<sup>19</sup> and 1862<sup>20</sup> by H.F. Walling and in 1870 by D.G. Beers<sup>21</sup> show only a handful of houses in the area, all set near ponds or in the middle of large farms. Uses of the land began changing in the mid-19th century, when going to the beach became a recreational activity.<sup>22</sup> By 1855, a “new road” (now known as Matunuck Beach Road)



Figure 4. Walling Map, 1857, Detail with Project Area outlined in red. Collection of the South County History Center.

<sup>17</sup> South County History Center, “History and Mission,” <https://southcountyhistorycenter.org/history-and-mission>, accessed March 3, 2025.

<sup>18</sup> Town of South Kingstown, “Matunuck Village Plan Report,” October 2015, 4.

<sup>19</sup> H.F. Walling, *Map of the Town of South Kingstown, Washington County, Rhode Island, From actual surveys under the direction of Henry F. Walling* (Philadelphia, PA: Richard Clark, 1857), collection of the South County History Center.

<sup>20</sup> H.F. Walling, *Map of the State of Rhode Island and Providence Plantations* (New York: John Douglass, 1862), collection of the South County History Center.

<sup>21</sup> D.G. Beers, *Map of South Kingstown, Washington County*, in D.G. Beers & Co. *Atlas of the State of Rhode Island and Providence Plantations from Actual Surveys and Official Records* (Philadelphia: D.G. Beers & Co., 1870), collection of the South County History Center.

<sup>22</sup> Lucy Hodgson Robinson, “Winter People Don’t Go to the Beach” (Master’s thesis, New York University, 1988), 11.

had been built along the coast, ending at Little Comfort Farm, with a public driftway continuing along the beach, as shown in an 1895 map (fig. 5).<sup>23</sup>

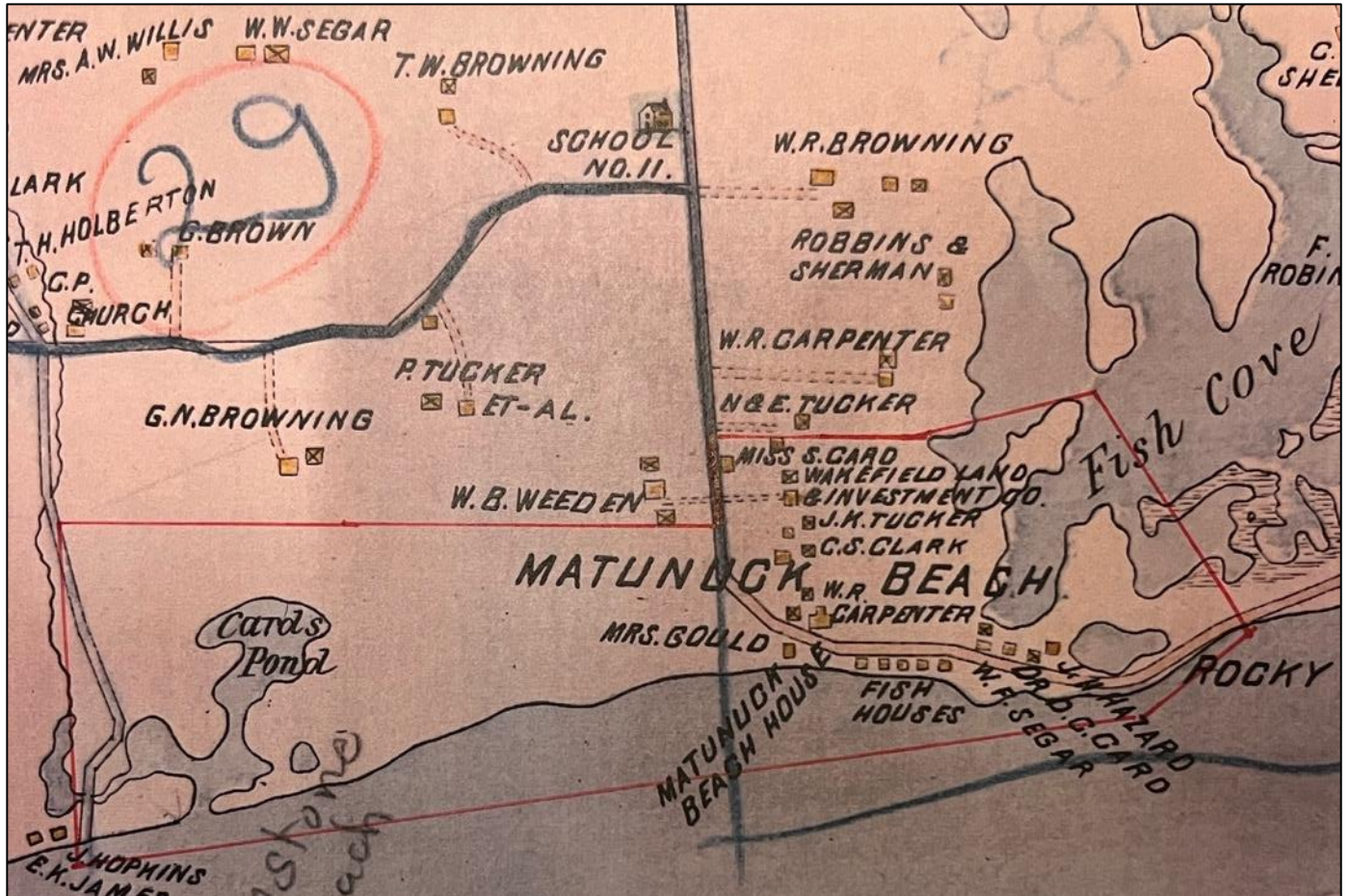


Figure 5. Everts & Richards Map, 1895, Detail with Project Area outlined in red. Collection of the South County History Center.

<sup>23</sup> Everts & Richards, *New Topographical Atlas of Surveys, Southern Rhode Island* (Philadelphia: Everts & Richards, 1895), collection of the South County History Center. The extension of the roadway is shown in Town of South Kingstown, “Little Comfort Farm,” Land Evidence Records, Book 8, Page 25, April 1855. The solid double line ending above “Segar Beach” in figure 4 is shown in the 1855 survey as “End of New Road.” The dashed double line is a driftway across Little Comfort Farm, as shown in the 1855 survey.



Figure 6. “Browning’s Ocean Star Cottage, Matunuck, R.I.,” Postcard, early 20th century, from the Historic Matunuck Postcards digital collection, South Kingstown Public Library.

While Matunuck Beach was never as popular with vacationers as nearby Narragansett, which by 1876 saw a rail spur from Kingston, it enjoyed regular seasonal visitors, as many as 500 per day who arrived by carriage from the train station in Wakefield.<sup>24</sup> Summer colonies developed there as they did at “most spots along the New England coast, [following] a sequential pattern of boarding houses, hotels, and private summer cottages.”<sup>25</sup> These three phases overlapped in Matunuck Beach. Hotels were built as early as 1873, and longtime farm families began opening their homes to visitors. In 1891, local resident George Browning first welcomed summer visitors to his farmhouse, named the Ocean Star Cottage (fig. 6).<sup>26</sup>

With hundreds of people traveling to Matunuck Beach each summer, land speculators and resident property owners saw an opportunity to develop farmland into house lots. Over time, summer stays transitioned to year-round living and parts of the Matunuck Beach area became densely developed.

The following narrative describes several of the development plats in coastal Matunuck as well as some of the infrastructure improvements needed to facilitate the increased pace of development. All of the streets that currently exist within the Project Area were built by the 1950s, with most being built prior to 1940.

### Matunuck Park

The first major land development effort was a project of the Wakefield Land and Investment Company which was chartered in 1895 and promptly filed the Matunuck Park plat with the Town (fig. 7).<sup>27</sup> It mapped out house lots between Matunuck Beach Road and Segar Cove, with new streets named Lake Avenue, Park Avenue, Atlantic Avenue, Central Street, and Cove Street. The Matunuck Beach Road had been paved with macadam by that time, making it easier for summer visitors to travel the long distance from places inland.<sup>28</sup> Many lots were sold in 1896,

<sup>24</sup> Vivienne Lasky and Robert O. Jones, “Dewey Cottage,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1992), section 8, page 7.

<sup>25</sup> Rhode Island Historical Preservation Commission. *Historic and Architectural Resources of Block Island, Rhode Island*, 1991, 8, [https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs\\_zips\\_downloads/survey\\_pdfs/blockisland.pdf](https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs_zips_downloads/survey_pdfs/blockisland.pdf), accessed March 4, 2025.

<sup>26</sup> “Browning’s Ocean Star Cottage, Matunuck, R.I.,” early 20<sup>th</sup> century, Historic Matunuck Postcards digital collection, South Kingstown Public Library, <https://skpubliclibrary.omeka.net/items/show/557>, accessed February 19, 2025.

<sup>27</sup> *Narragansett Times*, July 5, 1895, 1.

<sup>28</sup> *Ibid.*, 8.

while others were not sold until well into the twentieth century. A chapel (not extant), a boat house at the end of Park Avenue (not extant), a hotel (the Dewey Cottage), and several summer cottages were erected between 1897 and 1898.<sup>29</sup>

Surviving images and early extant buildings display a diversity of architectural styles that were popular at the turn of the twentieth century - Queen Anne, Colonial Revival, Folk Victorian – but most were vernacular, that is to say they were rooted in local tradition and craftsmanship. Buildings were built of wood, usually with covered porches, with wood clapboard or shingle siding, set on stones or bricks. Most were one or two stories, though rooming houses like the Park Hotel and Dewey Cottage were larger.

**SAFE INVESTMENT WITH THE WAKEFIELD LAND AND INVESTMENT COMPANY.**  
 In BUILDING LOTS at "MATUNUCK PARK, Near MATUNUCK BEACH, Rhode Island.

Size of Lots, 50 x 112 ft. Avenues and Streets 40 ft. wide. Have just erected a new Hotel, Chapel, Boat House, and a good number of neat Summer Cottages have been erected. While the war with Spain has caused an increase with many from leaving all some of our shore resorts, the sales and building at Matunuck has continued to increase.

For further information apply to  
**T. A. GARDNER, President,**  
**GEO. A. KROENER, Jr., Sec. and Treas.**  
 OFFICE, 77 STATE ST. Wakefield, R. I.

Terms Easy. Discount for Cash and if built upon. Prices Advancing.

Figure 7. Advertisement for Matunuck Park, Narragansett Times, August 12, 1898.

House builder Wanton R. Card had set up shop in Matunuck Park by 1899. He frequently advertised his services in the pages of the Narragansett Times. Card’s advertisement printed July 21, 1899, noted that the Park Agency was selling and renting summer cottages with a “five minutes’ walk to a Bathing Beach.”<sup>30</sup>

Matunuck Park enjoyed a cohesive community feel.<sup>31</sup> Amenities like the boat house and a non-denominational chapel provided gathering spaces. In 1905, new construction included Terrence M. O’Reilly’s summer home “Breffni Castle” (extant, 188 Lake Avenue) near Segar Cove and a house designed to resemble a Japanese pagoda (not extant) on Matunuck Beach Road (fig. 9).

<sup>29</sup> *Ibid.*, August 19, 1898, 6.

<sup>30</sup> *Ibid.*, July 21, 1899, 3.

<sup>31</sup> *Ibid.*, September 10, 1897, 5.

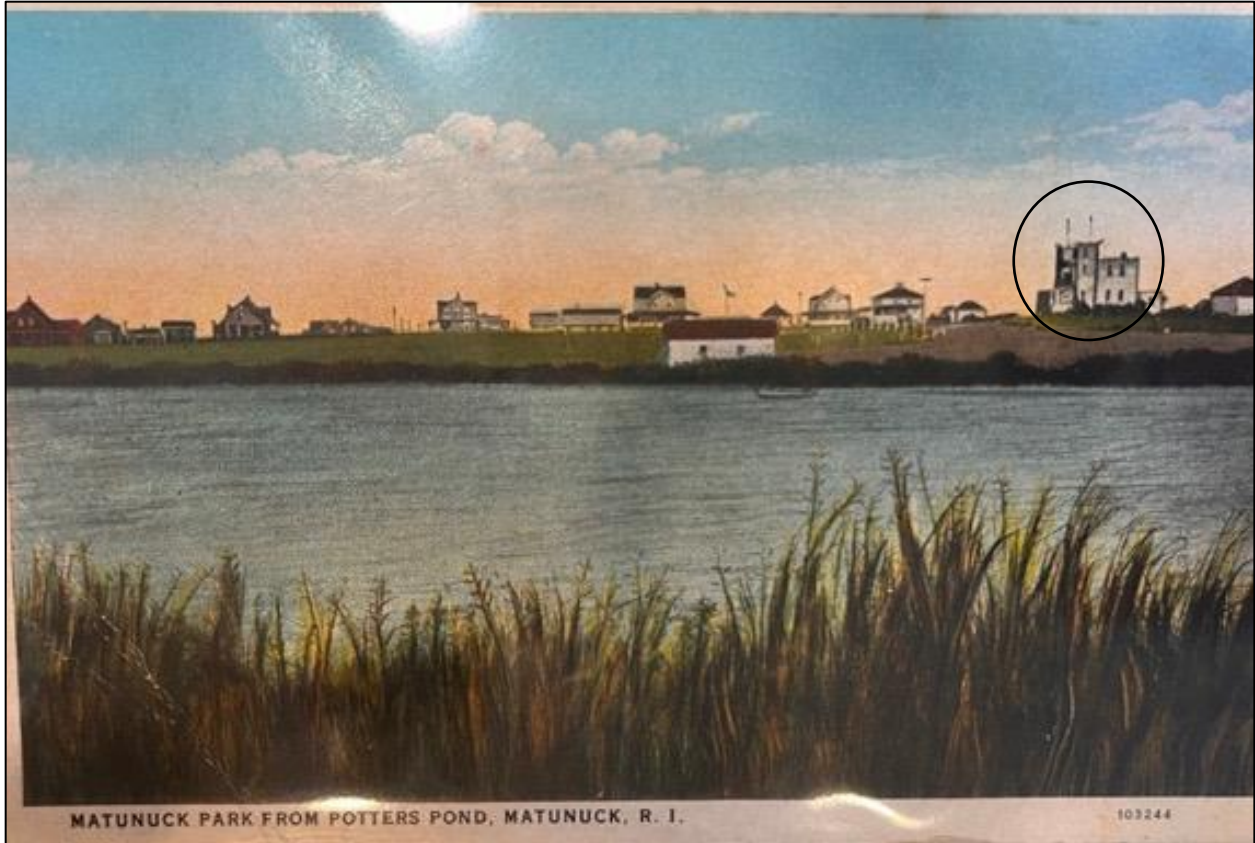


Figure 8. "Matunuck Park from Potters Pond, Matunuck, R.I.," Undated postcard, facing west across Segar Cove, showing Breffni Castle (circled), collection South County History Center.



Figure 9. Matunuck Park, 1916 photograph, looking east from the Lower Weeden Farmhouse (now 65 Blackberry Hill Drive), showing Allview Cottage (Barney's Pagoda), Park Hotel, Clark House, Briggs Cottage, and Dewey barn and Cottage (left to right), collection South County History Center.

### Cards Pond Road Area

Across from Matunuck Park, a road was laid out in 1897 across properties owned by the Church, Browning, Tucker, and Weeden families, respectively, to connect the Matunuck Beach Road and the road now known as Moonstone Beach Road (fig. 10).<sup>32</sup> It was named Cards Pond Road in 1938. In the early twentieth century, the old farms were subdivided. South of Cards Pond Road, they would be subdivided as follows, from west to east, as follows:

- The Church property is now owned by a few private entities.
- The Browning property was purchased by several families and further subdivided. The area known as Browning's Beach and the site of Theatre-by-the-Sea are on former Browning land.
- The former Tucker property is now Roy Carpenter's Beach.
- The former Weeden property is now partially owned by the Town of South Kingstown and the Willow Dell Beach Club.

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<sup>32</sup> G.T. Lanphear, Surveyor, "Map of Proposed Highway in the Town of South Kingstown, R.I. Running Westerly from the Matunuck Road," May 1897, South Kingstown Land Evidence Records, Plat Book 2, Page 96.



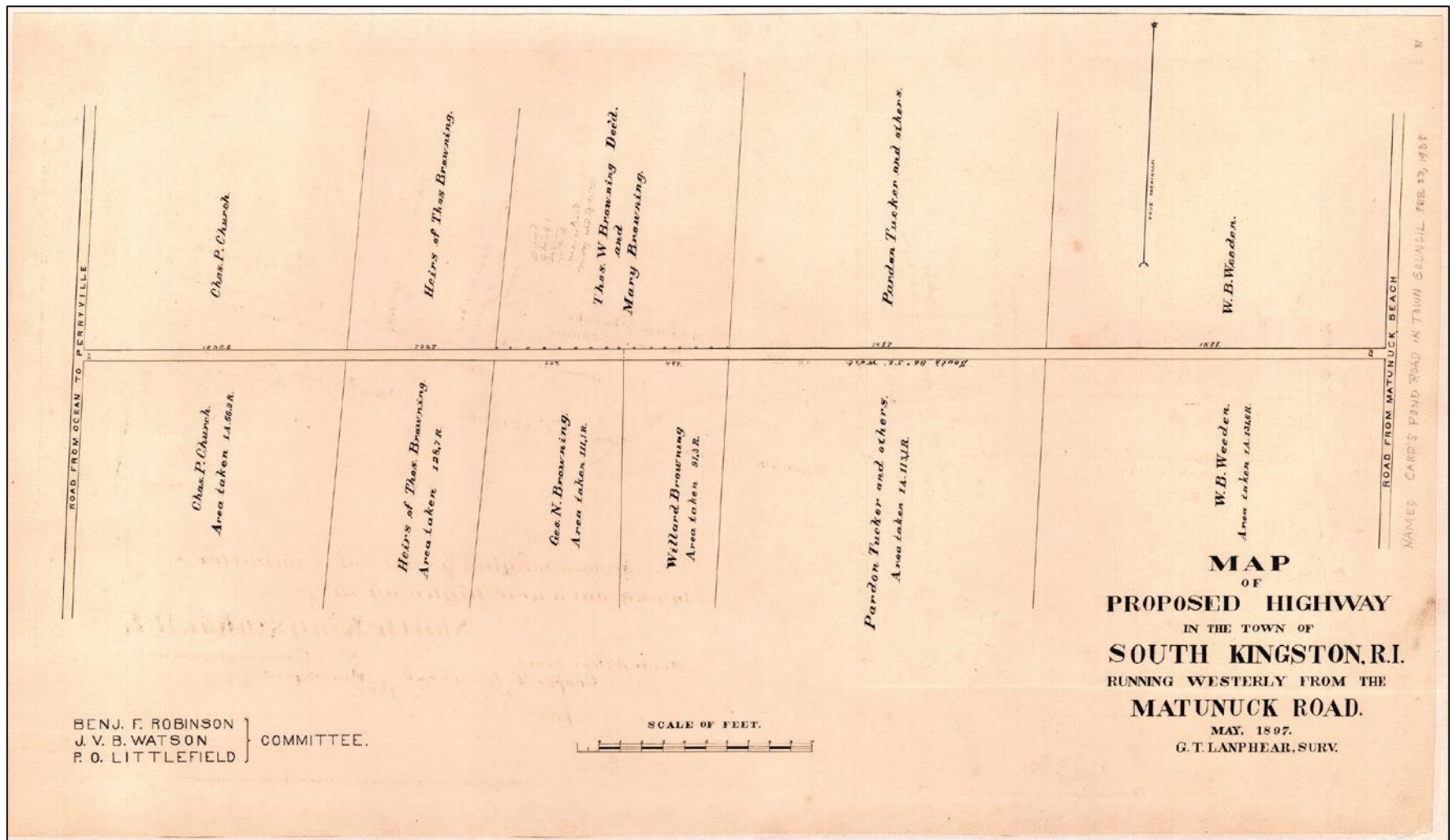


Figure 10. G.T. Lanphear, Surveyor, "Map of Proposed Highway in the Town of South Kingstown, Running Westerly from the Matunuck Road," May 1897. South Kingstown Land Evidence Records, Plat Book 2, Page 96.

## Matunuck Point

In 1923, Samuel Davis commissioned a survey of Matunuck Point (fig. 12), the land at the east end of Matunuck Beach Road, with lot sales and construction beginning immediately afterward. In 1924, the Town improved the roadway onto Matunuck Point, an area that was known as Little Comfort Farm, and abandoned a portion of the driftway that was mapped in 1855 (fig. 11).<sup>33</sup> In 1925, the plat was filed, and lot sales increased in frequency. The development pattern there differed from Matunuck Park, typically with larger lot sizes, minimum required construction costs of \$3,000, and front setbacks a minimum of 25 feet from the road.<sup>34</sup>

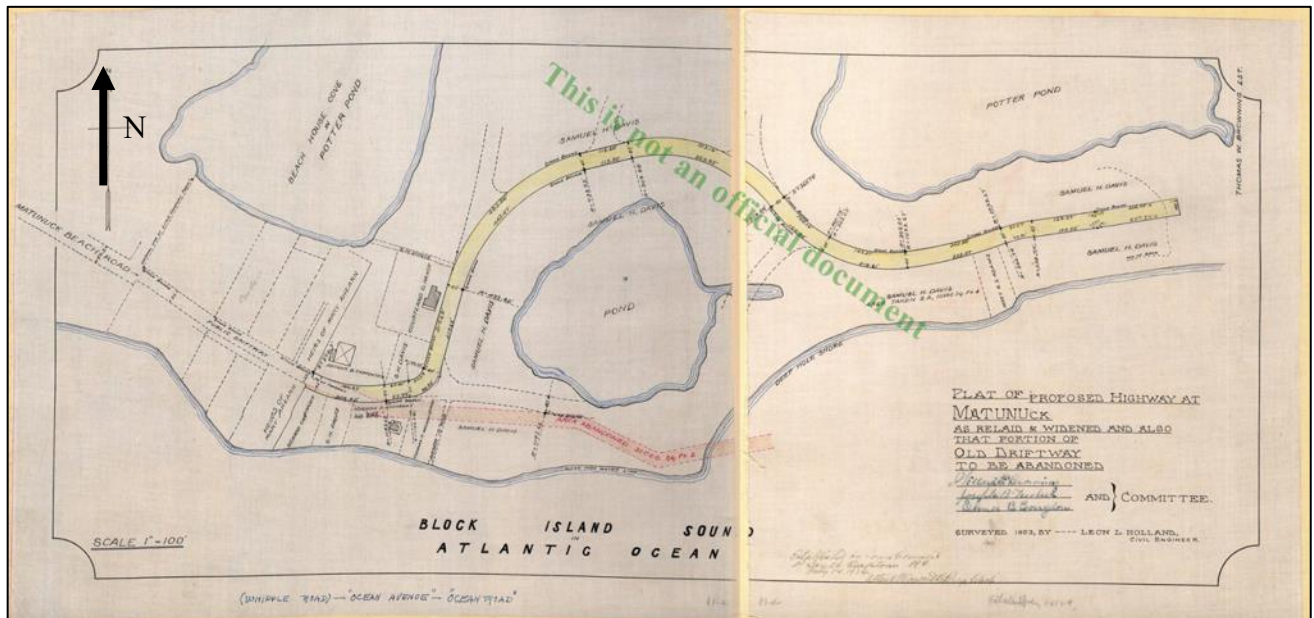


Figure 11. Leon L. Holland, Civil Engineer, “Plat of Proposed Highway at Matunuck as Relaid and Widened and Also That Portion of Old Driftway to Be Abandoned,” 1923, South Kingstown Land Evidence Records, Plat Book 6, Page 456.<sup>35</sup>

<sup>33</sup> *Narragansett Times*, July 1, 1927, 7. The plat is alternately called Little Comfort Plat, Highland Meadows Plat, and Matunuck Point Plat. In 1923, it was advertised as Highland Meadows, property that had been owned by Arthur Carpenter. The July 1, 1927, article referred to the area as Little Comfort Farm, “once owned by Hoxsie Hazard.” More research is needed to determine if Hazard lived in the house at 18 Ocean Avenue, which the Town Assessor records as being built in 1740, and which appears on the 1857 and 1862 Walling maps as “J.P. Sherman” and as “J.H. Hazard” on the 1870 Beers map. Little Comfort Farm is not to be confused with Little Comfort Island, near Point Judith.

<sup>34</sup> *Ibid.*

<sup>35</sup> This map was created in 1923, the same year as the Davis survey of Matunuck Point. The map demonstrates the simultaneous investment in roads and private land development. It also shows that Davis did not own all of the land in the Matunuck Point Plat.

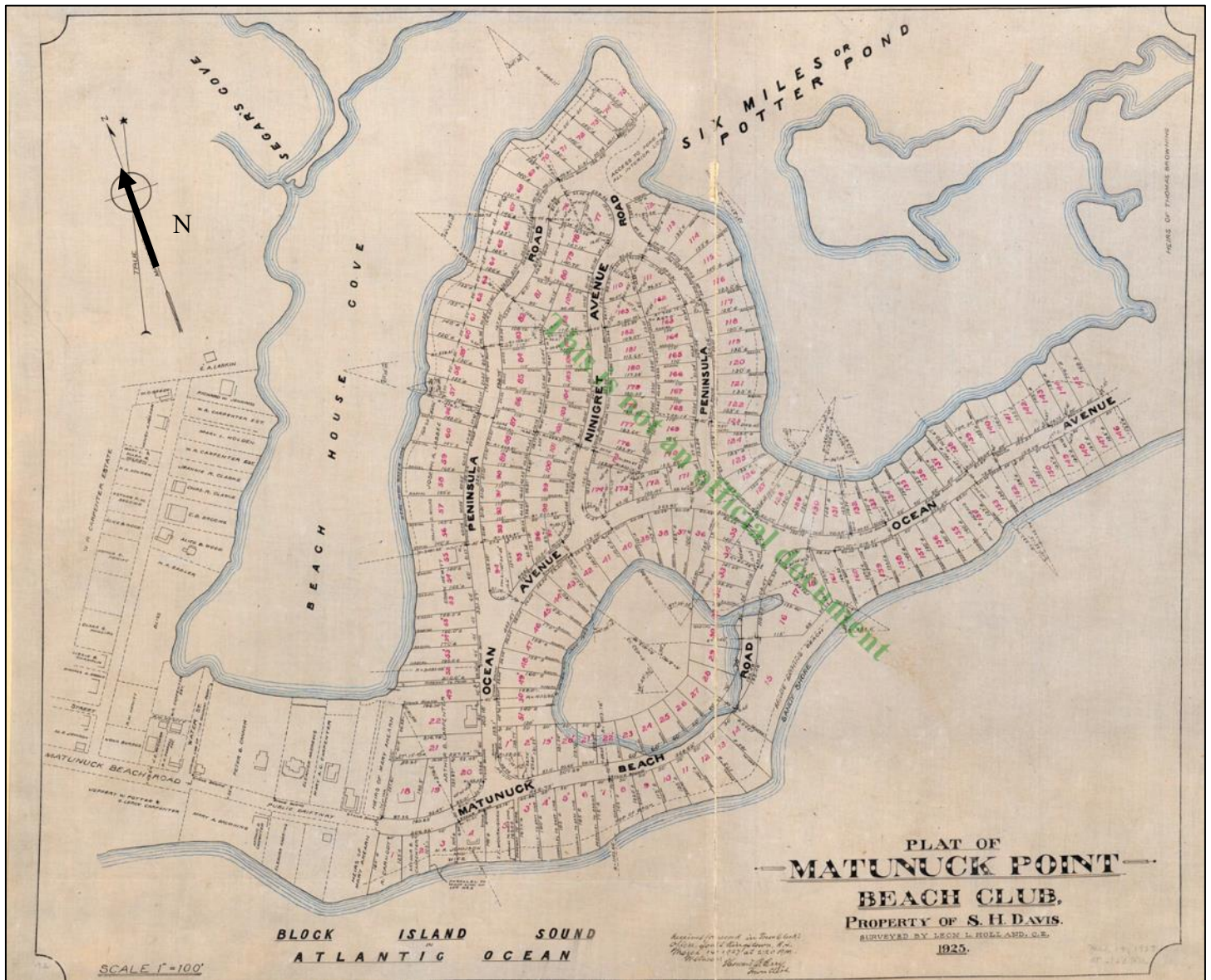


Figure 12. Leon L. Holland, Civil Engineer, "Plat of Matunuck Point Beach Club, Property of S.H. Davis," 1925, South Kingstown Land Evidence Records, Plat Book 6, Page 454.<sup>36</sup>

<sup>36</sup> A similar plat named "Plat of Matunuck Point" was recorded in Plat Book 6, Page 458.

### Prospect Road Area

Wanton Robert Carpenter's real estate holdings originally included the area bounded by Matunuck Beach Road to the west, Water Street to the east, Block Island Sound to the south, and a line extending west to east along the southern property line of 107 Prospect Road to the north. In 1895, the only buildings on his property were the Matunuck Beach House, which he ran, and four fish houses along Matunuck Beach Road (fig. 5). Carpenter may have been inspired by the Matunuck Park development to begin developing his own property. The earliest extant house dates from 1898.

No records have been found yet to confirm who platted Prospect Road. The earliest known map of the street is included in a plat for Matunuck Point Beach Club (fig. 12). By the time the Matunuck Point Beach Club plat was filed in 1925, most of the lots on Prospect Road had been sold, but three were held by Carpenter's estate (fig. 13).

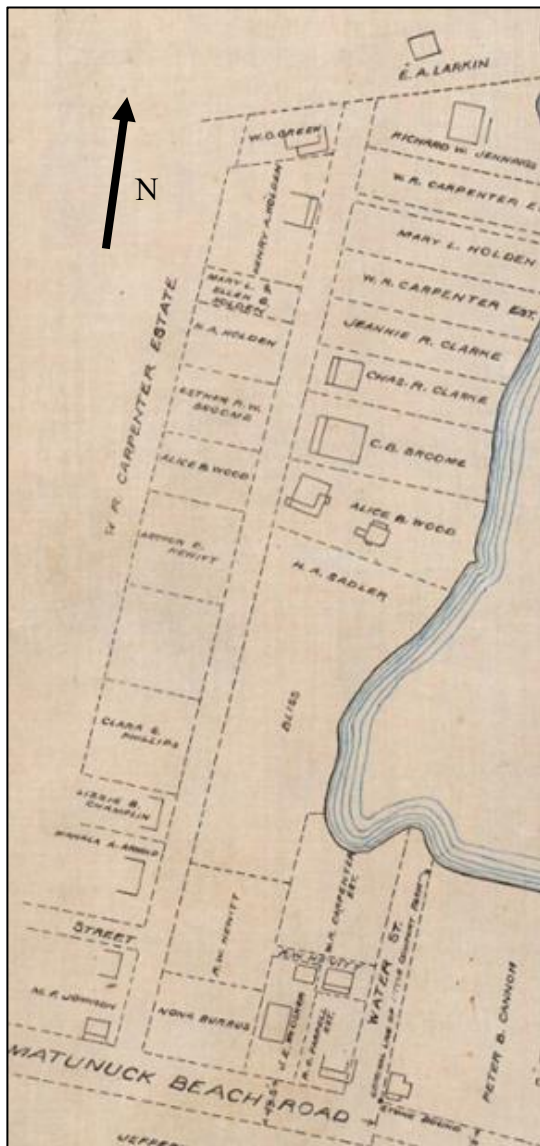


Figure 13. Leon L. Holland, Civil Engineer, "Plat of Matunuck Point Beach Club, Property of S.H. Davis," 1925, Detail, showing Prospect Road, South Kingstown Land Evidence Records, Plat Book 6, page 454.

In 1925, the street ended just south of the E.A. Larkin House (107 Prospect Road). By 1935, it was extended to the north end of the peninsula, including the jog toward the causeway, but the area north of the Larkin House remained undeveloped (fig. 14). By 1939, the causeway was built, and a single house had been built on Gardner Island (fig. 15). Real estate on Gardner Island developed slowly, with houses built in each subsequent decade.



Figure 14. Sanborn Map, 1935, Detail, showing the extension of Prospect Road

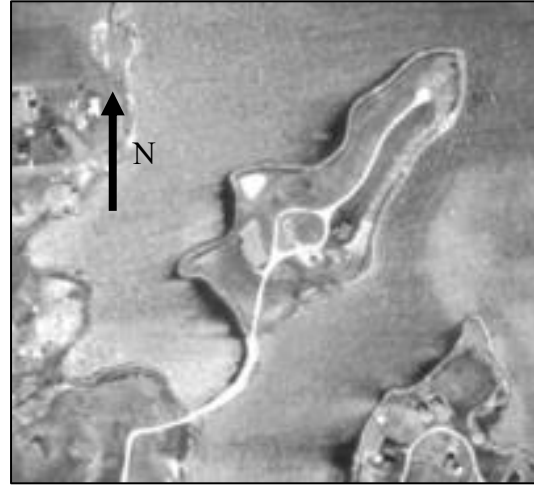


Figure 15. Aerial Imagery, 1939, showing causeway to Gardner Island

#### Palmer Plat

In 1948, the Palmer Plat (fig. 16) was filed by Arthur B. Carpenter, Jr., and S. May Carpenter, subdividing the farmland north of the Palmer House (60 Holden Road) into house lots along Community Drive. Today, Community Drive is made up of a preexisting driveway that led to what is now 42 Community Drive and the new roadway shown in the 1948 plat (fig. 16).

It was to the property now known as 42 Community Drive that the Matunuck Community Association Club House was moved between 1935 and 1946.<sup>37</sup> Though the 1962 Sanborn map update has Community Drive extending nearly orthogonal from Matunuck Beach Road, the 1948 plat shows the street with a curve, in the same manner as today. The 1962 Sanborn is likely in error in this case.

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<sup>37</sup> The Club House was moved to 619 Matunuck Beach Road between 1962 and 1972 (Division of Statewide Planning, RI Maps & Aerial Photos).

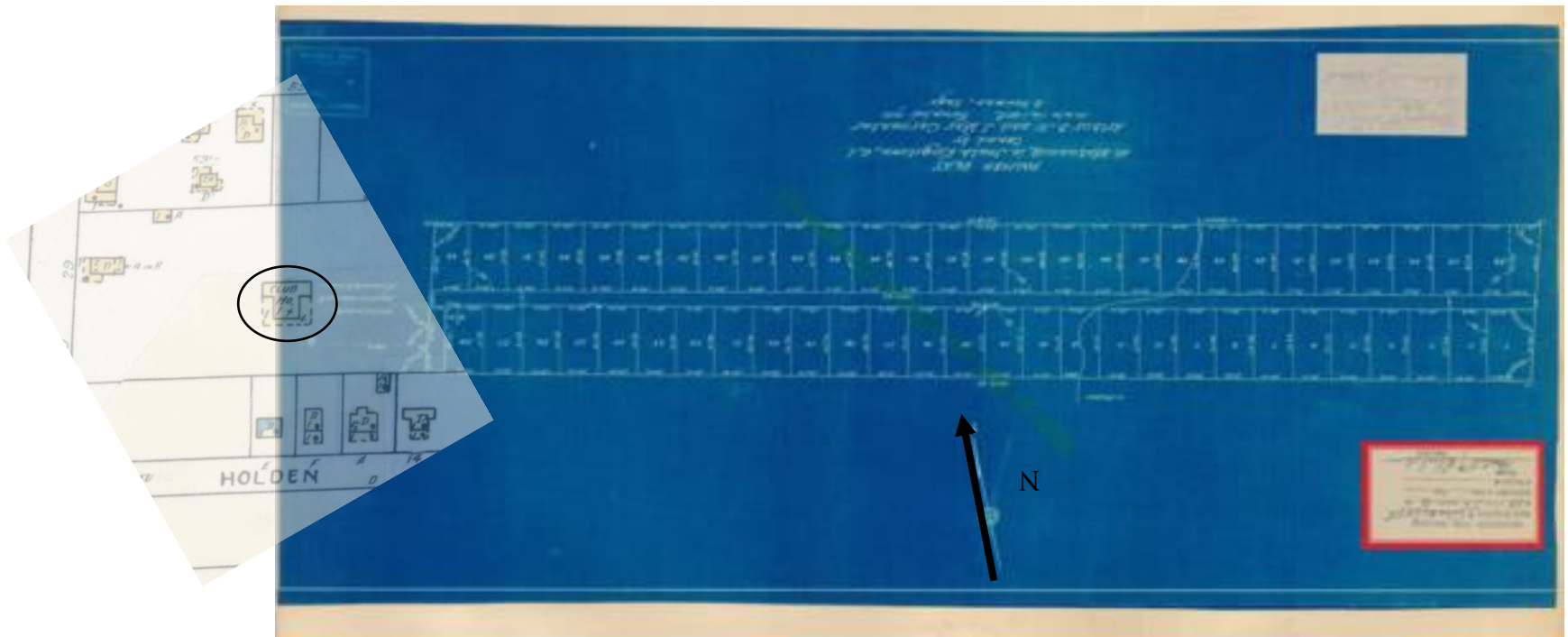


Figure 16. E. Newman, Engineer, "Palmer Plat, at Matunuck in South Kingstown R.I., Owned by Arthur B. Jr. and S. May Carpenter," 1948, South Kingstown Land Evidence Records, Plat Book 11, Page 810, with a detail from the 1946 Sanborn Map overlaid, showing the approximate location of the Matunuck Community Association Club House (circled), now located at 619 Matunuck Beach Road. Matunuck Beach Road is just west of the Club House.

## Washington Street

The origin of Washington Street has not been found. The earliest extant building is the one at 11 Washington Street, originally built on Matunuck Beach Road (fig. 5, “Miss S Card”). The street is first shown on a map in 1935, with two buildings on Matunuck Beach Road, one near Segar Cove, and a smaller one at Central Street; the rest of the street was platted but neither paved nor built on (fig. 17). While the street existed, aerial photographs indicate that the roadway itself was not fully constructed and paved until the 1950s (figs. 18, 19).<sup>38</sup> According to the Assessor’s records, houses were built each decade of the 20<sup>th</sup> and 21<sup>st</sup> centuries.



Figure 17. Sanborn Map, 1935, Detail, showing Washington Street and the Susan Card House, 11 Washington Street (circled).



Figure 18. Aerial Image, Washington Street, 1951-52, 11 Washington Street circled for reference.



Figure 19. Aerial Image, Washington Street, 1962, 11 Washington Street circled for reference.

<sup>38</sup> State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.

### Matunuck Beach Road

In the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, Matunuck Beach Road near the coast was part of Wanton R. Carpenter's land to the west and Little Comfort Farm to the east.<sup>39</sup> There were several parcels under separate ownership between Carpenter's land and Little Comfort Farm, as seen in the 1925 Matunuck Point Beach Club Plat (figs. 20, 21). West of this area, Carpenter developed the Matunuck Beach House, a major hotel that was demolished several years after the 1938 Hurricane, and Mary Carpenter's Beach, originally a camping meadow. This coastal stretch of Matunuck Beach Road is being treated separately from the primarily residential areas discussed above, because it developed into Matunuck Beach Village, a mix of residential and commercial uses. This stretch includes the Ocean Mist, a popular restaurant that grew out of a former bath house built by Wanton R. Carpenter's son.<sup>40</sup> A Historic Building Data Sheet was created for it, based on fair architectural integrity and perhaps a larger cultural significance. The resources on the coast are perhaps most critically endangered from storm surges and coastal erosion, so they deserve further study.

Former western boundary of Little Comfort Farm and eastern boundary of Carpenter's land

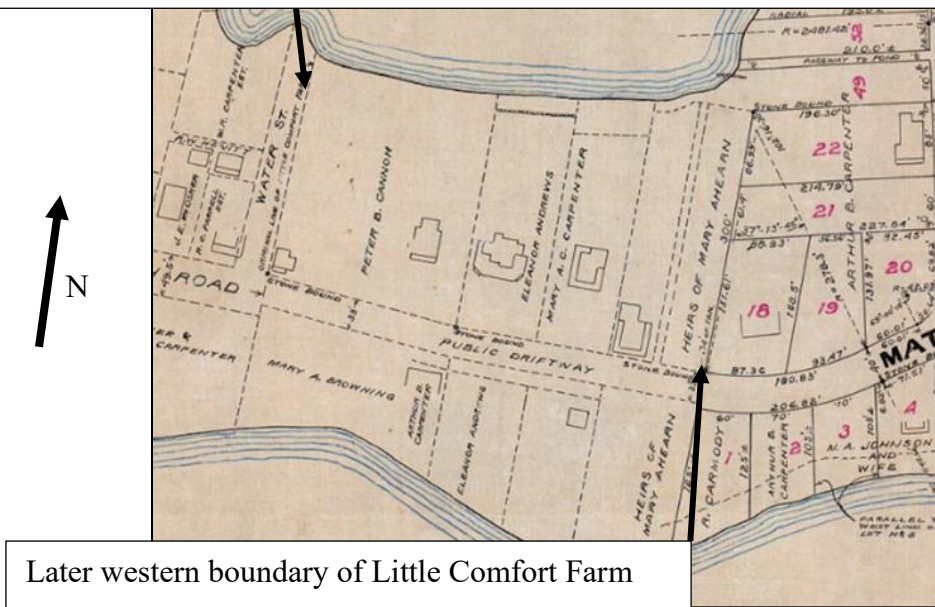


Figure 20. Matunuck Point Beach Club Plat, 1925, Detail, showing section of Matunuck Beach Road between the Carpenter property on the west and the Matunuck Point Beach Club Plat on the east.

<sup>39</sup> The disposition and development of Little Comfort Farm into the Matunuck Point Plat is discussed on page 26.

<sup>40</sup> Carpenter, Mary Amelia, "History Project Interview," by Mary Brown and Sandy McCaw, *Matunuck Not just a place but a state of mind*, Matunuck Oral History Project, Vol. 2, Willow Dell Historical Association, Summer 2007.



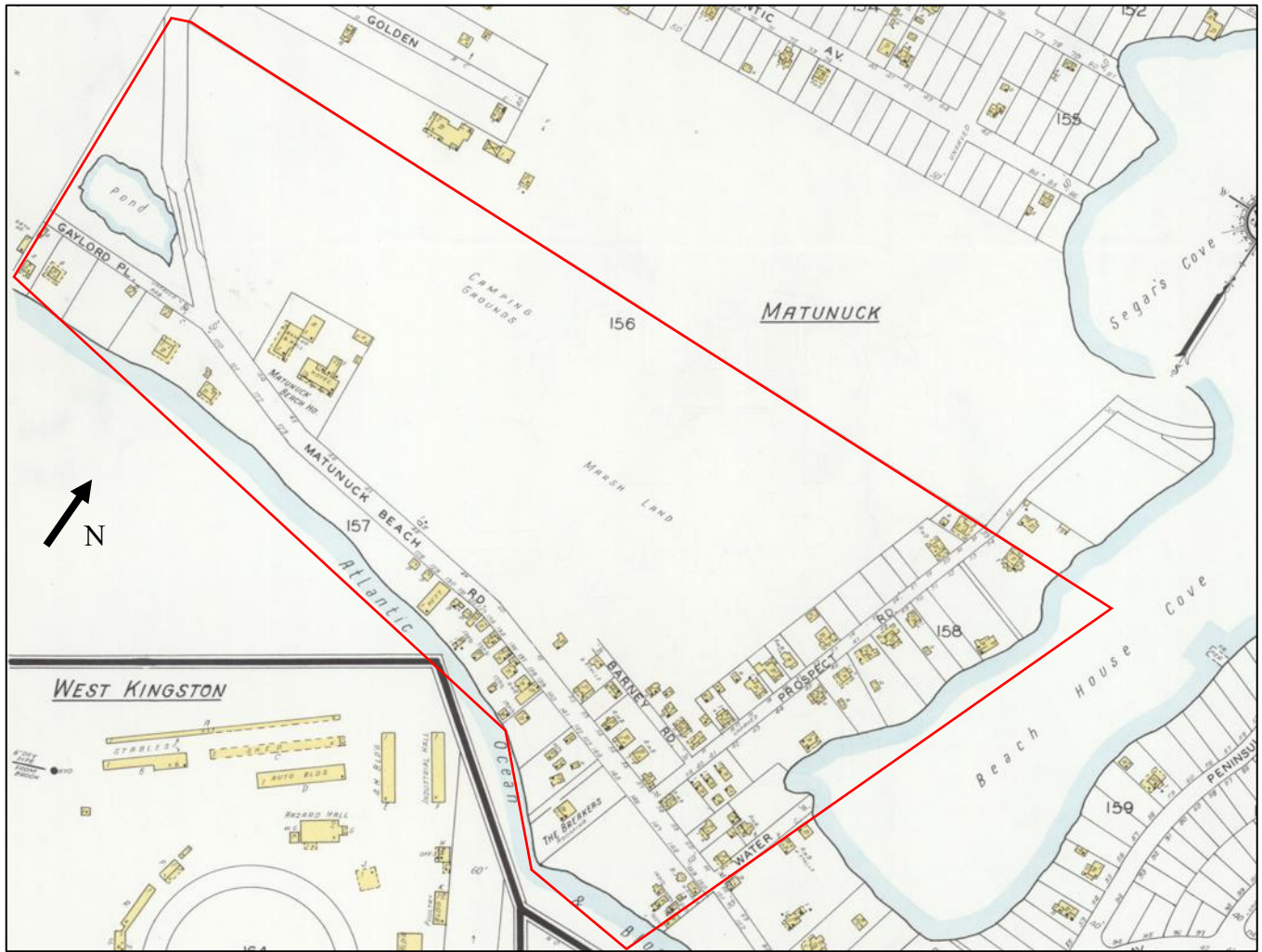


Figure 21. Sanborn Map, 1935, Detail, showing Carpenter's property (outlined in red) and the dense development of beach houses along Matunuck Beach Road.

# THREATS TO HISTORIC PROPERTIES

As the 2016 Matunuck Village Plan pointed out, “the gradual alteration of Matunuck [Beach]’s character as a seaside summer colony becomes more evident each year.”<sup>41</sup> One reason cited was “the trend of quaint summer cottages being converted to year-round residential structures, often razed and reconstructed at a much larger scale.” Changes to exterior materials, design, massing, and scale can have adverse effects to historic architectural integrity. New construction also alters the character of the community when it is constructed in such a way as to be incompatible with its neighbors. As sea level rises and coastal Matunuck continues to grow as a year-round community, the historic character of the Matunuck Beach area will continue to erode unless proactive steps are taken to preserve it.

## **Loss of Historic Integrity**

A majority of properties in the Project Area have experienced notable changes to six major character-defining architectural features: massing, scale, siding, trim, windows, and porches. Changes to other architectural elements (such as doors, foundations, and chimneys) were also considered.

Since the mid-twentieth century, synthetic building materials have become widely available and have been vigorously (if not always accurately) marketed to consumers as inexpensive, maintenance-free, and energy efficient. Public health regulations enacted to address concerns about lead paint have prompted the replacement of painted wood exterior architectural features, especially windows, even when there are lead-safe approaches to preserving historic fabric. The rising cost of maintenance and repairs, especially for older buildings, has become a significant concern for many property owners, and although some financial incentives may be available to facilitate preservation-oriented solutions for historic properties, property owners may not be aware of those incentives, or qualify for them in some cases. In other cases, changes to properties were made to accommodate increasing numbers of summer visitors.

## Changes to Siding and Trim

Many houses within the Project Area had their historic cladding replaced or obscured with vinyl siding or synthetic shingles and vinyl trim. Frequently, the installation of vinyl siding, trim, and windows caused historic wood window sills to be shortened and any extant wood surrounds to be obscured. Artificial siding can imitate original siding in form, if not in material, helping replicate the historic design. But when it obscures or eliminates character-defining patterns, it can adversely affect integrity.

## Changes to Windows

The single most frequent change throughout the Project Area was the replacement of historic windows with vinyl or other substitute materials, particularly in houses where the characteristic historic window was wood double-hung sash with true divided lights: individual panes of glass inserted into a muntin grid.

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<sup>41</sup> “Matunuck Village Plan Report,” 15.

True divided light sash are characteristic of various historic architectural styles, such as 12/12 (twelve panes in the top sash, twelve in the bottom) and 9/9 for Colonial houses; 6/6 for early-mid-19<sup>th</sup>-century Federal and Greek Revival styles; 2/2 for mid-late-19<sup>th</sup>-century Italianate, Gothic Revival, Second Empire, and Queen Anne styles; 6/6 or 6/1 for early 20<sup>th</sup>-century Colonial Revival; and other patterns. Vinyl or other substitute material replacement double hung windows are manufactured as 1/1, although an internal or attached muntin grid may be provided to simulate a historic pattern. Often, vinyl windows are installed as units, which means the elimination of historic wood trim and window sills (figs. 22, 23).



