

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name BLACKSTONE BOULEVARD-COLE AVENUE-GROTTO AVENUE HISTORIC DISTRICT

other names/site number _____

2. Location

street & number Roughly bounded by Blackstone Boulevard, Grotto Avenue, President Avenue, Cole Avenue, and Rochambeau Avenue not for publication

city or town PROVIDENCE vicinity

state RHODE ISLAND code RI county PROVIDENCE code 007 zip code 02906

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

RI Historical Preservation and Heritage Commission
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> removed from the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> other (explain)	_____	_____
_____	_____	_____
_____	_____	_____

BLACKSTONE BLVD.-COLE AVE.-GROTTO AVE. H.D.
Name of Property

PROVIDENCE CO., RI
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box.)

- buildings
- district
- site
- structure
- object

Number of Resources within Property
(Do not include any previously listed resources in the count.)

Contributing	Noncontributing	
379	34	buildings
1		sites
		structures
		objects
380	34	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/specialty store

HEALTH CARE/hospital

LANDSCAPE/park

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/specialty store

EDUCATION/school

LANDSCAPE/park

7. Description

Architectural Classification
(Enter categories from instructions.)

LATE VICTORIAN

LATE 19th and 20th CENTURY REVIVALS

LATE 19th and EARLY 20th C. AMERICAN MOVEMENTS

MODERN MOVEMENT

Materials
(Enter categories from instructions.)

foundation BRICK; STONE; CONCRETE

walls WOOD/Weatherboard, Shingle; BRICK; STUCCO

roof ASPHALT; STONE/Slate

other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

BLACKSTONE BLVD.-COLE AVE.-GROTTO AVE. H.D.
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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

ca. 1732-1964

Significant Dates

1855

1886-1894

1895

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

[SEE CONTINUATION SHEETS]

BLACKSTONE BLVD.-COLE AVE.-GROTTO AVE. H.D.
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10. Geographical Data

Acreage of Property approx. 100 acres

UTM References

(Place additional references on a continuation sheet.)

1	1 9	3 0 1 8 6 0	4 6 3 5 4 0 0
	Zone	Easting	Northing
2	1 9	3 0 1 9 0 0	4 6 3 5 0 8 0

3	1 9	3 0 2 0 2 0	4 6 3 5 1 0 0
	Zone	Easting	Northing
4	1 9	3 0 2 1 4 0	4 6 3 4 4 0 0

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title KATHRYN J. CAVANAUGH, PRESERVATION CONSULTANT

organization _____ date JUNE 2008

street & number 197 6th STREET telephone 401-273-4715

city or town PROVIDENCE state RI zip code 02906

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name [VARIOUS]

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Blackstone Blvd.-Cole Ave.-Grotto Ave. Historic District

Providence

Providence County, R.I.

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But it was the Boulevard itself, even more than its trolley line, which fostered an early 20th century housing boom in the historic district: it gave the northeast corner of Providence not only increased accessibility, but an identity, a beautiful centerpiece, and a recreational amenity, all of which greatly enhanced the appeal of this area for residential living.

Although the historic district's period of significance is ca. 1732- 1964, reflecting its evolution from farmland to remote suburb to desirable city neighborhood, fully 70 percent of its inventory was constructed between 1901 and 1940, and over half of those (38 percent of the total inventory) were built in the 1920s. The building boom peaked between 1926 and 1929, when 70 houses were constructed, representing a remarkable 27 percent of the district's entire inventory built within just three years. A decade-by-decade breakdown of construction dates for the district inventory (not including outbuildings) looks like this:

Before 1900: 14 buildings (5.5%)
1901-1910: 18 buildings (7%)
1911-1920: 36 buildings (14%)
1921-1930: 95 buildings (38%)
1931-1940: 27 buildings (11%)
1941-1950: 14 buildings (5.5%)
1951-1958/1959: 32 buildings (13%)
1960 and later: 16 buildings (6%), of which 13 have been built since 1980.

The building stock is predominantly made of wood or brick; heights range from 1 to 3 stories, but 1½, 2, and 2½ stories are most common. Massing is typically rectangular. Proportions are generally vertical for buildings constructed prior to World War II, and generally horizontal for post-war construction. Single-family residences are by far the most common building type (233 houses), with two principal sub-types identified: large-scale houses on larger-than-average lots, and medium-scale houses on standard-size lots. Location seems to have played a role in determining which subtypes were built where: the most sizeable houses on lots of 10,000 square feet or more tend to be found on the major north-south roadways in the district – particularly along Blackstone Boulevard, as well as in clusters on parts of Cole Avenue, Slater Avenue, and Grotto Avenue – while the east-west cross streets tend to feature smaller (although still comfortably sized) houses on lots ranging from about 4,500 to 7,000 square feet. The few multi-family dwellings, located mostly on or near the edges of the district, include 17 two-family houses built between 1898 and 1926, one three-family house from 1921, and one apartment building from 1925. The district also has two 1-story brick and concrete block commercial buildings (ca. 1923), which remain in commercial use, and one 3-story brick private educational institution that was originally built as a hospital (1914).

Architectural styles represented in the district include Late Victorian, Colonial/Georgian/Federal Revival (sometimes mixed with Prairie School elements), Dutch Colonial, Garrison Colonial, Tudor Revival, English

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Cottage, Bungalow, Ranch, and Mid-20th century Modern or Contemporary. Although some of these are textbook examples, many others are freely interpreted or combine elements of one or more styles, suggesting that whether or not an architect was involved (and one often was), property owners tended to customize the designs of their houses to suit their own needs and taste, while also acknowledging the prevailing architectural trends of the day. Not one street within the district has the kind of cookie-cutter appearance that might be found in a standard suburban tract development of the automobile era; instead, the district as a whole expresses both an elevated level of design consciousness and an eclectic individuality. Even after World War II, when Ranch houses began to supplant traditional 2-story houses and Modernism took architectural design in an entirely new direction, the relatively few examples of the late 1940s, 1950s and early 1960s built as infill housing in this district continued to exhibit an eye for good design, for respecting context, and for taking their place on the continuum of American domestic architecture of the 20th century.

All of the district's properties (including those with pre-1908 houses on them) have driveways and off-street parking areas in side or rear yards; and about two-thirds also have freestanding or attached garages, many of them original to the houses they serve, reflecting the rising importance of private automobile ownership in the first half of the 20th century. Garages are most commonly sited behind, or sometimes next to, houses, especially those built before World War II. In mid- and late-20th century houses, however, garages are usually integrated into the massing of the house, either forming a parallel or perpendicular wing to one side, or incorporated into the basement or 1st floor level at the front, side, or rear of the house.

The topography of the district is relatively level except from the east side of Blackstone Boulevard to Grotto Avenue, where the land slopes noticeably downhill toward the Seekonk River. Nonetheless, many individual houses stand on lots that are raised several feet above the street grade; these typically have short retaining walls of stone (including granite block, field stone, rubble stone, and cobblestones), brick, or concrete along their front property lines, and sometimes along side lot lines as well. Buildings commonly have landscaped front yards (setbacks vary) and are separated from their neighbors by side and rear yards. The public realm is also well landscaped throughout the district, with grassy belts between the sidewalks and the streets, and numerous street trees.

The Blackstone Boulevard-Cole Avenue-Grotto Avenue Historic District is virtually surrounded by other National Register-listed properties, some of which directly abut this district: Butler Hospital (listed 1976) and the Blackstone Boulevard Realty Plat Historic District (listed 1995) to the north; the Elmgrove Gardens Historic District (listed 2005) to the northwest; the Freeman Plat Historic District (listed 1995) to the west and southwest; the Wayland Historic District (listed 2005) to the west and south; and the Blackstone Park Plat Historic District (listed 1998) to the southeast. Blackstone Boulevard is currently proposed for individual listing.

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Land uses surrounding the district are also predominantly residential (and primarily, but not exclusively, single-family), although Butler Hospital and the Seekonk River border this historic district on the northeast and east, respectively.

INVENTORY

Properties are listed alphabetically by street, and then sequentially by the address number(s). (Note that the “official” address recorded by the City of Providence Tax Assessor’s office may be somewhat inconsistent with the address numbers displayed on the building; a full list of assessor’s plat and lot numbers is included in the Verbal Boundary Description, Section 10, to formally identify all the properties included in the district.)

Addresses herein also may differ from those noted in historical records, reflecting the renaming and renumbering of some streets over time.

Building names and construction dates were derived either from previously published materials or from primary source research. In the rare case where a building’s construction date and original owner-occupant(s) could not be identified using historic maps and city directories, other primary source materials (deeds, tax records, building permits) were also consulted. Historic names typically refer to the original owner-occupant(s) of the building; where the original occupants were renters, that fact is noted in the inventory but the building itself is named for its original owner. Hyphenated names typically represent both the first owner and a subsequent owner who had a significant impact on the property.

Unless otherwise indicated, a building is deemed contributing to the historical and architectural significance of the district. Non-contributing buildings, designated “(NC),” are predominantly those constructed after 1964 and therefore too recent to be considered NR eligible; however, five historic buildings were also deemed “(NC)” because of the level of alteration and consequent loss of integrity that has occurred since original construction.

BLACKSTONE BOULEVARD

Blackstone Boulevard (1886-94, 1904), Horace William Shaler Cleveland, landscape architect. This well-landscaped 200-foot-wide parkway was commissioned by Swan Point Cemetery in 1886 to provide better and more attractive access to the cemetery. The cemetery hired Horace William Shaler Cleveland to design a boulevard composed of a central linear park flanked by roadways, grass strips, and sidewalks that extended from Butler Avenue to East Avenue in Pawtucket. Construction was authorized in 1890 and began in 1892, and the road ways were completed by 1894. Planting and sitework did not occur until 1904, when the Olmsted Brothers firm was commissioned to develop a planting plan for the parkway. The central park area and

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sides of the road were landscaped with deciduous trees under planted with masses of hardy perennials, and massed plantings of flowering and evergreen shrubs. The Boulevard has not been altered significantly from Cleveland’s plans. Many of the Olmsted plantings have suffered from neglect, storm damage, pests, and vandalism and approximately 15 percent of the plantings are extant. Trees remain planted along the sidewalks on the outside of the road beds. The majority of the planting beds have reverted to grass lawns. The site is still heavily used as a jogging and bicycling trail, continuing its tradition as a public park and vehicular way. Two-thirds of a mile at the center of this two-mile long parkway lies within the district.

