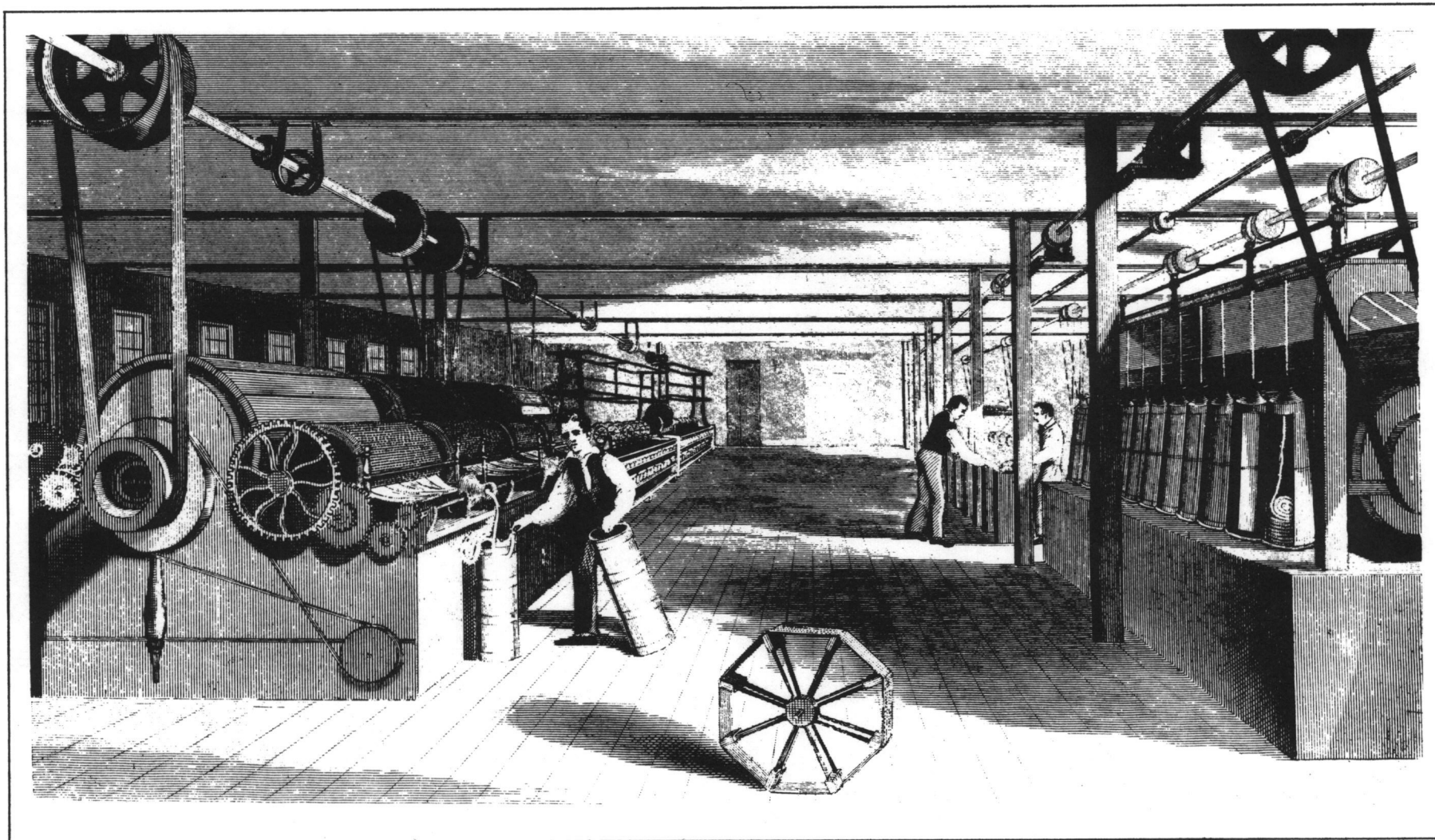


# PAWTUCKET, RHODE ISLAND

Pawtucket, Rhode Island  
Statewide Historical Preservation Report P-PA-1



Rhode Island Historical Preservation Commission  
October 1978



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION COMMISSION  
Old State House  
150 Benefit Street  
Providence, R. I. 02903  
(401) 277-2678

October 30, 1978

The Honorable J. Joseph Garrahy, Governor  
State of Rhode Island and Providence Plantations  
State House  
Providence, Rhode Island 02903

Dear Governor Garrahy:

It is with pleasure that I transmit herewith Pawtucket, Rhode Island - Statewide Historical Preservation Report P-PA-1, the twelfth publication in the Statewide Historical Preservation series.

The report provides an analysis of the historical and architectural development of Pawtucket with consideration given to current redevelopment problems, and recommends preservation programs and procedures which can be incorporated into the city's overall planning program.

With the publication of this report, the Commission is well on its way to fulfilling its responsibility to record the rich cultural resources of Rhode Island. Fifteen additional reports are now being prepared and their completion will contribute significantly toward the achievement of our goal to produce reports on all thirty-nine cities and towns in the state.

The Commission believes that its effort, as represented by this and its other reports, will further the cause of historical preservation in Rhode Island.

Sincerely,

*Antoinette F Downing*  
Mrs. George E. Downing  
Chairman



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION COMMISSION  
Old State House  
150 Benefit Street  
Providence, R. I. 02903  
(401) 277-2678

October 30, 1978

The Honorable Dennis M. Lynch, Mayor  
The City of Pawtucket  
City Hall  
137 Roosevelt Avenue  
Pawtucket, R.I. 02860

Dear Mayor Lynch:

The Rhode Island Historical Preservation Commission is pleased to submit in final published form this survey and report -- Pawtucket, Rhode Island, Statewide Historical Preservation Report, P-PA-1. The product of more than a year's study, chiefly by Steve Roper of the Commission staff, it is in a true sense a joint effort on the part of the City of Pawtucket and the State Commission. Not only has the local financial match been supplied by your office through the city's Community Development program, but our work has been benefited by the generous efforts of many city officials and private citizens who have contributed time and shared information of great importance for this study.

We hope the report will prove of lasting value to the entire Pawtucket community, serving an educational and planning function and portraying the city's history and a rich cultural heritage that, spanning more than three centuries, includes historic buildings, neighborhoods and sites from the seventeenth century settlement, The Slater Mill, and Quality Hill to the city itself.

Yours very truly,

*Antoinette F Downing*  
Mrs. George E. Downing  
Chairman

## PREFACE

The Rhode Island Historical Preservation Commission was established in 1968 by an act of the General Assembly to develop a state preservation program under the aegis of the National Park Service Office of Archeology and Historic Preservation, United States Department of the Interior. Citizen members of the Commission are appointed by the Governor; serving as ex-officio members are the Director of the Department of Economic Development, the Director of the Department of Environmental Management, the Chief of the Division of Statewide Planning, the State Building Code Commissioner and the Chairmen of the House and Senate Finance Committees of the General Assembly. The Director of the Department of Community Affairs has been appointed by the Governor as the State Historic Preservation Officer for Rhode Island.

The Historical Preservation Commission is charged with the responsibilities of: conducting a statewide survey of historic sites and places and, from the survey, recommending places of local, state or national significance for inclusion in the National Register of Historic Places; administering federal grants-in-aid to National Register properties for acquisition or development; and developing a state historic preservation plan. Additional duties include: compiling and maintaining a State Register of Historic Places; assisting state and municipal agencies in the area of historical preservation, by undertaking special project review studies; and regulating archeological exploration on state lands and under waters of state jurisdiction.

The Rhode Island statewide historical survey, inaugurated in 1969, has been designed to locate, identify, map and report on buildings, sites, areas and objects of historical and architectural value. In line with the current movement among preservationists, planners and architectural and social historians, the total environment of a survey area is considered. In addition to outstanding structures and historical sites, buildings of all periods and styles, which constitute the fabric of a community, are recorded and evaluated.

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This document is a copy of the original survey published in 1978. It has not been corrected or updated.

Since the original publication:  
>additional properties have been entered on the National Register;  
>some financial incentives referred to in these pages are no longer available;  
>some new financial incentives are available.

For up-to-date information, please contact:  
RI Historical Preservation & Heritage Commission  
150 Benefit St.  
Providence, RI 02903  
(401)222-2678      www.preservation.ri.gov      info@preservation.ri.gov

The Rhode Island Historical Preservation & Heritage Commission is your state agency for historical preservation. The Commission identifies and protects historic buildings, districts, landscapes, structures, and archaeological sites throughout the State of Rhode Island.

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View of downtown Pawtucket, looking down Broadway from the steeple of the Pawtucket Congregational Church; photograph, 1874, by Charles S. Foster; virtually every major building in this photo has been removed.

## I. INTRODUCTION

An in-depth historical and architectural survey of Pawtucket, Rhode Island, was begun by the Rhode Island Historical Preservation Commission in conjunction with the Pawtucket City Planning Department in September, 1975. Funding was provided in part by the City, through a Community Development Block Grant, and in part by the Commission, through a survey-and-planning grant from the National Park Service.

To accomplish the goals of the statewide survey program three stages are necessary: field survey, preparation of maps and preparation of a final report. A standard survey form, the "Historic Building Data Sheet" (see Appendix D), is used throughout the state. This sheet includes both architectural and historical information and a photograph of each building or site. Architectural information is gathered from on-site observation (generally, exterior only); historical information is obtained from maps, atlases, published and unpublished histories, state and local records, city directories, guidebooks, newspapers, periodicals and manuscripts. In Pawtucket, back-title searches were run and assessors' records checked for most of the buildings listed in the Inventory (Appendix F) but not for the bulk of surveyed properties. Data from the survey forms is transcribed onto a city-wide base map and, when desirable, onto large-scale area maps covering denser neighborhoods. This data is also fed into the Statewide Planning Program's computer system.

The Pawtucket Survey includes approximately 1300 structures, districts, objects and sites of architectural, historical or visual interest. The period covered extends from the late seventeenth century to the present. A property's selection for the survey was determined on the basis of its individual significance as a work of architecture or as an historic site or its value as an indicator of the city's physical, social or economic development. Thus, the survey attempts to be comprehensive in scope, identifying both individually distinguished buildings and the wide array of elements which have contributed to the city's historical development and to its present complex physical form.

The information generated by the field survey, fleshed out by the results of intensive documentary re-

search, forms the factual basis of the final report. The intent of this report is to present a concise, yet comprehensive, history of Pawtucket, followed by recommendations for preservation planning. The scope of the report is the entire spectrum of Pawtucket's past, with emphasis placed upon those developments which have most strongly influenced the city's present morphology. Industrial history has been given a primary role in this report; social, institutional, physical and architectural developments are discussed within the context of Pawtucket's three-hundred-year evolution as an industrial community.

The objectives of this survey and report are threefold: to provide a planning tool for a community-wide preservation program; to serve as an academic and educational resource, useful in the study of state and local history; and to stimulate civic pride, making residents aware of the historic and architectural quality of the environment in which they live and encouraging them to take a positive interest in the future of their community.

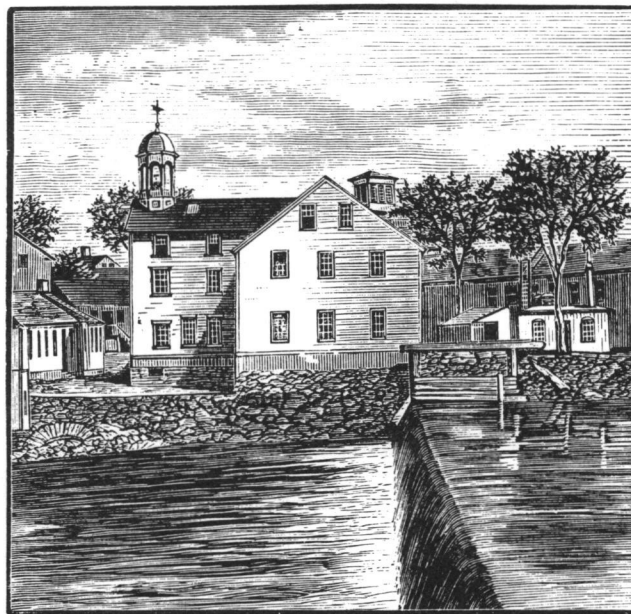


Fig. 1: Old Slater Mill (1793 et seq.); 69 Roosevelt Avenue; engraving, c. 1881, in Munro, *Picturesque Rhode Island*.

Upon completion of the survey and report, and following Commission review, complete sets of Pawtucket Survey material (survey sheets, maps and a copy of this report) will be placed on file at the Commission's central office (150 Benefit Street, Providence), the Pawtucket City Planning Department (200 Main Street) and the Pawtucket Public Library (13 Summer Street).

The Historical Preservation Commission would like to thank the following organizations and individuals for their aid in completing the Pawtucket survey and report: the staff members of the Pawtucket City Planning Department, the Pawtucket Redevelopment Agency, the Pawtucket Tax Assessor's Office, the Pawtucket City Engineer's Office, the Pawtucket Registry of Deeds, and the Pawtucket Registry of Probate; the staff of the Pawtucket Public Library; Patrick Malone and Gary Kulik of the Slater Mill Historic Site; Mrs. Frederick Tompkins of the Pawtucket Chapter, Daughters of the American Revolution; Mrs. Ruth McDermott of the Blackstone Valley Historical Society; Mrs. Ann Turcotte of the Pawtucket *Times*; Marsha Peters and Helen Kebabian of the Rhode Island Historical Society Library; Dr. Patrick Conley of Providence College; Mr. Irving Haynes; the staff of the Providence *Journal-Bulletin*; the staff of the Providence Public Library; the staff of the Forbes Library in Northampton, Massachusetts; and Mrs. John Johnson, Mr. Robert Chase and all the other citizens of Pawtucket who so generously shared their knowledge of the city with us.



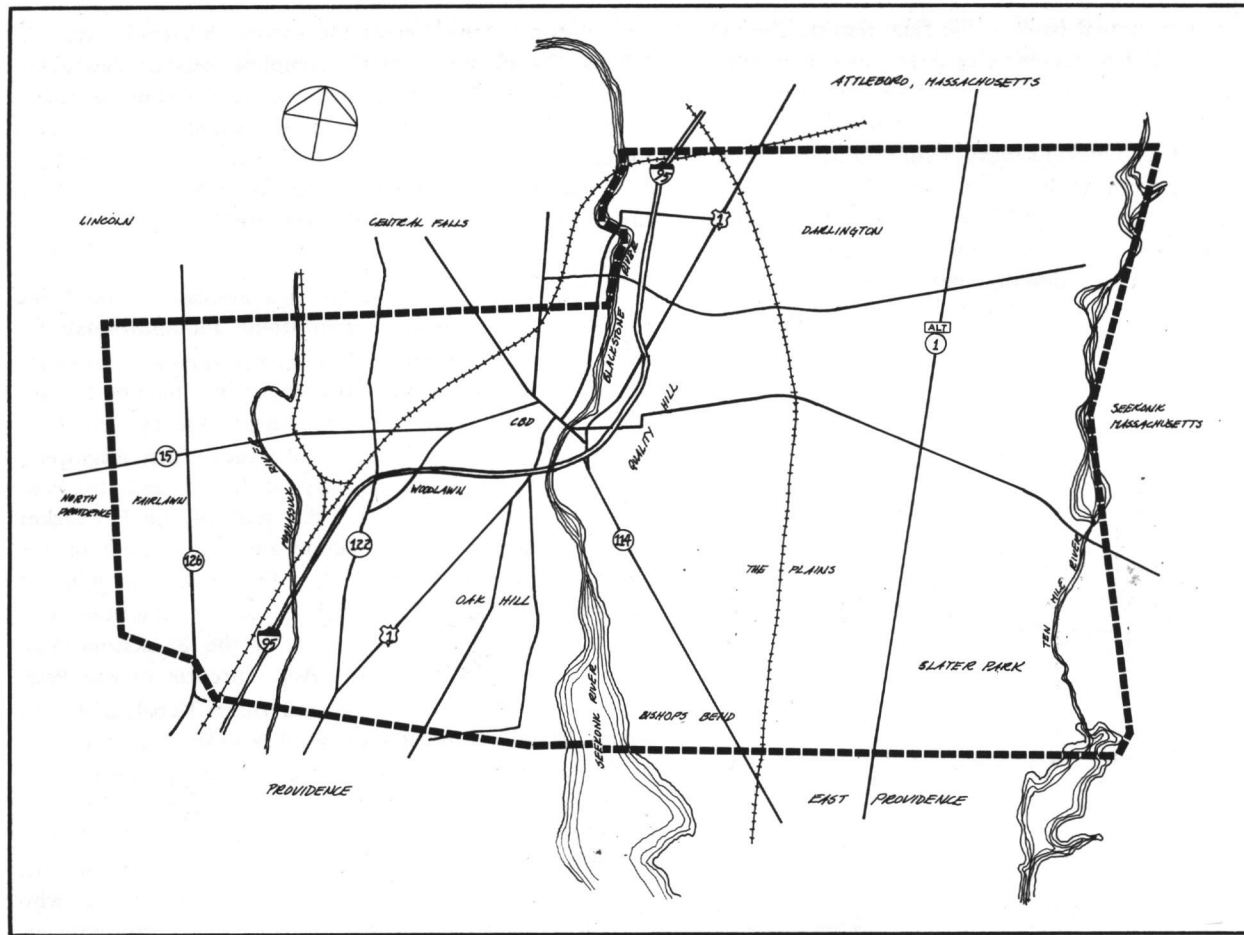


Fig. 2: A. Map of Pawtucket, showing principal neighborhoods, roads and geographic features.

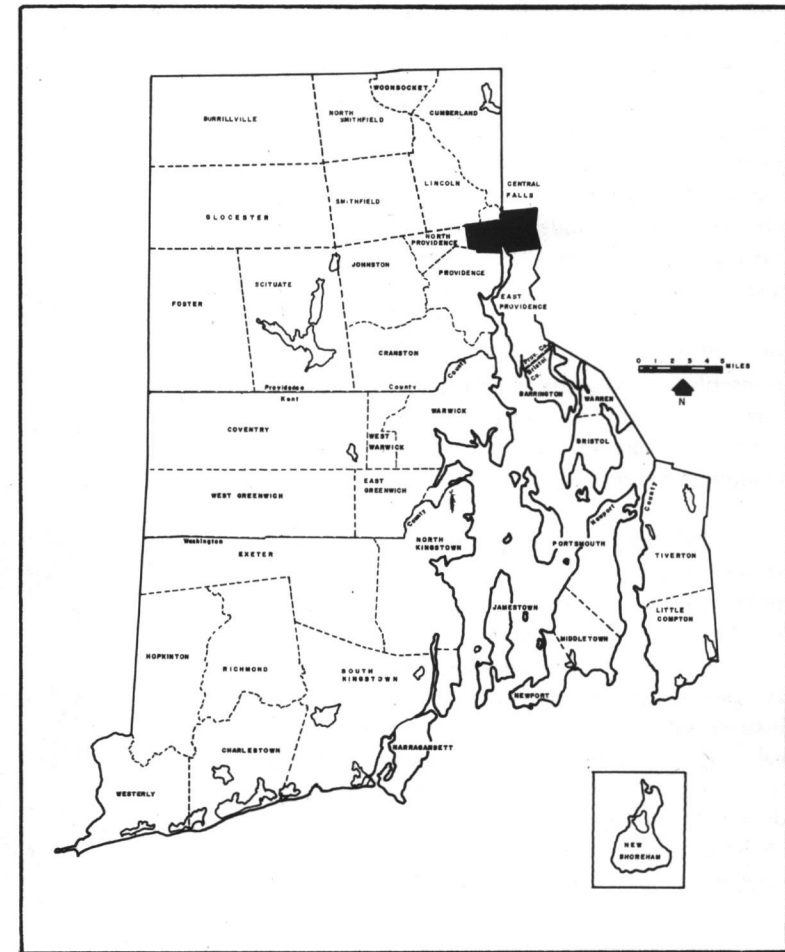


Fig. 2: B. Map of Rhode Island, showing the location of Pawtucket.

## II. PHYSICAL AND SOCIAL SETTING

A compact industrial city of 76,000, modern Pawtucket covers 8.94 square miles in east-central Rhode Island. Lying north and east of Providence, it is bordered by that city, East Providence, North Providence, Lincoln, Central Falls and the Massachusetts communities of Attleboro and Seekonk. Located on what has long been a major overland route between Boston and New York, Pawtucket was tied in to the Interstate Highway System in the early 1960s when I-95 was built through its center. A network of smaller, numbered routes (U.S. 1, R.I. 15, R.I. 114) fan outward from the city's core. North-south traffic west of the downtown is carried by R.I. 122 and R.I. 126; east of it by R.I. 1A. The Conrail-Amtrak mainline passes north and west of the downtown; the India Point Branch of the Providence and Worcester Railroad still carries freight through eastern Pawtucket. All of these transportation systems have reinforced Pawtucket's role as a satellite city to the much larger commercial and industrial center of Providence. In modern times, the railroads and the interstate highways have made both cities integral parts of the heavily developed "Northeast Corridor."

Topographically, Pawtucket can be described as a section of a broad coastal plan varied by two low hills and occasionally steep bluffs along the banks of three southward-flowing rivers. Local relief is about 180 feet. The highest elevation, 182 feet, is reached on Windmill Hill in the city's southwestern corner. Oak Hill, south and west of the downtown, rises to just over 150 feet. East of the Blackstone and Seekonk Rivers a low ridge crests at about 100 feet and then drops to the edge of the Seekonk Plain, a sandy tableland stretching eastward into Massachusetts.

The largest and most historically significant of the three rivers is the Blackstone. Entering the city from the north, it courses generally southward, dividing Pawtucket into eastern and western halves, a fact long reflected in the city's political geography. At Pawtucket Falls the Blackstone drops some thirty feet into the tidal Seekonk River, a navigable extension of Narragansett Bay. The water power available at the falls was the primary reason for Pawtucket's early development, and the landings on the Seekonk were important centers for shipbuilding and heavy freighting from the eighteenth into the early twentieth century. Two miles to the east, the Ten Mile River flows

southward into East Providence, where it empties into the Seekonk. To the west, the swampy valley of the the Moshassuck River isolates Pawtucket's westernmost neighborhood, Fairlawn, from the rest of the city. Bog iron was dug from the Moshassuck's banks in the seventeenth and eighteenth centuries and portions of the river became segments of the Blackstone Canal in the 1820s.

The Blackstone River has been a factor of tremendous importance in the development of Pawtucket. First, as an obstacle to overland travel, the river has funneled traffic over the fords (and, later, bridges) at Pawtucket Falls since long before white men appeared in Rhode Island. Pawtucket has thus been a node on a major transportation network for hundreds, perhaps thousands, of years. Second, the Blackstone's fifty-foot drop in its last two miles represents a considerable amount of potentially usable power. This power was first harnessed by Joseph Jenks, a pioneer ironworker, in the 1670s. In 1790 it drove Almy, Brown and Slater's completed Arkwright cotton spinning machinery, an event which marked the opening of America's Industrial Revolution. It also marked a major step forward in Pawtucket's evolution as a manufacturing center, an evolution made possible initially by the river's power.


Conversely, the Blackstone has also inhibited the city's growth and political development. For two hundred years, the river served as a political dividing line, first, between the colonies (and, later, states) of Rhode Island and Massachusetts, and then, after 1862, between the two Rhode Island towns of North Providence and Pawtucket. A serious effect of this division was the resulting uncertainty as to who was responsible for building and maintaining the bridges at Pawtucket Falls. The division also fostered a certain degree of rivalry between the people who dwelt on the opposite banks — people who actually had quite similar interests.

Pawtucket has historically been, and is still today, an industrial community. The small seventeenth-century ironworkers' village at Pawtucket Falls was the germ of a late nineteenth- and early twentieth-century manufacturing city, second in Rhode Island only to Providence in terms of both population and industrial importance. Although most of the great textile companies for which Pawtucket was once famous have moved south or ceased operation,

the machine-tool industry still flourishes and a multitude of diversified new industries have been attracted to the city. Today, some 60 per cent of the city's work force is employed by industry.

Pawtucket is a unique and special place. It has been the scene of some of the proudest accomplishments in American industrial history and the home of some of the nation's foremost industrial leaders. It yet contains numerous buildings and districts which reflect this proud heritage: historic mill complexes, fine residential neighborhoods and handsome civic and institutional buildings are only the highlights of an impressive built legacy. The city is still possessed of a recognizable late nineteenth-century downtown — one of the very few truly urban areas which ever developed in Rhode Island. It is a community with a rich ethnic heritage. The great mid-nineteenth-century wave of immigrants from Ireland, England and Scotland was followed by streams of later settlers from Canada, Italy, Poland, Portugal and a host of other countries. All have made their contributions to what Pawtucket is today.

The legacy of the past plays an important role in the everyday life of Pawtucket today. A knowledge of that past can inform our understanding of the city as it now exists and lead to a fuller appreciation of its value as a place in which to live.



**PAWTUCKET DILIGENCE.**  
THE subscriber would inform the public that he has recently purchased the stage known by the name of the *Pawtucket Diligence*, which he intends running twice a day, from this place to Providence. The Diligence will leave Pawtucket, at 9 o'clock, A. M. and 2 o'clock, P. M. and will return from Providence, at 12 o'clock and 4½ P. M. all in the same day. The Books will be kept at Mr. Blake's Tavern, and the Pawtucket Hotel, in Pawtucket, and at Messrs. Clarke's, Wilder's and Minard's, in Providence.  
SIMON H. ARNOLD.  
December 10.

Fig. 3: Advertisement; the *Pawtucket Chronicle, And Manufacturers' and Artizans' Advocate*, December 31, 1825.

### III. HISTORICAL DEVELOPMENT

#### ORIGINAL INHABITANTS

In 1636, most of Rhode Island and southeastern Massachusetts was in the possession of the Wampanoag and Narragansett Indians. Both tribes were members of the Algonquian language group which occupied the eastern seaboard, living in seasonal villages and following the cycles of agriculture, hunting and fishing. The Narragansetts were based on the western side of Narragansett Bay; the Wampanoags occupied the eastern shores. The Blackstone River Valley at the head of the bay appears to have been Wampanoag territory traditionally, but, due to a plague which decimated the tribe in the early seventeenth century, the Narragansetts were able to expand northward into unoccupied Wampanoag lands. Thus, it was from the Narragansett sachems Canonicus and Miantonomi that Roger Williams made his original purchase of the land extending west from "the river and fields of Pawtucket" in 1636. The area east of the Blackstone remained in Wampanoag hands until 1641. At that date, the Wampanoag sachem Massasoit sold most of it to Edward Winslow and John Brown of Plymouth Colony. In this transaction, Winslow and Brown were acting as agents for the group of Massachusetts Bay Colony Puritans which founded Rehoboth, Massachusetts, in 1644.

Pawtucket Falls was once a focal point of Indian activity. The river could be forded in the shallows above and below the falls, or, at times of low water, a dry crossing could be made on the rocks themselves. The Indians' Pawtucket Trail, a segment of the major overland route connecting the Narragansett country with points north and east of the Bay, came up from the Providence area to cross the Blackstone here. This was also an ideal spot to catch salmon, shad and alewives which seasonally ran up the river. Indians gathered at the falls in great numbers to fish, well into the eighteenth century.

Despite the importance of Pawtucket to the Indians, little evidence of their presence remains, and no intact sites are known. The most familiar evidence of Indian occupation is the name of the city itself — Pawtucket — said to mean "fall of water" in the native tongue. A more subtle reminder is found in the crooked course of Main Street, a route which follows the old Pawtucket Trail.

#### THE EVOLUTION OF PAWTUCKET'S POLITICAL BOUNDARIES

The use of the Blackstone River as a political boundary, first between the Narragansetts and Wampanoags and then between the rival groups of Europeans to whom the Indians sold the lands on the opposite banks, seriously complicated Pawtucket's development as a distinct political entity. From the mid-seventeenth century until 1862, the Blackstone at Pawtucket formed the border between Rhode Island and Massachusetts. Two villages — both called "Pawtucket Village" — grew up on either side of the falls. Despite their close economic and social affinities, they belonged to separate towns in different states for almost two hundred years. The village on the western bank was part of Providence until 1765, when it was included in the new town of North Providence. The eastern village lay within the limits of Rehoboth, Massachusetts, until 1812, when it and a large territory to the east were set off as the new town of Seekonk. In 1828, Seekonk was subdivided, and the village at the eastern edge of the falls became the nucleus of Pawtucket, Massachusetts.



Fig. 4: Rhode Island-Massachusetts boundary marker (1847); at Daggett House, Slater Park; said to have once stood on Main Street Bridge.

In 1862, as part of an attempt to settle a long-standing interstate boundary dispute, most of Pawtucket, Massachusetts, was ceded to Rhode Island. At this point, the villages on either bank of the falls were located within the same state, but remained in separate towns. This was the case until 1874 when the eastern portion of North Providence was united with the Town of Pawtucket. With its political boundaries thus defined, Pawtucket voted to accept incorporation as a city in 1885. Although there has repeatedly been talk of merging Pawtucket and its "twin city," Central Falls, the union has never been accomplished, and the modern boundaries of Pawtucket remain as they were established in 1874.

#### SETTLEMENT AND EARLY GROWTH: 1668-1783

When Europeans first settled at Providence and Rehoboth in the 1630s and 1640s, the lands near Pawtucket Falls were considered outlying areas. They were not to escape attention for long, however. On the western side, some of Pawtucket's most fertile meadows were cultivated quite early by the Providence settlers. By 1668, at least one, Thomas Estance (or Estan), was living in the Woodlawn area, and two other Providence men, Richard Scott and Daniel Comstock, are thought to have established themselves in this neighborhood at an early date.

Very little is known of the earliest settlers in Pawtucket east of the river. One John Hazell was living somewhere on the eastern side of the Blackstone, perhaps within the bounds of modern Pawtucket, when the Reverend Samuel Newman's company established Rehoboth in 1644. The Newman settlement was laid out at what is now Rumford, in East Providence, a mile south from the present Pawtucket line. The Rehoboth settlers granted to members of four families much of the arable land in what would become the eastern half of Pawtucket: the Smiths, Bucklins and Reads were each allotted large tracts extending eastward from the Blackstone River; much further to the east, the Daggetts were given a tract along the Ten Mile River. It is not known how early any of the three first-named families settled on their Pawtucket land but there is a tradition in the Daggett family that a house was raised for John Daggett on the western bank of the Ten Mile River before 1675. This house is said to have been destroyed during King Philip's War.

Pawtucket's first settlers were farmers. In 1671, however, there arrived a settler of a very different sort: Joseph Jenks, Jr., a skilled ironworker, was drawn to Pawtucket from Warwick by the power potential of the waterfalls, by the abundant stands of timber in the area and, perhaps, by the presence of bog iron in the Moshassuck Valley. On October 10, 1671, Jenks bought sixty acres of land on the west side of the falls, and Pawtucket's development as an industrial community began.

Joseph Jenks soon erected a forge shop, a dwelling house and perhaps some auxiliary buildings on his land at Pawtucket Falls. These were abandoned when King Philip of the Wampanoags began his war against the English in 1675. In the course of this war, the buildings of the Jenks settlement, along with virtually all others standing on the Rhode Island mainland, were destroyed.

The war ended, a disaster for the Indians, with the death of King Philip in August of 1676, and the victors, Joseph Jenks among them, immediately began the reconstruction of their burned-out settlements. Tax records of 1679 indicate that Jenks had a sawmill in operation by that date, and he probably had a new forge constructed soon after. When Joseph Jenks, Jr. died in 1717, the nucleus of an industrial village had been permanently established on the western bank of the Blackstone at Pawtucket Falls.

The Jenks settlement was located in what is now the heart of Pawtucket's downtown. The forge shop stood on or near the site of the Blackstone Valley Electric Company Building (150 Main Street) and Joseph Jenks' own house stood on the site now occupied by the Boys Club Building (53 East Avenue). Houses built for three of Jenks' sons stood on the northern side of Main Street between Dexter Street and the Blackstone; a fourth son's house stood on Roosevelt Avenue just north of Exchange Street, and a few other houses were scattered in the present downtown area.

Of the buildings which composed this early settlement, one still stands, and there is graphic evidence for the appearance of two others. The Croade Tavern, built on Dexter Street about 1700 and moved to Great Road in Lincoln in 1918, is a story-and-a-half, gambrel-roofed dwelling notable for its end overhang framed with curved



Fig. 5: Reverend Ebenezer Jenks House (1680s; enlarged c. 1750; demolished c. 1875); formerly on Maiden Lane; stereocard, c. 1875.



Fig. 6: Nathaniel Jenks House (1680s; demolished); formerly on Roosevelt Avenue; photograph, c. 1870.



Fig. 7: John Daggett, Jr. House (1685 et seq.); Slater Park.

braces. Perhaps a bit earlier in date were the "stone-ender" houses of Ebenezer and Nathaniel Jenks, both of which were photographed before their destruction in the 1870s.

While the Jenks clan were developing their mill site on the western bank of the falls, other settlers were moving into nearby areas. To the west, Henry Esten is said to have built a "stone-ender" on the edge of the Moshassuck meadows in 1680. On the Rehoboth side of the Blackstone, a sawmill and a gristmill were in operation at the falls by 1700, and at least four houses, homes of the Bucklins and Smiths, once stood within a mile of the cataract. Much further to the east, John Daggett, Jr. is reputed to have raised his house on the bank of the Ten Mile River in 1685.

Only one house of seventeenth- or early eighteenth-century date survives in Pawtucket today: the John Daggett, Jr. House in Slater Park. In its original form, the Daggett House may have been a one-room-plan "stone-ender," only one or one-and-a-half stories high. Several eighteenth-century enlargements brought the main house to its present form; to this a kitchen wing was added about 1840. The entire house was thoroughly rehabilitated by the Pawtucket Chapter of the Daughters of the American Revolution for use as a museum early in this century. It is an appropriate use for the oldest building in the city.

The Daggetts, Estens, Bucklins and Smiths were primarily farmers, but Pawtucket's development from the eighteenth century onward would increasingly depend upon industry. On the western bank of the falls, the Jenks family slowly expanded their operations. Until the Revolution, they seem to have controlled almost all of the industrial enterprises conducted on the western bank. In their shops were produced a wide variety of iron objects, including tools for farmers and fishermen and implements for household use as well as more specialized goods produced in response to the growing commercial importance of Providence. Ships' anchors came to be a noted Pawtucket product, and, by 1740, the Jenkses had erected a shop (located on or near the present site of the Bridge Mill Power Plant, 25 Roosevelt Avenue) specifically for forging them. In 1774, Captain Stephen Jenks patented the Jenks musket and commenced manufacturing them in Pawtucket the following year. Ramrods and bayonets were also produced in his shops, along with heavy cannon.

These last are said to have been among the first cast in this country.

On the Rehoboth side of the Blackstone, a potash manufactory had been set up north of the falls before mid-century. Supposedly begun by Seth White, the works were later acquired by Ephraim Starkweather, a wealthy and

politically prominent Rehoboth merchant. Sometime after 1760, a linseed oil mill was erected at the eastern end of the falls for Hugh Kennedy, an enterprising capitalist of Irish descent. Kennedy also established a blacksmith's shop, a wheelwright's shop for the manufacture of cotton spinning wheels and a store.

To supply adequate power for the growing number of shops at Pawtucket, a series of dams and trenches were constructed at the falls during the seventeenth and eighteenth centuries. The two earliest appear to have been wing dams, angled out from either bank to direct some of the river's flow toward the forge shops on the west and the sawmill and gristmill on the east. These were superseded by the "lower dam" which was built from bank to bank at the crest of the falls before 1718. About 1714, Sargeant's Trench was dug around the western end of the falls so that fish might pass upstream. Unfortunately, the fish declined to run up the trench, and it was eventually given over to industrial uses.

Water-powered manufacturing was not carried on below the falls, but an active shipbuilding industry was established here before the Revolution. The pioneer in this enterprise was Sylvester Bowers, a ship's carpenter from Somerset, Massachusetts, who founded his yard on the Rehoboth side in 1770. Other shipwrights followed his lead, and yards on both banks prospered through the end of the eighteenth century.

Apart from its importance as an industrial center, Pawtucket was of some consequence in the seventeenth and eighteenth centuries as a link in the major overland route between Providence and Boston. In 1713, the Jenkses persuaded the Massachusetts and Rhode Island Assemblies to pay for the erection of a wooden bridge just below the falls. While this first bridge and its immediate successors were generally ill-maintained and short-lived affairs, they did carry a growing stream of traffic over the Blackstone at Pawtucket. It is from the diaries of some of those who passed over these bridges that we learn that Pawtucket Falls once possessed an aspect of picturesque sublimity thought quite remarkable.

Pawtucket played a small but significant role in the American Revolution. Two of her residents held important positions on the rebel side: Sylvanus Brown was master-at-arms on Commodore Esek Hopkins' ship, and Ephraim Starkweather, chairman of the Rehoboth Committee of Correspondence, was a trusted advisor to Massachusetts Governor and patriot leader John Hancock. Pawtucket's greatest contribution to the rebel cause, though, was the weaponry turned out in the village shops — cannon, muskets, ramrods and bayonets.

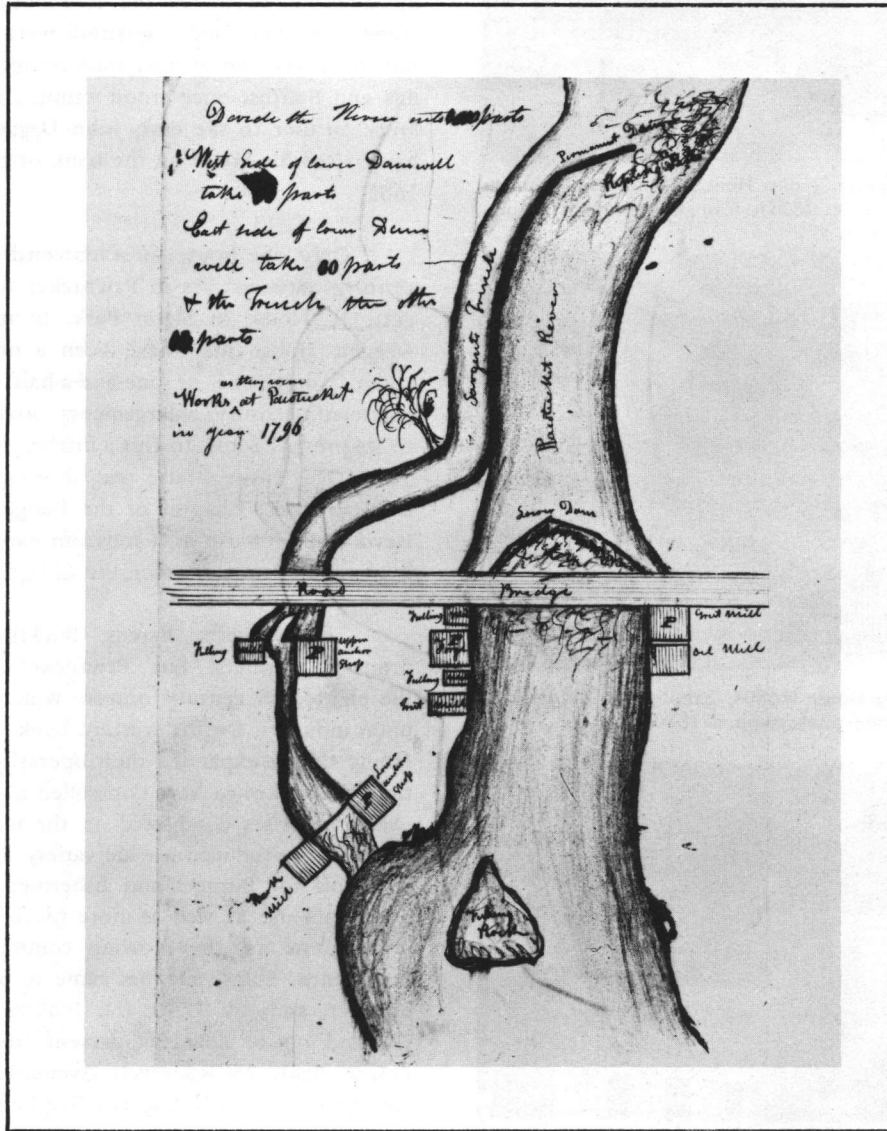


Fig. 8: Map of the "Works as they were at Pawtucket in year 1796;" probably drawn c. 1830 as evidence in the Sargeant's Trench case.

