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Belvoir Properties restores 1939 Rosedale Landing into 33-unit, award winning, modern waterfront condominium complex

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Rosedale Landing, located at 1180 Narragansett Blvd. in Edgewood, was first erected in 1939. This 3-story, U-shaped structure is in the Streamline Moderne architectural style, bordering the Art Deco period.

Belvoir Properties preserved and restored Rosedale Landing into 33 condominium units true to its original art deco-era architecture, while adding modern day technology and conveniences.

Staying true to its original design and retaining many of the historic details, curved walls, and glass block accents, the Rosedale now offers 1, 2, and 3-bedroom units with views of Narragansett Bay. The Rosedale is listed on the National Register of Historic Places.

Each waterfront residence was renovated with solid oak hardwood flooring, stainless steel appliances, granite countertops, and spacious floor plans. The extensive renovation incorporates green technology with individually controlled and highly efficient heating and central air conditioning systems and high-tech video intercom systems and electronic gates. The restoration focused on bringing to life the character of the building, including repairing glass block oriels, reconstructing stainless steel entrance canopies, and refurbishing interior decorative features. Exterior improvements included a new parking/drop off area, sheet pile bulkhead, boardwalk, dock facility, and drainage improvements.

All units have a video intercom system, CAT 5 wiring and are FIOS ready. Also, units have individual storage areas and on site fitness center.

Located near Pawtuxet Village, Rosedale Landing is minutes from downtown Providence, T.F.Green Airport, the East Side of Providence and the major hospitals.

Streamline Moderne architectural style was a late branch of the Art Deco design style, emphasizing curving forms, long horizontal lines, and in some examples nautical elements.

Belvoir Properties was awarded the Historic Preservation Project Award by the Rhode Island Historical Preservation & Heritage Commission at the Statewide Historic Preservation Conference in 2008.

The Rosedale Apartments were constructed on a 3-acre waterfront site next to the Johnson & Wales University Hospitality Center.

Belvoir Props. bought Rosedale Apartments at a bankruptcy auction in October 2004 for \$3.95 million. Belvoir's owners, James and Marilyn Winoker, hired preservation consultant Ned Connors to guide the historically accurate renovation.

According to Connors, Rosedale's Art Moderne design, with stainless steel canopies and glass block, steel-frame windows, is a rarity in Rhode Island. "The Depression hit Rhode Island really hard," he said, and there was relatively little construction here during the years when the Art Deco

and Art Moderne styles were in vogue."

Connors said the building was designed by architect Herbert R. Hunt, who collaborated with developer William S. Cherry on Rosedale and a number of other projects, including, in 1916, a Cherry and Webb department store in New Bedford, Mass.

The renovation team included RGB (architects); DiPrete Engineering; Gates, Leighton and Associates (landscape architects); and Sylvia Sapir Interiors.

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