111 STEARNS-POLAND HOUSE (1898; altered 1912, 1929): Albert Harkness, architect for 1929 alterations. A Colonial Revival style, 2½ story, single-family house with side gable asphalt roof with two hipped dormers at front, brick walls, wood trim (including bracketed cornice with dentils), and 6/6 double-hung wood windows. The 3-bay west façade has a pedimented, slightly projecting 2-story center entrance pavilion with double-leaf wood and glass front door, leaded glass fanlight, pilasters, and a wrought-iron balcony with French doors at the 2nd floor level. The south side elevation has a 1-story, open wooden porch; the rear (east) elevation has a 2-story, gambrel-roofed addition (1929). Located on a sizeable lot at the northeast corner of President Avenue; a stone retaining wall runs along the front and north and south lot lines. Charles F. Stearns was an attorney with offices in the Banigan Building, 10 Weybosset Street in downtown Providence. The house’s appearance today is the substantial remodeling in 1929 by investment broker Albert Harkness Poland (1887-1951) and his wife, Dorothy; Harkness (1886-1981), the architect, was Poland’s first cousin and Brown classmate.

Carriage House/Garage (by 1908): 2 stories, gambrel asphalt roof with cupola, wood shingle siding, and double-width overhead door (likely a later alteration). Sited behind and east of the house and accessed from President Avenue. Built for the house’s second owner, Mrs. Warren (Fredericka H.) Titus.

123 FREDERICK B. READ HOUSE (1915): A vaguely Colonial Revival/Chateausque, 2½ story, single-family house with slate side gable roof with a shed dormer at front, stucco walls, wood trim, and vinyl multi-light replacement windows. The massing of the house is divided into two side-by-side sections, as indicated by a break in the roof and a slightly shorter height for the southern section. The main entrance is centered in the 5-bay west façade of the northern section, and has a 1-story, 5-sided, enclosed, center entryway, with a wrought-iron balcony on its roof. The west front of the southern section features a 1½ story attached half-round tower, which has a conical roof, brick and stucco finish, and one original wood window. The north side elevation has a 1st floor bay window and an enclosed secondary entrance. The south side elevation has an

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BLACKSTONE BOULEVARD

attached garage (by 1918), which appears original to the house: 1 story, flat roof, stucco walls, 2 overhead doors. Frederick B. Read was a salesman.

- 124 S. EDWARD JOHNSON APARTMENT BUILDING (1925): A 3-story, multi-family (6-unit) dwelling with a flat parapeted roof, yellow and brown brick walls, brick and wood trim (including a belt course below the parapet), Chicago-style windows with vinyl multi-light replacement sash, and two wings at the rear (west side). The 3-bay east façade has an enclosed, wood framed, center entrance with double doors and a wood balcony railing on its roof; above that, the middle bays of the 2nd and 3rd floor levels are recessed several feet. The building stands on top of a small hill approximately 8 feet above the street grade. Constructed by S. Edward Johnson as a rental property (although he also lived here in 1927-1928), this is the only example of its type within the district, but is contemporary with several neighboring early 20th century apartment buildings located further south on Blackstone Boulevard and on nearby President Avenue (in the abutting Wayland Historic District, NR listed 1995), indicating that there was a trend toward constructing multi-family housing in this part of Providence's East Side at that time. City directories do not indicate that this building had a specific name. In 2005 this building was converted to condominiums (6 units).

Garage (by 1926): 1 story, flat roof, brick walls, 3 overhead doors. Sited behind and southwest of the apartment building; matches the design of the main building and is likely original.

[See also 89 Slater Avenue, an early 20th century 2-car garage which as of 2005 has been owned by the condominium unit owners of 124 Blackstone Boulevard, although historically not associated with this property.]

- 129 HENRY V. A. JOSLIN HOUSE (1909): A long, 2½ story, single-family house with Prairie School and Colonial Revival style influences, a side gable slate roof featuring deep overhanging eaves and 4 dormers (two hip, two eyebrow), wood shingle walls, brick foundation, wood trim, and 6/6 double-hung wood windows. The irregular arrangement of fenestration on the west façade includes a group of 4 windows on the 1st floor, an off-center, fanlight-topped entrance framed by pilasters and a pediment, two tiny windows flanking the front door, a sun porch with multi-light casement windows recessed into the south end of the house, and 6 bays of windows on the 2nd floor. The wood shingles are laid to produce a banded effect. Henry V.A. Joslin was secretary of the Rhode Island Company, operators of the metropolitan Providence trolley system.

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BLACKSTONE BOULEVARD

134 EDWARD S. MACOMBER HOUSE (1908): Stone, Carpenter, and Sheldon, architects. An Arts & Crafts style, 2½ story, single-family house with flared-hip asphalt roof featuring deep bracketed eaves and a large centered hip-roofed dormer, banded-wood-shingle walls, brick foundation, wood trim, and wood multi-light windows. On the 3-bay east façade, the off-center front entrance is sheltered under an open, hip-roofed front porch with heavy, tapered, stuccoed columns and bracketed eaves, which extends over the northern half of the façade. Windows are a mix of single-light fixed sash with multi-light transoms, and multi-light casements, often arranged in groups of three. On the south side elevation is a 1-story, stucco-clad sun porch, also with a hipped roof with deep bracketed eaves. The house is perched on a small hill approximately 8 feet above street grade, and stands on a sizeable lot that runs the full depth of the block (the driveway is at the rear, accessed from Slater Avenue). Edward S. Macomber was a salesman.

[See also 95 Slater Avenue, which was originally built as the garage for this house, and is now a separately owned private residence.]

140 ROSEMARY C. AND CHARLES D. DUNLOP HOUSE (1908): Clarke & Howe, architects. A very large Colonial Revival style, 3½ story, single-family house with 1½-story side gambrel asphalt roof with a full entablature, a modillion cornice and 3 gabled dormers and parapet balustrade at the front, wood clapboard walls, brick foundation, wood trim (including Ionic corner pilasters), and wood 6/1 double hung windows. The 3-bay east façade features a broad center entrance flanked by large leaded glass windows and topped with an elliptical leaded glass fanlight, underneath a large, rounded, open porch with Ionic columns and a decorative wooden railing with urn-topped posts on its roof. The oversized, tripartite, Queen Anne-style window on the 2nd floor over the front door has decorative muntins. The north side elevation has an oriel window with decorative brackets underneath at the 2nd floor level; the south side elevation has a 1st floor bay window with roof balustrade. The house stands on a small hill approximately 8 feet above street grade, and stands on a sizeable piece of property (four lots) that runs the full depth of the block (the driveway is at the rear, accessed from Slater Avenue). Charles D. Dunlop was a vice president at the Providence Washington Insurance Company.

Garage (after 1955): 1½ stories, front gable asphalt roof, wood clapboards, two overhead doors. Has a similar appearance to the main house, but is not original. Stands behind and northeast of the house, facing Slater Avenue (on a separate lot with the address 117 Slater). (NC)

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BLACKSTONE BOULEVARD

141 THEODORE P. BOGERT HOUSE (1914): A large 2½ story, atypical early 20th century single-family house with side gambrel asphalt roof with 3 shed dormers at the front, wood shingle walls, a parged masonry foundation, wood trim, and wood multi-light double-hung windows. Located at the southeast corner of Margrave Avenue; despite its Blackstone Boulevard address the house faces north toward Margrave. Its irregular massing and asymmetrical design includes two projecting 2-story sections on the north façade, a 2-story wing on the east side, an off-center entrance tucked under a porch with decorative brackets, and a mix of 6/6, 4/4, and smaller windows that are sometimes grouped in threes, and do not always align with each other horizontally. The slightly elevated front yard has a stone retaining wall. Theodore P. Bogert was in the life insurance business.

[See also 89 Slater Avenue, a 2-car garage built for Theodore P. Bogert by 1926.]

145 MARY B. AND ASHBEL T. WALL, JR. HOUSE (1916-1917): Eleazer B. Homer, architect. A sizeable Georgian Revival style, 2½ story, single-family house with side gable asphalt roof and a deep modillion cornice and broad shed dormer, brick walls and foundation, wood trim, and mostly 6/6 wood windows. The 5-bay west façade has a central Tuscan-columned entrance portico surmounted by a wrought-iron balustrade; a tripartite window on the 2nd floor over the front door has a marble keystone; and the center dormer window is topped by a segmental arch. On the south side elevation is a 2-story, flat-roofed, brick wing that appears to be original to the house. The house stands on a slightly sloping lot (partially enclosed by a stone-capped brick retaining wall) at the northeast corner of Margrave Avenue; a 1-story wood-frame addition and breezeway at the rear connect the garage to the house. Ashbel T. Wall, Jr. worked for the A.T. Wall Company, a gold and silver plating company owned by his father. This house later housed a series of politically interesting occupants: boyhood home of Malcolm Farmer III, maverick 1970s Republican city councilor and husband of 1980s Secretary of State Susan Farmer; Mayor Vincent Cianci from 1975 to 1984; and in the later 1980s, Joseph Mollicone, constituent instigator of state's early 1990s financial crisis.

Garage (1916; Eleazer B. Homer, architect): 1 story, hipped asphalt roof, brick walls, 2 overhead doors. Sited behind and east of the house, facing Margrave Avenue. Matches the design of the house.