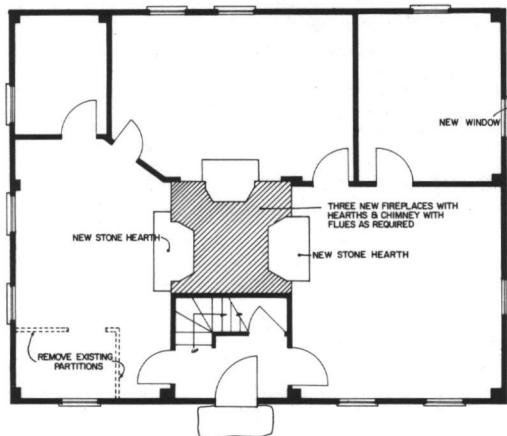
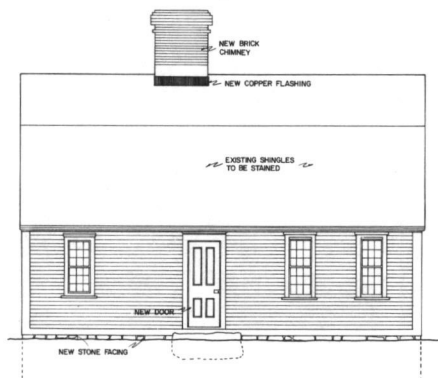
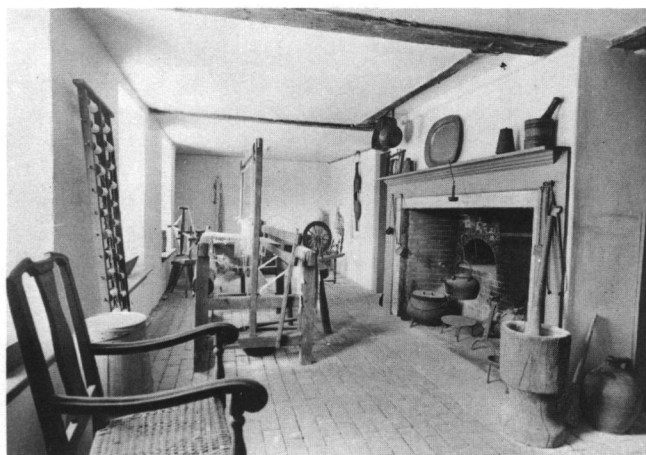


Fig. 9: Sylvanus Brown House (1758; restored 1960s); (71) Roosevelt Avenue.  
A. Restored first-floor plan.



B. East Elevation.



C. Restored Cellar Kitchen.

Of the multitude of buildings erected in Pawtucket between the death of Joseph Jenks and the end of the Revolutionary War, there are but two known survivors. The Sylvanus Brown House, now located at the Slater Mill Historic Site, was built on East Avenue in 1758 for Nathan Jenks, Sr., a blacksmith and part owner of the Jenks iron-working operations. The house is a story-and-a-half, gambrel-roofed dwelling with a central chimney stack and a four-bay facade. It is recorded that when Samuel Slater arrived in Pawtucket in 1790, he spent his first night in this house as the guest of its then part owner, Sylvanus Brown. The building has been moved twice, from East Avenue to Marrin Street, from Marrin Street to the Slater Mill Historic Site. Restored by the Old Slater Mill Association in the 1960s, the layout of the first-floor plan follows the five-room plan common in eighteenth-century Rhode Island; the cellar kitchen in the restored house is a response to the original sloping site. Selection of furnishings was guided by the 1825 inventory of the estate of Sylvanus Brown. The only other survivor from this period is the Nehemiah Bucklin House (c. 1760) at 56 Columbus Avenue. This typical mid-eighteenth century, is a two-story, gable-roofed dwelling with a central chimney stack and a slightly asymmetrical five-bay facade. The Bucklin and Brown Houses, together with the much earlier John Daggett, Jr. House, comprise all the known pre-Revolutionary architecture still standing in Pawtucket.



Fig. 10: Nehemiah Bucklin House (c. 1760); 56 Columbus Avenue.

## PAWTUCKET, BIRTHPLACE OF THE AMERICAN INDUSTRIAL REVOLUTION: 1784-1829

Two developments of the post-Revolutionary period had an immense impact on the evolution of Pawtucket. First, the British occupation of Newport during the war effectively destroyed that city's leadership of the colony's maritime and commercial life. Providence, the focal point of the steadily developing northern hinterland, had been overtaking Newport even before the Revolution began, and, when peace returned, Providence quickly became the center of Rhode Island commerce. Second, a number of Rhode Island's leading merchants, having already accumulated large fortunes through international trade, were now seeking other outlets for their venture capital. Manufacturing, and particularly the manufacturing of spun cotton yarn, soon attracted their attention. These two factors, combined with Pawtucket's water power and supply of skilled laborers, particularly metalworkers, would make Pawtucket the birthplace of the American Industrial Revolution in 1790.

Chief among the skilled artisans established at Pawtucket during the post-Revolutionary era were the Wilkinsons, Oziel and his five sons, all blacksmiths; the family was to play a key role in the coming industrial revolution. The Wilkinsons had moved from Smithfield about 1783 in order to be closer to the Providence merchants with whom they were doing an ever increasing business and to take advantage of the greater power available at Pawtucket Falls. Oziel Wilkinson is credited with having produced in Smithfield the first cold-cut nails ever manufactured. By 1786, he was forging anchors and cutting press screws at Pawtucket and, in 1790, he advertised steel in the blister or drawn into bars at his Pawtucket "Steel Manufactory." By 1791, he had built a small air furnace for casting iron and, two years later, he set up a rolling and slitting mill. Out of the Wilkinsons' shops came anchors, barrel hoops, oil presses, cannon, machines for cutting screws and a wide variety of other metal products. The talent and expertise of the Wilkinsons, their flair for invention and their ingenuity in constructing new machines was to be of critical importance in the development of factory-based industry in America.

At the time the Wilkinsons moved to Pawtucket, the manufacture of cotton textiles was completely dominated

by England. In the preceding half century, the English had developed a series of water-powered machines for spinning cotton yarn, known collectively as the Arkwright system. Knowledge of this system was jealously guarded by the British and eagerly sought by the Americans. The earliest attempts to reproduce Arkwright machines in this country, however, met with very limited success. In Rhode Island, the Providence merchant Moses Brown gradually acquired all of the experimental machinery in the state which showed any promise and set it up in a fulling mill on the western bank at Pawtucket Falls. Although this machinery was generally operable, it turned out poor yarn and could not be run at a profit. When Moses Brown brought Samuel Slater to Pawtucket in 1790, none of the machinery was in continuous use.

Samuel Slater was an English immigrant who had arrived in this country in November, 1789. Slater brought with him a vast practical knowledge of the Arkwright system acquired as an apprentice and, later, an overseer for the English textile manufacturer Jedediah Strutt. Although a number of English and Scottish textile workers had preceded Slater to America, none had come from so high a position in the English mills. Slater was the first defector from the middle-management level. He thoroughly understood the entire process of water-powered cotton spinning and had an intimate knowledge of the English factory system.

Although the image of Samuel Slater has long been that of an ingenious mechanic intent on burning an exact picture of each part of the Arkwright machines into his memory in order to reproduce them in America, it now appears that Slater was rather a shrewd and ambitious businessman. Seeing no future for himself in the already developed English cotton industry, Slater secretly left England and brought his specialized expertise to America. After being disappointed at the slim prospects for success of the New York company for which he first began to work, Slater took the advice of a Providence sea captain and contacted Moses Brown. After some hard-nosed bargaining, the immigrant Episcopalian threw in his lot with the Providence Quaker.

Arriving at Pawtucket in January, 1790, Slater found a set of machines, which he pronounced unworkable, and a corps of highly talented mechanics (many, if

not most, of them Quakers having long-standing business ties with Moses Brown), who had been working on the development of these machines, off and on, for several years. In the next eleven months, Slater, working closely with the Pawtucket mechanics David Wilkinson and Sylvanus Brown and drawing heavily on the expertise of other local artisans, transformed Moses Brown's collection of machines into a workable Arkwright system. On December 20, 1790, Slater commenced spinning cotton yarn full time, and the American Industrial Revolution began.

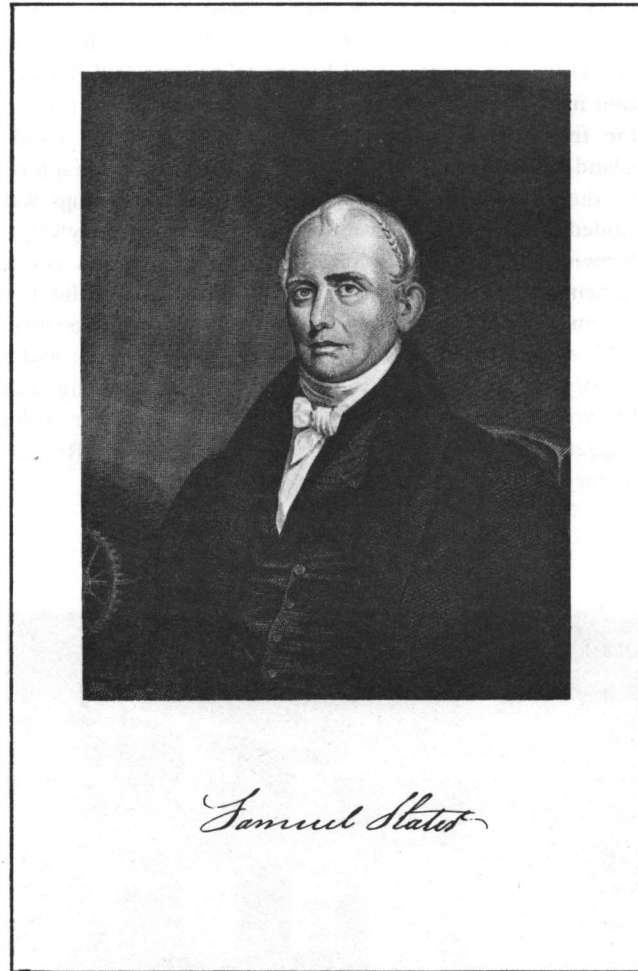


Fig. 11: Portrait of Samuel Slater; engraved copy of a painting by Lincoln, engraving used by George S. White in his 1836 *Memoir of Samuel Slater*.

The success achieved by Slater, Brown and the Pawtucket mechanics in 1790 was of major importance to the new nation. The manufacture of cotton yarn would now become a factory-based, rather than a cottage, industry. Cotton was the first factory-based industry to be successfully established in this country and, to a large extent, it set the pattern for American industrialization in general. In the next century, factory-based industrialization would become a primary factor in the enormous economic growth of this country.

Slater's success also had a tremendous impact on the development of Pawtucket. In the next forty years, the expansion of its cotton industry (and the related textile-machinery and machine-tool industries) would give Pawtucket a national, even an international, reputation. The first step came in 1793 when the Old Slater Mill was built to replace the rented fulling mill in which Brown's machinery had first been erected. The new mill was built for the firm of Almy, Brown & Slater, composed of William Almy, Smith Brown and Samuel Slater. The first two were, respectively, the son-in-law and the nephew of Moses Brown and had been the original partners in Almy & Brown, the firm set up by Moses Brown to run the textile experiments in Pawtucket. Slater had formerly worked for Almy & Brown on a contract basis but was taken into partnership after his successful reconstruction of the Arkwright machines.

The Old Slater Mill still stands on its original site on the western bank of the Blackstone just above Pawtucket Falls. Now much altered, the mill as originally built was a two-and-a-half-story, timber-framed structure forty-three feet long by twenty-nine feet wide. A trap-door monitor broke its gable roof to allow light into the attic, and a small belfry, once located at the western end, may have been an original feature. During the nineteenth century, the mill was considerably expanded and in 1924-1925, the building was restored to its conjectured appearance of about 1835.

The Old Slater Mill was the first successful water-powered cotton factory built in North America. It is a key monument in American industrial history and has been designated a National Historic Landmark. When its demolition was threatened early in this century, a private group was formed to fight for its preservation. The Old Slater

Mill Association, organized in 1921, is one of the oldest preservation groups in America and one of the very first to be concerned with industrial history. The Association succeeded in its efforts to buy the Old Slater Mill, restored it in 1924-1925, and set up within it, in 1955, one of the finest museums of technology in America. The Old Slater Mill's importance to the city cannot be overemphasized.

To power the Old Slater Mill, Almy, Brown & Slater built "the upper dam" across the Blackstone about one hundred yards above the falls and dug a power canal, from the pond formed behind it, to the mill. Originally, this canal emptied back into the Blackstone above the lower dam but, in 1794-1795, the Slater canal was connected to the upper end of Sargeant's Trench. This set off a massive lawsuit by the owners of the lower dam, who foresaw that a major portion of the Blackstone's flow could now be diverted through the Slater and Sargeant Trenches and be dumped back into the Seekonk *below* their own dam. The case was more or less settled in 1836, when Judge Joseph Story ruled on the exact amount of the river's flow to which each privilege was legally entitled, but litigation continued into the 1840s. Both the Slater and Sargeant Trenches still exist, though the latter has been completely built over. There are still dams at the sites of both the pre-1718 lower dam and the upper dam of 1792-1793; whether any part of either dates back to the eighteenth century is not known.

In 1799, Slater terminated his partnership with Almy and Brown (although he continued to superintend the operation of the Old Slater Mill for them) and formed a new firm, Samuel Slater & Company. Shortly after his arrival in Pawtucket, Slater had married Hannah Wilkinson and his three new partners were all Wilkinson in-laws: Oziel Wilkinson, his father-in-law, and William Wilkinson and Timothy Greene, both brothers-in-law. The company erected Pawtucket's second cotton mill, the New Mill, on the Rehoboth side of the river and began operations in it in 1801. Other mills soon went up on both sides of the river and, by 1817, there were thirteen mills in Pawtucket, six described as very large.

One of these early nineteenth-century mills survives: the 1810-1811 Wilkinson Mill, standing just south and west of the Old Slater Mill, and now included in the Slater Mill Historic Site. It was built for Oziel Wilkinson and his sons

as a combination spinning mill and machine shop — the latter operation being conducted by Oziel's son, David, on the building's first floor. The Wilkinsons' factory is characteristic of the second generation of Rhode Island textile mills in several respects. Its exterior bearing walls are of granite rubble, rather than combustible, timber-frame construction, and it is much larger than the earliest mills. Standing three-and-a-half stories high under a gable roof with a trap-door monitor, the stone mill is considerably taller and longer than the building erected for Slater in 1793. Like that mill, though, the Wilkinson Mill was much altered during its active life. The brick, exterior stair tower was added at the western end, probably before 1840, and the original, eastern end wall was removed when the building was extended in that direction. The building was acquired by the Pawtucket Redevelopment Agency, as part of the Slater Urban Renewal Project of the 1960s, and was turned over to the Old Slater Mill Association. Under their direction and with financial assistance from the U.S. Department of Housing and Urban Development, the wooden additions were removed, the eastern wall rebuilt and the windows, monitor roof and stair-tower cupola reproduced.

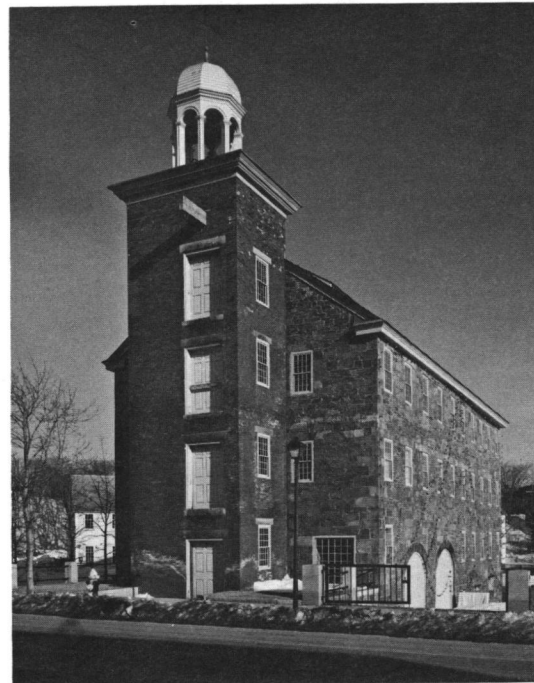


Fig. 12: Wilkinson Mill (1811 et seq.); 67 Roosevelt Avenue.

Power for the Wilkinson Mill was originally supplied by a twelve-foot by nine-foot breast wheel augmented by a steam engine. This is perhaps the first use of steam to power a textile mill in Rhode Island. Recent archeological explorations in the flume in the mill's basement have uncovered remnants of the wheel-pit flooring, the breast and the timbers which supported the wheel bearings. Long-range plans of the Old Slater Mill Association call for the reconstruction of the power-generation systems of both the Wilkinson and the Slater Mills. The result will be the only American museum with an authentic water-power system and an operating, full-scale breast wheel and steam engine.

Cotton spinning was not the only industry to flourish in Pawtucket in the period following the Revolution. A description of the village in 1796 had counted:

. . . three anchor forges, one (t)anning mill, one flouring mill, one slitting mill, three snuff mills, one oil mill, three fulling mills, one clothier's works, one cotton manufactory, two machines for cutting nails, one furnace for casting hollow ware, all moved by water; one machine for cutting screws, moved by a horse, and several forges for smiths' works.<sup>1</sup>

Dr. Timothy Dwight, president of Yale College and inveterate traveler and journalist, said of Pawtucket in 1810: "There is probably no spot in New England, of the same extent, in which the same quantity or variety of manufacturing business is carried on."<sup>2</sup> And a gazetteer published in 1819 noted that, besides the cotton mills, there were on the Rhode Island side of the falls,

six shops engaged in the manufacture of machinery, having the advantage of water power, and various other mechanical establishments affording extensive employment, and supporting a dense population. Upon the Massachusetts side of the river, there is a village of nearly equal size and consequence, for its manufacturing and other interests.<sup>3</sup>

<sup>1</sup>In Dr. Timothy Dwight, *Travels in New England and New York*, 4 vols., (London: William Baynes and Son, 1823), 2:18.

<sup>2</sup>Ibid.

<sup>3</sup>John C. Pease and John M. Niles, *A Gazetteer of the States of Connecticut and Rhode Island*, (Hartford: William S. March, 1819), p. 344.



Pre-eminent among the Pawtucket machinists of this period was Oziel Wilkinson's son, David. David Wilkinson laid the foundations for America's modern machine-building industry by his invention of the slide lathe in 1794 and by training in his Pawtucket shops most of the nation's first generation of machine builders. In addition, he built the first successful power loom in Rhode Island, the "Scotch loom," from patterns supplied by its inventor, David Gilmore, in 1817. In combination with the mechanized cotton picker, the power loom spelled the end of the old "putting out" system. Now all the processes of cotton cloth production could be brought together in factories whose size was no longer limited by the number of cotton pickers and weavers available on neighboring farms: great mill cities such as Lowell, Lawrence and Manchester were the direct result.

The development of Pawtucket's machine-building industry in the early nineteenth century was intimately connected with the growth of the cotton industry; most of the village shops either built or repaired machinery for the mills. A number of other industries, similarly dependent

upon cotton, sprang up in Pawtucket during this period. A bleachery and dye-works was set up on East Avenue about 1804 by Merry & Cumming, who advertised in that year that they did calico printing, blue and black dyeing and all other colors at their shop in Pawtucket. In 1817, John B. Braid was bleaching cotton yarn and cloth at a site on Bucklin's Brook. Block printing was begun at this site in 1824, and the operation was soon taken over by Royal Sibley and expanded into the Franklin Print Works. Sibley's plant was acquired by Jacob Dunnell & Company in 1838 and developed into the largest mid-nineteenth-century employer on the Rehoboth side of the falls. Today, a large complex of mostly late nineteenth-century mill buildings still occupies the original site off Dunnell Lane. A smaller printworks, founded by Simmons Hale as the Pawtucket Calico Company at the mouth of Bucklin's Brook in 1826, proved to be short lived. The business was sold to Dwight Ingraham within a year, and the mill was converted to cotton spinning. A group of early twentieth-century mills are still in operation on the site near the end of School Street, but the mill housing which once formed the village of Ingrahamville has disappeared.

Of course, Pawtucket was also the home of many industries having no particular connection with cotton. Shipbuilding was a major occupation on the Seekonk until 1805, some thirty-odd vessels having been built in Pawtucket between 1794 and 1805. The Wilkinson foundries were active, producing, among other things, heavy cannon which were cast solid and then bored out by water power. In a different vein, Thomas Arnold had a flour mill in operation as early as 1794, probably the first such in Rhode Island.

In 1815, the War of 1812 came to an end and a flood of English manufactured goods — particularly textiles — was suddenly released on the American market. In the face of this severe competition, many American cotton manufacturers failed and many American mills were shut down. When Francis Cabot Lowell came through Pawtucket in June, 1816, he was informed that there was not a spindle turning on either side of the falls. Depressed conditions prevailed generally until 1821, and Pawtucket's revival was further delayed by a serious drought in the early 1820s. By the middle of the decade, however, prospects looked bright again. Unfortunately, Pawtucket's mill owners now overextended themselves, and the village was one of the areas most severely hurt by the economic crash which swept the nation in 1829.

The immediate cause of the crash of 1829 was a decline in the market for cotton goods. This occasioned scattered business failures in the early spring of that year, but the disaster began in earnest in June, when A. & I. Wilkinson of Pawtucket, a firm with extensive and diversified interests throughout Rhode Island, collapsed. The Wilkinsons were soon followed by more Pawtucket firms. In August alone, twenty Pawtucket companies were forced to assign their property to creditors. Many of Pawtucket's most capable and enterprising citizens were ruined and left the village. David Wilkinson headed west; Samuel Slater, temporarily embarrassed by his financial involvements with his Wilkinson in-laws, disposed of his Pawtucket interests and hereafter focused his attention elsewhere. Many Pawtucket concerns were bought up by outsiders and moved. The anchor shops, for instance, for which Pawtucket had long been known, were moved to Providence, as was the village's ruined Farmers and Mechanics Bank (quickly renamed the Phenix). The great crash of 1829 truly marked the end of an era for Pawtucket.

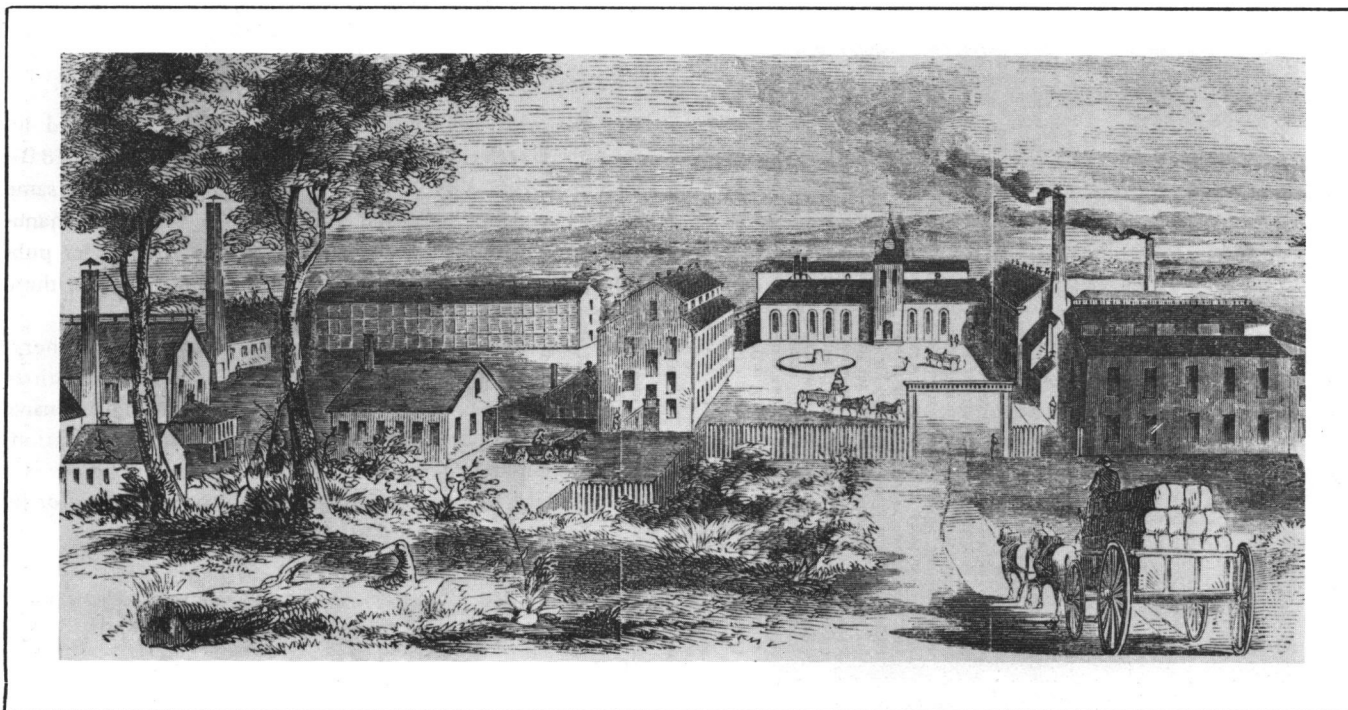


Fig. 13: "Dunnell Manufacturing Company's Works, Pawtucket" (1815 et seq.); off Dunnell Lane; print, 1855, appeared in *Ballou's Pictorial Drawing-Room Companion*, 30 June 1855. Buildings shown largely destroyed by fire in 1890.



Fig. 14: Milestone (probably 1807); (32) Pawtucket Avenue; at the northern terminus of the Providence and Pawtucket Turnpike; inscription signifies that the traveler is 3¼ miles from the Providence Court House.

Despite its ruinous conclusion, the period between the Revolutionary War and the crash of 1829 was one of tremendous physical expansion for Pawtucket. Its road system, for example, was rapidly extended. Of particular importance were the five turnpikes built in this period which linked Pawtucket to other centers: the Norfolk and Bristol Turnpike (c. 1806), running from Dedham, Massachusetts, to the eastern end of Pawtucket Bridge and now known as Broadway; the Providence and Pawtucket Turnpike (c. 1807), which completed the Boston-Providence turnpike route on what is now Pawtucket Avenue; the Valley Falls Turnpike (c. 1813), connecting the Wilkinson operations in Smithfield with Main Street and now called Broad Street; the Providence and Pawtucket East (1825), a competing route to Providence, now known as East Avenue; and the Mineral Spring Turnpike (1825), linking Pawtucket Village to the farming area that comprised the bulk of the town of North Providence, known today as Mineral Spring Avenue. All of these served to link Pawtucket to the markets and the sources of raw materials upon which the village's industries depended.

New buildings went up in great numbers and the settlement at the falls began to take on the appearance of a thriving village. Most of the new houses were concentrated behind the shops and yards which lined the Seekonk between the falls and the two landings, while a number of new mills were built north of the falls. Commercial buildings went up on Main Street and East Avenue near the bridge, and a new upper-class residential area was opened when the Wilkinson family subdivided their "Hill and Elm

Tree" plat on Church Hill in 1818. Of all the buildings of various types erected in Pawtucket during this period there are, besides the Slater and Wilkinson Mills, only some fifteen known survivors, all houses. None of the commercial, public and religious buildings of this period still stand, though some fragments of the interior woodwork of the original St. Paul's Episcopal Church, built on the easterly slope of Church Hill, were re-used in the chapel of the present building.

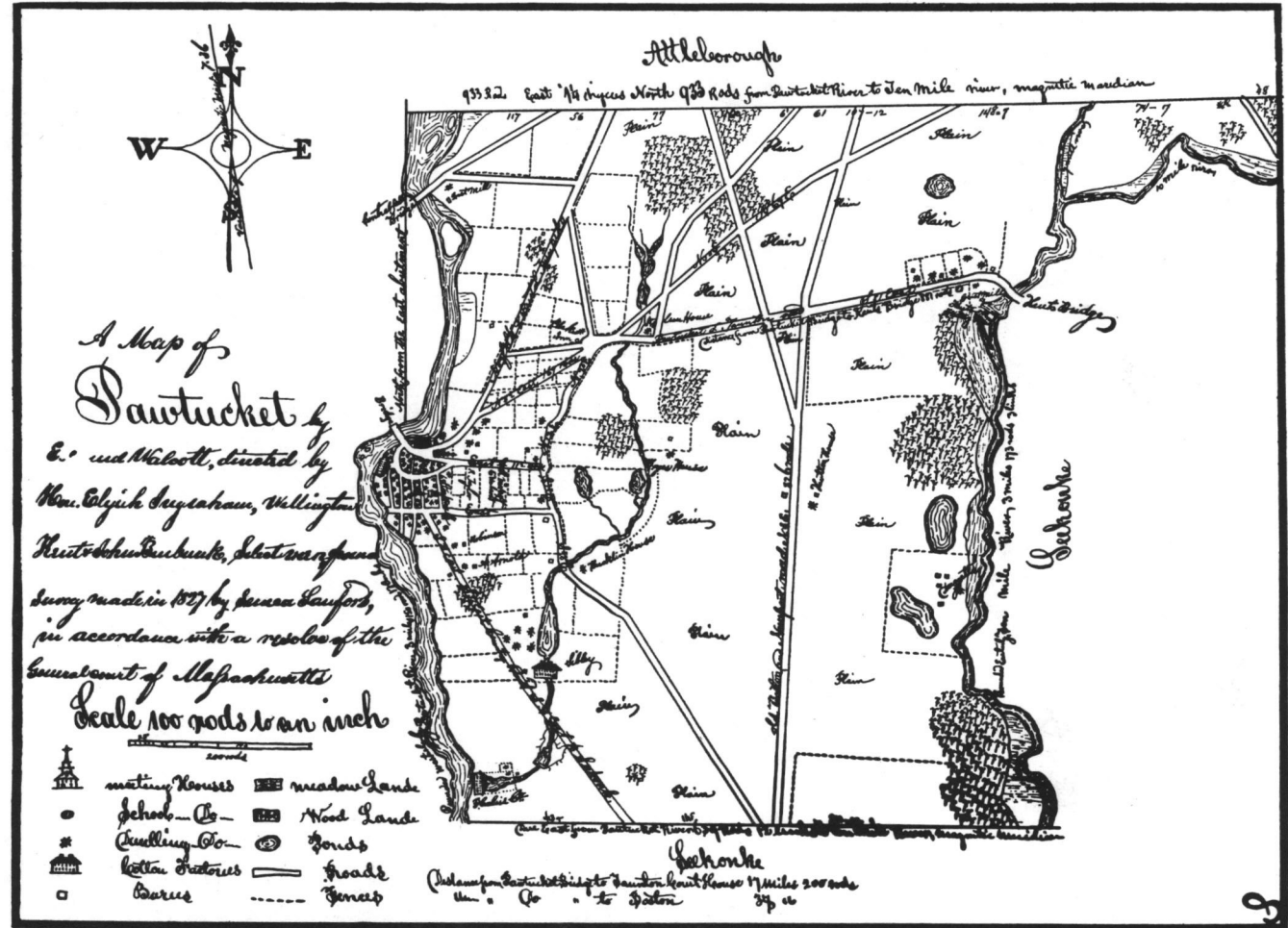


Fig. 15: "A Map of Pawtucket" by Edmund Walcott (1827); reproduced in Bowen, *Early Rehoboth*; showing Pawtucket, Massachusetts, as set off from Seekonk, Massachusetts, in 1827.



Fig. 16: Detail, side doorway, Oliver Starkweather House (c. 1800); 60 Summit Street.

Some degree of segregation of housing by social class was present by the end of this period, with the wealthiest families on the Rhode Island side occupying mansions along a section of Quaker Lane (now East Avenue), just below Church Hill, while their Massachusetts counterparts built equally fine residences along Main and Walcott Streets. The grandest and the earliest of the surviving mansions was built about 1800 for Oliver Starkweather (son of Ephraim Starkweather), a merchant and a manufacturer of potash and carriages. This Federal style dwelling originally stood on a terraced lot on the southwest corner of Walcott and Summit Streets; it has been moved twice and now stands at 60 Summit Street. Other surviving houses of this period, once almost as grand but less well preserved, are the Benjamin Walcott House (1814) at 123 Walcott Street, the Dr. Artemas Johnson House (1827) at 53 Vernon Street and the Jonathan Baker House (1823) at 67 Park Place.

In contrast to these, a much less pretentious house of this period is that built for Nathaniel Montgomery, a carpenter, at 178 High Street in 1814. Montgomery's two-and-a-half-story, gable-roofed house could easily pass for a mid-eighteenth-century dwelling. Only in its front doorway does the Federal style of the early nineteenth century make an appearance. Substantial, but unpretentious, accepting fashionable details, but grafting them onto a traditional form – the Montgomery House is typical of the multitude of less elaborate dwellings which were built in early nineteenth-century Pawtucket.

Even more common than dwellings of the Montgomery House type were modest dwellings of only one-and-a-half-story height. Few of these survive; the best remaining early nineteenth-century example is the Joseph Spaulding House (1828) at 30 Fruit Street. The home of a cabinetmaker, distinguished by a fine tiger maple staircase, this representative building has been entered on the National Register of Historic Places. Similar houses stand at 33 Tower Street and 33 Darrow Street, and an even smaller variant of this type, having only one window to either side of a central doorway, is represented by the tiny house at 16 Fruit Street.

The growth of manufacturing wrought a tremendous change in the size and character of Pawtucket's population and stimulated the formation of the first local social institutions. From a hamlet of perhaps seventy-five families in 1790, the village on both sides of the Blackstone had grown to a population of just under 2200 in 1822, and to over 3300 in 1830.

No church existed on either side of the falls before 1792, but in that year a group of west-side residents, noting the village on both sides of the Blackstone had grown containing upwards of fifty families within a quarter mile from the center"<sup>4</sup> voted to form a religious society "on the most Liberal Establishment" and to erect a meetinghouse. Although the Baptists, being the most numerous of those involved, were to have the first use every Sunday, the building would otherwise be available to all Christian sects. In 1817, the Episcopalians, with the support of Samuel Slater,

<sup>4</sup>In Rev. Massena Goodrich, *Historical Sketch of the Town of Pawtucket*, (Pawtucket: Nickerson, Sibley & Co., 1876), p. 161.



Fig. 17: Jonathan Baker House (1823); 67 Park Place.



Fig. 18: Nathaniel Montgomery House (1814); 178 High Street.



Fig. 19: Joseph Spaulding House (1828); 30 Fruit Street.

Hezekiah Howe and David Wilkinson, built the original St. Paul's Church on land given by the heirs of Oziel Wilkinson. In a similar gesture, David Wilkinson gave to the Catholic diocese the land on which the old St. Mary's Church was built in 1829. This was the first Catholic church, designed as such, erected in Rhode Island.

On the east side of the river, the residents were primarily Congregationalists and attended Rehoboth or Seekonk meetings until 1828 when they erected a meeting-house overlooking the falls. Other, smaller sects (Universalists, Methodists, Free Baptists) organized and built churches late in this period. The leading religious sect in Pawtucket since the eighteenth century, though, the Society of Friends, erected no building in Pawtucket before 1845; local Quakers preferred to journey to nearby meetinghouses in Saylesville or Providence.

The earliest form of local government in Pawtucket came with the organization of a west-side fire district in 1801. The district was given the power to tax within its bounds, to buy fire-fighting equipment and to command assistance during a fire. The creation of this district was a recognition of, and a response to, Pawtucket's industrialization and urbanization. The measure was strongly promoted by the local mill owners, who constantly faced the threat of fire in their mills, and by the village property owners who recognized the dangers of conflagration in the densely built-up sections by the river. Although the district was technically a Rhode Island organization, east sides were included in it until at least 1812, when the new town of Seekonk, Massachusetts, established a corresponding fire district for the east side.

Rhode Island's legislation concerning education was largely ineffective before 1828. Prior to that date, education in the western half of Pawtucket was provided by a variety of private schools, the most notable being that held in "the Old Red Schoolhouse" on High Street from 1793. This was built and run by a joint-stock company which included most of the local manufacturers and businessmen. Although the building was intended primarily to house the school, every kind of public meeting was held here, making it the first real public building in the village. East-side residents were allowed to attend the Old Red School for a fee if they preferred it to the public schools maintained on



Fig. 20: View up Broadway from near the eastern end of Main Street Bridge; lithograph printed on L. M. E. Stone's *Map of the Town of Pawtucket, Massachusetts*, 1848. In the center is the original Pawtucket Congregational Church, designed by Clark Sayles in 1828; burned, 1864.

their own side of the river. In addition, in the 1790s, Samuel Slater organized a "Sunday School" along the lines of those established by Robert Raikes in England. One of the first in this country, it was not a religious school, but was mainly concerned with curbing the alleged rowdiness of Slater's mill workers, mostly children, on their one day off. In its original form, this school taught the three Rs, but, by 1810, it had evolved into a church-run Sunday School which concentrated on the memorization of Bible verses.

During the first, prosperous decades of the nineteenth century, Pawtucket became large enough to support local

newspapers and banks. A half-dozen newspapers were started, but only the *Gazette & Chronicle* survived for any length of time, being issued in one form or another from 1825 to 1912. The two earliest banks were both established in 1814: the Pawtucket Bank on the east side, the Manufacturers Bank on the west. While the former survived until about 1850, the latter was nearly wiped out in 1829, and was removed to Providence. A third bank, the Farmers and Mechanics, was established in 1822, only to collapse in the crash seven years later. As with the newspapers, new local banks soon succeeded those that failed, and Pawtucket has not been without its own banking institution since 1814.

The bulk of Pawtucket's residents in the years before 1830 were native-born Protestants. Only sixty-four foreigners lived in the Rhode Island half of the village in 1820. Even in 1830, only forty-two foreign-born persons lived in all of North Providence. Of these, most were natives of England, Scotland or Ireland.

Dr. David Benedict, the first settled minister in Pawtucket, remarked at North Providence's centennial celebration in 1865 that there was no particular prejudice against the Irish in the days before the great immigration of the 1830s and 1840s. There was, however, some prejudice against Blacks (32 free Blacks lived in the two villages in 1830), and a very strong feeling existed against English immigrants, including, most particularly, Samuel Slater.

This prejudice against the English was rooted in the profound antagonisms which had resulted in the American Revolution and was fostered by American suspicion of the factory system which Slater and other English immigrants introduced into this country after the war. Many Americans saw the factory system as a peculiarly English institution and one which would foster British notions of aristocracy among the mill owners while it created a debased and potentially dangerous, poor, urban working class. Elements of this can be seen in Benedict's reflections on early Pawtucket:

It was a steady population, — a pretty regular population — until shipbuilding came in and brought a set of hands rather wanting in stability. Afterwards, cotton mills came in, and employers were obliged to pick up hands from all quarters. It was exceedingly uncomfortable and this class of people were very unpopular. And even against Mr. Slater — would you think it of a man so famous? — there was a prejudice because he was an Englishman and a foreigner. This lasted some time, and was attached to everything pertaining to cotton manufacturing.<sup>5</sup>

The new social order which evolved in Pawtucket after 1790 was composed basically of three classes: the

<sup>5</sup>Rev. David Benedict in *Report of the Centennial Celebration of the twenty-fourth of June, 1865, at Pawtucket, of the Incorporation of the Town of North Providence*, (Providence: printed for Albert V. Jenks, 1865), pps. 87-88.

wealthy manufacturers, a small group bound together by a web of partnerships and intermarriages; the artisans, a large group of craftsmen who worked in small shops following the traditional seasonal rhythms of craft production, who were paid for their products rather than their time, and who often owned a modest amount of real property; and the mill workers and laborers, the unskilled and propertyless bulk of the population, who did rough construction work or tended machines in the factories. A fourth class, the farmers, were not a major factor at this time. Those few farmers who did live in Pawtucket most often allied themselves with the artisan class, there being a considerable horizontal fluidity between the two.

#### NOTICE TO WEAVERS

THE subscribers wish to put out a quantity of yarn to weavers. Warps ready prepared; for which a liberal price will be paid. Good weavers in this vicinity, are requested to call at the store of  
**BARNEY MERRY & Co.**  
Nov. 4.

#### WANTED,

A SITUATION for a small family, with four hands, to work in a cotton Mill—the head of the family is a Carder. Good wages will be required—good recommendations will be given, of course. Apply at this office.  
Nov. 4.

Fig. 21: Advertisements, from the *Pawtucket Chronicle, And Manufacturers' and Artizans' Advocate*, November 25, 1826.

Resentments between the classes ran deep and were reflected by occasional acts of violence. An attempt was made to destroy the upper dam while it was under construction; the artisans whose shops stood below the site were thought responsible. Oziel Wilkinson's slitting mill was burned to the ground on October 5, 1811, and Almy, Brown & Slater's mill was damaged by fire four days later. Arson was suspected in both cases. Several attempts were made to burn mills in February, 1814, and a rash of probable arsons occurred in 1820.

An incident of national significance occurred in 1824 when Pawtucket's mill workers went out on strike. This was the first textile strike in North America and the first American strike in which women participated. It was occasioned by the decision of the Pawtucket mill owners (acting in concert) to lengthen the work day by one hour, with no increase in pay, and to reduce the piece rates paid female weavers. The workers, including over one

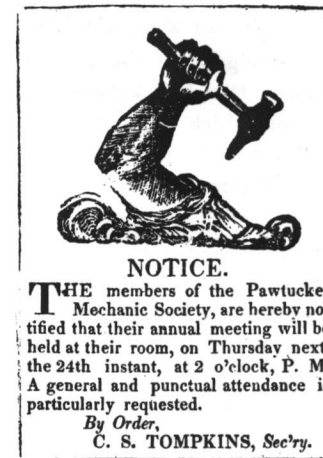


Fig. 22: Pawtucket Mechanic Society Notice, from the *Pawtucket Chronicle, And Manufacturers' and Artizans' Advocate*, August 19, 1826.

hundred women weavers, refused to enter the mills on these conditions. Crowds formed in front of the mills, and processions of jeering mill workers passed by the houses of each of the owners. An attempt was made to burn Walcott's Stone Mill, but the fire was quickly extinguished, and the strike was otherwise remarkable for its generally peaceful nature. The walkout lasted for a week and was settled by a compromise. The sentiments which inspired it, however, continued to fuel worker activities into the 1830s.