Figure 22. A 2/1 double hung vinyl window at 20 Atlantic Avenue.



Figure 23. A 2/1 double hung wood window at 47 Atlantic Avenue.

### Changes to Foundations

Historic houses in the Project Area typically have brick pier, stone, or concrete block foundations. Some owners have placed buildings on more secure concrete pier, block, or poured concrete foundations (fig. 24), in the same location or in new locations. The change in foundation may or may not have a major impact on a building's integrity. The most significant impact would come about if an unusual and character-defining foundation material, such as cobblestones, is replaced with another material.



Figure 24. 40 Prospect Road, built 1923, Detail, showing a non-historic poured concrete foundation.

### Large Additions

Other changes in the Project Area include large additions. *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (hereinafter, *the Standards*)<sup>42</sup> allow for additions to historic buildings if the new addition is compatible with the historic building and its historic character:

“A new addition will usually meet the Standards if: (1) it is located at the rear, or on another secondary and inconspicuous elevation of the building; (2) its size and scale are limited and appropriate for the historic building; (3) the new addition does not obscure character-defining features of the historic building; and (4) the new addition is designed in such a way that clearly differentiates the new from the old.”<sup>43</sup>

The following examples illustrate how an addition can be more or less compatible with a historic building.

**Example 1.** The addition to 107 Park Avenue met three of the four criteria stated above. Built in 1920, the single-family house was converted in 2004 to a two-family house, then expanded with a large addition in 2014, which is difficult to differentiate from the older parts of the building. It is also possible that the building was expanded to the east, as well (figs. 25, 26). Despite these additions, it is still considered contributing as a historic resource.

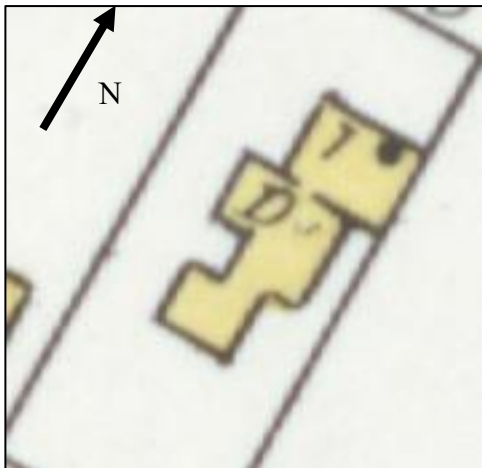


Figure 25. Sanborn Map, 1935, Detail. (left)

Figure 26. Aerial Image, 2025, with 2014 addition in dashed line. (right)

**Example 2.** Although not in the Project Area, the Lower Weeden Farmhouse, 65 Blackberry Hill Drive (ca. 1820), was analyzed for changes because it is among the oldest extant resources in the area and had been surveyed in 1984. Architect Rockwell

<sup>42</sup> National Park Service, *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, <https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm>, accessed March 3, 2025.

<sup>43</sup> Ibid.

King DuMoulin added a silo, containing stairs, and a wing in the 1970s (fig. 27). In 2017-18, the front elevation was changed in two ways that adversely impacted its integrity and caused it to be non-contributing as a historic resource: two small dormers on the front roof were expanded and combined with a front gable to create a full second story and a room-sized, single-story addition was built on the front elevation, obscuring the historic façade (fig. 28). The sum of the alterations and additions means the house has lost its historic integrity.



Figure 27. Lower Weeden Farmhouse, 1983, photo from RIHPHC Historic Building Data Sheet, view to northeast. (left)

Figure 28. Lower Weeden Farmhouse, 2024, author photo, showing major addition on front of house, view to northeast. (right)

**Example 3.** The Palmer House, 60 Holden Road (1730), received an addition to its west elevation in the late 1930s. The addition was further enlarged between 1952 and 1972 (figs. 29, 30). The first addition followed all four of *the Standards* for new additions. The second addition does not follow the first guideline, which is that additions should be inconspicuous. Because the additions are secondary to the main house and do not obscure any historic character-defining features, the house retains good integrity.



Figure 29. Palmer House, 60 Holden Road, 2024, author photo, view to northeast. (left)

Figure 30. Palmer House, 60 Holden Road, 2024, author photo, view to north. (right)

### Major Renovations

A few existing houses were extensively renovated, with increased massing. One example is the house at 107 Prospect Road, built as a 1-1/2 story house prior to 1925, and renovated into a 2-1/2 story building after 2012 (figs. 31, 32). The changes obscure the historic appearance of the original residence, causing it to be considered non-contributing because of alterations to four character-defining features: scale, massing, porch, and windows.



Figure 31. 107 Prospect Road, 2012, Google Maps image, view to southwest. (left)



Figure 32. 107 Prospect Road, 2023, Google Maps image, view to southwest, showing major renovation, with changes in massing, scale, windows, and porch. (right)

### Elevating Buildings

Raising a building onto a high foundation can change its massing and scale, as well as its relationship to other buildings within the landscape. 1050 Matunuck Beach Road is one of the more notable examples of this practice (figs. 33, 34).



Figure 33. 1050 Matunuck Beach Road, 2012, Google Maps image, view to northwest. (left)



Figure 34. 1050 Matunuck Beach Road, 2023, Google Maps image, view to northwest, showing building after it was raised on a new foundation. (right)

### Lack of Maintenance

For the most part, buildings in the Project Area are well-maintained. One notable counterexample is the Costume Shop/Brando House, a contributing building in the Theatre-by-the-Sea National Register-listed complex (figs. 35, 36). It is no longer used by the Theatre and is being left to decay. Preservationists call this process “demolition-by-neglect”: the practice of allowing a historic building to deteriorate to such a state that demolition becomes the only viable option. The roof and structure are failing. Without repair, it will collapse or be demolished.



*Figure 35. Costume Shop/Brando House, 1979, NR Nomination, view to northeast. (left)*

*Figure 36. Costume Shop/Brando House, 2024, author photo, view to northwest. (right)*

## New Construction

New construction can harmonize with historic buildings, while being “of their time.” They can also be incompatible when their scale or other features are incongruent with their surroundings. The three examples below were built in the 21<sup>st</sup> century. The house at 63 Peninsula Road (2007, fig. 37) is an example of how new construction can acknowledge the historic character of the area while expressing new forms and details. The house at 34 Ocean Avenue (2019) (fig. 38) resembles those houses that are being elevated above the flood stage in response to the 2019 creation of a [Coastal Resiliency Overlay District, and the Special Flood Hazard Overlay District](#).<sup>44</sup> It is out of scale with its historic neighbors and out of character, having an integrated garage on the primary elevation. The house at 42 Ninigret Avenue (2006) (fig. 39) is out of scale in width and character because of its prominent attached two-car garage.



Figure 37. 63 Peninsula Road, 2024, Google Maps image, view to southeast. (top left)

Figure 38. 34 Ocean Avenue, 2024, Google Maps image, view to west. (top right)

Figure 39. 42 Ninigret Avenue, 2024, Google Maps image, view to west. (bottom)

<sup>44</sup> Town of South Kingstown, “Draft Amendments to the South Kingstown Town Code, Appendix A Zoning Ordinance,” February 25, 2019, <https://www.southkingstownri.gov/975/Zoning-Amendments-Relative-to-Coastal-PL>, accessed May 5, 2025.



## Sea Level Rise

Increased coastal erosion and more powerful storm surges, abetted by one of the fastest increases in sea level rise globally, are already in evidence in the coastal Matunuck area.<sup>45</sup> Increased sea levels alone exacerbate coastal erosion, as water pushes farther onto land, weakening or eliminating natural barriers. When increased sea level is combined with wind, such as with storm surges from Nor'easters and hurricanes, water is pushed even higher and farther onto land, flooding roadways and low-lying buildings.

Over the past two decades, buildings on Browning's Beach have been demolished, moved many feet back from the tide line, and/or raised on concrete pilings; still, at high tide, the waves push under the houses. The image of the coast along Matunuck Beach Road from the South Kingstown Beach to Matunuck Point, from a 2011 report, is illustrative in showing how the coastline was projected to change by 2020 (cyan) and 2100 (magenta) (fig. 40).



Figure 40. CRMC's Historic and Projected Shoreline, 2011,<sup>46</sup> showing 2020 (cyan) and 2100 (magenta).

The Town of South Kingstown recently took steps to mitigate the loss of shoreline. A section of Matunuck Point was reinforced with boulders, while the Matunuck Seawall project installed a new barrier to protect the roadway between the Ocean Mist (895A Matunuck Beach Road) and

<sup>45</sup> K.E. Kunkel, et al (Eds.), "State Climate Summaries for the United States 2022: Key Messages," NOAA Technical Report NESDIS 150, NOAA/NESDIS, Silver Spring, MD., <https://climatechange.ri.gov/sites/g/files/xkgbur481/files/documents/noaa-climate-rhode-island-state-summary.pdf>, accessed March 3, 2025.

<sup>46</sup> Town of South Kingstown and Rhode Island Emergency Management Agency, *Multi-Hazard Mitigation Strategy Plan: Strategies for Reducing Risks from Natural Hazards in South Kingstown, Rhode Island*, 2011, <https://www.southkingstownri.gov/DocumentCenter/View/566/South-Kingstown-Multi-Hazard-Mitigation-Plan-Dec-2011-Text-and-Appendices>, accessed February 16, 2025. The maps included in this report are no longer accurate. In 2022, sea level rise projections were updated, but new mapping has not been completed.

the Matunuck Trailer Association (811 Matunuck Beach Road). Beachfront buildings east of the Ocean Mist jut out over the sea on pilings where several feet of beach sand have washed away.

Although such projects can mitigate current damage, future coastal erosion, sea level rise, and storm surges pose real risks to Matunuck Beach’s built environment. Buildings south of Atlantic Avenue are at further risk if the infrastructure – the road and water main – connecting them is lost. To demonstrate recent change in but a small area, aerial images (figs. 41, 42) show how not only the coastline but a coastal pond have changed in a little more than 60 years as a result of higher sea level and related effects. The actual changes and their effects can be difficult to predict, but there is no doubt that more changes will occur as a result of a changing climate. Note that one ocean-front structure (circled) is no longer extant on its site. This appears to be to the loss of land but may be related to other causes.<sup>47</sup>



Figure 41. A portion of Ocean Avenue and the Matunuck Beach Coastline, Aerial Image, 1962. (left)

Figure 42. A Portion of Ocean Avenue and the Matunuck Beach Coastline, Aerial Image, 2024 (right), showing the reinforced coastline (bracket) and a structure which was removed (circle).

The Town of South Kingstown issued maps in 2016 that illustrate the exposure of various types of infrastructure to different levels of SLR.<sup>48</sup> The map excerpted in figure 43 shows that even at sea level rise of 1 foot (SLR1), 157 linear feet of Prospect Road will be inundated by sea water, including the entire causeway.

Another map shows that with a 100-year-storm (1% annual chance) surge at zero SLR, portions of several roads are inundated, including Atlantic Avenue, Barney Avenue, Community Drive, Holden Road, Lake Avenue, Matunuck Beach Road, Moonstone Beach Road, Ninigret Road, Ocean Avenue, Park Avenue, Peninsula Road, Prospect Road, and Water Street (fig. 44).<sup>49</sup> The same roads are inundated to a larger degree as SLR increases.

<sup>47</sup> More data on this phenomenon can be found in “Matunuck Coastal Area Report: Storm Related Shoreline Impacts (1939-present),” issued by the South Kingstown Planning Department, April 2010, [http://www.crmc.ri.gov/coastalerosion/Matunuck\\_Erosion\\_Report\\_App05.pdf](http://www.crmc.ri.gov/coastalerosion/Matunuck_Erosion_Report_App05.pdf), accessed February 16, 2025.

<sup>48</sup> Town of South Kingstown, *Sea Level Rise Scenarios Affecting Roads*, 2016, [https://planning.ri.gov/sites/g/files/xkgbur826/files/documents/sea\\_level/statewide/SouthKingstown.pdf](https://planning.ri.gov/sites/g/files/xkgbur826/files/documents/sea_level/statewide/SouthKingstown.pdf), accessed February 16, 2025.

<sup>49</sup> Ibid.



Figure 43. Sea Level Rise Scenarios Affecting Roads (Town of South Kingstown, Sea Level Rise Scenarios Affecting Roads, 2016).

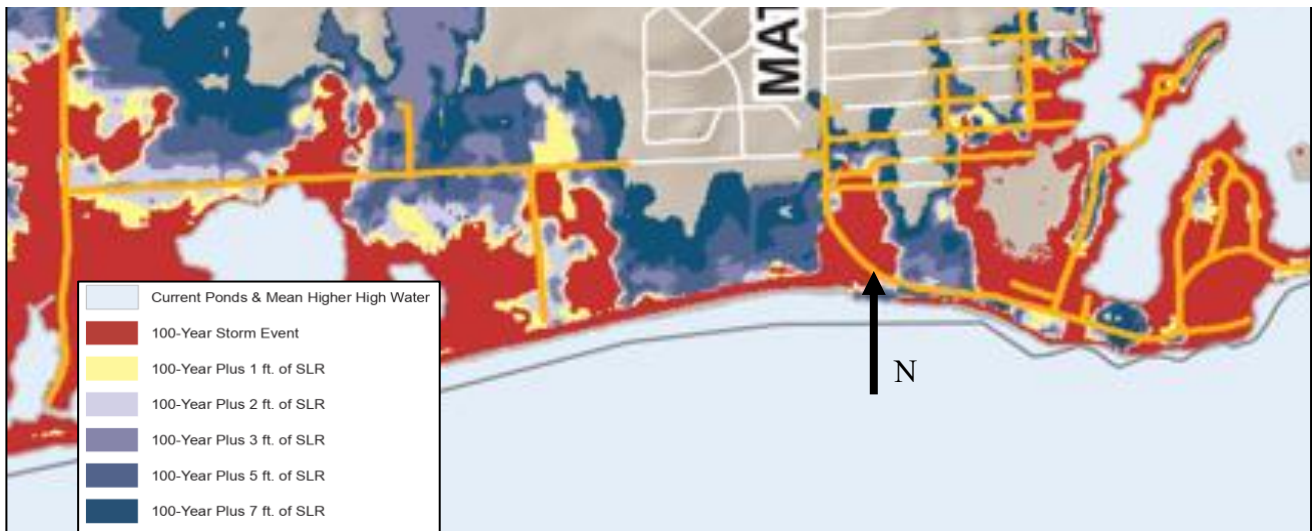


Figure 44. 100-Year Storm Surge Event Plus Seal Level Rise Scenarios Affecting Roads (Town of South Kingstown, Sea Level Rise Scenarios Affecting Roads, 2016).

Roadways at higher elevations, on Prospect Road for example, will not necessarily be directly impacted by water inundation until sea level rise of 5 feet (SLR5) or higher. But buildings along those roads will be largely inaccessible during major storms or if the roads connecting them to higher elevations are impaired.

In 2022, the National Oceanographic and Atmospheric Administration (NOAA) updated SLR projections. Because SLR depends on many somewhat unpredictable factors, such as emissions, the projections follow different curves, with low to extreme projections. The Rhode Island Coastal Resources Management Council (CRMC) has adopted NOAA’s “High” curve, shown in

orange in the chart (fig. 45).<sup>50</sup> Using the high curve, NOAA and CRMC estimate the following sea level rises along Rhode Island’s coasts, relative to NADV88.<sup>51</sup>

2050 – 1.6 feet	2087 – 5 feet
2060 – 2.29 feet	2100 – 6.47 feet
2068 – 3 feet	2104 – 7 feet <sup>52</sup>

For this report, the HDC asked for the risk to structures in the year 2050. The Coastal Environmental Risk Index for 73 properties is shown in the table in Appendix B, which can give an approximation of risk for several increments of sea level rise.

Even on lower projection curves, by 2050 SLR will be much higher than it is in 2024. Properties that are regularly inundated or undermined need to take mitigation and adaptation steps if they are to survive.

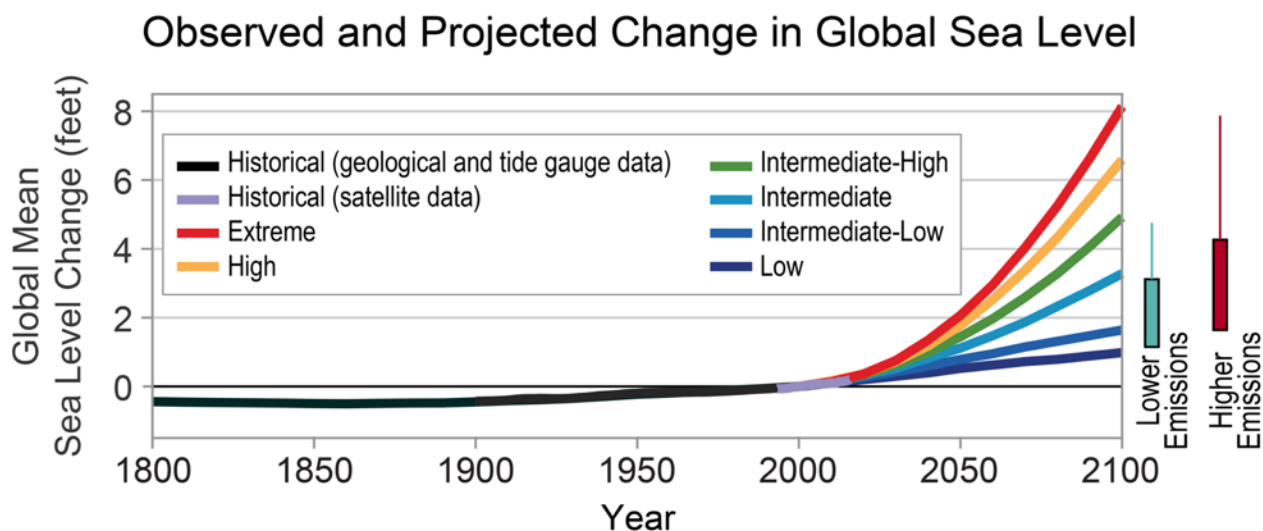


Figure 45. Observed and Projected Change in Global Sea Level (Kunkel, et al, “State Climate Summaries,” 2022).

<sup>50</sup> K.E. Kunkel, et al (Eds.), “State Climate Summaries for the United States 2022,” NOAA Technical Report NESDIS 150, NOAA/NESDIS, Silver Spring, MD, <https://statesummaries.ncics.org/chapter/ri/>, accessed February 16, 2025. Projections include the six U.S. Interagency Sea Level Rise Task Force GMSL scenarios (Low - Extreme) relative to historical geological, tide gauge, and satellite altimeter GMSL reconstructions from 1800–2015 and the very likely ranges in 2100 under both lower and higher emissions futures. Global sea level rise projections range from 1 to 8 feet by 2100, with a likely range of 1 to 4 feet.

<sup>51</sup> NAVD 88, or the North American Vertical Datum of 1988, is a vertical datum used to measure elevations above sea level in North America. It’s a reference point for a fixed tidal height across Mexico, Canada, and the United States, and that is used in surveying, mapping, and construction. National Geodetic Survey, “North American Vertical Datum of 1988 (NAVD 88),” July 12, 1988, NOAA, <https://geodesy.noaa.gov/datums/vertical/north-american-vertical-datum-1988.shtml>, accessed May 6, 2025.

<sup>52</sup> These figures come from the Coastal Hazard Analysis Worksheet created by CRMC to help project developers evaluate the risks to projects based on the life expectancy of a structure. New houses typically have a design life of 70-100 years. CRMC, *RICRMC Coastal Hazard Analysis Worksheet*, 2022, [http://www.crmc.ri.gov/coastalazardapp/CH\\_App\\_Worksheet\\_Interactive.pdf](http://www.crmc.ri.gov/coastalazardapp/CH_App_Worksheet_Interactive.pdf), accessed February 15, 2025. The interactive graphing tool referenced on the Worksheet is available at [https://sealevel.nasa.gov/task-force-scenario-tool?psmsl\\_id=351](https://sealevel.nasa.gov/task-force-scenario-tool?psmsl_id=351).

The CERI risk factor for specific properties and districts is included below: All resources in the Browning's Beach Historic District are extremely threatened by storm surges, even at no additional increase in sea level. The following scenarios were derived from the STORMTOOLS interactive mapping website. The final scenario for each is when the property is completely inundated.

#### *Theatre-by-the-Sea*

- 100-year storm: portions of the property will be flooded with less than four feet of water. Bill's cottage will be the only building threatened by storm-related flooding.
- 100-year storm with SLR2: portions of the property will have 2-4 feet of water. Bill's cottage will have four feet, while the office, the Costume Shop/Brando House, and a portion of the theatre will have two feet or less.
- 100-year storm with SLR3: almost the entire property will be flooded. Most building locations will have 2-4' of water.
- 100-year storm with SLR5: More than six feet of water throughout.

#### *Browning's Beach Historic District*

- 100-year storm: 358G Cards Pond Road will have four feet of water. All other building sites will have more than ten feet of water.
- 100-year storm with SLR2: All building sites will have more than ten feet of water.

#### *Matunuck Park*

- 100-year storm: A few building sites on Atlantic Avenue have less than two feet of water. Building sites east of Cove Street will be inundated.
- 100-year storm with SLR2: Building sites in the center of Atlantic Avenue and Park Avenue will have 2-6 feet of water. Sites at the eastern end of the neighborhood will have 2-10 feet of water.
- 100-year storm with SLR3: Center Street will be under two feet of water. Sites near the center of Atlantic Avenue and Park Avenue will have 4-8 feet of water.
- 100-year storm with SLR5: Much of Atlantic Avenue will have flooding, at two feet on the western end and up to ten feet on the eastern end. Building sites in the center and eastern ends of both Park Avenue and Lake Avenue will be flooded with more than six feet of water.
- 100-year storm with SLR7: Building sites in the western end of Park Avenue will have up to two feet of water. The center and eastern end of Atlantic Avenue, Park Avenue, and Lake Avenue will have eight feet or more.
- 100-year storm with SLR10: The entire neighborhood is flooded with the exception of a few isolated structures on Lake Street.

#### *Matunuck Point*

- 100-year storm: The entire point will have no less than two and usually more than six feet of water. The only building site that will not have flood water will be at the Matunuck Point Association Club House.
- 100-year storm with SLR2: The entire point will have no less than four and usually more than ten feet of water.

- 100-year storm with SLR3: The entire point will have no less than six and usually more than ten feet of water.

#### *Prospect Road*

- 100-year storm: All building sites will have more than two feet of water, though there is a dry ridge along a portion of the roadway.
- 100-year storm with SLR2: All building sites will have more than six feet of water.

#### *Dewey Cottage*

- 100-year storm: no flooding
- 100-year storm with SLR2 to SLR3: no flooding
- 100-year storm with SLR5: A portion of the property will have two feet of water.
- 100-year storm with SLR7: 2-6 feet of water across the property

#### *Stanton-Tucker-Brent House*

- 100-year storm: no flooding
- 100-year storm with SLR2 to SLR7: no flooding
- 100-year storm with SLR10: no flooding, but it is cut off from Matunuck Beach Road

#### *Palmer House*

- 100-year storm: no flooding. However, mapping shows the road and water infrastructure to this parcel will be impaired during a 100-year storm (fig. 59).
- 100-year storm with SLR2 to SLR3: no flooding
- 100-year storm with SLR5: more than two feet of water
- 100-year storm with SLR7: more than four feet of water
- 100-year storm with SLR10: more than eight feet of water

#### *W. F. Segar House*

- 100-year storm: no flooding. As noted in figure 59, the road and water infrastructure to this parcel will be impaired during a 100-year storm.
- 100-year storm with SLR2 to SLR3: no flooding
- 100-year storm with SLR5: no flooding on the building site. Portions of the property will have two feet of water.
- 100-year storm with SLR7: The property will have 2-4 feet of water and will be completely cut off from infrastructure.

#### *Susan Card House*

- 100-year storm: no flooding
- 100-year storm with SLR2 to SLR7: no flooding
- 100-year storm with SLR10: less than two feet of water

## GENERAL RECOMMENDATIONS

To protect Matunuck Beach’s historic resources, its character, and its quality of life, the Town must be proactive in assisting property owners in protecting their historic buildings from threats associated with sea level rise, coastal erosion, and storm surge.

There are four steps the Town can take in the near term.

1. Nominate individual properties and districts to the National Register of Historic Places.
2. Develop guidelines for adaptation.
3. Acquire property for relocation of historic structures.
4. Provide assistance for property owners.

### 1. Nominate to the National Register

Listing historic resources in the National Register of Historic Places (“NR”) provides only limited direct protection against sea level rise and storm surge, but it does provide some benefits and considerations with regards to climate-related risks:

- Historic structures listed in the NR are exempt from current floodplain management requirements under the National Flood Insurance Program (NFIP). This exemption allows for greater flexibility in preserving the historic character of the building.
- Properties listed in the NR may be eligible for federal historic rehabilitation tax incentives, which may be used for flood-proofing or adaptation measures.
- Listing in the NR raises awareness of a property's historical significance, which may lead to increased efforts to protect and preserve it in the face of climate change threats.
- The National Park Service has developed guidelines for flood adaptation specifically for historic buildings, which can be applied to NR-listed properties.<sup>53</sup>
- Local authorities often give special consideration to NR-listed properties when developing adaptation strategies for sea level rise and flooding.<sup>54</sup>

Approximately 11 percent of all NR listings nationwide are located within five miles of the coast and may be vulnerable to sea level rise.<sup>55</sup> Federal, state, and local authorities are increasingly recognizing the need to balance historic preservation with climate change adaptation, considering

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<sup>53</sup> National Park Service, *Guidelines on Flood Adaptation for Rehabilitating Historic Buildings*, 2019, <https://www.nps.gov/orgs/1739/upload/flood-adaptation-guidelines-2021.pdf>, accessed February 15, 2025.

<sup>54</sup> Kellie King, *Historic Preservation and Sea Level Rise*, Wharton, University of Pennsylvania, July 9, 2021, <https://esg.wharton.upenn.edu/news/historic-preservation-and-sea-level-rise/>, accessed February 16, 2025. CRMC makes such allowances in RICRMC, *Coastal Resources Management Plan*, 650-RICR-20-00-01, section 1.2.3, <https://rules.sos.ri.gov/regulations/part/650-20-00-1>, accessed May 5, 2025.

<sup>55</sup> King, *Historic Preservation and Sea Level Rise*.

factors such as flood risk and projected sea level rise when evaluating modifications to historic structures.

To that end, the Federal Emergency Management Agency (FEMA) has developed policies for historic structures, which it defines as any structure that is:

- “Listed individually in the National Register of Historic Places or preliminarily determined as meeting the requirements for individual listing in the National Register;
- Certified or preliminarily determined as contributing to the historical significance of a registered historic district;
- Individually listed in a state inventory of historic places; or
- Individually listed in a local inventory of historic places.”<sup>56</sup>

Communities may exempt historic buildings from NFIP substantial improvement and substantial damage requirements in either of two ways.<sup>57</sup> First, they can exempt them through their definition of substantial improvement. Second, they can issue variances for historic structures. However, the improvement must not preclude the structure’s *continued designation* as a historic structure and must be the *minimum necessary to preserve its historic character*.

Being designated as historic also affects CRMC review. Properties listed in the NR or considered eligible for such listing require additional consideration and review. The CRMC must obtain advice from the RIHPHC before approving any activity that may impact historic properties.

The review process aims to preserve, protect, and where possible, restore coastal resources, including historic assets, while balancing development needs. This requires a more thorough evaluation to assess potential impacts. If impacts on historic properties are unavoidable, CRMC may require mitigation measures to minimize harm. For federally or state funded or permitted projects, CRMC's review includes ensuring consistency with federal or state historic preservation laws, respectively.

Resource-specific recommendations are included in this report, beginning on page 55.

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<sup>56</sup> Glossary, FEMA, 2020, <https://www.fema.gov/about/glossary/historic-structure>, accessed February 16, 2025.

<sup>57</sup> Ibid.



## 2. Develop Guidelines for Adaptation

The National Park Service’s [Guidelines on Flood Adaptation for Rehabilitating Historic Buildings](#) (2021, hereinafter “*Guidelines on Flood Adaptation*”) provides information about how to adapt historic buildings<sup>58</sup> to mitigate damage from flooding events while preserving their historic character in accordance with *The Secretary of the Interior’s Standards for Rehabilitation* (hereinafter “*Standards*”), which are

“...a series of ten principals [*sic*] about maintaining and preserving the historic character and features of a historic property. Guidelines give more detailed, best-practice advice to apply the Standards during project planning by providing general design and technical recommendations. Unlike the Standards, guidelines are not codified as program requirements. The *Guidelines for Rehabilitating Historic Buildings* issued in 2017 should be consulted along with any topic-specific guidelines.”<sup>59</sup>

There are ten treatments defined in *Guidelines on Flood Adaptation*, the first being Planning and Assessment. This treatment is really the first step necessary before applying any other treatment. It includes assessing the risk and researching the historic building. The findings of the Project are part of this treatment, though more thorough, site-and-building-specific planning and assessment are needed.

As part of the Planning and Assessment process, the Town should carefully document all historic properties using the National Park Service’s *Preservation Brief 17* to define character-defining features that should not be adversely impacted by any of the adaptation treatments.<sup>60</sup>

The National Park Service recommends the following approaches to planning and assessment:

- “Identify the historic property’s flood risks and vulnerabilities and any existing capacity for resilience.
- Monitor the condition of the property and regularly reevaluate its flooding risks and vulnerabilities.
- Document the historic property. *The Secretary of the Interior’s Standards for Architectural and Engineering Documentation or Preservation Brief 43: Preparation and Use of Historic Structure Reports*<sup>61</sup> can serve as a guide.
- Review and understand the compliance requirements of the local floodplain ordinance and related local regulations.
- Identify and assess all feasible adaptation treatment options to determine how they will address the flooding risk.

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<sup>58</sup> *Guidelines on Flood Adaptation*, National Park Service.

<sup>59</sup> *Ibid.*, 8.

<sup>60</sup> Lee H. Nelson, *Preservation Brief 17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*, National Park Service, <https://www.nps.gov/orgs/1739/upload/preservation-brief-17-architectural-character.pdf>, accessed February 14, 2025.

<sup>61</sup> Deborah Slaton, *The Preparation and Use of Historic Structure Reports*, Preservation Brief 43 (Washington, D.C.: National Park Service, U.S. Department of the Interior, April 2005), accessed May 5, 2025, <https://www.nps.gov/orgs/1739/upload/preservation-brief-43-historic-structure-reports.pdf>, accessed May 5, 2025.

- For each treatment option, evaluate the impacts of any potential alterations to the historic property’s character defining spaces, features, and materials, and its site and environment.
- Consideration should be given to how local communities have decided to adapt to the risk of flooding hazards and treat historic properties impacted by these risks. Also consider the future viability of community infrastructure, such as roads, sewers, and other utilities and services.
- Select the time frame for which the adaptation treatment is expected to adequately reduce the risk. This could be tied to the length of a mortgage or some other point in the future.
- Always select an adaptive treatment that minimizes the impacts to the historic character and appearance of an individual property and/or a larger historic district.”<sup>62</sup>

Next, property owners whose properties are at risk of flooding and are interested in adapting their property should complete the “Planning and Assessment for Flood Risk Reduction” section of the *Guidelines on Flood Adaptation* prior to selecting any additional adaptation treatments.

“The impacts of the other adaptation treatments to the historic building will vary greatly depending on multiple factors such as location and site conditions of a property, historic significance, flood risk, physical and structural attributes, and its features, materials, and architectural style. For example, elevating a building on a new foundation may have a minimal impact on one building’s historic character, yet for another property the same treatment may change the building’s historic character significantly and not meet the Standards for Rehabilitation. Selecting more than one treatment or combining treatment approaches may be necessary to make the building more resilient to flooding and/or to minimize the impacts to the historic character and appearance of the property.”<sup>63</sup>

Once Planning and Assessment is complete, the Town and/or property owner should select one or more adaptation treatments, briefly summarized and/or included verbatim, as follows:

- Temporary Protective Measures
  - The most affordable option that has the least impact on historic architectural features. Measures include sandbags, temporary dams, and flood-wrapping systems, all of which require storage and labor to deploy them.
  - They may not be well-suited to areas with frequent flooding, or where flooding may occur within much time to prepare.
- Site and Landscape Adaptations
  - The advantage of these adaptations is that the historic building generally remains unaltered.
  - Changes to the site and landscape should be carefully planned to avoid negatively impacting the property’s historic integrity and any historic landscape features. Site and landscape changes can also impact the integrity of a historic district.
  - Adaptations can include storm-water management systems, berms, and floodwalls, either on-site or off-site.

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<sup>62</sup> *Guidelines on Flood Adaptation*, National Park Service, 17.

<sup>63</sup> *Ibid.*, 9.

- Protecting Utilities
  - This involves raising utilities above the projected flood height or putting them within waterproof enclosures. It is not recommended to put exterior equipment on raised platforms that would be highly visible.
  - Changes to protect the utilities should be carefully planned to avoid negatively impacting the property's historic integrity.
- Wet Floodproofing
  - This treatment can be used on resources that have foundation piers or other pervious supports. The building may require structural reinforcement and anchoring to the foundation to allow it to withstand the force of the flood waters and waterborne debris.
  - This adaptation is not viable for buildings where flooding will likely exceed 24 hours due in part to the potential for damage, contamination, and biological growth possible over longer exposures to floodwater.
- Dry Floodproofing
  - This method attempts to keep water out of the house and foundation. It requires establishing a watertight seal on the exterior of the foundation and sealing interior spaces that are below the flood level.
  - Walls must be reinforced to withstand buoyancy and impact from debris. An engineered drainage system will be required.
  - This method may require significant alterations to the historic materials and appearance, unless it is only required below grade; buildings with first floors above the expected flood level can more easily use this treatment.
- Fill the Basement
  - This treatment is meant to keep water out of the basement by filling it with a material such as gravel, soil, or grout.
  - Will generally have minimal impact on the architectural character of a building unless there are character-defining elements in the basement.
  - Requires the basement be completely below ground level on all sides and of masonry construction. This will not work for a walkout basement.
  - Requires the ability for compacting equipment to enter and to be removed once the basement has been filled.
- Elevating the Building on a New Foundation
  - The design and height of the new foundation are important to consider in order to protect the historic integrity of the building.
  - The anticipated flood type will dictate the foundation treatment. For example, in a fast-moving flood a building that is properly tied to the piers of an open foundation will generally have less damage than a building on a closed foundation. In general, this method of adaptation is easiest for frame buildings above crawlspaces, piers, or post foundations.
- Elevating the Interior Structure
  - This treatment is most suitable for multi-story buildings with large floor plates. It requires Filling the Basement, Protecting Utilities by raising them to a higher level, and either Dry or Wet Floodproofing. It is the most complicated in many ways and can have a dramatic effect on the historic character of a building.

- Abandoning the Lowest Floor
  - This adaptation method requires modifying a multi-story building to relocate all living spaces to floors above the established flood risk level. Any abandoned story below the established flood risk level must be altered and adapted into a utilitarian wet or dry floodproofed space.
- Moving the Building
  - Moving a historic building requires separating the building from its foundation and relocating it to a new site and foundation.
  - Relocating a historic building is generally not a recommended preservation practice and is usually considered only when the property is expected to flood repeatedly, succumb to river or shoreline erosion, or is subject to permanent inundation due to sea level rise or subsidence.
  - The primary goal in selecting a new site should be a location that eliminates or reduces the flood risk but has similar character to the original site.

Wherever possible, the *Guidelines on Flood Adaptation* provides “Recommended” methods of implementing each type of adaptation in order to preserve as much of the historic character of a building and its site and setting as possible. All of the “Recommended” treatments may not apply to every project.

The Town of South Kingstown’s Planning Department and Historic District Commission (HDC) should develop guidelines for property owners who wish to make adaptations to buildings in historic districts. Additionally, they may want to enact a zoning overlay to create a local historic district that would allow the HDC to exercise oversight over exterior changes to historic properties and make new climate adaptation guidelines compulsory. Alternatively, the Town could make new guidelines voluntary for properties within newly designated National Register historic districts. Owners may be incentivized to follow the guidelines with low/no interest loans, grants, and/or technical assistance in either type of district.

One local example of a municipality providing guidelines for an adaptation treatment is Newport, where the Historic District Commission has a [policy statement](#) and [guidelines](#) for elevating historic buildings.<sup>64</sup> Newport’s guidelines reflect best practices and are consistent with the *Guidelines on Flood Adaptation*. Among the adaptation treatments discussed, they allow elevating houses in the Newport Historic District and give specific guidelines on how this can be done in a way that preserves the character of the buildings and the district. Case studies in Westerly and Newport that use adaptation treatments can be found in the *2015 Historic Coastal Communities Study*.<sup>65</sup>

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<sup>64</sup> City of Newport, Rhode Island, Historic District Commission, “Policy Statement and Design Guidelines for Elevating Historic Buildings,” January 21, 2020, <https://www.cityofnewport.com/getattachment/City-Hall/Boards-Commissions/Commissions/Historic-District-Commission/HDC-Policy-Statement-Design-Guidelines-for-Elevating-Historic-Buildings-with-App-A-Sep-19-2023-UPDATED-and-APPROVED.pdf.aspx?lang=en-US>, and “Appendix A: Graphical Support for Building Elevation Design Concepts,” September 19, 2023, <https://www.cityofnewport.com/getattachment/City-Hall/Boards-Commissions/Commissions/Historic-District-Commission/HDC-Policy-Statement-Design-Guidelines-for-Elevating-Hisotric-Buildings-Appendix-A-Graphical-Sup.pdf.aspx?lang=en-US>, accessed May 5, 2025.

<sup>65</sup> Youngken Associates, 15 et seq.

It may also be helpful to consider adapting a historic property in scalable phases, particularly for coastal properties at risk from rising sea levels and increasing flood risk. Where the magnitude and time horizon of the risk are uncertain, it is important to build in future capacity where economically and technically feasible.

The Town of South Kingstown will need to consider programmatic, financial, and regulatory requirements when developing guidelines and regulations (fig. 46).

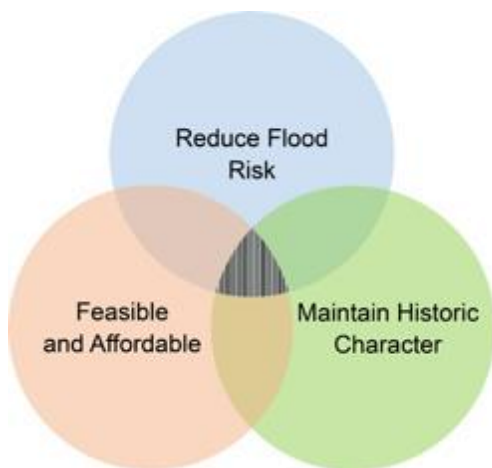


Figure 46. “Technical and economic limitations must be considered when attempting to reduce flood risk and create greater resilience; changes must also respect the historic character of the property. This can be a challenging balance for a project to achieve.” (Image and caption from Guidelines on Flood Adaptation, 10.)

### 3. Acquire new property for the relocation of historic properties.

Use of the term *managed retreat* has been growing as coastal communities see the need to adapt to climate risks. Managed retreat is the voluntary movement and transition of people and buildings away from vulnerable coastal areas. The Town has already implemented managed retreat in its relocation of facilities at the Town Beach. Private owners at Browning’s Beach have used managed retreat to extend the lives of two buildings.

Convincing stakeholders to embrace managed retreat will rely on intensive community engagement and support from the Town, such as providing technical and financial support and identifying sites for relocation. Considerations for the Town and its residents include their ability and willingness to maintain infrastructure such as streets and utilities as they experience more frequent damage. To adopt managed retreat, the Town should engage the community in scenario planning. This can help determine when to implement this and any other adaptation strategies.

The Town should look to other institutions and localities that have dealt with managed retreat. The Georgetown Climate Center at Georgetown University Law Center has developed a [comprehensive online resource](https://www.georgetownclimate.org/adaptation/toolkits/managed-retreat-toolkit/introduction.html?full) on managed retreat, which “combines legal and policy tools, best and emerging practices, and case studies to support peer-learning and decision making around managed retreat and climate adaptation.”<sup>66</sup>

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<sup>66</sup> Georgetown Climate Center at Georgetown University, “Managed Retreat Toolkit,” <https://www.georgetownclimate.org/adaptation/toolkits/managed-retreat-toolkit/introduction.html?full>, accessed February 14, 2025.

In 2022, the Urban Harbors Institute at UMass Boston surveyed municipal staff from 27 communities along the Massachusetts coast to learn about the perception of managed retreat. The [\*Perspectives on Managed Retreat in Massachusetts Coastal Communities report\*](#) reveals that while most were considering this strategy as a planning tool, few were implementing it and only for municipally owned resources.

#### 4. Provide assistance to property owners

The Town of South Kingstown could provide several forms of assistance to property owners who want to adapt their homes to mitigate the risk of adverse effects from climate change. These are tools other towns and cities in Rhode Island are using.<sup>67</sup>

- Offering property owners access to detailed mapping and data tools that identify sea-level rise vulnerabilities of local assets, including private property. This information can help homeowners understand their specific risks and plan accordingly.
- Organizing workshops to educate property owners about climate change risks and adaptation strategies.
- Providing information and support for implementing green infrastructure solutions, such as raised platforms and low-impact development treatment areas to improve stormwater drainage.
- Providing technical assistance to help property owners access federal and state programs and work with the RI Infrastructure Bank to offer low-interest bridge loans to accelerate the implementation of adaptation projects.
- Updating its building codes and zoning regulations to account for sea level rise and coastal flooding, providing clear guidelines for property owners on how to adapt their homes.

See page 72 for a list of potential funding sources.

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<sup>67</sup> Frank Carini, “Local Efforts to Address Climate Crisis Make Difference,” *EcoRI News*, January 20, 2020, <https://ecori.org/2020-1-17-local-efforts-to-address-climate-crisis-make-a-difference-1/>, accessed February 19, 2025.

## RESOURCE-SPECIFIC UPDATES AND RECOMMENDATIONS

The Town of South Kingstown should work with property owners to nominate the following individual resources and historic districts to the National Register of Historic Places. Each of these is shown on Map 1: National Register Listings Current and Proposed (Appendix C). Details of Map 1 are shown in this section for each proposed historic district. A more detailed history and description for each individual resource can be found on its Historic Building Data Sheet (Appendix D).

### 1. Nominate the Stanton-Tucker-Brent House to the National Register

The Stanton-Tucker-Brent House, 46 Antique Road (fig. 47), was built ca. 1720 in the Georgian style. It was surveyed in 1982 by the RIHPHC and deemed “potentially eligible” for listing in the NR.<sup>68</sup> Since ca. 2015, Historic New England (HNE) has held a preservation easement, which regulates changes to the property. Around 2017, in consultation with HNE, the owners removed the west and south porches, which dated to the early-twentieth and mid-twentieth centuries, respectively.<sup>69</sup>

- Proposed areas of significance: Architecture, Agriculture
- Proposed period of significance: 1720-1975. This period dates from the approximate erection of the house and ends fifty prior to the date of nomination.



Figure 47. Stanton-Tucker-Brent House, ca. 2017, South County History Center, view to northwest.

### 2. Nominate the Palmer House to the National Register

The Palmer House (60 Holden Road) was built ca. 1730 by Henry Palmer and was not previously surveyed. An undated postcard identifies it as the “first boarding house” in Matunuck (fig. 48), though this claim is unsubstantiated. A photograph of the Palmer House was included in *Old Houses in the South County*, published in 1932 by the Rhode Island chapter of the

<sup>68</sup> The RIHPHC Historic Properties Database lists this resource as the Holland-Hazard House. The 1982 HBDS probably did originally, but it has been updated to identify the resource as the Stanton-Tucker-Brent House.

<sup>69</sup> Jennifer Robinson, Preservation Services Manager, Historic New England, e-mail message to author, March 12, 2025.

Colonial Dames.<sup>70</sup> The house retains a good level of integrity with the only changes to its primary elevations being replacement windows. Henry Holden, an owner of the Palmer House, was one of the largest shareholders in the investment company which developed the Matunuck Park plat.<sup>71</sup>

Built in the Georgian style, the house retains a good level of integrity. The additions built between 1935 and 1972 were built more than 50 years ago and may contribute to the historic integrity.

- Proposed areas of significance: Architecture, Agriculture, Community Planning & Development.
- Proposed period of significance: 1730-1948/1975. This period dates from the approximate erection of the house and ends either when the property was subdivided in 1948 into house lots or fifty years prior to the date of nomination.



Figure 48. "First Boarding House, Matunuck, R.I.," Undated (probably ca. 1932-1935) postcard, view to northeast, collection South County History Center.

### 3. Nominate the W.F. Segar House to the National Register

The W.F. Segar House, 1010 Matunuck Beach Road, was built in 1890 as a summer house for the Segar family (fig. 49). It was surveyed by the RIHPHC in 1975. Built in the Queen Anne style, the house retains a good level of integrity with the only changes on its primary elevations being replacement windows. The original barn, now used as a dwelling, retains good integrity,

<sup>70</sup> National Society of the Colonial Dames in the State of Rhode Island and Providence Plantations, *Old Houses in the South County of Rhode Island* (Boston: D.B. Updike, The Merrymount Press, Printers, 1932), 43.

<sup>71</sup> *Narragansett Times*, February 22, 1935, 3.



even with the loss of its cupola and reconfiguration of its primary elevation; it retains its scale, massing, and materials and is still understandable as a historic barn.

- Proposed areas of significance: Architecture
- Proposed period of significance: 1890-1975. This period dates from the erection of the house and ends fifty prior to the date of nomination.

#### **4. Nominate the Susan Card House to the National Register**

The Susan Card House, 11 Washington Street, was built in 1895 by Miss Susan Card as her home and income property (fig. 50); she derived income from renting rooms to summer visitors. 11 Washington Street was recorded in the survey as the “Tucker House.” It was moved to its current foundation by 1935. Built in the Queen Anne style, it retains a good level of integrity with the only changes to its primary elevations being replacement windows. It is now used as a single family house.

- Proposed areas of significance: Architecture, Recreation, Women’s History
- Proposed period of significance: 1895-1975. This period dates from the erection of the house and ends fifty prior to the date of nomination.



*Figure 49. W.F. Segar House, 2024, author photo, view to northwest. (left)*  
*Figure 50. Susan Card House, 2024, author photo, view to southwest. (right)*

## 5. Nominate the George Browning Farm Historic District to the NR

The George Browning Farm Historic District would be composed of the Browning’s Beach Historic District, Theatre-by-the-Sea, and six new parcels, collectively called in this report the “Gardner Tract.” Based on preliminary research for this report, the areas share similar developmental histories both in terms of ownership by the Browning family as well as their association with Matunuck Beach as a summer beach colony.

- Proposed areas of significance: Architecture, Recreation, Theatre
- Proposed period of significance: 1891 to 1975. The period starts when George Browning began taking summer guests at his Ocean Star Cottage (now the inn at Theatre-by-the-Sea) and ends 50 years prior to date of nomination based on the continued use of most of the houses as summer residences and Theatre-by-the-Sea as a summer theatre.

Each major area of the proposed historic district is described below, with a brief historical overview, the current extant buildings, and major changes that were made since they were last surveyed.

### *Browning’s Beach Historic District (Cards Pond Road)*

Katherine Noyes purchased land from George Browning in 1894 and the following year built a house and carriage house, 392B and 392C Cards Pond Road, respectively. Within two decades, a cluster of summer houses would be built in the Queen Anne style. The Browning’s Beach Historic District (ca. 1895 et seq.) was listed in the National Register of Historic Places in 1997.<sup>72</sup> The nomination included 10 contributing buildings and 1 non-contributing building (Table 1). Of the 10 contributing buildings, 5 remain. Of those, one was moved (figs. 51, 52), one was moved *and* raised on piers (figs. 53, 54), two were raised on piers (figs. 55-58), and one appears to be vacant. One new building was constructed in the historic district in 2011. As a result of these changes, the integrity of the district is severely compromised and could lead to the district being removed from the National Register.