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BLACKSTONE BOULEVARD

- 148 HARRY T. DANIELS HOUSE (1907): A 2½ story, early 20th century single-family house with hipped asphalt roof with deep bracketed eaves and double-width hip-roofed front and north side dormers, brick foundation, brick walls on the 1st floor and wood clapboards on the upper floors, wood trim, and a mix of mostly wood 2/1 and 1/1 windows. The 3-bay east façade has a projecting center entryway with leaded glass sidelights and transom, sited within a 1-story wood and glass front porch covering the full width of the facade. The dormers have vinyl 2/1 replacement windows. The south side elevation has a 2-story bay window. The house stands on a raised lot which is enclosed by a stone retaining wall, and is nearly hidden behind several large evergreen trees in the front yard. Harry T. Daniels was the treasurer of an unidentified business in Providence.
- Garage (by 1918): 1 story, hipped asphalt roof, brick walls, 2 folding wood and glass double doors. Sited behind and southwest of the house; not original, but very similar in character to the house.
- 156 HAROLD C. FIELD HOUSE (1906-1907): A 2½ story, early 20th century single-family house with some Tudor Revival style decorative elements, side gable asphalt roof, brick foundation, stucco walls on the 1st floor and wood shingles on the upper floors, wood trim (including half-timbering in two gables on the north façade), and wood multi-light windows in a variety of configurations, including double hung (6/6, 4/4, and 3/3) and casements with both horizontal and X-muntins. The 2nd floor slightly overhangs the 1st floor, with simple wood brackets tucked under the overhang. The house is sited at the southwest corner of Laurel Avenue, with the main entrance facing Blackstone Boulevard but well set back from the street and located in a shallow 2½ story gable-roofed projection on the north façade. Both massing and fenestration are irregular. The projection on the north façade features a large multi-light Palladian window at the 2nd floor level; this elevation also has a small 1-story wood and stucco addition with a secondary entrance (facing Laurel Avenue), and a half-timbered and shingled roof dormer. The south (rear) elevation has a 1-story bay window. A building permit was issued in 1906, and the house first appears in city directories in 1907. Harold C. Field was an assistant secretary at an unidentified business in Providence.
- 161 LESTER J. AND JANET S. ROBINSON HOUSE (1949): A 2 story, Contemporary style, single-family house with hipped asphalt roof, stone foundation, stone veneer and vertical board walls, wood trim, and wood 2-light casement windows and picture windows. Located at the northeast corner of Laurel Avenue, the rectangular massing of the main house is set with its west

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end toward Blackstone Boulevard; the main entrance is located at the intersection of the garage wing with the north side of the house, well set back from the street. The west façade features two groups of 4 casement windows inset within a strip of vertical board siding centered on the stone wall. The south side elevation, facing Laurel Avenue, is clad in vertical board siding that is set back several inches from the stone end walls, and contains varying-sized groups of picture windows and casement windows with transoms on the 1st and 2nd floors; a wood trellis is attached perpendicularly between floor levels, and a secondary entrance is located at the east end. The garage wing is perpendicular to the north (rear) elevation, matches the design of the house and appears to be original: 1 story, hipped asphalt roof, stone walls, double-width overhead door. A short stone retaining wall and hedge mark the south property line along Laurel Avenue. Lester J. Robinson was vice president and secretary of the Nathan Kaufman Co., Inc., dealers in precious stones and beads.

Shed (late 20th century): 1 story, hipped asphalt roof, vertical board siding, located behind and northeast of the house and garage. (NC)

- 165 WILLIAM H. AND EDNA S. CORREA HOUSE (1920): A 2½ story, early 20th century, horizontally-proportioned single-family house with Prairie School and Colonial Revival style influences, located at the northeast corner of Freeman Parkway, featuring a hipped tile roof with deep bracketed eaves and a centered, Palladian-motif, wood-shingled dormer, painted brick foundation and walls, mostly 6/1 wood double hung windows, and wood trim. The 3-bay east façade has a central entrance with leaded glass sidelights and transom, sheltered under a shallow, columned portico; flanking the front door on the 1st floor are shallow rectangular bay windows with tiled roofs and wood-shingled walls, and above the front door on the 2nd floor is a horizontally proportioned group of 3 windows. On the north side elevation is a 1-story bay window. On the south side elevation (facing Freeman Parkway) is an exterior chimney that penetrates the roofline, and a 1-story flat-roofed ell with rounded bay window and multi-light casements with horizontal muntins, which appears to be a later (mid-20th century) addition. A tall wood stockade fence lines the south property line along Freeman Parkway, as well as the west edge of the driveway. William H. Correa was a superintendent for the City of East Providence.

Garage (by 1926): 1 story, hipped tile roof, painted brick walls, double-width overhead door. Located behind and northeast of the house, and accessed from Freeman Parkway. Matches the design of the house, and appears to be original.

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- 170 H. ANTHONY DYER HOUSE (1906; major alterations after 1980): Clarke & Howe, architects for original house. A 2½ story, much altered early 20th century single-family house located at the southwest corner of Freeman Parkway, with hipped asphalt roof featuring deep eaves and gabled dormers in the front and both side roof slopes, stucco-clad foundation and walls, stucco trim, and vinyl single-light fixed or casement windows. In addition to the windows, other major alterations included replacement and enlargement of the center front portico (now rounded, with columns) and stone entrance stairs; removal of wood brackets under the roof eaves; enlargement of all windows on the east façade; addition of stucco trim around all front and side windows; an openable-roofed wood frame attached to the front dormer; raising of the front cornice line to arch over the 2nd floor windows; and a similar arched roof detail over a bay window on the south side elevation. A modern, tall stucco wall with decorative metal gate is now attached perpendicularly to the south side elevation and runs to the south property line, partially enclosing that side yard. A late 20th century garage is attached at the rear (west), accessed from Freeman Parkway: 1 story, flat roof, stucco walls, double-width overhead door. The stone retaining wall enclosing the raised lot is also not original. H. Anthony Dyer (1872-1943) was a prominent Rhode Island landscape artist who served as president of the Providence Art Club (1905-1914). (NC), due to a substantial loss of integrity.
- 180 WARREN H. AND MAUDE E.B. DURKEE HOUSE (1914): An unusual 2½ story, L-shaped, gable-roofed, brick and stucco single-family dwelling with Queen Anne, Medieval Revival, and Bungalow style influences. Located at the northwest corner of Freeman Parkway, featuring a side gable slate roof, brick foundation and walls, mostly wood multi-light windows, and wood trim. On the east façade, the center entrance is flanked by 2 bays of windows to the south and one to the north; windows include pairs of 6/6 and decorative X-muntins in upper sashes over single light lower sash, as well as a bay window on the 2nd floor level at the southeast corner (and another on the south side elevation). The front roof slope has 3 shed dormers with wood multi-light casement windows. A 1-story open porch with brick piers, wooden segmental arches and railings, and exposed-rafter bracketing runs across the east façade from the centered front door to the southeast corner, and then becomes an enclosed sun porch which extends along the south elevation to a porte cochere at the rear (southwest corner). Pent roofs mark the 2nd floor level on the east façade and south side elevation, and also the 3rd floor on the south side; the south gable end of the roof overhangs the 3rd floor level and has vertical board siding within it and wood brackets below. The 2nd story above the rear porte cochere has a flat roof. About the time this house was constructed, Warren H. Durkee left his position as a salesman for Arnold, Hoffman &

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Co., chemical and dyestuff suppliers, and formed his own firm, Warren H. Durkee & Co., manufacturing chemists.

Garage (by 1918): 1 story, cross gable slate roof, stucco and wood walls, double-width overhead door. Similar in character to the main house, and appears to be original. Located behind and northwest of the house, accessed from Freeman Parkway.

188 DR. WILLIAM McDONALD, JR. HOUSE (1907-1908): Clarke, Howe & Homer, architects. A large 2-story, Federal Revival style, L-plan, single-family house located at the southwest corner of Upton Avenue, with a hipped asphalt roof featuring a modillion cornice, brick foundation and walls, wood and marble trim, and wood multi-light (mostly 6/6) windows. The 5-bay east façade has a center entrance with fanlight recessed into an arched opening, tucked under a semicircular columned portico. All façade windows, and those on the first two bays of both side elevations, have marble splayed lintels with raised keystones; those on the 1st floor also have end voussoirs. Brick end chimneys are found on both the north and south side elevations, as well as on the west elevations of the main house and the rear wing; two small wood-shingled dormers at the rear mark the intersection of the two sections of the house. A small side porch with wood rooftop railing is located on the 1st floor, south side; a secondary entrance with gabled and columned portico is located on the north side facing Upton Avenue. A building permit was issued in 1907, and the house first appears in city directories in 1908. William McDonald, Jr. had just begun a private medical practice when this house was constructed; he had formerly been a medical director at Butler Hospital.

Garage (by 1918): 1 story, hipped asphalt roof, brick walls, wood trim, 2 overhead doors. Similar in character to, and built within a decade after, the house; located northeast of the house and accessed from Upton Avenue.

196 RUTH S. ARNOLD HOUSE (1908): A large, 3½ story, Colonial Revival style, single-family house located at the northwest corner of Upton Avenue, featuring a side gambrel asphalt roof with three gabled dormers at front, a brick foundation, wood shingle walls, wood multi-light double hung sash windows (mostly 8/1), and wood trim. The 3-bay east façade has a center entrance with sidelights and fanlight, sheltered under a deep and broad portico with square columns grouped in threes at the front corners, and a wood railing on its roof. Both the 2nd and 3rd floor levels overhang slightly on the north and south side elevations. A 1-story ell on the north side elevation has a flat roof with wood railing on top; a 1-story bay window on the south

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side elevation has wood 2/1 windows, as do other 1st floor windows on that side. The house stands on a raised lot with stone retaining walls surrounding the front walkway (these walls do not appear to be original). Ruth S. Arnold owned this property until 1928, but never lived here, instead renting the house to a series of tenants; the first was William H. Griswold, a state agent for the Mutual Benefit Life Insurance Co. of Newark, NJ.

Garage (1908): 1½ stories, side gable asphalt roof with two large shed dormers on the south side, wood shingle walls, 2 overhead doors. Very similar in character, and appears to be original, to the house; located behind and northwest of the house, accessed from Upton Avenue.