Despite the notable restraint displayed during the 1824 strike, Pawtucket's mill workers gained in the 1820s a reputation for drunkenness and rowdiness, at least in the eyes of the church-going middle class. It is reported that Saturday night street fights became regular occurrences in the 1820s in Pawtucket, that women were harassed on the streets, that crime was on the rise and that undesirable elements from Providence had taken to riding up on Sunday nights to join in the fun. In the words of Dr. Benedict: "People considered the place a very nest of corruption and disorder, with a helter-skelter population. They compared it to 'forty live crabs in a bucket,'"<sup>6</sup> and gave it nicknames such as Bungtown, Bangall, Hardscrabble and Pilfershire.

<sup>6</sup>Ibid., p. 88.

## INDUSTRIAL DIVERSIFICATION AND THE CIVIL WAR BOOM: 1830-1873

For most of the two decades following the crash of 1829, Pawtucket remained in a relatively depressed state. By the late 1840s, however, the village had begun to revive, stimulated by the construction of the Providence & Worcester Railroad, to which the Boston & Providence Railroad was quickly joined, and by the completion of several new factories. Growth was slow through the 1850s, but quickened tremendously through the Civil War boom period which lasted until 1873.

Local textile manufacturers continued to turn out yarn and thread while expanding into the production of a variety of specialty goods: printed calicoes, woven hair-cloth, worsted braid and cotton wadding. All came to be important Pawtucket products in the mid-nineteenth century. The machine-building industry recovered from the crash and became a mainstay of the economy along with other metal-working enterprises like the manufacture of nuts and bolts. A new industry was introduced in 1834 when lace leather (as in boot laces) was first produced in Pawtucket. The manufacture of leather belting was soon a local specialty, and the number and size of companies involved in this industry considerably expanded through the second half of the century. Production of leather belting was, like machinery, an enterprise related to factory-based industrialism; leather belts were used to transmit power within the mills from the point of generation to each of the individual machines. After 1850, Pawtucket also became known for its slaughtering and rendering plants. Livestock were shipped from Chicago to yards beside the railroad in the southwestern corner of the city and slaughterhouses here supplied much of the fresh meat sold in the Providence area. The earliest of these plants, that established by Lucius B. Darling off Mineral Spring Avenue in 1852, is still in operation, although it is now owned by the Massachusetts-based rendering firm, Corenco.

Of the new industrial plants erected during this period, a majority were located outside the established manufacturing district at the falls. The river-front section had long been congested with mills, forges and shops, many of them of diminutive size by mid-century standards. Some of these were torn down and replaced by larger factories,

the remainder evolved into a hive of diversified small industries. Most of Pawtucket's new industrial complexes, however, were established north or west of the original village. This was made possible by the introduction of

coal-fired steam as the primary power source for mills and was further promoted by the construction of railroads which passed through these outlying areas but did not enter the old industrial section at the falls.

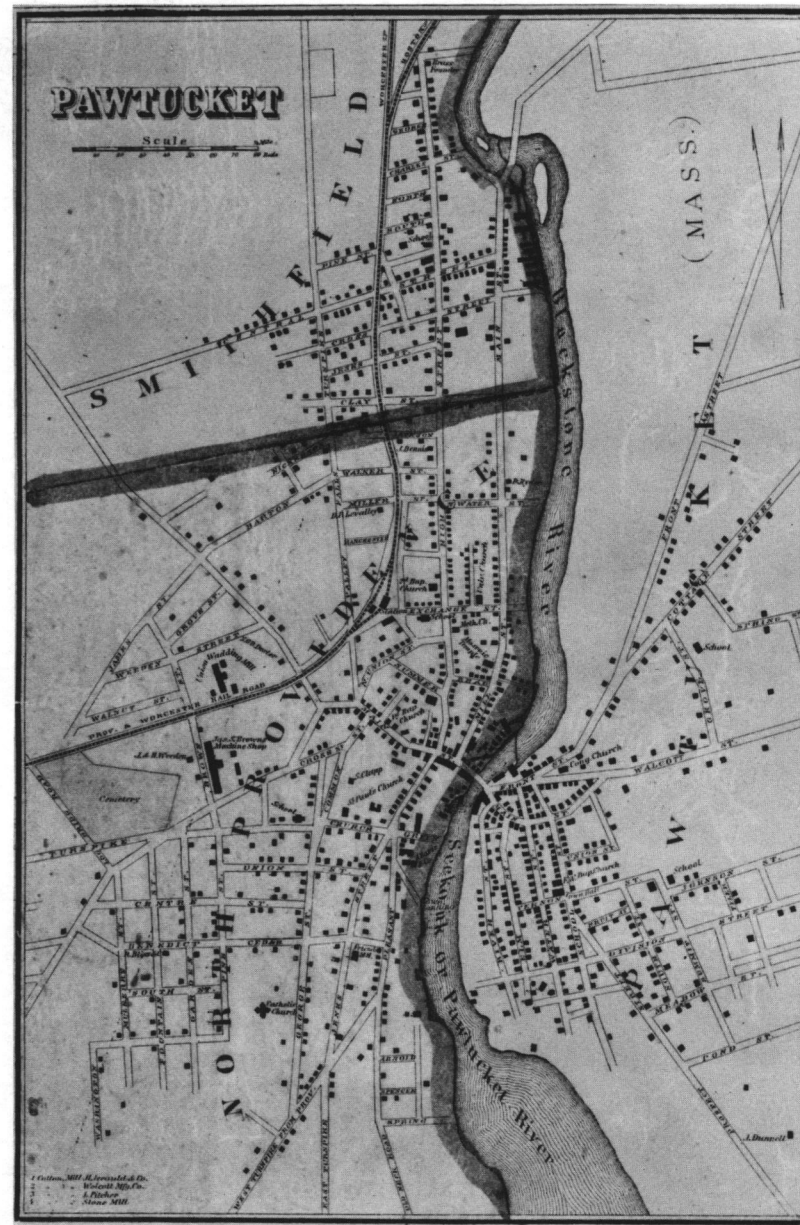


Fig. 23: Map of Pawtucket Village(s) (1855); inset map from H. F. Walling's *Map of the State of Rhode Island and Providence Plantations*.



Fig. 24: Polishing room, Walcott Brothers button-hole cutter manufactory (1855); formerly on Pleasant Street; engraving, 1855, in *Ballou's Pictorial Drawing Room Companion*. The artist maintained that friends of the polishing-room workers would easily recognize each of the eight figures shown in this sketch, as each had been carefully drawn from life.



Fig. 25: H. L. Fairbrother & Co. Belting Manufactory (1834 ct seq.); formerly on Leather Avenue (just south of present City Hall); engraving, mid-nineteenth century. Buildings no longer standing.


Fig. 26: Union Wadding Company Fire, 1869; original oil painting photographed by Charles S. Foster in the late nineteenth century.



Fig. 27: Advertisement for James S. Brown's Machine Shop, 483 Main Street; engraving by Asher Adams for Munro's 1881 *Picturesque Rhode Island*. Principal buildings erected 1846 - 1848.

**JAMES S. BROWN,**  
MANUFACTURER OF

**COTTON MACHINERY,**



**SPINDLES & GRAY IRON CASTINGS.**

**Brown's Patent Self-Acting Mule, English Parr Mule,**  
From 1 3-10 to 1 3-4 in. Gauge.

**Speeders, Ball Winding Machines,**  
For Balling Cotton or Wool Yarn, Twist, Silk and Wringing Twist. We are making preparations to build Wet or Dry Twisters.

**PAWTUCKET, R. I.**

The first of these outlying districts to be developed for industrial use lay just west of the village in the area known as Church Hill. In 1847, three plants were erected along the newly constructed Providence and Worcester tracks (Goff Avenue presently follows this right of way): the Zebulon White foundry (now destroyed); the Pawtucket Steam Wadding Mill, which turned cotton mill waste into batting and wadding used to fill quilts and pad furniture (now known as the Union Wadding Company and still in business on its original site at 107 Goff Avenue); and the James S. Brown machine shop, still standing at 483 Main Street. Brown stood in direct line of succession from Pawtucket's earliest master mechanics. The son of Sylvanus Brown, James S. was apprenticed to David Wilkinson and quickly gained a reputation as a skilled machinist and inventor. In 1842 he struck off on his own and soon began construction of the steam-powered shop with associated foundries on Church Hill. Here, Brown constructed mules, speeders, ball-winding machines and numerous other machines used by cotton manufacturers (many of them either improved or invented by Brown himself) and produced a variety of machine tools as well.

The Church Hill industrial area was greatly expanded during the boom years of the 1860s by the addition of a nut and bolt manufactory, a wood-turning shop, a file mill (soon converted to a textile factory) and a thread mill. The most impressive of the surviving buildings is the American File Company Mill, the original section of which stands at 450-490 Main Street. This was built in 1863 for a company headed by James S. Brown and originally housed nine Bernot file-cutting machines which Brown had constructed (with numerous improvements) in his machine shop across the street. When the American File Company moved to a larger plant in Central Falls, the original building was sold to the Slater Cotton Company. The new owners converted it to a cotton mill in 1868, making several additions on its southern side. Decorative patterning of the brickwork here, particularly on the towers, contrasts with the sparse detail of the original structure. The 1863 mill differed little from Brown's machine shop, in its original design, though that shop had been built some fifteen years earlier. Its 1868 additions, however, clearly show the introduction of ideas of "style" independent of the functional and structural considerations which had dominated the design of most earlier mills.

Pawtucket's mill-building boom of the 1860s and early 1870s spread new factories over a broader area than had the much smaller boom of the late 1840s. Although several new factories were erected in the Church Hill area during the Civil War era, and D. Goff & Sons put up a large braid mill on what is now the Apex store site downtown, the largest mill complexes of this period were all built in what had until then remained farm areas closer to Central Falls than to downtown Pawtucket. Two of the companies involved, Greene & Daniels and Fales, Jenks & Sons, were actually Central Falls firms which found convenient sites for plant expansion in Pawtucket.

The most spectacular industrial growth occurring in these years took place in the area west of Dexter Street on the Pawtucket-Central Falls line. In 1865, Fales, Jenks & Sons erected a machine shop and foundry (since destroyed) on the southern side of Congress Street between Dexter and Pine, and, in 1868, a small wooden mill was built for the Conant Thread Company just west of the machine shop. The following year Hezekiah Conant brought his company into formal alliance with J. & P. Coats, thread manufacturers of Paisley, Scotland. Under the terms of that alliance, Conant would manufacture Coats' celebrated six-cord sewing thread in mills to be erected at Pawtucket. Thus was founded the company which would soon be the largest industrial establishment in Pawtucket and the largest thread manufacturer in the world.

In 1870, the Conant Thread Company began constructing a series of large brick mills. Mill Number Two, three stories high with a hip roof, clerestory monitor and mansard-roofed end towers, was completed in 1870, as was the bleachery immediately behind it. Mill Number Three was finished in 1872; Mill Four with its distinctive twin towers was begun in 1875; and Five was erected in 1881. The last two mills, Six and Seven, were built in 1919.

The company was for many years the largest employer in Pawtucket and the largest textile operation in the Blackstone Valley. In 1876, over 1400 people were employed. At the height of the firm's prosperity during World War II, the total was over 4,000. In 1951, however, J. & P. Coats (R. I.), Inc. (as Conant Thread was known after 1913) was merged into North Georgia Processing. Its offices were moved to Delaware and the Pawtucket operations began to

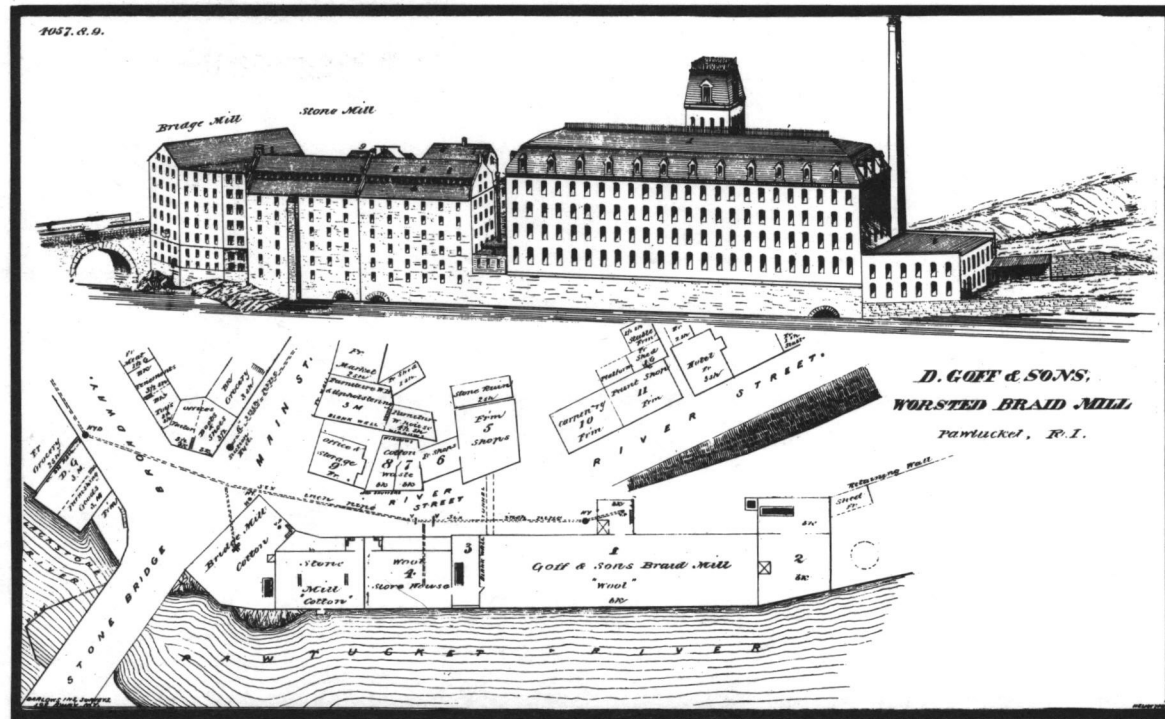


Fig. 28: D. Goff & Sons worsted braid mill complex (main building, 1872); River Street; Barlow's Insurance Survey Number 4057, drawn 1876; all buildings now removed; Apex store on site.

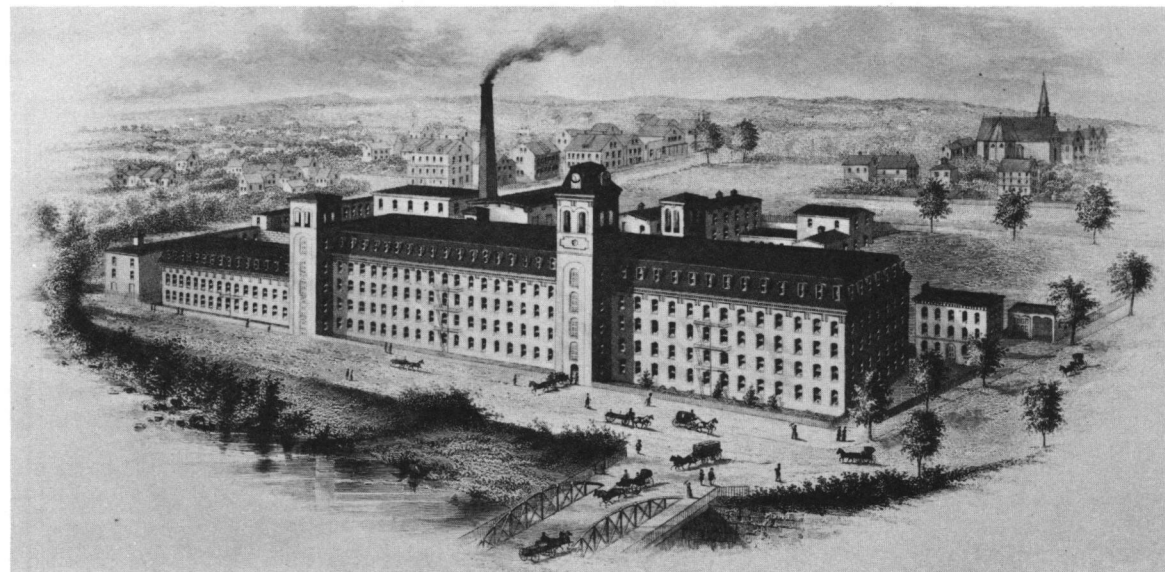


Fig. 29: Greene & Daniels mill complex (1860 et seq.); 32 Central Street; engraving, 1879, from Van Slyck, *New England Manufacturers and Manufactories*.



be phased out. After another merger in 1952, the firm name became Coats & Clark, Inc., and, in November, 1964, Coats & Clark announced the final closing of the Pawtucket plant.

The Conant-Coats plant in Pawtucket, though now in divided ownership, is still largely intact and in use. The mills, dye-houses, bleacheries, shops, storehouses, offices and recreation building cover a fifty-acre site between Pine Street and Lonsdale Avenue on the Pawtucket and Central Falls line. This is one of the largest and most impressive mill complexes in Rhode Island. It has been recommended for nomination to the National Register of Historic Places.

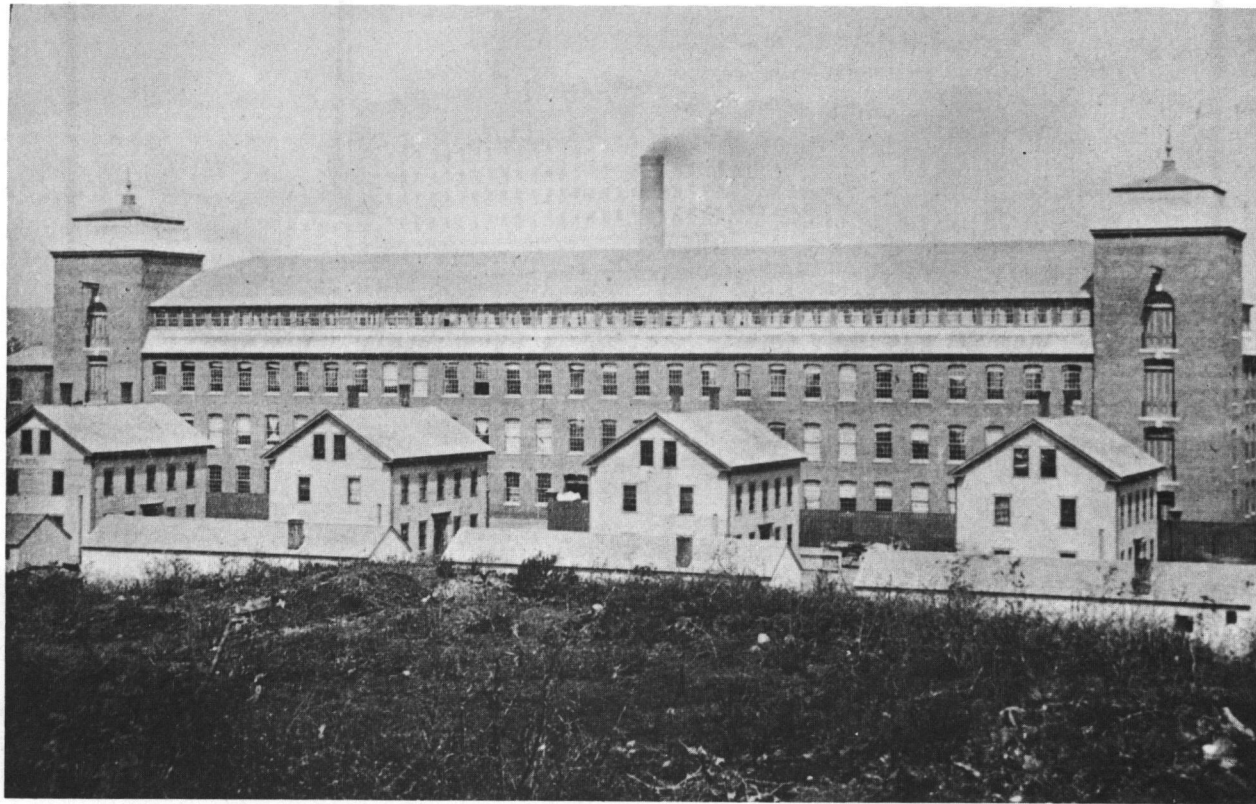


Fig. 30: Conant Thread Company Mill Number Two (1870); 366 Pine Street; photograph, c. 1875, by Charles S. Foster.

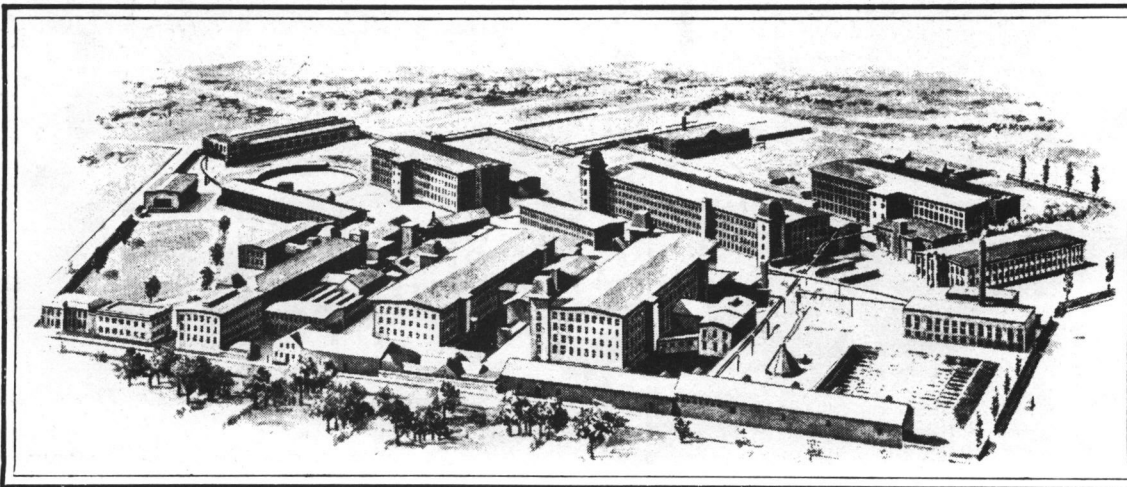


Fig. 31: Conant - Coats Mill Complex (1868 et. seq.); 366 Pine Street; rendering, 1930, from *The Book of Rhode Island*.



Fig. 32: J. & P. Coats advertising card (c. 1880s).

## MID-NINETEENTH-CENTURY POPULATION GROWTH: IMMIGRATION AND SOCIAL CHANGE

Pawtucket's industrial expansion during the middle years of the nineteenth century sparked a corresponding growth in population, from just over 3300 in 1830, to roughly five times that number in 1870. This growth was not steady over the entire forty-year period. It began relatively slowly in the economically depressed decade of the thirties, quickened in response to the industrial expansion of the forties, slackened during the fifties and spurted ahead during the boom years of the Civil War era. In 1875, when official figures on the population within the modern boundaries of Pawtucket first became available, there were 18,464 inhabitants in the newly established town.

The people who swelled the population during these years were mainly newly arrived Irish, English and Scottish immigrants. In the 1840s, the Irish came in great numbers, spurred by disastrous potato famines and long-standing political repression. Generally illiterate and unskilled, the Irish were usually given the most menial positions in the mills and shops. The 1850 census of Pawtucket, Massachusetts, for example, indicates that scores, perhaps even hundreds, of Irishmen living in the village on the eastern bank of the river were employed at the Dunnell Print Works. Most of those who gave a more specific occupational title than simply "print works," were laborers or, occasionally, block printers. The few skilled positions at Dunnell were monopolized by the English and Scots: almost all of those east siders who gave their occupations as engravers were English; those who listed themselves as designers were usually Scottish. Similarly, the men who gave their occupation as mule spinner, a relatively skilled position in the cotton mills, were practically all English or Scots, with an occasional Yankee; but almost no Irishmen were so listed.

Some changes in immigration patterns are apparent in the 1860 census. Besides the Irish, English and Scots, there were by then a sprinkling of other northern Europeans. German jewelers, dyers and bootmakers; a Swiss bookbinder; a Norwegian painter; a Danish weaver — all were living on the eastern side of the Blackstone by 1860.

The economically based social stratification noted

earlier continued throughout the nineteenth century, further reinforced by ethnic and religious differences. Factory workers were considered to be an inferior social class. In the words of Pawtucket's late nineteenth-century historian, Robert Grieve: "Many of them, coming from other places, being thus socially unacquainted and having had a different training from the townspeople, were compelled to keep aloof socially and form companionships among themselves."<sup>7</sup>

# MORE TROOPS WANTED!

FOR 3 YEARS OR THE WAR.

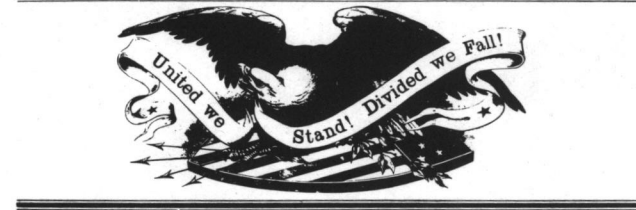


Fig. 33: Detail of Broadside, 1862.

During the Civil War, Pawtucket men — including many immigrants — were among the first to come to the aid of the Union. The Pawtucket Light Guard, formed in 1857, was called to Washington when rioting broke out in Baltimore in April of 1861. In the autumn of that year, the First Rhode Island Cavalry Regiment was organized and began training at Pawtucket's Camp Arnold, occupying what had been the "Riding Park" (a race course) on the western side of Lonsdale Avenue between Weeden Street and Mineral Spring Avenue. The regiment left for the front in March of 1862. Many of the over six hundred Pawtucket men who served in these and other Rhode Island companies were immigrants: Irishmen, Englishmen, Germans. Although some had feared that these foreign-born recruits would not be eager to fight for the Union, they proved to be loyal and courageous soldiers.

<sup>7</sup>Grieve, *Illustrated History*, p. 103.

Camp Arnold was subdivided into house lots at the turn of the century and is now a densely built-up residential section. The only direct physical evidence of the war in Pawtucket are three turn-of-the-century monuments. The first, designed by W. Granville Hastings of Providence and entitled "Liberty Arming the Patriot," was erected in Wilkinson Park in 1897. Two years later, a committee of the Rhode Island companies of the Grand Army of the Republic dedicated an imposing granite monument in St. Francis Cemetery. And, in 1902, a monument dedicated to the unknown soldiers and sailors who died in the war was set up in the northern section of Mineral Spring Cemetery.

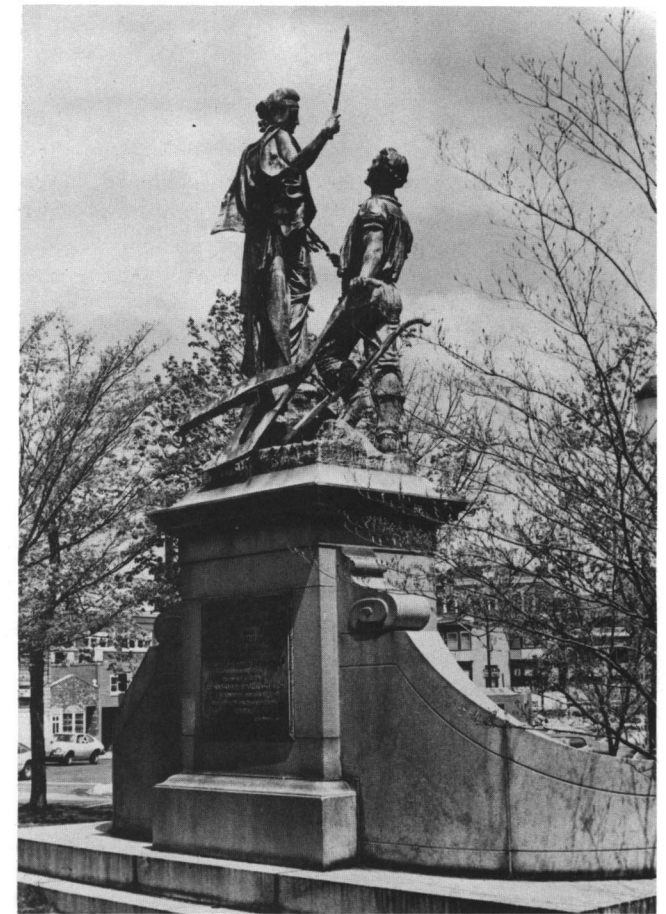


Fig. 34: "Liberty Arming the Patriot" (1897); Wilkinson Park. Bronze statuary group by W. Granville Hastings.

## MID-NINETEENTH-CENTURY PHYSICAL AND INSTITUTIONAL DEVELOPMENTS

The most active land development during the 1850s, 1860s and 1870s involved the speculative platting of tracts of house lots just outside the settled areas. The Benedict and Fairmount plats, encompassing most of the residential area west of George Street and south of the Church Hill factories, were extensively built upon in the years after 1850. This was also the case with the several Woodlawn plats of the 1860s slightly further west. On the eastern side of the Blackstone, the Bank Estate at the southern end of the village was subdivided in the late 1840s, and dozens of modest cottages were erected upon it in the area of Meadow and Division Streets. To the north, between Broadway and the river, a whole new neighborhood known as Pleasant View was opened by the construction of the Central Avenue bridge in 1853. Sparked by the erection and expansion of the Greene & Daniels mill in the 1860s, the Pleasant View area was quickly covered with houses. This neighborhood was actually more a suburb of Central Falls, linked to that village by the bridge, than it was a part of Pawtucket, within whose political bounds it existed.

One residential neighborhood which developed largely within this time period, and which remains almost completely intact today, is composed of the twenty-one houses abutting South Street. Only two blocks long, South Street runs parallel to and one block below Summit Street. It was laid out about 1827 across a tract of open hillside just above the settled part of the eastern village. In the first twenty-five years after it was platted, seventeen houses were built along it; all but one are still standing. Only six houses have been built on the street since: all before 1900, and all six surviving. South Street is thus an intact mid-nineteenth-century residential enclave. The houses are generally modest, about half being one-and-a-half-story cottages. The predominant architectural style is the vernacular Greek Revival. A notable Greek Doric porch fronts the house at 37-39 South Street; the doorway of 10 South Street is a Greek Revival design featuring a running fret under a pedimented cornice. The double house at 19-21 South Street displays a handsome, if simply detailed, Greek Revival double doorway whose enframement consists of three flat pilasters carrying a continuous three-part entablature.

The people who built and occupied these houses were principally tradesmen — cabinetmakers, painters, glaziers, engravers, bricklayers — and merchants. The fabric, scale and rhythm of this middle-class residential street of the

mid-nineteenth century is still largely intact. As the earliest coherent residential neighborhood remaining in Pawtucket, the South Street district has been recommended for nomination to the National Register of Historic Places.



Fig. 35: View on South Street, looking south from near Vernon Street.

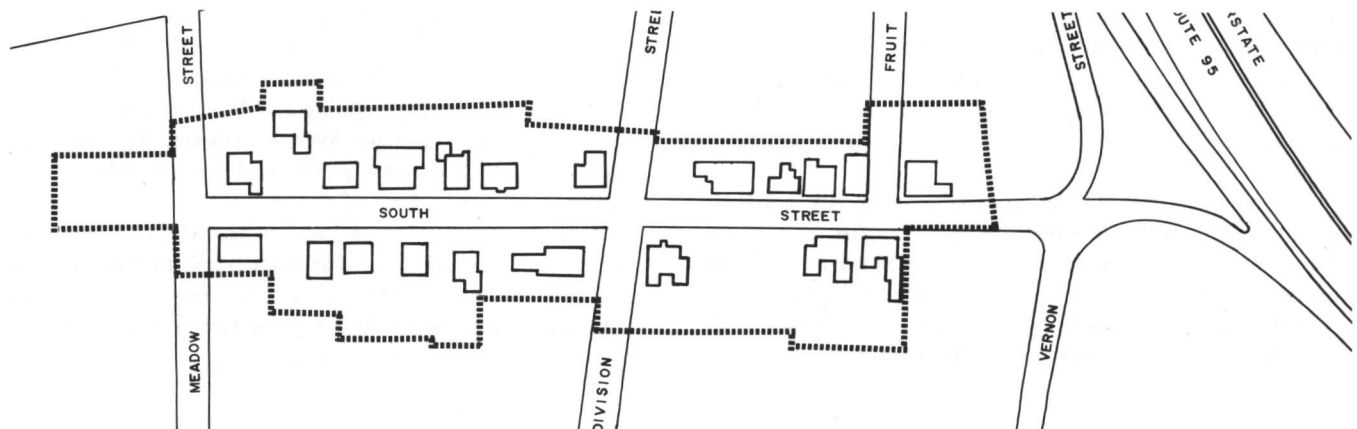


Fig. 36: Map of the proposed South Street National Register Historic District.

Pawtucket's commercial life benefited greatly from the village's population explosion. Whereas residents had formerly gone to Providence to do much of their shopping, Pawtucket in 1870 boasted a number of stores which rivaled their Providence counterparts in the abundance and variety of goods offered. A large and distinct commercial district began to grow up along Main, Mill (now Roosevelt Avenue) and Pleasant Streets as new commercial blocks replaced older structures in what had long been an area of mixed uses.

New village institutions were established during this period; a number of civic improvements were made; and some new public services were inaugurated. A library was chartered in 1852, and the first public high school in either village was erected on the east side in 1855. A brick "town building" was erected on High Street in 1871 to serve as the North Providence town hall, and the police and fire-fighting functions were organized into full-time professional departments early in the 1870s. A prestigious private social club, the To-Kalon Club, was organized in the village in 1867. Still going strong today, the "T-K" Club is now housed in the handsome Georgian Revival clubhouse which



Fig. 37: To-Kalon Clubhouse (1908); 26 Main Street; on the site of the former Larned Pitcher homestead.

its members erected at 26 Main Street after a 1905 fire destroyed the old clubhouse (the former Larned Pitcher homestead) on the same site.

The long succession of wooden bridges across the Blackstone at Main Street came to an end in 1858. In that year the double-arched granite bridge still standing was erected by Luther Kingsley, a Fall River mason, from the designs of Samuel B. Cushing, a Providence engineer. Though now carrying a widened modern deck and road bed, the Main Street Bridge is the oldest major highway bridge in Rhode Island.

Gas lights replaced oil street lamps in the 1850s, and the omnibuses to Providence were superseded by the horsecars of the Providence and Pawtucket street railroad in 1864; tracks were laid down Roosevelt Avenue, Main Street, Pine Street, Pawtucket Avenue and on into Providence. New hotels were opened to serve an increasing number of travelers, businessmen and others seeking temporary accommodations in Pawtucket. One of the finest, the William Walker-designed Benedict House of 1871, still exists in much-altered condition as Cerel's Building at 301 Main Street.

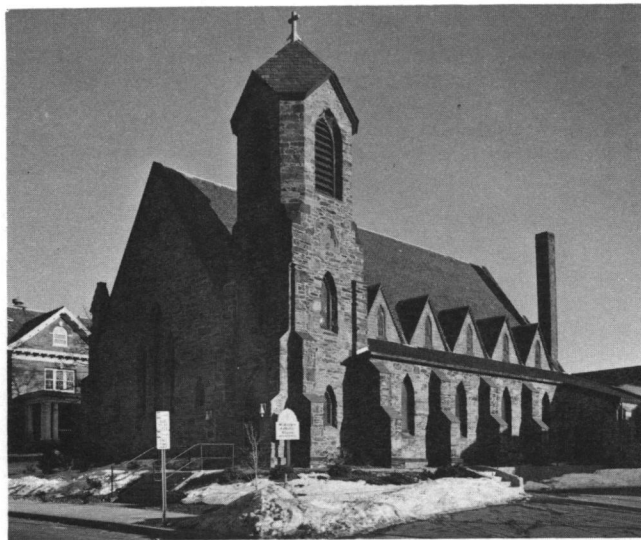


Fig. 38: Trinity Church (1852 - 1853, 1865); 48 Main Street; Samuel Ladd(?), architect.

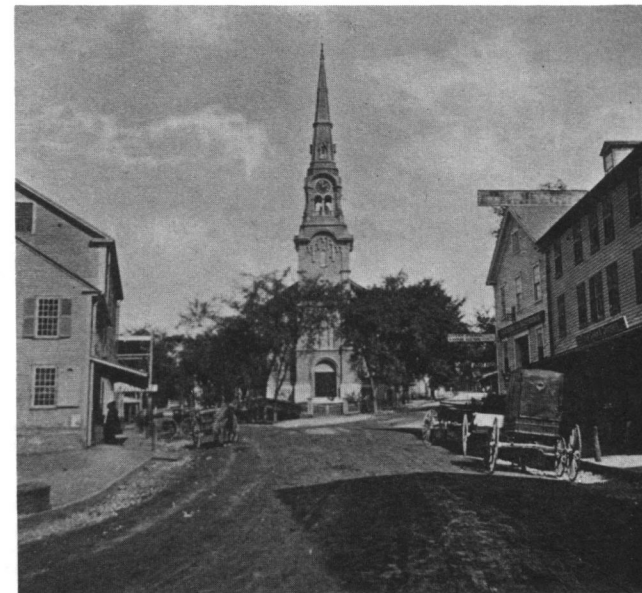


Fig. 39: Pawtucket Congregational Church, second building (1867 - 1868, 1915); 40 Walcott Street; John Stevens, architect; photograph, c. 1870s; spire blown down, 1938.

Several of the most distinguished church buildings erected during this period still stand. The finest architecturally are Trinity Church, at 48 Main Street, and the Pawtucket Congregational Church, at the foot of Walcott Street. Trinity, built in 1852-1853 for an Episcopal parish set off from St. Paul's in 1845, is a stone building in the English Rural Gothic style. It was slightly enlarged, and the interior magnificently frescoed, in 1865. The present Pawtucket Congregational Church building was erected in 1865-1868 to replace an earlier building which had burned. The new church, designed by the Boston architect John Stevens, exhibits the vigorous and highly personal eclecticism characteristic of that architect's work — Romanesque, Italianate and Baroque elements are combined to produce a building of unusual power. Though now lacking its original spire (blown down in the 1938 hurricane) the church is still a commanding element in the east-side townscape. Several remodellings of the interior including a major one in 1913 and a relatively minor one in 1968 have effected subtle but significant change. The present style of the interior is essentially a restrained Federal Revival type with many mid-nineteenth century features removed.

## ARCHITECTURAL DEVELOPMENTS: MID-NINETEENTH-CENTURY HOUSING

Mid-nineteenth-century America witnessed the development of a widening variety of new architectural styles, most of them based upon the romantic revival of some earlier foreign style. Houses designed in each of the most popular of these can still be seen in Pawtucket.

The Greek Revival style, based on the forms and details of the temples of ancient Greece, was the first to appear and was enthusiastically embraced across America in the years between 1830 and 1850. Pawtucket in this period was only slowly recovering from the effects of the crash of 1829, and most of its Greek Revival houses were rather modest versions of the style. In contrast to earlier practice, many Greek Revival houses were sited so that the narrow gable end rather than the broad flank faced the street, echoing the general outline of a Grecian temple front. The one-and-a-half-story Lorenzo Crandall House (1848) at 221 High Street — a well preserved house of this period, style and type — displays this characteristic orientation and the side-hall plan typically associated with it. Both plan and orientation would remain popular long after the taste for Greek Revival details (such as the wide paneled pilasters and full entablature of the Crandall House) had been superseded. Numerous Pawtucket buildings of the 1830s and 1840s, however, continued the traditional gable-roofed, flank-to-the-street orientation. The Greek Revival



Fig. 40: Lorenzo Crandall House (1848); 221 High Street.

character of these houses is confined mainly to details, particularly to their doorways. Two fine examples are the Gilbert Carpenter House, c. 1830, at 50 Prospect Street, and the Edward Whittemore House at 520 East Avenue, probably built at about the same date.

With renewed prosperity at mid-century, some of Pawtucket's more prosperous citizens began to erect larger two-story houses whose exterior details were loosely patterned after those of the villas of rural Italy. These houses in the Italianate style were composed of strongly cubical masses, often culminating in a cupola above a nearly flat roof, and were marked by extremely wide eaves carried on heavy, ornamental brackets. A strikingly handsome early Italianate dwelling is the Pitcher-Goff House, built for the manufacturer Ellis B. Pitcher at 58 Walcott Street in the 1840s, and somewhat remodeled for another manufacturer, Lyman B. Goff, in the 1880s. The house is particularly notable for its elaborate exterior detail and for the innovative composition of its Walcott Street facade. An equally fine late Italianate house, showing some characteristics of the emerging Second Empire style, is the John F. Adams House (1867) now moved to 11 Allen Avenue.

Italianate details were also applied to more modest mid-century houses. On most such dwellings, brackets enriched broadened eaves and a fancy bracketed hood capped the doorway. The stuccoed house at 27 Miller Street, probably built for Eason Slocum in 1855, is a good two-story



Fig. 41: Pitcher-Goff House, now Pawtucket Children's Museum (c. 1840, c. 1881); 58 Walcott Street.