Figure 51. 358H Cards Pond Road, 1997, NR Nomination, view to southwest. (left)



Figure 52. 358H Cards Pond Road, 2024, author photo, view to northeast. (right)

<sup>72</sup> Richard C. Youngken, “Browning’s Beach Historic District,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1997).



Figure 53. 392B Cards Pond Road, 1997, NR Nomination, view to northwest. (left)  
 Figure 54. 392B Cards Pond Road, 2024, author photo, view to northwest. (right)



Figure 55. 392C Cards Pond Road, 1997, NR Nomination, view to northwest. (left)  
 Figure 56. 392C Cards Pond Road, 2024, author photo, view to northwest. (right)



Figure 57. 392H Cards Pond Road, 1997, NR Nomination, view to north. (left)  
 Figure 58. 392H Cards Pond Road, 2024, author photo, view to northeast. (right)

Table 1. Status of Resources at Browning's Beach Historic District

Former Street #	Current Street #	HPHC IDNUMBER	Resource Name	Change(s) Since Listing
392A	392A	SOKI00500	Mares Nest	Unknown (vacant?)
392B	392B	SOKI00501	Noyes-Bontecou/Red House	Moved in 1998/Elevated on concrete piers in 2013
392C	392B*	SOKI00502	Noyes-Bontecou Carriage House/Garage	Elevated on concrete piers in 2013
392D		SOKI00503	Webster-Dawley-Harris/Green House	Demolished 2012
392E		SOKI00504	Webster-Dawley-Harris Carriage House/Garage	Demolished 2012
392F		SOKI00505	Webster-Kenyon-Duval/Blue House	Demolished 2012
392H	358G	SOKI00506	Knight-Bontecou Bungalow	Relocated within district in 2007. Small addition.
392I	392H	SOKI00507	Knight-Bontecou Carriage House/Garage	Elevated on concrete piers in 2009, addition of doors/windows, large deck
392J		SOKI00508	Beach House	Demolished. Site is where Knight-Bontecou was relocated.
none		none	Shed near Cabana	Unknown. Probably demolished.
392G		SOKI00509	Beach House (non-contributing)	Demolished unknown year

\*Legally recorded as 392B Cards Pond Road. For this project, the resource continues the use of 392C which is used in the RIHPHC Statewide Historic Properties Database. The former street number was recorded by the RIHPHC Survey. The current street number is taken from the Town GIS system.

*Theatre-by-the-Sea, 358A Cards Pond Road*

In 1891, George Browning opened his house for summer guests and called it the Ocean Star Cottage. His wife ran it until 1919. The next owners, Mr. and Mrs. Leonard Tyler, improved the house and converted the barn into a theatre.<sup>73</sup> Theatre-by-the-Sea (ca. 1891 et seq.) was listed in the National Register of Historic Places in 1990 as a complex with six contributing resources: five buildings (theatre, workshop, inn, Costume Shop/Brando House, office) and a paved area used for scene painting.<sup>74</sup> It was listed in the National Register for its significance in the area of theatre. Architecturally, the complex retains most of its architectural integrity, though it is compromised. Two contributing resources are lost (shop) or endangered (Costume Shop/Brando House). One contributing resource (theatre) has a significant new addition and deserves further investigation to determine if it retains its contributing status. And one building (Bill’s Cottage) that was included in boundaries of the resource, but not on the list of buildings, has been identified.

Several notable changes were made since the property was listed. These include:

- The Costume Shop/Brando House is in a state of disrepair (see page 39). The current manager indicated that the building will not be maintained.
- The workshop (labeled “shop” in fig. 59) appears to have been demolished, with a new hyphen and two-story addition built between 1988-1997 as an extension of the barn (figs. 59-62).

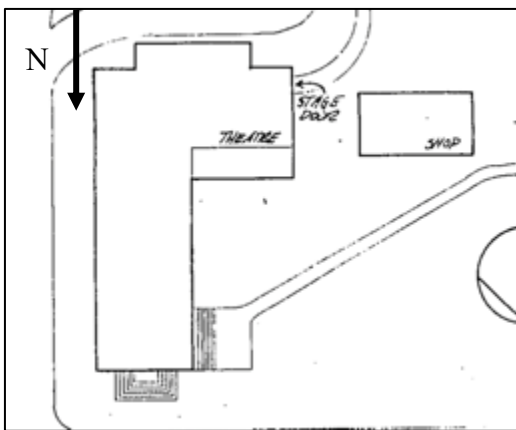


Figure 59. Theatre and Shop, Theatre-by-the-Sea, sketch, 1990, NR Nomination. (left)

Figure 60. Theatre, Theatre-by-the-Sea, aerial image, 2025, Google Maps image. (right)

<sup>73</sup> RIHPHC, *Historic and Architectural Resource of South Kingstown, Rhode Island: A Preliminary Report*, 99.

<sup>74</sup> Neither the NR nomination sketch map nor the narrative includes a small cottage near to, and northwest of, the office, known as “Bill’s Cottage,” that the Assessor records as having been built in 1950. Ancelin V. Lynch, “Theatre-by-the-Sea,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1980).



Figure 61. Theatre, Theatre-by-the-Sea, 1990, NR Nomination, view to southeast. (left)



Figure 62. Theatre, Theatre-by-the-Sea, 2024, author photo, view to south. (right)

### *Gardner Tract (Cards Pond Road)*

In 1907, after staying several summers at George Browning’s inn, Henry Brayton Gardner and Mabel Richmond Gardner purchased 20 acres from him.<sup>75</sup> The Gardner Tract occupies land east and south of Theatre-by-the-Sea, east of Browning’s Beach Historic District, west of Roy Carpenter’s Beach, and south of Cards Pond Road (fig. 65). There are six legal parcels containing 6-7 primary resources and numerous secondary resources. Inglenook, 358C Cards Pond Road (fig. 63), built before 1907 to house Browning’s farmworkers, was part of a 19<sup>th</sup> century farm complex that included a barn, wash-and-feedhouse, and a second house, all of which are now part of Theatre-by-the-Sea.<sup>76</sup> Over time, Gardner would build additional houses for his children, one of which is known as The Snake in the Grass, 356 Cards Pond Road (fig. 63). The tract is owned by family-managed entities. Table 2 lists the parcels, addresses, dates of construction, and recommended status as to whether each would contribute to a new historic district.

Table 2. Extant Resources on the Gardner Tract

Address on Cards Pond Road	Parcel ID	Date of Construction	Status
336	92-1/6	1976	C*
356	92-1/7	1930 ca.	C
358C	92-1/5	1907 pre	C
358D	92-1/5	1907 ca.	C
358E	92-1/4	1926	C
358J	92-4/12	2014	NC
None	92-1/8	Vacant	V

\*Potentially contributing, pending research and final determination of Period of Significance.

<sup>75</sup> Robert Gardner, “History Project Interview,” By Sandy McCaw and Bliss Hoffman, *Matunuck: Not just a place but a state of mind*, Matunuck Oral History Project, Vol. 1, Willow Dell Historical Association, April 2006.

<sup>76</sup> Gardner, Emerson. “History Project Interview.” By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 8, Willow Dell Historical Association, 2018.

There are 5 contributing or potentially contributing primary resources built between ca. 1907 and ca. 1930, one non-contributing resource built in 2014, and a large vacant parcel consisting of a pond and wetlands.



Figure 63. Inglenook, 358G Cards Pond Road, 2024, photo by Richard Youngken, view to northwest. (left)

Figure 64. The Snake in the Grass, 356 Cards Pond Road, 2024, photo by Richard Youngken, view to northwest. (right)

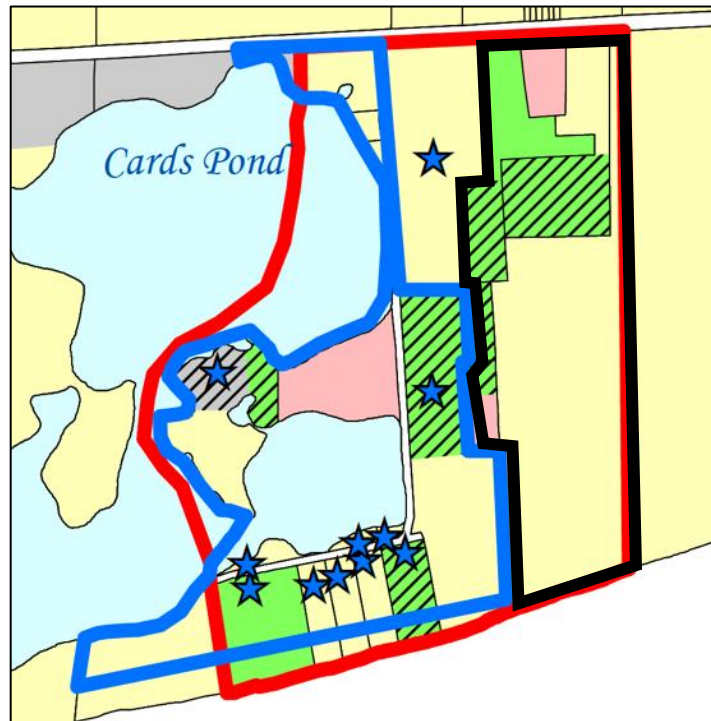


Figure 65. Proposed George Browning Farm Historic District (outlined in red), the Browning's Beach Historic District (outlined in blue, with individual resources as blue stars), Theatre-by-the-Sea (blue star at top), and the Gardner Tract (outlined in black), Detail of Map 1.

## 6. Nominate the Matunuck Park Historic District to the National Register

The history of Matunuck Park is described on page 21. The oldest extant structures are the cottages at 11A and 11B Atlantic Avenue, built 1895, the same year the Matunuck Park plat was filed. The proposed historic district (fig. 75) includes the Dewey Cottage (figs. 66-69) and one property surveyed by the RIHPHC in 1982, St. Romuald's Chapel (fig. 70).

### *Dewey Cottage/Admiral Dewey Inn, 668 Matunuck Beach Road*

The Dewey Cottage (NR, 1898) was listed in the National Register of Historic Places in 1992 after a restoration that began in 1986 following a 15-year period of vacancy. Built in the Queen Anne style, the building continues its historic use as a hotel and is in a good state of repair, with its historic character and materials. It looks much as it did in photographs taken in 1989. One major change to the property was the construction of a wood-frame, gable-roof garage (non-contributing) southwest of the primary building in 2014 in a way that follows *The Standards*.<sup>77</sup> The house at 20 Atlantic Avenue was used as overflow for the Cottage and should be evaluated if this nomination is updated.



Figure 66. Dewey Cottage, 1989, NR Nomination, view to east. (left)



Figure 67. Dewey Cottage, 2024, author photo, view to east. (right)



Figure 68. Dewey Cottage, 1989, NR Nomination, view to northwest. (left)



Figure 69. Dewey Cottage, 2024, author photo, view to northwest. (right)

<sup>77</sup> Vivienne Lasky and Robert O. Jones, "Dewey Cottage," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1992).



*St. Romuald's Chapel, 61 Atlantic Avenue*

The chapel was built ca. 1907 by St. Francis of Assisi Church in Wakefield, Rhode Island, to serve the Catholic community who summered in Matunuck. Over its nearly 120 years, it was expanded to accommodate its congregation's needs, with a rear ell added by 1949 and two front ells added between 1997 and 2003. Though the two front ells are prominent and change the massing of the building, the church retains a good level of integrity because the only other change to its exterior architectural features appears to be replacement windows.



*Figure 70. St. Romuald's Chapel, 2024, author photo, view to south.*

The proposed historic district also includes properties on Atlantic Avenue (fig. 71), Lake Avenue (figs. 72, 73), Park Avenue (fig. 74), Cove Street, and Central Street. There are 90 parcels containing 88 primary resources and several secondary resources, with 49 contributing or potentially contributing primary resources built between 1895 and 1972, 38 non-contributing primary resources built between 1900 and 1999, and 3 vacant parcels.



*Figure 71. 38 Atlantic Avenue, 2024, author photo, view to northeast. (left)*



*Figure 72. 126 Lake Avenue, 2024, author photo, view to north. (right)*



*Figure 73. 188 Lake Avenue, 2024, author photo, view to northwest. (left)*



*Figure 74. 119 Park Avenue, 2024, author photo, view to southeast. (right)*

- Proposed areas of significance: Architecture, Community Planning & Development, Recreation, Religion
- Proposed period of significance: 1895-1975. The proposed period of significance begins in 1895 when Matunuck Park plat was filed, and the earliest extant house was built and ends fifty years prior to date of nomination.



Figure 75. Proposed Matunuck Park Historic District, outlined in red, Detail of Map 1.

## 7. Nominate the Matunuck Point Historic District to the National Register

The history of Matunuck Point is described on page 26. Following its survey in 1923, lots begin selling immediately. The earliest extant structure is the ca. 1740 house at 18 Ocean Avenue. The earliest extant structure following the creation of the plat is 64 Peninsula Road, a one-story house.

The proposed historic district (fig. 85) includes two properties surveyed by the RIHPHC in 1974 and a very early property not previously surveyed.

An HBDS for the “Matunuck Summer Colony” contains little information and only three photographs, one of which includes 202 and 218 Peninsula Road. The other two photographs include streetscapes that are difficult to identify.

### *202 Peninsula Road*

- Built in 1930, 202 Peninsula Road (fig. 76), evokes the Tudor Revival style with its steeply pitched front gable. The structure has only fair integrity, owing to a prominent side ell and the extreme change in its window configuration and materials.

### *218 Peninsula Road*

- Built in 1935 in the Colonial Revival style, 218 Peninsula Road (fig. 77), has a good level of integrity, with the only change to the primary elevation being replacement windows. Most changes were made on secondary elevations.



Figure 76. 202 Peninsula Road, 2024, author photo, view to northeast. (left)  
Figure 77. 218 Peninsula Road, 2024, author photo, view to northeast. (right)

18 Ocean Avenue

- Though the Assessor’s records date 18 Ocean Avenue to 1740 (fig. 78), it was not previously surveyed and no HBDS was created as part of the Project. It may be the house shown on the 1857 (fig. 79) and 1862 Walling maps as “J.P. Sherman” and as “J.H. Hazard” on the 1870 Beers and 1895 Everts & Richards maps (fig. 80).
- The house retains features that may be from the 18<sup>th</sup> century, such as the cobblestone foundation, but does not retain sufficient integrity to qualify as a contributing historic resource. It also predates the creation of the Plat and is outside the proposed period of significance.



Figure 78. 18 Ocean Avenue, 2024, Google Maps image, view to west.



Figure 79. 1857 Walling Map, Detail.



Figure 80. 1895 Everts & Richards Map, Detail.

The proposed historic district includes properties on Peninsula Road (figs. 81-83), Matunuck Beach Road, Ninigret Avenue, and Ocean Avenue (fig. 84). There are 114 parcels containing 89 primary resources and several secondary resources, with 39 contributing or potentially contributing primary resources built between 1923 and 1975, 49 non-contributing primary resources built between 1930 and 1999, and 25 vacant parcels, most of which are unbuildable due to coastal erosion.<sup>78</sup>

The Matunuck Point Association Club House (fig. 83) stands on the highest elevation on the point.



Figure 81. 108 Peninsula Road, 2024, author photo, view to northwest.



Figure 82. 86 Peninsula Road, 2024, author photo, view to northwest.



Figure 83. Matunuck Point Association Club House, 81 Peninsula Road, 2024, author photo, view to southwest. (left)



Figure 84. 180 Ocean Avenue, 2024, author photo, view to northwest. (right)

- Proposed areas of significance: Architecture, Recreation, Community Planning & Development.
- Proposed period of significance: 1923 to 1975. The period of significance begins the year the plat was surveyed and ends fifty years prior to nomination.

<sup>78</sup> The tally of contributing and non-contributing is based on architectural integrity. Depending on further research and the final areas of significance, it may be determined that more resources qualify as contributing. The number of contributing resources will ultimately determine the size of the historic district.



Figure 85. Proposed Matunuck Point Historic District, outlined in red, Detail of Map 1.

### 8. Nominate the Prospect Road Historic District to the National Register

The history of this area is described on page 28. The proposed historic district's (fig. 89) northern boundary is the northern boundary of what was Wanton R. Carpenter's estate. It includes parcels on Prospect Road (figs. 86-89), Water Street, Matunuck Beach Road, and Barney Avenue. There are 29 parcels containing 30 primary resources and several secondary resources, with 18 contributing or potentially contributing primary resources built between 1898 and 1960. There are 12 non-contributing primary resources. There are no vacant parcels.

- Proposed areas of significance: Architecture, Community Planning & Development, Recreation
- Proposed period of significance: 1898 to 1975. The period begins with the date of construction of the first extant house and ends fifty years prior to nomination.



Figure 86. 58 Prospect Road, 2024, author photo, view to west. (left)

Figure 87. 65 Prospect Road, 2024, author photo, view to northeast. (right)



Figure 88. 37 Prospect Road, 2024, author photo, view to northeast. (left)

Figure 89. 32 and 40 Prospect Road (left to right), 2024, author photo, view to northwest. (right)



Figure 90. Proposed Prospect Road Historic District, outlined in red, Detail of Map 1.

## POTENTIAL FUNDING SOURCES

The funding landscape is constantly evolving. The following resources may be applicable.

### *Federal Funding Sources*<sup>†</sup>

The Federal Emergency Management Agency (FEMA) is the U.S. government agency that helps the country prepare for, respond to, and recover from disasters. The agency administers a number of grants that may be useful.

- The [Regional Catastrophic Preparedness Grant Program](#) supports organizations as they seek to close capability gaps to innovatively address issues related to catastrophic events.
- The [Safeguarding Tomorrow Revolving Loan Fund](#) provide financial support via grants to local and state governments to establish revolving loan funds that provide various types of assistance, including for flood hazard mitigation.
- [Flood Mitigation Assistance](#) grants can be made to local and state governments to “help reduce or eliminate the risk of repetitive flood damage to buildings insured” by the NFIP.
- The [Building Resilient Infrastructure and Communities](#) program can help local governments innovate, grow partnerships, and build infrastructure projects that reduce hazard risk.
- [Pre-disaster Mitigation Grant Program](#) supports programs that reduce the risks from future natural hazards.

In addition to the Community Development Block Grant (CDBG) program, the U.S. Department of Housing and Urban Development (HUD) operates the targeted [CDBG-Mitigation](#) (CDBG-MIT) program.<sup>†</sup> This source can be used for climate mitigation projects that reduce future disaster risks and “build community resilience to climate change impacts.” Examples given are “elevating homes in flood-prone areas, developing flood control systems, and improving emergency shelters; essentially focusing on proactive measures to lessen the impact of future natural disasters.”

The National Park Service administers the [Federal Historic Tax Incentives Program](#),<sup>\*</sup> commonly referred to as the Historic Tax Credit (HTC) program, which could be of benefit to income-producing properties such as the Dewey Cottage, commercial businesses, or rental housing. It currently provides a 20% income tax credit for substantial rehabilitation of places listed in the National Register. It is administered in partnership with the RIHPHC.

### *State Funding Sources*

The Rhode Island Infrastructure Bank (RIIB) supports the State’s infrastructure through technical assistance and financial investment programs. It administers a [Municipal Resilience Program](#) (MRP)<sup>†</sup> that provides support to cities and towns who complete the [Community Resilience Building](#) workshop. The program uses a SWOT (strengths/weaknesses/opportunities/threats) analysis that relies on local knowledge combined with climate change to identify projects and strategies that can improve the municipality’s resilience to climate-related hazards. Once the local government completes the MRP workshop, it is designated a “Resilient Rhody Municipality” and becomes to apply for MRP Action Grants to implement identified projects. The Town of South Kingstown has completed the Community Resilience Building program.



The mission of the [Rhode Island Department of Environmental Management](#) (RIDEM) is to protect, restore, and promote Rhode Island’s natural environment. RIDEM’s [Climate Resilience Fund](#)<sup>†‡</sup> can be used to “improve community resilience and public safety.” Funding for the program was through a voter-approved 2018 bond initiative. The [2024 iteration](#) of this funding opportunity funded projects that include land acquisition eligible for funding: “Removal, Relocation or Redesign of Infrastructure - engineering and construction projects to redesign, relocate or remove vulnerable facilities and infrastructure (e.g., culverts, dams, buildings/facilities, roadways/evacuation routes in both coastal and riverine areas).”<sup>79</sup> An RFP for a new round of funding is expected to be issued summer 2025.<sup>80</sup>

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) exists to identify, protect, and celebrate Rhode Island’s historic buildings, sites, districts, landscapes, and archaeological resources. The RIHPHC administers the [Certified Local Government Grants](#)<sup>†‡</sup> (CLG) program. As part of this program, it offers grants to municipalities for survey and planning purposes. As of this report, South Kingstown is a Certified Local Government. CLG grants can support projects such as historic resource surveys, National Register nominations, preservation planning, design guidelines, and certain educational programs.

The RIHPHC also administers the [Historic Preservation Loan Fund](#).<sup>†‡\*</sup> These loans can be made to public, non-profit, or private owners of properties listed on the State Register of Historic Places. Funds are typically used for restoration work, but may, in some cases, be used to acquire and rehabilitate an endangered historic property.

#### *Town Sources*

The Town may consider establishing its own Climate Mitigation Fund. NOAA’s [U.S. Climate Resilience Toolkit](#) is designed to help local governments fund climate mitigation and resilience programs. They also provide a document with [Funding Strategies for Flood Mitigation](#)<sup>†</sup> that gives examples of finding sources and examples of programs in other governmental agencies.

#### *Insurance Related Financial Assistance*

The [Insurance Institute for Business & Home Safety](#) (IBHS)<sup>\*</sup> is a nonprofit organization that conducts building safety research in order to reduce insurance payouts by strengthening buildings against natural disasters. They have created [Fortified](#), a set of voluntary guidelines for property owners that provides a *Fortified Designation* certificate that can property insurance discounts.

#### *Other Sources*

More potential sources of funding may be found in Appendix D: National Sources of Funding and Technical Assistance of “[Achieving Resilience in Coastal Communities](#),” published in 2014 by the National Wildlife Foundation. Funding sources included in the document include FEMA, the US Department of Agriculture, US Army Corps of Engineers, National Science Foundation, US Department of Commerce, and national non-profit and private sector organizations.

<sup>†</sup> Available to governmental entities. <sup>‡</sup> Available to non-profit organizations. <sup>\*</sup> Available to private property owners.

<sup>79</sup> RIDEM, Announcement of Request for Proposals, June 13, 2024, 4, accessed March 3, 2025.

<sup>80</sup> Kimberly Koriotoh, Chief Resilience Officer, State of Rhode Island, e-mail message to author, May 9, 2025.

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## APPENDIX A

### SURVEY AREA PROPERTIES BUILT PRIOR TO 1976

Column Heading	Explanation
GIS_ID	Code used for mapping properties
Plat, Lot	Identification for a property parcel
Number, Street	Property address
Date Of Construction	The year of construction, based in either Town Assessor records or on other research
More On Date	Modifiers to the year. <ul style="list-style-type: none"> <li>• ca. = circa (approximately)</li> <li>• ca. et seq = circa, and others (for multi-resource properties)</li> <li>• pre = built before</li> <li>• post = built after</li> <li>• bet = between two years</li> </ul>
C/NC	Historic property status <ul style="list-style-type: none"> <li>• C = contributing</li> <li>• C? = potentially contributing, need more information</li> <li>• NC = non-contributing</li> <li>• NC? = potentially non-contributing, need more information</li> <li>• ? = undetermined, need more information</li> </ul>
Name	Historic or common name for a building or complex of buildings
RIHPHC ID	Identification for a historic resource as designated by the RIHPHC
Included in 1984 Survey?	Indicates if the resource was included in the 1984 survey booklet published by the RIHPHC
Photo Name	Names of digital images, indicating street address and direction of view
NR listed or eligible (RIHPHC)	Information whether the resource is listed on or eligible for the National Register of Historic Places and/or the State Register of Historic Places, and whether it is listed or eligible as an individual resource or as part of a historic district
Architectural Style	The style(s) or stylistic influence(s) of the exterior of a building
Notes	Surveyor's notes
100yr, SLR#	CERI building risk factor

GIS_ID	PLAT	LOT	NUMBER	STREET	Date of Construction	More on Date	C/NC	Name	RIHPHC ID	Included in 1984 Survey?	Included in 2024-2025 Survey?	Photo Name	NR listed or eligible (RIHPHC)	Architectural Style	Notes
86-3:142	86-3	142	18	ANTIQUER ROAD	1971		C			No					
86-3:137	86-3	137	46	ANTIQUER ROAD	1720	ca.	C	Stanton-Tucker House	SOKI00562	Yes		SOKI_AntiqueRd0046_SE, NE_garage	RIHPHC lists it as "potentially eligible"	Georgian	
92-2:160	92-2	160	20	ATLANTIC AVENUE	1904		C			No	Yes, No HBDS	SOKI_AtlanticAve0020_N, NE			porch steps, windows altered
92-2:125	92-2	125	27	ATLANTIC AVENUE	1960		C			No					
92-2:158	92-2	158	30	ATLANTIC AVENUE	1945		C			No					
92-2:126	92-2	126	35	ATLANTIC AVENUE	1938		NC			No					changes: massing, height, windows, porch
92-2:157	92-2	157	38	ATLANTIC AVENUE	1925		C			No	Yes	SOKI_AtlanticAve0038_N, NE		Craftsman	
92-2:128	92-2	128	47	ATLANTIC AVENUE	1895	post	C			No	Yes	SOKI_AtlanticAve0047_SE, SW		Colonial Revival	Assessor gives date as 1880. Atlantic Ave was platted in 1895 according to research.
92-2:129	92-2	129	51	ATLANTIC AVENUE	1900		C			No	Yes	SOKI_AtlanticAve0051_SE, SW		Vernacular	
92-2:130	92-2	130	61	ATLANTIC AVENUE	1907	ca.	C	St. Romuald Chapel		Yes	Yes	SOKI_AtlanticAve0061_S, SE		Vernacular, Gothic Revival influence	
92-2:153	92-2	153	68	ATLANTIC AVENUE	1920		C			No	Yes, No HBDS	SOKI_AtlanticAve0068_N, NE			potentially eligible for survey, but only moderate risk in worst case
92-2:131	92-2	131	77	ATLANTIC AVENUE	1905		NC			No					front addition
92-2:152	92-2	152	78	ATLANTIC AVENUE	1905		NC			No					enclosed porch
92-2:134	92-2	134	103	ATLANTIC AVENUE	1916		C			No					
92-2:149	92-2	149	104	ATLANTIC AVENUE	1910		C			No	Yes, No HBDS	SOKI_AtlanticAve0104_N, NE, NW			siding, windows, trim changed but great chimney and form
92-2:137	92-2	137	131	ATLANTIC AVENUE	1940		NC			No					massing, height, windows, porch
92-2:141	92-2	141	150	ATLANTIC AVENUE	1900		?			No					Front not visible from row
92-2:138	92-2	138	151	ATLANTIC AVENUE	1941		C			No					
93-1:29	93-1	29	180	ATLANTIC AVENUE	1940		C			No					
93-1:30	93-1	30	186	ATLANTIC AVENUE	1972		C			No					
93-1:32	93-1	32	195	ATLANTIC AVENUE	1970		C			No					
93-1:31	93-1	31	196	ATLANTIC AVENUE	1972		NC			No					
92-2:123	92-2	123	11A	ATLANTIC AVENUE	1895		C			No	Yes	SOKI_AtlanticAve0011A-0011B_NE, SOKI_AtlanticAve0011A_SE		Folk Victorian	on same parcel as 11B
92-2:123	92-2	123	11B	ATLANTIC AVENUE	1895		C			No	Yes	SOKI_AtlanticAve0011A-0011B_NE, SOKI_AtlanticAve0011B_NE		Folk Victorian	on same parcel as 11A
92-2:147	92-2	147	120A	ATLANTIC AVENUE	1951		C			No					
93-1:4	93-1	4	1	BARNEY AVENUE	1930		NC			No					
93-1:3	93-1	3	7	BARNEY AVENUE	1940		C			No					
93-1:2	93-1	2	13	BARNEY AVENUE	1930		NC			No					
92-2:49	92-2	49	17	BARNEY AVENUE	1974		?			No					Need more information
93-1:1	93-1	1	25	BARNEY AVENUE	1970		C			No					
92-2:52	92-2	52	33	BARNEY AVENUE	1950		C			No					

GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
86-3:142	86-3	142	18	ANTIQUER ROAD						
86-3:137	86-3	137	46	ANTIQUER ROAD	None	None	None	None	None	None
92-2:160	92-2	160	20	ATLANTIC AVENUE	None	None	None	None	Moderate	High
92-2:125	92-2	125	27	ATLANTIC AVENUE						
92-2:158	92-2	158	30	ATLANTIC AVENUE						
92-2:126	92-2	126	35	ATLANTIC AVENUE						
92-2:157	92-2	157	38	ATLANTIC AVENUE	None	None	None	Moderate	High	Severe
92-2:128	92-2	128	47	ATLANTIC AVENUE	None	None	Moderate	Moderate	High	High-Severe
92-2:129	92-2	129	51	ATLANTIC AVENUE	None	None	None	Moderate	Moderate	High
92-2:130	92-2	130	61	ATLANTIC AVENUE	None	None	None	None	Moderate	Mod-High
92-2:153	92-2	153	68	ATLANTIC AVENUE	None	None	None	None	None	Moderate
92-2:131	92-2	131	77	ATLANTIC AVENUE						
92-2:152	92-2	152	78	ATLANTIC AVENUE						
92-2:134	92-2	134	103	ATLANTIC AVENUE				High	High/Severe	Severe/Extreme
92-2:149	92-2	149	104	ATLANTIC AVENUE						
92-2:137	92-2	137	131	ATLANTIC AVENUE						
92-2:141	92-2	141	150	ATLANTIC AVENUE						
92-2:138	92-2	138	151	ATLANTIC AVENUE						
93-1:29	93-1	29	180	ATLANTIC AVENUE						
93-1:30	93-1	30	186	ATLANTIC AVENUE						
93-1:32	93-1	32	195	ATLANTIC AVENUE						
93-1:31	93-1	31	196	ATLANTIC AVENUE						
92-2:123	92-2	123	11A	ATLANTIC AVENUE	None	None	Moderate	Moderate	High	Severe
92-2:123	92-2	123	11B	ATLANTIC AVENUE	None	None	Moderate	Moderate	High	Extreme
92-2:147	92-2	147	120A	ATLANTIC AVENUE						
93-1:4	93-1	4	1	BARNEY AVENUE						
93-1:3	93-1	3	7	BARNEY AVENUE						
93-1:2	93-1	2	13	BARNEY AVENUE						
92-2:49	92-2	49	17	BARNEY AVENUE						
93-1:1	93-1	1	25	BARNEY AVENUE						
92-2:52	92-2	52	33	BARNEY AVENUE						

GIS_ID	PLAT	LOT	NUMBER	STREET	Date of Construction	More on Date	C/NC	Name	RIHPHC ID	Included in 1984 Survey?	Included in 2024-2025 Survey?	Photo Name	NR listed or eligible (RIHPHC)	Architectural Style	Notes
92-1:9	92-1	9	240	CARDS POND ROAD	1940		NC			No					Roy Carpenter's Beach
92-1:7	92-1	7	356	CARDS POND ROAD	1930		C?	The Bungalow/Snake-in-the-Grass		No	Yes	SOKI_CardsPondRd0356_NE, NW			not visible from r-o-w
91-2:2	91-2	2	460	CARDS POND ROAD	1960		?			No					Not visible from public ROW
91-2:2	91-2	2	460	CARDS POND ROAD	1960		NC?			No					Need more information
92-1:10	92-1	10	158A	CARDS POND ROAD	1928		C			No	Yes, No HBDS	SOKI_CardsPondRd0158A_SW, W			not visible from r-o-w, heavily altered
92-1:2	92-1	2	358A	CARDS POND ROAD	1891	ca. et seq	C	Theatre-by-the-Sea	SOKI00004	Yes	Yes	SOKI_CardsPondRd0358A_E, E_Office, N_Brando, NE_BarnDoor, NE_Inn1, NE_Inn2, NE_Office, NE_Shop, NW_BillsCottage, NW_Brando, NW_Inn, NW_Theatre, SE, SE_BillsCottage, SE_Inn, SW_Brando, SW_Court, SW1, SW2	NR and SR listed (individual)	Vernacular	
92-1:5	92-1	5	358C	CARDS POND ROAD	1907	pre	C	Inglenook/The Big House		No	Yes	SOKI_CardsPondRd0358C_NE, N, NW		Queen Anne	not visible from r-o-w; on same parcel as 358D
92-1:5	92-1	5	358D	CARDS POND ROAD	1907	pre	C	The Lodge		No	Yes	SOKI_CardsPondRd0358D_NE, NW		Vernacular	not visible from r-o-w; on same parcel as 358C
92-1:4	92-1	4	358E	CARDS POND ROAD	1926		C			No	Yes	SOKI_CardsPondRd0358E_N, NE, SE, E_Barn			Very difficult to see the house
92-1:37	92-1	37	358G	CARDS POND ROAD	1905	ca.	C	Knight-Bontecou Bungalow	SOKI00506	Yes	Yes	SOKI_CardsPondRd0358G_E, NE, SE	NR and SR listed (district)	Chalet	
92-4:12	92-4	12	358H	CARDS POND ROAD	1930		C			No		SOKI_CardsPondRd0358H_SE			
91-3:8	91-3	8	392A	CARDS POND ROAD	1956		C?	Mares Nest	SOKI00500	Yes			NR and SR listed (district)		Not visible from public ROW
92-4:10	92-4	10	392B	CARDS POND ROAD	1895		C	Noyes-Bontecou/Red House	SOKI00501	Yes	Yes	SOKI_CardsPondRd0392B_NE, NE2, NW, SW, W	NR and SR listed (district)	Queen Anne	2 buildings on one parcel. Refer to NR
92-4:10	92-4	10	392C	CARDS POND ROAD	1900	ca.	C	Noyes-Bontecou Carriage House/Garage	SOKI00502	Yes	Yes	SOKI_CardsPondRd0392C_E, NE, NW, SW,	NR and SR listed (district)	Queen Anne	2 buildings on one parcel. Refer to NR
	92-4	9	392D	CARDS POND ROAD			V	Webster-Dawley-Harris House/Green House	SOKI00503	Yes			NR and SR listed (district)		demolished
	92-4	9	392E	CARDS POND ROAD			V	Webster-Dawley-Harris Carriage House/Garage	SOKI00504	Yes			NR and SR listed (district)		demolished
	92-4	8	392F	CARDS POND ROAD			V	Webster-Kenyon-Duval House/Blue House	SOKI00505	Yes			NR and SR listed (district)		demolished
	92-4	7	392G	CARDS POND ROAD			V	Beach House	SOKI00509	Yes			NR and SR listed (district)		demolished
91-3:6	91-3	6	392H	CARDS POND ROAD	1905	ca.	C	Knight-Bontecou Carriage House/Garage	SOKI00507	Yes		SOKI_CardsPondRd0392H_NE, NW	NR and SR listed (district)		Raised
	92-1	37-01	392J	CARDS POND ROAD			V		SOKI00508	Yes			NR and SR listed (district)		demolished
91-2:1	91-2	1	502A	CARDS POND ROAD	1959		NC			No	Yes, No HBDS	None			Rockwell King DuMoulin design. "Meyer house"; Heavily altered. Spoke to owner, granddaughter of builder. Explained the many additions and changes. No permission to photograph.

GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
92-1:9	92-1	9	240	CARDS POND ROAD						
92-1:7	92-1	7	356	CARDS POND ROAD	Moderate	Moderate	Mod-High	Extreme	Extreme	Extreme
91-2:2	91-2	2	460	CARDS POND ROAD						
91-2:2	91-2	2	460	CARDS POND ROAD						
92-1:10	92-1	10	158A	CARDS POND ROAD	None	None	None	Moderate	Moderate	High-Severe
92-1:2	92-1	2	358A	CARDS POND ROAD	None	None	Moderate	Mod-High	Extreme	Extreme
92-1:5	92-1	5	358C	CARDS POND ROAD	None	None	Moderate	Moderate	Extreme	Extreme
92-1:5	92-1	5	358D	CARDS POND ROAD	None	None	Moderate	Moderate	Extreme	Extreme
92-1:4	92-1	4	358E	CARDS POND ROAD	None	None	Moderate	Moderate	Extreme	Extreme
92-1:37	92-1	37	358G	CARDS POND ROAD	Extreme	Extreme	Extreme	Extreme	Extreme	Inundated by 2100
92-4:12	92-4	12	358H	CARDS POND ROAD	High	Extreme	Inundated by 2100	Inundated by 2100	Inundated by 2100	Inundated by 2100
91-3:8	91-3	8	392A	CARDS POND ROAD						
92-4:10	92-4	10	392B	CARDS POND ROAD	Extreme	Extreme	Extreme	Inundated by 2100	Inundated by 2100	Inundated by 2100
92-4:10	92-4	10	392C	CARDS POND ROAD	Extreme	Extreme	Extreme	Inundated by 2100	Inundated by 2100	Inundated by 2100
	92-4	9	392D	CARDS POND ROAD						
	92-4	9	392E	CARDS POND ROAD						
	92-4	8	392F	CARDS POND ROAD						
	92-4	7	392G	CARDS POND ROAD						
91-3:6	91-3	6	392H	CARDS POND ROAD	Extreme	Extreme	Extreme	Inundated by 2100	Inundated by 2100	Inundated by 2100
	92-1	37-01	392J	CARDS POND ROAD						
91-2:1	91-2	1	502A	CARDS POND ROAD	Moderate	Moderate	Extreme	Extreme	Extreme	Extreme

GIS_ID	PLAT	LOT	NUMBER	STREET	Date of Construction	More on Date	C/NC	Name	RIHPHC ID	Included in 1984 Survey?	Included in 2024-2025 Survey?	Photo Name	NR listed or eligible (RIHPHC)	Architectural Style	Notes
92-2:118	92-2	118	42	COMMUNITY DRIVE	1965		C?			No					Need more information
92-2:87	92-2	87	45	COMMUNITY DRIVE	1950		C			No					
92-2:117	92-2	117	46	COMMUNITY DRIVE	1955		C			No					
92-2:116	92-2	116	50	COMMUNITY DRIVE	1955		C			No					
92-2:115	92-2	115	54	COMMUNITY DRIVE	1955		C			No					
92-2:88	92-2	88	59	COMMUNITY DRIVE	1950		C			No					
92-2:114	92-2	114	60	COMMUNITY DRIVE	1955		C			No					
92-2:89	92-2	89	63	COMMUNITY DRIVE	1950		C			No					
92-2:113	92-2	113	64	COMMUNITY DRIVE	1955		NC			No					changes: massing, porch, windows
92-2:91	92-2	91	73	COMMUNITY DRIVE	1970		C?			No					Need more information
92-2:111	92-2	111	80	COMMUNITY DRIVE	1957		NC			No					changes: massing, porch, windows
92-2:110	92-2	110	84	COMMUNITY DRIVE	1949		C			No					porch readable, dormer appropriate
92-2:94	92-2	94	91	COMMUNITY DRIVE	1945		NC			No					change: large addition
92-2:108	92-2	108	92	COMMUNITY DRIVE	1950		C			No					
92-2:107	92-2	107	100	COMMUNITY DRIVE	1952		C			No					
92-2:106	92-2	106	104	COMMUNITY DRIVE	1953		NC			No					
92-2:105	92-2	105	112	COMMUNITY DRIVE	1950		?			No					
92-2:97	92-2	97	113	COMMUNITY DRIVE	1950		NC			No					Appears to be a new house
92-2:102	92-2	102	148	COMMUNITY DRIVE	1968		C			No					
92-2:101	92-2	101	158	COMMUNITY DRIVE	1950		NC			No					
92-2:100	92-2	100	164	COMMUNITY DRIVE	1945		NC			No					
92-2:98	92-2	98	165	COMMUNITY DRIVE	1972		?			No					Not visible from public ROW
92-2:86	92-2	86	4	HOLDEN ROAD	1935		NC			No					changes: porch enclosed, siding, windows, trim
92-2:57	92-2	57	7	HOLDEN ROAD	1958		C			No					
92-2:58	92-2	58	13	HOLDEN ROAD	1956		NC			No					massing, windows, trim, siding
92-2:85	92-2	85	18	HOLDEN ROAD	1945		NC			No					
92-2:60	92-2	60	21	HOLDEN ROAD	1957		C			No					
92-2:84	92-2	84	22	HOLDEN ROAD	1935		C			No	Yes	SOKI_HoldenRd0022_NE, NW		Cape, Minimal Traditional	
92-2:61	92-2	61	27	HOLDEN ROAD	1925		NC			No					
92-2:83	92-2	83	28	HOLDEN ROAD	1936		C			No	Yes	SOKI_HoldenRd0028_NE		Vernacular	
92-2:82	92-2	82	32	HOLDEN ROAD	1930		C			No	Yes	SOKI_HoldenRd0032_NE, NW		Craftsman	
92-2:62	92-2	62	33	HOLDEN ROAD	1927		C			No					
92-2:81	92-2	81	38	HOLDEN ROAD	1930		C			No					porch still readable
92-2:79	92-2	79	60	HOLDEN ROAD	1730		C			No	Yes	SOKI_HoldenRd0060_N, NE, NW		Georgian	Featured in a Colonial Dames booklet
92-2:64	92-2	64	73	HOLDEN ROAD	1927		C			No	Yes	SOKI_HoldenRd0073_S, SE, SW		Craftsman	
92-2:77	92-2	77	76	HOLDEN ROAD	1975		NC			No					changes: windows, siding, trim, porch
92-2:76	92-2	76	82	HOLDEN ROAD	1949		C			No					
92-2:66	92-2	66	87	HOLDEN ROAD	1948		NC			No					changes: porch enclosed, siding, windows, trim
92-2:68	92-2	68	93	HOLDEN ROAD	1948		NC			No					changes: height, massing, windows, porch
92-2:73	92-2	73	100	HOLDEN ROAD	1974		C			No					

GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
92-2:118	92-2	118	42	COMMUNITY DRIVE						
92-2:87	92-2	87	45	COMMUNITY DRIVE						
92-2:117	92-2	117	46	COMMUNITY DRIVE						
92-2:116	92-2	116	50	COMMUNITY DRIVE						
92-2:115	92-2	115	54	COMMUNITY DRIVE						
92-2:88	92-2	88	59	COMMUNITY DRIVE						
92-2:114	92-2	114	60	COMMUNITY DRIVE						
92-2:89	92-2	89	63	COMMUNITY DRIVE						
92-2:113	92-2	113	64	COMMUNITY DRIVE						
92-2:91	92-2	91	73	COMMUNITY DRIVE						
92-2:111	92-2	111	80	COMMUNITY DRIVE						
92-2:110	92-2	110	84	COMMUNITY DRIVE						
92-2:94	92-2	94	91	COMMUNITY DRIVE						
92-2:108	92-2	108	92	COMMUNITY DRIVE						
92-2:107	92-2	107	100	COMMUNITY DRIVE						
92-2:106	92-2	106	104	COMMUNITY DRIVE						
92-2:105	92-2	105	112	COMMUNITY DRIVE						
92-2:97	92-2	97	113	COMMUNITY DRIVE						
92-2:102	92-2	102	148	COMMUNITY DRIVE						
92-2:101	92-2	101	158	COMMUNITY DRIVE						
92-2:100	92-2	100	164	COMMUNITY DRIVE						
92-2:98	92-2	98	165	COMMUNITY DRIVE						
92-2:86	92-2	86	4	HOLDEN ROAD						
92-2:57	92-2	57	7	HOLDEN ROAD						
92-2:58	92-2	58	13	HOLDEN ROAD						
92-2:85	92-2	85	18	HOLDEN ROAD						
92-2:60	92-2	60	21	HOLDEN ROAD						
92-2:84	92-2	84	22	HOLDEN ROAD	High	High	High-Severe	Severe	Extreme	Inundated by 2100
92-2:61	92-2	61	27	HOLDEN ROAD						
92-2:83	92-2	83	28	HOLDEN ROAD	Mod-High	Mod-High	High-Severe	Severe	Extreme	Inundated by 2100
92-2:82	92-2	82	32	HOLDEN ROAD	Moderate	Moderate	High	Extreme	Extreme	Inundated by 2100
92-2:62	92-2	62	33	HOLDEN ROAD						
92-2:81	92-2	81	38	HOLDEN ROAD						
92-2:79	92-2	79	60	HOLDEN ROAD	None	None	None	None	Moderate	High
92-2:64	92-2	64	73	HOLDEN ROAD	None	None	None	None	Moderate	High
92-2:77	92-2	77	76	HOLDEN ROAD						
92-2:76	92-2	76	82	HOLDEN ROAD						
92-2:66	92-2	66	87	HOLDEN ROAD						
92-2:68	92-2	68	93	HOLDEN ROAD						
92-2:73	92-2	73	100	HOLDEN ROAD						



GIS_ID	PLAT	LOT	NUMBER	STREET	Date of Construction	More on Date	C/NC	Name	RIHPHC ID	Included in 1984 Survey?	Included in 2024-2025 Survey?	Photo Name	NR listed or eligible (RIHPHC)	Architectural Style	Notes
86-3:80	86-3	80	10	LAKE AVENUE	1922		C			No					
86-3:81	86-3	81	30	LAKE AVENUE	1939		C			No					
92-2:191	92-2	191	43	LAKE AVENUE	1940		NC?			No					garages added later?
92-2:192	92-2	192	51	LAKE AVENUE	1953		NC			No					Appears to be a new house
92-2:193	92-2	193	59	LAKE AVENUE	1940		NC?			No					changes: added garage, porch enlarge, windows
86-3:86	86-3	86	64	LAKE AVENUE	1940		C			No					
86-3:87	86-3	87	68	LAKE AVENUE	1940		C			No					
86-3:88	86-3	88	78	LAKE AVENUE	1940		C			No	Yes, No HBDS	SOKI_LakeAve0078_NE, NW			potentially eligible for survey, but only moderate risk in worst case
92-2:178	92-2	178	85	LAKE AVENUE	1962		NC			No					massing, windows, siding, trim
86-3:90	86-3	90	104	LAKE AVENUE	1910		C			No	Yes	SOKI_LakeAve0104_N, NE, NW		Vernacular	
92-2:176	92-2	176	115	LAKE AVENUE	1938		C			No					
86-3:92	86-3	92	126	LAKE AVENUE	1900		C			No	Yes, No HBDS	SOKI_LakeAve0126_N, NE, NE2, NW			eligible for survey, but removed because there is no risk in worst case
86-3:96	86-3	96	147	LAKE AVENUE	1920		C			No	Yes, No HBDS	SOKI_LakeAve0147_S, SE, SW			potentially eligible for survey, but only moderate risk in worst case
86-3:95	86-3	95	150	LAKE AVENUE	1900		C			No	Yes, No HBDS	SOKI_LakeAve0150_N			
87-4:12	87-4	12	188	LAKE AVENUE	1904		C			No	Yes	SOKI_LakeAve0188_N, NE, NW		Queen Anne	
86-3:79	86-3	79	619	MATUNUCK BEACH ROAD	1935	pre	C			No					Matunuck Community House, shown on 1935 Sanborn Map on Lake Avenue. Was moved to Community Drive by 1946 Sanborn Map. Moved to its current location between 1962-1965, when 42 Community Drive was built.
92-2:161	92-2	161	668	MATUNUCK BEACH ROAD	1898		C	Dewey Cottage/Admiral Dewey Inn	SOKI00001	Yes	Yes	SOKI_MatunuckBeachRd0668_E, N, NE, NE2, SE	NR and SR listed (individual)	Queen Anne	
92-2:122	92-2	122	682	MATUNUCK BEACH ROAD	1965		?			No					Need more information
92-2:121	92-2	121	696	MATUNUCK BEACH ROAD	1965		C			No					706 MBR is on same parcel. Strip center. Likely NC
92-2:40	92-2	40	757	MATUNUCK BEACH ROAD	1960		C?			No					Ice cream stand
92-2:41	92-2	41	773	MATUNUCK BEACH ROAD	1960		NC?			No					Mobile home
92-2:46	92-2	46	811	MATUNUCK BEACH ROAD	1900		C?			No					Need more information
92-3:5	92-3	5	915	MATUNUCK BEACH ROAD	1950		NC?			No					Likely raised. Otherwise, C
92-3:6	92-3	6	919	MATUNUCK BEACH ROAD	1925		NC			No					Large addition in front
92-2:50	92-2	50	932	MATUNUCK BEACH ROAD	1910		NC			No					Fenestration, windows, porch
92-3:9	92-3	9	933	MATUNUCK BEACH ROAD	1960		C?			No					Need more information
92-2:48	92-2	48	942	MATUNUCK BEACH ROAD	1933		C			No	Yes	SOKI_MatunuckBeachRd0942_NE, NW, detail		Craftsman	

GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
86-3:80	86-3	80	10	LAKE AVENUE						
86-3:81	86-3	81	30	LAKE AVENUE						
92-2:191	92-2	191	43	LAKE AVENUE						
92-2:192	92-2	192	51	LAKE AVENUE						
92-2:193	92-2	193	59	LAKE AVENUE						
86-3:86	86-3	86	64	LAKE AVENUE						
86-3:87	86-3	87	68	LAKE AVENUE						
86-3:88	86-3	88	78	LAKE AVENUE	None	None	None	None	None	Moderate
92-2:178	92-2	178	85	LAKE AVENUE						
86-3:90	86-3	90	104	LAKE AVENUE	None	None	None	None	Moderate	High
92-2:176	92-2	176	115	LAKE AVENUE						
86-3:92	86-3	92	126	LAKE AVENUE	None	None	None	None	None	None
86-3:96	86-3	96	147	LAKE AVENUE	None	None	None	None	None	Moderate
86-3:95	86-3	95	150	LAKE AVENUE	None	None	None	None	None	Mod-High
87-4:12	87-4	12	188	LAKE AVENUE	None	None	None	None	Extreme	Extreme
86-3:79	86-3	79	619	MATUNUCK BEACH ROAD						
92-2:161	92-2	161	668	MATUNUCK BEACH ROAD	None	None	None	None	Moderate	High
92-2:122	92-2	122	682	MATUNUCK BEACH ROAD						
92-2:121	92-2	121	696	MATUNUCK BEACH ROAD						
92-2:40	92-2	40	757	MATUNUCK BEACH ROAD						
92-2:41	92-2	41	773	MATUNUCK BEACH ROAD						
92-2:46	92-2	46	811	MATUNUCK BEACH ROAD						
92-3:5	92-3	5	915	MATUNUCK BEACH ROAD						
92-3:6	92-3	6	919	MATUNUCK BEACH ROAD						
92-2:50	92-2	50	932	MATUNUCK BEACH ROAD						
92-3:9	92-3	9	933	MATUNUCK BEACH ROAD						
92-2:48	92-2	48	942	MATUNUCK BEACH ROAD	Severe	Severe	Severe	Inundated by 2100	Inundated by 2100	Inundated by 2100

GIS_ID	PLAT	LOT	NUMBER	STREET	Date of Construction	More on Date	C/NC	Name	RIHPHC ID	Included in 1984 Survey?	Included in 2024-2025 Survey?	Photo Name	NR listed or eligible (RIHPHC)	Architectural Style	Notes
92-3:11	92-3	11	943	MATUNUCK BEACH ROAD	1940		NC			No					
92-3:12	92-3	12	948	MATUNUCK BEACH ROAD	1938		NC	Marilla		No					
93-4:43	93-4	43	952	MATUNUCK BEACH ROAD	1940		NC			No					
93-4:42	93-4	42	956	MATUNUCK BEACH ROAD	1940		NC			No					
93-4:40	93-4	40	974	MATUNUCK BEACH ROAD	1940		NC			No					
93-4:4	93-4	4	975	MATUNUCK BEACH ROAD	1950		NC			No					
93-4:39	93-4	39	976	MATUNUCK BEACH ROAD	1900		NC			No					
93-4:36	93-4	36-1	990	MATUNUCK BEACH ROAD	1940		NC			No					changes: large porch, siding, trim, windows
93-4:7	93-4	7	991	MATUNUCK BEACH ROAD	1966		NC			No					
93-4:36	93-4	36-2	992	MATUNUCK BEACH ROAD	1940		C			No					
93-4:8	93-4	8	995	MATUNUCK BEACH ROAD	1975		C			No					
93-4:9	93-4	9	1001	MATUNUCK BEACH ROAD	1968		NC			No					
93-4:35	93-4	35	1004	MATUNUCK BEACH ROAD	1968		C			No					
93-4:34	93-4	34	1010	MATUNUCK BEACH ROAD	1890		C	W.F. Segar House		Yes	Yes	SOKI_MatunuckBeachRd1010_N, NE, NW		Queen Anne	
93-4:12	93-4	12	1023	MATUNUCK BEACH ROAD	1920		C			No	Yes	SOKI_MatunuckBeachRd1023_SE, SE2		Vernacular	
93-4:32	93-4	32	1030	MATUNUCK BEACH ROAD	1910		NC?	Narragansett Salt Water Fishing Club / Former Atlantic Hotel		No					Former Atlantic Hotel. Dramatic changes, but integrity depends on POS
93-4:14	93-4	14	1039	MATUNUCK BEACH ROAD	1930		NC			No					completely remodeled in 2024
93-4:44	93-4	44	1044	MATUNUCK BEACH ROAD	1930		C			No					
93-4:31	93-4	31	1050	MATUNUCK BEACH ROAD	1950		NC			No					New house
93-4:16	93-4	16	1061	MATUNUCK BEACH ROAD	1952		NC			No					
86-3:145	86-3	145	540D	MATUNUCK BEACH ROAD	1915		C			No					
92-3:2	92-3	2	895A	MATUNUCK BEACH ROAD	1933	pre	C?	Ocean Mist		No	Yes	SOKI_MatunuckBeachRd0895A_E, N_Art, SE, SW, W		Vernacular	Need more information
92-3:3	92-3	3	907A	MATUNUCK BEACH ROAD	1940		?	The Pub in Matunuck		No	Yes, No HBDS				Need more information
92-3:4	92-3	4	911A	MATUNUCK BEACH ROAD	1940		NC			No					Large addition in front
92-3:7	92-3	7	921A	MATUNUCK BEACH ROAD	1900		NC			No					Second floor added?
92-3:10	92-3	10	935A	MATUNUCK BEACH ROAD	1936		C?			No					Siding changed, windows.
93-4:2	93-4	2-1	963A	MATUNUCK BEACH ROAD	1950		NC			No					
93-4:2	93-4	2-2	963B	MATUNUCK BEACH ROAD	1950		NC			No					
93-4:3	93-4	3-1	967A	MATUNUCK BEACH ROAD	1950		NC			No					
93-4:3	93-4	3-2	967B	MATUNUCK BEACH ROAD	1950		NC			No					
91-3:2	91-3	2	1238	MOONSTONE BEACH ROAD	1939	1939-1951 bet	C?			No	Yes, No HBDS	SOKI_MoonstoneBeachRd1238_E, NW			

GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
92-3:11	92-3	11	943	MATUNUCK BEACH ROAD						
92-3:12	92-3	12	948	MATUNUCK BEACH ROAD						
93-4:43	93-4	43	952	MATUNUCK BEACH ROAD						
93-4:42	93-4	42	956	MATUNUCK BEACH ROAD						
93-4:40	93-4	40	974	MATUNUCK BEACH ROAD						
93-4:4	93-4	4	975	MATUNUCK BEACH ROAD						
93-4:39	93-4	39	976	MATUNUCK BEACH ROAD						
93-4:36	93-4	36-1	990	MATUNUCK BEACH ROAD						
93-4:7	93-4	7	991	MATUNUCK BEACH ROAD						
93-4:36	93-4	36-2	992	MATUNUCK BEACH ROAD						
93-4:8	93-4	8	995	MATUNUCK BEACH ROAD						
93-4:9	93-4	9	1001	MATUNUCK BEACH ROAD						
93-4:35	93-4	35	1004	MATUNUCK BEACH ROAD						
93-4:34	93-4	34	1010	MATUNUCK BEACH ROAD	None	None	None	None	Moderate	Extreme
93-4:12	93-4	12	1023	MATUNUCK BEACH ROAD	Severe	Severe	Extreme	Extreme	Extreme	Extreme
93-4:32	93-4	32	1030	MATUNUCK BEACH ROAD						
93-4:14	93-4	14	1039	MATUNUCK BEACH ROAD						
93-4:44	93-4	44	1044	MATUNUCK BEACH ROAD						
93-4:31	93-4	31	1050	MATUNUCK BEACH ROAD						
93-4:16	93-4	16	1061	MATUNUCK BEACH ROAD						
86-3:145	86-3	145	540D	MATUNUCK BEACH ROAD						
92-3:2	92-3	2	895A	MATUNUCK BEACH ROAD						
92-3:3	92-3	3	907A	MATUNUCK BEACH ROAD						
92-3:4	92-3	4	911A	MATUNUCK BEACH ROAD						
92-3:7	92-3	7	921A	MATUNUCK BEACH ROAD						
92-3:10	92-3	10	935A	MATUNUCK BEACH ROAD						
93-4:2	93-4	2-1	963A	MATUNUCK BEACH ROAD						
93-4:2	93-4	2-2	963B	MATUNUCK BEACH ROAD						
93-4:3	93-4	3-1	967A	MATUNUCK BEACH ROAD						
93-4:3	93-4	3-2	967B	MATUNUCK BEACH ROAD						
91-3:2	91-3	2	1238	MOONSTONE BEACH ROAD	Extreme	Extreme	Extreme	Extreme	Extreme	Inundated by 2100

GIS_ID	PLAT	LOT	NUMBER	STREET	Date of Construction	More on Date	C/NC	Name	RIHPHC ID	Included in 1984 Survey?	Included in 2024-2025 Survey?	Photo Name	NR listed or eligible (RIHPHC)	Architectural Style	Notes
93-1:108	93-1	108	18	NINIGRET AVENUE	1970		C			No					porch readable
93-1:120	93-1	120	21	NINIGRET AVENUE	1962		C			No					
93-1:119	93-1	119	25	NINIGRET AVENUE	1930		C			No					
93-1:118	93-1	118	29	NINIGRET AVENUE	1937		NC			No					Front addition
93-1:111	93-1	111	30	NINIGRET AVENUE	1954		C			No					
93-1:116	93-1	116	45	NINIGRET AVENUE	1970		C			No					
93-1:114	93-1	114	56	NINIGRET AVENUE	1950		NC			No					front addition? Windows enlarged, porch
93-4:29	93-4	29	10	OCEAN AVENUE	1965		C			No					dormer/porch major alteration
93-4:26	93-4	26	11	OCEAN AVENUE	1950		C			No					
93-4:45	93-4	45	12	OCEAN AVENUE	1973		?			No					
93-4:28	93-4	28	18	OCEAN AVENUE	1740		NC			No					
93-1:68	93-1	68	30	OCEAN AVENUE	1953		NC?			No					Need more information
93-1:175	93-1	175	41	OCEAN AVENUE	1954		NC?			No					Façade not visible from public row but appears to be raised
93-1:174	93-1	174	47	OCEAN AVENUE	1954		C			No					
93-1:173	93-1	173	53	OCEAN AVENUE	1954		NC?			No					Appears to have been raised. Otherwise, C
93-1:171	93-1	171	61	OCEAN AVENUE	1971		C			No					
93-1:105	93-1	105	64	OCEAN AVENUE	1956		C?			No					large addition to left
93-1:169	93-1	169	77	OCEAN AVENUE	1968		NC?			No					Appears to have been raised. Otherwise, C
93-1:168	93-1	168	83	OCEAN AVENUE	1960		NC?			No					Appears to have been raised. Otherwise, C
93-1:166	93-1	166	95	OCEAN AVENUE	1968		NC			No					
93-1:165	93-1	165	101	OCEAN AVENUE	1968		?			No					Need more information
93-1:164	93-1	164	117	OCEAN AVENUE	1937		C			No					Large garage addition, respectful
93-1:141	93-1	141	120	OCEAN AVENUE	1952		NC			No					
93-1:160	93-1	160	135	OCEAN AVENUE	1964		NC			No					
93-1:143	93-1	143	140	OCEAN AVENUE	1930		C			No	Yes	SOKI_OceanAve0140_N, NE, NW		Craftsman	
93-1:144	93-1	144	150	OCEAN AVENUE	1962	1962-1972 bet	C			No	Yes	SOKI_OceanAve0150_N, NE, NW		Contemporary	
93-1:145	93-1	145	160	OCEAN AVENUE	1953		C			No					
93-1:146	93-1	146	172	OCEAN AVENUE	1934		C			No					
93-1:147	93-1	147	180	OCEAN AVENUE	1935	ca.	C			No	Yes	SOKI_OceanAve0180_N, NE, NW		Vernacular	
93-1:148	93-1	148	186	OCEAN AVENUE	1930		NC			No					Appears to be a new house
93-1:149	93-1	149	192	OCEAN AVENUE	1930		C			No					
93-1:150	93-1	150	200	OCEAN AVENUE	1925		C			No	Yes	SOKI_OceanAve0200_N, NW, NW2		Colonial Revival	
93-1:151	93-1	151	214	OCEAN AVENUE	1925		C			No					

GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
93-1:108	93-1	108	18	NINIGRET AVENUE						
93-1:120	93-1	120	21	NINIGRET AVENUE						
93-1:119	93-1	119	25	NINIGRET AVENUE						
93-1:118	93-1	118	29	NINIGRET AVENUE						
93-1:111	93-1	111	30	NINIGRET AVENUE						
93-1:116	93-1	116	45	NINIGRET AVENUE						
93-1:114	93-1	114	56	NINIGRET AVENUE						
93-4:29	93-4	29	10	OCEAN AVENUE						
93-4:26	93-4	26	11	OCEAN AVENUE						
93-4:45	93-4	45	12	OCEAN AVENUE						
93-4:28	93-4	28	18	OCEAN AVENUE						
93-1:68	93-1	68	30	OCEAN AVENUE						
93-1:175	93-1	175	41	OCEAN AVENUE						
93-1:174	93-1	174	47	OCEAN AVENUE						
93-1:173	93-1	173	53	OCEAN AVENUE						
93-1:171	93-1	171	61	OCEAN AVENUE						
93-1:105	93-1	105	64	OCEAN AVENUE						
93-1:169	93-1	169	77	OCEAN AVENUE						
93-1:168	93-1	168	83	OCEAN AVENUE						
93-1:166	93-1	166	95	OCEAN AVENUE						
93-1:165	93-1	165	101	OCEAN AVENUE						
93-1:164	93-1	164	117	OCEAN AVENUE						
93-1:141	93-1	141	120	OCEAN AVENUE						
93-1:160	93-1	160	135	OCEAN AVENUE						
93-1:143	93-1	143	140	OCEAN AVENUE	Extreme	Extreme	Extreme	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100
93-1:144	93-1	144	150	OCEAN AVENUE	Extreme	Extreme	Extreme	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100
93-1:145	93-1	145	160	OCEAN AVENUE						
93-1:146	93-1	146	172	OCEAN AVENUE						
93-1:147	93-1	147	180	OCEAN AVENUE	None	None	Extreme	Extreme	Extreme	Extreme
93-1:148	93-1	148	186	OCEAN AVENUE						
93-1:149	93-1	149	192	OCEAN AVENUE						
93-1:150	93-1	150	200	OCEAN AVENUE	Partial Extreme	Partial Extreme	Extreme	Extreme	Extreme	Extreme
93-1:151	93-1	151	214	OCEAN AVENUE						

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	92-2	174	0	PARK AVENUE	1900		C			No					Single car garage only. Belongs to 154 Park Avenue.
92-2:186	92-2	186	8	PARK AVENUE	1898		C			No	Yes, No HBDS				potentially eligible for survey, but only moderate risk in worst case
92-2:163	92-2	163	9	PARK AVENUE	1900		NC			No					changes: massing, height, windows, porch
92-2:164	92-2	164	17	PARK AVENUE	1898		C			No					Possibly a former barn associated with Dewey Inn
92-2:185	92-2	185	18	PARK AVENUE	1898		C	Albert Clark House		No	Yes	SOKI_ParkAve0018_NE, NW, N, N-Garage		Queen Anne	
92-2:165	92-2	165	25	PARK AVENUE	1900		C			No					
92-2:184	92-2	184	28	PARK AVENUE	1901		C	Park Hotel/Park House		No	Yes, No HBDS	SOKI_ParkAve0028_NE, NW			potentially eligible for survey, but only moderate risk in worst case
92-2:166	92-2	166	29	PARK AVENUE	1900		C			No	Yes			Queen Anne	
92-2:167	92-2	167	37	PARK AVENUE	1920		NC			No					Appears to be a new house
92-2:183	92-2	183	40	PARK AVENUE	1929		C			No					
92-2:168	92-2	168	49	PARK AVENUE	1930		C			No	Yes, No HBDS	SOKI_ParkAve0049_SE, SW			eligible for survey but only moderate risk in worse cases. some orig windows, some TDL
92-2:182	92-2	182	50	PARK AVENUE	1929		C			No	Yes, No HBDS	SOKI_ParkAve0050_N, NE			
92-2:181	92-2	181	62	PARK AVENUE	1920		C			No	Yes, No HBDS	SOKI_ParkAve0062_N, NW			too large an addition
92-2:169	92-2	169	65	PARK AVENUE	1900		C			No	Yes, No HBDS	SOKI_ParkAve0065_S, SE, SW			potentially eligible for survey, but only moderate risk in worst case
92-2:180	92-2	180	74	PARK AVENUE	1900		C			No	Yes	SOKI_ParkAve0074_NE, NW		Vernacular	
92-2:170	92-2	170	77	PARK AVENUE	1920		C			No	Yes, No HBDS	SOKI_ParkAve0077_S, SE, SW			potentially eligible for survey, but only moderate risk in worst case
92-2:179	92-2	179	84	PARK AVENUE	1955		C			No					
92-2:172	92-2	172	100	PARK AVENUE	1955		C?			No					
92-2:150	92-2	150	107	PARK AVENUE	1920		C			No	Yes	SOKI_ParkAve0107_S, SE, SE2, SW		Vernacular	
92-2:173	92-2	173	118	PARK AVENUE	1965		C			No					
92-2:146	92-2	146	119	PARK AVENUE	1900		C			No	Yes	SOKI_ParkAve0119_SE		Vernacular	
92-2:144	92-2	144	135	PARK AVENUE	1900		NC			No					cannot read early house
93-1:70	93-1	70	2	PENINSULA ROAD	1950		NC			No					
93-1:104	93-1	104	19	PENINSULA ROAD	1956		?			No					Not easily seen from public ROW
93-1:74	93-1	74	24	PENINSULA ROAD	1930		C			No					
93-1:75	93-1	75	34	PENINSULA ROAD	1930		NC			No					changes: massing, height, windows, porch
93-1:102	93-1	102	39	PENINSULA ROAD	1951		NC			No					
93-1:76	93-1	76	42	PENINSULA ROAD	1970		NC			No					
93-1:101	93-1	101	45	PENINSULA ROAD	1950		NC			No					
93-1:77	93-1	77	50	PENINSULA ROAD	1928		C			No	Yes	SOKI_PeninsulaRd0050_NW, SW, W		Colonial Revival	
93-1:78	93-1	78	64	PENINSULA ROAD	1924		C			No					
93-1:97	93-1	97	69	PENINSULA ROAD	1975		C			No					
93-1:79	93-1	79	76	PENINSULA ROAD	1930		C?			No					changes: large rear addition over roof ridge, large dormer

GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
	92-2	174	0	PARK AVENUE						
92-2:186	92-2	186	8	PARK AVENUE	None	None	None	None	Moderate	Mod-High
92-2:163	92-2	163	9	PARK AVENUE						
92-2:164	92-2	164	17	PARK AVENUE						
92-2:185	92-2	185	18	PARK AVENUE						
92-2:165	92-2	165	25	PARK AVENUE						
92-2:184	92-2	184	28	PARK AVENUE	None	None	None	None	None	Mod-High
92-2:166	92-2	166	29	PARK AVENUE	None	None	None	None	None	Mod-High
92-2:167	92-2	167	37	PARK AVENUE						
92-2:183	92-2	183	40	PARK AVENUE						
92-2:168	92-2	168	49	PARK AVENUE	None	None	None	Moderate	Moderate	Mod-High
92-2:182	92-2	182	50	PARK AVENUE	None	None	None	None	Moderate	High
92-2:181	92-2	181	62	PARK AVENUE						
92-2:169	92-2	169	65	PARK AVENUE	None	None	None	None	None	Moderate
92-2:180	92-2	180	74	PARK AVENUE	None	None	None	None	Moderate	High
92-2:170	92-2	170	77	PARK AVENUE	None	None	None	None	None	Moderate
92-2:179	92-2	179	84	PARK AVENUE						
92-2:172	92-2	172	100	PARK AVENUE						
92-2:150	92-2	150	107	PARK AVENUE	None	None	Mod-High	High	High-Severe	Extreme
92-2:173	92-2	173	118	PARK AVENUE						
92-2:146	92-2	146	119	PARK AVENUE	Moderate	High	Mod-High	Severe	Severe	Extreme
92-2:144	92-2	144	135	PARK AVENUE						
93-1:70	93-1	70	2	PENINSULA ROAD						
93-1:104	93-1	104	19	PENINSULA ROAD						
93-1:74	93-1	74	24	PENINSULA ROAD						
93-1:75	93-1	75	34	PENINSULA ROAD						
93-1:102	93-1	102	39	PENINSULA ROAD						
93-1:76	93-1	76	42	PENINSULA ROAD						
93-1:101	93-1	101	45	PENINSULA ROAD						
93-1:77	93-1	77	50	PENINSULA ROAD	Mod-High	Mod-High	Extreme	Extreme	Inundated by 2100	Inundated by 2100
93-1:78	93-1	78	64	PENINSULA ROAD						
93-1:97	93-1	97	69	PENINSULA ROAD						
93-1:79	93-1	79	76	PENINSULA ROAD						



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93-1:96	93-1	96	81	PENINSULA ROAD	1927	pre	C	Matunuck Point Beach Club		No	Yes	SOKI_PeninsulaRd0081_NE, SE		Vernacular	
93-1:81	93-1	81	86	PENINSULA ROAD	1956		C			No	Yes	SOKI_PeninsulaRd0086_NW, W		International	
93-1:82	93-1	82	92	PENINSULA ROAD	1961		NC			No					
93-1:94	93-1	94	95	PENINSULA ROAD	1945		C			No					
93-1:93	93-1	93	107	PENINSULA ROAD	1962		C			No					
93-1:84	93-1	84	108	PENINSULA ROAD	1930		C			No	Yes	SOKI_PeninsulaRd0108_NW, SE, W		Vernacular	
93-1:85	93-1	85	118	PENINSULA ROAD	1930		C			No	Yes	SOKI_PeninsulaRd0118_NW, SE, W		Craftsman, elements	
93-1:86	93-1	86	126	PENINSULA ROAD	1940		NC			No					
93-1:87	93-1	87	130	PENINSULA ROAD	1936		C			No					
93-1:92	93-1	92	138	PENINSULA ROAD	1932		C?			No					major additions?
93-1:131	93-1	131	156	PENINSULA ROAD	1916		C			No					windows are major issue. Date of construction likely incorrect as there is no building at this location in the 1925 plat.
93-1:129	93-1	129	161	PENINSULA ROAD	1930		C			No					
93-1:132	93-1	132	162	PENINSULA ROAD	1960		C			No					large addition but otherwise good
93-1:133	93-1	133	166	PENINSULA ROAD	1963		C			No					
93-1:134	93-1	134	174	PENINSULA ROAD	1930		NC			No					
93-1:137	93-1	137	194	PENINSULA ROAD	1934	ca.	C			No	Yes	SOKI_PeninsulaRd0194_E, NE, NW, SE		Colonial Revival	
93-1:138	93-1	138	202	PENINSULA ROAD	1930		C			No	Yes	SOKI_PeninsulaRd0202_E, NE, NW, SE		Tudor Revivalesque	all windows changed from sash to casement. Large addition on side. Probably considered contributing
93-1:140	93-1	140	218	PENINSULA ROAD	1935		C			No	Yes	SOKI_PeninsulaRd0218_E, NE, SE		Colonial Revival	
93-1:65	93-1	65	11	PROSPECT ROAD	1925		C			No					House on same parcel, at 15 Prospect, is NC
93-1:5	93-1	5	24	PROSPECT ROAD	1930		NC			No					changes: massing
93-1:6	93-1	6	28	PROSPECT ROAD	1930		C			No					porch readable
93-1:7	93-1	7	32	PROSPECT ROAD	1930		C			No	Yes	SOKI_ProspectRd0032_NW, SW		Vernacular	
93-1:62	93-1	62	37	PROSPECT ROAD	1925		C			No	Yes	SOKI_ProspectRd0037_NE, SE		Vernacular	Second building on parcel, identified as 31 Prospect, was built in 1941, according to the assessor. It's appearance is sufficiently different that more research is needed to determine status
93-1:8	93-1	8	40	PROSPECT ROAD	1923		C			No	Yes	SOKI_ProspectRd0040_NW, SW		Craftsman	
93-1:9	93-1	9	44	PROSPECT ROAD	1930		C			No	Yes	SOKI_ProspectRd0044_NW, SW		Vernacular	
93-1:10	93-1	10	48	PROSPECT ROAD	1930		C			No					
93-1:61	93-1	61	51	PROSPECT ROAD	1917		C			No					changes to rear
93-1:11	93-1	11	58	PROSPECT ROAD	1920		C			No	Yes	SOKI_ProspectRd0058_NW, SW, W		Vernacular	
93-1:60	93-1	60	59	PROSPECT ROAD	1930		C			No					
93-1:59	93-1	59	65	PROSPECT ROAD	1900		C			No	Yes	SOKI_ProspectRd0065_NE, SE		Craftsman	
93-1:58	93-1	58	75	PROSPECT ROAD	1920		NC			No					changes: massing, windows, porch
93-1:13	93-1	13	78	PROSPECT ROAD	1956		C			No					
93-1:57	93-1	57	83	PROSPECT ROAD	1934		C			No	Yes	SOKI_ProspectRd0083_E		Vernacular	
93-1:14	93-1	14	90	PROSPECT ROAD	1910		C			No	Yes	SOKI_ProspectRd0090_NW, W		Vernacular	
93-1:56	93-1	56	95	PROSPECT ROAD	1898		C			No	Yes	SOKI_ProspectRd0095_NE, W, garage		Cape	
93-1:15	93-1	15	96	PROSPECT ROAD	1940		C?			No					
93-1:16	93-1	16	106	PROSPECT ROAD	1930		NC			No					
93-1:55	93-1	55	107	PROSPECT ROAD	1898		NC			No					Greatly expanded.
93-1:54	93-1	54	125	PROSPECT ROAD	1938		NC			No					Appears to be a new house
93-1:18	93-1	18	126	PROSPECT ROAD	1960		C			No					No date from assessor. Estimated by surveyor
93-1:20	93-1	20	138	PROSPECT ROAD	1930		C			No					
93-1:53	93-1	53	139	PROSPECT ROAD	1971		C			No					
93-1:21	93-1	21	142	PROSPECT ROAD	1972		C			No					

GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
93-1:96	93-1	96	81	PENINSULA ROAD	None	None	Moderate	Extreme	Extreme	Partially Inundated by 2100
93-1:81	93-1	81	86	PENINSULA ROAD	Mod-High	Mod-High	Extreme	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100
93-1:82	93-1	82	92	PENINSULA ROAD						
93-1:94	93-1	94	95	PENINSULA ROAD						
93-1:93	93-1	93	107	PENINSULA ROAD						
93-1:84	93-1	84	108	PENINSULA ROAD	Mod-High	Mod-High	High	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100
93-1:85	93-1	85	118	PENINSULA ROAD	Mod-High	Mod-High	High	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100
93-1:86	93-1	86	126	PENINSULA ROAD						
93-1:87	93-1	87	130	PENINSULA ROAD						
93-1:92	93-1	92	138	PENINSULA ROAD						
93-1:131	93-1	131	156	PENINSULA ROAD						
93-1:129	93-1	129	161	PENINSULA ROAD						
93-1:132	93-1	132	162	PENINSULA ROAD						
93-1:133	93-1	133	166	PENINSULA ROAD						
93-1:134	93-1	134	174	PENINSULA ROAD						
93-1:137	93-1	137	194	PENINSULA ROAD	Extreme	Extreme	Extreme	Partially Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:138	93-1	138	202	PENINSULA ROAD	Extreme	Extreme	Partially Inundated by 2100	Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:140	93-1	140	218	PENINSULA ROAD	Extreme	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:65	93-1	65	11	PROSPECT ROAD						
93-1:5	93-1	5	24	PROSPECT ROAD						
93-1:6	93-1	6	28	PROSPECT ROAD						
93-1:7	93-1	7	32	PROSPECT ROAD	High	Severe	Severe	Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:62	93-1	62	37	PROSPECT ROAD	High	Severe	Severe	Partially Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:8	93-1	8	40	PROSPECT ROAD	High	High	Severe	Severe	Inundated by 2100	Inundated by 2100
93-1:9	93-1	9	44	PROSPECT ROAD	High	High	Severe	Severe	Inundated by 2100	Inundated by 2100
93-1:10	93-1	10	48	PROSPECT ROAD						
93-1:61	93-1	61	51	PROSPECT ROAD						
93-1:11	93-1	11	58	PROSPECT ROAD	Moderate	Moderate	Severe	Severe	Partially Inundated by 2100	Inundated by 2100
93-1:60	93-1	60	59	PROSPECT ROAD						
93-1:59	93-1	59	65	PROSPECT ROAD	Moderate	Moderate	High	Extreme	Extreme	Extreme
93-1:58	93-1	58	75	PROSPECT ROAD						
93-1:13	93-1	13	78	PROSPECT ROAD						
93-1:57	93-1	57	83	PROSPECT ROAD	Extreme	Partially Inundated by 2100	Inundated by 2100	Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:14	93-1	14	90	PROSPECT ROAD	Moderate	Moderate	High	High	Extreme	Inundated by 2100
93-1:56	93-1	56	95	PROSPECT ROAD	High	High	Severe	Extreme	Extreme	Inundated by 2100
93-1:15	93-1	15	96	PROSPECT ROAD						
93-1:16	93-1	16	106	PROSPECT ROAD						
93-1:55	93-1	55	107	PROSPECT ROAD	Moderate	Moderate	Moderate	Extreme	Extreme	Partially Inundated by 2100
93-1:54	93-1	54	125	PROSPECT ROAD						
93-1:18	93-1	18	126	PROSPECT ROAD						
93-1:20	93-1	20	138	PROSPECT ROAD						
93-1:53	93-1	53	139	PROSPECT ROAD						
93-1:21	93-1	21	142	PROSPECT ROAD						

GIS_ID	PLAT	LOT	NUMBER	STREET	Date of Construction	More on Date	C/NC	Name	RIHPHC ID	Included in 1984 Survey?	Included in 2024-2025 Survey?	Photo Name	NR listed or eligible (RIHPHC)	Architectural Style	Notes
93-1:45	93-1	45	212	PROSPECT ROAD	1947		NC			No					massing, windows, etc
93-1:47	93-1	47	222	PROSPECT ROAD	1971		NC			No					
93-1:49	93-1	49	223	PROSPECT ROAD	1968		NC?			No					Possibly "C" if built in this style
87-4:14	87-4	14	234	PROSPECT ROAD	1948		NC			No					changes: massing, garage addition, windows
93-1:48	93-1	48	235	PROSPECT ROAD	1936		C?			No					
87-4:16	87-4	16	246	PROSPECT ROAD	1962		C			No					
87-4:32	87-4	32	255	PROSPECT ROAD	1974		?			No					Need more information
87-4:31	87-4	31	263	PROSPECT ROAD	1960		C			No					
87-4:18	87-4	18	264	PROSPECT ROAD	1960		NC			No					
87-4:30	87-4	30	267	PROSPECT ROAD	1960		C			No					
87-4:20	87-4	20	272	PROSPECT ROAD	1964		?			No					Need more information
87-4:21	87-4	21	276	PROSPECT ROAD	1970		?			No					Need more information
87-4:29	87-4	29	277	PROSPECT ROAD	1962		C			No					
87-4:28	87-4	28	289	PROSPECT ROAD	1952		NC			No					Appears to be a new house
87-4:25	87-4	25	298	PROSPECT ROAD	1970		NC			No					Not easily seen from public ROW
86-3:117	86-3	117	11	WASHINGTON STREET	1895		C	Susan Card House		Yes	Yes	SOKI_WashingtonSt0011_E, NE, SE, SE-garage, SW		Queen Anne	potentially eligible for survey, but only moderate risk in worst case
86-3:118	86-3	118	12	WASHINGTON STREET	1910		C			No	Yes, No HBDS				potentially eligible for survey, but only moderate risk in worst case
86-3:119	86-3	119	24	WASHINGTON STREET	1972		C			No					
86-3:116	86-3	116	25	WASHINGTON STREET	1966		C			No					
86-3:121	86-3	121	32	WASHINGTON STREET	1970		C			No					
86-3:115	86-3	115	33	WASHINGTON STREET	1968		NC			No					changes: windows, siding, trim, porch
86-3:122	86-3	122	38	WASHINGTON STREET	1972		C			No					
86-3:114	86-3	114	39	WASHINGTON STREET	1961		C			No					changes: porch enclosed, windows
86-3:123	86-3	123	46	WASHINGTON STREET	1940		C			No					
86-3:112	86-3	112	51	WASHINGTON STREET	1970		C			No					
86-3:125	86-3	125	56	WASHINGTON STREET	1946		C			No					
86-3:111	86-3	111	57	WASHINGTON STREET	1972		C			No					
86-3:126	86-3	126	62	WASHINGTON STREET	1940		C			No					
86-3:110	86-3	110	63	WASHINGTON STREET	1968		C			No					
86-3:127	86-3	127	70	WASHINGTON STREET	1969		C			No					
86-3:107	86-3	107	87	WASHINGTON STREET	1930		C?			No					changes: windows, trim, porch?
86-3:129	86-3	129	98	WASHINGTON STREET	1968		C			No					
86-3:104	86-3	104	111	WASHINGTON STREET	1950		C			No					
86-3:131	86-3	131	120	WASHINGTON STREET	1968		C			No					
86-3:103	86-3	103	121	WASHINGTON STREET	1947		C			No					
86-3:101	86-3	101	129	WASHINGTON STREET	1951		C			No		SOKI_WashingtonSt0129_SE, SW			
86-3:98	86-3	98	155	WASHINGTON STREET	1930		NC?			No					changes: porch, windows, siding, some trim
86-3:135	86-3	135	166	WASHINGTON STREET	1969		?			No					Not visible from public ROW
86-3:97	86-3	97	167	WASHINGTON STREET	1950		NC			No					changes: completely reoriented to side, porch enclosed
86-3:136	86-3	136	172	WASHINGTON STREET	1968		C			No					
87-4:7	87-4	7	173	WASHINGTON STREET	1954		NC			No					changes: additions, windows, porch
87-4:8	87-4	8	181	WASHINGTON STREET	1930		C			No					
87-4:5	87-4	5	184	WASHINGTON STREET	1950		C			No					
87-4:4	87-4	4	190	WASHINGTON STREET	1950		C			No					
87-4:3	87-4	3	194	WASHINGTON STREET	1966		C?			No					
87-4:11	87-4	11	209	WASHINGTON STREET	1930		C			No					
87-4:2	87-4	2	210	WASHINGTON STREET	1964		NC?			No					changes: large rear add'n and garage?
93-4:37	93-4	37	12	WATER STREET	1940		NC			No					Raised?
93-1:67	93-1	67	20	WATER STREET	1960		C?			No					

GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
93-1:45	93-1	45	212	PROSPECT ROAD						
93-1:47	93-1	47	222	PROSPECT ROAD						
93-1:49	93-1	49	223	PROSPECT ROAD						
87-4:14	87-4	14	234	PROSPECT ROAD						
93-1:48	93-1	48	235	PROSPECT ROAD						
87-4:16	87-4	16	246	PROSPECT ROAD						
87-4:32	87-4	32	255	PROSPECT ROAD						
87-4:31	87-4	31	263	PROSPECT ROAD						
87-4:18	87-4	18	264	PROSPECT ROAD						
87-4:30	87-4	30	267	PROSPECT ROAD						
87-4:20	87-4	20	272	PROSPECT ROAD						
87-4:21	87-4	21	276	PROSPECT ROAD						
87-4:29	87-4	29	277	PROSPECT ROAD						
87-4:28	87-4	28	289	PROSPECT ROAD						
87-4:25	87-4	25	298	PROSPECT ROAD						
86-3:117	86-3	117	11	WASHINGTON STREET	None	None	None	None	None	Moderate
86-3:118	86-3	118	12	WASHINGTON STREET	None	None	None	None	None	Moderate
86-3:119	86-3	119	24	WASHINGTON STREET						
86-3:116	86-3	116	25	WASHINGTON STREET						
86-3:121	86-3	121	32	WASHINGTON STREET						
86-3:115	86-3	115	33	WASHINGTON STREET						
86-3:122	86-3	122	38	WASHINGTON STREET						
86-3:114	86-3	114	39	WASHINGTON STREET						
86-3:123	86-3	123	46	WASHINGTON STREET						
86-3:112	86-3	112	51	WASHINGTON STREET						
86-3:125	86-3	125	56	WASHINGTON STREET						
86-3:111	86-3	111	57	WASHINGTON STREET						
86-3:126	86-3	126	62	WASHINGTON STREET						
86-3:110	86-3	110	63	WASHINGTON STREET						
86-3:127	86-3	127	70	WASHINGTON STREET						
86-3:107	86-3	107	87	WASHINGTON STREET						
86-3:129	86-3	129	98	WASHINGTON STREET						
86-3:104	86-3	104	111	WASHINGTON STREET						
86-3:131	86-3	131	120	WASHINGTON STREET						
86-3:103	86-3	103	121	WASHINGTON STREET						
86-3:101	86-3	101	129	WASHINGTON STREET						
86-3:98	86-3	98	155	WASHINGTON STREET						
86-3:135	86-3	135	166	WASHINGTON STREET						
86-3:97	86-3	97	167	WASHINGTON STREET						
86-3:136	86-3	136	172	WASHINGTON STREET						
87-4:7	87-4	7	173	WASHINGTON STREET						
87-4:8	87-4	8	181	WASHINGTON STREET						
87-4:5	87-4	5	184	WASHINGTON STREET						
87-4:4	87-4	4	190	WASHINGTON STREET						
87-4:3	87-4	3	194	WASHINGTON STREET						
87-4:11	87-4	11	209	WASHINGTON STREET						
87-4:2	87-4	2	210	WASHINGTON STREET						
93-4:37	93-4	37	12	WATER STREET						
93-1:67	93-1	67	20	WATER STREET						

## APPENDIX B

### HISTORIC BUILDING DATA SHEET (HBDS) CANDIDATES

Column Heading	Explanation
GIS_ID	Code used for mapping properties
Plat, Lot	Identification for a property parcel
Number, Street	Property address
HBDS?	Indicates whether a Historic Building Data Sheet was created for this property
Date Of Construction	The year of construction, based in either Town Assessor records or on other research
More On Date	Modifiers to the year. <ul style="list-style-type: none"> <li>• ca. = circa (approximately)</li> <li>• ca. et seq = circa, and others (for multi-resource properties)</li> <li>• pre = built before</li> <li>• post = built after</li> <li>• bet = between two years</li> </ul>
C/NC	Historic property status <ul style="list-style-type: none"> <li>• C = contributing</li> <li>• C? = potentially contributing, need more information</li> <li>• NC = non-contributing</li> <li>• NC? = potentially non-contributing, need more information</li> <li>• ? = undetermined, need more information</li> </ul>
Name	Historic or common name for a building or complex of buildings
RIHPHC ID	Identification for a historic resource as designated by the RIHPHC
Included in 1984 Survey?	Indicates if the resource was included in the 1984 survey booklet published by the RIHPHC
Photo Name	Names of digital images, indicating street address and direction of view
NR listed or eligible (RIHPHC)	Information whether the resource is listed on or eligible for the National Register of Historic Places and/or the State Register of Historic Places, and whether it is listed or eligible as an individual resource or as part of a historic district
Architectural Style	The style(s) or stylistic influence(s) of the exterior of a building
Notes	Surveyor's notes
100yr, SLR#	CERI building risk factor. Source: Rhode Island STORMTOOLS, <a href="https://stormtools-mainpage-crc-uri.hub.arcgis.com/">https://stormtools-mainpage-crc-uri.hub.arcgis.com/</a>

GIS_ID	PLAT	LOT	NUMBER	STREET	HBDS?	Date of Constructio	More on Date	C/NC	Name	RIHPHC ID	Included in 1984 Survey?	Photo Name	NR listed or eligible (RIHPHC)	Architectural Style	Notes
86-3:137	86-3	137	46	ANTIQUER ROAD	Yes	1720	ca.	C	Stanton-Tucker House	SOKI00562	Yes	SOKI_AntiqueRd0046_SE, NE, garage	RIHPHC lists it as "potentially eligible"	Georgian	
92-2:160	92-2	160	20	ATLANTIC AVENUE	No	1904		C			No	SOKI_AtlanticAve0020_N, NE			porch steps, windows changed
92-2:157	92-2	157	38	ATLANTIC AVENUE	Yes	1925		C			No	SOKI_AtlanticAve0038_N, NE		Craftsman	
92-2:128	92-2	128	47	ATLANTIC AVENUE	Yes	1895	post	C			No	SOKI_AtlanticAve0047_SE, SW		Colonial Revival	
92-2:129	92-2	129	51	ATLANTIC AVENUE	Yes	1900		C			No	SOKI_AtlanticAve0051_SE, SW		Vernacular	
92-2:130	92-2	130	61	ATLANTIC AVENUE	Yes	1907	ca.	C	St. Romuald Chapel		Yes	SOKI_AtlanticAve0061_S, SE		Vernacular, Gothic Revival influence	
92-2:153	92-2	153	68	ATLANTIC AVENUE	No	1920		C			No	SOKI_AtlanticAve0068_N, NE			potentially eligible for survey, but only moderate risk in worst case
92-2:149	92-2	149	104	ATLANTIC AVENUE	No	1910		C			No	SOKI_AtlanticAve0104_N, NE, NW			siding, windows, trim changed
92-2:123	92-2	123	11A	ATLANTIC AVENUE	Yes	1895		C			No	SOKI_AtlanticAve0011A-0011B_NE, SOKI_AtlanticAve0011A_SE		Folk Victorian	on same parcel as 11B
92-2:123	92-2	123	11B	ATLANTIC AVENUE	Yes	1895		C			No	SOKI_AtlanticAve0011A-0011B_NE, SOKI_AtlanticAve0011B_NE		Folk Victorian	on same parcel as 11A
92-2:30	92-2	30	65	BLACKBERRY HILL DRIVE	Yes	1820	ca.	NC	Lower Weeden Farmhouse		Yes	SOKI_BlackberryHillDr0065_NE1, NE2		Cape, Post Modern	
92-1:7	92-1	7	356	CARDS POND ROAD	Yes	1930		C?	The Bungalow/Snake-in-the-Grass		No	SOKI_CardsPondRd0356_NE, NW		Vernacular	not visible from r-o-w
92-1:10	92-1	10	158A	CARDS POND ROAD	No	1928		C			No	SOKI_CardsPondRd0158A_SW, W			not visible from r-o-w, eligible for survey, but heavily altered
92-1:2	92-1	2	358A	CARDS POND ROAD	Yes	1891	ca. et seq	C?	Theatre-by-the-Sea	SOKI00004	Yes	SOKI_CardsPondRd0358A_E, E_Office, N_Brando, NE_BarnDoor, NE_Inn1, NE_Inn2, NE_Office, NE_Shop, NW_BillsCottage, NW_Brando, NW_Inn, NW_Theatre, SE, SE_BillsCottage, SE_Inn, SW_Brando, SW_Court, SW1, SW2	NR and SR listed (individual)	Vernacular	
92-1:5	92-1	5	358C	CARDS POND ROAD	Yes	1907	pre	C	Inglenook/The Big House		No	SOKI_CardsPondRd0358C_NE, N, NW		Queen Anne	not visible from r-o-w; on same parcel as 358D
92-1:5	92-1	5	358D	CARDS POND ROAD	Yes	1907	pre	C	The Lodge		No	SOKI_CardsPondRd0358D_NW; SOKI_CardsPondRd0358C_N		Vernacular	not visible from r-o-w; on same parcel as 358C
92-1:37	92-1	37	358G	CARDS POND ROAD	Yes	1905	ca.	C	Knight-Bontecou Bungalow	SOKI00506	Yes	SOKI_CardsPondRd0358G_E, NE, SE	NR and SR listed (district)	Chalet	
92-4:12	92-4	12	358H	CARDS POND ROAD	No	1930		C			No	SOKI_CardsPondRd0358H_SE			not visible from r-o-w
92-4:10	92-4	10	392B	CARDS POND ROAD	Yes	1895		C	Noyes-Bontecou House/Red House	SOKI00501	Yes	SOKI_CardsPondRd0392B_NE, NE2, NW, SW, W	NR and SR listed (district)	Queen Anne	on same parcel as 392C
92-4:10	92-4	10	392C	CARDS POND ROAD	Yes	1900	ca.	C	Noyes-Bontecou Carriage House/Garage	SOKI00502	Yes	SOKI_CardsPondRd0392C_E, NE, NW, SW,	NR and SR listed (district)	Queen Anne	on same parcel as 392B
91-3:6	91-3	6	392H	CARDS POND ROAD	Yes	1905	ca.	C	Knight-Bontecou Carriage House/Garage	SOKI00507	Yes	SOKI_CardsPondRd0392H_NE, NW	NR and SR listed (district)	Chateausque	1 building on this parcel. Refer to NR. Is identified on RIHPHC Statewide Historic Properties Database as 392I.
91-2:1	91-2	1	502A	CARDS POND ROAD	No	1959		NC?			No	None			Rockwell King DuMoulin design. "Meyer house"; Heavily altered. Spoke to owner, granddaughter of builder. Explained the many additions and changes. No permission to photograph.
92-2:84	92-2	84	22	HOLDEN ROAD	Yes	1935		C			No	SOKI_HoldenRd0022_NE, NW		Cape, Minimal Traditional	
92-2:83	92-2	83	28	HOLDEN ROAD	Yes	1936		C			No	SOKI_HoldenRd0028_NE		Vernacular	
92-2:82	92-2	82	32	HOLDEN ROAD	Yes	1930		C			No	SOKI_HoldenRd0032_NE, NW		Craftsman	
92-2:79	92-2	79	60	HOLDEN ROAD	Yes	1730		C			No	SOKI_HoldenRd0060_N, NE, NW		Georgian	
92-2:64	92-2	64	73	HOLDEN ROAD	Yes	1927		C			No	SOKI_HoldenRd0073_S, SE, SW		Craftsman	
86-3:88	86-3	88	78	LAKE AVENUE	No	1940		C			No	SOKI_LakeAve0078_NE, NW			potentially eligible for survey, but only moderate risk in worst case
86-3:90	86-3	90	104	LAKE AVENUE	Yes	1910		C			No	SOKI_LakeAve0104_N, NE, NW		Vernacular	
86-3:92	86-3	92	126	LAKE AVENUE	No	1900		C			No	SOKI_LakeAve0126_N, NE, NE2, NW			eligible for survey; no risk in worst case
86-3:96	86-3	96	147	LAKE AVENUE	No	1920		C			No	SOKI_LakeAve0147_S, SE, SW			potentially eligible for survey, but only moderate risk in worst case
86-3:95	86-3	95	150	LAKE AVENUE	No	1900		C			No	SOKI_LakeAve0150_N			eligible for survey; no risk in worst case
87-4:12	87-4	12	188	LAKE AVENUE	Yes	1904		C			No	SOKI_LakeAve0188_N, NE, NW		Queen Anne	

GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
86-3:137	86-3	137	46	ANTIQUER ROAD	None	None	None	None	None	None
92-2:160	92-2	160	20	ATLANTIC AVENUE	None	None	Moderate	Moderate	High	Severe
92-2:157	92-2	157	38	ATLANTIC AVENUE	None	None	None	Moderate	High	Severe
92-2:128	92-2	128	47	ATLANTIC AVENUE	None	None	Moderate	Moderate	High	High-Severe
92-2:129	92-2	129	51	ATLANTIC AVENUE	None	None	None	Moderate	Moderate	High
92-2:130	92-2	130	61	ATLANTIC AVENUE	None	None	None	None	Moderate	Mod-High
92-2:153	92-2	153	68	ATLANTIC AVENUE	None	None	None	None	None	Moderate
92-2:149	92-2	149	104	ATLANTIC AVENUE	None	None	None	None	None	Moderate
92-2:123	92-2	123	11A	ATLANTIC AVENUE	None	None	Moderate	Moderate	High	Severe
92-2:123	92-2	123	11B	ATLANTIC AVENUE	None	None	Moderate	Moderate	High	Extreme
92-2:30	92-2	30	65	BLACKBERRY HILL DRIVE	None	None	None	None	None	Moderate
92-1:7	92-1	7	356	CARDS POND ROAD	Moderate	Moderate	Mod-High	Extreme	Extreme	Extreme
92-1:10	92-1	10	158A	CARDS POND ROAD	None	None	None	Moderate	Moderate	High-Severe
92-1:2	92-1	2	358A	CARDS POND ROAD	None	None	Moderate	Mod-High	Extreme	Extreme
92-1:5	92-1	5	358C	CARDS POND ROAD	None	None	Moderate	Moderate	Extreme	Extreme
92-1:5	92-1	5	358D	CARDS POND ROAD	None	None	Moderate	Moderate	Extreme	Extreme
92-1:37	92-1	37	358G	CARDS POND ROAD	Extreme	Extreme	Extreme	Extreme	Extreme	Inundated by 2100
92-4:12	92-4	12	358H	CARDS POND ROAD	High	Extreme	Inundated by 2100	Inundated by 2100	Inundated by 2100	Inundated by 2100
92-4:10	92-4	10	392B	CARDS POND ROAD	Extreme	Extreme	Extreme	Inundated by 2100	Inundated by 2100	Inundated by 2100
92-4:10	92-4	10	392C	CARDS POND ROAD	Extreme	Extreme	Extreme	Inundated by 2100	Inundated by 2100	Inundated by 2100
91-3:6	91-3	6	392H	CARDS POND ROAD	Extreme	Extreme	Extreme	Inundated by 2100	Inundated by 2100	Inundated by 2100
91-2:1	91-2	1	502A	CARDS POND ROAD	Moderate	Moderate	Extreme	Extreme	Extreme	Extreme
92-2:84	92-2	84	22	HOLDEN ROAD	High	High	High-Severe	Severe	Extreme	Inundated by 2100
92-2:83	92-2	83	28	HOLDEN ROAD	Mod-High	Mod-High	High-Severe	Severe	Extreme	Inundated by 2100
92-2:82	92-2	82	32	HOLDEN ROAD	Moderate	Moderate	High	Extreme	Extreme	Inundated by 2100
92-2:79	92-2	79	60	HOLDEN ROAD	None	None	None	None	Moderate	High
92-2:64	92-2	64	73	HOLDEN ROAD	None	None	None	None	Moderate	High
86-3:88	86-3	88	78	LAKE AVENUE	None	None	None	None	None	Moderate
86-3:90	86-3	90	104	LAKE AVENUE	None	None	None	None	Moderate	High
86-3:92	86-3	92	126	LAKE AVENUE	None	None	None	None	None	None
86-3:96	86-3	96	147	LAKE AVENUE	None	None	None	None	None	Moderate
86-3:95	86-3	95	150	LAKE AVENUE	None	None	None	None	None	Mod-High
87-4:12	87-4	12	188	LAKE AVENUE	None	None	None	None	Extreme	Extreme

GIS_ID	PLAT	LOT	NUMBER	STREET	HBDS?	Date of Constructio	More on Date	C/NC	Name	RIHPHC ID	Included in 1984 Survey?	Photo Name	NR listed or eligible (RIHPHC)	Architectural Style	Notes
92-2:161	92-2	161	668	MATUNUCK BEACH ROAD	Yes	1898		C	Dewey Cottage / Admiral Dewey Inn	SOKI00001	Yes	SOKI_MatunuckBeachRd0668_E, N, NE, NE2, SE	NR and SR listed (individual)	Queen Anne	
92-2:48	92-2	48	942	MATUNUCK BEACH ROAD	Yes	1933		C			No	SOKI_MatunuckBeachRd0942_NE, NW, detail		Craftsman	
93-4:34	93-4	34	1010	MATUNUCK BEACH ROAD	Yes	1890		C	W.F. Segar House		Yes	SOKI_MatunuckBeachRd1010_N, NE, NW		Queen Anne	
93-4:12	93-4	12	1023	MATUNUCK BEACH ROAD	Yes	1920		C			No	SOKI_MatunuckBeachRd1023_SE, SE2		Vernacular	
93-3:2	92-3	2	895A	MATUNUCK BEACH ROAD	Yes	1933	pre	C?	Ocean Mist		No	SOKI_MatunuckBeachRd0895A_E, N_Art, SE, SW, W		Vernacular	
92-3:3	92-3	3	907A	MATUNUCK BEACH ROAD	No	1940		NC?	The Pub in Matunuck		No	None			Not evaluated beyond architectural changes
91-3:2	91-3	2	1238	MOONSTONE BEACH ROAD	No	1939	1939-1951 bet	C?			No	SOKI_MoonstoneBeachRd1238_E, NW			
93-1:143	93-1	143	140	OCEAN AVENUE	Yes	1930		C			No	SOKI_OceanAve0140_N, NE, NW		Craftsman	
93-1:144	93-1	144	150	OCEAN AVENUE	Yes	1962	1962-1972 bet	C			No	SOKI_OceanAve0150_N, NE, NW		Contemporary	
93-1:147	93-1	147	180	OCEAN AVENUE	Yes	1935	ca.	C			No	SOKI_OceanAve0180_N, NE, NW		Vernacular	
93-1:150	93-1	150	200	OCEAN AVENUE	Yes	1925		C			No	SOKI_OceanAve0200_N, NW, NW2		Colonial Revival	
92-2:186	92-2	186	8	PARK AVENUE	No	1900		C			No	SOKI_ParkAve0008_NW			potentially eligible for survey, but only moderate risk in worst case
92-2:185	92-2	185	18	PARK AVENUE	Yes	1898		C	Albert Clark House		No	SOKI_ParkAve0018_NE, NW, N, N-Garage		Queen Anne	
92-2:184	92-2	184	28	PARK AVENUE	Yes	1901		C	Park Hotel/Park House		No	SOKI_ParkAve0028_NE, NW		Queen Anne	
92-2:168	92-2	168	49	PARK AVENUE	No	1930		C			No	SOKI_ParkAve0049_SE, SW			eligible for survey but only moderate risk in worse cases. some orig windows, some TDL
92-2:182	92-2	182	50	PARK AVENUE	No	1929		C			No	SOKI_ParkAve0050_N, NE			
92-2:181	92-2	181	62	PARK AVENUE	No	1920		C			No	SOKI_ParkAve0062_N, NW			scale of addition is inappropriate
92-2:169	92-2	169	65	PARK AVENUE	No	1900		C			No	SOKI_ParkAve0065_S, SE, SW			potentially eligible for survey, but only moderate risk in worst case
92-2:180	92-2	180	74	PARK AVENUE	Yes	1900		C			No	SOKI_ParkAve0074_NE, NW		Vernacular	
92-2:170	92-2	170	77	PARK AVENUE	No	1920		C			No	SOKI_ParkAve0077_S, SE, SW			potentially eligible for survey, but only moderate risk in worst case
92-2:150	92-2	150	107	PARK AVENUE	Yes	1920		C			No	SOKI_ParkAve0107_S, SE, SE2, SW		Vernacular	
92-2:146	92-2	146	119	PARK AVENUE	Yes	1900		C			No	SOKI_ParkAve0119_SE		Vernacular	
93-1:77	93-1	77	50	PENINSULA ROAD	Yes	1928		C			No	SOKI_PeninsulaRd0050_NW, SW, W		Colonial Revival	
93-1:96	93-1	96	81	PENINSULA ROAD	Yes	pre 1927	pre	C	Matunuck Point Beach Club		No	SOKI_PeninsulaRd0081_NE, SE		Vernacular	
93-1:81	93-1	81	86	PENINSULA ROAD	Yes	1956		C			No	SOKI_PeninsulaRd0086_NW, W		International	
93-1:84	93-1	84	108	PENINSULA ROAD	Yes	1930		C			No	SOKI_PeninsulaRd0108_NW, SE, W		Vernacular	
93-1:85	93-1	85	118	PENINSULA ROAD	Yes	1930		C			No	SOKI_PeninsulaRd0118_NW, SE, W		Craftman, elements	
93-1:137	93-1	137	194	PENINSULA ROAD	Yes	1934	ca.	C			No	SOKI_PeninsulaRd0194_E, NE, NW, SE		Colonial Revival	
93-1:138	93-1	138	202	PENINSULA ROAD	Yes	1930		C			No	SOKI_PeninsulaRd0202_E, NE, NW, SE		Tudor Revivalesque	
93-1:140	93-1	140	218	PENINSULA ROAD	Yes	1935		C			No	SOKI_PeninsulaRd0218_E, NE, SE		Colonial Revival	
93-1:7	93-1	7	32	PROSPECT ROAD	Yes	1930		C			No	SOKI_ProspectRd0032_NW, SW		Vernacular	
93-1:62	93-1	62	37	PROSPECT ROAD	Yes	1925		C			No	SOKI_ProspectRd0037_NE, SE		Vernacular	
93-1:8	93-1	8	40	PROSPECT ROAD	Yes	1923		C			No	SOKI_ProspectRd0040_NW, SW		Craftsman	
93-1:9	93-1	9	44	PROSPECT ROAD	Yes	1930		C			No	SOKI_ProspectRd0044_NW, SW		Vernacular	
93-1:11	93-1	11	58	PROSPECT ROAD	Yes	1920		C			No	SOKI_ProspectRd0058_NW, SW, W		Vernacular	
93-1:59	93-1	59	65	PROSPECT ROAD	Yes	1900		C			No	SOKI_ProspectRd0065_NE, SE		Craftsman	
93-1:57	93-1	57	83	PROSPECT ROAD	Yes	1934		C			No	SOKI_ProspectRd0083_E		Vernacular	
93-1:14	93-1	14	90	PROSPECT ROAD	Yes	1910		C			No	SOKI_ProspectRd0090_NW, W		Vernacular	
93-1:56	93-1	56	95	PROSPECT ROAD	Yes	1898		C			No	SOKI_ProspectRd0095_NE, W, garage		Cape	
86-3:117	86-3	117	11	Washington Street	Yes	1895		C			No	SOKI_WashingtonSt0011_E, NE, SE-garage, SE, SW		Queen Anne	



GIS_ID	PLAT	LOT	NUMBER	STREET	100yr, SLR0	100yr, SLR2	100yr, SLR3	100yr, SLR5	100yr, SLR7	100yr, SLR10
92-2:161	92-2	161	668	MATUNUCK BEACH ROAD	None	None	None	None	Moderate	High
92-2:48	92-2	48	942	MATUNUCK BEACH ROAD	Severe	Severe	Severe	Inundated by 2100	Inundated by 2100	Inundated by 2100
93-4:34	93-4	34	1010	MATUNUCK BEACH ROAD	None	None	None	None	Moderate	Extreme
93-4:12	93-4	12	1023	MATUNUCK BEACH ROAD	Severe	Severe	Extreme	Extreme	Extreme	Extreme
93-3:2	92-3	2	895A	MATUNUCK BEACH ROAD	Extreme	Extreme	Extreme	Extreme	Partially Inundated	Inundated by 2100
92-3:3	92-3	3	907A	MATUNUCK BEACH ROAD	Extreme	Extreme	Extreme	Extreme	Partially Inundated	Inundated by 2100
91-3:2	91-3	2	1238	MOONSTONE BEACH ROAD	Extreme	Extreme	Extreme	Extreme	Extreme	Inundated by 2100
93-1:143	93-1	143	140	OCEAN AVENUE	Extreme	Extreme	Extreme	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100
93-1:144	93-1	144	150	OCEAN AVENUE	Extreme	Extreme	Extreme	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100
93-1:147	93-1	147	180	OCEAN AVENUE	None	None	Extreme	Extreme	Extreme	Extreme
93-1:150	93-1	150	200	OCEAN AVENUE	Partial Extreme	Partial Extreme	Extreme	Extreme	Extreme	Extreme
92-2:186	92-2	186	8	PARK AVENUE	None	None	None	None	Moderate	Mod-High
92-2:185	92-2	185	18	PARK AVENUE	None	None	None	None	None	Mod-High
92-2:184	92-2	184	28	PARK AVENUE	None	None	None	None	None	Mod-High
92-2:168	92-2	168	49	PARK AVENUE	None	None	None	Moderate	Moderate	Mod-High
92-2:182	92-2	182	50	PARK AVENUE	None	None	None	None	Moderate	High
92-2:181	92-2	181	62	PARK AVENUE	None	None	None	None	None	Moderate
92-2:169	92-2	169	65	PARK AVENUE	None	None	None	None	None	Moderate
92-2:180	92-2	180	74	PARK AVENUE	None	None	None	None	Moderate	High
92-2:170	92-2	170	77	PARK AVENUE	None	None	None	None	None	Moderate
92-2:150	92-2	150	107	PARK AVENUE	None	None	Mod-High	High	High-Severe	Extreme
92-2:146	92-2	146	119	PARK AVENUE	Moderate	High	Mod-High	Severe	Severe	Extreme
93-1:77	93-1	77	50	PENINSULA ROAD	Mod-High	Mod-High	Extreme	Extreme	Inundated by 2100	Inundated by 2100
93-1:96	93-1	96	81	PENINSULA ROAD	None	None	Moderate	Extreme	Extreme	Partially Inundated by 2100
93-1:81	93-1	81	86	PENINSULA ROAD	Mod-High	Mod-High	Extreme	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100
93-1:84	93-1	84	108	PENINSULA ROAD	Mod-High	Mod-High	High	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100
93-1:85	93-1	85	118	PENINSULA ROAD	Mod-High	Mod-High	High	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100
93-1:137	93-1	137	194	PENINSULA ROAD	Extreme	Extreme	Extreme	Partially Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:138	93-1	138	202	PENINSULA ROAD	Extreme	Extreme	Partially Inundated by 2100	Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:140	93-1	140	218	PENINSULA ROAD	Extreme	Partially Inundated by 2100	Partially Inundated by 2100	Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:7	93-1	7	32	PROSPECT ROAD	High	Severe	Severe	Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:62	93-1	62	37	PROSPECT ROAD	High	Severe	Severe	Partially Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:8	93-1	8	40	PROSPECT ROAD	High	High	Severe	Severe	Inundated by 2100	Inundated by 2100
93-1:9	93-1	9	44	PROSPECT ROAD	High	High	Severe	Severe	Inundated by 2100	Inundated by 2100
93-1:11	93-1	11	58	PROSPECT ROAD	Moderate	Moderate	Severe	Severe	Partially Inundated by 2100	Inundated by 2100
93-1:59	93-1	59	65	PROSPECT ROAD	Moderate	Moderate	High	Extreme	Extreme	Extreme
93-1:57	93-1	57	83	PROSPECT ROAD	Extreme	Partially Inundated by 2100	Inundated by 2100	Inundated by 2100	Inundated by 2100	Inundated by 2100
93-1:14	93-1	14	90	PROSPECT ROAD	Moderate	Moderate	High	High	Extreme	Inundated by 2100
93-1:56	93-1	56	95	PROSPECT ROAD	High	High	Severe	Extreme	Extreme	Inundated by 2100
86-3:117	86-3	117	11	Washington Street	None	None	None	None	None	Moderate

# APPENDIX C

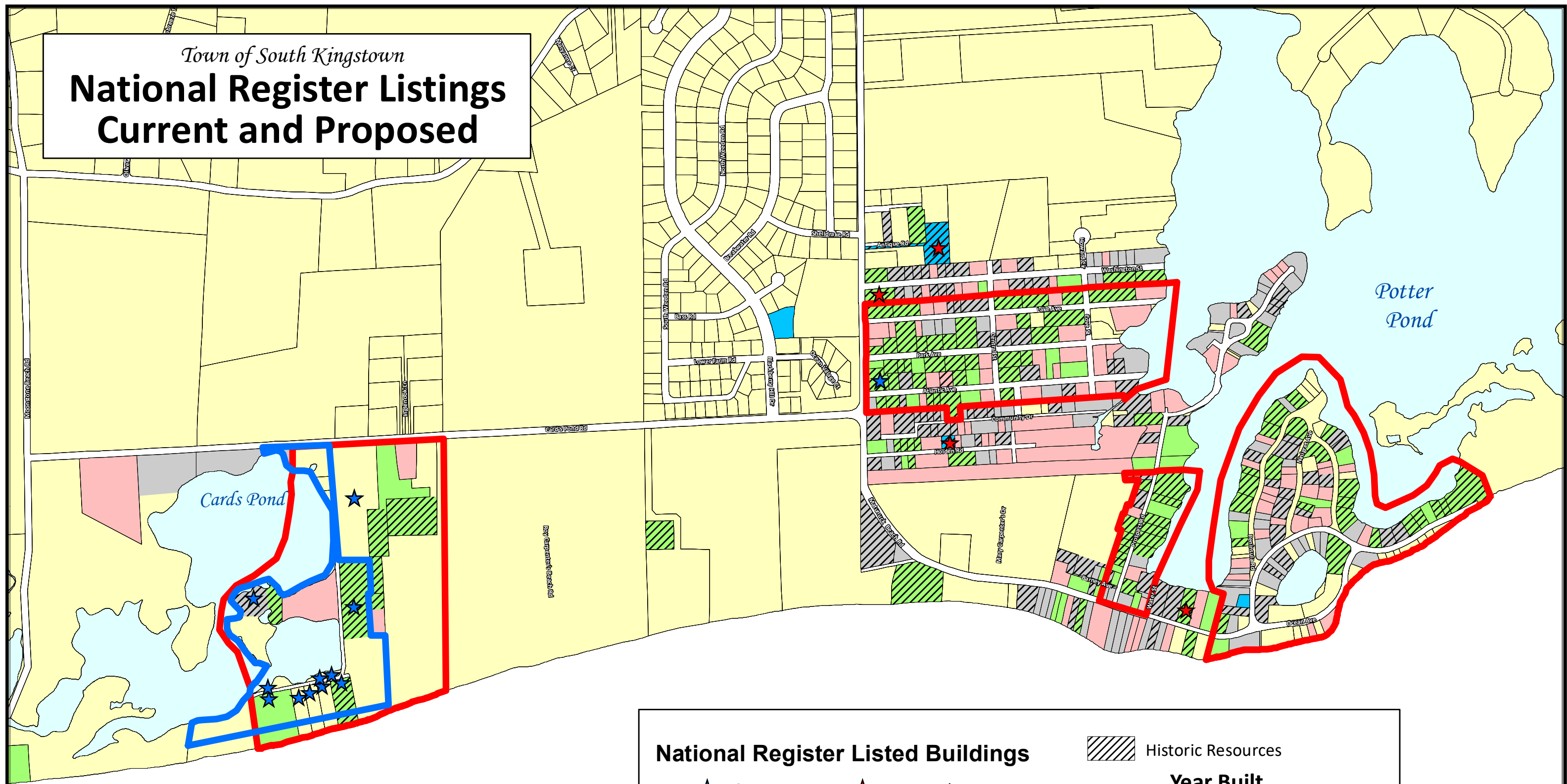
## MAPS

Map 1. National Register Listings Current and Proposed

Map 2. Matunuck East Historic Parcels

Map 3. Matunuck West Historic Parcels

Town of South Kingstown  
**National Register Listings  
 Current and Proposed**



**National Register Listed Buildings**

- ★ Current
- ★ Proposed

**National Register Historic Districts**

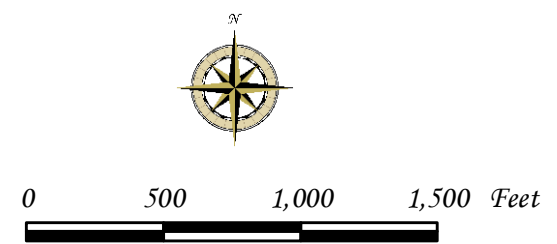
- Current
- Proposed

**Historic Resources**

**Year Built**

- < 1894
- 1895-1939
- 1940-1975
- 1976 - 2025

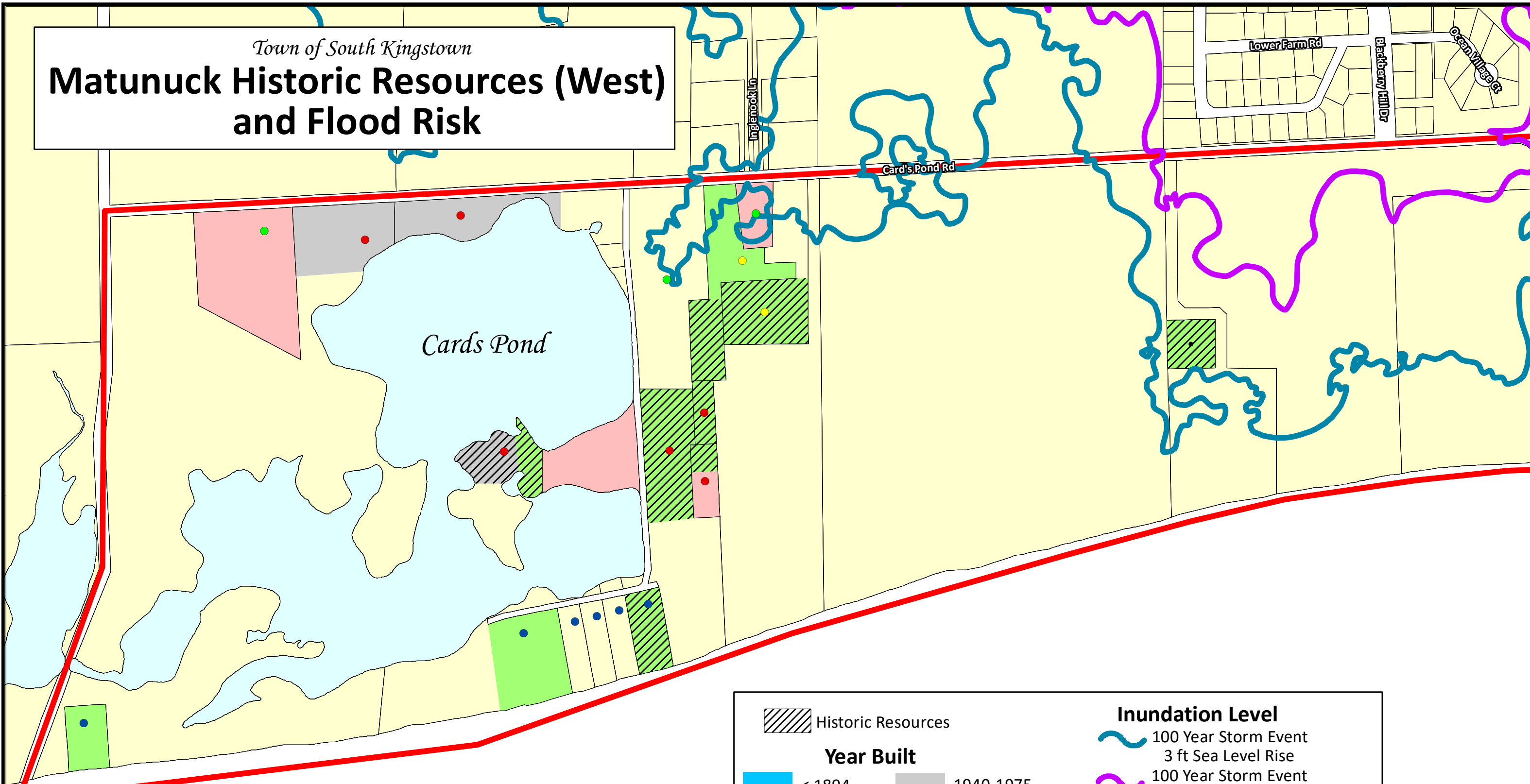
Vacant or  
Unsurveyed Parcels












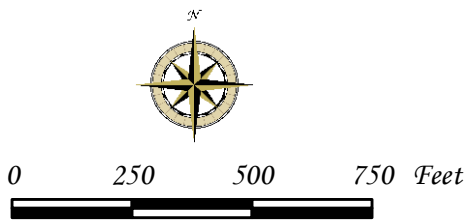
Source of Data:  
 Historic Resource Survey by Runyon Heritage Associates 2025  
 National Register Resources: RIGIS  
 Parcels: SKGIS 2025



Town of South Kingstown  
**Matunuck Historic Resources (West)  
 and Flood Risk**




 Historic Resources	<b>Inundation Level</b>
<b>Year Built</b>	 100 Year Storm Event 3 ft Sea Level Rise
 < 1894	 100 Year Storm Event 7 ft Sea Level Rise
 1895-1939	<b>CERI Building Risk 100 yr storm 3 ft SLR</b>
 1940-1975	• None
 1976 - 2025	• Severe
 Vacant or Unsurveyed Parcels	• Moderate
 Study Boundary	• Extreme
	• Inundated by 2100







Source of Data:  
 Historic Resource Survey by Runyon Heritage Associates 2025  
 Inundation Levels and Sea Level Rise Scenarios: RIGIS, 2016  
 Parcels: SKGIS 2025


Town of South Kingstown  
**Matunuck Historic Resources (East)  
 and Flood Risk**


 Historic Resources

**Year Built**







 < 1894	 1940-1975
 1895-1939	 1976 - 2025


**Inundation Level**


 100 Year Storm Event  
3 ft Sea Level Rise

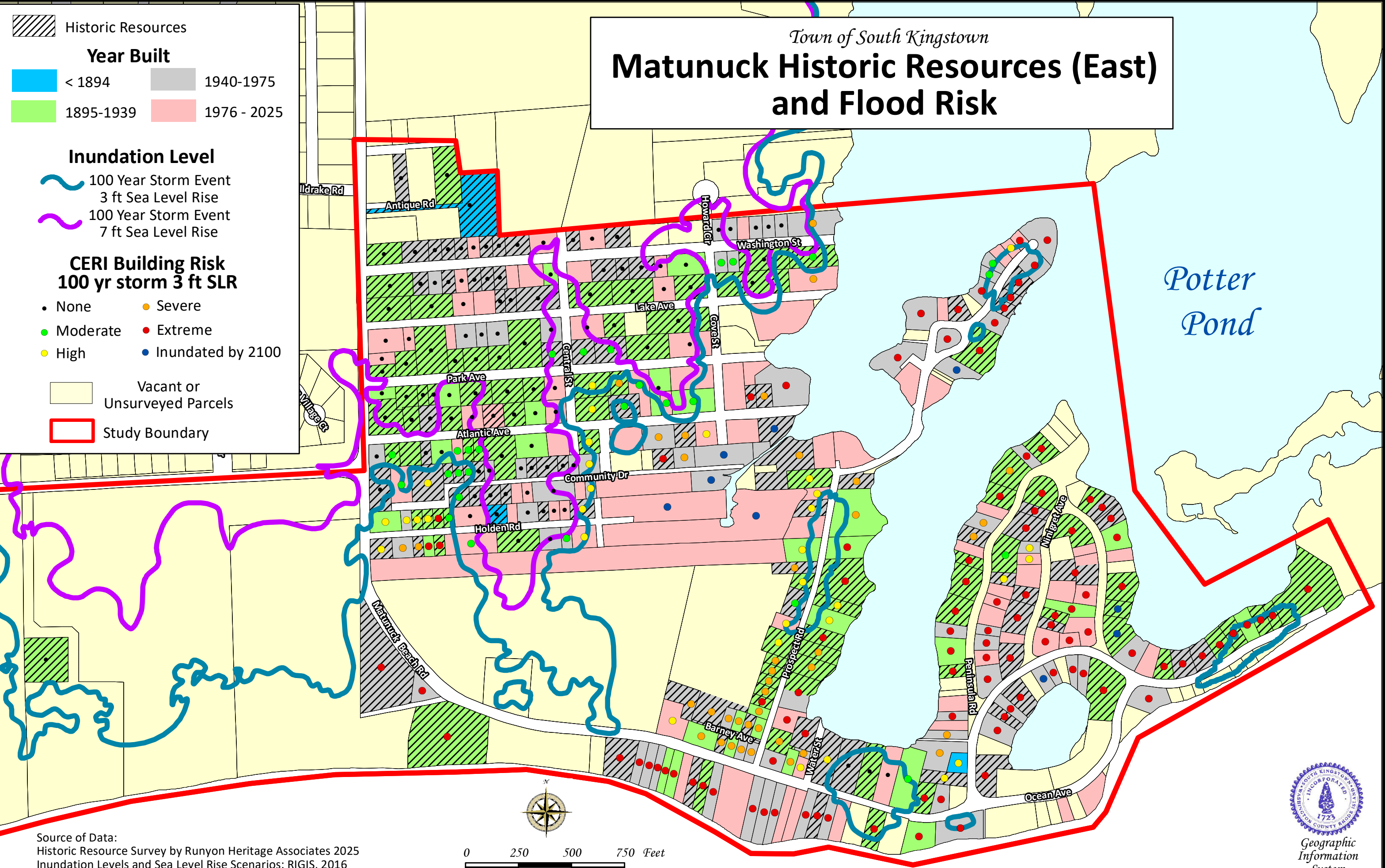
 100 Year Storm Event  
7 ft Sea Level Rise

**CERI Building Risk  
100 yr storm 3 ft SLR**

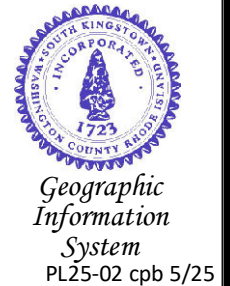
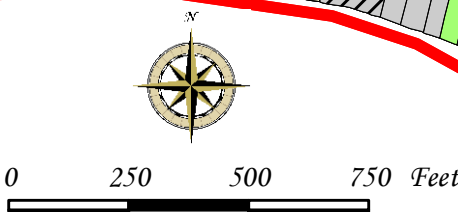
 None	 Severe
 Moderate	 Extreme
 High	 Inundated by 2100

 Vacant or  
Unsurveyed Parcels

 Study Boundary



Source of Data:  
 Historic Resource Survey by Runyon Heritage Associates 2025  
 Inundation Levels and Sea Level Rise Scenarios: RIGIS, 2016  
 Parcels: SKGIS 2025



APPENDIX D  
HISTORIC BUILDING DATA SHEETS



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

DATABASE ID# SOKI00562

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 46 Antique Rd. PLAT/LOT 86-3/137

NAME(s) Stanton-Tucker-Brent House

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 50 ft LOT SIZE 63,162 sq ft

STORIES 2 ROOF(s) Gable

MATERIALS: Select terms from National Register table

ROOF wood shingle WALL wood shingle

FOUNDATION cemented OTHER \_\_\_\_\_

WINDOWS unknown 6/6 double-hung



Photo ID SOKI AntiqueRd0046 SE



Photo ID SOKI AntiqueRd0046 SW

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone
Configuration	Maj	Mod	xMin	None	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	xMin	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
(1) house	B-C	1	(4)		
(2) barn	B-NC	1	(5)		
(3) shed	B-?	1	(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1720 c	Report	Unknown	Original owner
1-story west addition raised to 2 stories	Mid-18 <sup>th</sup> c	HPHC File Letter	Unknown	Owner
Porch and addition removed	2017 ca.	Booklet, Email	Elizabeth and Robert Wood James A Garfield Architectural Restoration	Owner Contractor
Barn built	1850 ca.	Email	Unknown	Owner

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

TYPE Center Hall STYLE(s) Georgian

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

## Comments:

The house is listed as 4-A in the State Survey booklet on South Kingstown. Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025), the Historic Building Data Sheet on file at the RIHPHC dated December 30, 1982, an RIHPHC file on the resource, information from Historic New England, and the Oral History booklet.

The barn and shed were not visible from the right-of-way. The tax assessor lists the shed as being built in 1960, the barn in 2019. In 2015, Historic New England was granted an easement on the property via the Pettaquamscutt Historical Society (now South County History Center). Their records indicate the west end of the barn was built in the mid-19<sup>th</sup> century and the east end in the mid-to-late-20<sup>th</sup> century.

The 1982 data sheet notes the following:

- Foundation is cemented
- Large, stone, off-center chimney
- 6/6 D.H. windows
- Shed roof addition at west end
- Central entry, in flat-roof portico, 5-bay
- 19<sup>th</sup> and 20<sup>th</sup> century changes include one section of roof raised.
- Deed references included on the data sheet indicate that Joseph Stanton purchased the property from John W. Browning in 1822. Nathan Tucker purchased it in 1833. The last of the Tucker family sold it in 1895 to George H. Holland.

*Old Houses*: "It was built about 1778 and belonged, respectively, to General Stanton, Nathan Tucker, and Joseph Champlin. It is now owned by Arthur Carpenter. It still has its original doors and windows, three of which have inside sliding shutters." This same publication refers to the house as The Hazard Holland House.

Oral History interview with Tommy Brent: "It has a zig-zag staircase, windows featuring 6 panes over 9 with Indian shutters aligned alongside. The house was owned by members of the Carpenter family for over fifty years (from 1917-1967). In 1970, Tommy [Brent] purchased the property with 20 acres of land from the family who had previously purchased the property from Wanton Carpenter in 1967.

Around 2017, the owners removed the south and west porches, which dated to the mid-20<sup>th</sup> century and early 20<sup>th</sup> century, respectively.<sup>1</sup> Photograph SOKI\_AntiqueRd0046\_SW is ca. 2017, from the South County History Center.



Survey Photo, 1982, showing south and east elevations, view to northwest. The west elevation shed addition is visible to the far left.

<sup>1</sup> Jennifer Robinson, Preservation Services Manager, Historic New England, e-mail message to surveyor, March 12, 2025.

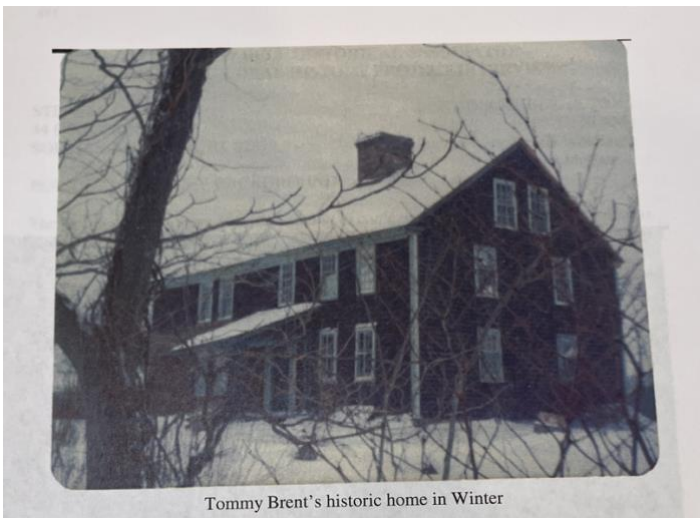




RIHPHC file photograph, 2011, showing west elevation, view to northeast.



Photo, undated, Assessor's field card, showing west elevation, view to east.



Tommy Brent's historic home in Winter



Tommy Brent's 1710 - 1720 house on Antique Road, one of the oldest in the village.

Two undated photographs, from the Oral History Project, view to northwest, showing south and east elevations. The west elevation shed addition is still visible in the photograph on the right.



Photograph of barn, 2024, survey photo, view to northeast

Maps:

1857 – N. Tucker, Jr.

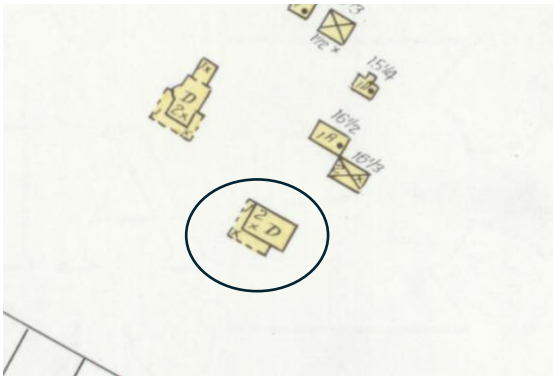
1862 – J. Champlin

1870 – N&E Tucker

1895 – N&E Tucker

1935 – Appears with an ell-porch on the south and west elevations (image below)

1946, 1962 – footprint unchanged



1935 Sanborn, detail, showing 46 Antique Road (circled)

Bibliography:

Brent, Tommy. "History Project Interview." By Davis Barbara and Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 2, Willow Dell Historical Association, Summer 2007.

D.G. Beers. *Map of South Kingstown, Washington County*. In D.G. Beers & Co. *Atlas of the State of Rhode Island and Providence Plantations from Actual Surveys and Official Records*. Philadelphia: D.G. Beers & Co., 1870. Collection of the South County History Center.

Everts & Richards. *New Topographical Atlas of Surveys, Southern Rhode Island*. Philadelphia: Everts & Richards, 1895. Collection of the South County History Center.

H. F. Walling. *Map of the Town of South Kingstown, Washington County, Rhode Island*. From actual surveys under the direction of Henry F. Walling. Philadelphia, PA: Richard Clark, 1857. Collection of the South County History Center.

H. F. Walling. *Map of the State of Rhode Island and Providence Plantations*. H.R. Walling. Providence, RI, 1862. Collection of the South County History Center.

*Old Houses in the South County of Rhode Island*. National Society of the Colonial Dames in the State of Rhode Island and Providence Plantations, Part First. Boston, MA: D.B. Updike, The Merrymount Press, Printers, 1932.

Peacock, Dylan. Email correspondence with Brent Runyon, February 20, 2025.

Rhode Island Historical Preservation & Heritage Commission. (1984). *Historic and Architectural Resource of South Kingstown, Rhode Island: A Preliminary Report*. Rhode Island Historical Preservation & Heritage Commission.

Robinson, Jennifer. E-mail message to surveyor, March 12, 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Map. Retrieved from the Library of Congress, <[www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/)>.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 11A Atlantic Ave. PLAT/LOT 92-2/123

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 13 ft LOT SIZE 7840 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS vinyl 1/1 double-hung



Photo ID SOKI AtlanticAve0011A SE



Photo ID SOKI AtlanticAve0011A NE

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

INTEGRITY \_\_\_\_\_ Excellent X 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) house	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1895	Assessor	Unknown	Orig Owner

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

TYPE \_\_\_\_\_ STYLE(s) Folk Victorian

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

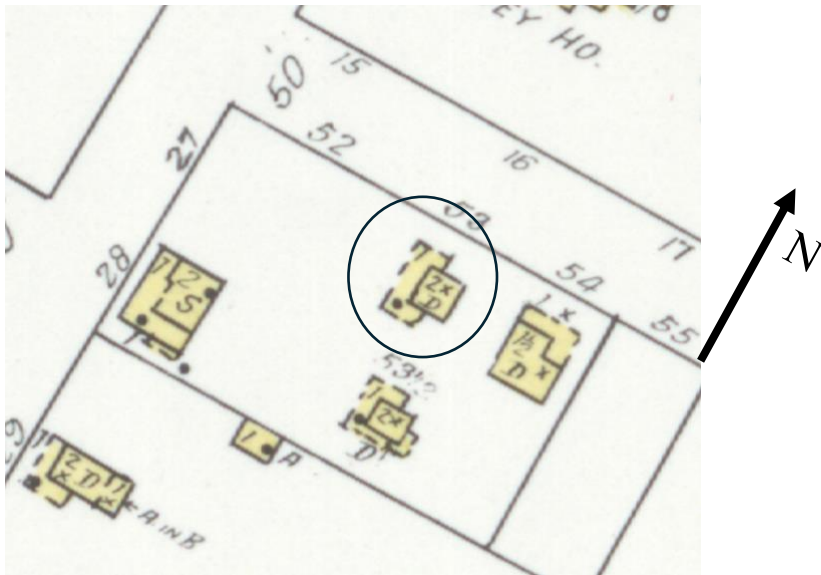
Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025).

11A Atlantic Ave and 11B Atlantic Ave are on the same parcel. They first appear on the 1935 Sanborn (below). Their front porches are currently aligned (see image above), indicating that one or both were moved. This is supported by their current concrete foundation, which appear to be concrete slab.

Maps:

1895 – not shown

1935 – shown below, circled



Bibliography:

Everts & Richards. *New Topographical Atlas of Surveys, Southern Rhode Island*. Philadelphia: Everts & Richards, 1895. Collection of the South County History Center.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Map. Retrieved from the Library of Congress, <[www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/)>.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 11B Atlantic Ave. PLAT/LOT 92-2/123

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 70 ft LOT SIZE 7840 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS vinyl 1/1 double-hung



Photo ID SOKI AtlanticAve0011B NE



Photo ID SOKI AtlanticAve0011B NE2

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

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) house	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1895	Assessor	Unknown	Orig Owner

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

TYPE \_\_\_\_\_ STYLE(s) Folk Victorian

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

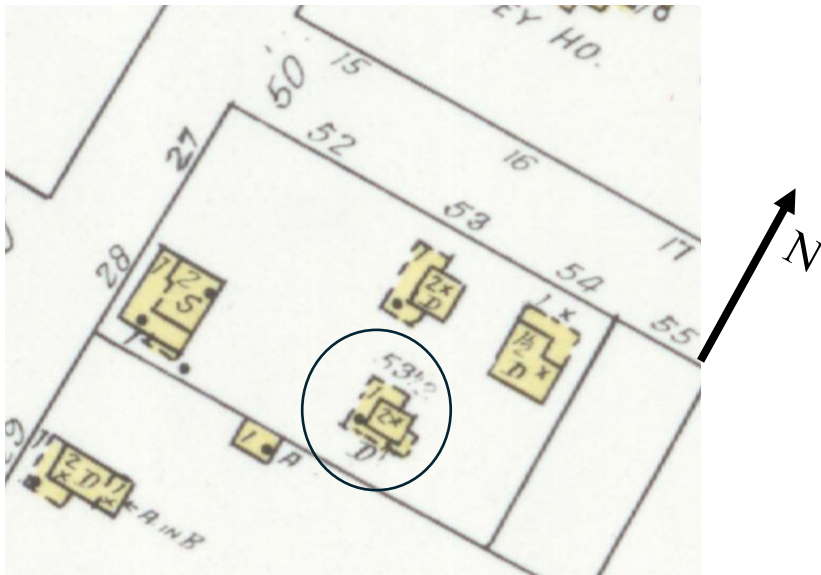
Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025).

11A Atlantic Ave and 11B Atlantic Ave are on the same parcel. They first appear on the 1935 Sanborn (below). Their front porches are currently aligned (see image on datasheet for 11A Atlantic Ave.), indicating that one or both were moved. This is supported by their current concrete foundation, which appear to be of concrete slab.

Maps:

1895 – not shown

1935 – shown below, circled



Bibliography:

Everts & Richards. *New Topographical Atlas of Surveys, Southern Rhode Island*. Philadelphia: Everts & Richards, 1895. Collection of the South County History Center.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Map. Retrieved from the Library of Congress, <[www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/)>.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 38 Atlantic Ave. PLAT/LOT 92-2/157

NAME(s) \_\_\_\_\_

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI AtlanticAve0038 NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 60 ft LOT SIZE 11,325 sq ft

STORIES 1 ROOF(s) hip

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION cobblestone OTHER \_\_\_\_\_

WINDOWS vinyl 3/3 and 6/6 double-hung



Photo ID SOKI AtlanticAve0038 NW

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

INTEGRITY \_\_\_\_\_ Excellent X 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) house	B-C	1	(4)		
(2) garage	B-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1925	Assessor	Unknown	Orig owner

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

TYPE Bungalow STYLE(s) Craftsman

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_



Comments:

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025).

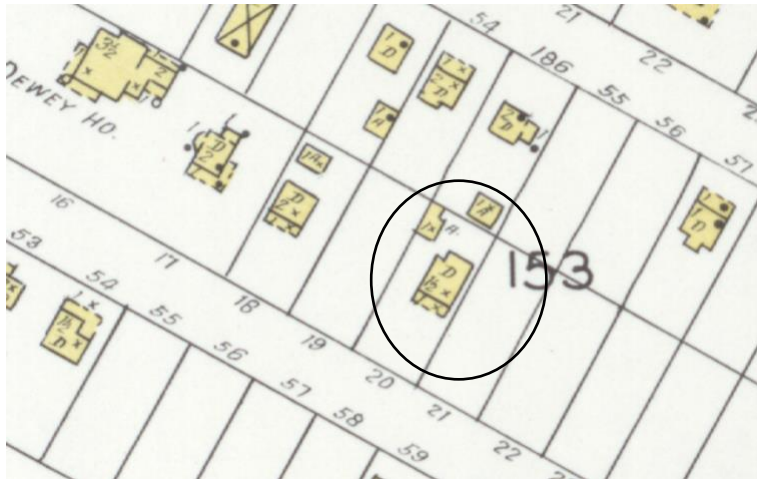
The porch has been changed from the appearance shown in an earlier photo (below). It once had slender posts and a simple board railing with crossed members forming the banister. It currently has more substantial square columns, square balusters, molded rails, and molded capitals on newel posts. The house also features a cobblestone chimney.

The house and garage first appear on the 1935 Sanborn map (below).

Maps:

1895 – Not Shown

1935 – Shown as 20 Atlantic Ave.



Photograph, after 1940, facing northwest, from Oral History.

Bibliography:

Dursin, Lee Gilson. "History Project Interview." By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 5, Willow Dell Historical Association, Summer 2011.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Map. Retrieved from the Library of Congress, <[www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/)>.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 47 Atlantic Ave. PLAT/LOT 92-2/128

NAME(s) None

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 domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 22 ft LOT SIZE 5,662 sq ft

STORIES 2 ROOF(s) 2. gable 1. gambrel

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS wood 2/1, 3/3, 6/1 double-hung



Photo ID SOKI\_AtlanticAve0047\_SE



Photo ID SOKI\_AtlanticAve0047\_SW

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone
Configuration	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone

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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1895 post	Newspaper	Unknown	Orig Owner
Rear ell added	1939 pre	Aerial Map	Unknown	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Colonial Revival

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

## Comments:

The house has a cobblestone chimney. While the Sanborn maps in 1935 and 1962 do not indicate a rear ell or north side porch, the 1939 aerial clearly shows the rear ell. The rear ell could be an original feature, not clearly shown in the Sanborn map. More investigation is needed.

## Maps:

1870 – Not shown

1895 – There are several houses built since the 1870 map was produced, but there is no additional street infrastructure. If this house was built in 1880, it may have been moved to its current location before 1935. It is more likely that it was built shortly after the plat for Matunuck Part was filed in 1895. Newspapers report several houses were built in 1896 and others in the years following.

1935 – shown as 60 Atlantic Ave (below, circled)



## Bibliography:

D.G. Beers. *Map of South Kingstown, Washington County*. In D.G. Beers & Co. *Atlas of the State of Rhode Island and Providence Plantations from Actual Surveys and Official Records*. Philadelphia: D.G. Beers & Co., 1870. Collection of the South County History Center.

Everts & Richards. *New Topographical Atlas of Surveys, Southern Rhode Island*. Philadelphia: Everts & Richards, 1895. Collection of the South County History Center.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Map. Retrieved from the Library of Congress, <[www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/)>.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Map. Collection of South County History Center.

*Narragansett Times*, August 19, 1898, from the *Narragansett Times 1855-2019* online archive, <https://southkingstown.advantage-preservation.com/>. Accessed February 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 51 Atlantic Ave. PLAT/LOT 92-2/129

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI AtlanticAve0051 SE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 21 ft LOT SIZE 5,662 sq ft

STORIES 2 ROOF(s) gable



Photo ID SOKI AtlanticAve0051 SW

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS vinyl 2/2 double-hung

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1900	Assessor	Unknown	Orig owner

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

TYPE \_\_\_\_\_ STYLE(s) vernacular

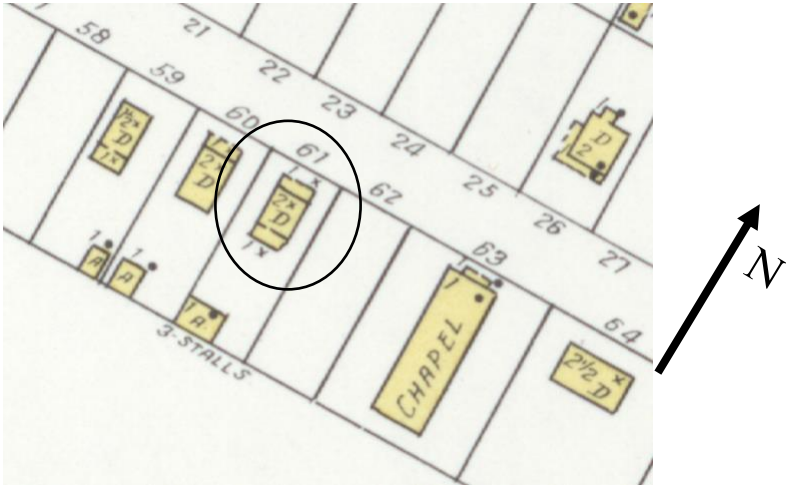
SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

The porch was changed from an open porch (see image below) with no banister to one with a solid, shingled railing. The columns are also shingled.