200

ROBERT L. WALKER HOUSE (1908-1911): A 2½ story, Colonial Revival style single-family house, located at the southwest corner of Lincoln Avenue, with side gambrel asphalt roof featuring 3 gable-roofed dormers in the front roof slope, brick foundation, brick walls on the 1st floor and wood shingles on upper floors, wood trim, and a variety of wood windows including multi-light picture-type bay windows on the 1st floor front, and double hung sash elsewhere (1/1 on the 1st floor sides and rear, 6/1 on the 2nd floor, 6/6 in dormers). Both the 2nd and 3rd floor levels overhang the floor below, with wood brackets underneath the 2nd floor overhang, and a modillion cornice at the 3rd floor level; diamond patterns in the wood shingles are found on the side and rear elevations. The 3-bay east façade has a center entrance portico with paired Ionic colonettes, and a wood balustrade with urn-topped newels on its roof; the front door has glass sidelights. Above the front door on the 2nd floor level is an oriel window. A 1-story brick ell on the south side elevation has a side gable roof with modillion cornice and multi-light tripartite window in its east façade; on the north side elevation is a 1-story brick bay window with modillion cornice and wood balustrade on its roof; both of these appear to be original to the house. The house is sited on an elevated lot about 8 feet above street grade. A building permit was issued in late 1908, and the house first appears in the 1911 city directory. Robert L. Walker was president of the Robert L. Walker Co., dealers in real estate, mortgages and insurance; he was also treasurer of the Providence Realty Co. and secretary and treasurer of the Title Guarantee Co.

Garage (by 1918): 1½ stories, front gambrel asphalt roof, brick 1st floor and wood shingles with diamond patterns on the 2nd floor, 2 wood and glass sliding garage doors, multi-light wood double doors opening onto a shallow wood balcony on the 2nd floor. Very similar in character, and appears to be original to, the main house. Located behind and southwest of the house, accessed from Lincoln Avenue.

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- 203 1ST PRESCOTT O. AND MARY C. CLARKE HOUSE (1895-1896): Clarke & Spaulding, architects. A 2½ story, L-shaped, Tudor Revival style single-family house, located on a sizeable lot at the southeast corner of Lincoln Avenue, with side gable slate roof, four decorative brick chimneys, stone foundation, brick walls on the 1st floor and half-timbered stucco walls on the upper floors, wood trim, and wood windows in a variety of multi-light configurations (including X-muntins in some upper floor windows on the north elevation). The main entrance is located on the west façade within a shallow, polygonal, conical-roofed entrance pavilion at the intersection of the two wings; it is fronted by a densely planted stone front terrace with stone retaining wall. The window fenestration pattern is irregular throughout the house. The north side elevation facing Lincoln Avenue contains a secondary entrance within a small hip-roofed porch, as well as an integral single-car garage in the basement level, which projects slightly forward of the north elevation and has a pent roof. This house stands on a sloping lot with stone retaining walls along the north (Lincoln Avenue) property line and driveway. An important representative in this historic district of the architectural transition between Queen Anne and Tudor Revival styles in the early 20th century, the house was designed by architect Prescott O. Clarke (1858-1935), of the Providence firm of Clarke & Spaulding, as his own family residence. A building permit was issued in 1895, and the house was completed in 1896. In 1906 the Clarkes sold this house to William B. Greenough, Rhode Island's Attorney General, and moved to 219 Blackstone Boulevard (see below). At the time of its construction, a pen-and-ink perspective and plan of the first floor were published in *American Architect & Building News*, then the country's most prestigious professional journal for architecture.
- 210 ARCHIBALD AND IDA SILVERMAN HOUSE (1923): Harry Marshak, architect. A large 2½ story, neo-Georgian single-family house, located at the northwest corner of Lincoln Avenue, with side gable asphalt roof featuring deep bracketed eaves and 2 hip-roofed dormers on the front and rear roof slopes, a brick foundation, brick walls, wood trim, and mostly wood windows in a variety of configurations, including multi-light paired casements on the 1st floor, single-light paired casements and 1/1 double hung sash on the 2nd floor, and vinyl replacement 2/2 double hung sash in the dormers. The massing of the house is divided into 2 sections, with a shorter 2½ story section on the north side set back the depth of one window bay; there is also a 1-story sun porch on the south side elevation, and both side elevations feature exterior brick chimneys. The 3-bay east façade of the main body of the house contains a broad, projecting, enclosed central entrance with double wood doors, fronted by engaged Ionic columns, and topped by a segmental-arched roof with modillion cornice. The asymmetrical 1st floor windows and the east face of the sun porch are topped by blind fanlights; the south sun porch windows have glass fanlights. On

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the 2nd floor of the facade, oriel windows flank a group of 3 small double hung sash over the front door. A 1-story stucco-clad addition is located at the rear southwest corner of the house; a rather grand brick portico marks the back door on the west (rear) elevation, and above this door is a wood multi-light Palladian window at the 2nd floor level. The house stands on a raised lot, with a concrete stairway leading up to the front portico. Archibald Silverman (1880-1966) co-owned the jewelry manufacturing firm of Silverman Brothers; he was also president of City Real Estate Co. and of Cosmopolitan Trust Co. Arriving in this country from Russia at the age of ten, he became one of the state's most prosperous jewelry manufacturers, generous philanthropists, and vigorous community leaders. Ida Silverman (1882-1973) logged hundreds of thousands of miles to encourage the dream of and support for establishment of a modern Jewish state, realized in 1947; in 1964 she received a national award as the American woman who had done the most for the creation of Israel. Marshak (1893-1973) was Rhode Island's first Jewish architect. This house testifies not only to the rags-to-riches American Dream but also to passionate Zionism.

Garage (by 1926): 1 story, end gable asphalt roof, brick walls, 3 wood overhead doors. Matches the character of and appears to be original to the house. Sited behind and northwest of the house, accessed from Lincoln Ave.

215 GEORGE E. SINKINSON HOUSE (1952): A 2 story, simplified Colonial Revival style single-family house, located at the northeast corner of Lincoln Avenue, with a hipped asphalt roof featuring a center chimney, brick foundation, brick walls, wood and brick trim, and wood 8/8 double hung windows. The 3-bay west façade has a center entrance sheltered under a gable-roofed porch with square posts and simple entablature. A curving driveway runs from Lincoln Avenue past the front door to another driveway in front of the garage, which is attached to the north side of the house by means of a 1-story brick hyphen containing a secondary entrance and one 6/6 wood window. The attached garage (by 1955), which is slightly set back from the façade of the main house and accessed from Blackstone Boulevard, appears to be original: 1 story, hipped asphalt roof, brick walls, double-width overhead door. Front and side views of the house are largely obscured by tall trees, shrubbery, and fencing. Brick pillars with stone finials mark the driveway entrance on Blackstone Boulevard. George Sinkinson's profession is not noted in city directories.

219 2nd PRESCOTT O. AND MARY C. CLARKE HOUSE (1905-1907): Clarke, Howe & Homer, architects. A large 2½ story single-family house with some Georgian-derived detailing, situated behind (east of) 225 Blackstone Boulevard and only accessible from Clarendon Avenue, which

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runs along the north side of the property. (Note: When this house was first constructed, it was the only structure in this block; it was well set back from Blackstone Boulevard, but its main entrance faced that street, and thus the house had its address there. After 1955, when 225 Blackstone Boulevard had been constructed in what was originally this house's front yard, this property no longer had any frontage on or direct access from the Boulevard; since that time its address has sometimes been identified as 79 Clarendon Avenue.) The entire house has a brick foundation, but its complex massing is divided into two sections with varied design elements and materials. The western section has a front gable slate roof facing Blackstone Boulevard (with another large, 2½ story, gabled projection on the north side facing Clarendon Street), several decorative brick chimneys, brick walls, sandstone trim, and wood windows in a variety of configurations; its main entrance is recessed within a brick archway on the west façade, and accessed by a flight of brick stairs, which are enclosed by a tall, stepped brick wall that marks the western property line and obscures views of the front door and much of the west façade. On the more visible north side elevation, three bays wide, the irregular fenestration pattern includes arch-topped 9/6 double hung windows on the 1st floor, 6/6 on the 2nd floor, and in a recessed third bay between the two sections of the house, a large and heavily-mullioned 9-light window between 1st and 2nd floors. The eastern section (sited slightly forward of the brick section) stands on a full raised basement and also has a side gable slate roof with a 2½ story gabled projection facing Clarendon Street, several decorative chimneys, wood-shingled walls, wood trim, and wood 6/6 double hung windows; its 2-bay north façade has a side-hall entrance sheltered under a small porch with cantilevered hipped roof supported by wooden end brackets. Two wall dormers are found on the eastern roof slope. In the basement level on the east side is an overhead garage door. A curving driveway on the north side of the house provides access from Clarendon Avenue to both entrances as well as to the attached garage at the southeast corner (after 1955): 1 story, cross-gable asphalt roof, wood shingles, double-width overhead door. Tall trees and shrubbery in the front and side yards significantly obscure the house's visibility. A building permit for this house was issued in 1905; the address first appears in city directories in 1907. This is architect Prescott O. Clarke's (1858-1935) second personal residence that he designed on Blackstone Boulevard (see also #203, above); the firm Clarke, Howe & Homer designed several other houses on this street and elsewhere in the district. (While in residence here, the Clarkes also built a house for their chauffeur; see 44 Magellan Street.)

220

BURTON A. EMERY HOUSE (1926): A handsome, 2½ story, single-family house modeled after the Georgian Colonial houses of Tidewater Virginia, located at the northwest corner of Clarendon Avenue with hipped slate roof, brick foundation, brick walls, wood and brick trim,

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and wood multi-light double-hung windows. The main block of the house is 5 bays wide on its eastern facade, with a slightly set back 2-bay extension on the south side; the center double-leaf main entrance is framed by fluted pilasters and an elaborately carved broken-scroll pediment. Above the front door is a 6/6 wood window topped by a fanlight and surrounded by wood trim; other windows are 8/12 on the 1st floor and 8/8 on the 2nd; and the front roof slope has two segmental arch dormers with 6/6 sash. Decorative brick end chimneys and multi-light bay windows are found on both the north and south side elevations (the north bay window has a bow-front). A 2½ story, gable-roofed ell is located on the rear (west) elevation. The house stands on a raised lot enclosed by a stone retaining wall; taller stone walls and fencing enclose the back yard. Burton A. Emery was the co-owner of Emery Brothers, operators of Emery's Congress [Bowling] Alleys.

Garage (1926): 1 story, hipped slate roof, brick walls and trim, 3 wood overhead doors. Matches the character of the house and appears to be original. Located behind and southwest of the house, accessed from Clarendon Avenue.