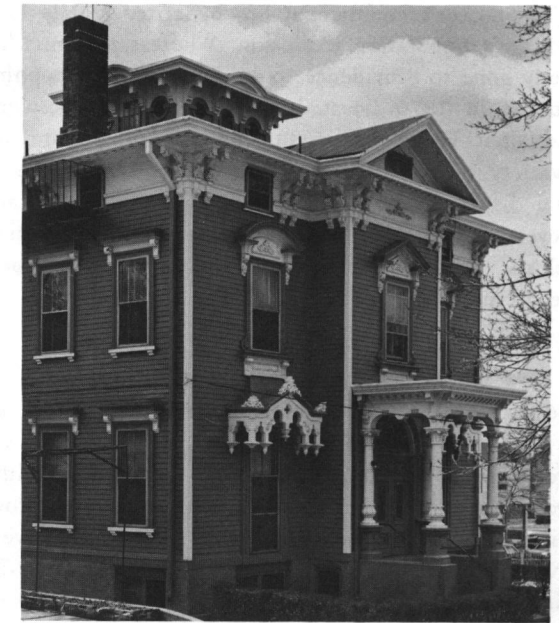


Fig. 42: John F. Adams House (1867); 11 Allen Avenue; formerly on Broadway.

example of this type; George Salisbury's story-and-a-half cottage at 160 East Street (1877-1878) is a typical smaller version. By the 1850s and 1860s, wooden details such as those used to ornament these houses were being mass produced in steam-powered planing mills all across America. There were several such mills on Broad Street in Pawtucket, and a similar mill on Pleasant Street was set up to produce "brackets, scroll and fancy work, and moldings of every size and description," along with "gothic and plain window and door frames."

Two outstanding Pawtucket cottages of this period combine elements of the Italianate and Gothic Revival styles to achieve some highly picturesque effects. The Charles Payne House (1855) at 25 Brown Street and a house now moved to 67 Cedar Street are both essentially story-and-a-half, gable-roofed cottages set flank to the street, with central cross gables. On both houses the cross gables are ornamented with Gothic bargeboards, while all other roof cornices are decorated with boards cut to imitate the ornamental edgings of the tin-plated balcony roofs then being used in the most sophisticated "Italian Villa" designs. The effect, though completely unorthodox, is thoroughly picturesque.

## INDUSTRIAL MATURITY: 1874-1920

When modern Pawtucket was established as a single political jurisdiction in 1874, it was on a rising wave of industrial development, a wave which would crest in the early twentieth century. It was in this period that Pawtucket took on the density, scale and visual texture it retains to this day: it has the *look* of a city which came to maturity in the late nineteenth and early twentieth centuries.

Despite periodic panics and depressions, the city's manufacturers generally prospered during this period; old industries — such as yarn, thread, worsted and machine building — expanded, and some major new ones were established — silk, lace and woven cotton textiles being among the most notable. Prosperity did not continue far into the twentieth century, however. Pawtucket had always been strongly dependent on the cotton industry and, after the turn of the century, northern cotton manufacturers faced increasingly stiff competition from southern mills. The northern mills, in trouble by 1910, were given a reprieve by increased demand during World War I. The return to a peace-time economy, however, spelled disaster

for many Rhode Island cotton textile firms and the beginning of hard times for Pawtucket.

Most industrial plants erected in Pawtucket in the late nineteenth century were built in the established industrial areas along the Blackstone, on Church Hill, or in the neighborhood of the Coats thread mills. In the early twentieth century, these last areas grew into a single expanse of factories. In the 1890s, a new industrial area developed along the eastern side of the railroad tracks in South Woodlawn; the first plant here was begun in 1889 for the Hope Webbing Company, 1005 Main Street, manufacturers of narrow woven fabrics. By 1896, this was described as the largest and best equipped mill complex of its kind in the United States. Other mills soon located nearby.

On the eastern side of Pawtucket, where the Providence and Worcester tracks cross Central Avenue on the Seekonk Plain, another industrial area took shape around the turn of the century. First promoted by Edwin Darling, member of a prominent Pawtucket manufacturing family and superintendent of the Pawtucket Water Works, it was soon known as Darlington. The first major firm to locate in Darlington was the Phillips Insulated Wire Company,



Fig. 43: Section of a *Bird's-eye View of Pawtucket, Rhode Island* (1877); by Bailey & Hazen.

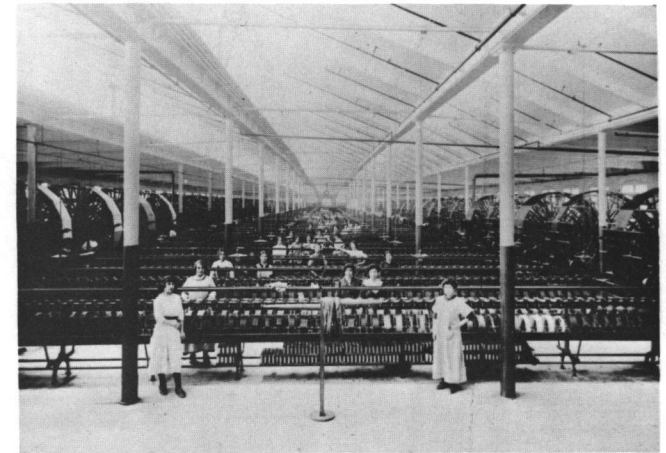
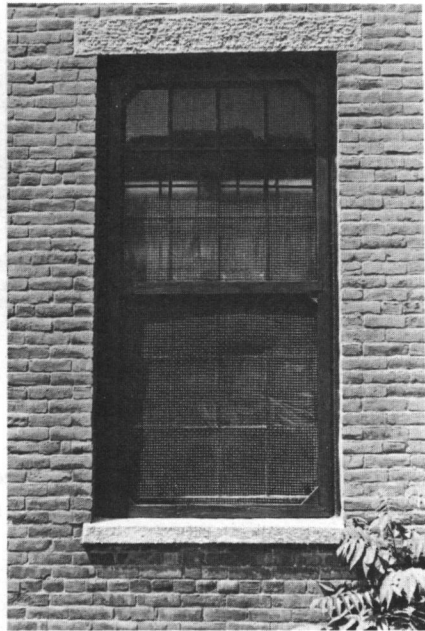


Fig. 44: Interior, Royal Weaving Company Mill; 300 Cottage Street; photograph, c. 1915.

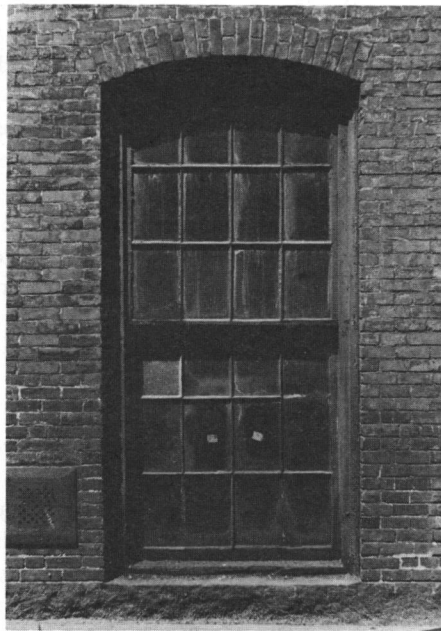
whose original building of 1893 has since been engulfed in the vast brick mill which now stretches between Freeman Street and the railroad.

Architecturally, the most distinguished of the Darlington factories are the series of brick silk mills built for the Royal Weaving Company along Sabin and Cottage Streets between 1900 and 1914. The completed plant is composed of six long wings, with northward-facing sawtooth roofs running most of their length, and a three-story electric power plant. The complex is accented by a commanding five-story clock tower which rises from the southwestern corner of Mill Seven at the intersection of Sabin and Cottage Streets.

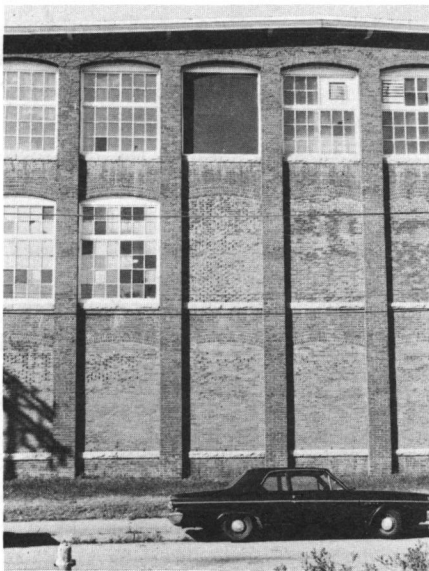
The Royal Weaving Company, founded in 1888 by Joseph Ott, a German immigrant, was the first silk-weaving firm in Pawtucket. Ott's initial successes, in a small plant on East Avenue, persuaded a group of investors (including Pawtucket manufacturers Daniel Littlefield and Darius Goff) to back the construction of a new mill between Mill Street (now Roosevelt Avenue) and the Blackstone River in Central Falls. By 1900 even this was too small, and the company began construction of the tremendous Darlington plant. When the Darlington complex was completed, it was one of the largest silk mills in the world, having twenty acres of floor space. By 1930 the company operated 2400 looms and employed between 1800 and 2000 persons in the production of broad silks, lining satins and mixed goods.



Flat lintel window, James S. Brown Machine Shop (1846 - 1848); 483 Main Street.



Segmental-arch window, Greene & Daniels Mill (1860); 32 Central Avenue.



Brick pier construction, Burgess (Greenhalgh) Mill (1906 - 1907); 314 Woodbine Street.



Paired windows with transoms, Lorraine Finishing Mill (1919); 603 Mineral Spring Avenue.

A number of changes in mill construction occurred during this period. In most of the factories erected after 1860, segmental-arch window heads were used instead of the traditional flat lintel form. Among the first Pawtucket mills to use the arched form were the Greene & Daniels Mill on Front Street and the William Haskell Mill at 453 Main Street, both built in 1860. The segmental arch concentrated more of the wall load in the piers between openings and allowed larger windows to be placed in what was still a load-bearing brick wall of uniform thickness. The logical next step was taken later in the century when brick pier construction came into wide use for factories. In this system, a series of thick masonry piers carried most of the load which had formerly been distributed along the entire wall; the spaces between piers, now essentially nonload-bearing, could be filled with a curtain wall containing large windows. A good example is the Burgess, or Greenhalgh, Mill, built off Woodbine Street in 1906-1907.

The much larger openings allowed by the new construction techniques prompted the development of several new window forms. Early mill windows were generally filled with large double-hung sash. While ever larger windows of this simple type continued to be used through the end of the nineteenth century (the Campbell Machine Shop, 28 Bayley Street, 1888-1889), examples of other types eventually outnumbered them. Among those new types were: paired double-hung windows (Lebanon Mill, 10 Front Street, c. 1900); windows with transoms (Blodgett & Orswell Mill, 200 Front Street, c. 1900); and a combination of these two as paired windows with transoms (Lorraine Finishing Mill, 603 Mineral Spring Avenue, 1919).

Early mill roofs were generally gabled, of moderate pitch and often included either a trap-door or a clerestory monitor to light the attic. By the 1860s, mansard roofs like that originally on the Greene & Daniels mill were a popular alternative, providing a spacious and well lit attic story. Both mansard and gable roofs were considered fire hazards, however, and preferential insurance rates worked to make flat roofs the dominant type after about 1870. This evolution in form is demonstrated in Pawtucket by the series of large brick mills built for the Conant Thread Company. Mill Two, built in 1870, was capped by a high hip roof broken by a clerestory monitor. All later mills, beginning with Number Three, built in 1872, were designed with flat

roofs. Another form, the saw-tooth roof, was also developed during this period for use on weave sheds. Weaving requires soft, steady, indirect illumination, best provided by an abundance of northern light. The first weave shed with a northward-facing saw-tooth roof in the Pawtucket area seems to have been that built for Royal Weaving about 1890 on Roosevelt Avenue at Central Street in Central Falls. Another good example is the Smith Webbing Company shed on West Avenue, Pawtucket, built about 1905.

Early in the twentieth century, mills built of reinforced concrete began to appear. The new material combined the compressive strength of concrete with the tensile strength of steel and allowed the structural frame to be reduced to a minimal cage, with great open spaces left for windows. The United Wire & Supply Company building

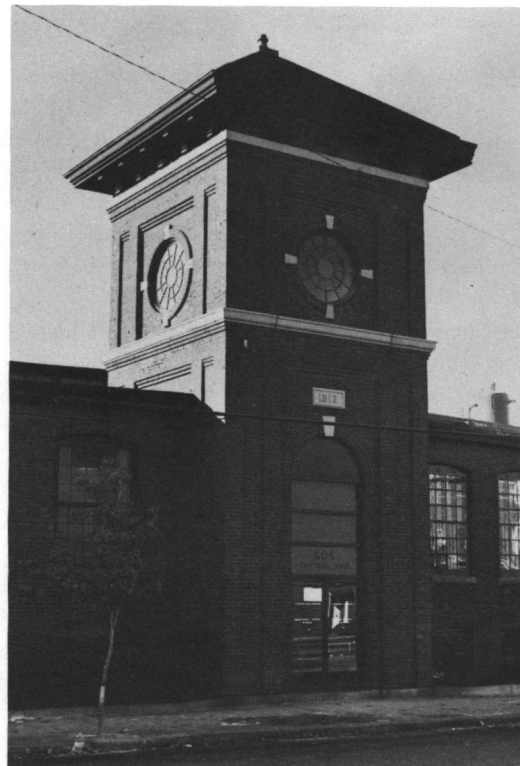
(rear-381 Roosevelt Avenue) of 1906-1907 is the earliest known reinforced-concrete building in Pawtucket; a slightly later example, the 1918 William K. Toole Company building at 92-94 Pleasant Street, is particularly notable for the use of ornamental brick panels in its major facade.

One earlier feature which continued to figure prominently in mills designed before World War I was the exterior tower. In order to leave the floor space of the mill unobstructed, improve circulation and increase the chances for escape during a fire, mill staircases and freight hoists had been removed to exterior towers quite early in the nineteenth century. Water tanks for fire fighting were soon added in their upper stories, and belfries or cupolas housing the mill bell were often moved from the mill ridge to the tower roof. Towers continued to serve these

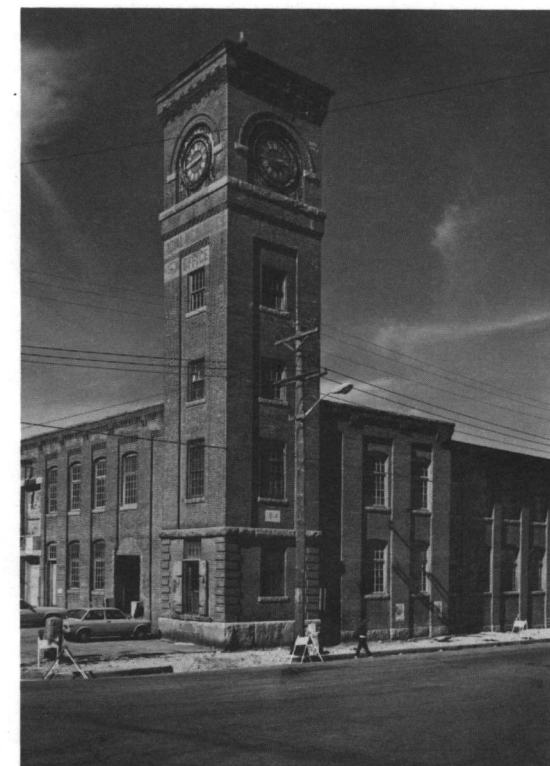
functional purposes in the late nineteenth- and early twentieth-century mills; in aesthetic terms they continued to serve as the focal point of the building's generally limited architectural embellishments. Many handsomely designed mill towers are still to be seen in Pawtucket. Among the best are those on the American Textile Company Mill (c. 1900) at 250 Esten Avenue, a five-story tower with a diapered upper story capped by a flared hip roof; the Lumb Knitting Company Mill (1913) at 505 Central Avenue, a crisply paneled and pilastered two-story tower with a bracketed cornice and a round window centered on each face of the upper story; and the Royal Weaving Company Mill (1914) at 300 Cottage Street, a five-story tower with a heavily corbeled cornice under a low hip roof and a clock face centered on each side of the upper story.



American Textile Company Mill tower (c. 1900); 250 Esten Avenue; Howe, Prout & Ekman, architects.



Lumb Knitting Company Mill tower (1913); 505 Central Avenue.



Royal Weaving Company Mill tower (1914); 300 Cottage Street.

Fig. 46: Mill towers.



## THE INDUSTRIAL CITY: ETHNIC DIVERSITY AND CIVIC DEVELOPMENT

In 1874, the town of North Providence was divided. Its easternmost section, comprising the built-up area between Windmill Hill and the Blackstone, was united with its sister village on the opposite bank to become modern Pawtucket. State census records indicate that 18,464 people were living in this new town in 1875, and the population increased by 4450 in the next decade. This rapid growth soon made the town meeting form of government unwieldy and Pawtucket was incorporated as a city in 1885, with the typical, nineteenth-century, weak-mayor, bicameral-council form of government.

Pawtucket's population more than tripled between 1875 and 1920, reaching a total of 64,248 persons. This growth rate was largely sustained by immigration. Of the city's 1875 population, roughly 40 per cent had been born in America of American parents, 30 per cent had been born in America of immigrant or mixed parents and 30 per cent had been born abroad. Two of the city's oldest immigrant groups, the Irish and the English, in that order, remained the largest foreign-born elements in 1875. The Scots, however, now found themselves outnumbered by natives of French Canada; the Germans and Swedes constituted notable populations as well. The composition of Pawtucket's population had changed considerably by 1920. The foreign-born still constituted just over 30 per cent of the total, but the percentage of native Americans born of native parents had declined sharply to about 23 per cent while the percentage of residents born in America of foreign or mixed parents had risen to about 44 per cent. Among the foreign born, natives of a number of countries which had not been strongly represented in 1875 were now present in large numbers. Italians first appeared in strength in the 1885 census; Russians, Poles and Portuguese followed in 1895; Armenians and Syrians were added by 1905; and Greeks and Austrians constituted sizeable populations in 1910. In terms of the relative sizes of the various foreign-born groups, the Irish were on the decline, being outnumbered by the natives of England in the 1885 census and by the French Canadians in that of 1920. In the latter year, six foreign countries could count over a thousand natives living in Pawtucket: England (5778), French Canada (3597), Ireland (2733), Scotland (1662), Portugal (1102) and Italy (1008).

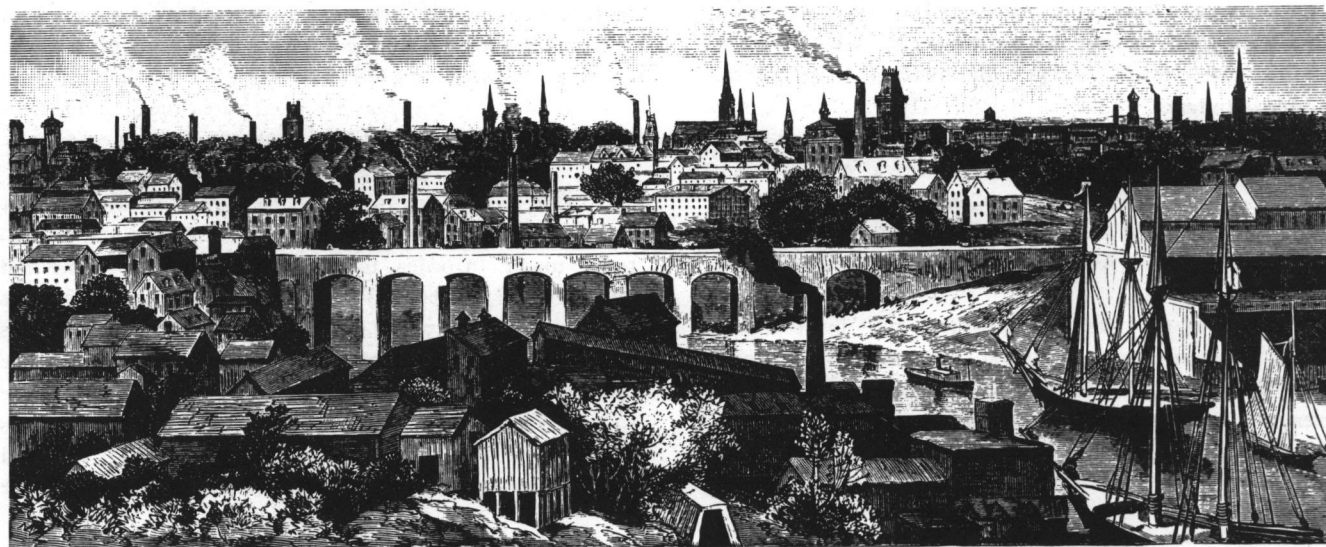


Fig. 47: "A View of Pawtucket from below Division Street Bridge;" engraving, 1881, in Munro, *Picturesque Rhode Island*; showing Division Street Bridge (1875-1877).

While members of all these immigrant groups could be found in a wide variety of occupations in Pawtucket, several nationalities tended to be concentrated in particular industries. In at least two cases this appears to have been the result of active recruitment programs by Pawtucket firms: J. & P. Coats, with its home office in Paisley, Scotland, is reputed to have sent over large numbers of Scots to work in their Pawtucket thread mills; the Jencks' Spinning Company is said to have recruited large numbers of Portuguese to work in their tire-fabric plant after 1910. Of the other nationalities, the Swedes were heavily represented in the machinists' trades, a disproportionate number of French Canadians were carpenters or joiners and a high concentration of Germans were employed in the silk mills.

Significantly, of the 183 "manufacturers and officials" counted in the 1905 census, there were 107 native-born Americans, 30 Englishmen, 21 Irishmen, 20 Scots or Welshmen, 3 Germans, 1 French Canadian and 1 Italian. This clearly illustrates the control which the established native minority still maintained over the masses of immigrant laborers.

Politically united, rapidly growing and enjoying a period of general prosperity, Pawtucket in the years after 1874 set its sights on becoming a "well-ordered, energetic, modern American community of the first rank." An ambi-

tious expansion of city services was quickly undertaken while Pawtucket's successful manufacturers, moved by those feelings of civic philanthropy common among wealthy late nineteenth-century Americans, founded a library, a hospital and numerous other public institutions as gifts to the city.

A major public improvement was the construction of a new highway bridge across the Seekonk at Division Street, roughly a third of a mile south of the Main Street Bridge. The project was authorized by vote of the town meeting on March 1, 1875; it was completed in 1877 at a cost of \$95,000. It was and is the largest and most impressive nineteenth-century highway bridge in Rhode Island.

Also in 1877, the town began construction of a municipal water-supply system. Abbott Run in Cumberland was dammed, and a gravity-flow line carried the water to a settling basin and pumping station on Branch Street in Pawtucket. Seven years later, construction was begun on a municipal sewage system as well.

Pawtucket purchased the land for its first major public park in 1894. Development of the 181-acre Daggett Farm did not begin in earnest though until 1903 when the Pawtucket Chapter of the Daughters of the American

Revolution stabilized the old Daggett House and the City began construction of a network of winding drives and paths through what was then being called "Slater Park." It was the intention of those responsible for Slater Park's initial development to make it a playground for the people. Their success is attested by newspaper accounts of the thousands of people who flocked to it on summer Sundays – some to enjoy the scenery, others to play on the tennis courts or ball fields. Many brought picnic lunches and settled on the grass to listen to the afternoon band concerts. Slater Park, like most parks in America's burgeoning industrial cities, provided a major recreational outlet for the urban working class. The decision to create such a park on the old Daggett Farm is an indication that the image Pawtucket residents held of their community at the turn of the century was no longer that of a small-scale manufacturing village; rather, it was one of a major industrial center. In this sense, Slater Park is one mark of Pawtucket's coming of age as a community.

Although not a city-sponsored project like those just mentioned, the construction of the Bridge Mill Power Plant for the Pawtucket Electric Company in 1893-1894 might well be considered a civic improvement. An electric generating plant which could be powered by either steam or water, the Bridge Mill plant was built at 25 Roosevelt Avenue on the western bank of the Seekonk just below the falls. It is one of the earliest surviving electric-power plants in Rhode Island, with its hydraulic system and much of its original equipment intact.



Fig. 48: View of Friendship Garden (1935, 1975); Slater Park; Laurence Corrente, designer.



Fig. 49: Commemorative napkin, Pawtucket Cotton Centenary Celebration, 1890.

At the end of the nineteenth century, after more than two hundred years of industrial development, Pawtucket was in its zenith as a manufacturing center. In the same period, Pawtucket's citizens, having achieved the political unification of their community in 1874 and having proudly voted to accept incorporation as a city in 1885, were experiencing a newly found sense of civic consciousness. Thus it happened that the citizens of Pawtucket determined to sponsor a massive public gala in celebration of the one hundredth anniversary of Slater's successful introduction of water-powered cotton spinning in America.

The Pawtucket Cotton Centenary Celebration opened

on Sunday, September 28, 1890, and ran for an entire week. Activities included six separate parades, a regatta on the Seekonk, bicycle and horse races, a firemen's muster, a formal ball and numerous dinners and speeches. The real focus of the celebration, however, was the Industrial Exhibition in Centenary Hall, a vast display of cotton machinery and products. In fact, the companies desiring exhibition space in this hall were so numerous that a hastily erected annex had to be put up to house the overflow. The entire event marked a peak in Pawtucket's industrial and civic development – such an outpouring of civic pride had not been seen in the city before and has never been equaled since.

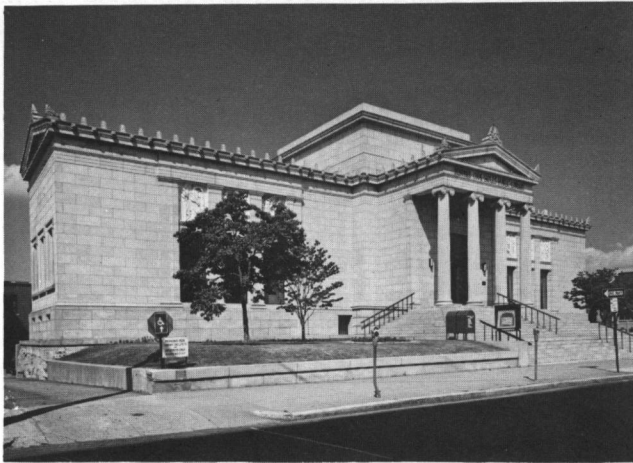


Fig. 50: Deborah Cook Sayles Memorial Library (1899 - 1902, 1962 - 1967); 13 Summer Street; Cram, Goodhue & Fergusson, architects for original building; Millman & Sturges, architects for remodeling.



Fig. 52: Pawtucket Armory (1894 - 1895); 172 Exchange Street; William R. Walker & Son, architects.

Pawtucket's wealthy manufacturers and the state and federal governments made their own contributions to the city's improvement. Both an elegant Neoclassical library building on Summer Street and a handsome Renaissance Revival hospital building on Prospect Street were built for the city by the Sayles family and were completed in the first decade of the twentieth century. Colonel Lyman B. Goff, a wealthy Pawtucket manufacturer, founded the Pawtucket Boys Club in 1900 and sponsored the erection of a

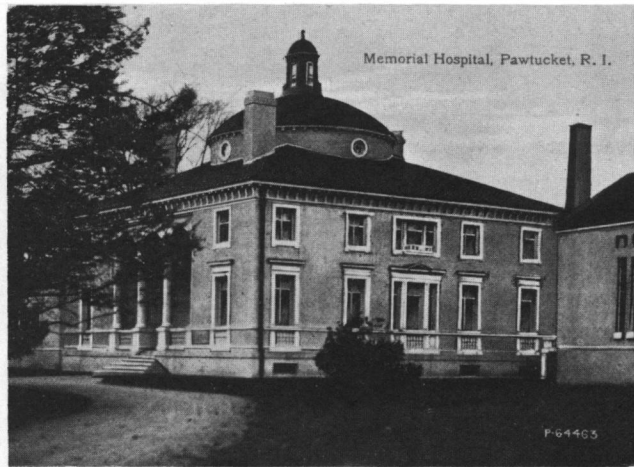


Fig. 51: The Memorial Hospital, original building (1907); 168 Prospect Street; Guy Lowell, architect, with Hilton & Jackson; postcard view, early twentieth century.

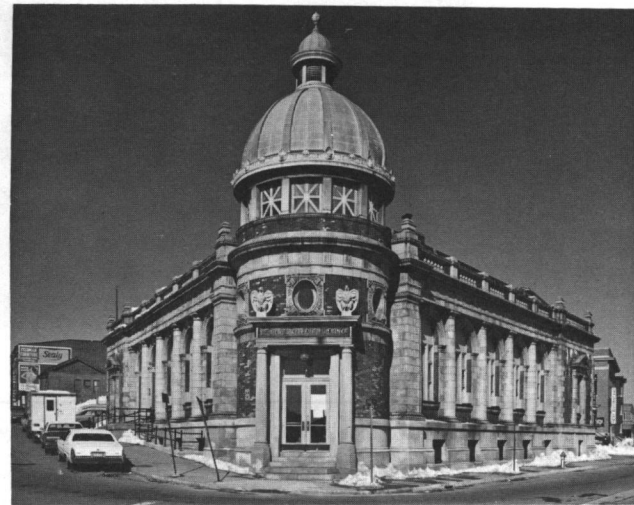


Fig. 53: Old United States Post Office, now Municipal Welfare Building (1896-1897); 1 Summer Street; William Martin Aiken, James Knox Taylor, architects.

well equipped clubhouse on East Avenue in 1902. An even larger home was built for the Pawtucket Y.M.C.A. on Summer Street in 1905, sponsored by other local industrialists and businessmen.

A major charitable institution, the Holy Trinity Home for the Aged Poor, was founded during this period by a wealthy manufacturer who was not himself a Pawtucket resident. Joseph Banigan of Providence, an Irish

immigrant, the first president of the United States Rubber Company and a self-made millionaire, sponsored the erection of the four-and-a-half-story home at 964 Main Street in 1882-1884. The home is operated by the Little Sisters of the Poor, a Roman Catholic women's order specializing in the care of the needy elderly.

In 1894, the state began construction of an imposing brick and granite Armory on Exchange Street. Designed by William R. Walker & Son, the Pawtucket Armory is, architecturally, one of the finest public buildings in Rhode Island. An equally impressive United States Post Office Building was put up by the federal government on the corner of Summer and High Streets between 1895 and 1897. An urbane Beaux-Arts design, the building now houses the city welfare office and is a key visual landmark in downtown Pawtucket.

Pawtucket's central business district expanded in this period into a truly urban downtown. Originally confined to a small area centered at the junction of Main, Mill and Pleasant Streets, Pawtucket's downtown shopping district developed a second center of gravity to the west in the late 1880s. Large commercial blocks went up on the corners of Broad and North Union Streets between 1885 and 1888; the lower end of Broad Street and Main Street from Broad Street down to the bridge were soon solidly lined by business and commercial blocks. Today, the few late nineteenth-century business blocks surviving in downtown Pawtucket are seen out of context due to the removal of most of the similar commercial buildings which once gave the central business district visual cohesion. The Beswick Block, a delightful Queen Anne design of 1891, still commands the intersection of Broad and Summer Streets, but it now stands alone on its corner, and the urban square which it fronted has disintegrated with the removal of the buildings which once defined its edges.

Other noteworthy downtown commercial buildings surviving from this period are the 1895 Pawtucket *Times* Building and the elegant Neoclassical Rhode Island Hospital Trust Building (c. 1902). Both were originally parts of continuous and relatively harmonious street facades. Another downtown building of considerable interest is that now occupied by the Feldman Furniture Company at 21-23 Summer Street. This was built in 1891-1892 as a livery stable for Henry M. Arnold. Its "bare bones" de-



Fig. 54: Plaque, Henry F. Arnold Stable, now Feldman's Furniture Building (1891 - 1892); 23 Summer Street.

sign is distinguished by an idiosyncratic terra-cotta, inscribed panel located on its North Union Street facade. This panel reads: "How Do The Beasts Groan!" a Biblical verse (Joel 1:18) particularly appropriate for a stable.

In a move to eliminate the hazardous grade crossings and the extremely sharp bend made by the Providence and Worcester's original route through Pawtucket, the railroad tracks were relocated and depressed between 1914 and 1916. This necessitated the construction of a new passenger station which was built over the tracks on the Pawtucket-Central Falls line and opened in 1916. The building is an impressive Beaux-Arts design featuring a grand interior lobby. The railroad fell upon hard times, however, and the local station was closed in 1959. Long neglected, its future is highly uncertain, but the station's architectural character makes it a prime candidate for sympathetic re-use.

A number of new churches were erected for Pawtucket's expanding Roman Catholic community during these years, and complexes of related parish buildings continued to develop around them. The parishioners of St. Mary's, the oldest Catholic parish in Pawtucket (and the second oldest in Rhode Island), erected a brick Victorian Gothic church on their Pine Street site between 1885 and 1887. The new church is the focus of a handsome complex including a school, convent, rectory and cemetery. By 1916, there were ten Roman Catholic churches in the city.

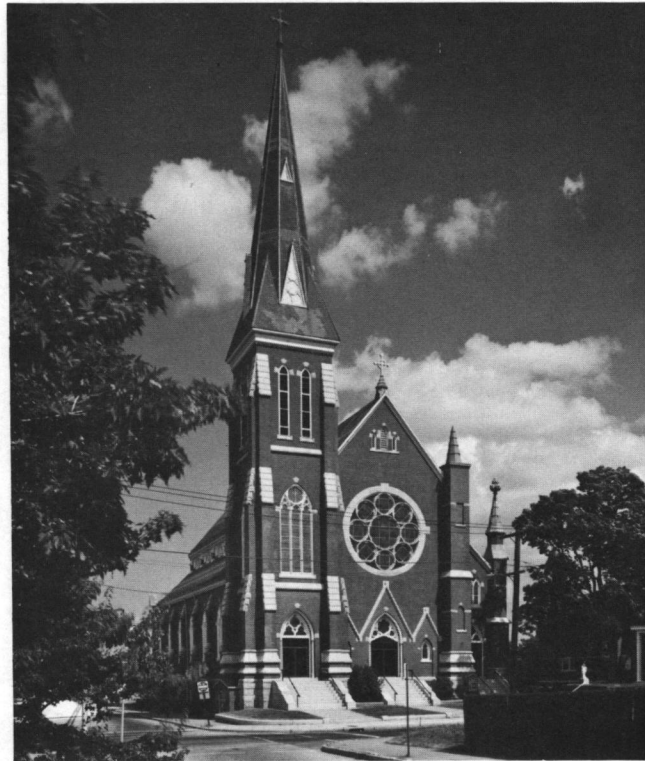


Fig. 55: Church of the Immaculate Conception of the Blessed Virgin Mary (1885 - 1887); 107 Pine Street.

Most parishes supported a parochial school, a convent and a rectory. Many of these buildings remain, and St. Joseph's and Sacred Heart parishes, in particular, retain impressive complexes primarily established during this period.

Despite such solid achievements, life was not easy in Pawtucket for the masses of immigrant workers. The 1888 Bourn Amendment to the state constitution did not allow city residents assessed for less than \$134 worth of real or personal taxable property to vote in city council elections or on financial matters. Under the strong-council form of government which then prevailed, political control of the city was firmly lodged with the native-born, upper- and middle-class Republican business and professional men. Pawtucket came to be run by a trio of Republican bosses, Barney Keenan, Bill Barclay and Isaac Gill, whose rule was as absolute as the Democrat Tom McCoy's would be in the 1930s. But, on the state level, unpropertied city voters were allowed the franchise. In 1887 and again in

1890, the voters of Providence, Pawtucket and Central Falls were largely responsible for the election of the first Democratic Governor of Rhode Island since the Civil War — James W. Davis, a Pawtucket resident.

Labor conditions were harsh in the late nineteenth and early twentieth centuries, and there were occasional incidents of violence. In January, 1902, the General Assembly enacted a statute making ten hours the legal working day for conductors, gripmen and motormen employed on street railways. When the streetcar company refused to comply with this statute, claiming it was unconstitutional, the unionized streetcar workers went out on strike and a boycott began. Pawtucket's Democratic mayor, John J. Fitzgerald, refused to put city policemen on the streetcars, saying that the company was asking the city to defend the company's illegal actions. The company hired private deputies on its own, and one of them shot and killed a worker during a confrontation on East Avenue. At this point, Governor Kimball placed Pawtucket under martial law and sent seven hundred militiamen to clear the streets. Although the statute which had set off the controversy was essentially repealed by the governor and Assembly in the following months, this incident and others like it sparked the emergence in the early twentieth century of the Irish-led, reform-minded wing of the Democratic party in Rhode Island. Figuring prominently among the leaders of that reform wing were a number of men from Pawtucket, including Hugh J. Carroll, John J. Fitzgerald and James H. Higgins.



Fig. 56: Militiamen during 1902 streetcar strike (on East Avenue at Pawtucket Avenue?); photograph, 1902.

## QUALITY HILL

The finest residential area in late nineteenth- and early twentieth-century Pawtucket was Quality Hill, located on the low ridge just east of the falls. Walcott Street, from Broadway to North and South Bend Streets, was laid out across this area early in the eighteenth century and has historically been the neighborhood's principal spine. Walcott Street seems to have acquired a fashionable tone quite early — wealthy manufacturers have built fine houses along it since at least 1800. Cottage and Summit Streets developed as minor neighborhood axes in the second half of the nineteenth century when they came to be lined with the substantial houses of upper- and middle-income families. By the 1920s, the entire neighborhood was filled with large and often handsome houses fronting tree-lined residential streets.

In 1855, the popular family magazine *Ballou's Pictorial Drawing-Room Companion* sent a reporter-illustrator on an assignment to Pawtucket. This mid-nineteenth-century journalist was much impressed by the picturesque cottages which he found rising among the earlier mansions on Pawtucket's Quality Hill. His engraved view of two of these cottages is reproduced herewith; his published description of their Walcott Street neighborhood reads as follows:

From the print works we drove back to Pawtucket, and took a turn through Walcott Street, to view some beautiful private residences, which, like flowers on the prairie, seem to nestle among the surrounding foliage, giving occasional glimpses of a bay-window, a verandah with flowers, or a neat little porch, and giving rise to an envious feeling in the most stoical breast. Some few years since a Mr. Pitcher purchased a small farm hereabouts, laid it out in squares and building lots, and put up the neat little cottage shown in the picture for his own use. The location was elevated and sightly, and soon attracted the attention of the more wealthy citizens, who settled around him, until he had become the centre of the neatest group of suburban cottages it has ever been my good fortune to see.<sup>8</sup>

<sup>8</sup>"Views in Pawtucket, Rhode Island," *Ballou's Pictorial Drawing-Room Companion*, 30 June 1855, p. 409.



Fig. 57: "Cottages on Walcott Street, Pawtucket;" engraving appeared in the article, "Views in Pawtucket, Rhode Island," published in *Ballou's Pictorial Drawing-Room Companion*, 30 June 1855. The houses illustrated formerly stood on the north side of Walcott Street between Grove and Denver Streets; the Benjamin Pitcher House (on the left) has been removed, the Marchant House (on the right) may have been moved to 33 Denver Street and much remodeled about the turn of the century.

Although Benjamin Pitcher's Gothic cottage has long since disappeared, most of the dwelling houses which have risen along Walcott Street since the mid-nineteenth century have been of equally high architectural quality.

A majority of the buildings now standing on Quality Hill date between 1870 and 1920, and most of the architectural styles which flourished during that period are represented. Numerous, very fine, Victorian Gothic, Queen Anne, Shingle Style or Colonial Revival houses can be found throughout the district, while a handful of excellent buildings of earlier date provide examples of the Federal, Greek Revival and Italianate styles.

One of the best houses in the Victorian Gothic style is that built for Harrison Howard, partner in D. D. Sweet & Company, "sash, door and blind manufacturers and general woodworkers," at 64 Summit Street in 1873. The elaborate woodwork of the Howard House was undoubtedly fashioned in D. D. Sweet's Broad Street planing mill. A slightly later house which begins to show the structural articulation of the Stick Style is the Henry B. Metcalf House (1878) at 145 Broadway. The Metcalf House, designed by Walker & Gould, is complemented by an outstanding carriage house in the same style and probably of the same date.



Fig. 58: View of Quality Hill, looking eastward up Walcott Street from the steeple of the Pawtucket Congregational Church; photograph, c. 1880s.

The Queen Anne style, a later development of the picturesque aesthetic, first appeared in Pawtucket about 1880 and was immensely popular for the next twenty years. It was characterized by irregular massing and the use of a wide variety of materials of contrasting texture and color. A sophisticated early example is the Everett Carpenter House (1879-1880) at 72 Summit Street. Out of the Queen Anne was evolved the Shingle Style, in which the irregularities of the former style were subdued and the entire design was unified by an encasing sheath of warmly colored and textured wood shingles. The Darius L. Goff House (c. 1890) at 11 Walnut Street is a handsome illustration of Shingle Style design.

Details in both Queen Anne and Shingle Style designs were often drawn from colonial American sources.

This interest grew and soon the floor plans and elevations of colonial buildings were being utilized as well. While the Lucius B. Darling, Jr. House (1894-1895) at 124 Walcott Street still displays the irregular massing of the Queen Anne, its details are largely Colonial Revival; and the Albert A. Jenks House (1903-1904) at 90 Summit Street, a hip-roofed, three-story mansion fronted by a semi-circular portico, is rather freely copied from the most elaborate American houses of the Georgian period.

In sum, the Quality Hill neighborhood preserves an unusually rich architectural legacy, with outstanding buildings ranging in date from 1800 to 1920. Despite the destruction wrought here by construction of Interstate Route 95, this remains, architecturally, the finest late nineteenth- and early twentieth-century neighborhood in Pawtucket.



Fig. 59: Henry B. Metcalf House and carriage house (1878); 145 Broadway; Walker & Gould, architects.



Fig. 60: Everett P. Carpenter House (1879 - 1880); 72 Summit Street; Walker & Gould, architects.