1895 – Not shown

1935 – shown as 61 Atlantic Ave (below, circled)



Postcard, early 20<sup>th</sup> c., facing southeast, with 51 Atlantic Ave. on the right edge, St. Romuald's Chapel in the center, and 77 Atlantic Ave. on the left.

Bibliography:

"Atlantic Avenue, Matunuck, RI." Providence, RI: The Rhode Island News Co., n.d. *South Kingstown Public Library Digital Collections*, <https://skpubliclibrary.omeka.net/items/show/516>. Accessed January 25, 2025.

Everts & Richards. *New Topographical Atlas of Surveys, Southern Rhode Island*. Philadelphia: Everts & Richards, 1895. Collection of the South County History Center.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 61 Atlantic Avenue PLAT/LOT 92-2/130

NAME(s) St. Romuald Chapel

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI AtlanticAve0061 S

USES: Select terms from National Register table

CURRENT Religion/Church HISTORIC Religion/Church

SITING: SETBACK 26 ft LOT SIZE 26,572 sq ft

STORIES 1 ROOF(s) gable



Photo ID SOKI AtlanticAve0061 SE

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS 1. vinyl 4/4 double-hung 2. vinyl 3-light lancet

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

INTEGRITY \_\_\_\_\_ Excellent X 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) Church	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1907-1908	Book, Newspaper	St Francis of Assisi Church, Wakefield	Orig Owner
Rear ell, belfry, and lancet window added	1945-1949	Book	St Francis of Assisi Church, Wakefield	Owner
Front ells added	1997-2003	Aerial Map	St Francis of Assisi Church, Wakefield	Owner

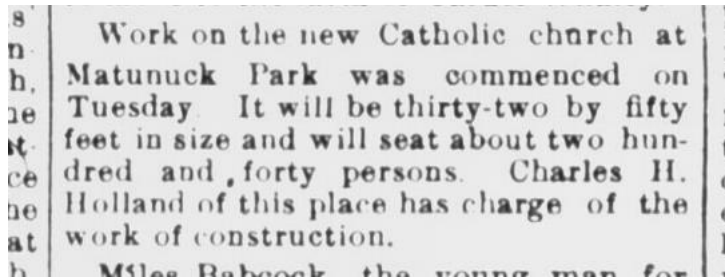
ARCHITECTURE: If more than one, list & number in order of importance

TYPE \_\_\_\_\_ STYLE(s) Gothic Revival influence vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

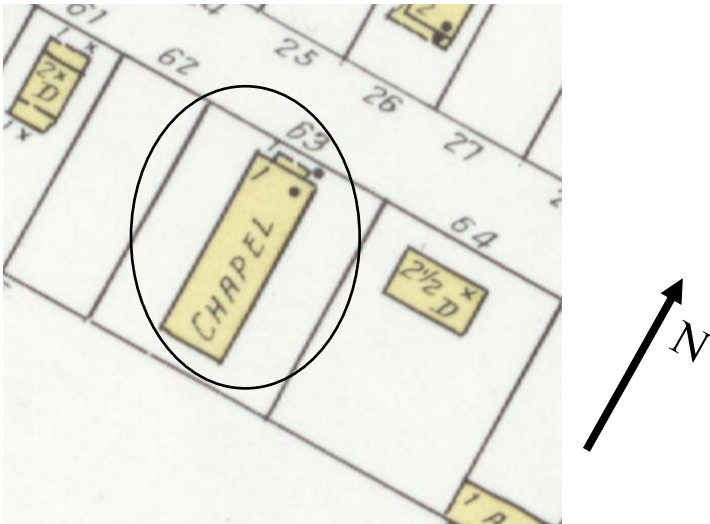
Comments:

Identified as 4-F in the State Survey, at 21 or 23 Atlantic Avenue.

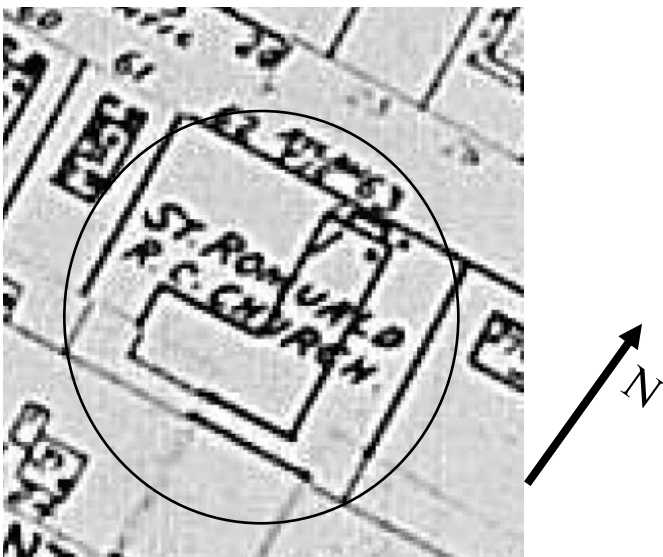


*Narragansett Times*, January 24, 1908, 1.

The chapel first appears on the 1935 Sanborn map, with a rectangular floorplan set perpendicular to the street, identified as 63 Atlantic Ave.



By 1962, the Sanborn map shows that it has a rear ell projecting northwest.





Postcard, early 20<sup>th</sup> c., facing southeast, showing chapel in center



Photograph, undated pre-1945 photograph, facing southeast, from Oral history, Vol VI



Photograph, 1982, facing southeast, from data sheet

## Bibliography:

“Atlantic Avenue, Matunuck, RI.” Providence, RI: The Rhode Island News Co., n.d. *South Kingstown Public Library Digital Collections*, <https://skpubliclibrary.omeka.net/items/show/516>. Accessed January 25, 2025.

Everts & Richards. *New Topographical Atlas of Surveys, Southern Rhode Island*. Philadelphia: Everts & Richards, 1895. Collection of the South County History Center.

Murray, Vincent. “History Project Interview.” By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 6, Willow Dell Historical Association, Winter 2012.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Smith, Nicholas, Father. “History Project Interview.” By Sandy McCaw and Bliss Hoffman. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 1, Willow Dell Historical Association, April 2006.

State of Rhode Island. Division of Statewide Planning. RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>. Accessed October 2024 – January 2025.





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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 65 Blackberry Hill Dr. PLAT/LOT 92-2/30

NAME(s) Lower Weeden Farmhouse

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI BlackberryHillDr0065 NE1

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 110 ft LOT SIZE 2,995 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION unknown OTHER \_\_\_\_\_



Photo ID SOKI\_BlackberryHillDr0065\_NE2

WINDOWS Vinyl(?): 1. 1/1 double hung 2. 1-light fixed(?)

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	xMaj Mod Min None	Maj xMod Min None	Maj Mod Min xNone	Maj Mod Min None
Configuration	xMaj Mod Min None	Maj xMod Min None	Maj Mod Min xNone	xMaj 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) House	B-NC	1	(4)		
(2) House	B-NC	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1820 ca	Survey	Unknown	Orig. Owner
Silo and wing added	1972-1981	Aerials	Fogarty family DuMoulin, Rockwell King	Owners Architect
Sunporch, front and rear dormers added	2017-2018	Assessor	Rubin, Fred and Karen	Owners

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

TYPE center hall STYLE(s) cape post-modern

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

## Comments:

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025).

The large wing at rear of the house was a barn that once stood in a nearby field. The silo was added by de Moulin and is used as stairs. The 1983 datasheet indicates "it was remodeled by Rockwell King de Moulin (sic)." The Oral History, Vol. 6, 171, gives the information that DuMoulin's firm was responsible for a silo that contains a staircase and an addition to the "Lower Farmhouse" on Blackberry Hill. The farm was part of the larger Weeden farm that extended north to Willow Dell.

## Maps:

1857 – not identified

1862 – "W. Weeden"

1870 – "W. Weeden Est."

1895 – "W.B. Weeden"

1935 Sanborn – not within map area

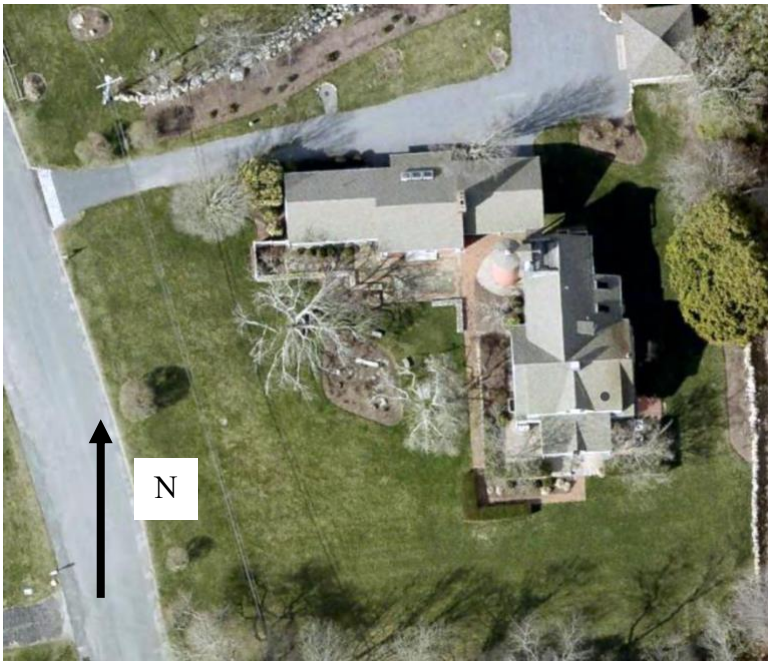
1962 Sanborn update – not within map area



Photograph, undated (pre-1962), facing southeast, included in Oral History, Vol. 6, 145



Photograph, 1983 Data Sheet, facing northeast



Aerial image, 2025

Tax Assessor identifies the west wing to be a separate structure, built 1876.

#### Bibliography:

Gardner, Cameron and Joyce. "History Project Interview." By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 4, Willow Dell Historical Association, Winter 2010.

State of Rhode Island. Division of Statewide Planning. RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>. Accessed October 2024 – January 2025.

Taylor, Sandy (Irving K.). "History Project Interview." By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 4, Willow Dell Historical Association, Winter 2010.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 356 Cards Pond Road PLAT/LOT 92-1/7

NAME(s) The Bungalow / Snake in the Grass

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI CardsPondRd0356 NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 478 ft LOT SIZE 158,994 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL Wood shingle

FOUNDATION Unknown OTHER \_\_\_\_\_

WINDOWS wood 9/9 double-hung



Photo ID SOKI CardsPondRd0356 NW

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone
Configuration	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone

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) house	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1930 c	Oral history	Gardner, Henry Brayton and Marion Richmond	Orig Owners
Addition	1980 ca	Oral history/Aerials	Gardner family	Owner
Addition	1997 ca	NR File	Gardner family	Owner

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

TYPE Bungalow STYLE(s) Vernacular

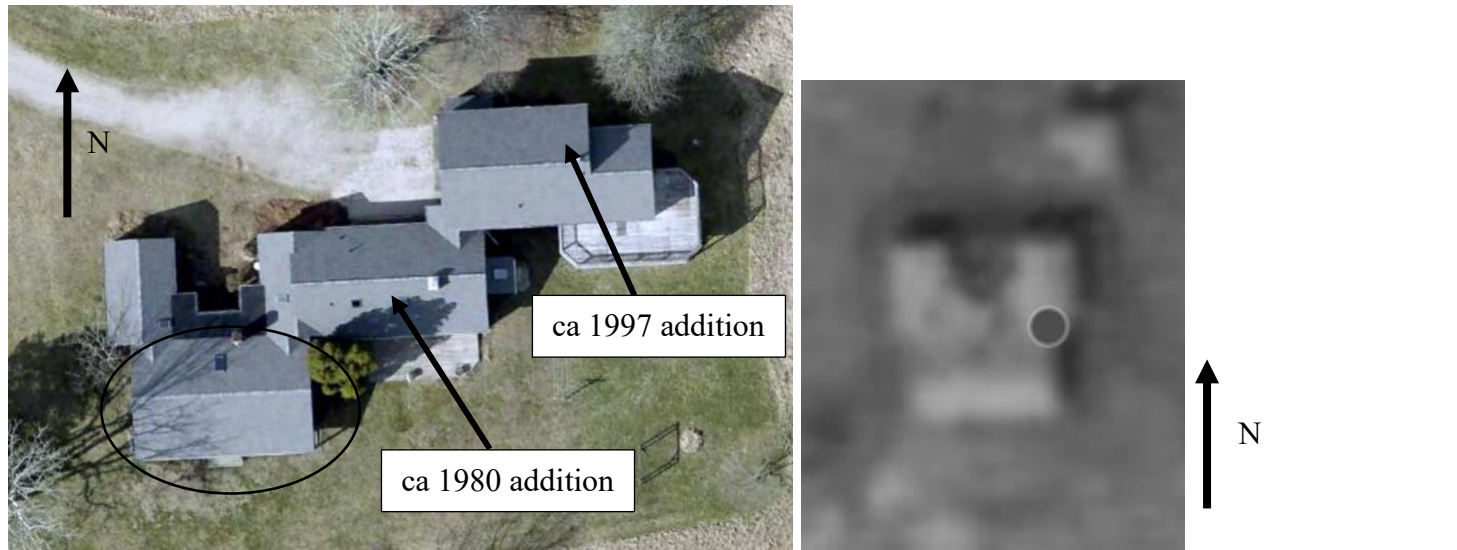
SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Use reverse for comments, history, and bibliography

Comments:

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025).

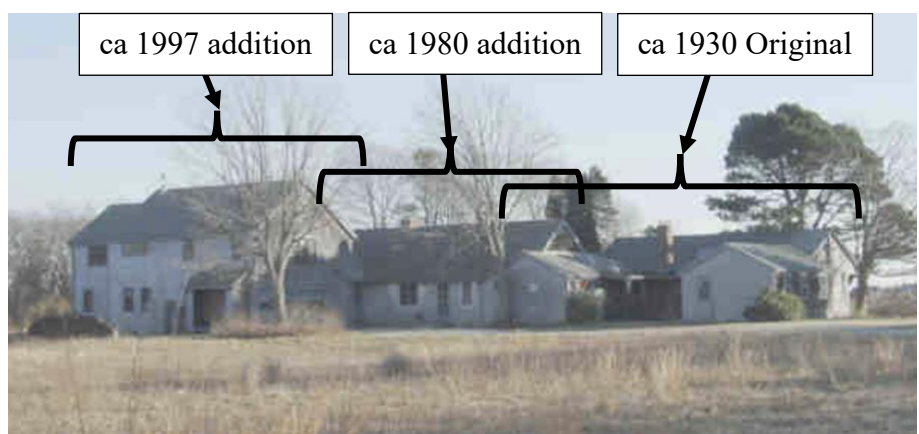
The Bungalow was built for Walter and Beth Emerson Gardner, Walter being the eldest son of Professor Henry Brayton and Marion Richmond Gardner, who improved the house at 358C Cards Pond Road, known as Inglenook/The Big House.



Aerial image (left), 2025. Circle indicates portion of house pictured in SOKI\_CardsPondRd0356\_NW, with the full width porch facing south. 1939 aerial photograph (right) showing historic U-shape footprint.



Photograph, pre-2014, of The Snake in the Grass, view to southwest, included in Oral History, Vol 8, 22. Other partial photographs are included in the booklet.

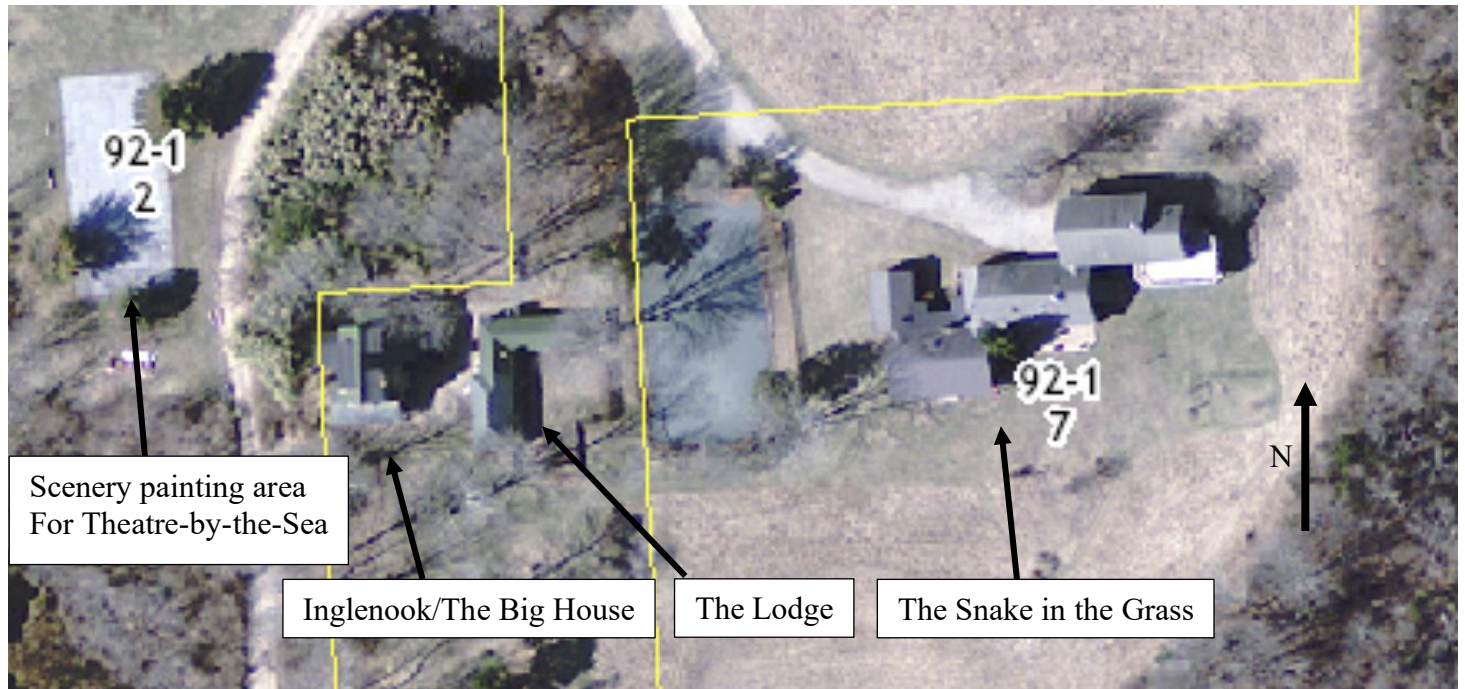


Photograph, undated, Assessor record, view to southwest.

Maps:

1895 – does not appear

1935-62 – area is not recorded



Aerial image, 2025, showing relative locations of several surveyed buildings.

#### Bibliography:

Gardner, Emerson. "History Project Interview." By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 8, Willow Dell Historical Association, 2018.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Map. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/), accessed January 2025

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island. Division of Statewide Planning. RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>. Accessed October 2024 – January 2025.

Youngken, Richard C. "Browning's Beach Historic District." National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1997.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 358C Cards Pond Road PLAT/LOT 92-1/5

NAME(s) Inglenook/The Big House

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI CardsPondRd0358C NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 40 ft LOT SIZE 139,392 sq ft

STORIES 2 ROOF(s) gambrel

MATERIALS: Select terms from National Register table

ROOF wood shingle WALL 1. wood shingle 2. stone

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS vinyl 6/1 double-hung



Photo ID SOKI CardsPondRd0358C N

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1907 pre	Oral History	Browning, George M. family	Orig owner
Additions	1907 post	Oral History	Gardner, Henry Brayton family	Owner
Conversion of garage to house (See 358D CPR)	1914 ca	Oral History	Gardner, Henry Brayton	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Queen Anne

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025). South Kingstown Historic District Commission member Richard Youngken too the photographs below in December 2024.

In 1907, Henry Brayton and Mabel Richmond Gardner purchased 20 acres of land from George M. Browning, owner of what became Theatre-by-the-Sea. It included this building that was originally used to house farmworkers. Over the years, the Gardners added a kitchen, dining room, dormers, ad bathrooms.

East of the main house is a converted garage, named The Lodge, that was converted ca 1914, according to oral histories, to a house for Marion Gardner and her new husband Samuel Greene Arnold Rogers. The Lodge is on the same legal parcel but is recorded on a separate data sheet as 358D Cards Pond Road.

The Gardner family also built 356 Cards Pond Road, known as The Snake in the Grass.

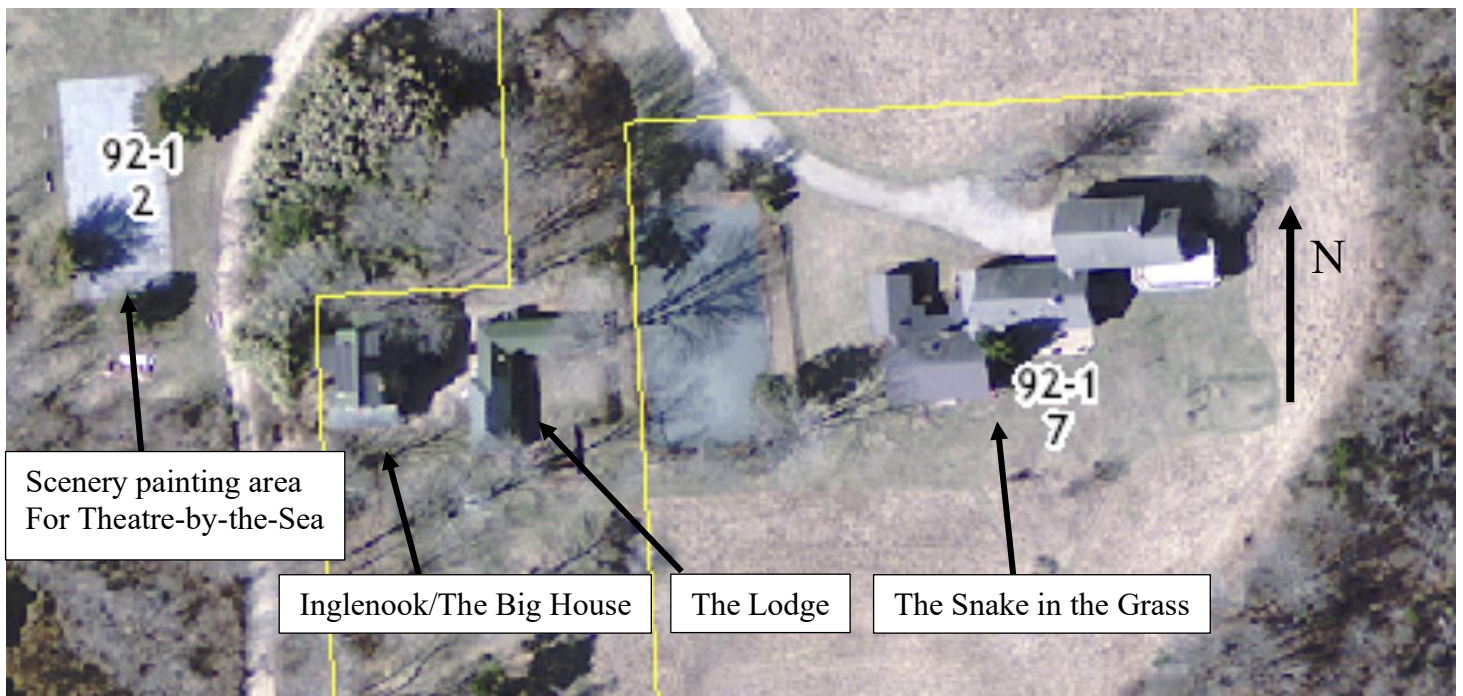


Photograph of Inglenook/The Big House and The Lodge, 2024, Richard Youngken, view to north (left) and northwest (right)



Photograph of The Lodge, 2024, Richard Youngken, view to northwest, with Inglenook/The Big House in the background





Aerial image, 2025, showing relative locations of several surveyed buildings.

#### Maps:

Does not appear on any historical maps.

#### Bibliography:

Gardner, Emerson. "History Project Interview." By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 8, Willow Dell Historical Association, 2018.

Hoffmann, Georgianna "Onnie" Gardner. "History Project Interview." By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 5, Willow Dell Historical Association, Summer 2011.

State of Rhode Island. Division of Statewide Planning. RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>. Accessed October 2024 – January 2025.

Youngken, Richard C. "Browning's Beach Historic District." National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1997.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 358D Cards Pond Road PLAT/LOT 92-1/5

NAME(s) The Lodge

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/garage

SITING: SETBACK 40 ft LOT SIZE 139,392 sq ft

STORIES 2 ROOF(s) gambrel

MATERIALS: Select terms from National Register table

ROOF wood shingle WALL wood shingle

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS vinyl 6/1 double-hung



Photo ID SOKI\_CardsPondRd0358C\_N



Photo ID SOKI\_CardsPondRd0358D\_NW

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1907 pre	Oral History	Browning, George M. family	Orig owner
Conversion of garage to house	1914 ca	Oral History	Gardner, Henry Brayton	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

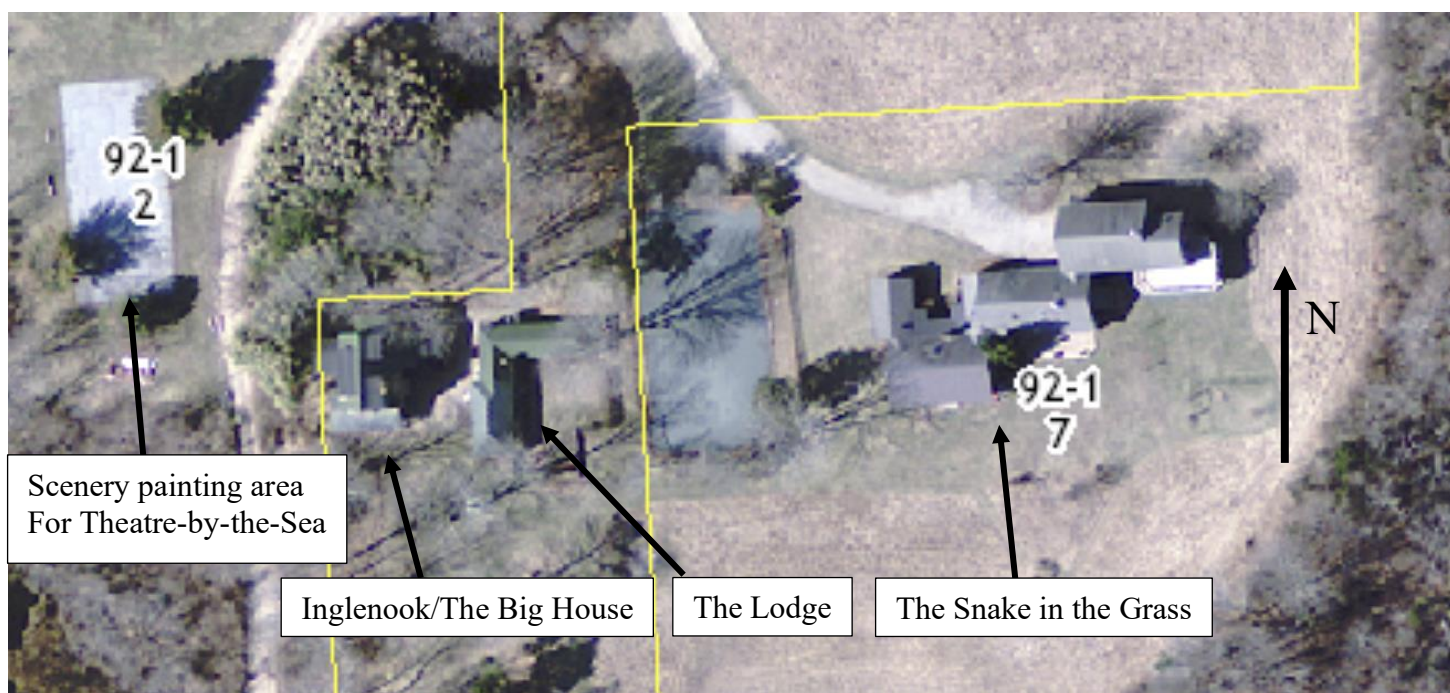
## Comments:

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025). South Kingstown Historic District Commission member Richard Youngken took the photographs included on this data sheet in December 2024.

In 1907, Henry Brayton and Mabel Richmond Gardner purchased 20 acres of land from George Browning, owner of what became Theatre-by-the-Sea. It included a building that was originally used to house those who worked on Browning's farm as well as a garage. The main building was converted into Inglenook (see 358C Cards Pond Road data sheet) ca 1907.

In ca 1914, the garage was converted into a house for daughter Marion Gardner and her new husband Samuel Greene Arnold Rogers and renamed "The Lodge." The Lodge is on the same legal parcel as Inglenook.

The Gardner family also built 356 Cards Pond Road, known as The Snake in the Grass, to the east of The Lodge.



Aerial image, 2025, showing relative locations of several surveyed buildings.

## Maps:

Does not appear on any historical maps.

## Bibliography:

Gardner, Emerson. "History Project Interview." By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 8, Willow Dell Historical Association, 2018.

Hoffmann, Georgianna "Onnie" Gardner. "History Project Interview." By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 5, Willow Dell Historical Association, Summer 2011.

State of Rhode Island. Division of Statewide Planning. RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>. Accessed October 2024 – January 2025.

Youngken, Richard C. "Browning's Beach Historic District." National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1997.



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

DATABASE ID# SOKI00506

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 358G Cards Pond Rd. PLAT/LOT 92-1/37

NAME(s) Knight-Bontecou Bungalow

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL xNR DOE CDOE Elig Indiv xDist XC NC

NR DISTRICT Browning's Beach



Photo ID SOKI\_CardsPondRd0358G\_NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 80 ft LOT SIZE 249,163 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF wood shingle WALL wood shingle

FOUNDATION cobblestone OTHER \_\_\_\_\_



Photo ID SOKI\_CardsPondRd0358G\_SE

WINDOWS wood: 7-light diamond pane/1 dh, 13-light and 9-light gothic/2 dh, 12-light diamond pane/1 casement, 4/2 dh, 4-light awning, 2-light fixed

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone
Configuration	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone

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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1905 ca	NR	Webster Knight	Orig Owner
Moved	2007	Assessor	Unknown	Owner
Rear addition	2003-2008	Aerials	Unknown	Owner

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

TYPE bungalow STYLE(s) chalet

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

## Comments:

Webster Knight built the house and carriage house/garage (see data sheet for 392H Cards Pond Road) ca 1905 on Browning's Beach. After the 1938 Hurricane, Fred and Cornelia Bontecou purchased four properties on Browning's Beach, including this one and its carriage house/garage, the Noyes-Bontecou House and its carriage house/garage, and two that have subsequently been lost (Webster-Dawley-Harris House and Webster-Kenyon-DuVal House). Three of their children would occupy their own houses, with Jesse Bontecou and his family occupying the Knight-Bontecou Bungalow.

Prior to it being moved, there were two cobblestone chimneys. The one at the west end of the building survives or was rebuilt.



NR Nomination, 1997, view to northeast



NR Nomination, 1997, view to southwest



NR Nomination, 1997, view to north, showing northeast corner of Knight-Bontecou Bungalow with carriage house/garage in background



Aerial image, NR Nomination, 1997, showing Knight-Bontecou Bungalow in its original location (oval in lower left) and Beach Cabana (oval in upper right).

In 2007, the Bungalow was moved to the location of the Beach Cabana, which was demolished. A rear ell was added to the northeast corner.



Aerial image, 2025, showing the Knight-Bontecou Bungalow in its current location (oval in upper right).

#### Maps:

Does not appear on any historical maps.

#### Bibliography:

State of Rhode Island. Division of Statewide Planning. RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>. Accessed October 2024 – January 2025.

Youngken, Richard C. "Browning's Beach Historic District." National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1997.



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

DATABASE ID# SOKI00501

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 392B Cards Pond Rd. PLAT/LOT 92-4/10

NAME(s) Noyes-Bontecou House / The Red House

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL xNR DOE CDOE Elig Indiv xDist XC NC

NR DISTRICT Browning's Beach

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 22 ft LOT SIZE 32,670 sq ft

STORIES 2 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS Unknown material: 6/1, 3/3, 4/1 double-hung



Photo ID SOKI CardsPondRd0392B NE



Photo ID SOKI CardsPondRd0392B NW

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

INTEGRITY Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1895	NR nom	Katherine H. Noyes	Orig Owner
Moved	1998	Web	Bontecou family	Owner
Moved and raised on piers	2013	Web	Moonstone Partners LLC	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Queen Anne

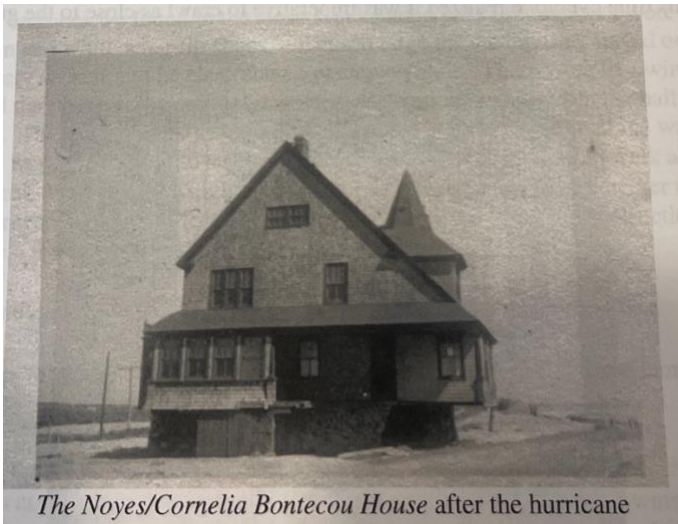
SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

In 1997, this building was listed as a contributing resource in the Browning's Beach Historic District. "First house known to have been constructed on Browning's Beach occurred in 1895 by Katherine H. Noyes, wife of Dr. Robert F. Noyes who purchased it from George Browning in 1894."

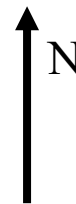
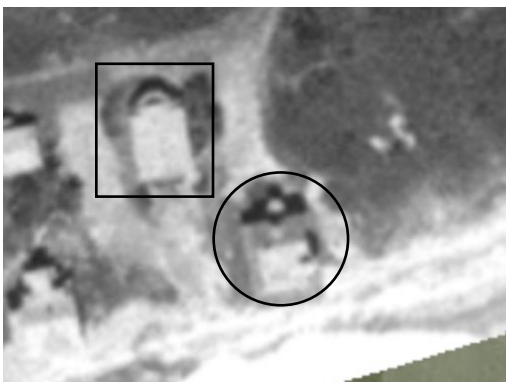
After the 1938 Hurricane, Fred and Cornelia Bontecou purchased four properties on Browning's Beach. Including this one and its carriage house/garage, the Knight-Bontecou House and its carriage house/garage, and two that have subsequently been lost (Webster-Dawley-Harris House and Webster-Kenyon-DuVal House). Fred and Cornelia would continue to use this house, with three of their children owning the others.

It is on the same legal parcel as its former carriage house (see data sheet for 392C Card Pond Road).



Photograph, ca. 1938, view to east, included in Oral History, Vol. 2, 101

In 1998 the house was moved fifty feet north from its original location. The two images below convey the location of the house (circle) in relation to its former carriage house (square) in 1997 and in 2003-2004, respectively.



Aerial image, 1997 (left) and 2003-2004 (right)





Aerial image, NR Nomination, 1997, showing Noyes-Bontecou House/Red House in its location at that time (circle in lower right).



Photograph, June 13, 2013, credit Michael Derr for The Independent, showing house after Hurricane Sandy (2012) and prior to subsequent relocation and elevation on concrete piers, view to southwest



Aerial image, 2025, showing the Noyes-Bontecou House/Red House in its current location (oval in lower right).

Maps:

Does not appear on any historical maps.

Bibliography:

“Browning Cottages,” greenhillrocks.com, accessed on January 16, 2025, <https://greenhillrocks.com/browning-cottages/>

Dix, Elizabeth “Betsey” Knowles. “History Project Interview.” By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 2, Willow Dell Historical Association, Summer 2007.

Rhode Island Historical Preservation Commission. *Historic and Architectural Resource of South Kingstown, Rhode Island: A Preliminary Report*, 1984. Available at the Peace Dale Public Library or at [https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs\\_zips\\_downloads/survey\\_pdfs/south\\_kingstown.pdf](https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs_zips_downloads/survey_pdfs/south_kingstown.pdf). Accessed March 4, 2025.

\_\_\_\_\_. “Historic Building Data Sheet” collection, 1972-1983. On file at the Rhode Island Historic Preservation and Heritage Commission.

Wilson, Iain. *The Independent*. June 15, 2013. Accessed on January 16, 2025, [https://www.independenri.com/front/article\\_ff67cf09-c069-5e89-b513-d03584d7a832.html](https://www.independenri.com/front/article_ff67cf09-c069-5e89-b513-d03584d7a832.html)

Youngken, Richard C. “Browning’s Beach Historic District.” National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1997.



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

DATABASE ID# SOKI00502

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 392C Cards Pond Rd. PLAT/LOT 92-4/10

NAME(s) Noyes-Bontecou Carriage House/Garage

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT Browning's Beach

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/garage

SITING: SETBACK 10 ft LOT SIZE 32,670 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS unknown material: 6/6, 6/1 double-hung



Photo ID SOKI CardsPondRd0392C NE



Photo ID SOKI CardsPondRd0392C NW

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

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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1900 ca	NR	Katherine H. Noyes	Orig owner
Converted to residence	1938 pre	Oral History	Noyes family	Owner
Shed dormers added	1938-1997	Oral History/NR	Bontecou family	Owner
Raised on piers	2013	Web	Moonstone Partners LLC	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Queen Anne

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

In 1997, this building was listed as a contributing resource in the Browning's Beach Historic District. "First house known to have been constructed on Browning's Beach occurred in 1895 by Katherine H. Noyes, wife of Dr. Robert F. Noyes who purchased it from George Browning in 1894." The date of construction is given as ca 1900 in the NR nomination, but it may have been built concurrently with the house.

After the 1938 Hurricane, Fred and Cornelia Bontecou purchased four properties on Browning's Beach. Including the Noyes-Bontecou House/Red House and this, its carriage house/garage which had been converted to a residence, the Noyes-Bontecou House and its carriage house/garage, and two that have subsequently been lost (Webster-Dawley-Harris House and Webster-Kenyon-DuVal House). Three of their children would occupy their own houses, with Jesse Bontecou and his family occupying the Knight-Bontecou Bungalow.

It is on the same legal parcel as the Noyes-Bontecou House/Red House (see data sheet for 392B Card Pond Road).



Photograph, ca. 1938, view to east. Oral history, Vol 2, 101



Aerial image, NR Nomination, 1997, showing Noyes-Bontecou Carriage House/Garage (oval in lower right).

There is no specific information that speaks to the installation of concrete pier foundation, but the main house on this property was moved and raised on the same types of piers in 2013.



Aerial image, 2025, showing the Noyes-Bontecou Carriage House/Garage (oval in lower right).

Maps:

Does not appear on any historical maps.

Bibliography:

Dix, Elizabeth “Betsey” Knowles. “History Project Interview.” By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 2, Willow Dell Historical Association, Summer 2007.

Rhode Island Historical Preservation Commission. *Historic and Architectural Resource of South Kingstown, Rhode Island: A Preliminary Report*, 1984. Available at the Peace Dale Public Library or at [https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs\\_zips\\_downloads/survey\\_pdfs/south\\_kingstown.pdf](https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs_zips_downloads/survey_pdfs/south_kingstown.pdf). Accessed March 4, 2025.

Wilson, Iain. *The Independent*. June 15, 2013. Accessed on January 16, 2025, [https://www.independentri.com/front/article\\_ff67cf09-c069-5e89-b513-d03584d7a832.html](https://www.independentri.com/front/article_ff67cf09-c069-5e89-b513-d03584d7a832.html)

Youngken, Richard C. “Browning’s Beach Historic District.” National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1997.



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

DATABASE ID# SOKI00506

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 392H Cards Pond Rd. PLAT/LOT 91-3/6

NAME(s) Knight-Bontecou Carriage House/Garage

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL xNR DOE CDOE Elig Indiv xDist XC NC

NR DISTRICT Browning's Beach



Photo ID SOKI CardsPondRd0392H NW

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/garage

SITING: SETBACK 136 ft LOT SIZE 274,428 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION 1. concrete 2. wood OTHER \_\_\_\_\_

WINDOWS wood: 6/6, 4/4 double-hung



Photo ID SOKI CardsPondRd0392H NE

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

INTEGRITY Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1905 ca	NR nom	Knight, Webster	Orig Owner
Converted to house	1938 pre	Oral History	Bontecou family	Owner
Raised on piers, deck added	2009	Assessor	Sidoti, Frank J., Jr.	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Chateausque

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

Webster Knight constructed this building (see data sheet for 358G Cards Pond Road) and a carriage house/garage ca 1905 on Browning's Beach. After the 1938 Hurricane, Fred and Cornelia Bontecou purchased four properties on Browning's Beach, including the Knight-Bontecou Bungalow and this, its carriage house/garage, the Noyes-Bontecou House and its carriage house/garage, and two that have subsequently been lost (Webster-Dawley-Harris House and Webster-Kenyon-DuVal House). Three of their children would occupy their own houses, with Jesse Bontecou and his family occupying the Knight-Bontecou Bungalow. There is no record as to when the carriage house/garage was converted to a residence, except for references to it in oral histories as having been done prior to the 1938 hurricane.



Aerial image, NR Nomination, 1997, showing Knight-Bontecou Carriage House/Garage (oval in lower left).



Photograph, NR nomination, 1997, view to northwest. After it was elevated on piers in 2009, there were several notable modifications, including adding a gabled portico, wrap-around deck, the change of fenestration in bays 1 and 3 from windows to double doors, and the addition of double doors on the west and east elevations.



Aerial image, 2025, showing the Knight-Bontecou Carriage House/Garage (oval in lower left).

#### Bibliography:

Dix, Elizabeth “Betsey” Knowles. “History Project Interview.” By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 2, Willow Dell Historical Association, Summer 2007.

State of Rhode Island. Division of Statewide Planning. RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>. Accessed October 2024 – January 2025.

Youngken, Richard C. “Browning’s Beach Historic District.” National Register of Historic Places Nomination Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1997.





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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 22 Holden Rd. PLAT/LOT 92-2/84

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI HoldenRd0022 NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 20 ft LOT SIZE 4,792 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL 1. stone 2. wood shingle

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS vinyl: 6/6 double-hung



Photo ID SOKI HoldenRd0022 NW

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1935	Assessor	Unknown	Orig Owner
Front porch and ell added	1962-1972	Sanborn, Aerials	Unknown	Owner
Rear additions added	1981-1988	Aerials	Unknown	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Minimal Traditional Cape

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

## Comments:

This building began life as a simple Cape style house. A front shed roof addition and gable ell was added between 1962-1972, changing its style to what is now known as Minimal Traditional. The stonework framing the front ell complements but does not exactly match the original building's stone walls.

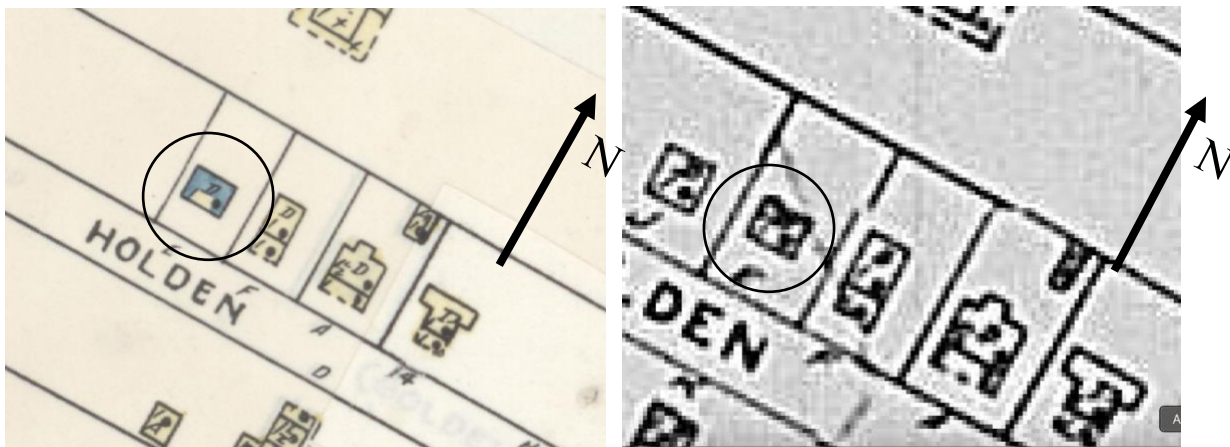
## Maps:

1895 – does not appear

1935 – does not appear. Street name was written as “Golden Street”

1946 – building appears for the first time (image below, left)

1962 – building appears (image below, right)



## Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Map. Retrieved from the Library of Congress, <[www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/)>.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 28 Holden Rd. PLAT/LOT 92-2/83

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI HoldenRd0028\_NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 20 ft LOT SIZE 4,792 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION 1. cobblestone 2. concrete OTHER \_\_\_\_\_



Photo ID SOKI\_HoldenRd0028\_NW

WINDOWS Vinyl: 6/1, 1/1 double-hung; 4-light fixed

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	xNone	Maj	Mod	xMin	None	Maj	Mod	xMin	None	Maj	Mod	xMin	None
Configuration	Maj	Mod	xMin	None	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	xMin	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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1936	Assessor	Unknown	Orig Owner
Front porch enclosed	1946-1962	Sanborn	Unknown	Owner
Front portico added	1962-1972	Sanborn, Aerials	Unknown	Owner
Rear addition added	2003-2008	Aerials	Unknown	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

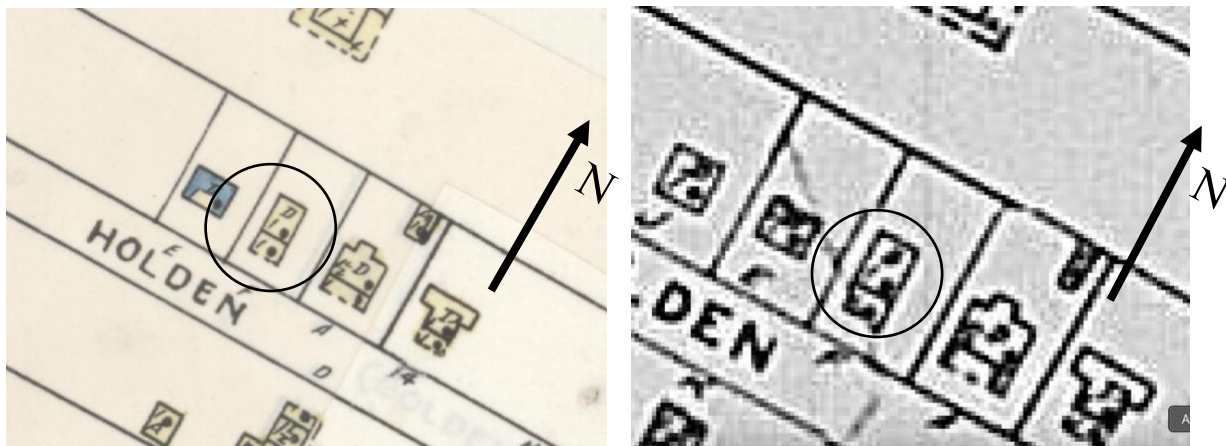
Comments:

Original building has a cobblestone foundation. The addition has a concrete foundation.