225 HARRY A. AND EVA B. FINKLESTEIN HOUSE (by 1955): A 1-story, L-shaped, single-family Ranch house located at the southeast corner of Clarendon Avenue, with side asphalt roof, a painted brick end chimney on the south side, a parged (likely concrete) foundation, stone veneer and wood vertical board and wood shingle siding, wood trim, and single-light wood picture and awning sash windows. Typical of the modest, Ranch-type dwellings constructed in the post-war period in this district. A front-gable roofed section projects from the north end of the western façade and creates the "L" footprint; the off-center front door, trimmed with wood pilasters, is accessed from a concrete terrace and steps at the intersection of the "L." Approximately two-thirds of the west façade is clad in stone veneer, while the rest of the house is clad in wood. The house stands on a raised lot, and an integral garage is located at the basement level on the north side elevation. Harry A. Finklestein was a foreman at the Brier Manufacturing Company.

226 ALBERT L. CALDER II HOUSE (1921): A 2½ story single-family house located at the northwest corner of Clarendon Avenue, derived from an "English Cottage" aesthetic, with jerkinhead asphalt roof, brick foundation, wood clapboard walls, wood trim, and wood 4/1 double hung windows. A broad, 2-story front-gabled projection on the east façade has a saltbox-profile roofline that swoops down to encompass the front door, recessed within a deep archway and outlined by a wood trellis. A shallow, rectangular bay window on the 1st floor of that projection contains a single-light picture window flanked by 4/1 sash; in the narrower bay window on the 2nd floor above are a group of three 4/1 windows. A broad shed dormer with small multi-light casement windows and a large chimney

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mark the front roof slope. A side-gable-roofed carport with wood and brick piers is attached to the north side elevation, over the driveway. The south side elevation, facing Clarendon Avenue, has two overlapping broad front gables containing groups of three 4/1 windows on all floor levels, as well as a secondary entrance. The house stands on a raised lot enclosed by a brick retaining wall, with brick piers and an ornamental metal fence enclosing the front and side yards. Albert L. Calder II was a principal in the cotton brokerage firm of Calder & Richmond, with offices in Market Square.

Garage (by 1926): 1½ stories, side gable asphalt roof with shed dormer, wood clapboards, wood trim, 2 wood overhead doors. Matches the design of, and appears to be original to, the house. Located behind and northwest of the house, accessed from Blackstone Boulevard.

- 234 DR. VINCENT J. BAGGOTT HOUSE (1930): A 2½ story single-family house located at the southwest corner of Mount Avenue and influenced by the Prairie School and Colonial Revival styles, with hipped asphalt roof featuring deep eaves and eyebrow dormers at front and rear, brick foundation, brick walls on the 1st floor and wood clapboards on the upper floors, brick and wood trim, and wood 2/1 double hung sash windows. The 3-bay east façade has an enclosed, projecting center entrance with double-leaf doors, multi-light sidelights and transom, engaged columns, and a wooden balustrade with ball finials on its posts. Above the front door on the 2nd floor is an oriel window. Other windows on the façade are grouped in threes on the 1st floor and in pairs on the 2nd floor. On the south side elevation is a 1st floor bay window. On the north side elevation is a 1-story sun porch, with windows grouped in threes and a wood rooftop balustrade. On the rear (west) elevation is a 1-story addition with shed roof and clapboards. Dr. Vincent J. Baggott was a dentist; he shared this house for several years with Mary L. Baggott and William A. Baggott.

Garage (by 1937): 1 story, hipped asphalt roof, brick walls, wood trim, 2 wood overhead doors. Matches the design of, and appears to be original to, the house. Located south of the house and accessed from Blackstone Boulevard.

- 235 JOSEPH W. AND ESTELLE PULVER HOUSE (1953): A 2 story, modern L-shaped single-family house located at the southeast corner of Mount Avenue, with hipped asphalt roof, painted brick foundation and wood shingle walls, brick and wood trim, and wood 5-light casement windows with horizontal muntins, grouped in fours on the 1st floor and in pairs or threes on the 2nd floor. (Some single-light casement windows on the north side elevation appear to be replacements.) The 3-bay west façade of painted brick has a recessed center entrance with large multi-light sidelights and transom; the north side elevation is also brick, but the south side and rear elevations are clad in wood shingles. A large stone chimney is attached perpendicular to the south side elevation, where is also found a 1-story hip-roofed sun porch. An attached garage (by 1955) at the rear northeast corner of

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the house, accessed from Mount Avenue, contains a secondary entrance to the house and appears to be original: 1½ stories, side gable asphalt roof with large shed dormer (with casement windows matching those on the main house), wood shingles, wood trim, double-width garage door.

- 240 PARKER E. AND MARGARET M. MONROE HOUSE (1928-1929): A 2½ story single-family Tudor Revival house located at the northwest corner of Mount Avenue, with front and side gable slate roofs, ochre tapestry brick foundation and walls, brick, stone, and wood trim, and wood 6/6 double hung windows. The east façade has two overlapping front gables, the foremost of which has a large multi-light wood picture window underneath a flared standing-seam metal roof on the 1st floor, and 2 bays of windows on the 2nd floor. The main entrance is at the south side of the façade, in a recessed, one-bay-wide front gable, with a rusticated stone surround, underneath a flared standing-seam metal roof. A large chimney with three decorative chimney pots stands on the north side roof slope. A projecting gable on the south side of the house contains a group of 3 windows on the 1st floor, and two bays of windows on the 2nd floor. A small, 1-story hyphen on the west (rear) elevation contains a secondary entrance (facing Mount Avenue) and connects the garage to the house. The property is surrounded on 3 sides by a tall, solid board wood fence which partially obscures views of the 1st floor level. A building permit was issued in 1928, and the house first appears in city directories as of 1929. Parker E. Monroe was a supplier of building materials; the offices of P.L. Monroe & Son were located on Weybosset Street in downtown Providence.

Garage (by 1937): 1 story, hipped slate roof, beige brick walls, 2 wood overhead doors. Located west of (behind) the house and accessed from Mount Avenue. Very similar in character to the house, and appears to be original.

- 242 JOHN J. AND MARJORIE GIBLIN HOUSE (1938-1940): A 2½ story, Colonial Revival style, single-family house with side gable asphalt roof, concrete (or parged masonry) foundation, wood shingles on the façade, brick on the side walls, wood trim (including corner boards and simple window lintels and sills), and wood 12/12 (1st floor) and 8/12 (2nd floor) double hung windows. The 5-bay east façade has a center entrance underneath a vaulted gable-roofed portico with paired square columns; the front door has wood multi-light sidelights. The gable peaks on both north and south side elevations contain pairs of fan-shaped attic windows, as well as large end chimneys rising above the roofline. The house stands on a raised lot several feet above street grade. A building permit was issued for the house in 1938, and it first appears in city directories as of 1940. John J. Giblin was the general manager of Colbert's Detective Agency.

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Garage (by 1955): 1 story, side gable asphalt roof, wood shingles, double-width overhead door. Located southwest of and behind the house, and accessed from a driveway on the south side.

- 248 JAMES AND ETHEL LIPIT HOUSE (1949): A 2 story, Colonial Revival style single-family house with side gable asphalt roof, concrete (or parged masonry) foundation, wood shingle siding except for an applied stone veneer on the 1st floor front, wood trim, and wood multi-light windows. The east façade has 3 bays on the 1st floor and 5 bays on the 2nd; the 2nd floor slightly overhangs the 1st, where a center entrance with wood pilasters and simple entablature is flanked by multi-light bow windows. The 1st floor windows on the side elevations are 12/12 double hung sash; all 2nd floor windows are 6/6. The north side elevation features an exterior brick chimney; on the south side at the attic level are a pair of 6/6 windows. The front roof slope has two flat-profile skylights. The house stands on a slightly raised lot. James Lipit was a grocer.

Garage (by 1955): 1 story, front gable asphalt roof, concrete block walls (wood shingles in the gable), and double-width overhead door. Located southwest of and behind the house, and accessed from a driveway on the south side.

- 249 GEORGE BRIGGS, JR. HOUSE, now DR. JOHN E. DONLEY REHABILITATION CENTER (ca 1915; rear addition 1981): C.E. Maguire, architects for 1981 addition. A very large 2½ story, formerly single-family house combining elements of the Prairie School, Georgian Revival and Tudor Revival styles, with a hipped slate roof, brick foundation and walls, stone and wood trim, and vinyl multi-light replacement windows. The main block – with its central projecting vestibule on the 3-bay west façade topped by an oriel, rectangular ground floor bay windows, segmental relieving arches over other windows, and hipped dormers – is symmetrical except for the end-wall chimneys, one of which is an unusual, massive, stepped, L-shaped mass resembling the buttress of a Gothic cathedral. A long, 1½ story wing with a hipped roof runs along the north side elevation; symmetrically placed 1-story wings – one with a gable roof and one with a hipped roof – run back from the rear of the main block's sides. At the rear (east side) is a small glass enclosure leading to a modern 2-story brick addition, which due to the slope of the lot appears to be nearly one full story below grade when seen from Blackstone Boulevard; it has a hipped asphalt roof and groups of large single-light windows recessed between brick piers. The extensive, 60,000 sq. ft. lot occupies the entire block bounded by Blackstone Boulevard on the west, Magellan Street on the north, Grotto Avenue on the east, and Mount Avenue on the south; a brick wall runs along the north, west, and south property lines, and large asphalt-paved parking lots occupy the front and south side yards. Originally built for George Briggs, Jr., secretary of the Screw Machine Products Co, the house was purchased in 1927 by Alice M. Samuels, wife of Joseph Samuels (1868-1939), co-founder and president of the Outlet Department Store. The

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State of Rhode Island acquired the property in 1945 and converted the house into a vocational rehabilitation center, in which use it continues today.

Outbuilding (by 1955): 1 story, front gable slate roof with stucco and half-timbering in the gable end, brick walls, and wood double doors. Located well behind the main house in the northeast corner of the lot, accessed from Mount Avenue; possibly originally built as a garage, although the doorway seems small for a vehicular entrance. Its character is similar to that of the original house, although it does not appear on any historic maps before 1955.