Fig. 61: Albert A. Jenks House (1903 - 1904); 90 Summit Street.

## COTTAGES, TENEMENTS AND THREE-DECKERS

Only a small percentage of Pawtucket's residents could afford to build dwellings as elaborate as those just discussed. More typical single-family dwellings of this period were either of the three-bay, end-gable form, similar to the Carlos Rogers House (1872-1873) at 84 Clyde Street, or, less commonly, of the five-bay, flank-gable type, such as the Christopher Donnelly House (1868) at 47 Pine Street. Such houses typically utilized traditional schemes for plan and elevations but overlaid them with a veneer of up-to-date details.

Most Pawtucket residents during the period between the Civil War and 1920 lived not in single-family houses but in two-family dwellings or multi-family tenements. Almy, Brown & Slater are known to have built tenements for their mill hands early in the nineteenth century, but the earliest extant multi-family dwelling is a double house at 19-21 South Street. This was built in 1845-1846 for Richard Carrique, a merchant, whose own house stood directly across the street. Carrique's tenement house, correctly described as a double house, is divided vertically on its center line.

While Fales, Jenks & Company built tenement houses during the Civil War period, the earliest extant company housing in Pawtucket was built for the Lorraine Manufacturing Company in 1882 — a row of eight, story-and-a-half, double houses along the west side of Lockbridge Street. Known as "Sayles New Village," these remained company-owned tenements well into the twentieth century. One later Lorraine-built tenement house also remains, an eight-unit brick block on Acorn Street, built about 1915. Because of the size of the community, however, and the multiplicity of employers in it, company housing was far less common in Pawtucket than in smaller manufacturing centers.

Privately built and owned tenements were the rule here. After about 1880, the most common form of multi-family housing was the flat, as opposed to the double house. In their earliest form, flats were generally built in the two-and-a-half-story, gable-end-to-the-street form (similar to the Carlos Rogers House). Flats differed from similar single-family houses, however, in being divided horizontally into two living units; one comprised of the first floor



Fig. 62: Christopher Donnelly House (1868); 47 Pine Street.



Fig. 64: H. B. Dexter Two-family House (c. 1890); 18-20 Armistice Boulevard.



Fig. 63: Carlos Rogers House (1872 - 1873); 84 Clyde Street.



Fig. 65: Three-decker (1908 - 1909); 27-29 Mary Street.

and cellar, the other the second floor and attic. The two apartments were reached through separate doors placed at one side of the typical three-bay front; one communicated only with the first-floor apartment, the other opened directly into a closed staircase to the second-floor apartment.

The apartment house at 18-20 Armistice Boulevard, built for Henry B. Dexter about 1890, is an immaculately maintained building of this type. It stands two-and-a-half stories high under an end-gable roof. A projecting, two-story, rectangular bay window creates facade variation and brings sunlight into the apartments. A similar bay under a small cross gable on the western flank serves an identical purpose. The details of the Dexter apartment house are perhaps more elaborate than is usual: the front bay has bracketed cornices and flared mansard pents at both floor levels and is capped with a decorative iron cresting; the building's gable ends are ornamented with bargeboards culminating in sunburst panels in each gable peak; and a similarly detailed porch shields the front doors. Houses similar to this were *the* typical dwellings of late nineteenth- and early twentieth-century Pawtucket. Whole rows of them can be found on many city streets, and individual examples appear in almost every neighborhood.

From tenements such as Dexter's, it was only a step to the flat-roofed three-deckers of the early twentieth century. A perfect illustration of the transition is the 1908-1909 three-decker at 27-29 Mary Street. This lacks only the characteristic three-story porch to make it a full-fledged example of the developed three-decker type. A further step in tenement evolution involved butting two such three-deckers together to form a still larger apartment block. A number of these blocks can still be seen, particularly in the Woodlawn section. These are the direct ancestors of the cubical "brick box" apartment buildings still being built today.

Pawtucket's early tenement houses are a largely unrecognized resource. These buildings are often handsomely, if simply, designed; they contain large amounts of highly livable space of considerable character; and they are consistent elements of Pawtucket's urban fabric. The problems they face today (code deficiencies, lack of adequate parking and so on) must be dealt with, but the character, quality and utility of these modest buildings should be respected in any solution.



Fig. 66: Aerial view of downtown Pawtucket (1975).

#### MODERN PAWTUCKET: 1921-1978

1918 had been a banner year for Pawtucket's manufacturers. With the end of World War I, however, came depressed industrial conditions. In the face of a buyer's market and undercut by southern competition, the Blackstone Valley's cotton industry was in precipitous decline by 1923; it was virtually wiped out during the Depression. In 1928, the silk and aircraft industries were proposed by the Pawtucket Chamber of Commerce as replacements for cotton. While several new silk firms were attracted here in that year, the aircraft companies never materialized.

The Depression halted industrial expansion of any kind during most of the 1930s and forced a general contraction of employment. In 1936, probably not the worst year of the Depression here, some 3900 Pawtucket residents were laid off for lack of work, another 1500 were employed on relief projects and close to 2000 more had no jobs and were actively seeking work. Taken together, these 7400 people represented more than 10 per cent of the city's total population (not just the work force) according to the 1936 state census. The city's population declined by some 4300 people between 1930 and 1936. Many of these were immigrants who, unable to find work, returned home.



Pawtucket's economy recovered after the start of World War II. By then, cotton had been displaced as the city's primary industry and the principal beneficiaries of the wartime boom were the primary and fabricated metals and machinery industries. After the war, Pawtucket's economy felt some of the shock of the immediate post-war recession but has remained relatively stable since the early 1950s. The city's economy is still primarily based on manufacturing, with some 63 per cent of the workforce being employed by manufacturers in 1967, two percentage points higher than in 1936. Both figures are notably high, even in heavily industrialized Rhode Island. Within the general category of manufacturing, however, the percentage of Pawtucket's workers employed in the textile industry has sharply declined — from 62 per cent in 1936 to 32 per cent in 1967. A number of diversified industries have taken up the slack — primary metals, fabricated metals, printing and paper are among the largest.

Although considerable plant expansion and some new construction has occurred in Pawtucket's older industrial sections since 1920, the city has undertaken several successful projects to stimulate industrial development in new areas. The East Pawtucket Industrial Highway of the 1960s, paralleling the Providence & Worcester tracks through Darlington and the Plains, has sparked the construction of industrial plants, warehouses and truck terminals along its route. Renovations of older plants in this area have also been stimulated, including the aesthetically successful re-



Fig. 67: Teknor-Apex Office Building (c. 1945, 1974); 485 Central Avenue; Warren Plattner Associates, architects for the remodeling.

habilitation and expansion of an early twentieth-century mill building at 485 Central Avenue as the offices of the Teknor-Apex Company (Warren Plattner Associates, architects). A second industrial highway through the Moshassuck River valley has been projected. One segment north of Weeden Street has been completed and several new plants have been built along it. Finally, a small industrial park has been developed since 1972 in the East Riverview Neighborhood Development Program area at Bishops Bend.

The manufacturing buildings erected in Pawtucket after 1920 are generally lower and wider than their predecessors, clearly headed toward the single-story height which is characteristic of mid-twentieth-century industrial plants. This follows the dictum laid down by industrial efficiency experts: moving goods horizontally within a plant is far more efficient than moving them vertically.

One of the handsomest Pawtucket mills of this period is the 1955-1956 addition to the Providence Braid Company mill at 358 Lowden Street. The addition, designed by Roy F. Arnold of Providence, is a flat-roofed, steel-framed building two stories in height. Over 60 per cent of its wall surface is composed of glass set in steel sash; the remainder is brick-faced concrete block. Sun breaks are positioned over its second-floor southern windows. It is extremely clean in line and open in effect.

Pawtucket's population figures since 1920 reflect the

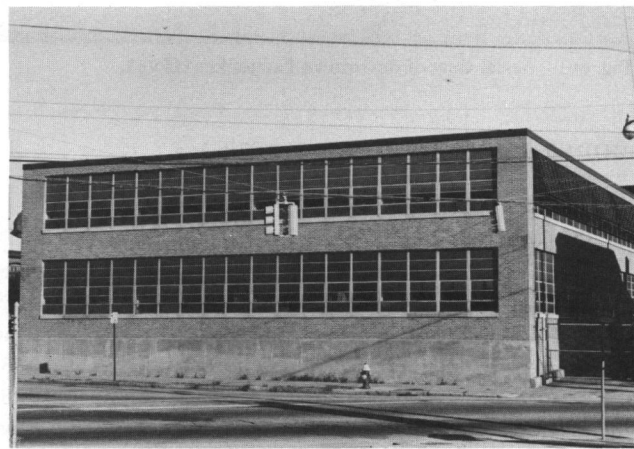


Fig. 68: Providence Braid Company Mill Addition (1955 - 1956); 358 Lowden Street; Roy F. Arnold, architect.

city's economic fluctuations. The rapid growth of the late nineteenth and early twentieth centuries slowed during the twenties and was followed by a decline during the thirties, dropping from 77,149 in 1930 to 72,820 in 1936. As World War II stimulated the city's economy, the population began to grow again, reaching over 81,000 by 1950. Since then, a slow decline has set in, and the city's population in 1974 numbered 76,213. In 1965, Pawtucket was eclipsed by Warwick, dropping back to become the state's third largest city. Today, Cranston is on the verge of dropping Pawtucket to fourth place.

Immigration, though still a major factor during this period, was limited by two developments: the strict immigration quotas imposed nationally in 1924 and not relaxed until passage of the Immigration and Nationality Act of 1965 and the generally tighter job market which has prevailed in Pawtucket. The loss of the cotton industry, in particular, with its large number of unskilled jobs, served to discourage prospective immigrants. From comprising 30 per cent of Pawtucket's population in 1920, the foreign born declined to 11 per cent in 1970, while the city's foreign stock (at least one parent born in a foreign country) declined from 77 per cent to 40 per cent in the same period.

Of the foreign born who did come after 1920, only two nationalities arrived in force. The first were the Poles, who comprised the seventh largest foreign-born group in 1920. They were fifth largest by 1936, passing the Italians and Portuguese, and fourth by 1950, when they outnumbered the natives of Ireland. The Portuguese, who had established a small population here between 1910 and 1920, had declined after that period, until they were suddenly and strongly reinforced between 1967 and 1970. In the latter year the Portuguese included the largest foreign-born group in the city and constituted 11 per cent of Pawtucket's total population of foreign stock.

In 1970, Pawtucket's population of foreign stock included seven large national groups and a multitude of smaller ones. Of the largest, six displayed some tendency to congregate in particular neighborhoods. In decreasing order by size: Canadians, 27.9 per cent of the city's foreign stock, tend to be found in Darlington and Pinecrest; those of United Kingdom ancestry (English, Scottish, and Welsh),

17.6 per cent, around Coats & Clark and North Fairlawn; Portuguese, 11 per cent, in Woodlawn and South Woodlawn; Poles, 7.6 per cent, in Pleasant View; Italians, 7.4 per cent, in either South Fairlawn or the Plains; Irish, 7.3 per cent, throughout the city; and Russians, mostly Jews, 3.7 per cent, on Oak Hill.

During the 1920s, social and political unrest between Yankee manufacturers and immigrant workers remained a problem. A strike for a forty-eight-hour work week without a cut in pay began in the Pawtuxet Valley mills in 1921 and quickly spread to the Blackstone Valley. As the strike dragged on into 1922, the state militia were called out to quell it. In the process, one man was killed during a confrontation in front of the Jenckes plant on Weeden Street. In 1931, Ann Burlak, Blackstone Valley's "Red Flame of Communism," organized a strike at Royal Weaving. Other strikes followed, including one in 1934 in which two people were shot to death — one in Saylesville, the other in Woonsocket.

In the midst of this social turmoil, Thomas P. McCoy was fashioning what has been called "one of the most powerful and ruthless political machines ever forged."<sup>9</sup> A second-generation Irishman born in Pawtucket, McCoy was a conductor for the Rhode Island United Electric Railway Company and an active member of the Carman's Union. His political career began in earnest in 1920 when he was elected one of ten state representatives from Pawtucket. Nine were Republicans; McCoy was the only Democrat. In his ten years as Assemblyman, McCoy established himself as one of those reform-minded Irish leaders of the urban working class who represented what there was of a Progressive spirit in Rhode Island.

In the same period, McCoy began to broaden his base in Pawtucket, preparing for a virtually complete take-over of the city government in the 1930s. From 1925 onward, McCoy was Democratic City Chairman. He became City Auditor in 1932 and was elected Mayor in 1936, while retaining the office of City Auditor and Comptroller. With Democratic majorities loyal to McCoy in both branch-

<sup>9</sup>Matthew J. Smith, "The Real McCoy in the Bloodless Revolution of 1935," *Rhode Island History*, Summer, 1973, Vol. 32, No. 3, p. 67.

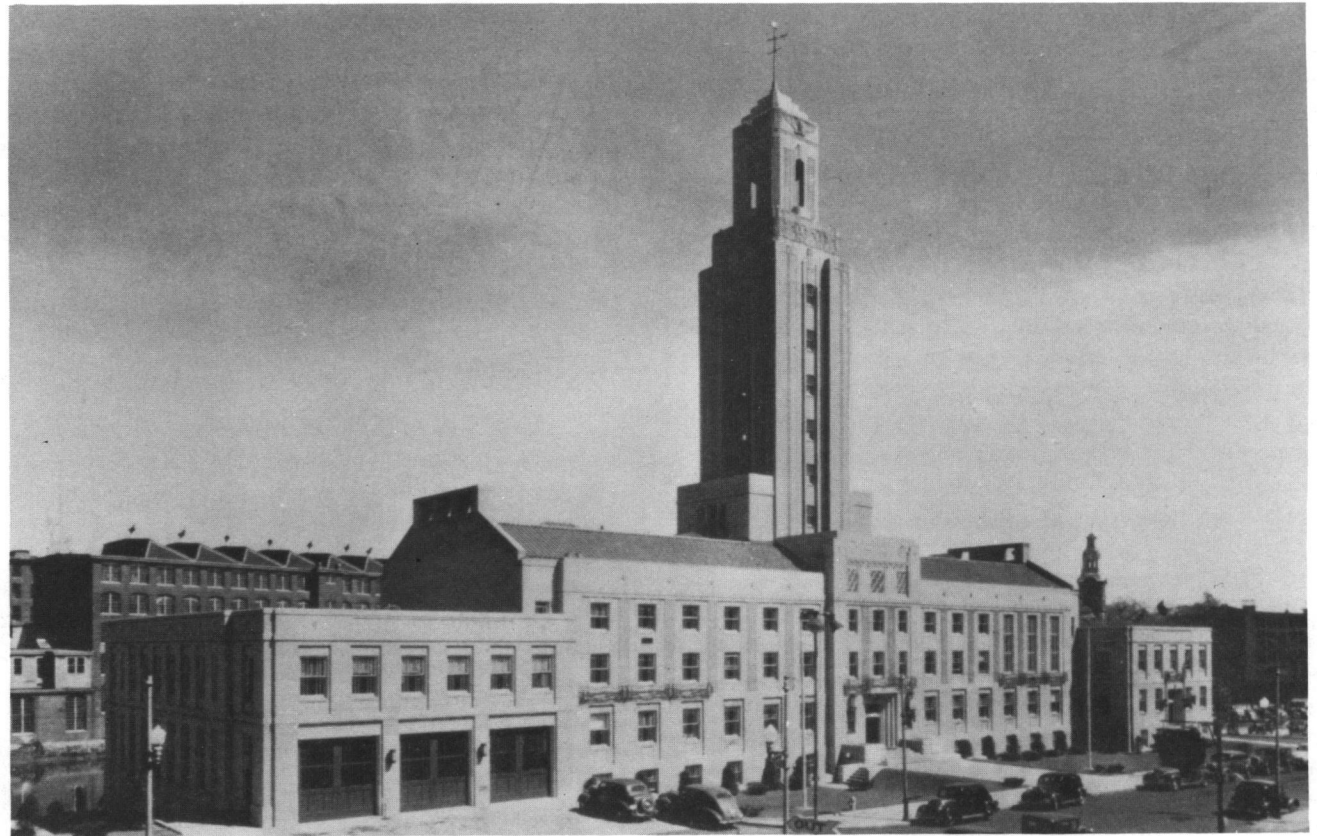


Fig. 69: Pawtucket City Hall (1935); 137 Roosevelt Avenue; O'Malley & Richards, architects; photograph in Short and Stanley-Brown, *Public Buildings*, 1939.

es of the City Council, with political allies holding key city positions and with a well organized Democratic machine functioning smoothly throughout the city, McCoy was in virtual command of Pawtucket during most of the Depression and War years.

McCoy managed to avert financial collapse during the Depression by means of some daring financial maneuvers while he simultaneously improved many city services. Under his direction, Pawtucket was one of the first cities to benefit from the federal recovery programs initiated by President Roosevelt. McCoy used those programs to employ residents building a new filtration and water plant, the monumental City Hall (1935), the new Pawtucket West High School (1938) and the Pawtucket Municipal Stadium (1938-1940), now appropriately known as McCoy Stadium.

Although McCoy had higher ambitions, the "Prince of Pawtucket" never succeeded in being elected to statewide office. He died on August 15, 1945, while serving his fifth term as mayor. One of the most powerful and colorful figures in Rhode Island's political history, Tom McCoy fits the stereotyped image of the urban, working-class boss using power politics and machine rule with consummate skill. While charges of corruption, most particularly of election fraud and misuse of public funds, were again and again leveled against his administration, and numerous indictments were handed down against members of the McCoy machine, the obvious physical improvement of the city accomplished during McCoy's reign must be weighed against them. Many people, both in and out of Pawtucket, believe that the balance tilts in McCoy's favor.

Following McCoy's death, a struggle developed be-

tween the Democratic machine and a reform wing which sought an end to bossism. The reformers had their initial triumph in 1950 when Lawrence A. McCarthy was elected mayor. Throughout his two-year term, McCarthy was locked in an often bitter struggle with the machine-dominated Council. Finally, in 1954, two years after it had been approved by the Pawtucket voters, a new City Charter went into effect, the culmination of a long campaign by the Pawtucket Citizens League and the Pawtucket Chapter of the League of Women Voters. The old, weak mayor-bicameral council form of government was replaced by one of strong mayor-unicameral council form. Exclusive executive and administrative power was vested in the mayor, the Council was limited to matters of legislation and a departmental structure of government was laid out. Pawtucket had finally achieved a modern form of city government.

In 1954, McCarthy was again elected mayor, remaining in office until his retirement in 1966. Under McCarthy's administration the city government set out to analyze and ameliorate the increasingly complex problems faced by Pawtucket, now a typical, aging, northeastern, industrial city. In 1956, the City Planning Commission was formed and work was begun on the development of a municipal master plan. The Pawtucket Redevelopment Agency was created in 1961 to undertake an urban renewal project in the downtown business section. In 1968 the Pawtucket Model Cities program was initiated with federal aid being used to improve conditions in two low-income neighborhoods, one in Woodlawn, the other in Pleasant View. These neighborhoods and a third, Riverview, became eligible for further federal aid under the Neighborhood Development Program of the 1970s administered by the Redevelopment Agency. In these areas, spot demolitions were carried out, code enforcement and housing improvement programs initiated and major street changes effected to redirect and facilitate traffic flow.

To some extent, all of these planning and redevelopment activities were triggered by the construction of the Pawtucket River Bridge and Interstate 95 in the 1950s and 1960s. Although efforts had been made to replace the Division Street Bridge in the late 1940s, nothing substantive was accomplished before plans for the North-South Freeway were drawn up in the early 1950s. These called for the free-

way to cross the Blackstone on a new bridge which would replace the arched granite span at Division Street. Many Pawtucket residents did not want the freeway to cut through the heart of the city in this manner. But Mayor McCarthy's strong support finally won Council approval for construction of the bridge in 1954. The span was opened in 1958 and the Pawtucket section of the freeway, known now as Interstate 95, was completed in 1963. In the process, several of the city's oldest and finest residential neighborhoods were dismembered, more than three hundred buildings were demolished and over a thousand people displaced.

The decision to bring I-95 through Pawtucket's heart was a gamble. It was based on the expectation that the greater accessibility of the central business district (CBD) and surrounding industrial areas would attract more business than would now be drawn out of the city to competing areas and that this extra business would warrant the extensive property and population losses entailed. The consensus among businessmen today would seem to be that the gamble has paid off.

To ensure that Pawtucket's CBD would reap the largest possible benefit from the interstate, Blair Associates, Planning Consultants, were commissioned to do a pilot study of the economic, land-use and traffic adjustments needed in a downtown area to obtain maximum benefit from a new expressway. The major recommendations included: construction of a one-way traffic "circulator" to facilitate traffic flow from the interstate to and around the downtown area, closing Maple Street and Main Street between High Street and Park Place to vehicular traffic and turning them into a pedestrian mall and implementing a large-scale urban-renewal program to be focused on the downtown area. The first and last recommendations have been undertaken: the circulator has been built in a form close to that proposed by Blair; the urban renewal program has been carried out on an even larger scale than was proposed. The second Blair proposal, the pedestrian mall, is now being developed. This too is rather enlarged beyond the original proposal. Presumably its extension was influenced by the Downtown Action Plan, a 1973 follow-up study prepared by C. E. Maguire Associates which recommended a lengthened mall to connect to a proposed northern anchor development.



Fig. 70: Close-up, Graham Building (c. 1925); 60 Exchange Street.

Pawtucket's federally funded urban renewal program, recommended by Blair and carried out by the Pawtucket Redevelopment Agency since 1961, has remade the face of downtown Pawtucket. The initial undertaking was the Slater Urban Renewal Project, involving a fifty-seven-acre tract stretching northward on both sides of the river from I-95 to Exchange Street. Within this area lies the heart of early and present-day Pawtucket. In 1963, the tract contained a dense assortment of residential, commercial and industrial buildings; among them were some of the oldest and finest buildings standing in the city. Once the decision was made to undertake an urban renewal program, however, federal restrictions of the day almost precluded preservation or rehabilitation of existing structures, and little could be done to preserve the historic buildings in the project area. Beginning in 1966, the Slater Urban Renewal Area was almost totally cleared. Today, most of the project area has been redeveloped for new commercial or multi-family residential buildings and parking lots. Against this backdrop, the preservation of the Wilkinson Mill and the restoration of it and the adjacent Sylvanus Brown House with federal urban renewal funds (one of the very first times such funds had been so used) must be viewed as notable successes.

While the highway and redevelopment projects of the mid-twentieth century have removed many interesting buildings from downtown Pawtucket, a fair number of noteworthy structures erected after 1920 survive. Among the earliest of these, the least pretentious were built in the "pattern-brick" style, a typical example of which is the Graham Building at 60 Exchange Street. The more elaborate buildings generally reflected one or another of the popular revival styles. The Pawtucket Elks Lodge Building (1926) at 29 Exchange Street, in the Spanish Renaissance style, has the most distinguished facade of any downtown building of this period. The finest downtown interior is that of the Leroy Theater built at 66 Broad Street in 1922-1923. The Leroy's Adamesque interior features groin-vaulted ceilings decorated with molded-plaster husks and garlands in delicate symmetrical patterns in the vestibule and lobby, a shallow saucer dome ornamented with classical bas-reliefs in the ceiling of the auditorium and a similarly decorated proscenium arch. The theater's large size eventually made it unprofitable as a movie house, and, after standing empty for some time, the Leroy is now being leased for pop and rock concerts.



Fig. 71: Pawtucket West High School (1938); 485 East Avenue; John F. O'Malley, architect.

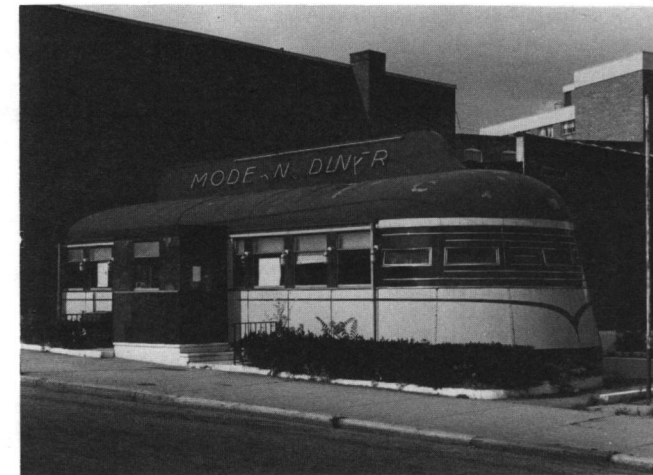


Fig. 72: Modern Diner (1940); 15 Dexter Street.

The Art Deco style of the 1930s and 1940s is best seen in City Hall (1935), 137 Roosevelt Avenue; West High School (1938), 485 East Avenue; and the Modern Diner (1940), 15 Dexter Street. The Modern is a maroon and pearl Sterling Streamliner in nearly original condition — one of very few examples of its type remaining. This famous eatery is a bonafide Pawtucket landmark and merits preservation.



Fig. 73: Lobby, Leroy Theater (1922 - 1923); 66 Broad Street; John F. O'Malley, architect.

The most elegant modern design in downtown Pawtucket and one which is unusually responsive to the needs of the pedestrian, is the remodeled (1963, by Irving Haynes) main office building of the Pawtucket Institution for Savings-Pawtucket Trust Company at 286-292 Main Street. An addition on the western side, designed by Ekman-Klaeson of Cranston and erected in 1976-1977, is equally handsome and equally sensitive to its urban context, although it is based on a radically different design approach. Another downtown building designed by Haynes, the Blackstone Valley Electric Company Building (1968) at 150 Main Street, is easily the most distinguished new building erected to date in the Slater Urban Renewal Area.

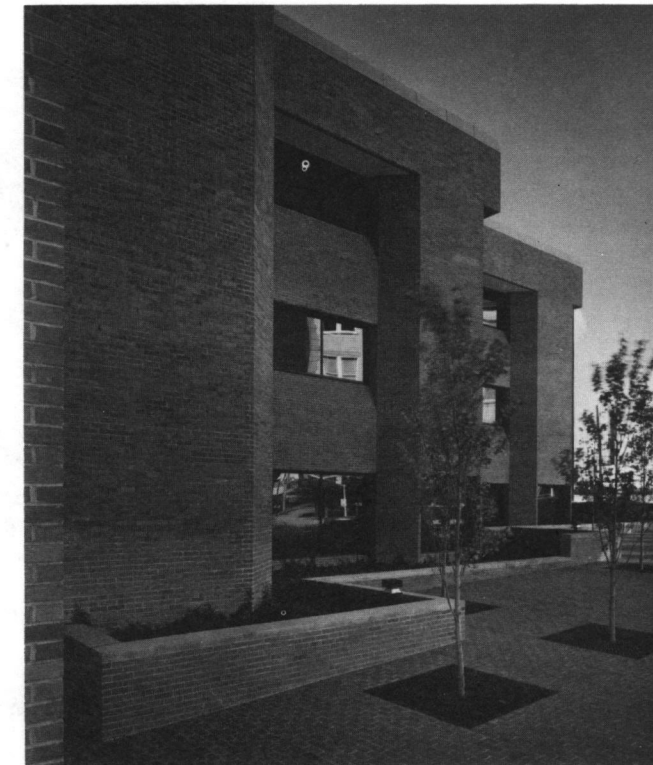


Fig. 74: Pawtucket Trust Company-Pawtucket Institution for Savings, Main Office Building Addition (1976); 300 Main Street; Ekman/Klaeson, architects.

The 1920s witnessed the erection of a large number of new churches in Pawtucket, the largest being built to house the city's rapidly growing Catholic population. Our Lady of Consolation (1922) on Sabin Street, built for a French Catholic parish founded in Pleasant View in 1895, is based on the Lombard Romanesque and features a towering campanile. Two more monumental French Catholic churches were begun only two years later: St. Cecelia's on Central Avenue in Darlington, for a parish founded in 1910, is a tall, yellow brick building with a flank tower which mixes features from the Gothic and Romanesque; St. Jean Baptiste on Slater Avenue in the Woodlawn section is based on churches of the Florentine Renaissance. The most strongly modern church design in Pawtucket is that of Sta. Maria Goretti, built for an Italian Catholic parish in South Fairlawn in 1966. The church is part of a complex which includes a convent, rectory and school. All were built between 1960 and 1966 from the designs of Robinson Green Beretta.

Residential construction boomed in Pawtucket



Fig. 75: Interior, St. Jean Baptiste Roman Catholic Church (1925-1927); 68 Slater Street; Ernest Cormier, architect.

during the 1920s. Speculatively built cottages and two-family houses advanced eastward in Darlington and the Plains and sprouted on newly platted land in Fairlawn. Most were designed in the Bungalow style. They displayed wide, low gables with deep overhangs and often incorporated a porch or patio under an extended frontal gable. Good examples are the George Cusson House at 74 Calder Street (c. 1923) and the two-family bungalow at 22-24 Brewster Street built on speculation by the Marion Construction Company in 1925.

The Oakhill Plat on East Avenue, laid out in 1914, was an unusually forward-looking subdivision in two respects: it was designed with automobiles specifically in mind; and the deed to each house lot carried a set of restrictive covenants which served as the functional equivalent of zoning. The street pattern was originally designed to avoid right-angle intersections, and street corners were rounded off to increase visibility. The restrictive covenants limited construction to single-family houses worth at least \$3500 or two-family houses worth at least \$4500,

neither to be over two stories in height. They also mandated a twenty-foot setback line and required that no business of any sort could be established on the plat without the consent of all abutters and the parent land company. Sale of the nearly four hundred lots was delayed by World War I and when the plat filled in after the war it was largely covered with respectable, but modest, one- and two-family bungalows.

In an effort to capture the upper-income market, which the Oakhill Plat had largely failed to attract, the eleven-acre Dryden Extension was laid out in 1923, just east of the original plat. Much larger lots were laid out and stiffer restrictions set. This proved a success and the crest of Oak Hill, on both sides of East Avenue, developed into the city's most prestigious residential neighborhood in the 1930s. The large houses built here, many of brick, were chiefly designed in either the Georgian or Tudor Revival styles. The John L. Easton House at 144 Marbury Avenue (1925-1926) is an excellent example of the former and the Samuel Brownridge House (c. 1929) at 8 Blodgett Avenue is a particularly fine example of the latter.

An even stiffer set of restrictive covenants governed construction in the posh "Countryside" development off Armistice Boulevard beyond Slater Park. Initially platted in 1927, this exclusive subdivision did not begin to develop until about 1940. Deeds to the original house lots carried eight restrictions, including one which required that all plans and specifications be submitted to and approved by Monahan & Meikle, a Pawtucket architectural firm. Under these restrictions, Countryside has developed as an area of large, expensive and rather conservatively designed single-family residences.

In the period following World War Two, most of the developable open land remaining in Pawtucket was subdivided and covered with tract housing. One of the first of these subdivisions, and one which is typical of most of those that followed, is the Pinecrest development in the far northeastern corner of the city. Pinecrest was laid out for Alphage Ferland & Sons, a Pawtucket contracting firm which has since grown into one of the city's largest residential builders and developers. The expansive ranch style house of Armand J. Ferland, a partner in Ferland & Sons, was standing at 3 Pinecrest Drive in 1947. In the next two years, scores of single-family houses, most of them story-

and-a-half capes, rose on the gently winding drives at the southern end of the Pinecrest plat. In the 1950s, the development was extended northward and filled in with the ranches and raised ranches typical of the mid-twentieth century.

Among the hundreds of single-family houses built in Pawtucket since the end of the Depression, there are a scattered few whose designs are of more than passing interest. Three, in particular, stand out: the Roland Adams House, 213 Williston Way, a starkly abstract, almost “cubist” design of about 1939; the ranch style house of George Hadfield, Jr., 190 Hunts Avenue, an early prefabricated house constructed of steel panels with a baked-enamel finish, erected around 1950; and the Charles Miller House, 86 Cambria Court (c. 1951), an early “solar” house whose carefully considered lay out, orientation and landscaping allow a long southern window wall to light and warm the major living areas while opening them onto a very private side yard – all of which reflects some of the most advanced architectural thinking of that period.

Under the terms of the United States Housing Act of 1937, the City of Pawtucket set up a Housing Authority to construct and maintain housing for low-income families. Two such projects were built here: Prospect Heights in 1939 and Crook Manor in 1952. Both are low-rise apartment complexes located at some distance from the city center. The buildings and grounds of both show the effects of overcrowding and deterioration; the Prospect Heights project is now undergoing some minor renovations.

In the late 1950s, the federal housing for the elderly program was begun and the P.H.A. moved into that field. When the city zoning ordinance was revised to allow high-rise apartment buildings in the downtown in 1961, the Authority commissioned the nine-story John F. Kennedy Housing Project, constructed in 1963. Five years later, the Authority began its second high-rise project for the elderly, the fourteen-story John E. Fogarty tower. Since the completion of the tower, the Authority has concentrated its efforts on building low-rise garden apartments for the elderly in Pawtucket’s first two Neighborhood Development Program areas: Burns Manor in Pleasant View and St Germain Manor in Woodlawn. Both were completed in 1976.



Fig. 76: View on Dryden Avenue; extension of Oak Hill Avenue Plat (c. 1923).



Fig. 77: George Cusson House (c. 1923); 74 Calder Street.



Fig. 78: Armand Ferland House (c. 1947); 3 Pinecrest Drive.

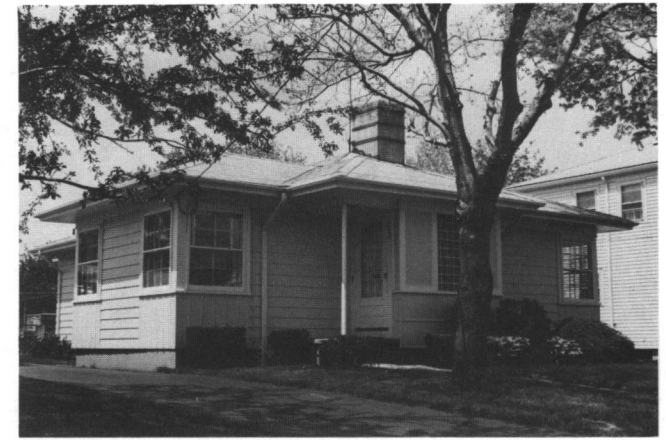


Fig. 79: Roland Adams House (c. 1939); 213 Williston Way.



Fig. 80: George Hadfield, Jr. House (c. 1950); 190 Hunts Avenue.



Fig. 81: Charles Miller House (c. 1950); 86 Cambria Court.

#### IV. SUMMARY

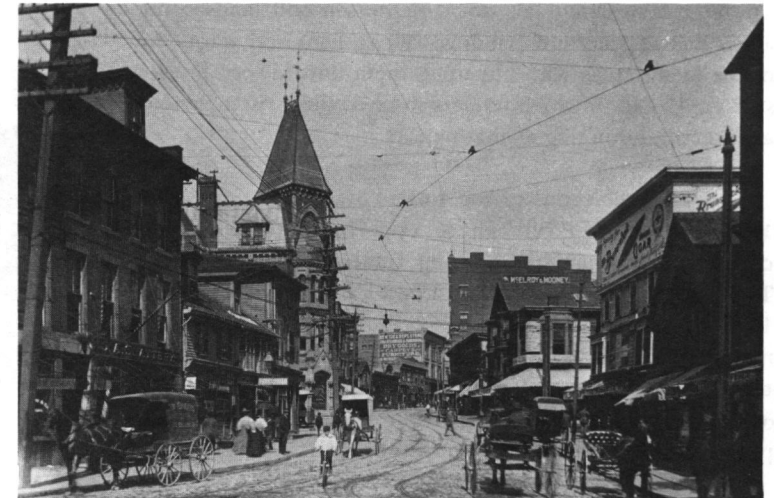
Pawtucket is a city with a unique and distinguished past. Centered at a major falls on a powerful river, its site possesses a now largely unrecognized beauty which could once again become a major civic asset. First settled by pioneer ironworkers, later the scene for the successful introduction of water-powered cotton spinning in America, the village on both sides of Pawtucket Falls developed into a major industrial center in the nineteenth and twentieth centuries. Numerous handsome mills rose along the river and, later, along the railroads, providing a substantial reservoir of usable space which still serves the city's industries and offers tremendous opportunities for imaginative re-use. At Pawtucket's heart there grew up a truly urban central business district while close-knit residential neighborhoods containing the homes of people from many nations spread outward from this core. The intact portions of these historic neighborhoods provide livable, attractive residential environments of considerable architectural quality. Such neighborhoods are an invaluable resource. Preserved and enhanced, they will play a key role in Pawtucket's future development.

Pawtucket today has the look and feel of a mature northeastern industrial city. It is densely built up; less than 3 per cent of its land area remains undeveloped and its downtown section has been developed and then redeveloped again and again in the past three hundred years. The downtown is a composite of many diverse elements: an historic enclave containing two early mills and an eighteenth-century cottage; a few clusters of late nineteenth- and twentieth-century buildings of appropriately urban character; and, scattered amongst these, the gap-site parking lots and isolated suburban-style commercial blocks of the mid-twentieth century. Just outside this civic core rise the most striking physical symbols of modern Pawtucket: the new high-rise apartment towers and the over-arching form of the I-95 bridge. Tucked up against these, and spreading outward to the city's borders, is a tightly woven patchwork of nineteenth- and twentieth-century residential neighborhoods and industrial districts.

In terms of physical development, Pawtucket today is an essentially completed city; new development will require clearance. In this context the existing physical fabric of the city, with its many areas, structures, and buildings of historic and aesthetic value, should become more fully appreciated. The existing fabric can and should provide the solid foundation for Pawtucket's continuing development.



A



B



C

Fig. 82A: Main Street, looking west from near the western end of Main Street Bridge; original photograph taken about 1846; copied by Charles S. Foster, c. 1870.

B: The same view a half century later; photograph, 1892, by Charles S. Foster.

C: The same view in 1978.

## V. RECOMMENDATIONS

The following recommendations are made on the premise that broad-based community action along with energetic municipal coordination and direction are necessary to implement an effective preservation program. Agencies exist at the state and federal levels which can assist in various capacities, but long-lasting results can only occur with community initiative and determination.

### A. Establishment of a local preservation organization:

A private preservation organization (similar to the Providence Preservation Society) should be set up in Pawtucket. It would act as a catalyst for preservation in the city by organizing and expanding existing citizen support for preservation, by participating in the decision-making processes of state and municipal agencies and by developing programs to direct citizen support toward the achievement of local preservation goals. The organization should take a leadership role in implementing the "Public information and education" recommendations listed below and should assist other citizen groups and government agencies in the implementation of the remaining recommendations.

### B. Public information and education:

The creation of an aware and concerned citizenry is crucial to the success of a local preservation movement. To this end:

1. Courses dealing with local history should be encouraged in Pawtucket schools.
2. Guide maps of historic areas in the city should be produced and distributed widely.
3. Walking tours should be organized through these areas.
4. Markers should be placed on landmark buildings, structures and monuments, to identify them and draw attention to their significance. (A notable first step has already been taken in the proposed South Street National Register Historic District, where a number of home

owners have already placed attractively designed markers on their historic buildings.)

5. A lecture series on Pawtucket architecture and civic history, keyed to the problems of preservation and rehabilitation, should be initiated to increase local awareness of Pawtucket's architectural heritage and to encourage local property owners to undertake preservation and rehabilitation projects on their own historic buildings.
6. A series of technical seminars for contractors, tradesmen, home owners and home rehabilitation program administrators and staff should be established. The seminars would deal with the nuts-and-bolts problems of building rehabilitation and restoration. Topics for discussion should include: recognition of valuable architectural features, suitable methods of preserving and restoring such features and cost-benefit analysis as a rationale for rehabilitation and restoration.
7. A home improvement guidebook, discussing and illustrating rehabilitation and restoration problems and procedures, similar to those dealt with in the technical seminars, should be prepared and distributed. The possibility of HUD funding for this project should be explored.

### C. Neighborhood preservation:

Pawtucket's intact residential neighborhoods form invaluable cultural resources. They should be preserved and enhanced through programs to:

1. Establish or reactivate neighborhood home owners' associations to support and advise federal, state and municipal agencies in the development and implementation of neighborhood improvement programs and to initiate private programs for similar ends.
2. Actively develop rehabilitation plans for the city's historic neighborhoods through the coordinated efforts of city agencies, neighborhood groups and the proposed local preserva-

tion organization. The Darrow Street neighborhood would be an excellent initial project area. If a solid neighborhood rehabilitation plan were developed for this district, one keyed to the reinforcement of the area's historic and architectural character, the Darrow Street neighborhood would be considered for nomination to the National Register of Historic Places. (See Appendix A.)

3. Make full use of all federal Community Development (and other HUD-administered) rehabilitation programs, including the 312 loan program for residential rehabilitation, and the various downtown rehabilitation programs. This should include establishing a fund for housing rehabilitation loans or grants (similar to the Providence Historic House Improvement Fund) available to the owners of historic houses who agree to follow preservation guidelines.
4. Quickly remove hopelessly deteriorated structures from historic neighborhoods.
5. Fill gap sites in historic neighborhoods either by moving back-lot buildings or historic buildings threatened with demolition on their present sites. The Darrow Street neighborhood would be an excellent initial receiving area.
6. Adopt a traffic-planning program based on routing through traffic and heavy trucking outside of residential neighborhoods.
7. Without demolishing integral parts of a neighborhood's historic fabric, continue the present policy of creating small neighborhood parks and tot lots and improving street furniture, grading, curbing and sidewalks.
8. Remove inappropriate commercial and industrial uses from areas in which they have an adverse effect upon a residential neighborhood. This could be done through zoning if the new state land-management bill becomes law.