Maps:

1895 – does not appear

1935 – building and garage appear for the first time (image below)



Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 32 Holden Rd. PLAT/LOT 92-2/82

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 21 ft LOT SIZE 4,792 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS vinyl 6/1 double-hung



Photo ID SOKI HoldenRd0032 NE



Photo ID SOKI HoldenRd0032 NW

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2) Garage	B-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1930	Assessor	Unknown	Orig Owner

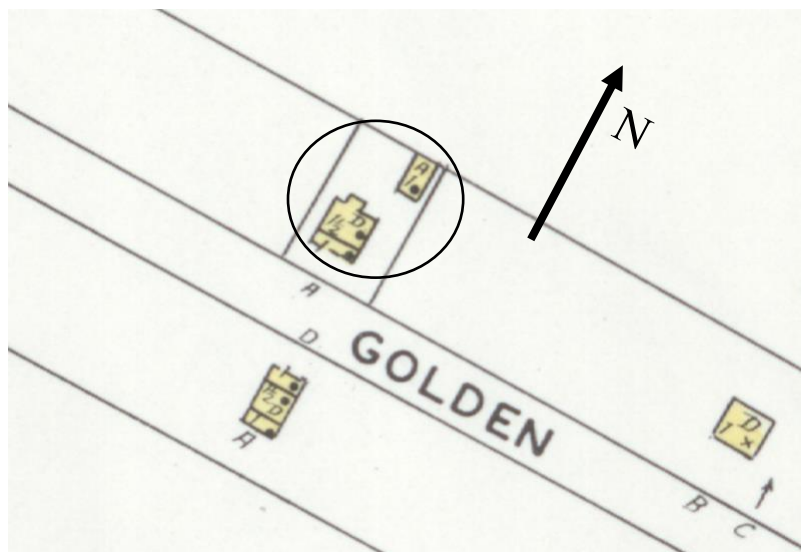
ARCHITECTURE: If more than one, list & number in order of importance

TYPE Bungalow STYLE(s) Craftsman

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

The building footprint and garage appear to be the same as shown on the 1935 Sanborn map.



Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 60 Holden Rd. PLAT/LOT 92-2/79

NAME(s) Palmer House

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 37 ft LOT SIZE 9,583 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL 1. wood shingle 2. brick

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS vinyl: 6/6, 4/4 double-hung



Photo ID SOKI HoldenRd0060 N



Photo ID SOKI HoldenRd0060 NE

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

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) House	B-C	1	(4)		
(2) Shed	B-NC	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1730	Assessor, Book	Palmer, Henry E.	Orig owner
Removal of rear ell	1932-1935	Photo, Sanborn	Holden, Henry (probably)	Owner
Addition of west side ell	1935-1939	Aerials, Sanborn	Holden, Henry	Owner
Addition of 2 <sup>nd</sup> level to ell	1952-1972	Aerials	Unknown	Owner

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

TYPE Center hall STYLE(s) Georgian

Use reverse for comments, history, and bibliography

Form version 200702rev161101

Comments:

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor’s website (January 13, 2025). The tax assessor records a shed on the property, built in 2012; it was barely visible from the right-of-way.

This map first appears on the 1857 Walling Map as the H.E. Palmer House. According to *Old Houses in the South County of Rhode Island*, published in 1932, this house “was built about a hundred and fifty years ago by Henry Palmer, the grandfather of Mrs. George Champlin, who was born in this house. It is now the property Mr. Henry Holden, of Buffalo.” Holden Road may have been named for Henry Holden since it extended only to the opposite edge of this property in the 1935 Sanborn map (below), although it was written incorrectly as “Golden.” An undated postcard, below, refers to this as the “first boarding house” in Matunuck. A real ell shown in early photos does not appear when the 1935 Sanborn is published.



Photograph, 1908, view to the southeast, showing west and north elevations, collection South County History Center.



Postcard, undated (probably ca. 1932-1935), view to northeast, showing west elevation of the Palmer House, collection South County History Center.





Photograph, facing north, featured in *Old Houses in the South County of Rhode Island*, published 1932.



1935 Sanborn

#### Maps:

1857, 1862 – “H.E. Palmer”

1870, 1895 – “J.K. Tucker”

1935, 1946, 1962 – appears, but never with a rear ell

#### Bibliography:

National Society of the Colonial Dames in the State of Rhode Island and Providence Plantations. *Old Houses in the South County of Rhode Island*. Boston: D.B. Updike, The Merrymount Press, Printers, 1932.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island. Division of Statewide Planning. RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>. Accessed October 2024 – January 2025.





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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 73 Holden Rd. PLAT/LOT 92-2/64

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI HoldenRd0073 SW

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 22 ft LOT SIZE 20,038 sq ft

STORIES 1 ROOF(s) gable



Photo ID SOKI HoldenRd0073 SE

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION 1. stone 2. concrete OTHER \_\_\_\_\_

WINDOWS vinyl: 3/3, 6/1 double-hung; 4-light fixed

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1927	Assessor	Unknown	Orig Owner

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

TYPE Bungalow STYLE(s) Craftsman

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

The southwest and southeast corners appear to be on a concrete slab foundation. The large, wood, double doors on the west elevation accommodated a single-car garage.

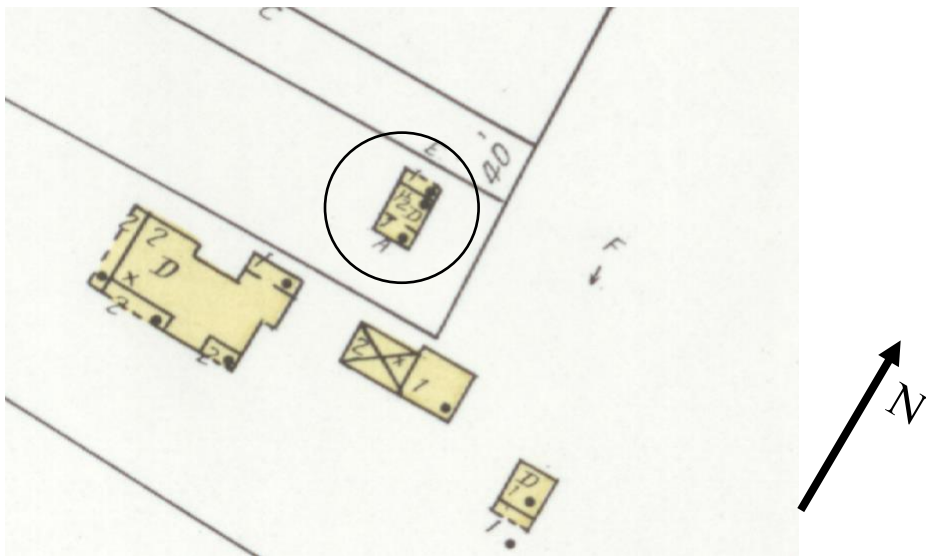
Maps:

1895 – does not appear

1935 – building appears for the first time (image below)

1946 – same image

1962 – same image



Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 104 Lake Ave. PLAT/LOT 86-3/90

NAME(s) \_\_\_\_\_

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 22 ft LOT SIZE 22,215 sq ft

STORIES 2 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION cobblestone OTHER \_\_\_\_\_

WINDOWS wood 2/1 double-hung



Photo ID SOKI LakeAve0104 NE



Photo ID SOKI LakeAve0104 NW

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1910	Assessor	Unknown	Orig Owner
2 <sup>nd</sup> floor porch added	1997-2003	Aerials	Unknown	Owner
1 <sup>st</sup> floor porch partially enclosed	1962 post	Sanborn	Unknown	Unknown

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

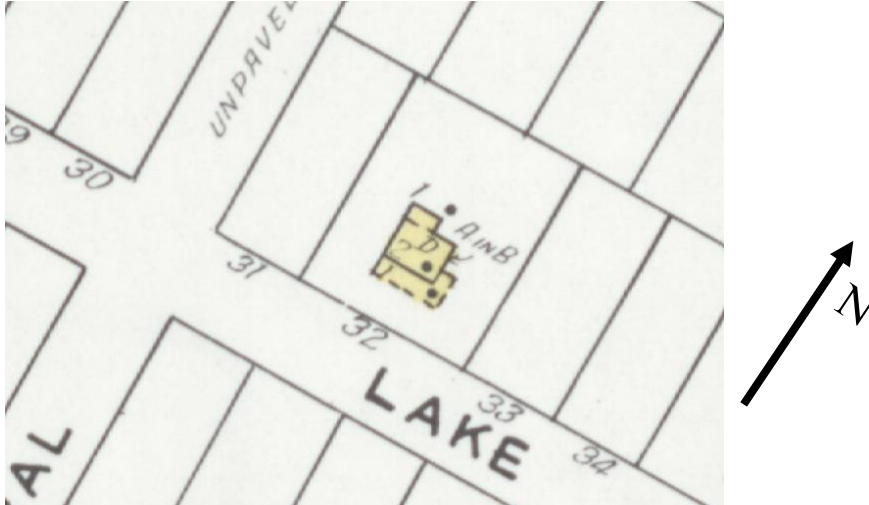
TYPE Cottage STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

## Comments:

The house appears on the 1935 Sanborn as 32 Lake Avenue. The east side porch is shown as open in the 1935 (below) and 1962 Sanborn maps. The basement level garage was an original feature.

The second floor east side porch appears to have been added between 1997-2003, according to aerial images.



## Maps:

1895 – does not appear

1935 – appears for the first time

1946 – no change

1962 – no change

## Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 188 Lake Ave. PLAT/LOT 87-4/12

NAME(s) \_\_\_\_\_

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 46 ft LOT SIZE 39,204 sq ft

STORIES 2 ROOF(s) flat

MATERIALS: Select terms from National Register table

ROOF tar & gravel WALL wood shingle

FOUNDATION 1. stone 2. concrete OTHER \_\_\_\_\_

WINDOWS wood 2/2 horiz and vert double-hung

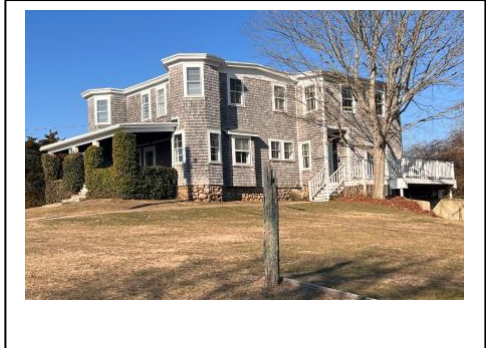


Photo ID \_\_\_\_\_

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1904	Assessor	Unknown	Orig owner
Rear addition	1992	Assessor	Unknown	Owner

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

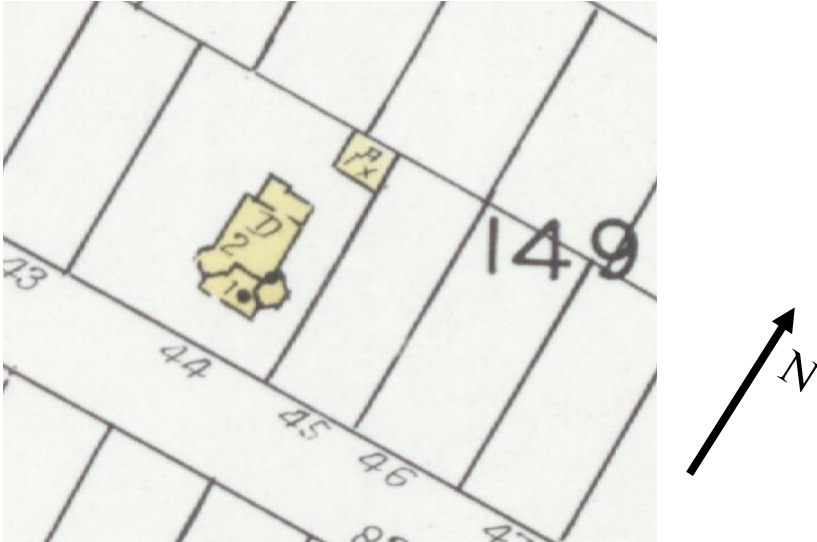
TYPE \_\_\_\_\_ STYLE(s) Queen Anne

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

The building appears for the first time on the 1935 Sanborn (below) and is unchanged in the 1946 and 1962 updates to the 1935 map. The garage shown in the maps is no longer extant.

The porch banister is solid, covered with stucco, which may be a later treatment.



Maps:

1895 – does not appear

1935 – appears for the first time

1946 – no change

1962 – no change

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.





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

DATABASE ID# SOKI00001

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 668 Matunuck Beach Rd. PLAT/LOT 92-2/161

NAME(s) Dewey Cottage / Admiral Dewey Inn

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL xNR DOE CDOE Elig xIndiv Dist XC NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/hotel HISTORIC domestic/hotel

SITING: SETBACK 81 ft LOT SIZE 25,265 sq ft

STORIES 3 ROOF(s) cross gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS wood 2/1 double-hung



Photo ID SOKI\_MatunuckBeachRd0668\_SE



Photo ID SOKI\_MatunuckBeachRd0668\_N

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

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) hotel	B-C	1	(4)		
(2) garage	B-NC	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1898	NR	Champlin, George I. and Mary Etta Tucker	Orig. Owners
New foundation	1986 ca	NR	LeBel, Hardy Franklin and Joan	Owner
Garage built	2014	Assessor	Kasparian, Levon	Owner

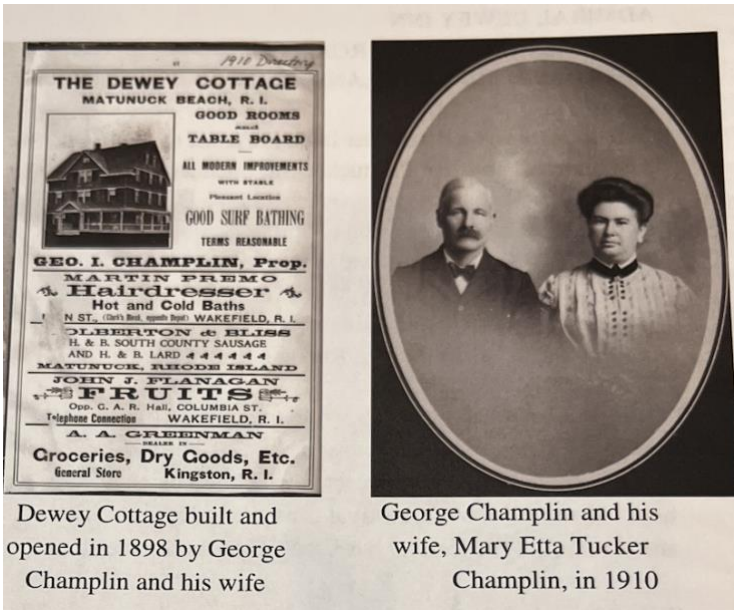
ARCHITECTURE: If more than one, list & number in order of importance

TYPE \_\_\_\_\_ STYLE(s) Queen Anne

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

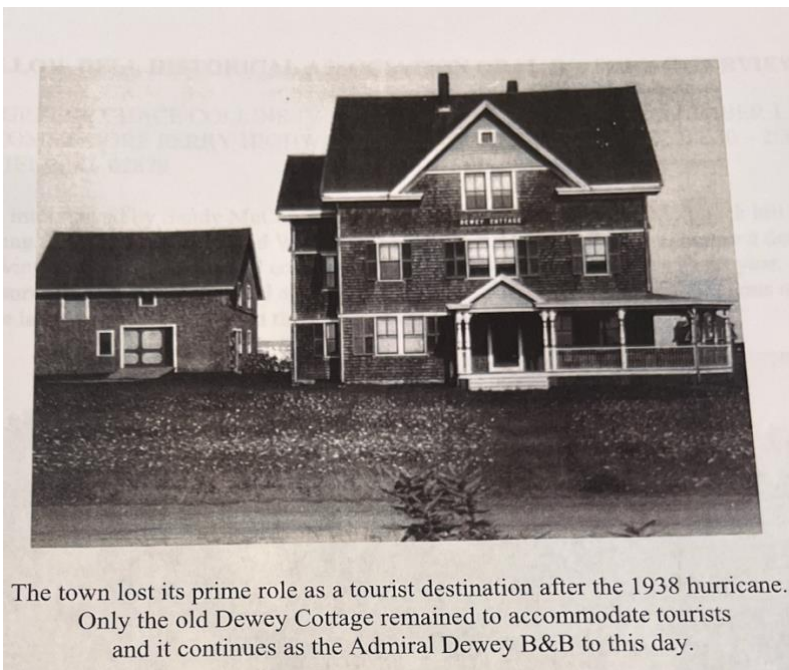
The building was restored on the exterior and renovated on the interior, starting in 1986. The work included a new concrete foundation and basement. The Dewey Cottage was listed on the National Register in 1992. A new garage was added in 2014 to the southeast of the property. The Dewey Cottage is well-maintained.



Dewey Cottage built and opened in 1898 by George Champlin and his wife

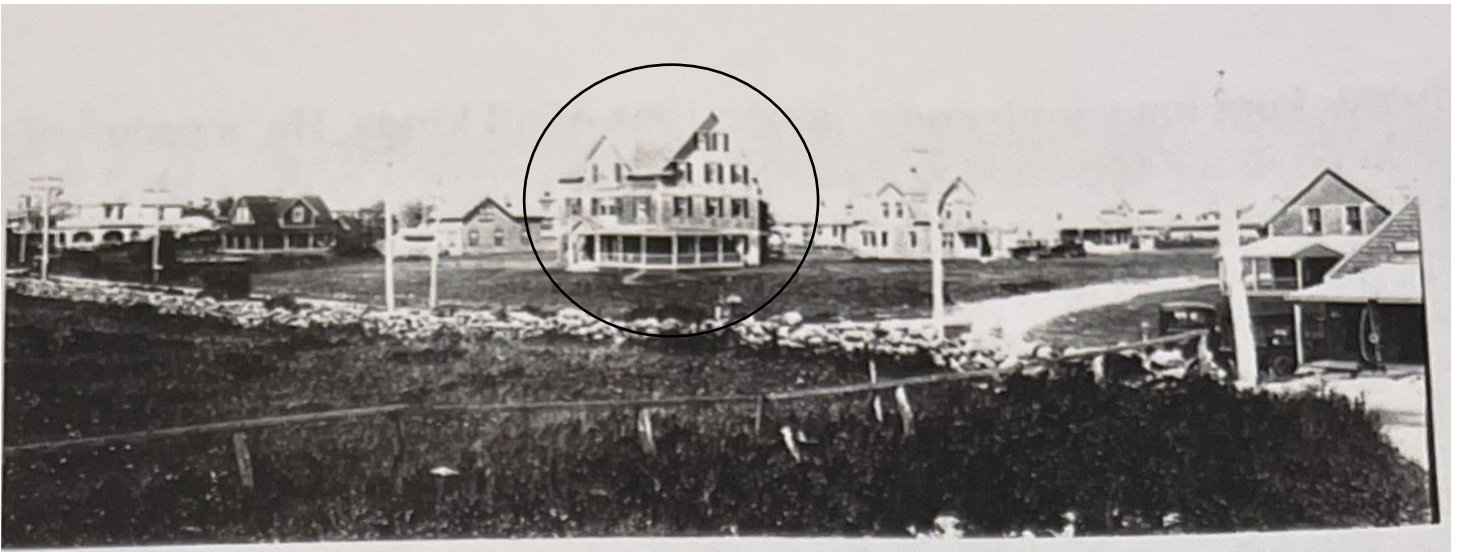
George Champlin and his wife, Mary Etta Tucker Champlin, in 1910

Images from Oral History booklet, Vol. 6, 90.



The town lost its prime role as a tourist destination after the 1938 hurricane. Only the old Dewey Cottage remained to accommodate tourists and it continues as the Admiral Dewey B&B to this day.

Undated photo, Vol. 4, 145, facing east, with barn to its northeast. That barn is now reconfigured as a residence and is on a separate parcel (17 Park Ave.)



Photograph, 1920s, included in Oral History, Vol. 4, 144, view to the northeast, with Dewey Cottage circled. To the right of the Dewey Cottage is 20 Atlantic Avenue, built and used by the Champlins for overflow.



Photograph, ca. 2012, facing northeast, included in Oral History, Vol. 6, 88, view to the northeast.

#### Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – no changes to footprint

#### Bibliography:

Gardner, Cameron and Joyce. “History Project Interview.” By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 4, Willow Dell Historical Association, Winter 2010.

Historic Building Data Sheet. Rhode Island Statewide Survey, 1983. On file at the Rhode Island Historical Preservation and Heritage Commission.

LeBel, Joan. “History Project Interview.” By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 6, Willow Dell Historical Association, Winter 2012.

Luke, Erica. E-mail message to surveyor, June 15, 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 895A Matunuck Beach Rd. PLAT/LOT 92-3/2

NAME(s) Ocean Mist

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

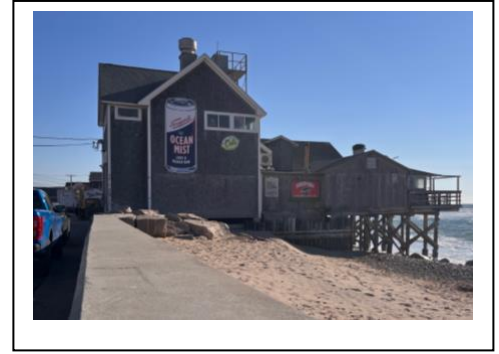


Photo ID SOKI MatunuckBeachRd0895A E

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 0 ft LOT SIZE 23,136 sq ft

STORIES 1-2 ROOF(s) 1. gable 2. gable 3. cross-gable 4. gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION wood OTHER \_\_\_\_\_

WINDOWS 1. vinyl: 1-light awning, picture 2. vinyl: 1/1 double-hung



Photo ID SOKI MatunuckBeachRd0895A W

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod xMin None	xMaj Mod Min None	Maj Mod Min xNone	Maj Mod Min None
Configuration	Maj Mod xMin None	xMaj Mod Min None	Maj Mod Min xNone	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) Restaurant	B-NC	1	(4)		
(2) House	B-NC	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
1. Original Construction	1933 pre	Booklet	Carpenter, Arthur B.	Orig. Owner
1. South addition	1962-1997	Aerials	Unknown	Owner
1. 2 <sup>nd</sup> floor added	2008-2011	Aerials	Hang Ten LLC	Owner
2. Original Construction	1940	Assessor	Unknown	Orig. Owner

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

TYPE \_\_\_\_\_ STYLE(s) Vernacular

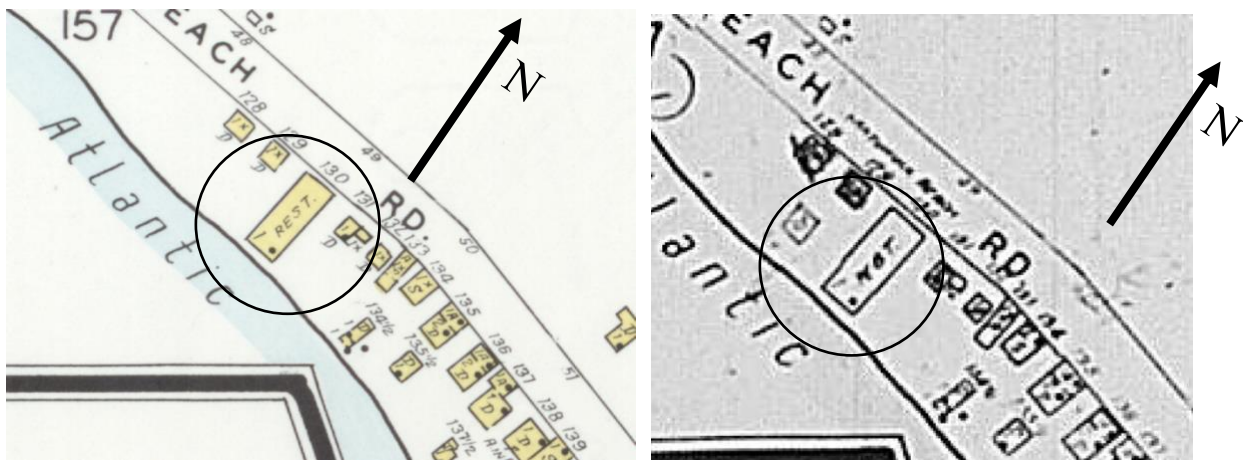
SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

There are two distinct buildings on this parcel, the Ocean Mist to the west and a small residential building to the east. The residential building was constructed in 1940, according to the Assessor’s field card.

In her oral history interview, Mary Carpenter said that her father “built the Ocean Mist originally as a bathhouse for his son, Arthur B. Carpenter, Jr.” but he did not want it, so it was bequeathed to Mary instead. She then traded him for property in the Matunuck Hills. He ultimately sold it to the Ocean Mist. Mary’s father, Arthur Byron Carpenter, Sr., died in 1949.

The Marianna was built as a summer home by Pat McCusker prior to 1932, and is just east of this parcel. Marianna Church, born 1921, recalls “watching the lights of the bootleggers’ boats as they approached Arthur Carpenter’s bathhouse (now known as the Ocean Mist) by sea late at night.” This suggests that the Ocean Mist was built prior to 1933, the end of Prohibition.



The 1935 (above left) and 1962 (above right) Sanborn maps appear to show a restaurant that may be at the location of the Ocean Mist. It is a simple rectangular building parallel to Matunuck Beach Road. Aerials seem to indicate that the south section, perpendicular to the ocean, and a one-story section closer to the road, were added between 1962-1997. Between 2008-2011, a second floor was added to the single-story section.



Photograph, 2024, of second building on parcel, showing the south and west elevation, view to the southeast.



Undated poster, located inside Ocean Mist restaurant, showing south elevation.

#### Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – no change in footprint

#### Bibliography:

Carpenter, Mary Amelia. "History Project Interview." By Mary Brown and Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 2, Willow Dell Historical Association, Summer 2007.

Church, Marianna Dickerson. "History Project Interview." By Marc Archimbault, Sandy McCaw, and Angela Weidinger. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 5, Willow Dell Historical Association, Summer 2011.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 942 Matunuck Beach Rd. PLAT/LOT 92-2/48

NAME(s) \_\_\_\_\_

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI\_MatunuckBeachRd0942\_NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 24 ft LOT SIZE 4,792 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS vinyl: 1/1 double-hung



Photo ID SOKI\_MatunuckBeachRd0942\_NW

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

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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1933	Assessor	Unknown	Orig Owner

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

TYPE Bungalow STYLE(s) Craftsman

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_



## Comments:

### Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – no changes in footprint

### Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 1010 Matunuck Beach Rd. PLAT/LOT 93-4/34

NAME(s) Segar, W.F., House

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI MatunuckBeachRd1010 NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 72 ft LOT SIZE 23,522 sq ft

STORIES 2 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION Unknown OTHER \_\_\_\_\_

WINDOWS Unknown material: 1/1, 2/2, 3/3 double-hung



Photo ID SOKI\_MatunuckBeachRd1010\_NW

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

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) House	B-C	1	(4)		
(2) Barn	B-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
1. Original Construction	1890	SAH	Segar, W.F.	Original owner
1. Porch changed	1939 pre	Photo/Aerials	Unknown	Owner
2. Original construction	1900	Assessor	Unknown	Owner
2. Cupola removed	1997 pre	SAH/Maps	Unknown	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Queen Anne

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

Listed in State Survey as 4.F, and described as having a wrap-around, hip-roofed piazza with field stone posts and balusters, and 3-story tower at the left side. Built as a summer house by W.F. Segar, it was in the Andrews family for many years.

Onetime home of Roy Dubs, a founder of Ocean State Job Lot.



Undated photograph, showing south and east elevations, view to northwest.

The photograph above shows the porch supported by turned posts with scrolled brackets. The porch now extends farther east, as evidenced by a comparison of this image and a current photo, and possibly to the west and south as well. The current porch may have been changed after the 1938 Hurricane because it appears to be in its current depth and width in the 1939 aerial image. The stone wall is later, replacing the picket fence seen in the photograph above.



Postcard, postmarked 1921, view to northwest.

The photo above shows a partial view of the house (left, circled) and barn (right, circled). The former Atlantic House was heavily modified and is now the home of the Narragansett Salt Water Fishing Club (1030 Matunuck Beach Road).

The extant barn has had its first floor façade infilled and the cupola removed. The SAH photograph found at the link in the bibliography was taken ca. 1997. The cupola was removed prior to 1997, while façade changes were made between 1997-2008.

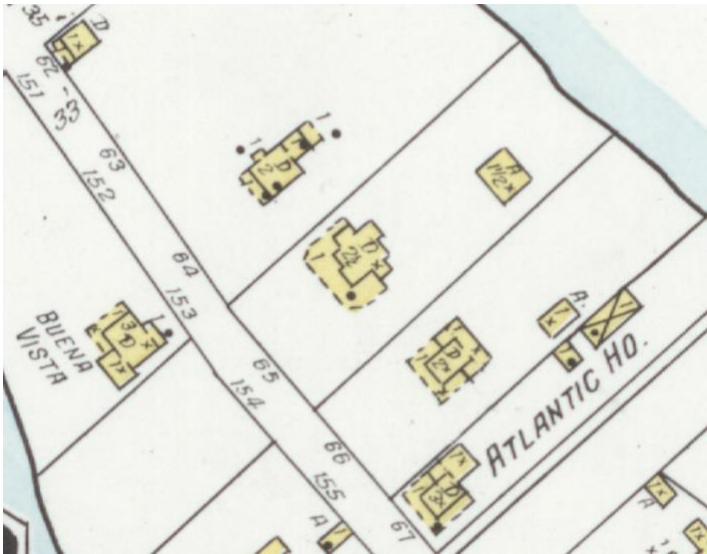
William F. Segar (1826-1900, buried Westerly). There is a store in Wyoming with his name (see Wyoming Village Historic District NR nomination).

Maps:

1870 – does not appear

1895 - “W.F. Segar.”

1935, 1946, 1962 – appears, with no changes



Detail, 1935 Sanborn

Bibliography:

Americhrome Pub. by The Rhode Island News Company, Providence RI, “Atlantic House,” *South Kingstown Public Library Digital Collections*, accessed January 25, 2025, <https://skpubliclibrary.omeka.net/items/show/517>.

Browning, Harold W., Jr. “History Project Interview.” By Clarkson Collins, Bliss Hoffman, and Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 2, Willow Dell Historical Association, April 2006.

Carpenter, Mary Amelia. “History Project Interview.” By Mary Brown and Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 2, Willow Dell Historical Association, Summer 2007.

Jordy, William F. “W.F. Segar House.” SAH Archipedia, [sah\\_archipedia.org/buildings/RI-01-SK47](http://sah.archipedia.org/buildings/RI-01-SK47). Accessed January 24, 2025.

Rhode Island Historic Preservation Commission. “Historic Building Data Sheet” collection, 1972-1983. On file at the Rhode Island Historic Preservation and Heritage Commission.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos,  
<https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 1023 Matunuck Beach Rd. PLAT/LOT 93-4/12

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI\_MatunuckBeachRd1023\_SE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 58 ft LOT SIZE 15,246 sq ft

STORIES 1 ROOF(s) Hip

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION cobblestone OTHER \_\_\_\_\_

WINDOWS Unknown material: 1-light



Photo ID SOKI\_MatunuckBeachRd1010\_SE2

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min xNone	Maj Mod xMin None	Maj Mod Min xNone	Maj xMod Min None
Configuration	Maj xMod Min None	Maj xMod Min None	Maj Mod Min xNone	Maj xMod 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1920	Assessor	Unknown	Orig Owner
Additions	1962-1972	Sanborn/Aerials	Unknown	Owner
Windows replaced	2016	Assessor	Unknown	Owner
North porch enclosed	2017	Assessor	Unknown	Owner

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

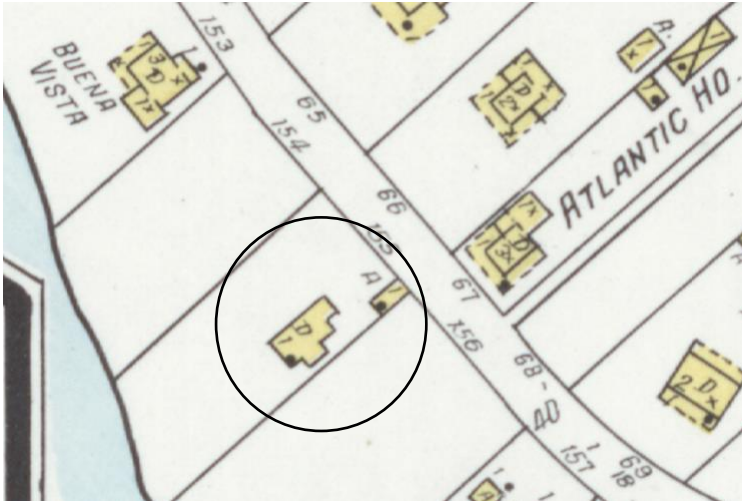
TYPE Cottage STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025).

The garage shown in the 1935 Sanborn map (below) was no longer extant by 1962. Changes made between 1962-1972 include additions to the southeast and southwest.



Maps:

1895 – does not appear

1935 – first appears

1946 – no change

1962 – no change to main building. Garage is no longer extant.

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 140 Ocean Ave. PLAT/LOT 93-1/143

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI OceanAve0140 NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 36 ft LOT SIZE 10,454 sq ft

STORIES 1 ROOF(s) gable



Photo ID SOKI OceanAve0140 NW

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete: CMU OTHER \_\_\_\_\_

WINDOWS Unknown material: 4/1 double-hung

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1930	Assessor	Unknown	Orig Owner
Moved?	1946-1951	Sanborn/Aerial	Unknown	Owner
Porch partial enclosure	1962 post	Sanborn	Unknown	Owner

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

TYPE Bungalow STYLE(s) Craftsman

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_



Comments:

This Craftsman bungalow was built in 1930, according to the tax assessor. It does not appear on a map or aerial in its current location until 1951-52. The CMU foundation indicates that it was raised or moved. Examining the Sanborn maps and aerials shows that there was a house with the same footprint and porch layout on a lot known as 155 Ocean Avenue by 1935. It was still there in 1946, but by 1951-52, it was no longer there. It is possible that the house at the lot formerly known as 155 Ocean Avenue was moved to 140 Ocean Avenue due to heavy beach erosion.

Maps:

- 1895 – does not appear
- 1935 – does not appear
- 1939 aerial – does not appear
- 1951-52 aerial – appears for the first time
- 1962 – appears, no changes to footprint



1935 Sanborn, with arrow pointing to 140 Ocean Ave. and original location circled



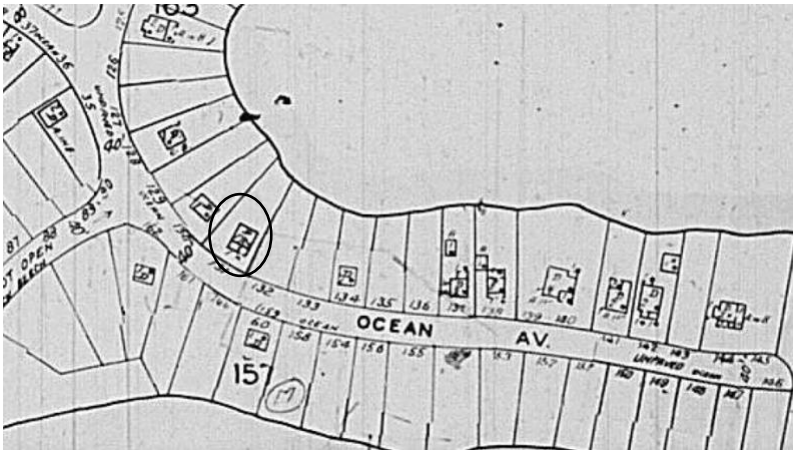
1939 Aerial, with arrow pointing to 140 Ocean Ave. and original location circled



1946 Sanborn, with arrow pointing to 140 Ocean Ave. and original location circled



1951-52 Aerial, with 140 Ocean Ave. circled



1962 Sanborn, with 140 Ocean Ave. circled

#### Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 150 Ocean Ave. PLAT/LOT 93-1/144

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI OceanAve0150 N

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 35 ft LOT SIZE 12,197 sq ft

STORIES 1 ROOF(s) 1. low-slope gable 2. shed

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete: CMU OTHER \_\_\_\_\_

WINDOWS vinyl: 1-light awning, 1-light fixed



Photo ID SOKI OceanAve0150 NW

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone
Configuration	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone

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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1962-1972	Sanborn/Aerials	Unknown	Orig Owner

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

TYPE H-Shape STYLE(s) Contemporary

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

The building does not appear on the 1962 Sanborn map, but it does appear on the 1962 aerial.

Maps:

1962 – does not appear

1962 aerial – does not appear

1972 aerial – appears for the first time



1962 Aerial, showing no building at this site



1972 Aerial, showing current building at this site

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 180 Ocean Ave. PLAT/LOT 93-1/147

NAME(s) None

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 domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 31 ft LOT SIZE 9,148 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS vinyl: 6/1 double-hung



Photo ID SOKI OceanAve180 NE



Photo ID SOKI OceanAve180 NW

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

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) House	B-C	1	(4)		
(2) Garage	B-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1935 ca	Sanborn	Unknown	Orig Owner

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

TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

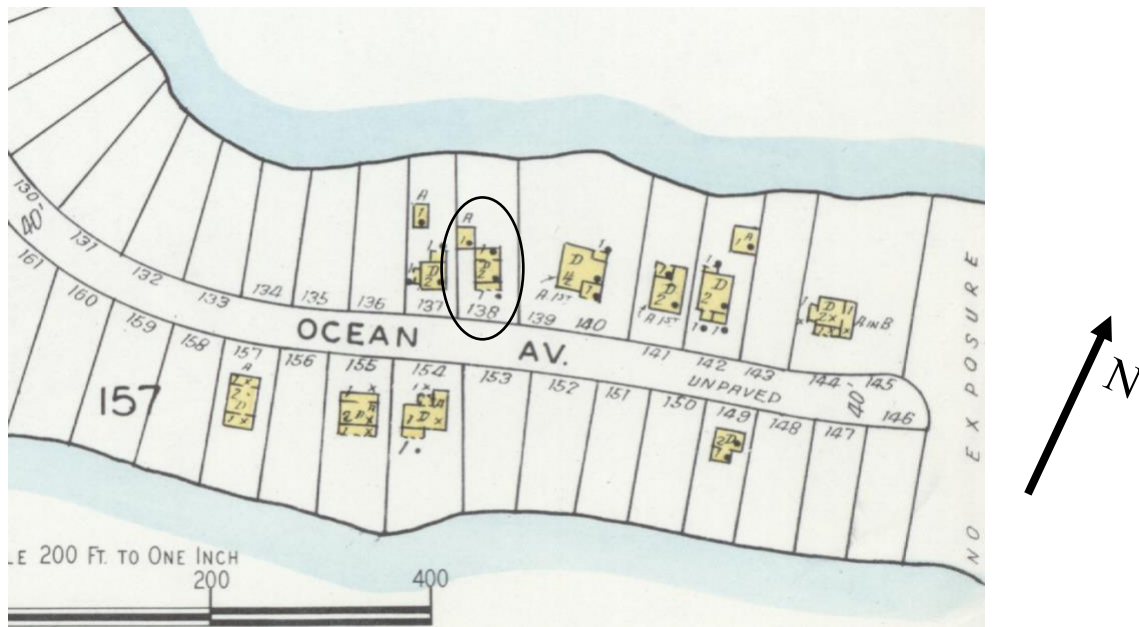
The tax assessor lists 1936 as the construction date, but the building first appears in 1935, with its semi-attached garage, at 138 Ocean Avenue (image below).

Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – no changes to footprint



1935 Sanborn map, with current 180 Ocean Avenue circled

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 200 Ocean Ave. PLAT/LOT 93-1/150

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 35 ft LOT SIZE 6,534 sq ft

STORIES 2 ROOF(s) gambrel

MATERIALS: Select terms from National Register table

ROOF asphalt WALL vinyl

FOUNDATION cobblestone OTHER \_\_\_\_\_

WINDOWS vinyl: 1/1 double-hung, plate, lunette



Photo ID SOKI OceanAve0200 N



Photo ID SOKI OceanAve0200 NW2

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

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) House	B-C	1	(4)		
(2) Garage	B-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1925	Assessor	Unknown	Orig Owner

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

TYPE \_\_\_\_\_ STYLE(s) Colonial Revival

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

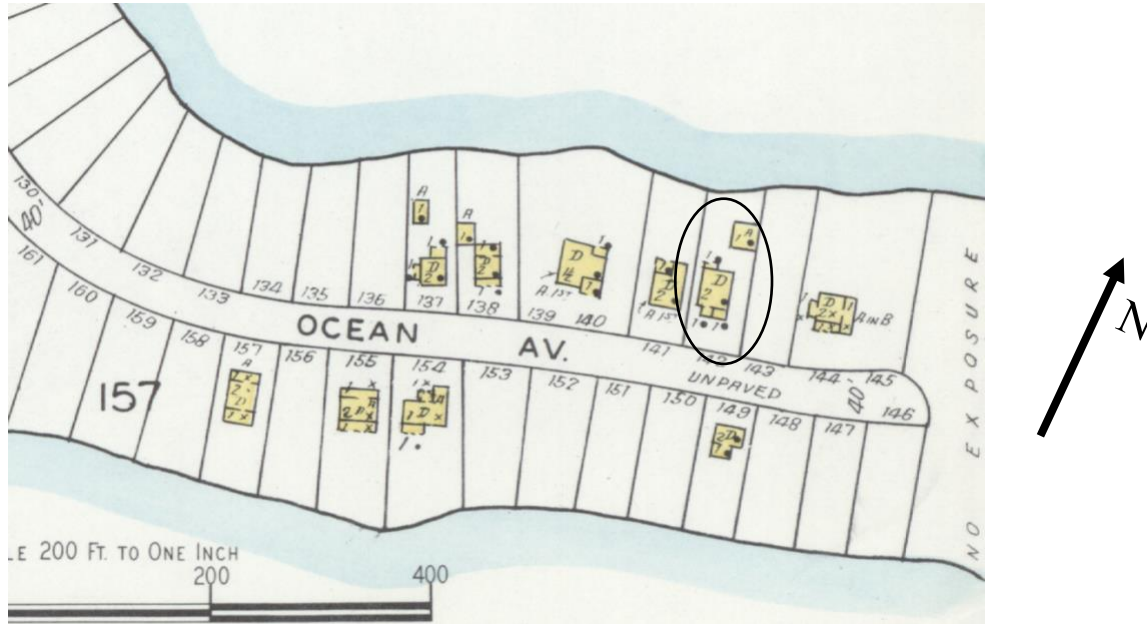
This building appears for the first time on the 1935 Sanborn map, as 142 Ocean Avenue. The footprint, with the enclosed front ell and partial-width porch, did not change since 1935.

Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – no changes to footprint



1935 Sanborn map, with current 200 Ocean Avenue circled

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.





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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 18 Park Ave. PLAT/LOT 92-2/185

NAME(s) Albert Clark House

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ParkAve0018\_NW

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 36 ft LOT SIZE 11,325 sq ft

STORIES 2 ROOF(s) cross gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL 1. wood clapboard 2. wood shingle



Photo ID SOKI ParkAve0018\_NE

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS unknown material: 2/1, 1/1 double-hung

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	xMin	None	Maj	Mod	xMin	None	Maj	Mod	Min	None	Maj	Mod	Min	None
Configuration	Maj	Mod	xMin	None	Maj	Mod	xMin	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) House	B-C	1	(4)		
(2) Garage/Shed	B-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1898	Booklet	Clark, Albert R.	Orig. owner
Side porch enclosed	1962-post	Sanborn	Gardner family	Owner
Garage/Shed added	Unclear	Sanborn/Aerial	Unknown	Owner

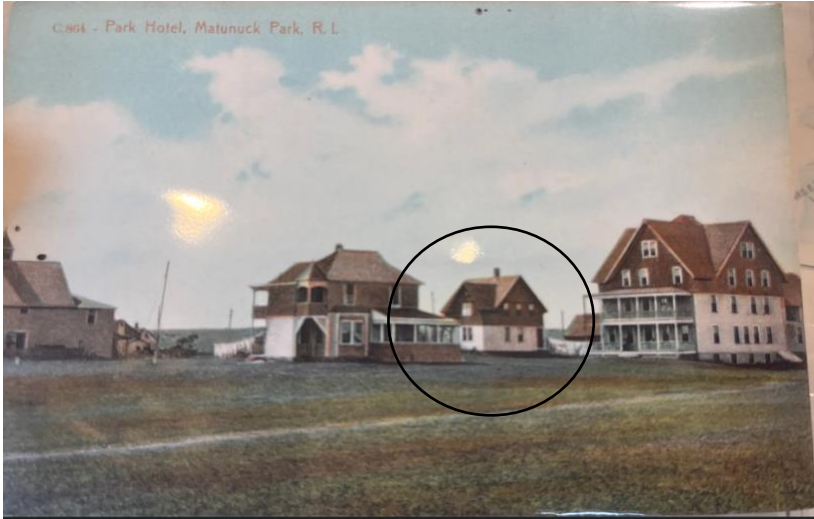
ARCHITECTURE: If more than one, list & number in order of importance

TYPE cottage STYLE(s) Queen Anne

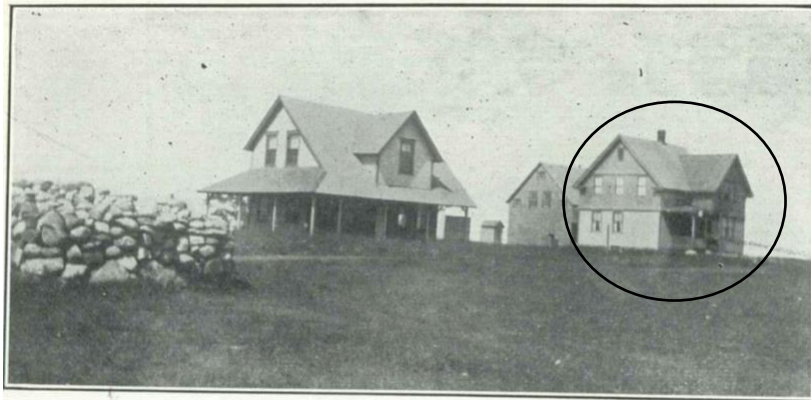
SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

Albert R. Clark purchased lots 66 and 67 in the Matunuck Park Plat in 1896. In 1898, he built this house which is now part of a compound owned by the Gardner family, including the Park Hotel/Park House (28 Park Avenue), and a converted barn across the street (17 Park Avenue). In 1956, Cameron Gardner purchased this property; his heirs have owned it since.



“Park Hotel, Matunuck Park, R.I.,” undated postcard, view to northwest, showing Clark House in circle, Park Hotel on right, and converted barn on left edge, collection South County History Center



NEEDHAM AND BARNEY COTTAGES.

“Needham and Barney Cottages,” undated (early 20<sup>th</sup> century) postcard. Likely before 1901, when the Park Hotel was built, as it would have been seen to the right of the Clark House, circled.



“Park House,” undated (early 20<sup>th</sup> century) postcard, view to northeast, with Clark House in foreground.



Ca. 1920's photograph, view to east, Oral History, V6, 144, showing Clark House in circle



Undated photograph, view to northwest, collection South County History Center



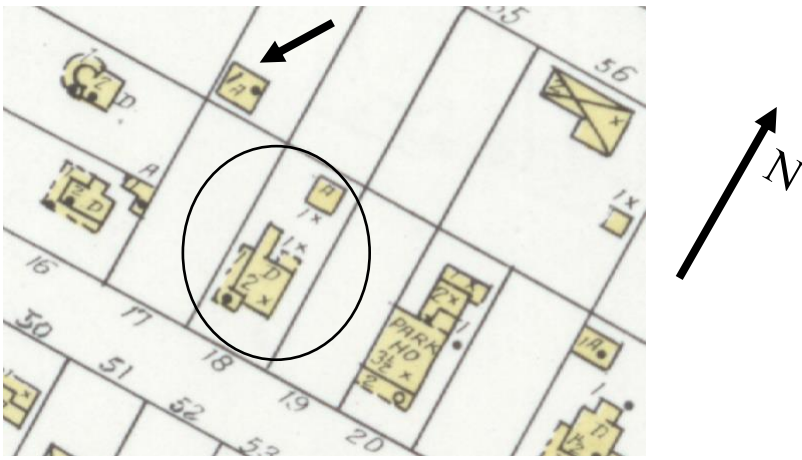
Photograph, view to north, showing garage, 2025. Aerials show that the garage/shed existed in part or in whole in that location since 1939, although Sanborn maps show an outbuilding northeast of the house, rather than northwest of it. It is likely that the garage shown on the adjacent property to the northwest of 18 Park Avenue is mislocated on the Sanborn maps.

Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – footprint does not change



1935 Sanborn map, with 18 Park Avenue circled. The arrow points to what may be the extant garage/shed.

#### Bibliography:

- Gardner, Cameron and Joyce. "History Project Interview." By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 4, Willow Dell Historical Association, Winter 2010.
- Gardner, Jeffrey Spencer. "History Project Interview." By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 3, Willow Dell Historical Association, June 2009.
- Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.
- Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.
- Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.
- State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.
- Unknown, "Park House," *South Kingstown Public Library Digital Collections*, accessed January 26, 2025, <https://skpubliclibrary.omeka.net/items/show/559>.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 28 Park Ave. PLAT/LOT 92-2/184

NAME(s) Park Hotel or Park House

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ParkAve0028\_NE

USES: Select terms from National Register table

CURRENT domestic/multiple dwelling HISTORIC domestic/hotel

SITING: SETBACK 37 ft LOT SIZE 33,541 sq ft

STORIES 3 ROOF(s) cross gable



Photo ID SOKI ParkAve0028\_NW

MATERIALS: Select terms from National Register table

ROOF asphalt WALL 1. wood shingle 2. aluminum clapboard

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS vinyl: 1/1 double-hung; wood 2/1 double-hung

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min xNone	Maj Mod xMin None	Maj Mod xMin None	Maj Mod xMin None
Configuration	Maj xMod Min None	Maj Mod Min xNone	Maj Mod xMin None	Maj xMod 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) house	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1901	Oral History	Clark, Albert R.	Orig Owner

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

TYPE \_\_\_\_\_ STYLE(s) Queen Anne

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

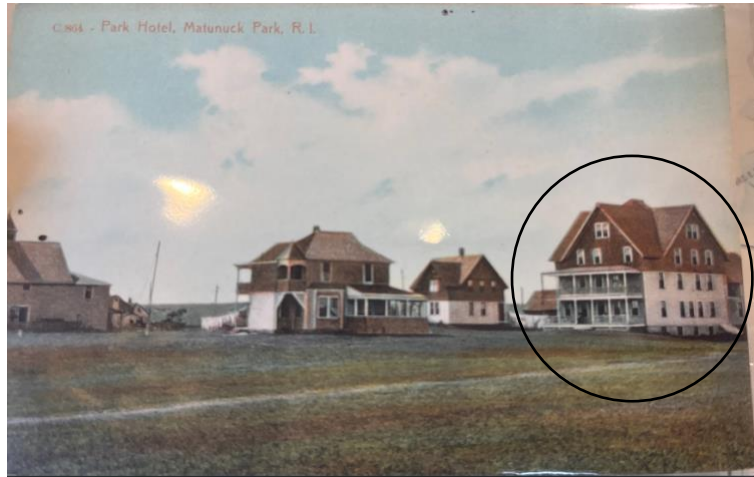
Comments:

Second floor porch was removed prior to June 2012 (Google Streetview). Between June 2012 and September 2023, wood shingles were removed on the south elevation, exposing the sheathing behind it.

Albert R. Clark purchased lots 68 and 69 in the Matunuck Park plat in 1900, building the Park Hotel and barn in 1901. The Park Hotel became a rooming house known as the Park House by 1908. It was purchased by Agnes and Robert MacFarlane in 1922, at which time it was opened seasonally. In 1946, the Gardner family (related to the MacFarlanes) were in residence year round.

**Matunuck.**

The leading feature of Matunuck park this winter is the new hotel being built for A. R. Clark. The structure is neat in design and stands in a good location, commanding a pleasing view of the ocean and surrounding vicinity. It contains twenty-four lodging rooms. The first floor is devoted to reception hall, parlor, drawing room, kitchen and sewing rooms. The laundry will be in the basement. The house will be completed for the coming season's opening.



*Narragansett Times*, February 15, 1901 (left), "Park Hotel," undated postcard (right), view to northwest, with Park House circled, collection South County History Center



"Park House," 1908 Photograph, view to northeast, collection South County History Center



“Park. House,” undated postcard, view to northwest, with Park House circled, collection South County History Center



Undated photograph, view to northeast, as found in Oral History, Vol. 6, 138



1920s photograph, view to east, as found in Oral History, Vol. 6, 144, with Park House circled

#### Maps:

1895 – does not appear

1935 – first appears

1946, 1962 – footprint does not change

#### Bibliography:

Gardner, Cameron and Joyce. “History Project Interview.” By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 4, Willow Dell Historical Association, Winter 2010.

LeBel, Joan. “History Project Interview.” By Sandy McCaw. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 6, Willow Dell Historical Association, Winter 2012.

“Local News.” *Narragansett Times*. October 16, 1896. Accessed through <https://southkingstown.advantage-preservation.com> on February 14, 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 74 Park Ave. PLAT/LOT 92-2/180

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ParkAve0074 NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 37 ft LOT SIZE 33,541 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION brick OTHER \_\_\_\_\_

WINDOWS vinyl: 4/1 double-hung



Photo ID SOKI ParkAve0074 NW

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1900	Assessor	Unknown	Orig. Owner

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

TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_



Comments:



1935 Sanborn, showing 74 Park Avenue circled

Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – no change to footprint

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 107 Park Ave. PLAT/LOT 92-2/150

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ParkAve0107 SE2

USES: Select terms from National Register table

CURRENT domestic/multiple dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 25 ft LOT SIZE 18,295 sq ft

STORIES 1 ROOF(s) 1. hip 2. gable



Photo ID SOKI ParkAve0107 SW

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS vinyl: 1/1 double-hung

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	xNone	Maj	Mod	xMin	None	Maj	Mod	Min	xNone	Maj	Mod	xMin	None
Configuration	Maj	Mod	Min	xNone	Maj	xMod	Min	None	Maj	Mod	Min	xNone	Maj	xMod	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) House	B-C	1	(4)		
(2) Garage	B-C	1	(5)		
(3)			(6)		

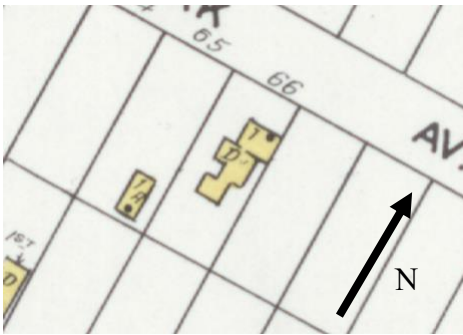
EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1920	Assessor	Unknown	Orig Owner
Conversion to 2-family	2004	Assessor	Unknown	Owner
Rear addition	2014	Assessor	Unknown	Owner

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

TYPE bungalow STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:



1935 (left) and 1962 (right) Sanborn maps reflect same floorplan. The current legal parcel includes what were identified on the Sanborn as 64-66 Park Avenue.



2025 aerial, showing 2014 addition in rectangle.

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 119 Park Ave. PLAT/LOT 92-2/146

NAME(s) Wild Rose Cottage

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ParkAve0119 SW

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 32 ft LOT SIZE 8,712 sq ft

STORIES 2 ROOF(s) gambrel

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_



Photo ID SOKI ParkAve0119 SE

WINDOWS vinyl: 1/1 double-hung, 1-light fixed, picture with flanking 1/1 double-hung

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	xNone	Maj	Mod	xMin	None	Maj	Mod	Min	xNone	Maj	Mod	xMin	None
Configuration	Maj	Mod	Min	xNone	Maj	xMod	Min	None	Maj	Mod	Min	xNone	Maj	Mod	xMin	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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1900	Assessor	Unknown	Orig Owner
Moved?	1952-1962	Sanborn/Aerials	Unknown	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

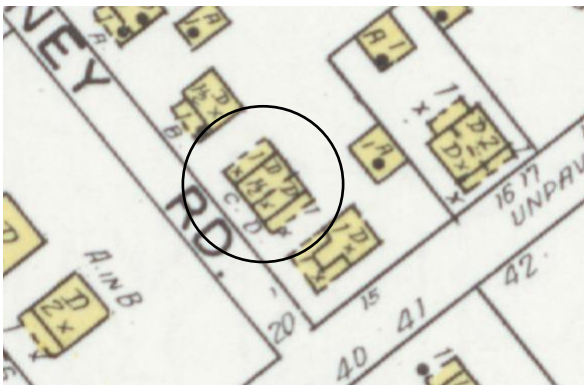
Comments:

This building is very similar to the one known as the Wild Rose Cottage, which was located on Barney Road, near Prospect Road. The Wild Rose Cottage was located on Barney Road on the 1935, 1946, and 1962 Sanborn maps, though it did not appear on the 1962 aerial, which means the 1962 Sanborn may be in error.

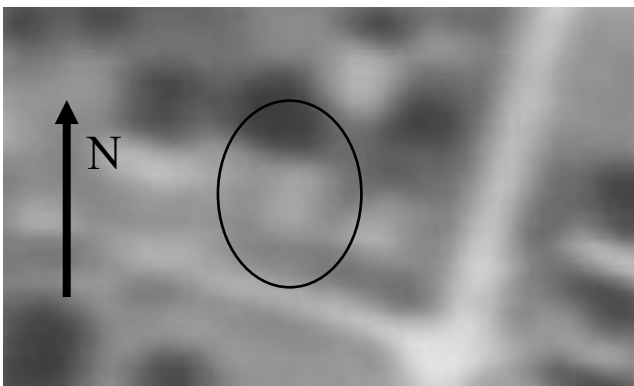
At the location of 119 Park Avenue, a building appears for the first time on the 1962 Sanborn map, shown as 68 Park Avenue, with only a front porch similar to the extant building. Between 1952-1962, aerials show a building appearing at this location. It is likely that the Wild Rose Cottage was relocated from Barney Road between 1952-1962, and that its rear porch was enclosed at this time. The concrete foundation supports the supposition that it was moved.



Undated photograph, from Oral History, Vol. 5, 34



1935 Sanborn map, with location of the Wild Rose Cottage shown on Barney Road, near Prospect Road, circled



1951-1952 aerial image of Barney Road, showing building.



1962 aerial image, showing vacant lot

## Bibliography:

Church, Marianna Dickerson. "History Project Interview." By Marc Archimbault, Sandy McCaw, and Angela Weidinger. *Matunuck: Not just a place but a state of mind*. Matunuck Oral History Project, Vol. 5, Willow Dell Historical Association, Summer 2011.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 50 Peninsula Rd. PLAT/LOT 93-1/77

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI PeninsulaRd0050 NW

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 44 ft LOT SIZE 19,166 sq ft

STORIES 2 ROOF(s) 1. gable 2. shed



Photo ID SOKI PeninsulaRd0050 SW

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION cobblestone OTHER \_\_\_\_\_

WINDOWS vinyl: 1/1, 6/1 double-hung

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1928	Assessor	Unknown	Orig Owner

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

TYPE Center hall STYLE(s) Colonial Revival

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025). No view of the west elevation was possible.

Garage that was built by 1935 (Sanborn) was no longer extant by 1951 (aerial).



Undated photograph, view to northwest, showing more clearly the side wings, South Kingstown Tax Assessor



1935 Sanborn map, showing side wings and rear porch, and no longer extant garage

Maps:

- 1895 – does not appear
- 1935 – appears for the first time
- 1946, 1962 – footprint unchanged

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.





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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 81 Peninsula Rd. PLAT/LOT 93-1/96

NAME(s) Matunuck Point Beach Club

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT social/club house HISTORIC social/club house

SITING: SETBACK 46 ft LOT SIZE 20,037 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS vinyl: 1/1 double-hung



Photo ID SOKI PeninsulaRd0081 NE



Photo ID SOKI PeninsulaRd0081 SE

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

INTEGRITY \_\_\_\_\_ Excellent X 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) Club House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1927 pre	Newspaper	Unknown	Orig Owner

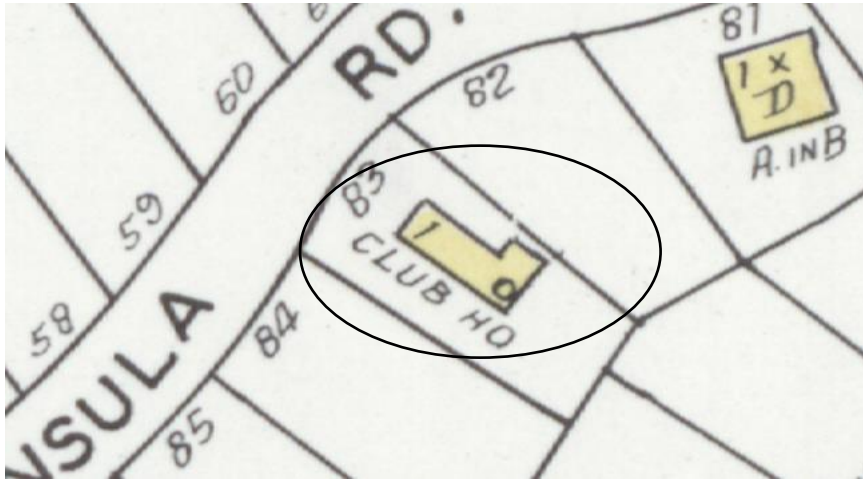
ARCHITECTURE: If more than one, list & number in order of importance

TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

The building appears as early as 1935 (Sanborn). A paper on the Club's website gives the founding date as 1940.



1935 Sanborn map, showing club house circled

Maps:

1895 – not shown

1935 – appears for the first time

1946, 1962 – footprint unchanged

Bibliography:

Indeglia, Gil. "Some Memories of Matunuck Point." <https://www.matunuckpoint.com/some-memories-of-matunuck.html>, accessed on January 17, 2025.

*Narragansett Times*, July 1, 1927, <https://southkingstown.advantage-preservation.com/>. Accessed February 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 86 Peninsula Rd. PLAT/LOT 93-1/81

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI PeninsulaRd0086 NW

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 30 ft LOT SIZE 10,454 sq ft

STORIES 1 ROOF(s) low-slope inverted gable

MATERIALS: Select terms from National Register table

ROOF tar and gravel WALL vertical wood paneling

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS vinyl: 2-light slider, 1-light fixed



Photo ID SOKI PeninsulaRd0086 SE

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

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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1956	Assessor	Unknown	Orig. Owner

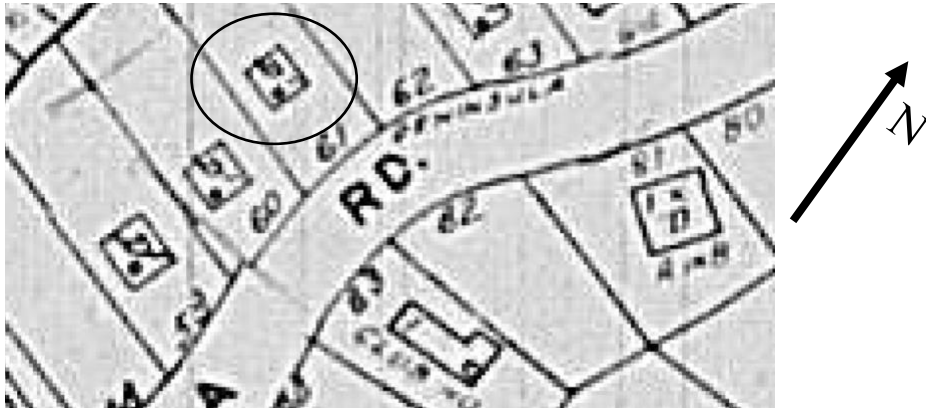
ARCHITECTURE: If more than one, list & number in order of importance

TYPE \_\_\_\_\_ STYLE(s) International

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

Identified as 61 Peninsula Road on the 1962 Sanborn map.



1962 Sanborn map, with 86 Peninsula Road circled

#### Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 108 Peninsula Rd. PLAT/LOT 93-1/84

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 40 ft LOT SIZE 13,939 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION cobblestone OTHER \_\_\_\_\_

WINDOWS wood: 6/1 double-hung



Photo ID SOKI PeninsulaRd0108 N



Photo ID SOKI PeninsulaRd0118 NE

ALTERATIONS:	PORCH				WINDOWS				TRIM				OVERALL			
Material	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone
Configuration	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone	Maj	Mod	Min	xNone

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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1930	Assessor	Unknown	Orig Owner

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

TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025). A view of the rear (west) elevation was not possible except from across the cove.



Photograph, October, 2024, view to east across Seaweed Cove.



1935 Sanborn map, showing building circled

Maps:

1895 – not shown

1935 – appears for the first time

1946, 1962 – footprint unchanged

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 118 Peninsula Rd. PLAT/LOT 93-1/85

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 52 ft LOT SIZE 22,215 sq ft

STORIES 2 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION unknown OTHER \_\_\_\_\_

WINDOWS wood: 6/1 double-hung, 3-light picture



Photo ID SOKI PeninsulaRd0118 W



Photo ID SOKI PeninsulaRd0118 SE

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1930	Assessor	Unknown	Orig. Owner

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

TYPE \_\_\_\_\_ STYLE(s) Elements of Craftsman

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025). A view of the rear (west) elevation was not possible except from across the cove.

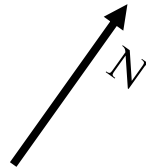
The extant second floor door on the primary elevation gives the impression that there once existed a second floor porch, but the Sanborn maps show that the porch has been 1-story since at least 1935. The picture window in the rear was likely added in the mid-20<sup>th</sup> century.



Photograph, rear elevation, view to east across Seaweed Cove, Google Streetview, 2025



1935 Sanborn map, 118 Peninsula Road circled



Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.





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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 194 Peninsula Rd. PLAT/LOT 93-1/137

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 31 ft LOT SIZE 18,730 sq ft

STORIES 2 ROOF(s) 1. gable 2. hip

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS wood: 4/4, 8/8 double-hung



Photo ID SOKI PeninsulaRd0194 NE



Photo ID SOKI PeninsulaRd0194 SE

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone
Configuration	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone	Maj Mod Min xNone

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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1934 ca	Assessor	Unknown	Orig Owner
Large Deck added	2003	Assessor	Unknown	Owner

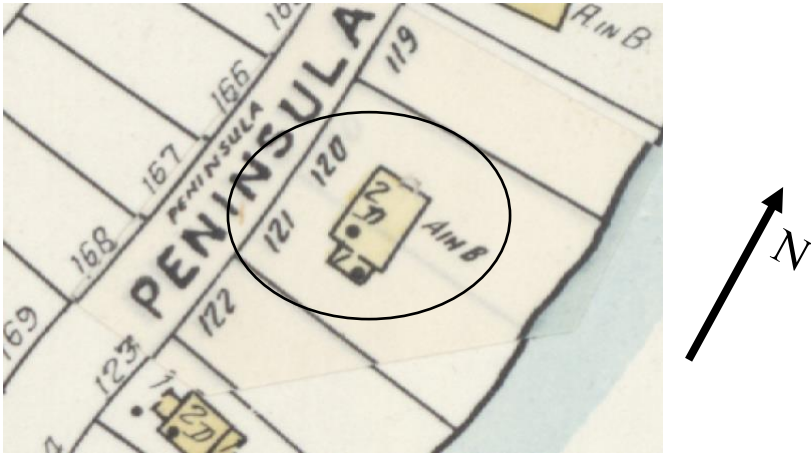
ARCHITECTURE: If more than one, list & number in order of importance

TYPE \_\_\_\_\_ STYLE(s) Colonial Revival

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

The tax assessor records a date of construction as 1934. The building does not appear on the 1935 Sanborn map, but it does appear on the 1946 Sanborn map.



1946 Sanborn map, 194 Peninsula Road circled

Maps:

1895 – does not appear

1935 – does not appear

1939 aerial - appears

1946 – appears for the first time

1962 – footprint unchanged

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 202 Peninsula Rd. PLAT/LOT 93-1/138

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI PeninsulaRd0202 NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 32 ft LOT SIZE 9,148 sq ft

STORIES 2 ROOF(s) 1. gable 2. shed

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION cobblestone OTHER \_\_\_\_\_



Photo ID SOKI PeninsulaRd0202 SE

WINDOWS Vinyl: Vertical 1-light casement, 1-light fixed

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min xNone	Maj xMod Min None	Maj Mod xMin None	Maj xMod Min None
Configuration	Maj Mod Min xNone	Maj xMod Min None	Maj xMod Min None	Maj xMod 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1930	Assessor	Unknown	Orig Owner
Windows replaced	1995	DS/Assessor	Unknown	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Tudor Revivalesque

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

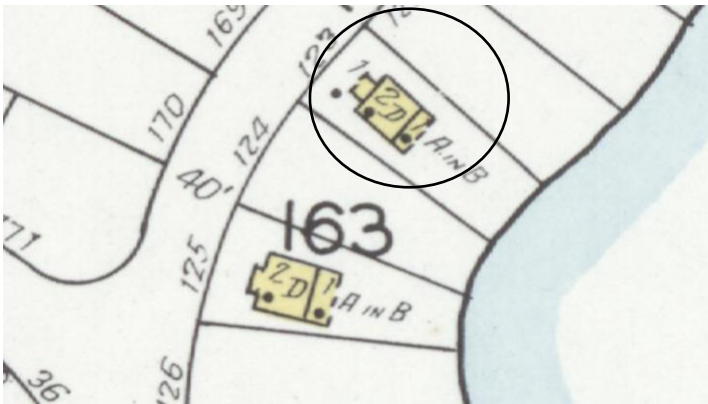
Aerial images do not provide sufficient detail to be certain, but it appears that the left (north) ell was added 1962-1972.

In 1995, windows were changed from paired and tripled double-hung, as seen in 1974 photograph to fixed and casement windows, in approximately the same locations as the original fenestration. At that time, the building was also reshingled.

Identified as part of the Matunuck Point Summer Colony in the 1974 state survey.



1974 photograph, 202 Peninsula Road circled, view to north



1935 Sanborn map, 202 Peninsula Road circled



Bibliography:

Rhode Island Historic Preservation Commission. "Historic Building Data Sheet" collection, 1972-1983. On file at the Rhode Island Historic Preservation and Heritage Commission.

Rhode Island Historical Preservation Commission. *Historic and Architectural Resource of South Kingstown, Rhode Island: A Preliminary Report*, 1984. Available at the Peace Dale Public Library or at [https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs\\_zips\\_downloads/survey\\_pdfs/south\\_kingstown.pdf](https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs_zips_downloads/survey_pdfs/south_kingstown.pdf). Accessed March 4, 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 218 Peninsula Rd. PLAT/LOT 93-1/140

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 41 ft LOT SIZE 19,602 sq ft

STORIES 2 ROOF(s) gambrel

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION cobblestone OTHER \_\_\_\_\_

WINDOWS vinyl: 1/1 double-hung



Photo ID SOKI PeninsulaRd0218 NE



Photo ID SOKI PeninsulaRd0218 SE

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1935	Assessor	Unknown	Orig Owner

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

TYPE \_\_\_\_\_ STYLE(s) Colonial Revival

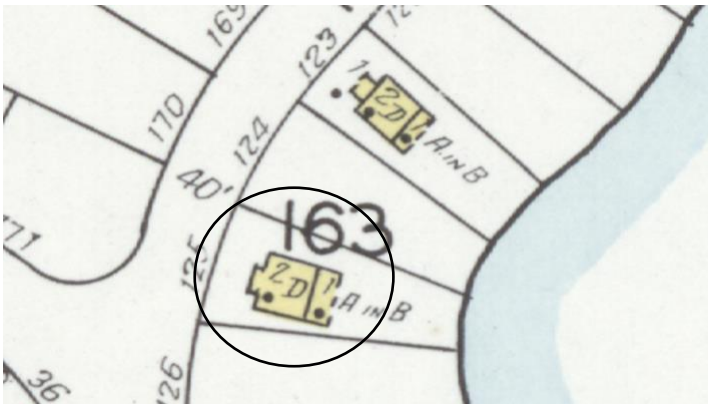
SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

Identified as part of the Matunuck Point Summer Colony in the 1974 state survey.



1974 photograph, 218 Peninsula Road circled, view to north



1935 Sanborn map, 218 Peninsula Road circled

#### Bibliography:

Rhode Island Historic Preservation Commission. "Historic Building Data Sheet" collection, 1972-1983. On file at the Rhode Island Historic Preservation and Heritage Commission.

Rhode Island Historical Preservation Commission. *Historic and Architectural Resource of South Kingstown, Rhode Island: A Preliminary Report*, 1984. Available at the Peace Dale Public Library or at [https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs\\_zips\\_downloads/survey\\_pdfs/south\\_kingstown.pdf](https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs_zips_downloads/survey_pdfs/south_kingstown.pdf). Accessed March 4, 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 32 Prospect Rd. PLAT/LOT 93-1/7

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ProspectRd0032 NW

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 11 ft LOT SIZE 4,792 sq ft

STORIES 1 ROOF(s) Hip



Photo ID SOKI ProspectRd0032 SW

MATERIALS: Select terms from National Register table

ROOF asphalt WALL Wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS vinyl: 1/1 double-hung

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1930	Assessor	Unknown	Orig Owner

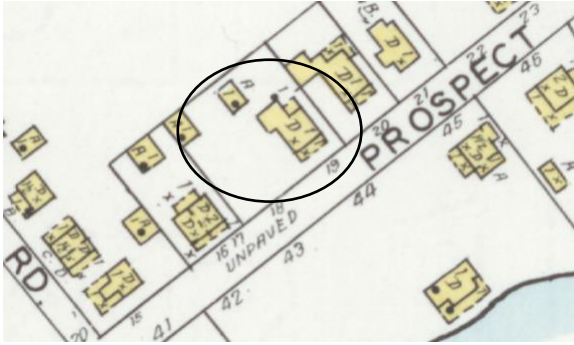
ARCHITECTURE: If more than one, list & number in order of importance

TYPE Bungalow STYLE(s) Vernacular

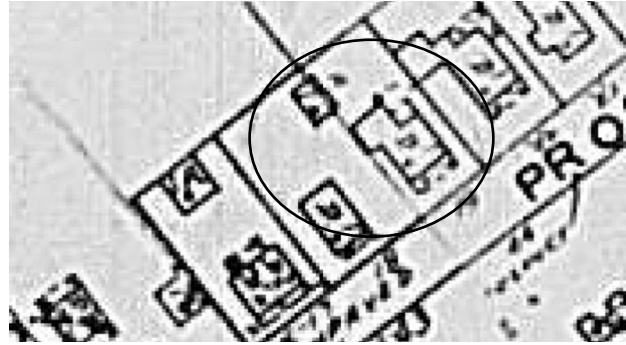
SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_



Comments:



1935 Sanborn map, 32 Prospect Road circled



1962 Sanborn map, 32 Prospect Road circled

#### Maps:

1895 – does not appear

1935 – appears for the first time

1946 – no change

1962 – lot is subdivided

#### Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 37 Prospect Rd. PLAT/LOT 93-1/62

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ProspectRd0037 NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 18 ft LOT SIZE 23,958 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_



Photo ID SOKI ProspectRd0037 SE

WINDOWS vinyl: 6/1 double-hung, 4-light casement, 8-light fixed, 1-light picture

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2) House	B-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
1. Original Construction	1925	Assessor	Unknown	Orig Owner
2. Original Construction	1941	Assessor	Unknown	Owner

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

TYPE Cottage STYLE(s) Vernacular

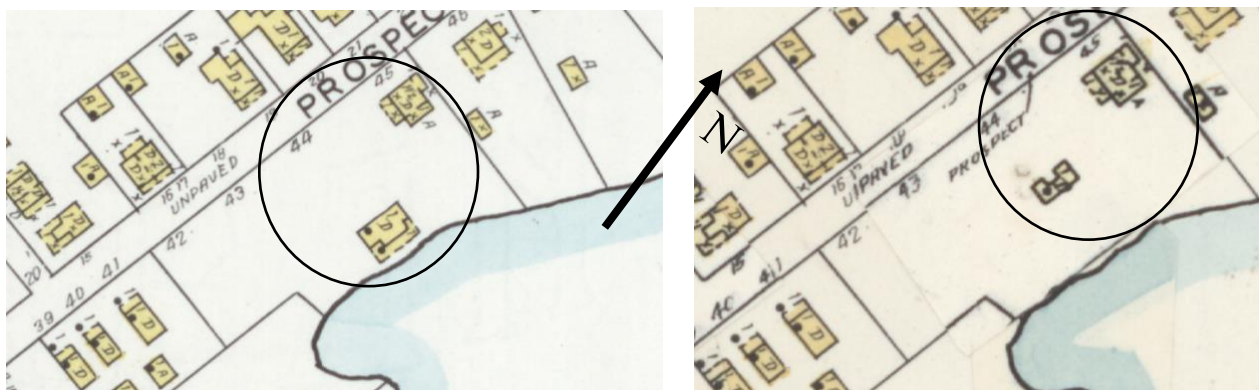
SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

## Comments:

The primary building is at the northwestern corner of the property and faces south onto a gravel driveway and grassy lawn. To the southeast of the resource is a second building, on the same parcel, but number “31” at the street, built by 1935 (Sanborn) or in 1941 (Assessor). It is a 2-bedroom house, gable roof, wood shingle siding, vinyl 6/6 and 6-light fixed windows on a concrete foundation. It is listed on the Sanborn maps as a dwelling. The shape changes and the porch is removed between 1935-1946.



Secondary building, 2025, author photo, view to northeast (left) and view to southeast (right)



1935 (left) and 1946 (right) Sanborn maps, 37 Prospect Road circled, showing main building in northwest corner of parcel and secondary building at the waterfront.

## Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 40 Prospect Road PLAT/LOT 93-1/8

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ProspectRd0040 NW

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 18 ft LOT SIZE 4,792 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS vinyl: 1/1, 6/1 double-hung



Photo ID SOKI ProspectRd0040 SW

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod Min xNone	Maj Mod xMin None	Maj Mod Min xNone	Maj Mod xMin None
Configuration	Maj Mod xMin None	Maj Mod xMin None	Maj Mod Min xNone	Maj Mod xMin 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1923	Assessor	Unknown	Orig Owner
Rear additions	1972 pre	Aerials	Unknown	Owner

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

TYPE Bungalow STYLE(s) Craftsman

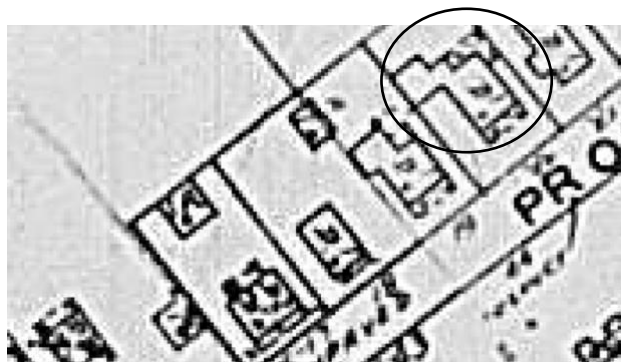
SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

The building shape was consistently rectangular in all aerial imagery from 1939. The ell on the southwest corner only appears on Sanborn maps.



1935 Sanborn map, 40 Prospect Road circled



1962 Sanborn map, 40 Prospect Road circled



Due to the poor quality of aerial imagery, the construction date of the extant rear additions (northwest corner) can only be determined to be before 1972.



Aerial image, 2025, 40 Prospect Road circled



Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – no change

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 44 Prospect Rd. PLAT/LOT 93-1/9

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 17 ft LOT SIZE 4,792 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS vinyl: 4/1, 6/1, 8/1 double-hung; 6-light fixed



Photo ID SOKI ProspectRd0044 NW



Photo ID SOKI ProspectRd0044 SW

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

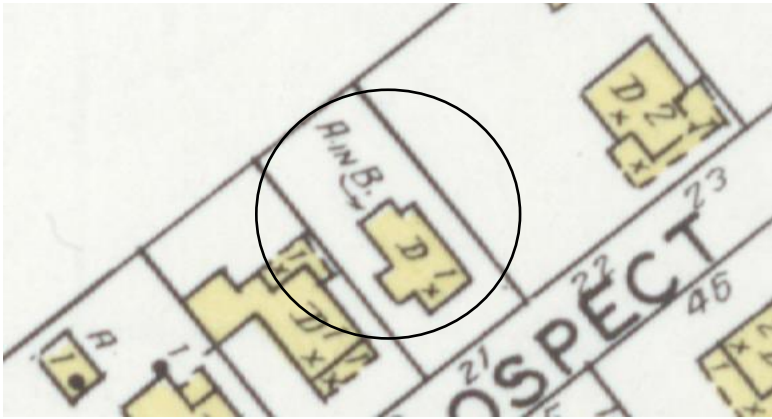
EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1930	Assessor	Unknown	Orig Owner

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

TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:



1935 Sanborn map, 44 Prospect Road circled

Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – footprint unchanged

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 58 Prospect Rd. PLAT/LOT 93-1/11

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 8 ft LOT SIZE 14,375 sq ft

STORIES 2 ROOF(s) cross gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION concrete OTHER \_\_\_\_\_

WINDOWS vinyl 1/1 double-hung



Photo ID SOKI ProspectRd0058 NW



Photo ID SOKI ProspectRd0058 SW

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2) Shed	B-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1920	Assessor	Unknown	Orig Owner

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

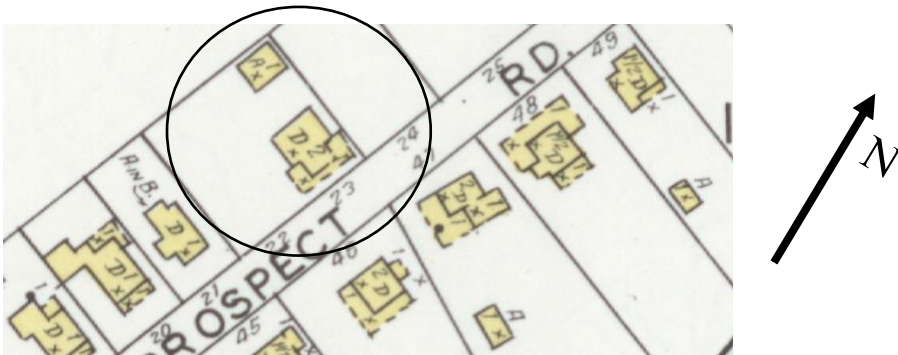
TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_



Comments:

Extant shed also built in 1920 (Assessor). Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025). No photograph of the shed was possible.



1935 Sanborn map, 58 Prospect Road circled

Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – footprint unchanged

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 65 Prospect Rd. PLAT/LOT 93-1/59

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ProspectRd0065 NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 19 ft LOT SIZE 13,939 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS unknown material: 1/1 double-hung; 1/1 casement



Photo ID SOKI ProspectRd0065 SE

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2) Garage	B-NC	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1900	Assessor	Unknown	Orig Owner
Garage built	1972-1981	Aerials	McSally, Eleanor T	Owner
Garage improved	2005	Assessor	McSally, Eleanor T	Owner
Renovation	2018	Assessor	McSally, Mark A and Mary L	Owner

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

TYPE Bungalow STYLE(s) Craftsman

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:



1935 Sanborn map, 58 Prospect Road circled

In 2018, the second level of the front elevation was modified. A photo from 2012 (below) shows the previous configuration of windows.



2012 photograph, view to east, Google Streetview, 2025

In 2005, the garage was improved to include a second story loft. The previous condition is shown in a 2012 photo (below).



2012 photograph, view to southeast, Google Streetview, 2025

#### Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – footprint unchanged

#### Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 83 Prospect Rd. PLAT/LOT 93-1/57

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ProspectRd0083 E

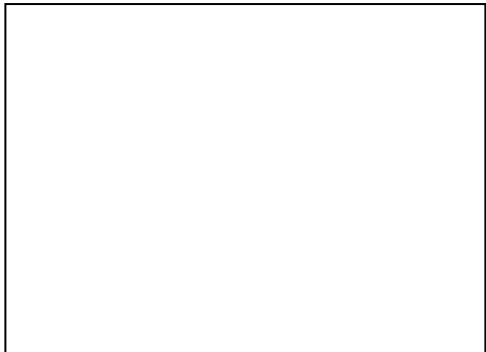


Photo ID \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 180 ft LOT SIZE 11,326 sq ft

STORIES 2 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL 1. wood shingle 2. stone

FOUNDATION stone OTHER \_\_\_\_\_

WINDOWS vinyl: 1-light fixed; 1/1 double-hung

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2) Garage	B-C	1	(5)		
(3) Shed	B-C	1	(6)		

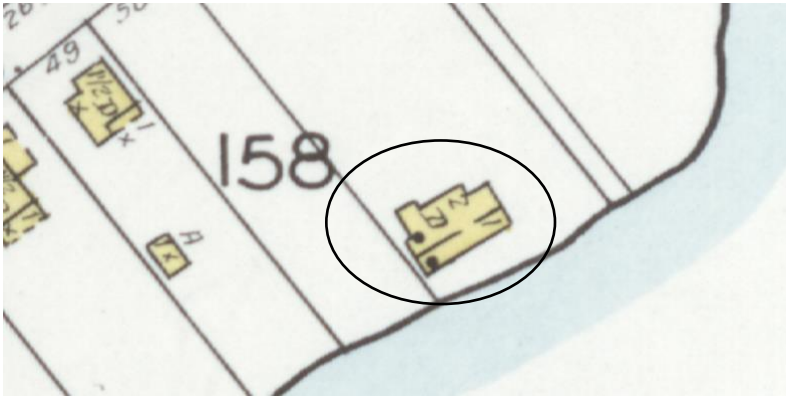
EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1934	Assessor	Unknown	Orig Owner
Shed built	1940	Assessor	Unknown	Owner
Garage built	1962 ca	Aerials/Map	Unknown	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:



1935 Sanborn map, 83 Prospect Road circled



Photograph, 2023, author photo, view to northeast, Google Streetview, 2025

Access to the property had not been granted as of the date of submission. Survey was completed from the right-of-way and using photographs available from the tax assessor's website (January 13, 2025).

The above photograph shows the east elevation as seen from Ocean Avenue, across Seaweed Cove.

The 1962 Aerial map shows a garage, but the 1962 Sanborn does not. The garage was likely built ca. 1962.

Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – footprint unchanged

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 90 Prospect Rd. PLAT/LOT 93-1/14

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 10 ft LOT SIZE 8,276 sq ft

STORIES 1 ROOF(s) gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION cobblestone OTHER \_\_\_\_\_

WINDOWS unknown material: 6/1 double-hung, 1-light picture



Photo ID SOKI ProspectRd0090 NW



Photo ID SOKI ProspectRd0090 W

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

INTEGRITY \_\_\_\_\_ Excellent X 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) House	B-C	1	(4)		
(2)			(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1910	Assessor	Unknown	Orig Owner

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

TYPE \_\_\_\_\_ STYLE(s) Vernacular

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:



1935 Sanborn map, 90 Prospect Road circled

Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – footprint unchanged

Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.





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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 95 Prospect Rd. PLAT/LOT 93-1/56

NAME(s) None

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_



Photo ID SOKI ProspectRd0095 NE

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/single dwelling

SITING: SETBACK 55 ft LOT SIZE 43,996 sq ft

STORIES 1 ROOF(s) gable



Photo ID SOKI ProspectRd0095 W

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION cobblestone OTHER \_\_\_\_\_

WINDOWS vinyl: 6/1, 8/1 double-hung

ALTERATIONS:	PORCH	WINDOWS	TRIM	OVERALL
Material	Maj Mod xMin None	Maj Mod xMin None	Maj Mod Min xNone	Maj xMod Min None
Configuration	Maj xMod Min None	Maj xMod Min None	Maj Mod Min xNone	Maj xMod 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) House	B-C	1	(4) Gazebo	?	1
(2) Garage	B-NC	1	(5)		
(3) Shed	B-C	1	(6)		

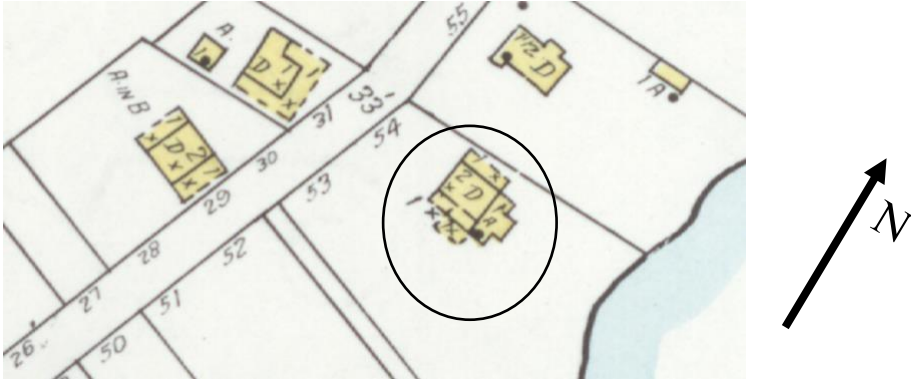
EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1898	Assessor	Unknown	Orig Owner
Shed, gazebo built	1940	Assessor	Unknown	Owner
Garage built	2015	Assessor	Unknown	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Cape

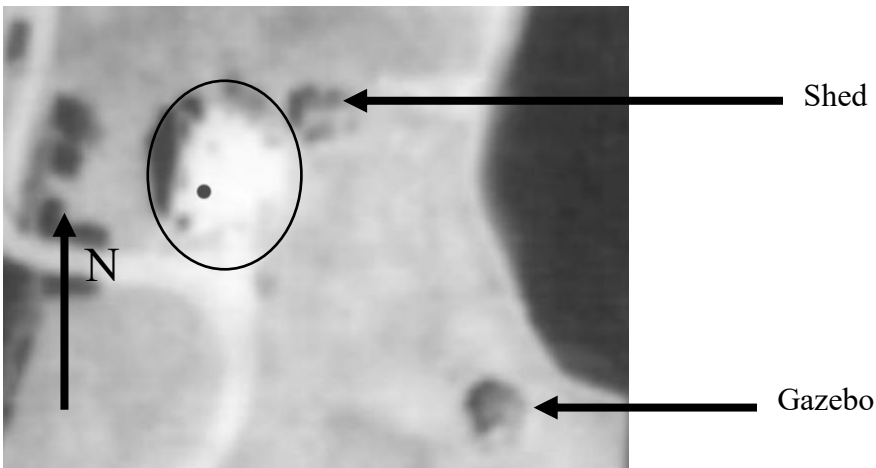
SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:



1935 Sanborn map, 95 Prospect Road circled

Though the assessor indicates that the shed and gazebo were built in 1940, the Sanborn map does not show them. Aerial imagery from 1951-52 appears to show them. They are very clearly shown in the 1971 aerial imagery (below).



Aerial image, 1971, showing 95 Prospect Street circled, with arrows indicating the shed and gazebo



Photograph, 2025, author photo, showing garage, view to east (SOKI\_ProspectRd0095\_garage\_E)



Photograph, 2012, view to east, showing shed, Google Streetview, 2025

#### Maps:

1895 – does not appear

1935 – appears for the first time

1946, 1962 – footprint unchanged

#### Bibliography:

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island, Division of Statewide Planning, RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>, accessed October 2024 – January 2025.



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

DATABASE ID# \_\_\_\_\_

TOWN South Kingstown VILLAGE Matunuck

ADDRESS 11 Washington St. PLAT/LOT 86-3/117

NAME(s) Tucker House or Susan Card House

PROPERTY TYPE xBld Str Obj Site OWNERSHIP xPriv Loc St Fed

STATUS NHL NR DOE CDOE Elig Indiv Dist C NC

NR DISTRICT \_\_\_\_\_

USES: Select terms from National Register table

CURRENT domestic/single dwelling HISTORIC domestic/guest house

SITING: SETBACK 48 ft LOT SIZE 22,651 sq ft

STORIES 2 ROOF(s) cross gable

MATERIALS: Select terms from National Register table

ROOF asphalt WALL wood shingle

FOUNDATION brick OTHER \_\_\_\_\_

WINDOWS vinyl: 1/1 double-hung



Photo ID SOKI WashingtonSt0011 SE



Photo ID SOKI WashingtonSt0011 E

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

INTEGRITY \_\_\_\_\_ Excellent X 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) house	B-C	1	(4)		
(2) garage	B-C	1	(5)		
(3)			(6)		

EVENT	DATE	SOURCE	NAME (person/firm/organization)	ROLE
Original Construction	1895	Newspaper	Card, Susan	Orig. Owner
Original Construction	1895	Newspaper	Card, Wanton R.	Builder
Garage added	1930	Assessor	Unknown	Owner
Moved	1935 pre	Maps	Unknown	Owner

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

TYPE \_\_\_\_\_ STYLE(s) Queen Anne

SURVEYOR B.R. DATE 8/24 REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

Comments:

The State Survey of South Kingstown includes this house as 4-C, giving a date of construction of c. 1890. The origin of the name given, "Tucker House," is not explained. There is no "Tucker House" at this location on the 1895 E&R map.

However, in three articles in the Narragansett Times from 1895, it is mentioned that Wanton R. Card is building a house for Miss Susan Card, with C.P. Partelow doing the stonework. Ancestry records say that Wanton and Susan were first cousins; one set of her grandparents were Tuckers. She was also related to the Champlins.

There is a house shown on the 1895 map with "Miss S. Card." It is quite close to the road, so it is possible it was moved east prior to 1935 and set on the current brick foundation. (The house above "Miss" was part of the N&E Tucker farm, now known as 46 Antique Road.)



1895 Everts & Richards, with property circled.

W. R. Card has the contract to build a large two story cottage of modern design for Miss Susan Card of Matunuck. C. P. Partelow will do the stone work.

Mentions of the building from the *Narragansett Times*

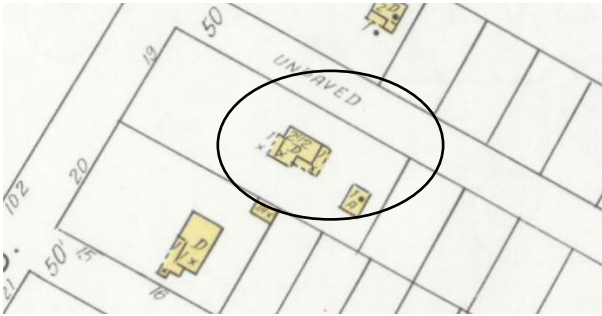
March 15, 1895

present.  
Wanton Card is building a cottage for Miss Susan Card, which will be two stories high and about thirty-two by thirty-six feet in size.  
W. R. Carpenter is building on to

May 3, 1895

John L. Sheldon of Wakefield is this week putting in furniture for the new cottage of Miss Susan Card. The house is soon to open under the management of Miss Card's brother.

July 12, 1895



1935 Sanborn map, 11 Washington Street circled. Matunuck Beach Road is to the left, Washington Street is “unpaved”



Photograph, 1982, Historic Building Data Sheet, view to southeast



SOKI\_WashingtonSt0011\_SE-garage

Maps:

1895 – “Miss S. Card”

1935, 1946, 1962 – appears in its current location

Bibliography:

Everts & Richards. *New Topographical Atlas of Surveys, Southern Rhode Island*. Philadelphia: Everts & Richards, 1895. Collection of the South County History Center.

*Narragansett Times*, 1855-2019, <https://southkingstown.advantage-preservation.com/>. Accessed February 2025.

- March 15, 1895
- May 3, 1895
- July 12, 1895

Rhode Island Historic Preservation Commission. “Historic Building Data Sheet” collection, 1972-1983. On file at the Rhode Island Historic Preservation and Heritage Commission.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, July 1935. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_007/](http://www.loc.gov/item/sanborn08101_007/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, Jul - Jan 1946, 1946. Retrieved from the Library of Congress, [www.loc.gov/item/sanborn08101\\_008/](http://www.loc.gov/item/sanborn08101_008/). Accessed January 2025.

Sanborn Fire Insurance Map from South Kingstown, Washington County, Rhode Island. Sanborn Map Company, 1962 update to 1935. Collection of South County History Center.

State of Rhode Island. Division of Statewide Planning. RI Maps & Aerial Photos, <https://planning.ri.gov/planning-areas/data-center/aerial-photography>. Accessed October 2024 – January 2025.