252 MRS. GRACE B. FIELD HOUSE (1929): A 2½ story, Colonial Revival style single-family house located at the southwest corner of Magellan Street, with side gable asphalt roof, brick foundation and walls, wood trim, and wood and vinyl replacement multi-light windows. The 3-bay east façade has a projecting, brick-walled enclosed center entrance with gable roof and rounded wood columns at the front corners; the front door has sidelights and a fanlight; the 1st floor windows are in groups of three 4/6 wood double hung sash, while the 2nd floor windows consist of pairs of vinyl 4/6 sash flanking a single 4/6 sash over the front door. The south side elevation features an end chimney; both gable ends of the roof have a pair of fan-shaped attic windows. A 2-story, gable-roofed rear ell is attached to the west elevation; its north side (facing Magellan St.) has a secondary entrance under a columned portico. The house stands on a raised lot surrounded by a brick retaining wall (with stucco on its east face); a driveway and paved parking area at the rear are accessed from Magellan St. Mrs. Grace B. Field's profession (if any) is not noted in city directories.

255 1st MICHAEL AND MARGARET FEENEY HOUSE (1880): A 2½ story, Late Victorian style single-family house located at the northeast corner of Magellan Street, with a front gable asphalt roof, brick foundation, wood clapboard siding, wood trim, and vinyl 6/6 double hung sash replacement windows (likely not the original configuration). The house has a side hall plan; the 2-bay west façade has a front door tucked under a porch with cigar-shaped wooden posts (porch added 1908). The porch extends approximately halfway across the front of the house, to a bay window which is surmounted by a gable-roofed projection at the 2nd floor level. The north side elevation has a 1st floor bay window (added 1896); the south side elevation has a large gabled dormer. Michael Feeney was a farmer; this house was constructed when there were still extensive tracts of undeveloped agricultural land in this part of Providence's East Side. Mr. Feeney lived here for at least 25 years, sharing the house with several tenants at various points; he later built a second house on his property (see 261 Blackstone Blvd., below).

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261 2nd MICHAEL AND MARGARET FEENEY HOUSE (1904): A 2½ story, Late Victorian style, single-family house with a front gable asphalt roof, brick foundation, wood clapboard siding, wood trim, and vinyl 6/1 windows. The house has a side-hall plan; the 2-bay west façade has a front door with sidelights tucked under a wooden porch with large square wood columns and a wooden rooftop balustrade. The porch extends approximately halfway across the façade to a 2-story bay window, which has fish-scale shingles between 1st and 2nd floors, and a bracketed cornice. Above the porch on the 2nd floor level is a double-hung window with fanlight (possibly not original). The south side elevation has a secondary entrance under a bracketed hood near the rear southeast corner, and two gabled dormers; a driveway occupies the south side yard. The north side property line is marked by a stone wall which appears to date from the 19th century. This house is the second to be built on a lot owned by Michael Feeny (see 255 Blackstone Blvd., above), and was first occupied by tenants Dennis Boyle, a laborer, and Thomas Kelly, a gardener.

262 KEEFE SURGICAL HOSPITAL, now NEW ENGLAND ACADEMY OF TORAH (1914; 3rd floor added by 1921): A 3-story, rectangular-block, simple Georgian Revival style institutional building, located at the northwest corner of Magellan Street, with flat roof featuring a modillion cornice, brick foundation and walls, marble trim (including flat and splayed window lintels and a belt course between the raised basement and 1st floor levels), and vinyl 1/1 double hung sash windows. The 7-bay east façade is divided into three sections, with the 3-bay middle section slightly projecting forward; the central columned entrance portico (which likely was open originally, but is now enclosed in glass) is topped by acroteria. On the south side elevation is a small 1-story brick enclosure, partially below grade, containing a basement entrance. The front and side yards are enclosed by wrought iron fencing. This is the only institutional-type building in the historic district, originally constructed as a private hospital by Providence physician John W. Keefe, and enlarged while still in that use. From 1937 through the 1960s, this building served as the St. Francis' Friary for a community of Capuchin monks, and since 1973 has been occupied by the New England Academy of Torah.

Garage (after 1955): 1 story, end gable asphalt roof, vertical board siding, hinged double doors. Located behind the building in the northwest corner of the lot, accessed from Magellan Street. (NC)

270 ELEAZER B. HOMER HOUSE (1911): Eleazer B. Homer, architect. A 2½ story, "English Cottage" style, L-shaped single-family house with both side and end gable slate roofs, stucco walls (foundation material is not visible), wood trim, and wood 8/8 windows. The house is set end to the street, facing south, with the front door located at the intersection of the "L" on the

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south façade and set underneath a rectangular projection at the 2nd floor level which is supported by massive wooden columns. The 2-bay east side elevation (facing Blackstone Boulevard) has a hip-roofed rectangular bay window with roof brackets on the 1st floor, and paired attic windows. The north (rear) elevation has a 2-story bay window. The south and east roof slopes each have a small hip-roofed dormer; the north roof slope has a large shed dormer; both the side and end gable roofs have large, stuccoed chimneys. The house stands on a raised lot surrounded by a concrete retaining wall and hedge; stone pillars mark the walkway to the front door. Eleazer B. Homer (1864-1929), a partner in the Providence architectural firm of Clarke, Howe & Homer, designed this house as his personal residence; several other examples of his and the firm's work are found on Blackstone Boulevard and elsewhere in the district.

Garage (by 1926): 1 story, front gable asphalt roof, stucco walls with half-timbering in the gable, wood trim, double-width wood overhead door. Similar in character to the house, but constructed by a later owner. Located behind (west of) the house and accessed from Slater Avenue.

- 274 GRACE, WILHELMINA, AND MARGARET J. WILLIAMSON HOUSE (1911; rehabilitated 2007): A 2½ story, single-family house influenced by the Prairie School and Colonial Revival styles, with hipped asphalt roof, concrete foundation, stucco walls, wood trim, and vinyl 1/1 double hung sash replacement windows. The 3-bay east façade has a front porch with flat roof, square stuccoed columns, and stuccoed walls (instead of railings), extending across approximately 2/3 of the façade until it meets a 1st floor bay window. The center entrance is flanked by large decorative sidelights; above the front door on the 2nd floor is a pair of double-hung windows, and in the attic level above that is a hip-roofed double dormer also containing a pair of windows. The deep eaves have exposed brackets. The south side elevation has an exterior chimney. During the 2007 rehabilitation project, the front steps were replaced in field stone, matching a new retaining wall enclosing the elevated front yard. City directories often referred to the original occupants of this house as "The Misses Williamson:" Grace, a cashier; Wilhelmina, a stenographer, and Margaret J., a bookkeeper, all of whom worked in offices in downtown Providence.
- 276 GEORGE L. AND MARGARET MINER HOUSE (1910): Clarke, Howe & Homer, architects. A 2½ story, Colonial Revival style single-family house set end to the street, facing south, with side gable asphalt roof, brick foundation, wood shingle siding, wood trim, and wood multi-light windows in varying configurations. The 3-bay south façade has a center entrance underneath a barrel-vaulted hood, flanked by groups of four 8-light casement windows; the 2nd floor windows are 6/6 double hung sash, paired in the center bay above the front door. A large shed dormer

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with three pairs of casement windows crowns the south roof slope. On the east side elevation (facing Blackstone Boulevard), the 2nd floor level overhangs the 1st, with wood brackets underneath the overhang; a pent roof at the attic floor level overhangs the 2nd, aligning with the deep eaves that run along the south façade. On the 1st floor are two pairs of 8-light casement windows flanking an exposed chimney (which disappears under the upper floor shingles before exiting at the peak of the roof); on the 2nd floor are two 6/6 double hung windows; and in the attic level are two fan-shaped multi-light windows. A secondary entrance is set back along the north side elevation. The house stands on a raised lot enclosed by a stone retaining wall and hedge; brick and stone pillars mark the two stairways up to the main and secondary entrances. George L. Miner (1875-1966) was secretary and treasurer of Doe & Little Co., coal and wood dealers; he was also an amateur historian, author of *Angell's Lane, The History of a Little Street in Providence* (1948).

Garage (by 1918): 1 story, hipped asphalt roof, wood shingles, two overhead doors. Located northwest of and well behind the house, entirely out of view from Blackstone Boulevard, and accessed from Slater Avenue. (The garage stands just west of the driveway to 265 Slater Avenue, and could easily be mistaken for belonging to that property rather than this one). Similar in character to the house, and may be original.

288 BERESFORD-NICHOLSON HOUSE (1910-1912; altered 1919; south wing added 1925): Clarke, Howe & Homer, architects; Jackson, Robertson & Adams, architects for 1919 and 1925 alterations. A large, asymmetrical, 2½ story single-family house in the style of a picturesque English country house, set on an extensively landscaped 49,750 sq. ft. lot that extends west to Slater Avenue and is almost entirely surrounded by an approximately 8-foot-tall stuccoed wall that significantly reduces the visibility of the house and its several outbuildings from surrounding streets. The house is set end to the street, facing north, and has a hipped slate roof (with several tile-clad dormers), stone foundation, stone and stucco walls, wood trim, and wood multi-light windows in varying configurations (casements and double hung sash). The house has several wings and projecting pavilions, including a stone-faced entrance pavilion on the north facade which is subdivided into end-gable and flat-roofed sections. The entrance pavilion contains a door with a flaring Regency-style hood and a segmental-arch tripartite window above, both under the gabled section, and a 2nd floor octagonal window in the flat-roofed section. This house was originally designed for William and Florence Beresford; he was a salesman with the Bodell & Co. banking and brokerage firm, before forming his own brokerage firm, Beresford & Co., about 1916. The second owners, Paul C. Nicholson (1888-1956) and his wife, Martha Sayles Nicholson (1896-1947), extensively altered and enlarged both the house and the overall property (they acquired a neighboring lot for the purposes of creating a formal garden in 1930, and

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relocated the existing single-family dwelling on it; see 280 Slater Avenue); their architect, F. Ellis Jackson, was a family friend. Paul C. Nicholson was vice president and treasurer of the Nicholson File Co., one of Providence's largest and most important manufacturing industries. This property is reminiscent of the type of residential development found in the more remote reaches of Providence's East Side in the 18th and 19th centuries: the "country estate" for the well-to-do. The Beresfords' original land purchase measured about 3 acres; the Nicholsons later subdivided and sold off two smaller lots containing a carriage house with servants' quarters and a caretaker's cottage (see also 315 and 325 Slater Avenue), but several other outbuildings remain part of this property, which is still owned by the Nicholson family.