9. Begin an aggressive public and private program of tree planting, to relieve the present barren appearance of many otherwise attractive residential areas.

#### D. Zoning:

The Pawtucket City Council should consider establishing a Pawtucket Historic Districts Commission in accordance with the state enabling legislation passed in 1959 (Chapter 45-24.1, as amended). Once established, the Pawtucket Historic Districts Commission would recommend historic zoning areas to the Council for approval. If approved, demolition, new construction and major alterations to existing structures would be reviewed by the Commission. Areas which should be among the first considered for historic district zoning are: Quality Hill, South Street and Darrow Street. Other Rhode Island cities and towns which have already set up such Commissions (Providence, Woonsocket, North Smithfield, Newport and others) have found that it is an effective way to promote the sympathetic development of the community's cultural resources and to improve and stabilize property values.

#### E. Central Business District:

1. An aggressive effort should be made to fill downtown gap sites with buildings of appropriately *urban* design — they should be at least two stories high, should abut the sidewalk line (unless the building is of such truly monumental character that a plaza or park space in front of it is warranted) and should possess a ground floor having strong visual interest for the pedestrian (no blank walls or parking garages facing directly onto the shopping street).
2. As far as is possible, parking should be provided in lots or garages located behind the buildings which front on the major shopping streets.
3. A comprehensive downtown sign ordinance should be implemented.
4. No building in the CBD should be demolished for redevelopment purposes before a developer

is legally committed to the site in question and has signified that he is not interested in re-using that building.

#### F. Landmark mills and public buildings:

The City Planning Department should monitor the use of all mills and public buildings which were recorded in the Rhode Island Historical Preservation Commission's survey of Pawtucket. The Planning Department should be prepared to assist in re-use planning should any of these buildings be vacated. Files should be maintained of the space needs of firms interested in moving to or within Pawtucket and of space available in each of these landmark buildings. The program should be coordinated with the systematized inventory of industrial space now being developed by the Statewide Planning Program.

#### G. River front:

1. Recognizing that the Blackstone-Seekonk Rivers are among Pawtucket's most significant historical and cultural resources, the City should continue to guide development along their banks in a manner that will preserve and enhance their character as major community resources. The creation of Hodgson Rotary Park is an important first step. The City should continue to encourage other recreation and conservation uses along the river front and should consider implementing a program of purchasing river-front land for recreational and conservational use as it becomes available. Long-range planning for these river-front lands should include paths, bikeways, parkways, boat-launching areas and perhaps even swimming areas in the future.
2. The City should participate in the on-going discussions concerning development of a Blackstone Canal linear park from Providence to Worcester.

#### H. City tax relief:

1. In order to encourage restoration of historic structures in Pawtucket, the City should with-

hold increased valuations and higher taxes for restored properties for a designated period.

2. In order to preserve landmark structures in critical locations where the site could demonstrably be given over to more intensive or lucrative uses, the City should consider a policy of tax abatement given in exchange for easements which would prevent exterior modifications or demolition.

#### I. Facade Easements:

The Pawtucket Historic Districts Commission and the private preservation organization recommended above should encourage owners of landmark buildings to donate facade easements to one or the other of these preservation groups. The easements would legally prevent the exterior modification or demolition of the building without the consent of the organization holding the easement. A fund should be set aside to allow the purchase of easements on buildings of critical importance.

#### J. Deed restrictions:

City-owned property of landmark status should only be sold with a restriction in the deed stipulating that the building cannot be demolished or disfigured, and private owners of landmark property should be encouraged to do the same. This is an important, but often overlooked, method in which an individual can make a lasting contribution to the quality of the city.

## APPENDIX A: THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is a record maintained by the Heritage Conservation and Recreation Service, United States Department of the Interior, of structures, sites, areas and objects significant in American history, architecture, archeology and culture. Authorized by the National Historic Preservation Act of 1966 as the official inventory of the cultural and historic resources of the nation, it includes historic properties in the National Park System, National Historic Landmarks and properties of national, state and local significance nominated by states or by federal agencies and approved by the Secretary of the Interior. It is an authoritative guide for federal, state and local governments, planners and private groups and individuals everywhere, identifying those properties which are worthy of preservation throughout the nation. Registered properties are protected from federally funded and licensed activities by a state and federal review process. Listing in the National Register is a prerequisite for eligibility for matching funds administered by the Rhode Island Historical Preservation Commission (see Appendix C).

Three historic districts and six individual buildings in Pawtucket have already been entered in the National Register: Old Slater Mill Historic District (including the Wilkinson Mill, the Sylvanus Brown House and the dams and waterways as well as the Old Slater Mill itself); Blackstone Canal Historic District; Slater Park Historic District (including the Daggett House); Trinity Church, Main Street; Sayles Memorial Library, Summer Street; United States Post Office (Municipal Welfare) Building, Summer Street; Pitcher-Goff House (now Pawtucket Children's Museum), Walcott Street; Joseph Spaulding House, Fruit Street; and the Pawtucket Congregational Church.

In addition to these eight entries, two districts and twenty-eight individual buildings, structures or complexes have already been approved for nomination by the Review Board of the Rhode Island Historical Preservation Commission:

- Quality Hill Historic District
- South Street Historic District

- Leroy Theater, 66 Broad Street
- Pawtucket-Central Falls Railroad Station, (205) Broad Street
- Fire Station Number Four, 474 Broadway
- Royal Weaving Company mill complex, 300 Cottage Street
- Modern Diner, 15 Dexter Street
- Division Street Bridge, (15) Division Street
- West High School, 485 East Avenue
- Frederick Scholze House, 825 East Avenue
- Louis Kotzow House, 641 East Avenue
- Pawtucket *Times* Building, 23 Exchange Street
- Pawtucket Elks' Lodge, 27 Exchange Street
- Pawtucket Armory, 172 Exchange Street
- Nickerson Building, 189-191 Exchange Street
- First Ward Wardroom, 171 Fountain Street
- Lorenzo Crandall House, 221 High Street
- Art's Auto Supply Building, 5-7 Lonsdale Avenue
- Main Street Bridge, (125) Main Street
- \* Holy Trinity Home, 964 Main Street
- Collyer Monument, Mineral Spring Park, (10a) Mineral Spring Avenue
- Fifth Ward Wardroom, 47 Mulberry Street
- St. Paul's Episcopal Church, 50 Park Place
- Gilbane's Service Center Building, 191 Pawtucket Avenue
- St. Mary's Church of the Immaculate Conception parish complex, 107 Pine Street
- Conant Thread Company mill complex, 366 Pine Street
- Riverside Cemetery, 752 Pleasant Street (with Swan Point Cemetery, Providence)
- Bridge Mill Power Plant, 25 Roosevelt Avenue
- Pawtucket City Hall, 137 Roosevelt Avenue
- St. Jean Baptiste Church, 68 Slater Street

The single district and the sixteen individual buildings and complexes listed below should be further investigated to determine their eligibility for nomination to the National Register:

- Darrow Street Historic District
- John F. Adams House, 11 Allen Avenue
- Vernon T. Barber House, 9 Beech Street
- Foster-Payne House, 25 Belmont Street
- Narragansett Park, (800) Beverage Hill Avenue
- Fuller Tenement Houses, 339-341 and 343-345 Broadway
- Charles Payne House, 25 Brown Street
- House (moved), 67 Cedar Street
- McCoy Stadium, (40) Columbus Avenue
- Nehemiah Bucklin House, 56 Columbus Avenue
- Edward Whittemore House, 520 East Avenue
- Colvin-Woodcock-Kulik House, 166 East Street
- Nathaniel Montgomery House, 178 High Street
- Jonathan Baker House, 67 Park Place
- Gilbert Carpenter House, 50 Prospect Street
- Franklin Rand House, 316 Roosevelt Avenue
- James Mitchell House, 41 Waldo Street

The above listing of properties to be considered for nomination to the National Register is not final. Investigation of the interiors of the buildings listed above will undoubtedly eliminate some of them from consideration. On the other hand, as new research is conducted, as the city changes physically and as perspectives on the community's history and what is culturally significant and worth saving there gradually evolve, other candidates for registration may well be identified.

## APPENDIX B: TAX REFORM ACT

The historical preservation provisions of the Tax Reform Act of 1976 should be publicized in Pawtucket. The Act provides important tax incentives for preserving historic properties and alters provisions in the federal tax code which worked against preservation. Commercial, industrial or rented residential properties that qualify as "certified historic structures" are entitled to tax advantages under the new act. A "certified historic structure" is defined in the law as a depreciable structure which is (A) listed in the National Register of Historic Places, (B) located in a National Register Historic district and is certified by the Secretary of the Interior as being of historic significance to the district or (C) located in a local historic zoning district certified by the Secretary of the Interior to be controlled by design-review procedures which will substantially achieve the purpose of preserving and rehabilitating buildings of historic significance.

One provision of the Act permits the owner of a certified historic structure to write off, over a five-year period, expenditures which are part of a certified rehabilitation of the property. Before passage of the Tax Reform Act, property owners were required to spread deductions over the life of the property, which for most buildings was much longer than five years. The new law allows larger tax savings in shorter time, thus encouraging owners to rehabilitate historic commercial properties.

A more complex provision allows taxpayers to depreciate "substantially rehabilitated historic property" as though they were the original users of the property, entitling them to use the accelerated depreciation which could previously only be used for new buildings.

The Tax Reform Act also discourages the demolition of properties listed on the National Register by denying the cost of their demolition as a business expense and, in certain cases, allowing only straight-line depreciation to new construction on the site of such a demolished historic building.

Although the Tax Reform Act of 1976 needs further analysis and clarification, it will clearly make the preservation of historic buildings more economically feasible. Any property owner interested in learning more about the historical preservation provisions of the Act should contact a tax analyst or the Rhode Island Historical Preservation Commission.

## APPENDIX C: GRANTS-IN-AID PROGRAM

Since 1971, the Rhode Island Historical Preservation Commission has been able to award through the National Park Service (and now the Heritage Conservation and Recreation Service) 50 per cent matching grants for the restoration or acquisition of properties listed in the National Register of Historic Places. To date, almost one hundred grants have been awarded to the State of Rhode Island, municipalities, local historical societies, community organizations and private individuals for projects throughout the state. These grants have ranged in size from \$1,000 to \$50,000 with the grantee providing an equal amount. Grantees also benefit from the free advice of restoration professionals serving as consultants with the Commission.

Allowable work under this program includes exterior and interior restoration, installation or updating of utility systems, architectural fees, research, archeology, structural repairs and the installation of protective systems. New construction, furnishings and modern landscaping are not allowable costs. To ensure an accurate restoration and high quality work, an architect must be engaged to prepare plans and specifications and to supervise the project work. The Historical Preservation Commission has the responsibility of selecting all paint and mortar colors. The high standards of the Heritage Conservation and Recreation Service and the added cost of older building materials and methods mean that the program sometimes increases the total cost of the project. Applicants should, therefore, be interested in obtaining professional guidance for their projects as well as financial assistance.

An easement designed to protect the property after project completion and to ensure its continuing public benefit must be signed by the property owner accepting a grant. This agreement is for a minimum of twenty years and requires the owner to maintain the building and grounds, make no alterations without the prior approval of the Commission and allow the public to view the property at least twelve days a year. When the grant work is limited to the exterior, these restrictions apply only to the exterior.

Matching funds can come from either private, local or state sources. Also, funds available under the Housing and Community Development Act of 1974 are eligible for matching purposes.

For further information about the grants-in-aid program, applicants are encouraged to call (277-2678) or write the Grants Administrator at the Rhode Island Historical Preservation Commission, 150 Benefit Street, Providence, Rhode Island 02903. Owners of historically significant properties which are not yet listed in the National Register but who desire aid should contact the Commission about nomination so as to be eligible for this program in subsequent years.



Fig. 83: Restoration of the Pitcher-Goff House, now Children's Museum (c. 1840, c. 1881); 58 Walcott Street. Exterior work funded through the Grants-in-Aid program with match provided by student labor from the W. B. Davis Vocational School.

## APPENDIX D: METHODOLOGY

A standard survey form, the "Historic Building Data Sheet," has been prepared by the Preservation Commission for use throughout the state. The property on a given sheet is identified by street number (where none exists, an assigned number is set in brackets), plat and lot numbers, ownership at the time the survey was conducted and at least one photograph.

A property is also identified by one or more broad period time-frames which denote the original construction date, and date(s) of major additions and alterations: P = prehistoric (before 1636), C = Colonial (1636-1775), F = Federal (1775-1840), GR = Greek Revival (1825-1865), EV = Early Victorian (1840-1870), LV = Late Victorian (1865-1910), ET = early twentieth century (1900-1940), MT = mid-twentieth century (1940-1975), LT = late twentieth century (1975-present).

The "COMMENTS" section is used for brief notations regarding a building's style, structure, details, function, present condition, architectural significance, relation to the local physical context and notable alterations or additions. The "HISTORY & SOURCES" section includes: notes on individuals, organizations and events associated with the building; selected bibliographical and pictorial references; identification of the building on historical maps; references to the chain-of-title on the property; and notes on information found in the City Assessor's ledgers and tax books.

The four "EVALUATION" sections are intended as tools for quick reference to appraise various aspects of a property's preservation value. However, they should *not* be used as a scoring system. For buildings, the most important factors are their "Architectural value" and "Importance to neighborhood." Other factors may be regarded as pluses, but a low historical rating, for instance, should not be considered as diminishing the importance of preserving an architecturally fine building.

The evaluation of a building's exterior physical condition is without regard to its architectural merits and is rated on a 0, 2, 3, 5 scale. Buildings assigned "5" are in excellent physical condition (original or altered). Those rated "3" are in good condition with only slight evidence

COUNTY		CITY/TOWN		WARD/DISTRICT		ROAD		MAP NO.		PRIORITY	
<b>HISTORIC BUILDING DATA SHEET</b> RHODE ISLAND STATEWIDE SURVEY FILE NO. <u>PLAT 64B LOT 425 LUS</u> ADDRESS <u>105 Boutwell Street</u> OWNER <u>William P. &amp; Matilda Ameen</u>											
PRESENT USE: 1 fam _____ 2 fam _____ multi x _____ pub _____ com _____ indus _____ rail _____ agr _____ mixed _____ other _____				NEGATIVE NO. <u>PPA - A38 - 37</u> KNOWN AS <u>BUILDER</u> UNKNOWN <u>Almost certainly Delpape</u>							
NEIGHBORHOOD LAND USE: res x _____ com x _____ indus _____ pub _____ agr _____ woods _____ other _____				DATE & SOURCES <u>1912-13 Taxes, title</u> ORIGINAL USE <u>apartment house?</u> ORIGINAL OWNER <u>Alfred Delpape, mason</u>							
PERIOD/STYLE: P C F GR EV LV ( ) MT LT				HISTORY & SOURCES: Delpape bought this lot, with no buildings upon it, in 1912, but was assessed for a building on this lot the following year. Delpape is listed in the directory prior to 1920 as a mason--later he is called a cement contractor. The Sanborn insurance maps show this to be a concrete building--seems likely that Delpape built it himself. Delpape seems to have erected the building as an investment, and never lived in it (he lived at 362 West Ave). First known tenant here was Honorius J. Phoenix, plumber and steamfitter.							
DESCRIPTION: Stories: <u>3</u> Roof: gable (flank and cross) gambrel (flank and cross) hip x _____ monitor mansard flat _____ Walls: clapboard brick stone shingle _____ modern comp. _____ other concrete _____ Foundation: height stone brick other concrete to grade _____ Alterations: good poor none minor Rare bldg. x _____ typical of its area _____				1906 115/162 Oak Hill Land Co. 1912 147/139 Alfred Delpape 1919 201/70 Paul Viens 1968 658/62 Ameen							
COMMENTS: a vaguely "Mediterranean" air. The continuous belt course under the third floor windows gives that floor the appearance of floating above the rest of the building, anchored only by the heavy corner brackets. The thin proportions of the porches and the delicate detail of the molded garlands are in strong contrast to the massive bulk of the building as a whole. An unusual and very interesting design; one of the first concrete buildings in Pawtucket.				EVALUATION: Physical Condition: ② 3 7 0 structure 2 ① 0 grounds 3 ① 0 neighborhood 3 ① 0				Architectural value 38 ③ 20 10 0 Importance to neighborhood ① 14 10 5 0			
JUDGE/SJR SUPERVISOR AV Checked HW Checked				Historical value 38 30 ② 10 0				Total Score			
DATE: 1976											

Fig. 84: Sample survey form.

of the need for improvements, such as repainting or minor repairs. Buildings rated "2" are in fair condition, and may require substantial work, such as resheathing, or repairs to porches, fenestration and so on. Buildings rated "0" are in poor physical condition, and probably require very extensive work if they are to be retained. Each of these ratings is based upon observation of the exterior only, and does not reflect interior appearance or structural, electrical and mechanical conditions.

The evaluation of the grounds, either of a building or a site, is rated on a 0, 1, 2 scale. Those that are in good condition and are a visual asset to the environment are assigned "2." The "1" rating indicates that the grounds do not detract from the surrounding area. The "0" rating applies to grounds that have a negative impact on the environs.

The evaluation of the neighborhood's physical condition is based on a 0, 2, 3 scale. "Neighborhood," in this context, denotes the immediate area surrounding a surveyed property and does not necessarily reflect physical features such as street blocks or demographic boundaries. Neighborhoods rated "3" are characterized by a uniformly high standard of maintenance of both buildings and grounds. Those assigned a "2" have well kept properties in much of the area but also have sections where the need for improvement is readily apparent. The "0" rating is used for areas which, for the most part, detract from the visual quality of the community as a whole.

"Architectural value" ratings are assigned on a 0, 10, 20, 30, 38 scale. The "38" rating is reserved for a generally small number of buildings deemed of outstanding importance to the community and which, in most cases, are also of at least regional significance. The "30" rating indicates a building of meritorious architectural quality, well above the local norm. The "20" and "10" ratings apply to the majority of buildings surveyed. They are of local value by virtue of interesting or unusual architectural features or because they are good representatives of building types which afford an index to the community's physical development. Buildings rated "0" are undistinguished architecturally and make no positive contribution to the physical environment. Structures that have been extensively and unsympathetically altered are given a somewhat lower rating than similar buildings in their original state. Monuments, markers, and civic sculpture are assigned ratings on the basis of general visual qualities which do not necessarily reflect artistic integrity.

A property's "Importance to neighborhood" is rated on a 0, 5, 10, 14 scale, with "neighborhood" used according to the above definition. The "14" rating denotes a property that is a key visual landmark, of the utmost importance to the visual integrity of its environs. Properties rated "10" make an important visual contribution either by virtue of individually distinguished qualities or due to characteristics of form, scale and massing which help maintain the visual continuity of the surrounding area. The "5" rating indicates a minor, but positive, contribution in either of the above respects, or a property which may be of visual interest unto itself, but one which is not especially compatible with its physical context. The "0" rating applies to

properties which have a decisively negative effect on the neighborhood.

“Historical value” is rated on a 0, 10, 20, 30, 38 scale. The “38” rating is assigned to properties associated with individuals, organizations or events which are of historical significance on the national level. Those of regional importance are rated “30”. The “20” rating applies

to entries related to important local developments and also includes buildings about which little is known at present, but which, by virtue of their age, are considered to make a major contribution to the community’s historic environment. The “10” rating denotes limited local historical value. The “0” rating is used to designate properties of no known historic interest at the time the survey was completed.

All surveyed properties are shown on a city map (scale: 1"=400'), each identified by street address. Inventoried properties are indicated by an open circle; surveyed properties which were not included in the inventory are indicated by a filled circle. The map legend includes a brief listing of the inventoried properties, giving street address, name, date, period-style and architectural and historical ratings for each.

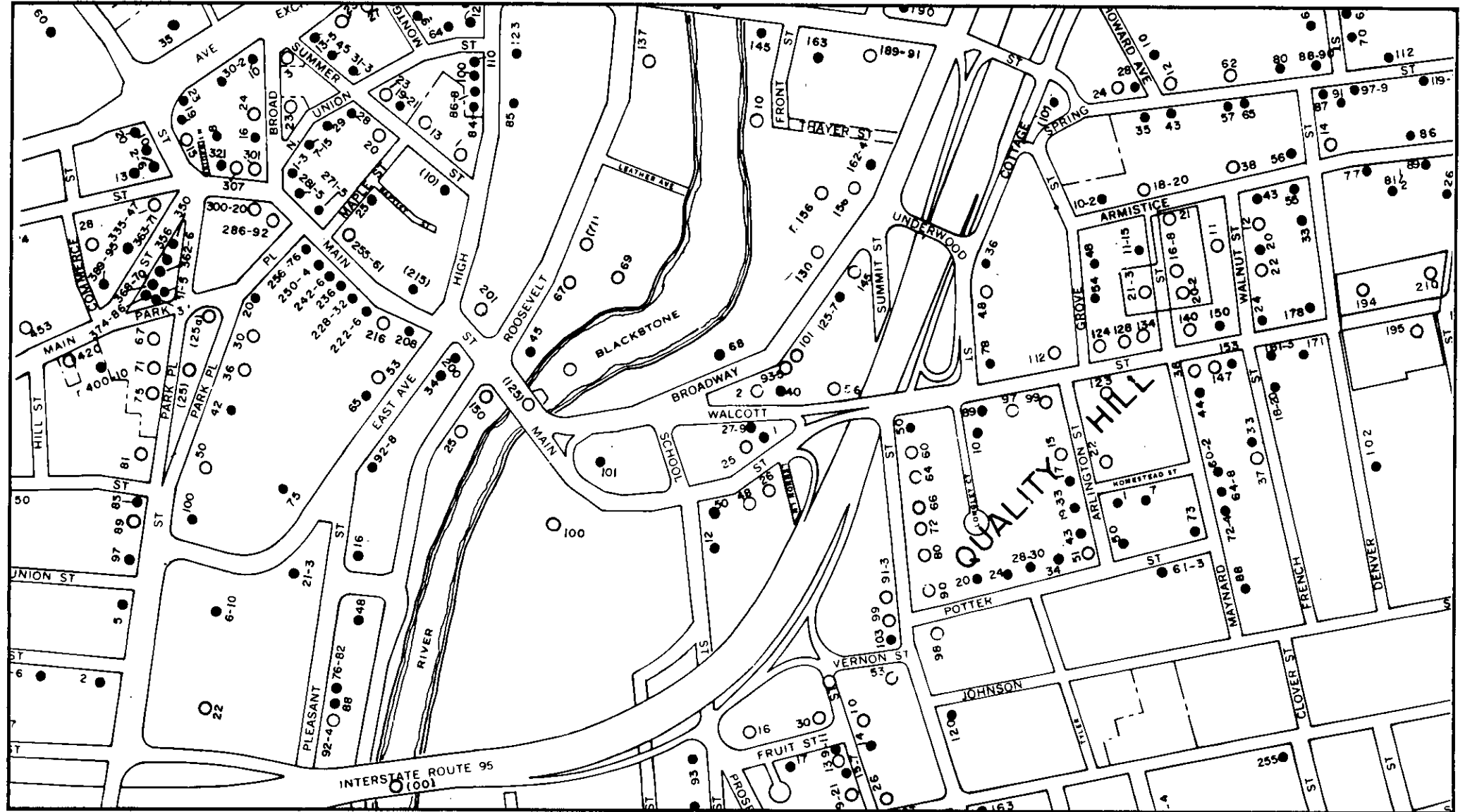


Fig. 85: Sample section of survey map.

## APPENDIX E: INVENTORY

The inventory is a list of sites, structures, districts and objects of cultural significance in Pawtucket. Entries have historic, architectural or archeological significance either in themselves, by association, or in the case of some buildings, as representative examples of a common architectural type.

Names and dates are given for most of the buildings listed in the inventory — the name generally being that of the building's original owner; the date is that of its construction as nearly as can be determined. In most cases, both name and date were established through documentary research. Back-title searches were run on most properties; this information was compared against maps and supplemented by research in tax records and street directories. Unless otherwise indicated, all buildings are wood-frame construction.

Entries are listed alphabetically by street and then in numerical order by street number. Most entries having no street number (monuments, parks, bridges and so on) have been assigned numbers, and these are given in brackets. Other entries, for which a street address would not be meaningful (rivers, canals, neighborhoods and so on), are simply included in the alphabetical listing under their own names.

### ACORN STREET

- 1-4 **Lorraine Apartment Block (c. 1915):** 2-story, 4-unit, brick-venered apartment block. Hip-roofed, rectangular mass broken by projecting, 2-story, front porches. Built for the Lorraine Manufacturing Company, whose principal owners, W. F. & F. C. Sayles, constructed similar housing in Phillipsdale, East Providence. This is the only example of the type in Pawtucket.

### ALLEN AVENUE

- 11 **John F. Adams House (1867):** Nathan Crowell, carpenter. 2-story, late Italianate dwelling with projecting central pavilion; low-pitched hip roof; wide, bracketed eaves; and central cupola. Highly elaborate detail. Originally faced Broadway. A highly successful print-cloth manufacturer, Adams was a councilman and, in 1898, Mayor of Pawtucket. His house is an outstanding example of its type.
- 27-29 **Pollard-Reid House (c. 1907):** A 2½-story, Shingle Style-Colonial Revival double house. Built for Moses Pollard and William Reid, respectively the president and superintendent of the Eagle Dye Works.

### ARLINGTON STREET

- 15 **Albert H. Humes House (1906):** Albert H. Humes, presumed architect. Gabled, 2½-story dwelling with a facade pavilion set against a cross gable. Built for a notable architect-politician. Humes was Mayor of Central Falls (1903-1904) and the Bull Moose candidate for Governor in 1912.
- 22 **Albert M. Read House (c. 1917):** Possibly designed by Charles N. Read. 2½-story, 3-bay, Georgian Revival dwelling with brick ends and gambrel roof. Built for the manager of C. R. Bucklin Belting Company. An appealing example of the Georgian Revival style.
- 51 **Edward J. McCaughey House (c. 1917):** A 2-story, central-entrance dwelling with hip and double cross-gable roof. Built for the vice-president of Home Bleach & Dye Works. A standard upper-income house form distinguished by deeply recessed porches and massive stuccoed columns.

### ARMISTICE BOULEVARD

- 18-20 **H. B. Dexter House (c. 1890):** 2½-story, end-gable, Late Victorian double house. Side-hall, double-entrance plan; projecting, bracketed bays front and side. One of a row of tenement houses built for Henry B. Dexter, part owner of the Rhode Island Card Board Company. A well preserved example of a very common type.
- 38 **Edwin R. Bullock House (1896-1897):** 2-story, Shingle Style dwelling, gable end to street. Similar in form to two-family houses of this period, but entrance is through a porch on the long side. Built for a mechanical engineer at J. & P. Coats, Ltd.
- 618 **Rowley House (1921-1922):** 1-story, concrete-block bungalow with broad double-gabled roof. An elaborate, molded

cartouche on the exterior chimney stack. Probably built for Chester J. Rowley, president and treasurer, Builder's Concrete Stone Company, but possibly built for his widow. A typical form, but the use of concrete block is unusual.

- (825) **Slater Park:** Major portion purchased by the City in 1894 but not extensively developed until 1907-1917. The first (and still the most important) major park in Pawtucket, its development is one mark of Pawtucket's coming of age as an urban community. Entered on the National Register of Historic Places, 1976. Major features:
- Daggett House (traditionally 1685, 1701, et seq.):** Originally one room deep, probably one-and-a-half stories high. Expanded several times in 18th century to present 2-story, 4-bay, 5-room-plan main house; wing added c. 1840. Renovated, 1903-1907, by the Pawtucket Chapter, DAR. Traditionally said to have been built for John Daggett, Jr. in 1685. If so, this is the only 17th-century building still standing in Pawtucket.
- Carousel (probably built c. 1880 by Charles I. D. Loeff, set up in Slater Park 1910):** One of the mere handful of carousels remaining in Rhode Island.
- Park Office (c. 1874):** 1½-story, gabled, Late Victorian cottage; built for the Daggett family. Interior remodeled, exterior restored in 1976; Rendine Associates, architects, in consultation with Rhode Island Historical Preservation Commission.
- Bandstand (1917):** 1-story, circular, open temple, twenty-four feet in diameter, of granolithic construction. Domed roof is steel framed. Located off northern shore of Central Pond.
- Friendship Garden (1935, restored 1975):** Laurence Corrente, designer. A series of three artificial islands, linked by bridges and ornamented with flower beds and fountains. A WPA project. Originally planted by Pawtucket Rotarians with specimens of each plant mentioned in Shakespeare's works.

### BALCH AVENUE

- 69 **Stanislaw Slonima House (c. 1918):** 1-story, gabled cottage. Front porch shows bungalow influence, but intricately molded stucco ornamentation is unique in Pawtucket. Built for a bolt maker.

### BAYLEY STREET

- 28 **Campbell Machine Company Mill (1888-1889):** Flat-roofed 5-story, brick mill. Segmental-arch window heads, granite sills. Built for the manufacturers of a lock-stitch, wax-thread sewing machine. A cleanly designed building and a local landmark.

### BEDFORD ROAD

- 22 **A. Merrill Percelay House (c. 1955):** Cull, Robinson & Green, architects. 1-story, L-plan house with low-pitched gable roof. Built for the secretary of Troy Yarn & Textile Company. One of Pawtucket's best "1950s modern" houses.

## BEECH STREET

- 9 **Varnum T. Barber House (1900-1901):** 2½-story, Late Victorian dwelling. Stepped cross-gable roof, castellated corner tower, arcaded and battlemented 1-story porch on front and side. Built for a superintendent of the Slater Cotton Company. A vigorous and picturesque design.

## BELMONT STREET

- 25 **Foster-Payne House (1878):** 2-story, Late Victorian house with cross-gable roofs; entrance through side porch. Wide eaves on corner brackets with sawn infill panels in gable peaks. Carriage house to match in rear. Built for Theodore Foster of Providence, a manufacturing jeweler; bought by George W. Payne, manufacturer of cotton mill machinery in 1882 and still owned by the Payne family. A pristine Victorian suburban ensemble.

## BENEFIT STREET

- 209 **St. Onge's Grocery Store, now Fox's Grocery (1916-1917):** 1-story, flat-roofed store building. Large plate-glass display windows under a stepped false front. A typical early 20th-century "Mom and Pop" corner store still in business.
- 365 **LaMode Laundry Building (1950):** Agostini Construction Company, builders. 1-story, stuccoed, laundry building with flat roof and 2-story, round corner tower. An interesting vernacular interpretation of the International Style.

## BEVERAGE HILL AVENUE

- (800) **Narragansett Park (1934):** Second oldest horse racing track in New England. Placed under martial law and occupied by National Guardsmen in the course of a dispute between principal owner Walter E. O'Hara and State Racing Commission in 1937. Mayor Tom McCoy said to have considered ordering Pawtucket police to oppose the Guard.

## BLACKSTONE CANAL

**Blackstone Canal (1824-1828):** Originally forty-five feet wide, four feet deep, running forty-four miles from Providence to Worcester. Traces of the original canal may still exist near Canal and Grotto Streets. A commercial failure from the start; abandoned mid-19th century.

## BLACKSTONE RIVER

**The River and Falls of Pawtucket:** The primary reason for Pawtucket's initial development as an industrial center. In its last two miles the Blackstone drops fifty feet, most of the drop occurring at these falls. The water power available here drew first Joseph Jenks and then others, including Moses Brown and Samuel Slater.

## BLODGETT AVENUE

- 8 **Samuel Brownridge House (1929-1930):** 1½-story, brick veneer and half-timber "English Cottage." Picturesque in mass and detail, on a carefully landscaped and planted corner lot. Built for a painting contractor in the fashionable Oak Hill section. A prime example of the upper-income suburban houses of the period between the First and Second World Wars.

## BOUTWELL STREET

- 105 **Delpape Apartment House (1912-1913):** 3-story, hip-roofed, concrete apartment house. A vaguely Mediterranean air, with wide eaves, heavy corner brackets, a belt course marking line of third-floor window sills. Probably built by its first owner, Alfred Delpape, a mason who is later listed in the directories as a cement contractor.

## BRANCH STREET

- 85 **Pawtucket Water Department Complex:** Pawtucket voted to construct a public water-supply system in 1877. A reservoir was built in Cumberland; a gravity-flow line brought the water to a settling basin here.
- Pumping Station One (1877-1878):** 1-story, Late Victorian pump-house, brick with granite trim. Original chimney stack, cupola and Corliss engine removed.
- Pumping Station Four (1907-1909):** 3-story, Georgian Revival, brick pump-house. Contains a huge R. D. Wood triple-expansion steam engine. Engine no longer in operation and now scheduled for demolition.

## BROAD STREET

- 23 **Kinyon Building, now McDevitt Building (1887-1888, remodeled mid-20th century):** 3-story, brick, commercial block. Originally Queen Anne in style, culminating in a cupola atop the corner tower. Remodeled in Art Deco.
- 24 **Presco's Building (facade c. 1940):** 2-story, 5-bay Art Deco facade. Presumably baked-enamel-on-steel panels above plate-glass store front. Three central bays on 2nd-floor level filled with glass block. A distinctive design which predates Presco's occupancy.
- 66 **Leroy Theater (1922-1923):** John F. O'Malley, architect. From outside, a massive and ungainly red brick building set well back from its Broad Street marquee. Inside, a palatial Adamesque interior features groin-vaulted ceilings, elaborately molded plaster work and lavish use of marble. Reputed to have cost \$1,000,000. Built for the Broad Street Power Company, at least partly as a gesture of civic pride. Named for Leroy Payne, son of a principal owner, who was killed in the Argonne Forest in World War I. Vaudeville acts as well as movies were originally featured. The large size (2400 seats) has made it unprofitable as a movie theatre; it is now being leased for pop-rock concerts.
- 84 **Fanning Building (1915):** 2-story, "pattern-brick" commer-

cial block. Built for the Broad Street Power Company. Rather more ornate than most of the utilitarian structures erected in this style.

- 175 **John F. Kennedy Housing for the Elderly (1963, 1969-1970):** Castellucci, Galli, Planka Associates, architects for both sections. Original 9-story tower and 5-story southwest wing have poured-concrete end walls, glass and brick-faced concrete-block side walls and contain 157 units. Forty more units added in brick-faced concrete-block northeast addition. The first high-rise apartment complex in Pawtucket.

- (205) **Pawtucket-Central Falls Railroad Station (1915):** 2-level, brick-veneered, Beaux-Arts train station built over the tracks on the city line. Features an imposing vaulted concourse over the tracks, entered by descending broad flights of stairs from open lobbies at either end. Cost \$250,000 to build; once handled an average of 70,000 departures per month, on 79 trains per day. Vacant since 1959, neglected and vandalized.

## BROADWAY

- 93-95 **Luther Paine House (c. 1840):** 2½-story, 5-bay, gable-roofed, Greek Revival house. Built for a machinist. A once-common house type of which few examples still exist in Pawtucket.
- 101 **Amos L. Paine House (c. 1835; moved?):** 2½-story, 5-bay, gable-roofed Federal house. Probably built on Walcott Street when this lot extended from Broadway to Walcott. A house type common since the 18th century.
- 130 **First Free Will Baptist Church, now Independent Eastern Orthodox Church of the Resurrection (1884):** William R. Walker & Son, architects. A small Queen Anne style church of rectangular plan with end-gable roof and corner tower. Built for a Baptist society organized on the east side by Elder Ray Potter in 1820. A distinguished design by an important Rhode Island architect.
- 145 **Henry B. Metcalf House (1878-1879):** Walker & Gould, architects. 2½-story, Late Victorian-Stick Style house. Built for the agent of the Pawtucket Hair Cloth Company. Highly elaborate turned and sawn exterior trim on a large house of irregular plan. Complemented by an outstanding carriage house of similar design. Once part of a cohesive upper-income neighborhood, now somewhat isolated by I-95 just to the east.
- 156 **Barnes-Darling House (mid-19th century, remodeled c. 1890):** 2½-story, hip-roofed house; currently Colonial Revival detail. Probably the mid-19th-century home of George H. Barnes, dealer in tinware and paper stock, as altered by Lyman M. Darling, treasurer of the L. B. Darling Fertilizer Company.
- rear 156 **M. J. Chase Company Doll Factory (c. 1890):** 1-story, hip-roofed carriage house. Since 1948, home of a company manufacturing dolls, principally for medical and nursing school use. An interesting footnote to Pawtucket's industrial history.

- 280 **Pawtucket High School (1895-1897)**: William R. Walker & Son, architects. 4-story, Classical Revival high school in buff brick and dark brown sandstone with terra-cotta trim — much of the latter now removed. Enlarged several times. Pawtucket's second high school building. Now vacant and threatened with demolition.
- 339-341 **Queen Anne tenement houses**. Each has a distinctive, 2-story, round porch with conical roof projecting from its northwest corner. Profusion of spindle work on porches is notable. Apparently both built for Susan E. Fuller and sold immediately to Abby N. Fuller.
- 343-345 **Fuller Tenement Houses (1896-1897)**: Identical, 2½-story, Queen Anne tenement houses. Each has a distinctive, 2-story, round porch with conical roof projecting from its northwest corner. Profusion of spindle work on porches is notable. Apparently both built for Susan E. Fuller and sold immediately to Abby N. Fuller.
- 445-453 **Greene House (1887)**: 2½-story, Queen Anne dwelling. High hipped roof, cross gables and a corner tower. An elaborate terra-cotta plaque on the front wall bears the date 1887. Apparently built for the heirs of Benjamin F. Greene (founder of and partner in Greene & Daniels, spool-cotton manufacturers) soon after the patriarch's death in 1886.
- 474 **Fire Station Four (1890)**: 2-story, Queen Anne, brick fire-house with high-pitched hip roof and tall hose-drying tower at rear. Erected to serve the Pleasant View neighborhood, now re-used as the area's Model Cities neighborhood office.

#### BROWN STREET

- 25 **Charles Payne House (1855-1856)**: 1½-story, Gothic-Italianate cottage. Built for an immigrant Englishman, partner in Payne & Taylor, engravers for calico printers. Of the popular cross-gable form, distinguished by its bargeboards — some Gothic, but most cut to imitate the ornamental edgings of the tin-roofed balconies of Italianate houses of this period. Set behind several large trees on a double lot; front yard enclosed by an ornamental single picket fence with lattice-work gates. A charming mid-19th-century cottage in a well preserved landscape setting.

#### CALDER STREET

- 74 **George Cusson House (1923)**: 1-story, hip-roofed bungalow. Distinctive front porch carried on three strongly tapered piers. Built for a quiller tender.

#### CAMBRIA COURT

- 86 **Charles Miller House (1951-1952)**: 1-story, flat-roofed house of contemporary design. Main house a long east-west rectangle; a garage and service wing on the north. Oriented by the sun — a window-wall on south side is shaded in summer by wide eaves; a solid brick western wall faces street, insulates from afternoon sun and street noise. Built for a partner in I. Miller & Sons, textile braid manufacturers. Probably the most architecturally advanced house of its day in Pawtucket.

#### CAMPBELL TERRACE

- 63-65 **House (c. 1896)**: 2-story, Shingle Style-Colonial Revival

double house. Double-cross-gabled, central section with narrow, gabled wings projecting on each side; entry porches tucked into the corners between. Probably built for Duncan Campbell, inventor and founder of Campbell Machine Company.

#### CEDAR STREET

- 67 **House (c. 1855; moved)**: 1½- and 2-story, Gothic-Italianate double cottage. A peculiar variant of the 1½-story, flank-gable with central cross-gable cottage form. Front facade has a pair of symmetrically placed bay windows but no doorway. Entrance is through porches between main house and a 2-story, hip-roofed section behind. Elaborately detailed; some features appear identical to those on the Charles Payne House, 25 Brown Street.

#### CENTRAL AVENUE

- 32 **Greene & Daniels Mill Complex (1860 et seq.)**: Company founded in Central Falls. Manufacturers of spool cotton thread. Relocated to Pleasant View after construction of Central Avenue Bridge. Company a major factor in neighborhood's development. The complex includes:  
**Mill One (1860-1866)**: Large, 4-story, brick mill; 3-story wing on north. Flat roof has replaced original mansard. Pair of non-identical, 6-stage towers on river front; southern tower originally housed a clock. A major Pawtucket landmark.  
**Office (1864 et seq.)**: 2-story-and-basement brick office building. Very wide eaves; now has a saw-toothed roof.  
**485 Teknor-Apex Offices (c. 1945, remodeled 1974)**: Warren Plattner Associates, architects for remodeling. 1-story, flat-roofed, brick, industrial building; erected for Apex Tire & Supply, converted into modern offices. Window-wall opens onto courtyard between Central Avenue and Oakland Street. Courtyard enclosed by open brick arcades; a refreshing semi-public open space created by a major manufacturer of rubber and plastic goods.  
**505 Lumb Knitting Mill (1913)**: 1-story brick mill with saw-tooth roof and distinctive 2-story tower. Built for Lumb Knitting Company, manufacturers of women's ribbed underwear and union suits.  
**636 Fire House Number Six (1895-1896, 1977)**: Charles E. Kirk, designer. Very handsome, 2-story, hip-roofed Queen Anne fire house of red brick with round corner tower and central cupola. Built to serve the rapidly expanding Darlington neighborhood, now converted to a restaurant. An excellent example of adaptive re-use.  
**699 St. Leo's Roman Catholic Church Complex (c. 1916 et seq.)**: Tenth Catholic parish in Pawtucket. Gable-roofed church (c. 1916) with patterned brickwork and a short tower on northern flank. Other parish buildings, all of brick, in Georgian Revival style: Rectory (1922); Convent (c. 1950); and School (1941).

- 755 **St. Cecelia's Roman Catholic Church Complex (c. 1923 et seq.)**: A largely French-Canadian parish founded 1910. Church (1923), Walter Fontaine, architect. A large, yellow-brick edifice of rectangular plan with semi-detached tower on western flank. Gothic and Romanesque features intermixed. Other parish buildings, also of yellow brick: School (mid-20th century); Convent (1958), J. Mosher and Son, architects.

#### CHURCH STREET

- 40-50 **Slater Cotton Company New Mill (1881-1882)**: 5-story, flat-roofed brick mill. Twin end towers originally had hipped roofs. Finely detailed cornices. A Sayles family operation, begun in converted American File Company mill across street in 1869. Twills, sateens and a fine quality bleached cotton cloth produced. New mill lit by Edison incandescent system by 1891 — a relatively early factory use.

#### CLYDE STREET

- 84 **Carlos L. Rogers House (1872-1873)**: 2-story bracketed house of end-gable, 3-bay side-hall plan. Built for the proprietor of a stove, tin and hardware company.  
 96 **Albert E. Seal House (1907-1908)**: 2½-story, Shingle Style-Colonial Revival house. Bears strong resemblances to the known work of Albert H. Humes. Built, for a dentist, on the northern slope of Oak Hill.

#### COLUMBUS AVENUE

- (40) **McCoy Stadium (1938-1940)**: Mark Linenthal, Associate Engineer; Thomas E. Harding, City Engineer. Reinforced-concrete municipal stadium with cantilevered roof. One of a large number of major Depression-era projects for which Pawtucket mayor Tom McCoy was able to get WPA and PWA funding. Now home of the Pawtucket Red Sox. One of the most important sports complexes in Rhode Island.  
 56 **Nehemiah Bucklin House (c. 1760)**: 2-story, 5-bay, central-chimney, Georgian house. Built for Nehemiah Bucklin, yeoman, sometime after 1754. One of only three houses in Pawtucket known to date from the 17th or 18th centuries.

#### COTTAGE STREET

- 79 **John P. Hood House (1891-1892)**: Albert H. Humes, architect. 2½-story, Queen Anne-Colonial Revival house. Built for a partner in J. N. Polsey & Company, box manufacturers. One of a large number of elaborate Queen Anne houses built in this prestigious, late 19th-century neighborhood.  
 97 **Carpenter House (c. 1890s)**: Large 2½-story Georgian Revival house. Probably built for Asa Carpenter, a Pawtucket Street Commissioner and father of C. E. Carpenter, of Stone, Carpenter & Willson, architects.  
 109 **Cronin Tenement House (1884-1885)**: 2½-story, bracketed, 2-family house. End-gable, side-hall plan. 2-story, bracketed



bays on front and side. Built for Mary M., wife of real-estate agent Dennis Cronin. An immaculate example of an extremely common building type.

- 133-135 **William Cooke House (c. 1900):** 2-story, hip-roofed, Queen Anne house with corner tower. Probably built for William Cooke as a 2-family tenement house. Unusually elaborate detail for rental housing.
- 212 **Lester I. Mathewson House (1892-1893):** Albert H. Humes, architect. 2½-story, Queen Anne house, with molded ornament (typical of Humes' work) in central gable peak. Built a partner in J. N. Polsey & Company, box manufacturers.
- 221-223, 229 **William H. Potter House and Richard Harrison House (1890-1891):** Practically identical, 2-story hip-with-cross-gable-roofed Queen Anne houses. 221-223, built for the proprietor of a brokerage firm; 229, for the proprietor of a firm which dyed cotton and worsted yarns.
- 226 **Rouse-Leach House (c. 1909):** 2½-story, Shingle Style-Colonial Revival house with steep cross-gambrel roof. Owned by Frank J. Rouse, but occupied for several decades by Herbert A. Leach, treasurer of M. J. Leach & Sons, florists.
- 300 **Royal Weaving Company Mill Complex (1900, 1905, 1909, 1914):** 2-story, brick silk mill composed of a number of long, east-west wings with saw-toothed roofs. Brick-pier construction with strongly projecting brick cornices. 5-story corner-tower with clock, a local landmark. Company founded 1888 by Joseph Ott, a German immigrant, who introduced silk technology in Pawtucket. In 1917, Royal claimed to have the largest weave shed in the world. Each machine was driven by its own electric motor, powered by the mill's 5,000 horsepower generating plant. The scene of labor troubles in the 1930s, Royal closed in 1949 due to a continuing dispute over production quotas. Now in divided ownership.

## COUNTRYSIDE

A large and fashionable mid-20th-century suburban subdivision tucked between Slater Park, the Pawtucket Golf Club and the Seekonk town line. Originally platted 1927, enlarged 1937 and 1946. Stiff deed restrictions set, including review of all plans by Monahan & Meikle, architects. First house built 1938, about twenty-five more before World War II. Some sixty houses erected in first five years following war; has grown slowly since. Houses generally large and expensive, most rather conservatively designed. (See inventory entries on Massasoit Avenue and Pequot Road.)

## DANIELS STREET

- 18-20 **Henry W. Taylor House (c. 1915):** Distinctive, 2-story, hip-roofed, Colonial Revival, two-family house. A central, hip-roofed, wall-dormer caps an oddly unbalanced major facade. Handsomely detailed double doorway under a segmental-arch pediment. An unusual design; built for a Pawtucket City Auditor.
- 23-25 **Greenhalgh Tenement House (1895-1896):** Albert H. Humes, architect. 2½-story, end-gable, Queen Anne, 2-family house.

Built for the manager of Perry Oil Company. An architect-designed example of the ubiquitous 2-family side-hall house.

## DARROW STREET

- 33 **House (early 19th century, moved):** 1½-story, 5-bay Federal cottage, set gable end to street. Probably the oldest house on Darrow Street, a small-scale residential street developed in the middle-to-late nineteenth century.
- 44, 49 **Houses (1880s):** A pair of 1½-story, 5-bay, gable-roofed Late Victorian cottages. The sort of dwellings erected for skilled tradesmen and small shopkeepers as single-family residences in this period. Two very nicely detailed and very well kept examples.

## DENVER STREET

- 14 **R. C. N. Monahan House (1903):** R. C. N. Monahan, architect. 2-story, Shingle Style cottage. Gambrel roof flows forward to encase a front porch. A rotund corner tower is marked by cobblestone first story and wide-eaved conical roof. A whimsical design for an architect's own house.

## DEXTER STREET

- 15 **Modern Diner (1940):** Ivory and maroon Sterling Streamliner on a glass-block foundation. Essentially intact inside and out. One of very few of this type remaining. Operated until 1975 by Joseph Zuromski and Arnold Wood, who started in the 1930s in a lunch cart on Bayley Street. A fine example of a vanishing American institution and a bonafide Pawtucket landmark.

## DIVISION STREET

- (15) **Division Street Bridge (1875-1877):** Engineers, probably Cushing and Shedd; Horace Foster, master mason. Masonry highway bridge. Nine segmental arches, each of roughly 40-foot span. Rock-faced granite-ashlar piers; dressed granite voussoirs; random rubble granite spandrels; brick arch barrels. Built by the Town of Pawtucket at a cost of \$95,000. An outstanding masonry highway bridge, probably the finest of its kind surviving in Rhode Island.
- 45-55 **Pierce Chevrolet-Buick Building (1973):** Aldrich Company, Inc., architects. 1-story, flat-roofed, concrete-block and steel-frame, automobile sales and repair center. Glass-walled showrooms; brightly painted walls, distinctively styled multi-light standards. A product of urban renewal.
- 50 **William K. Toole Company Building (1973):** Robinson Green Beretta, architects. 1-story, flat-roofed, warehouse building, located in the East Riverview urban-renewal area. Steel-frame structural system, with vertically striated, concrete-block exterior walls. Black cornice band, window frames and graphics set off gray concrete. An effective design for a hardware company's warehouse.

## DRYDEN EXTENSION

The Dryden Extension Development: Platted 1923 by Mat-

thew J. Gallagher. Stiff deed restrictions used to create a prestigious residential district. Representative houses: **Francis Welch House (c. 1939)**, 10 Dryden Avenue, Regency style; **Albert Newton House (c. 1938)**, 33 Dryden Avenue, Georgian Revival; **Edward Leonard House (c. 1931)**, 34 Dryden Avenue, Tudor.

## DUNNELL LANE

- (55) **Former Dunnell Print Works Complex:** 16 major industrial buildings, most of brick, most built after an 1890 fire; one of concrete block, built 1962. Site utilized, 1817, by Almy, Brown & Slater for bleaching cotton yarn and cloth. Block printing begun 1824, operation bought by Jacob Dunnell & Company, 1838. Long the major industrial plant on the east side. Now in divided ownership.

## EAST AVENUE

- 53 **Pawtucket Boys Club Building (1902):** 3-story, flat-roofed, brick clubhouse, vaguely Georgian Revival. Contains game rooms, a swimming pool, gymnasium, bowling alleys and so on. Club founded by local manufacturer, Colonel Lyman B. Goff, as a recreation center for urban boys. One of first in nation.
- 485 **Pawtucket West High School (1938-1939):** John F. O'Malley, architect. 3-story, steel-frame, flat-roofed, Art Deco high school. Yellow brick, cast-iron and green glazed tile exterior wall covering. Built as a P.W.A. project under the administration of Mayor Tom McCoy. Outstanding Art Deco lobby and auditorium; highly unusual exterior ornamentation of plaques and inscriptions illustrating virtues and vices. Cast-stone staircases from East Street covered with inscribed adages.
- 520 **Edward Whittemore House (c. 1830s):** 1½-story, 5-bay, gable-roofed Greek Revival cottage. Presumed to have been moved. A very fine vernacular Greek doorway with intricate leaded-glass transom. Enframement of the architrave with corner and center block type.
- 581 **Thomas P. McCoy House (c. 1930):** 2-story brick veneer and half-timber Tudor Revival house. Built for Pawtucket's Democratic boss, Tom McCoy, and his home until his death in 1945.
- 625 **Frederick Scholze House (c. 1874):** 1½-story, Late Victorian, "Modern" Gothic house. Steeply gabled roofs and dormers; elaborate front porch. Built for a cabinetmaker on land purchased from the German Cooperative Land Association of Providence. The Association was given right of first refusal if Scholze sold. Apparently a German enclave was planned in this area.
- 641 **Louis Kotzow House (c. 1875):** 1½-story, Late Victorian, "Modern" Gothic house, similar to Scholze House. Lot purchased from same group and under the same conditions. Kotzow a manufacturing jeweler.
- 740-750 **Nevin Block (1926-1927):** 1-story, gable-roofed, commercial block. Brick veneered; vaguely Tudor design. L-plan

with two cross-gables western side, one southern. Built for Nevin Land Company on their Boulevard Terrace Plat. Located between fashionable Blackstone Boulevard and Oak Hill neighborhoods. (Now destroyed.)

#### EAST STREET

- 145 **William J. Grover House (1870-1871):** 1½-story, 5-bay, gable-roofed cottage with bracketed doorhood. A pair of unusual bull's-eye windows on 2nd-floor front facade. Built for a constable in the period when Pleasant View neighborhood was beginning to develop as a residential area.
- 160 **George Salisbury House (1877-1878):** 1½-story, end-gable, bracketed cottage. A typical late 19th-century single-family house; built for a mill overseer.
- 166 **Colvin-Woodcock-Kulik House (c. 1852, remodeled c. 1880):** 1½-story, gable-roofed cottage with cross-gabled central pavilion, probably built for Sylvester W. Colvin, c. 1852. 1½-story, end-gabled section added behind, c. 1880. The result is a house of unusual form, handsomely detailed in the Queen Anne mode.

#### ESTEN AVENUE

- 250 **American Textile Company Mill (1900-1901):** Howe, Prout and Ekman, architects. 4-story, brick-pier construction lace mill. Dramatic hip-roofed corner tower with elaborately patterned upper stages. Said to have been the largest lace-making plant in the U.S. in 1917.

#### EVERGREEN STREET

- 178 **John A. Cumming, Jr. House (1916-1917):** Excellent 1-story, gable-roofed bungalow with cross-gabled porch on southeast corner. Built for Charles F. Legris, a realtor, and rented out for several years. Purchased by Cumming, a clerk, in 1922.

#### EXCHANGE STREET

- 3 **Beswick Block (1891):** 3-story, flat-roofed, brick with granite trim, commercial block. Projecting wooden bays at second floor level on two sides. Built for Frances Beswick, widow of a saloon-keeper and brewer, on a 5-sided lot at the junction of Exchange, Summer and Broad Streets. A truly urban design fronting what was once a busy downtown square, the Beswick now stands alone.
- 23 **Pawtucket Times Building (1895):** 5-story, brick, Colonial Revival-Romanesque Revival office building. Built to house the Pawtucket Times, founded in 1885 and run after 1890 by David O. Black of Providence. An imposing facade which originally faced a bustling urban square.
- 27 **Pawtucket Elks Lodge Building (1926):** 3-story, yellow brick and cast-stone lodge and commercial building in the Spanish Renaissance Revival style. Shops on street level. Hall and lodge offices above. A suave exterior design which adds much to the urban quality of the downtown.
- 60 **Graham Building (c. 1925):** 2-story, flat-roofed, "pattern-

brick" commercial block. An excellent and well preserved example of a common building type. Built for H. L. Graham & Sons, a plumbing-supply company.

- 160 **Tolman High School (1925-1926):** Monahan & Meikle, architects. 3½-story, H-plan high school of fireproof construction. Colonial Revival design. Red brick and limestone exterior trim, windows now altered. Set on a terrace above east bank of the Blackstone. A local landmark.
- 172 **Pawtucket Armory (1894-1895):** William R. Walker & Son, architects. 3-story, brick-and-granite main block with non-identical battlemented front corner towers. 140-foot by 80-foot drill hall behind. Drill hall roof carried on a series of trussed steel arches. One of a series of armories erected by the state during this period. Architecturally, this is perhaps the finest.
- 189-191 **Nickerson Building (1874):** 2½-story, Second Empire shop and residence. Built for Elias Nickerson, a printer. First floor given over to shops. Shop fronts given large plate glass windows set in a wooden framework which is detailed to imitate cast iron.

#### FOUNTAIN STREET

- 80 **Gage Mill (1868):** 3½-story, gable-roofed, brick mill with diminutive privy tower centered on west side. Beautiful brick cornices and an elegant blind arch on the tower distinguish the building. Erected for the Richard B. Gage Manufacturing Company, producers of cotton yarn. Now altered and enlarged.
- 171 **First Ward Wardroom (1887):** Handsome, 1½-story, brick with granite trim, Queen Anne wardroom, now used as VFW hall. One of four such buildings erected as polling places after Pawtucket became a city in 1885. One other survivor, at 47 Mulberry Street.

#### FREEMAN STREET

- 36 **Phillips Insulated Wire Company Mill Complex, now American Insulated Wire Company (1893, et seq.):** Founded by H. O. Phillips, 1884. He began construction of Darlington plant in 1893. The complex includes:  
**Old Mill (1893, et seq.):** original building soon expanded into 4-story, flat-roofed brick mill.  
**New Mill and Power Plant (c. 1915):** 3-story mill, 1-story power house, both flat-roofed. Each of red brick, ornamented by bands of white stone just above basement and just below cornice levels.  
**Shop (c. 1907):** 1-story, flat-roofed shop of brick-pier construction. Very large window openings recessed behind sharp-edged piers. Quite handsome.

#### FRENCH STREET

- 37 **House (early 19th century, moved):** 2-story, 3-bay, Federal, side-hall house with hipped roof. Front doorway has side lights, semi-elliptical transom. A Palladian window over the doorway. Thought to be the only 3-bay Federal house in Rhode Island having a Palladian window.

#### FRONT STREET

- 10 **Lebanon Mill Company Mill (c. 1900):** 4- and 5-story flat-roofed brick mill. Company founded 1859, manufacturers of knitted fabrics. Mill rises five-and-half stories from the waters of the Blackstone.
- 200 **Blodgett & Orswell Mill (c. 1900):** 4-story, flat-roofed, brick mill. Company formed 1885 to manufacture glazed cotton yarns. A typical turn-of-the-century mill. (Destroyed by fire, 1978.)

#### FRUIT STREET

- 16 **House (early 19th century, moved):** 1-story, gable-roofed cottage, only three bays wide. Probably the smallest type of house built in the early 19th century — a rare survivor.
- 30 **Joseph Spaulding House (1828):** 1½-story, 5-bay, gable-roofed, Federal cottage; carefully restored. Built for a cabinetmaker, which may account for the beautiful tiger-maple front staircase. One of the first houses in the South Street neighborhood, a mid-19th-century, middle-income residential area which is still largely intact today.

#### GEORGE STREET

- 22 **Howard Johnson's Restaurant and Motor Lodge (1968):** J. Glenn Hughes & Associates, architects. 4-story, concrete, brick and glass motor lodge; 1-story, hip-roofed restaurant. The familiar "Landmark for Hungry Americans," one of the most visible products of urban renewal in Pawtucket.

#### GOFF AVENUE

- 107 **Union Wadding Company Mills (1870 et seq.):** Large complex of interconnected brick buildings, two and three stories high, most dating after 1870. Company founded 1836 to produce cotton wadding from mill waste. First mill on this site, built 1847, later burned. In 1891 firm employed 400, was twice the size of any other wadding manufactory in the world. Still in business today.

#### GOODING STREET

- 78 **Thomas Andrew House (1876-1877):** 2½-story, end-gable, bracketed house. Projecting, bracketed window bays. A completely typical late 19th-century dwelling, atypically well preserved. Still has the fenced front yard once common. Built for a machinist.

#### GREENE STREET

- 36 **George H. Peabody House (1908-1909):** 2-story, shingled, Colonial Revival house. Flank-gambrel roof with tall cross-gambrel dormer in front. A porch recessed under front roof slope. Built for the general secretary of the Pawtucket Y.M.C.A.

#### HARRISON STREET

- 64 **Cyrus E. Lapham House (1886-1887):** Large, 2½-story, Queen Anne-Colonial Revival house. Stained-glass stair-hall window. Built for the cashier of a Providence bank.

## HIGH STREET

- 178 **Nathaniel Montgomery House (1814):** 2-story, central-chimney, 5-bay Federal house with fine pilastered doorway. Built for a carpenter. The first house built on High Street north of Exchange Street. One of a mere handful of houses of this age surviving in Pawtucket.
- 200 **Abial Blanding House (c. 1850):** 1½-story, gable-roofed, Gothic cottage with central cross-gable. Gothic bargeboards on cross gable; brackets elsewhere. Built for a mason in a neighborhood that seems to have been largely occupied by building tradesmen.
- 221 **Lorenzo Crandall House (1848):** 1½-story, end-gable, 3-bay, side-hall, Greek Revival cottage. Built for a carpenter. Sunk-en-panel corner pilasters; three-part entablatures on flanks. Doorway enframing of pilaster and entablature type. The best example of the small Greek Revival cottage remaining in Pawtucket.
- 249 **St. Mary's Syrian Orthodox Church (1917-1918):** Small, "pattern-brick" church of rectangular plan, with twin-towered facade. A handsome building of its type, serving the small Syrian community established here early in this century.
- 291 **Temple Ahavath Sholome (1920):** Small, "pattern-brick" temple. Pawtucket's Jewish community established c. 1900. Their first temple, a tenement on North Main Street. By 1920 some 350 families supported construction of present temple building.

## HOWARD AVENUE

- 12 **Omar Currier House (1889):** Large, 2½-story, Queen Anne dwelling. Built for an East Avenue grocer. Delightful Queen Anne ornament (such as "mouse-eared" corner blocks on window frames) on a standard late 19th-century house.

## HUNTS AVENUE

- 190 **George Hadfield, Jr. House (c. 1950):** 1-story, gable-roofed, prefabricated house. Said to be built of steel panels with a baked enamel finish. Erected for a printer at Pawtucket *Times*. An early attempt at factory-produced housing; unique in Pawtucket.

## HURLEY AVENUE

- 13 **Robert Degan House (1875):** 1½-story, Late Victorian cottage, gable end to street; doorway in first bay of south side. Built for a laborer. A severely simple cottage; probably the least expensive form of single-family house built in the late 19th century. Few survive unaltered.

## INTERSTATE 95

**I-95 and the Pawtucket Bridge (1954-1963):** Limited-access, 6-lane, divided highway, carried over Seekonk River on 5-span steel-girder bridge. Replaced old U. S. Route 1 and Division Street Bridge. The decision to bring the Interstate through the city's core marked the opening of a new era —

an era of downtown redevelopment.

## KNOWLES STREET

- 41 **Samuel B. Fuller House (1884):** 1½-story, Queen Anne cottage of highly irregular form. Built for, and undoubtedly by, a carpenter-builder. Complex rooflines, scalloped shingles, numerous bays, jogs, eels and dormers — all are characteristic of Queen Anne style.

## LAWN AVENUE

- 38 **St. Anthony's Roman Catholic Church (c. 1925):** Small stuccoed church of rectangular plan, set gable end to street. Small bell tower at gable peak; triple-arched entry porch. The church of Pawtucket's Portuguese community.

## LEE STREET

- 94-96 **Theodore Cati Double House (1912):** Unusual, 2-story, flat-roofed, concrete-block, two-family house. Blocks cast in imitation of dressed and rock-faced stone. Open, 2-story, wooden, front porch; wooden modillion cornice. Built for a carpenter.

## LEONARD JENARD DRIVE

- 10-232 **Crook Manor Housing Project (1952):** C. A. Maguire, architects. 228 family units in eight, 3-story, brick-veneered blocks; and seven, 2-story, wood-frame blocks. A separate administration building at entrance. The second low-rise project built for the Pawtucket Housing Authority.

## LILAC STREET

- 65-67 **Drake-Smith Double House (1870):** 2½-story, gable-end-to-the-street tenement house. Doorways at opposite ends of long 6-bay facade. Apparently intended as income property for original co-owners, Martha Drake and Trowbridge Smith. Many similar tenements built in Pawtucket in late 19th century but most survivors now altered or neglected.

## LOCKBRIDGE STREET

- 3-18 **Sayles New Village (1882):** A row of eight, identical, 1½-story, gable-roofed double cottages. 6-bay facades; doorways with heavy bracketed hoods in first and sixth bays. Built for the Lorraine Manufacturing Company. The only known, 19th-century, company-built housing remaining in Pawtucket.

## LONSDALE AVENUE

- 5-7 **Art's Auto Supply (1927-1928):** 1-story, brick-and-glass, auto service station. Rounded central pavilion; square brick end towers; ribbed, hipped and conical roofs. A whimsical early gas station built for and operated by Arthur J. Normand.
- 62 **James H. Humes House (c. 1883):** 1½-story, L-plan Late Victorian cottage. Built for, and probably by, a contractor

and builder.

- (195) **Lonsdale Avenue Railroad Bridge (1907):** Berlin Construction Company, builders. Single-span, modified double-intersection Warren through truss. One of a vanishing species in Rhode Island.
- 325 **Woodlawn Baptist Church (1901):** A large, cross-axial-plan church with tower in northwest corner. Details freely derived from principally Gothic sources, but combination of yellow brick first story with shingled wall above is characteristically early 20th century.
- 394-396 **George C. Anderton House (1896-1897):** 2½-story, double-gabled, Queen Anne double house. Built for a Providence bookkeeper who occupied one unit. A somewhat unusual and well preserved house. Embellished with crest rails on the roofs of the front porch and projecting bay.

## LOWDEN STREET

- 358 **Providence Braid Company Mill Addition (1955-1956):** Roy F. Arnold, architect. 2-story, steel-framed factory building. Walls are brick-faced concrete block; over 60 per cent of wall surface is glass in steel sash. Sunbreaks over 2nd-floor southern windows. A very clean, mid-20th-century design.

## MAIN STREET

- Downtown Pawtucket:** The area about the falls has historically been Pawtucket's focus. Originally, a mixture of industrial and residential buildings occupied the banks, but, in the 19th century, commercial enterprises became increasingly important. By the end of that century, a thriving downtown commercial district was established along Main and its side streets as far north and west as Exchange and Dexter Streets. Growth slowed in the early 20th century and then practically ceased. An urban-renewal project was initiated to combat the stagnation of the downtown in the 1960s; the CBD today is a mixture of parking lots and new commercial blocks, spawned by redevelopment, and older commercial buildings, some of which date back to the downtown's late 19th-century heyday.
- 25 **William A. Gaylord House (1873-1874):** Vernacular Italianate, 2-story, 3-bay, side-hall-plan, end-gable house; similar to Charles Kenyon's house next door (1 Main Street). Both probably built by Kenyon's contracting firm, Kenyon, Whitaker & Smith. House purchased by Gaylord, a physician, almost immediately after construction.
- 26 **To Kalon Clubhouse (1908):** 2-story, hip-with-cross-gable-roofed, brick clubhouse; Georgian Revival in style. Built for a private social club, founded 1867 and still active today.
- 48 **Trinity Church (1852-1853):** Samuel J. Ladd, supposed designer. Small, rubble-stone, Gothic Revival church with corner tower. Built for an Episcopal parish, formed 1845. West aisle added 1865, Clifton A. Hall architect. Interior redecorated by Cattanach & Cliff at same date. Magnificent frescoes in a small church of great charm.
- 100 **Apex Department Store Building (1969):** Raymond Loewy/

- William Snaith, Inc., planners and designers. 1-story brick-faced concrete-block department store. Flat roof capped with stepped pyramidal central section bearing company logo. Completely highway oriented; a suburban-style, shopping-center building inserted into what had been a densely urban central business district.
- (125) **Main Street Bridge (1858):** Samuel B. Cushing, engineer; Luther Kingsley, builder. Masonry highway bridge. Two flattened arches. Arches, piers and abutments of granite ashlar. Widened in the 20th century. The last in a series of bridges across the Blackstone at roughly this location, the first being built 1711-1713. Present structure is one of, if not *the*, earliest major highway bridge surviving in Rhode Island.
- 150 **BVE Building (1968):** Johnson & Haynes, architects. 2-story, flat-roofed, brick, concrete and glass office building. A boldly modern design playing on the contrasts between the solidity and verticality of its brick elements and the openness and horizontality of its concrete and glass elements. In scale and in siting, it responds well to its urban milieu.
- 201 **Peerless Department Store Building (1969):** Bowerman Brothers Builders. 1-story, flat-roofed, commercial block; white brick veneer over concrete block. A major redevelopment building for an established Pawtucket clothing store which elected to stay on Main Street.
- 216 **Providence County Savings Bank Building, Rhode Island Hospital Trust National Bank, now vacant (1901):** 3-story, masonry, bank building with Neoclassical facade of white marble. A handsomely composed and detailed upper facade featuring a central 2-story pavilion with Ionic columns in antis over a 1-story basement.
- 255 **Pawtucket Institution for Savings-Pacific National Bank Building (1890, c. 1940):** 5-story, brick with stone trim, commercial building. Originally designed in High Victorian Gothic. Store fronts remodeled. A brick-and-glass-block fifth floor added in mid-20th century.
- 236-292 **Pawtucket Institution for Savings-Pawtucket Trust Company Building (1963):** Irving Haynes, architect. 3-story, reinforced-concrete frame with brick veneer, bank office building. An addition to, and remodeling of, an earlier commercial block. An elegant brick arcade wrapped around a glass and steel core.
- 300 **Pawtucket Institution for Savings-Pawtucket Trust Company Main Office Addition (1976-1977):** Ekman/Klaeson, architects. 3-story, steel-frame-with-brick-veneer office building. Responds well to the main building; is equally taut in line, but is angular rather than rounded and emphasizes solid rather than void. Stepped plan allows space for plazas, a fountain and street trees. A handsome and truly urban design.
- 301 **Benedict House, now Cerel's Building (1871, c. 1914):** William R. Walker & Son, architects. 4-story, flat-roofed commercial block. Stucco over wood frame. Originally an elaborate Second Empire hotel; remodeled after a fire in 1914. Still an important building in the downtown streetscape.
- 307 **Walker Homestead Building (1926-1927):** 3-story, flat-

- roofed, "pattern-brick" commercial block. Built for Hattie Walker; long occupied at street level by American Loan Company.
- 335 **M. J. Gallagher Building, now Old Colony Bank Building (1921-1923):** 3-story, flat-roofed, brick commercial block. Originally, details were Georgian Revival; changes, particularly the glass-block windows, probably made after acquired by Old Colony Bank in 1935. Gallagher was a prominent real-estate developer.
- 420 **Old Fire Station Number Two (1905-1906):** Albert H. Humes, architect. 3-story, flat-roofed, brick and granite firehouse with stair tower on east side. A handsome facade; interior simply detailed and largely original but in poor condition. Now used as a fire department repair shop.
- 453 **William H. Haskell Manufacturing Company Mill (1860):** 2- and 3-story brick mill, mansard-roofed section on southern end; remainder gabled. Company developed out of the Stephen Jenks shop, manufacturing nuts, bolts and screws. A major industrial concern well into 20th century.
- 460-490 **American File Company Mill (1863; remodeled and added to, 1868; remodeled again, 1930s):** William R. Walker, architect for 1868 remodeling. 2½-story, gable-roofed brick mill, with short projecting wings on southern side. Originally built as a steam-powered file mill, converted to cotton mill for the Slater Cotton Company.
- 483 **James S. Brown Machine Shop (1846-1848, 1930s):** Captain Israel Lee, master mason. 2½-story, gable-roofed, brick, machine shop with short projecting wing on east side. 400 feet long by 60 feet wide. Steam powered. Built for a skilled machinist and inventor, the son of Sylvanus Brown (who had worked with Slater and Wilkinson). The machine shop's primary products were spinning mules and, later, improved American speeders. Used as automobile showroom, early 20th century.
- 964 **Holy Trinity Home for the Aged Poor (1882):** 4½-story, mansard-roofed, brick building on an "E" plan. Central cupola; very tall proportions throughout. Built for the Little Sisters of the Poor as a home for the needy elderly through the generosity of Joseph Banigan of Providence. A landmark in its neighborhood, now slated for replacement.
- 1005 **Hope Webbing Company Mills (1889 et seq.):** Large complex of brick mill buildings; two and three stories on Main Street, four stories on Esten Avenue with four 1- and 2-story wings connecting the larger blocks. Company founded 1889 for manufacture of narrow woven fabric. Mills built gradually over next thirty years. By 1930, claimed to be the largest plant of its type in the world.
- 1080 **Smith Webbing Company Mill (c. 1900):** 3-story, flat-roofed brick mill, with attached 3-story, brick powerhouse and shop. Company incorporated 1898, manufactured narrow fabrics. Powerhouse distinguished by one carefully rounded corner facing West Avenue.

#### MARBURY AVENUE

- 109 **House (mid-19th century, moved):** 1½-story, Gothic Revival

cottage; very steeply pitched roof; gable end to street. Full exterior complement of Gothic Revival details — bargeboards, porch with octagonal columns, window and door frames with label moldings. A good example of an uncommon style.

#### MARY STREET

- 27-29 **House (1908-1909):** Pristine, bracketed three-decker. Early type in that it has a bracketed door hood rather than a full three-story porch. Apparently built for the New England Bakery as rental housing.

#### MASSASOIT AVENUE

- 7 **Robert Watt House (c. 1942):** 2-story, Colonial Revival salt box. 3-bay facade; central chimney. Built for a partner in Watt Brothers Trucking in the Countryside Plat.
- 11 **George W. Dover, Jr. House (c. 1939):** 1½-story, brick, 1-plan, Tudor Revival house with exaggerated gable profile. Built for a salesman; the first house in the fashionable Countryside Plat.

#### MAYNARD STREET

- 16-18 **Henry B. Dexter Houses (c. 1890):** Three, large, handsome, 2½-story, Queen Anne tenement houses; a similar fourth house is numbered 21 Armistice Boulevard. All quite possibly architect designed, all apparently built as rental housing of unusual distinction for H. B. Dexter, a retired cardboard manufacturer.
- 20-22
- 21-23
- 38 **Walter F. Field House (1912-1913):** 2½-story, 5-bay house with stuccoed walls and tiled hip roof. The form is Georgian Revival, the materials Spanish Colonial Revival — such a combination was often referred to as "Mediterranean." Built for the purchasing agent of the Phillips Insulated Wire Company.

#### MCCULLUM AVENUE

- (10) **Smithfield Avenue Lawn Bowling Club Green (c. 1921):** An immaculately maintained bowling green. Club thought to have been founded by the Scottish thread workers of J. & P. Coats, who were concentrated in this area.

#### MENDON AVENUE

- (70) **Hand Brewery (c. 1900):** Large, 2- and 4-story, brick-with-stone-trim brewery. Queen Anne style in design, weakened by alteration of cornices. Now occupied by a rubber manufacturer.

#### MIDDLE STREET

- 310½ **Lawrence Nolan House (1886-1887):** 1½-story, gable-roofed, Late Victorian cottage. A small house with a short northern kitchen wing. Entry through a porch with delightful sawn tracery and balusters between wing and main house. A diminutive residence of considerable charm, built for a laborer.

## MILLER STREET

- 27 **Easton L. Slocum House (c. 1855):** 2-story, 5-bay, vernacular Italianate style, central-entry house. Wide bracketed eaves, bracketed door hood and stuccoed walls scored to imitate masonry. Built for a boot manufacturer. A popular type among upper-income Pawtucket residents in the 1850s.

## MINERAL SPRING AVENUE

- 10 **Mineral Spring Park:** Small triangular park left in the intersection of Main Street, Conant Street and Mineral Spring Avenue. Acquired by the Town of North Providence before 1870. Contains the **Collyer Monument (1890)**; Charles Dowler, sculptor; bronze figure of Captain Samuel S. Collyer on a granite pedestal. Collyer, chief engineer of the Fire Department, died from injuries sustained when a fire engine overturned upon him enroute to an alarm.
- 25 **Mineral Spring Cemetery (late 18th century):** The oldest cemetery on the west side. Burial place of many of Pawtucket's foremost early residents. Contains the **Unknown Soldier's Monument (1902)**; erected by the Tower Relief Corps; bronze figure of a Union infantryman at parade rest atop a granite shaft.
- 72 **George H. Fowler House (1892-1893):** 2½-story, Queen Anne house with 3-story corner tower. Clapboarded first story, shingled above; a common Queen Anne treatment. Built for the treasurer of the Pawtucket Manufacturing Company.
- 375-415 **St Germain Manor (1976):** Castellucci, Galli Associates, architects. Long, 2-story, gabled apartment blocks and a smaller gabled administration building. A housing project for the elderly by the Pawtucket Housing Authority under HUD's low-rent housing program. Identical to Burns Manor in Pleasant View.
- 550 **Lorraine Manufacturing Company Complex (1868, 1881, 1919):** Large complex of brick mill buildings. Original mill erected 1868 for worsted manufacture by C. D. Owen. Purchased by W. F. and F. C. Sayles, 1881, and converted to cotton spinning and weaving. A handsome new 4-story mill with non-identical towers erected between old building and Mineral Spring Avenue by Sayles in same year. In early 20th century, more new buildings were erected across (north of) Mineral Spring Avenue including a large 4-story finishing plant of brick-pier construction. Complex now in divided ownership.
- 654 **L. B. Darling Fertilizer Company Rendering Plant, now Corenco (1852 et seq.):** Small complex of wood and brick industrial buildings off Canal Street. Plant founded 1852 as small abattoir, specialized in bone meal fertilizer after 1865. An historically important Pawtucket industry.
- 909 **Samson's Diner (1950s):** A classic, fifties-era stainless-steel and glass diner. Damaged by fire 1976, now boarded up.

## MONTGOMERY STREET

- ✓ 42 **U.S. Post Office Building (1932):** 2-story, brick-faced, fire-

proof building in Colonial Revival style. An irregular plan and mass focused by a projecting portico with a pair of columns in antis. An important downtown building.

## MULBERRY STREET

- 20 **Herbert S. Carpenter House (1879-1880):** 2½-story, Stick Style house. Built for a partner in E. P. Carpenter Company, the largest emporium of house-furnishing goods in late 19th-century Pawtucket.
- 30 **Carpenter-Everett House (1856):** 2-story, 5-bay, hip-roofed Italianate house. Central cupola, wide bracketed eaves. Traditional 5-bay house given Italianate details; a popular upper-class house-type in the 1850s. Built for Albert W. Carpenter, a grocer; by 1858, shared with Preston E. Everett, a sign and ornamental painter.
- 47 **Fifth Ward Wardroom (1886-1887):** Fine, 1-story, hip-roofed, brick with granite trim, Queen Anne wardroom. Built for use as a polling place when Pawtucket became a city. Four were built, two survive; other at 171 Fountain Street.
- 123 **Nelson Wellman House (c. 1850):** 1½-story, 5-bay, gable-roofed, Greek Revival cottage. Pilastered corners, three-part entablature; doorway also has pilaster and entablature enframingent.
- 146-150 **Frank M. Hodge House (1878):** 1½-story, Late Victorian cottage with steeply pitched gable roofs. A cross-axial plan with 2-story corner tower on northwest; excellent and largely intact trim. Built for a photographer who married into the prominent Payne family.

## NEWPORT AVENUE

- 358 **St. Theresa's Roman Catholic Church (1939):** John Hogan, architect. Tall Georgian Revival church of brick-faced cinder block. Pedimented 2-story stone portico over triple front doorways. Parish established to serve the Plains section, which developed into a major residential area in the early and middle 20th century.
- 1008 **Potter-Lumb House, now Tripp Funeral Home (c. 1917):** Large, picturesque, 2½-story, red brick house with red tiled roof. Built for James C. Potter, founder of Potter & Johnston Machine Company, as a gift to his daughter, Mae, upon her marriage to Ralph A. Lumb, treasurer of Lumb Knitting Company.
- 1012 **Potter-Shaw House, now Cheetham Mortuary (c. 1915):** Large, 2½-story, stuccoed house, vaguely Georgian Revival in style. Built by James C. Potter for his daughter Elizabeth, upon her marriage to Chester T. Shaw, a clerk in Potter & Johnston. The couple was living here by 1915, but Potter retained ownership until 1921.
- 1027 **Potter & Johnston Machine Company Mill, now Hasbro (1899 et seq.):** 2-story brick-pier mill with finely detailed cornice, corner pinnacles and added copper oriel over main entrance. Firm organized by Scottish immigrant and inventor James C. Potter to manufacture turret lathes, shapers and automatic clutching and turning machines. Plant has been

expanded and somewhat altered. Now occupied by Hasbro, a major American toy manufacturer.

- 1042 **Jenks-Potter House, now Darlington Mortuary (1897-1898):** Albert H. Humes, architect. 2½-story Queen Anne-Colonial Revival house. Built for Herbert S. Jenks, a superintendent for the United States Cotton Company. After 1902, the home of James C. Potter, founder of Potter & Johnston and a driving force behind the early development of Slater Park.

## NICKERSON STREET

- 5 **Thomas D. Rice House (1884):** 2-story Queen Anne house with extremely steep hipped roof and a wide variety of elaborate wooden detail. Notable spindle work on porch, coved cornices, bracketed overhangs and ornamental bargeboards. Built for the proprietor of T. D. Rice & Company, fancy woodworkers and enamellers. The house could almost serve as a catalogue for Rice's products.
- 17 **E. A. Burnham House (1902):** Albert H. Humes, architect. A large and elaborate, late Shingle Style house with a beautiful stained-glass window bay on west wall. Built for a partner in Charles A. Luther & Company, pattern makers and machinists.

## OAK HILL

In the late 19th century, most of the land on this hilltop just south of the downtown on East Avenue was owned by the brothers William F. and Frederick C. Sayles, wealthy manufacturers. Both built Late Victorian mansions on their estates here; both houses were taken down, and the estates subdivided, in the early 20th century. The subdivision took place over a period of about 35 years and different sections of the hilltop are rather different in character. The Oak Hill Plat (1914) composed of some 400 house lots extending eastward from East Avenue along Oak Hill Avenue was largely built up with modest 1- and 2-family bungalows in the 1920s. The Dryden Extension (1923), an 11-acre addition to the above, was designed to attract upper-income families; large Tudor and Georgian Revival brick houses of the 1920s and 1930s are characteristic here. Sayles Heights (1929) (Nottingham, Kenilworth and adjacent streets) is quite similar to the Dryden Extension; and the Sayles Homestead Plat (1949) (Cambria Court and adjacent streets) is a modern upper-income neighborhood with houses ranging from conventional "ranches" to a number of seriously contemporary designs of the 1950s.

## PARK PLACE

- (25) **Wilkinson Park:** A small triangular park bequeathed to the town by Oziel Wilkinson and named in his honor. Trees planted and an iron fence (now removed) erected 1871. The focus of a fashionable, middle-to-late 19th-century residential neighborhood, now much altered. Contains the monument "Liberty Arming the Patriot" (1897), W. Granville Hastings, sculptor; bronze figures of Liberty and a plowman on a

granite base; erected by the Ladies Soldiers Memorial Association in memory of those Pawtucket soldiers who fought in the Civil War.