Playhouse (1930): 1 story, hipped wood shingle roof, stone and stucco walls, center entrance in the north façade (facing the back of the main house), wood multi-light casement windows, turret near the northeast corner, stone and wood arbor on the west side elevation. Stands south of the house in the southeast corner of the lot, attached to the perimeter wall; minimally visible from Blackstone Boulevard. Built for the use of the Nicholson children.

Garden Shed (by 1937): 1 story, hipped asphalt roof, wood shingle siding, horizontally-proportioned paired wood multi-light casement windows. Located behind and northwest of the main house, at the west end of the main driveway that enters the property from Blackstone Boulevard.

290 WESLEY C. MARTIN HOUSE (1911): A 2½ story, Colonial Revival style single-family house with side gable asphalt roof with brick end parapets, brick foundation, wood clapboard façade and brick side walls, wood trim, and wood 4/6 and 4/4 double hung sash windows. The wide 3-bay east façade has a center entrance under a bracketed barrel-vaulted hood, surmounted by bay window on the 2nd floor. First floor 4/6 windows are grouped in fours on either side of the front door; 2nd floor 4/4 windows are paired on the facade. The front roof slope has two segmental-arched dormers, each with three 4-light windows. The brick end walls have large exterior chimneys; the south chimney has the date 1911 on it. The south side elevation has a small 1-story, shed-roofed brick and clapboard addition. The house stands on a raised lot with brick front steps and a stone retaining wall running along the driveway in the north side yard. Wesley C. Martin was a salesman.

Garage (by 1926): 1 story, hipped asphalt roof, clapboards, two overhead doors. Not original (built by a later owner), but consistent with the character of the main house. Located behind and northwest of the house, accessed from Blackstone Boulevard.

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310 BYRON H. SHEPPARD HOUSE (1916): Byron H. Sheppard, architect. A 2-story single-family house set end to the street, facing south, with Prairie School and Colonial Revival style influences. The house has a hipped asphalt roof featuring deep eaves with exposed rafters, brick foundation, wood clapboard siding, wood trim, and wood 6/1 double hung sash windows. The 5-bay south façade has a central entrance portico with pedimented gable roof, fluted columns, and entablature; a small 1-story addition with shed roof and clapboards is attached to the rear southwest corner. On the east side elevation (facing Blackstone Boulevard) is an exterior (painted) chimney that penetrates the roof eaves. The north (rear) elevation has a secondary entrance under a small barrel-vaulted hood, facing the driveway; above this doorway on the 2nd floor is a pair of wood multi-light casement windows. The house stands on a raised lot with a stone retaining wall enclosing the front yard. Architect Byron H. Sheppard designed this house as his personal residence; he also has another building in the district to his credit.

Garage (by 1918): 1 story, hipped asphalt roof, clapboards, two overhead doors. Located behind the house in the northwest corner of the lot, accessed from Blackstone Boulevard. Very similar in character to the main house, and is likely original.

322 SCOTT CHERNICK HOUSE (1998-1999): Mary Dorsey Brewster, architect. A very large, 2-story single-family house with complex massing, side gable synthetic slate roof, concrete foundation, brick walls, cast stone trim, and wood multi-light casement windows (some with transoms). The east façade has Tudor-Revival inspired overlapping front gables projecting forward of the main block, containing the front entrance deeply recessed within an arched opening, and windows grouped in threes on both 1st and 2nd floors; the east slope of the main roof has a segmental-arch dormer and a larger shed dormer. The south side elevation has a decorative end chimney. The house stands on a raised lot that extends west to Slater Avenue and is enclosed by a brick retaining wall. This house replaced a mid-20th century Modern dwelling on this site; although it is considerably larger (the footprint is over 4,000 sq. ft.) than many of its neighbors, with several wings at the rear, the Providence-based architect appears to have taken many design cues from the historic character of the neighborhood. Scott Chernick's profession is not indicated in city directories. (NC)

Garage (1998-1999): 1 story, hipped synthetic slate roof, brick walls, 2 overhead doors. Matches the house. Stands northwest of the main house and is accessed from a gated driveway on Slater Avenue; not visible from Blackstone Boulevard. (NC)

330 EDMUND H. PARSONS HOUSE (1915): A 2½ story, Colonial Revival style single-family house with side gable asphalt roof, stucco walls on the 1st floor and wood shingles on upper

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floors, wood trim, and wood multi-light windows in varying configurations. The 5-bay east façade has a center entrance with sidelights under a vaulted, gable-roofed portico with paired columns; flanking the front door are pairs of 10-light casement windows. The five 2nd floor façade windows are all 6/6 double hung sash, as are most windows on the side elevations. Three shed dormers with paired 6-light casements stand on the front roof slope; the house also has two large, painted brick chimneys, one on the south side elevation and one at the ridge near the north side. A small, 1-story, hip-roofed, stuccoed addition is found on the north side elevation. The house stands on a raised lot enclosed by a stone retaining wall. Edmund H. Parsons was a salesman.

Garage (by 1926): 1 story, hipped asphalt roof, wood shingles, two overhead doors (facing south toward the house). Not original, but consistent with the character of the main house. Located behind and northwest of the house, accessed from Blackstone Boulevard.

- 346 HERMAN W. AND ANITA LAZARUS HOUSE (ca. 1950): A 1- and 2-story, L-shaped, Contemporary style single-family house with flat roof, fieldstone and wood vertical board siding, wood trim, and metal or vinyl single-light picture and casement windows (typically grouped in pairs or fours). The 2-story main block is set end to the street, with the main entrance facing north; it is clad in stone on the 1st floor and wood on the 2nd. The garage wing, set perpendicular to the north elevation and well set back from the street, contains a secondary entrance and several single-light windows; it faces the Boulevard and appears to be original: 1 story, flat roof, wood vertical board siding (stone underneath the windows), two overhead doors. The house stands on a raised lot enclosed by a stone retaining wall. Herman W. Lazarus was president and treasurer of Woodrow's Modern Age, furniture dealers specializing in Contemporary-style merchandise.

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CLARENDON AVENUE

- 10 MRS. ELIZABETH JACKSON HOUSE (1935): A 1½ story, “English Cottage” style single-family house with front gable asphalt roof, parged masonry foundation, clapboard siding, wood trim, and wood 6/6 double hung sash windows. The east slope of the gable roof extends down to the 1st floor level and incorporates a screened side porch; the porch has arched openings on its south and east elevations. The house has a side hall plan, with the main entrance set within a shallow gable-roofed projection; the front door has simple wood trim and a shallow arched hood. The south façade has a rectangular oriel window with three 6/6 sashes on the 1st floor; in the gable above is single 6/6 window with a blind fanlight above it. Both east and west roof slopes have large shed dormers with three windows; on the west side is a secondary entrance under a shed-roofed porch, and on the east side is an exterior chimney. This house (and its garage) is a mirror image of the house next door to the east, although built several years later (see 16 Clarendon); in form and details, both are virtually identical to houses built throughout Providence neighborhoods developing in the 1920s and 1930s. Mrs. Elizabeth Jackson’s profession (if any) is not noted in city directories.

Garage (by 1937): Small, 1 story, front gable asphalt roof, concrete block walls and clapboards in the gable, single overhead door. Located behind and northeast of the house, and may be original.

- 11 COLE FARM VILLAGE: McCUNE-DAY HOUSE (ca. 1867; moved 1884): A small but remarkably vertical 1½ story, vernacular Greek Revival/Victorian style single-family house with side gable asphalt roof, painted brick foundation, wood clapboard siding, wood trim including corner boards and frieze board, and wood 6/6 double hung sash windows. The tall-1st-story house is 3 bays wide and 2 bays deep, with a center entrance featuring a very simple surround on the north facade. This house was built by Ambey McCune at the back of the lot now occupied by 19 Clarendon Avenue; the second owner, Michael Day, moved it to this location in 1884. This is one of three survivors of the type of plain, modest cottages built near the intersection of Clarendon and Cole Avenues for workers on the nearby Cole Farm (see also 20 and 24 Clarendon Avenue), who were so numerous that by the late 19th century the area was known as “Cole Farm Village.” Some employees owned their own homes, like this one, while others rented houses owned by the Cole family.

Garage (by 1908): 1 story, front gable asphalt roof, vertical board siding, overhead door. Located behind and southeast of the house.

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15 MRS. MARY D. BOGAN HOUSE (1964): A 1 story, single-family Ranch house, with side gable asphalt roof, concrete foundation, vertical board siding on the north façade and wood shingles on the sides, wood trim, and vinyl replacement windows. The house has a side hall plan, with a slightly recessed front door and a large bow window with 5 single-light casements on the north façade. Mrs. Mary D. Bogan was a teacher at Hope High School.

16 CHARLES Z. AND MARION S. ALEXANDER HOUSE (1928): A 1½ story, “English Cottage” style single-family house with front gable asphalt roof, parged masonry foundation, clapboard siding, wood trim, and wood 6/6 double hung sash windows. The west slope of the gable roof extends down to the 1st floor level and incorporates a screened side porch; the porch has arched openings on its south and west elevations. The house has a side hall plan, with the main entrance set within a shallow gable-roofed projection; the front door has simple wood trim and a shallow arched hood. The south façade has a rectangular oriel window with three 6/6 sashes on the 1st floor; in the gable above is single 6/6 window with a blind fanlight above it. Both east and west roof slopes have large shed dormers with three windows; on the east side is a secondary entrance, and on the west side is an exterior chimney. This house (and its garage) is a mirror image of the house next door to the west, although built several years earlier (see 10 Clarendon); in form and details, both are virtually identical to houses built throughout Providence neighborhoods developing in the 1920s and 1930s. Charles Z. Alexander was a lawyer.

Garage (by 1937): Small, 1 story, front gable asphalt roof, concrete block walls with clapboards in the gable, single overhead door. Located behind and northwest of the house, and may be original.