- 30 **Park Heights-Sheldon House, now First Church of Christ Scientist (1896):** Very large, 2½-story, Georgian Revival double house. Built for Henry H. Sheldon, president of the Sheldon Building Company, a real-estate holding and development firm. Occupied by Sheldon and his son, Phillip C., treasurer of the company.
- 36 **Dempsey House (1892):** 3-story Georgian Revival mansion with central, 2-story, semicircular portico. Built for James Dempsey and sons, John J. and William P. James Dempsey was an Irish immigrant who came to America in 1841; ran Lonsdale Company dyeworks, others in New Jersey, Maine and North Providence. In 1882 he and his sons began construction of the Dempsey Bleachery and Dye-Works in Pawtucket. The mansion facing Wilkinson Park was built upon James Dempsey's retirement in 1892.
- 50 **St. Paul's Episcopal Church (1901):** Saunders & Thornton, architects. Large rubble-stone church with corner tower in English Gothic style. Guild house added in rear, 1915; Gorham Henshaw, architect. The fifth Episcopal parish in Rhode Island. Samuel Slater and David Wilkinson among original patrons. Parts of original church building (1816-1817) reused in present Morning Chapel; Paul Revere bell rehung in present tower; memorial tablets removed to present vestibule; a chandelier presented by Slater's widow hangs at western end of northern aisle.
- 67 **Jonathan Baker House (1823):** Possibly designed by John Holden Greene; probably built by Baker, himself a mason. 2½-story, 5-bay, gable-roofed, brick, Federal house. Handsome Federal porch (columns and railings are later) over doorway with fanlight. Both northern end chimneys removed. Interior partially remodeled (Leonard Muir, architect), several fine Federal mantels remain.
- 71 **Park Place Congregational Church (1935):** Arland Dirlam, architect. Large, brick, Georgian Revival church, with tall portico and central tower on eastern end. Society formed 1882 when internal dissension divided the original Pawtucket Congregational Society. The first building for the Park Place society was erected on this site in 1885.
- 75 **Samuel J. Ladd House (between 1842-1846):** Presumably designed and built by Ladd, a housewright. 1½-story, Greek Revival cottage, gable end to street, two bays wide, side entry, short southern wing. An odd form with good Greek Revival details — pilasters, entablature, window frames. Recently altered somewhat. Ladd is credited as the architect of Pawtucket Trinity Church (1852-1853).
- 81 **Church Hill Grammar School (1889):** Tall, 3-story, granite-trimmed, brick, Queen Anne school with hip-roofed tower on south side. A local landmark.
- 89 **Davis-Bosworth House (1870-1871):** 2½-story, mansard-roofed, Late Victorian house on cross-axial plan. Built for James Davis, a tannery owner, apparently as a residence for William H. Bosworth, an executive in the company. Houses of this form in Pawtucket are normally found with

low-pitched gable roofs and wide bracketed eaves; the use of a mansard is somewhat unusual.

#### PARK STREET

- 15 **John H. Crawford House (1868-1869):** 2½-story, 5-bay, gable-roofed house set well back on a terraced lot. One of the earliest houses remaining in Pleasant View, and a fine example of its architectural type — the traditional 5-bay, central-entry house given an up-to-date bracketed trimming. Built for a turner who later became a partner in Atwood, Crawford & Company.
- 38 **Church of the Sacred Heart of Jesus Complex:** Parish set off from St. Mary's, 1872; first church building erected 1873-1876. Present complex includes:  
**Church Building (1955):** Steel-framed, brick-veneered, cinder-block building of modernistic design; William O'Rourke, architect.  
**Old Rectory (1882, 1910):** 2½-story, Queen Anne building moved and remodeled into high school.  
**New Rectory (1907); Convent (1897):** Martin and Hall, architects.  
**School (1889).**  
The last three, all large and impressive brick buildings.
- 85-95 **Burns Manor (1976):** Castellucci, Galli Associates, architects. Four, long, 2-story, gable-roofed apartment blocks. A similar but smaller administration building. Identical to St. Germaine Manor. A housing project for the elderly by the Pawtucket Housing Authority under HUD's low-rent housing program.

#### PAWTUCKET AVENUE

- (32) **Milestone:** Round-headed granite slab set vertically. Inscribed "3¼. M/C.H.," referring to the distance to the Providence court house. Although a bronze plaque attached to the stone in 1930 states the marker was placed by Benjamin Franklin in 1755, it was more likely set up in 1807, when the Providence-Pawtucket Turnpike (which is now Pawtucket Avenue) was laid out.
- 49 **House (c. 1800; moved):** 2-story, 3-bay, end-gable, Federal house, on a high basement. Cornices, windows and general proportions suggest a date around 1800. Very few buildings of this age survive in Pawtucket.
- 175-191 **Gilbane's Service Center Building (c. 1931):** Phillip Franklin Eddy, architect. Delightful 1- and 2-story, stuccoed, concrete-block service station, now used as private garage. Rounded L-plan. Whimsical 5-tiered tower at southern end anchors design; each tier of tower has corner pinnacles, with pent roofs between. Motif repeated on the eleven flat-roofed bays which link the tower to a hip-roofed northern office block. Some bays now closed, pumps removed. A free-wheeling vernacular design for what was described in 1934 as "New England's Largest Drive-In Service Station." Still in use by the firm which built it, but the service station business has been phased out while the company's fuel oil operations have expanded.

#### PEQUOT ROAD

- 60 **Paul Berard House (1975):** 2-story, stuccoed, Spanish Colonial Revival house with red tile roofs. Built around a semi-enclosed courtyard. A large and rather elaborate house of a type often found in the current popular magazines. Built for the president of Berard Oil Company.

#### PIDGE AVENUE

- 143 **George W. Smith Apartment Block (1940):** 2-story flat-roofed brick apartment block in a vernacular interpretation of the International Style. Strongly cubical form; corner windows; projecting brick banding for accent. Erected for a chimney builder as income property; a typically small, early apartment house.

#### PINE STREET

- 47 **Christopher Donnelly House (1868):** 1½-story, 5-bay, gable-roofed cottage with bracketed doorhood. Built for a butcher on land purchased from Father Patrick Delaney of St. Mary's. A very fine example of a traditional, modest house type.
- 103 **Church of the Immaculate Conception of the Blessed Virgin Mary Parish Complex:**  
**Church (1885-1887):** Large Victorian Gothic church of rectangular plan, with projected apse. Red brick with granite trim. Tall corner tower anchors facade design. A rose window centered over three entrances. Replaced the first Roman Catholic church, designed as such, erected in Rhode Island.  
**Rectory (1908-1909):** Murphy, Hindle & Wright, architects, a 2½-story, Tudor Revival building of brick with stone trim.  
**Cemetery (c. 1830):** One of the oldest Catholic cemeteries in Rhode Island.  
**School (1890):** A massive 4-story red brick building.  
**Convent (c. 1890):** Three stories, hip-roof of red brick.  
**Father Delaney House (c. 1865):** 2½-story Second Empire dwelling built for Reverend Patrick Delaney, moved to Randall Street and used for parish's hot lunch program. (Now destroyed.)
- 165 **Jenks House (1873-1874):** 2½-story, Second Empire dwelling. T-plan with extended wing; a matching carriage house behind. Well detailed and largely intact. Built for Stephen A. Jenks of Central Falls, occupied by Alvin F. Jenks. Both partners in Fales, Jenks & Sons, manufacturers of spindles, cotton, woolen and thread machinery.
- 172 **Alfred L. Childs House, now Casa Corinna Restaurant (1868-1869):** 2-story, hip-roofed, Italianate house. Bracketed eaves, porch, and projecting 1-story southern bay. Built for a prosperous ice dealer.
- 366 **Conant Thread Company Mill Complex (1868 et seq.):** Twenty major buildings on an approximately 50-acre site straddling the Pawtucket-Central Falls line; most buildings erected either 1870-1881, or 1917-1921. Company founded 1868 by Hezekiah Conant; affiliated with J. & P. Coats of Paisley, Scotland, manufacturers of the celebrated Coats' six-cord spool cotton thread, in 1869. Name changed to J. & P. Coats (R. I.) Inc. in 1913. In 1917, over 2500 em-

ployed; during World War II, about 4000. Became Coats & Clark after a series of mergers in 1951-1952, and home offices then moved to Delaware. The Pawtucket complex was sold off piecemeal and is now a warren of small industries. Architecturally notable buildings include:

**Mill Two (1870)**, 3-story brick mill with monitor-over-hip roof and end towers.

**Mills Four and Five (1875, 1881)**, 4-story brick mills with flat roofs and mansard-roofed end towers.

**Mills Six and Seven (1919)**, 4-story mills of brick-pier construction, with flat roofs and castellated towers.

**New Office (1880s)**, 2-story, hip-roofed, brick-with-granite-trim building having an artfully asymmetrical facade.

**Dye House (1877)**, gable-roofed, 2-story, brick, dye house with handsomely corbelled cornices.

### PINECREST

**The Pinecrest Development:** A typical, post-World War II subdivision, located in the extreme northeastern corner of the city. Original (southern) section platted for Alphage Ferland & Sons, contractors, immediately after the war. Extended northward in the 1950s. The first house, a spreading ranch design, was built for one of the developers — the **Armand J. Ferland House (c. 1947)**, 3 Pinecrest Drive. Most of the houses which immediately followed were small "capes," such as the **William Gilmore House (c. 1947)**, 70 Pinecrest Drive. Later houses were more often ranches or raised ranches, like the **Bernard Martin House (c. 1955)**, 145 Pinecrest Drive.

### PLEASANT STREET

**92-94 William K. Toole Company Building (1918):** 2-story, flat-roofed, reinforced-concrete, industrial building with distinctive patterned brick ornamentation set into its front facade. Built for a hardware company.

**752 Riverside Cemetery (1874, 1891):** Beautifully landscaped and planted, late 19th-century cemetery on a series of bluffs above the Seekonk. Laid out by Edward and Walter Dexter in 1874 under the direction of W. D. Bullock for the Riverside Burial Society. Replatted 1881 by R. Smith Mowry. Prime mover in the Society and first resident cemetery manager was John W. Davis, a businessman and politician. Davis was a Pawtucket town councilman and state senator before being elected Democratic Governor of Rhode Island in 1887 and 1890. Under his administration, the state constitution was amended to extend suffrage to foreign-born citizens on the same terms as native-born. The cemetery grounds include a charming Late Victorian Gothic cottage built for the use of the cemetery manager at 724 Pleasant Street.

### POND STREET

**75 Lyman T. Goff House, now the Memorial Hospital Nurses' Home (1898):** 2½-story, highly eclectic, Late Victorian mansion. First story, yellow brick; clapboard above. 1-story classical front porch; a 3-story cylindrical corner tower with bulbous roof; and an over scaled Palladian window as a

central front dormer. Built for the treasurer of the Bridge Mill Power Company.

### POWER ROAD

**155 Sta. Maria Goretti Roman Catholic Church Complex:** A group of four modern parish buildings designed by Robinson, Green, Beretta for an Italian parish in South Fairlawn. All crisply designed in gray brick with accents of white and black. Convent and School built 1960; Church and Rectory, 1966.

### PROSPECT STREET

**50 Gilbert Carpenter House (c. 1830):** 2½-story, 5-bay, gable-roofed Federal-Greek Revival house. Paired, interior chimney stacks. A very fine Greek Revival doorway with elaborate leaded-glass transom. Doorway recessed within an outer molded frame capped with corner blocks and a raised center block. Built for, and perhaps by, Gilbert Carpenter who was a carpenter by trade and had a carpenter's shop on this site.

**139 Eliza Goodier House (1870):** 2½-story, end-gable, Late Victorian house. Bracketed cornices; paired round-head windows in gable peaks; 2-story window bays, front and side. A fine example of a very common type of late 19th-century moderate-income housing.

**168 The Memorial Hospital: Main Building (1907),** Guy Lowell, architect; the **Wood Building (1964, 1975)**, Donald Ritchie, architect. Original complex laid out as a series of parallel ward buildings connected by hallways to a central administration building. These covered in pink stucco with red tile roofs. Wood Building, of concrete block with brick veneer, now covers the front of the old building. Foundation of the hospital a major civic event, made possible by the prominent Pawtucket manufacturer, William F. Sayles. Sayles, who died in 1894, left a large sum to be used to erect a memorial to his wife and daughter. The fund was used to construct the original hospital buildings.

**560 Prospect Heights Housing Project (1939):** Thirty-nine 2-story, brick-faced, concrete-block apartment buildings containing 310 units. Built by the Pawtucket Housing Authority as a low-income housing project under the terms of the United States Housing Act of 1939.

### QUALITY HILL

The most fashionable east-side residential neighborhood in Pawtucket from the beginning of the 19th through the early years of the 20th century; lying on both sides of Walcott Street between Broadway and North and South Bend Streets. Most of the buildings still standing date from the late 19th century; earlier structures having been lost to "redevelopment," in its broadest sense, and to 1-95, which slices through the neighborhood. Outstanding individual buildings can be found in most of the architectural styles common from 1800 to 1920, with a particular wealth of examples in the Late Victorian styles. Built for some of Pawtucket's most successful manufacturers and business and

professional men, the houses are generally quite well preserved and form one of the city's most attractive neighborhoods. (See individual building entries, most particularly on Walcott and Summit Streets.)

### ROOSEVELT AVENUE

**25 Bridge Mill Power Plant (1893-1894):** Stone, Carpenter & Willson, architects; hydraulic and masonry engineering by Shedd & Sarle; water wheels, flumes and transmission equipment installed by Rodney Hunt Machine Company. 2- and 3-story, brick, electric-power generating plant. Flat roofs, round-head windows (many now bricked in). Built for the Pawtucket Electric Company. Could be powered by water through five pairs of 33-inch McCormick turbines (still in place) or by steam through two Westinghouse compound automatic engines provided with steam from two Heine water tube boilers (engines and boilers removed). Probably the finest 19th-century electric-power generating plant extant in Rhode Island.

**67 Wilkinson Mill (1810 et seq.; restored, 1970s):** 3½-story, rubble-stone mill with trap-door monitor roof, added brick staircase tower and belfry. Built for Oziel Wilkinson; upper floors used for cotton spinning; a machine shop run by David Wilkinson in basement. The mill was powered in part by steam, making it the earliest known steam mill in this country. Restored by the Old Slater Mill Association in the 1970s with the assistance of urban renewal funding.

**69 Old Slater Mill (1793 et seq.):** Mill built by Benjamin Talcott, wheel by Sylvanus Brown. As presently restored, a long, 2½-story, timber-framed mill with trap-door monitor roof and a short southern wing, three stories high with gable roof and belfry. The original mill built for Almy, Brown & Slater in 1793 measured 43 feet wide and is incorporated in the mid-section of the present building. Enlarged many times during the 19th century, the mill was purchased in the 1920s by the Old Slater Mill Association and restored to its presumed appearance of about 1835. The original mill was the first successful water-powered cotton-spinning mill using the Arkwright system in North America. It was the first major step toward factory-based industry in the United States. The building has been designated a National Historic Landmark.

**(71) Sylvanus Brown House (1758; moved):** 1½-story, central-chimney, gambrel-roofed Georgian house with a 4-bay facade. Built for Nathan Jenks, Sr., a blacksmith and partner in the Jenks family iron-working operations at Pawtucket Falls. In divided ownership in late 18th century, with Sylvanus Brown, a millwright, owning and occupying one half. Samuel Slater is said to have spent his first night in Pawtucket with Sylvanus Brown in this house. Brown came to be intimately involved with Slater in the reconstruction of Moses Brown's machinery. House has been moved twice. Restored and furnished by Old Slater Mill Association following documentary evidence found in the probate cases of its owners.

137 **Pawtucket City Hall (1935):** O'Malley & Richards, architects. Main building, three-and-one-half stories and basement; central, hollow tower, 209 feet high; short cross wings, two stories high, at each end of main building. Steel frame, yellow-brick-faced, cinder-block curtain walls; cast-iron ornamental details. Art Deco in style. Visible roof slopes covered with green tiles. Tower originally capped with typically Art Deco ornament — cast-iron eagles on each corner. These deteriorated; upper stages of tower now redone in plain yellow brick. A series of cast-stone bas-relief plaques illustrating scenes, events and personages important in the city's history; set below 1st-floor windows. An unusual clam shell fountain at north end of grounds. Building designed to bring city hall, courthouse, police and fire headquarters under one roof.

214 **John E. Fogarty Housing for the Elderly (1967):** Castellucci, Galli, Planka Associates, architects. Basically cruciform apartment tower, with wings seven, eight, eleven and fourteen stories high. Second of two high-rise elderly housing projects constructed for the Pawtucket Housing Authority.

249 **Collyer Insulated Wire Company Mill, now Carol Cable (1920 et seq.):** 1-, 2- and 3-story brick-with-stone-trim wire mill. Business founded 1894, present main mill built 1928. Now operated by Carol Wire and Cable Corporation, a major Pawtucket manufacturing concern.

316 **Franklin Rand House (c. 1835; moved?):** 1½-story, 5-bay, central-chimney, gable-roofed, Federal cottage. Handsome pilastered Federal doorway with side lights and diagonally reeded frieze blocks, under a mid-19th-century bracketed porch. Probably built for Franklin Rand, a machinist. Rand built what is said to have been the largest press in the country at that time for punching nuts. He succeeded in producing nuts two-and-a-half inches broad by one inch deep from cold iron; far larger than any other then being punched.

353 **Moses Morse House (c. 1845):** 1½-story, 5-bay, flank-gable, Greek Revival cottage. Doric porch over central doorway, a bay window on front facade south of doorway. Two interior chimneys. Built for a trader at a time when this area was a thinly settled residential section.

rear-  
381 **United Wire & Supply Company Mill (c. 1906):** Adolph Sück, engineer. 2-story, reinforced-concrete mill building; the earliest known reinforced-concrete building in Pawtucket.

(640) **Roosevelt Avenue Bridge (1910):** Joseph R. Worcester, consulting engineer; George A. Carpenter, City Engineer; Frederick E. Shaw, contractor. Stone-faced, reinforced-concrete, highway bridge. Three, low, segmental arches. First highway bridge at this site built 1827; replaced by an iron bridge, 1871. Present bridge, a quite handsome structure; formerly equipped with street lamps on each pier.

726 **Bridget Shannon House-Grocery Store (1888-1889):** 2½-story, bracketed, end-gable building with a long, 2-story, open porch across facade. Built for a woman who operated a grocery store in this area for several years before erecting this combination house-store. She occupied the second floor as her residence.

## SABIN STREET

211 **Our Lady of Consolation Roman Catholic Church Complex (1896 et seq.):** Parish founded as Notre Dame de Consolation 1895; church erected, 1896. That was replaced, 1922, by present building — a large brick-faced reinforced-concrete church, with strapwork and machicolations of Lombard Romanesque. A 5-story semi-detached campanile on southern corner of facade. Behind church, a 3-story red brick school designed by George Page.

## SAYLES AVENUE

180 **Bethany Free Baptist Church (1894):** Small wooden church building, steeply gabled, with diminutive belfry at western end. Modest "pointed" western window, some vestigial stick-work patterning. An unpretentious but charming building.

## SLATER STREET

68 **St. Jean Baptiste Church (1925-1927):** Ernest Cormier of Montreal, architect. Large, Roman Catholic church, elaborately executed in a free version of the style of the Florentine Renaissance. Built of reinforced concrete with Belden brick facing and limestone trim. Nave is 200 feet by 72 feet, clear span; and 59 feet high. Four powerful Expressionist ceiling paintings by Jean Desauliers. Stained-glass windows by Maumejean Frères of Paris. Semicircular apse; tall tower on southern wall; rectory connected to church through base of tower. This the third church building for a French-Canadian parish founded in the Woodlawn section in the 1880s.

## SMITHFIELD AVENUE

(169a) **Grand Army of the Republic Civil War Monument (1899):** Elaborately carved granite shaft bearing the figure of a Union infantryman carrying a flag at rest. Figure (of stone) approximately life size, shaft roughly twenty feet high. An impressive monument.

## SOUTH STREET

**South Street Historic District:** The twenty-one houses abutting South Street form the earliest coherent residential neighborhood remaining in Pawtucket. The street was laid out across an open hillside about 1827, at a time when Pawtucket's early cotton industry was booming. Three houses were built on the street before the crash of 1829, thirteen more were added before mid-century, and the last six were erected before 1900. Only one of these houses has been destroyed. Built and occupied chiefly by tradesmen (cabinetmakers, painters, bricklayers, engravers) and merchants. Modern intrusions are minimal. The fabric and rhythm of a middle-class residential street of the mid-19th century are still largely intact. Notable houses include:

**Joseph Spaulding House (1828):** A 1½-story Federal house on the corner of South and Fruit Streets (described more fully under 30 Fruit Street).

**Joseph Pearce House (II) (c. 1840):** 10 South Street, 2-story,

5-bay, Federal-Greek Revival style house, built for a brick-layer.

**Horace Read House (1827):** 13 South Street, 2½-story, 5-bay, Federal house for a painter.

**Carrique Double House (1845-1846):** 19-21 South Street, a 1½-story, Greek Revival, double house built for a merchant.

**Taber-Carrique House (1834-1835):** 26 South Street, 2½-story, 5-bay, Federal-Greek Revival house, built for a painter-glazier, remodeled several times for a merchant.

**Carpenter-Conway House (1847-1848 and 1854-1855):** 33 South Street, 1½-story, 5-bay house built as a carpenter's shop, but soon converted to a dwelling.

**William Occleston House (c. 1842):** 37-39 South Street, 1½-story, 6-bay, Federal-Greek Revival double cottage, built for an engraver.

## SPRING STREET

24 **Elmer Shippee House (1900-1901):** 2½-story, hip-roofed, Colonial Revival house with a nicely detailed front porch. Built for a dealer in condensed milk — later a real-estate agent.

62 **Theodore J. Paine House (1848):** 1½-story, 5-bay, central-entrance, Early Victorian cottage with steeply pitched flank gable roof. Formerly had bracketed doorhood and Gothic Revival bargeboards; still has unusual, heavily molded window cornices.

## STUART STREET

17 **Charles R. Harvey House (1894):** 2½-story, end-gable, Late Victorian house with Georgian Revival detail. Much character added by the 1-story porch, around front and western side, which breaks forward at the corner to form a semi-detached octagonal pavilion. Built for the owner of a local grocery store.

19 **James E. Childs House (1888-1889):** Albert H. Humes, architect. 2-story, Queen Anne dwelling. Irregular roofline, corner tower, contrast of clapboarded first story to shingled upper story — all characteristic of the style. Built for the manager of the Boston & Providence Clothing Company's Pawtucket store.

## SUMMER STREET

1 **Old United States Post Office, now Municipal Welfare Building (1896-1897):** William Martin Aiken, James Knox Taylor, architects. 1-story, wedge-shaped, red brick with granite and cast-stone trim Post Office building. Domed corner tower at point of the wedge signals the entrance and focuses the Beaux-Arts design. Walls articulated by superimposed major and minor Doric orders in cast stone. Hailed in its day as the handsomest structure in the city. A monument to the prosperity and civic consciousness of late 19th-century Pawtucket — an appropriate expression of Pawtucket's civic pride as her citizens looked back on a century of industrial progress.



- 13 **Deborah Cook Sayles Memorial Library (1899-1902 and 1962-1967):** Cram, Goodhue & Fergusson, architects for original design; Millman & Sturges, architects for renovations. 1-story, gray granite, library building, T-shaped in plan, with a central 2-story pedimented pavilion on the Summer Street facade. Classical Revival in style. Given to the city by Frederick C. Sayles, prominent manufacturer and first mayor of Pawtucket, in memory of his wife. The library itself was established in 1852 and was known for its progressiveness — it was the first United States library to adopt the open-shelf system, it had no age limit for children and it opened a Sunday reading room for the use of the city's working people.
- 20 **Y.M.C.A. Building (1905, 1966):** Charles A. Everett, architect for 1966 natatorium addition. Massive, 4-story, red brick with stone trim, Georgian Revival building to which a single-story contemporary natatorium has been added.
- 23 **Henry F. Arnold Stable Building, now Feldman's Furniture (1891-1892):** 3-story, red brick, Late Victorian commercial building. Strongly projecting metal bracketed cornice. Outstanding detail is the Biblical verse in terra cotta, "How Do the Beasts Groan!" on west side. Built as a livery stable, with 176 stalls on the first floor, carriage storage above. The largest establishment of its kind in Pawtucket when built.

#### SUMMIT STREET

- 60 **Oliver Starkweather House (c. 1800):** 2½-story, 5-bay, hip-roofed Federal mansion. Quoins, rusticated window frames. Palladian window over front door, entry porch on slender Roman Doric columns, side doorway with Ionic pilaster caps, frieze blocks with rosettes and semicircular fanlight piercing the pediment. Oliver was the son of the noted Ephraim Starkweather of Pawtucket and was a manufacturer of carriages, a merchant and a politician. This house moved twice; was long known as the finest on the east side.
- 64 **Harrison Howard House (1873):** 2-story, Late Victorian, "Modern" Gothic style house of L-plan, with single-story front porch. Distinctive sawn infill panels in gable peaks. A large and elaborately detailed house for a partner in D. D. Sweet & Company, sash, door and blind manufacturers and general woodworkers.
- 66 **Charles P. Davis House (1876-1877):** 2-story, Late Victorian, Modern Gothic style house with very steeply pitched hip-with-cross-gable roof. Elaborate stick work and infill in gable peaks. Built for a partner in William A. Beatty & Company, manufacturing jewelers.
- 72 **Everett P. Carpenter House (1879-1880):** Walker & Gould, architects. 2½-story, double-gabled, Queen Anne house. The Queen Anne style superseded the Late Victorian Gothic of the Howard and Davis houses. The greater irregularity of forms is characteristic of the new style. Built for the founder of Carpenter & Company, the largest house-furnishings emporium in late 19th-century Pawtucket.
- 80 **Jesse M. Fairbrother House (1881-1882):** 2½-story, hip-roofed, Late Victorian house. A strongly symmetrical, cubi-

cal form, with slightly projecting central pavilion capped by a cross-gabled dormer. An arcaded single-story porch breaks forward from the central doorway and sweeps around the front corner and back along the southern side. A similarly styled carriage house stands to the rear. Built for the son of Lewis Fairbrother, banker, manufacturer and developer of this stretch of Summit Street.

- 90 **Albert A. Jenks House (1903-1904):** 2½-story, hip-roofed Colonial Revival mansion. 2-story, semicircular front portico similar to that on James Dempsey's earlier mansion on Park Place. Built for the president of Fales & Jenks Machine Company, manufacturers of ring spinning and twisting machinery.
- 91-93 **L. B. Darling Double House (1885):** Large, symmetrical, 2½-story, Queen Anne double house. A tall flank gable above pair of cross gables separated by a dormer; projecting 2-story bay windows on each end have high roofs, hipped back to a cross gable. Built for Lucius B. Darling, founder of a rendering plant, but not his own residence.
- 98 **Ellis Pearce House (1871-1872):** 2-story vernacular Italianate-Second Empire house. Projecting central pavilion with cross gable; paired round-head windows at 2nd-floor level in pavilion; arched and balustraded entry porch. Heavily bracketed eaves; corner brackets carry masonic emblem. Erected for a partner in a grocery, flour and grain store. The first house to be built in this, the most fashionable, section of Summit Street.
- 99 **Thomas P. Barnfield House (1874):** 2-story, vernacular, Italianate house of cross-axial plan, low-pitched gable roofs with bracketed eaves, single-story arcaded porch around front and sides of central projecting wing. Has been aluminum sided but the original architectural details — window frames, corner boards, brackets — have been kept. Built for a successful lawyer and remained in his family until 1968.
- 193 **Henry W. Wilkinson House (1869):** 2-story, cross-axial-plan, bracketed house. Low-pitched gable roofs; bracketed eaves. Form was most commonly used with Italianate details, but here the brackets are filled with sawn panels, and porches are filled with open stick work showing Gothic derivation. Built for a bookseller and stationer.

#### TOWER STREET

- 33 **House (early 19th century; moved):** 1½-story, 5-bay, gable-roofed Federal cottage. An enclosed front porch added. Window heads tucked under eaves, profiles of cornice moldings (which break forward over the window frames) support early date suggested by building form.

#### TRENTON STREET

- 115 **Robert Crossley House (1891):** 2-story, Shingle Style mansion formerly approached by a driveway from Pawtucket Avenue. The largest and best of the style in Pawtucket. Built for an immigrant Englishman who, with Alfred Harrison, established the firm of A. Harrison & Company, manufacturing chemists.

#### UNDERWOOD STREET

- 48 **Herbert O. Phillips House (1906-1907):** Large, 2½-story, hip-roofed house, more-or-less Tudor style, of mixed brick and frame construction. Buff brick first floor, shingled second. Dormers and entry porch have half-timbered gable peaks, bargeboards. Built for the treasurer of Phillips Insulated Wire Company.

#### VERNON STREET

- 53 **Dr. Artemas Johnson House (1827):** 2½-story, 5-bay, central-entrance, Federal house. Monitor-over-hip roof, end chimneys. A typical late Federal form; but some detail is proto-Greek Revival, such as the corner boards, ornamented with simple fillet moldings. Built for a physician, who died before the house was completed.

#### WALCOTT STREET

- 40 **Pawtucket Congregational Church (1867-1868, 1915):** John Stevens, architect. A commanding church edifice. Rectangular sanctuary, central tower on western end. Exterior detailing is the heavily plastic Romanesque-Italianate which is Stevens' trademark. Interior done over in Federal Revival style, 1915. Original spire blown down, 1938; replaced by present small cupola. This is the second building for the society — the first, built in 1829, burned in 1864. A brick Federal Revival office building now added behind present church.
- 58 **Pitcher-Goff House (c. 1845, remodeled 1881):** 2-story, early Italianate mansion. Basically rectangular main block, with projecting single-story tetrastyle front portico. Modified central-hall plan, with staircase set in a cross hallway. Roof, a system of low hips rising to a low octagonal cupola. Exterior details, largely date from 1840s — fluted columns with capitals composed of lotus and acanthus leaves, similar pilaster caps and very wide bracketed-eaves below a heavy roof balustrade. Interior trim largely dates from a Queen Anne style remodeling of 1881. House originally built for Ellis B. Pitcher, a cotton manufacturer. Sold by his heirs to Lyman Goff, partner in D. Goff & Sons, braid manufacturers, and treasurer of the Union Wadding Company, manufacturers of cotton wadding and batting. From 1922 to 1976, the home of the Pawtucket Red Cross. Pawtucket's finest early Italianate mansion, now the home of the Pawtucket Children's Museum.
- 97 **Read-Ott House (1842, 1914-1915):** W. G. Sheldon, architect for remodeling. A 2½-story, 5-bay, Greek Revival-Italianate house given a full third story and a wealth of Georgian Revival details in the early 20th century. Built for John B. Read, a hardware merchant; remodeled for Joseph Ott, founder of the Royal Weaving Company.
- 99 **Greek Orthodox Church of Pawtucket (1967):** Robinson Green Beretta, architects. Small cruciform church of white brick with central dome. Face of each arm of cross is opened by a tall glazed arch.

- 112 **William A. Ingraham House (1850)**: 2-story, Italianate house with low hip roof, central octagonal cupola, wide bracketed eaves. Central entrance under single-story bracketed porch, two full-length windows to either side of doorway. Attached carriage house repeats form of main house. Built for a partner in Ingraham & Leckie, cotton manufacturers.
- 123 **Walcott-Goff House, now St. Raphael's Academy (1814, c. 1865, et seq.)**: 2-story, 5-bay, brick-end Federal house with monitor-over-hip roof, heavily remodeled at least twice. Originally built as the home of Benjamin S. Walcott, one of Slater's earliest competitors. Walcott and Elisha Waterman financed a cotton-spinning mill in Cumberland in 1805 using workers trained by Slater in Pawtucket. House acquired by Darius Goff (a spectacularly successful manufacturer, principally of cotton batting and worsted braid) in the mid-19th century and was remodeled in the Italianate style. The property is now part of St. Raphael's Academy and has been made over for school use.
- 124 **Lucius B. Darling, Jr. House (1895)**: Albert H. Humes, architect. 2-story, Queen Anne-Colonial Revival house. Has the irregular form typical of the Queen Anne, but details (Palladian window, pilastered corners, modillioned cornices) are Colonial Revival. Built for a partner in the L. B. Darling Fertilizer Company.
- 128 **Dexter-Emerson House (c. 1890)**: 2-story, hip-roofed, Colonial Revival house. One of more than twenty houses built in this section for H. B. Dexter, retired president of Rhode Island Card Board Company, as investment property. Many, like this, of high architectural quality. Sold by Dexter in 1902 to Lowell Emerson who was at that time president of Dexter's old firm.
- 134 **Edward A. Blodgett House (1893)**: 2½-story, end-gable, Colonial Revival house. Palladian windows in gable end, modillion cornices, very narrow clapboards — all characteristic of the style. Built for the president of Blodgett & Orswell, yarn and thread manufacturers.
- 140 **George T. Greenhalgh House (1902-1903)**: 2½-story, Colonial Revival house. High hip roof with broad cross-gabled dormers. Built for the manager of the Perry Oil Company, manufacturers of soap and oil. Still in the Greenhalgh family.
- 147 **Newton C. Dana House (1876-1877)**: 2-story, hip-roofed, Late Victorian, Italianate house. L-plan with enclosed porch, service ell behind. Built for a partner in George T. Dana & Company, apothecaries, with a shop on Main Street.
- 195 **St. Joseph's Roman Catholic Church Complex**: Parish set off from St. Mary's in 1873, making it the second Catholic parish in Pawtucket. A 5-building parish complex; most notable buildings are:  
**Susan A. Goodwin Memorial Convent (c. 1900)**: 4-story, brick, Georgian Revival building.  
**St. Joseph's School (1894)**: 3-story, hip-roofed brick building with terra-cotta ornament.
- 219 **McCormick Apartment Building (1924)**: 3-story, flat-roofed, "pattern-brick" apartment block with one street-level store front. Handsomely detailed, very well preserved.

## WALDO STREET

- 41 **James W. Mitchell House (1871)**: Elaborate, 1½-story, Late Victorian cottage on an expansive lot with many large shade trees. Main house is gable flank to street, with entrance in northern ell through a fanciful Late Victorian porch. A large ell behind, with a shingled, 2-story oriel. House probably remodeled at least once, perhaps c. 1886, when purchased by John H. Arnold. Original owner a clerk for Smith, Grant & Company, coal and lumber dealers.

## WALNUT STREET

- 11 **Darius L. Goff House, now Weeden Manor Rest Home (c. 1890)**: Large, 2½-story, Shingle Style house with later (but stylistically similar) carriage house connected to it by a bridged section across the driveway. Carriage house probably designed by Albert H. Humes, perhaps the house as well. Built for a highly successful manufacturer of worsted braid and mohair plush.
- 12 **Joseph J. Cullen House (1930)**: Typical, shingled, 2-story, hip-roofed, early 20th-century house, accented by three distinctive 1-story porches. A similarly styled 2-car garage in the rear. Built for the president and treasurer of Joseph J. Cullen Chevrolet.
- 22 **Walter Stearns House (1892-1893)**: Albert H. Humes, architect. 2½-story, Queen Anne house with oddly profiled gambrel roof; upper slope extremely steep, with gambrel roof end to street. Large 2nd-story wall dormers on sides have gable roofs of equally steep pitch. Towering chimney stack bursts upward out of a 1st-floor bay. An aggressive design for the secretary-treasurer of the Rhode Island Card Board Company.

## WARREN AVENUE

- 22 **Melville E. Walker House (c. 1880)**: 2½-story, Queen Anne residence, displaying a wide variety of the style's identifying characteristics; picturesquely irregular form (particularly the profusion of roof slopes), contrast of clapboarded first story to shingled upper stories, mock half-timbering in gable peaks and flat bargeboards with applied ornament. Built for a partner in Walker & Bonner, proprietors of the Providence Artificial Stone and Drain Pipe Works.

## WEEDEN STREET

- 396 **St. Edward's Roman Catholic Church (1937)**: Small, heavily buttressed church of rectangular plan, built of red brick with considerable white stone trim. Without a tower, facade is organized by a strongly projecting central bay in which is placed the main entrance and above it a large circular window. Built for a parish established in Woodlawn in 1904.
- 669 **House (18th century; moved)**: 2-story, flank-gable, central-chimney house. Two window bays east of front doorway, one west. Either built for Samuel Wightman, a foreman teamster, in 1875-1876, or moved here for him at that time. The latter is probably the case, as the house form gives every indication of an 18th-century date.

- 686 **St. Luke's Episcopal Church (1923)**: Small, stone church of considerable charm in the English Rural Gothic style. Single pointed-arch window in northern gable end of essentially rectangular building. Entrance through an open wooden porch of Gothic design.

## WEST AVENUE

- 34 **Edward Adamson House (1885-1886)**: 2½-story, Queen Anne house featuring a 3-story cylindrical, corner tower at northern edge of main facade. First stage of tower is of distressed brick, with an arch through to main entrance of house. Tower capped with a conical roof, against end gable of main house. Built for the proprietor of the Excelsior Loom Reed Works.
- 440 **House (c. 1878)**: Possibly designed by William R. Walker. 2-story, hip-roofed house with projecting cross gable at north end of front facade, a hip-roofed tower at southern end. Apparently built for a group composed of Franklin A. Steere (a developer), W. F. and F. C. Sayles (wealthy manufacturers), and Eliza Walker (wife of William R., the architect). The same group was also involved with the construction of a rather similar house next door, 444 West Avenue.
- (550) **Smith Webbing Company Weave Shed (1905-1906)**: 1½-story brick-pier construction weave shed with saw-toothed roof. Segmental-arch window heads, granite sills. 3½-story tower, corner Glenwood and West Avenue. Built for a narrow-fabric manufacturer, whose original plant still stands on the opposite side of West Avenue.

## WEST FOREST AVENUE

- 230 **Beauregard House (1911-1912)**: 1½-story, hip-roofed bungalow, unusual for being built of bevel-edged concrete blocks in a combination of two colors — most gray, but blocks used on corners and as base course are red. Original owner, Wilfred Beauregard, was a builder by trade.

## WILLISTON WAY

- 213 **Roland Adams House (c. 1939)**: Joseph Desmarais, builder? 1-story, multiple-hip-roof house of strikingly abstract modern design. Central projecting entry features a window of glass block; corner windows at each end of facade; siding below these runs vertically, on the rest of wall, horizontally. Apparently, built on speculation by Desmarais, a contractor; it passed quickly through two buyers before being purchased by Roland Adams, the present owner, in 1943. One of a group of five similar houses on this block, though no other is as starkly modernistic as this.

## WOODBINE STREET

- 314 **Burgess Mill, now Greenhalgh Mill (1907)**: F. P. Sheldon & Company, architects and engineers. Large, 3-story, flat-roofed, brick-pier-construction mill with attached 1-story, saw-tooth-roof weave shed. One of the latest, if not the last, big cotton mills built in Pawtucket.

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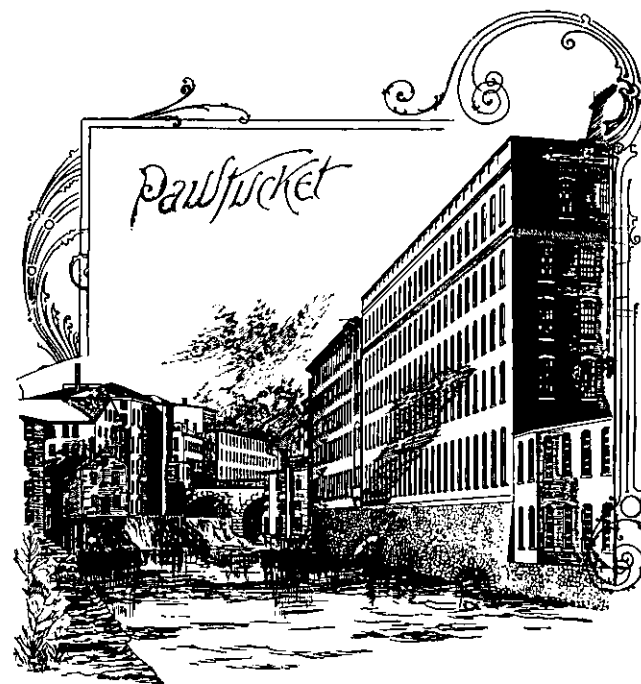
#### Pictorial Collections

- Blackstone Valley Historical Society, Chet Foster Collection (prints available at Sayles Library, Pawtucket).
- Deborah Cook Sayles Memorial Library, post card collection.
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- Providence Public Library, Rhode Island Collection.
- Rhode Island Historical Society Library, Graphics Collection and post card collection.

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- 1796? "Works as they were at Pawtucket in year 1796." Surveyor, draftsman unknown. (Manuscript, Rhode Island Historical Society Library.)
- 1827 "A Map of Pawtucket." Drawn by Edward Walcott from a survey made by Seneca Sanford. (Manuscript, Massachusetts State Archives; reproduced in Bowen, *Early Rehoboth*, Vol. IV, facing p. 84.)
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- 1828? "A Map of the Blackstone Canal and its appendages as constructed in the year 1828." Compiled from actual surveys by Ed. E. Phelps, Resident Engineer. (Manuscript, Rhode Island Historical Society Library.)
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- 1917 *Richards Standard Atlas of the Providence Metropolitan District.* Vol. 2. Richards Map Company, Springfield, Mass.



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