19 MARY E. PICKERING HOUSE (1937): Benjamin Rakatansky, builder. A 2½ story, Garrison Colonial style single-family house with side gable asphalt roof, concrete foundation, wood shingle siding, wood trim, and vinyl 6/1 double hung replacement windows. The house has a side hall plan; the front door is surrounded by simple pilasters and entablature. The north façade has 3 bays on the 1st floor and 2 on the 2nd; the upper story overhangs the lower. A secondary entrance under a hip-roofed hood is located on the west side elevation; at the rear is a 1-story addition. (This house replaced a mid-19th century structure built by Francis Farrell, which is seen on historic maps as late as 1937.) Mrs. Mary E. Pickering’s profession (if any) is not noted in city directories.

Garage (by 1955): 1 story, front gable asphalt roof, clapboards, single overhead door. Located behind and southwest of the house; similar in character to the main house and may be original.

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- 20 COLE FARM VILLAGE: THOMAS MAHER HOUSE (1863; dormers added 1925-1927): built by Thomas Maher. A small 1½ story, vernacular Greek Revival/Victorian style single-family house with front gable asphalt roof, rubble stone foundation, wood clapboard siding, wood trim including corner boards and belt course above the foundation, and wood 6/6 double hung sash windows. The house is 3 bays wide and 2 bays deep, with a side hall plan; the front door on the south façade is covered by louvered shutters. A secondary entrance is found on the west side elevation; both east and west roof slopes have shed dormers. This is one of three survivors of the type of plain, modest cottages built near the intersection of Clarendon and Cole Avenues for workers on the nearby Cole Farm ((see also 11 and 24 Clarendon Avenue); by the late 19th century the area was known as “Cole Farm Village.” Some employees rented houses owned by the Cole family, while others owned their own homes. Thomas Maher, a laborer, built three houses on Clarendon Avenue as investment properties; in 1865 he sold this house to Washington L. Cole, who subsequently rented it out to workers on the family farm.
- 24 COLE FARM VILLAGE: WASHINGTON L. COLE HOUSE (ca. 1865; east addition, 1976-1978). A small 1½ story, vernacular Greek Revival/Victorian style single-family house with front gable asphalt roof, parged masonry foundation, wood clapboard siding, wood trim including corner boards and belt course above the foundation, and wood 6/6 double hung sash windows. The house is 2 bays wide and 2 bays deep, with a side hall plan; the front door on the south façade has a broad, flat-board entablature and hood-like cornice molding. The east roof slope contains both a flat-profile skylight and a dome skylight on top of a box-like structure resembling a stuccoed chimney. A sympathetically designed shed-roofed addition with open porch and secondary entrance is attached to the rear northeast corner of the house; across the rear of the main house and projecting slightly past the northwest corner is a wooden pergola. This is one of three survivors of the type of plain, modest cottages built near the intersection of Clarendon and Cole Avenues for workers on the nearby Cole Farm ((see also 11 and 20 Clarendon Avenue); by the late 19th century the area was known as “Cole Farm Village.” Some employees rented houses owned by the Cole family, while others owned their own homes. This house was built by Washington L. Cole and subsequently leased to workers on his family’s farm.
- 25 RICHARD A. AND MARION B. WILSON HOUSE (1928): A 2½ story, Dutch Colonial Revival single-family house with side gambrel asphalt roof, brick foundation, wood shingle siding, wood trim, and vinyl 6/1 double hung sash replacement windows. The house has a side hall plan, with the front door under a gable-roofed, columned portico; sidelights are about half the length of the door itself. The 3-bay north façade has a tripartite group of windows on the 1st floor, and three windows in a large shed dormer on the 2nd floor. A flat-roofed 1-story sun porch

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on the east side elevation, under deep roof eaves integrated with the eaves of the gambrel, has a pair of windows on its north face and a group of 4 windows on the east. The west side elevation has a secondary entrance. Richard A. Wilson was an electrical inspector for the City of Providence Public Service Engineering Department.

Garage (by 1937): 1 story, hipped asphalt roof, concrete block walls, double-width wood overhead door. Located behind and southwest of the house, and may be original.

- 29 DR. ILIE AND ANNA BERGER HOUSE (1929-1930): A 2½ story, Colonial Revival style single-family house with side gable asphalt roof featuring deep eaves at the front, brick foundation, wood shingle siding, wood trim, and wood 6/1 and 4/1 double hung sash windows. The house has a side hall plan; the front door has sidelights and a fanlight, and is sheltered under a vaulted, gable-roofed, columned portico (with added wrought iron railings). The 2-bay north façade has a tripartite group of windows (6/1 flanked by 4/1) on the 1st floor, and two pairs of windows (6/1 and 4/1) on the 2nd. The west side elevation has a secondary entrance. A one-story ell at the rear may be original. Dr. Ilie Berger was a dentist.

Garage (by 1937): 1 story, pyramidal asphalt roof, concrete block walls, double-width wood overhead door. Located behind and southwest of the house, and may be original.

- 30 GEORGE AND BESSIE BREWSTER HOUSE (1928). A 2-story, early 20th century single-family house with side gable asphalt roof, brick foundation, vinyl siding and trim, and vinyl 6/1 double hung sash replacement windows. The house has a side hall plan; the front door has a large, flared hood overhead, supported by wrought iron posts (which likely replaced the original wood posts). The south façade has a group of four windows on the 1st floor, and five abutting windows on the 2nd floor (the three middle windows are shorter than the two on the ends). The west side elevation has a secondary entrance under a simple shed-roofed hood; there is a 1-story ell at the rear. A large, decorative, off-center chimney straddles the ridge of the roof. This house replaced an earlier structure on this site, seen on 19th century historic maps, and is still recognizably early 20th century despite some loss of integrity. George Brewster was a chauffeur.

Garage (by 1937): 1 story, front gable asphalt roof, vinyl siding, two overhead doors. Located behind and northwest of the house.

- 31 REGINALD J. AND GENEVA WHITE HOUSE (1929-1930): A 2½ story Dutch Colonial Revival single-family house with front gambrel asphalt roof, brick foundation, wood shingle siding, wood trim, and metal 1/1 double hung sash replacement windows. The house has a side

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hall plan; the front door has a surround of narrow pilasters and entablature. The 3-bay north façade has two pairs of widely spaced windows on the 1st floor and three single windows on the 2nd floor; windows generally do not align vertically. The front gambrel roofline has unusual triangular decorations at each foot (between 1st and 2nd floors). Large shed dormers on both east and west sides are integrated into the massing of the house; the east side elevation has an exterior chimney. The west side elevation has a secondary entrance. Reginald White worked at the J. White Manufacturing Co.

Garage (by 1937): 1 story, pyramidal asphalt roof, concrete block walls, double-width overhead door. Located behind and southwest of the house; may be original.

37 (212 Slater Ave.) **MANUEL A. SERGE HOUSE (1926):** A large 2½ story, 2-family house at the southwest corner of Slater Avenue, combining influences of the Prairie School, Colonial Revival, and Bungalow styles, with hipped asphalt roof with deep bracketed eaves and bracketed dormers, brick foundation, brick walls on the 1st floor and wood shingles on the upper floors, brick and wood trim, and wood multi-light windows. The house has two primary facades, north (facing Clarendon) and east (facing Slater), each with its own entrance and varied fenestration. The north façade is 5 bays wide; the front door is recessed into the 2nd bay, underneath a vaulted, gable-roofed, columned portico; above the front door on the 2nd floor is a pair of 4/1 windows. The 1st and 3rd bays on this façade project slightly forward and are topped with a piece of wood trim that resembles a flat roof, just underneath the main roof. Other windows on this elevation are grouped in threes or in pairs, in a mix of 4/1 and 8/1 double hung sash; a large shed dormer on the north roof has four 6/1 windows. The east façade is 4 bays wide, with the front door in the first bay underneath a vaulted, gable-roofed, columned portico matching the one on Clarendon; both 1st and 2nd floor levels have two pairs of 4/1 windows and a group of four 4/1, and a shed dormer on the roof has two 6/1 sash. (A similar dormer is on the west/rear roof slope.) Above the 2nd floor level at the southeast corner is an applied trim piece underneath the main cornice, which matches the trim pieces on the north façade. The rear (west) elevation has a secondary entrance. This was built as a two-family house by owner Manuel A. Serge, who was treasurer of the Modern Clothing Co., Inc. and lived in the unit at 212 Slater; Frank A. Payon (profession unknown) first occupied the unit at 37 Clarendon. The house continues to have two addresses, but now has four dwelling units.

Garage (1926): 1 story, pyramidal asphalt roof with deep bracketed eaves, brick, double-width wood overhead door. Matches the house and is original. Located west of the house and accessed from Clarendon Avenue.

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42 BENJAMIN AND HILDA B. RUTTENBERG HOUSE (1942; altered after 1978): A 2-story, late Colonial Revival style, single-family house with hipped asphalt roof, concrete foundation, gray-painted brick on the front and wood shingles on the sides and rear, brick and wood trim, and wood and vinyl replacement windows. The 3-bay south façade has a center entrance with fluted pilasters and broken pediment trim; flanking the front door are two large wood-framed single-light picture windows (originally multi-light). On the 2nd floor of the façade are 6/1 double hung sash flanking a pair of multi-light vinyl sliders (originally 6/1 double hung). The east side elevation has an exterior chimney, also painted gray to match the façade. Benjamin Ruttenberg was the manager of City Hall Hardware Co. on Washington Street downtown.

Garage (by 1955): 1 story, pyramidal asphalt roof, wood shingles, two wood overhead doors. Located behind and northwest of the house, and appears to be original.

62 CARLTON FOSS FREESE HOUSE (1921): A 2½ story, Dutch Colonial Revival style, single-family house with side gambrel asphalt roof, brick foundation, olive green-painted brick on the 1st floor and wood clapboards on the upper floors, wood trim, and wood and vinyl-clad multi-light, mostly double hung sash windows. The bottom edge of the gambrel roof flares out over the 1st floor level of the south façade, and is supported by four large wooden brackets. The 3-bay façade has a center entrance enclosed in a projecting wood multi-light vestibule, flanked by a pair of short 8/1 wood windows on the left and a group of three 4/1 and 6/1 windows on the right; a large shed dormer runs across the front roof slope, and contains two vinyl-clad 8/1 sash flanking a pair of wood multi-light casements over the front door. Similar replacement windows are found on the east and west side elevations. The east side has an exterior chimney and a brick-clad 1-story sun porch with groups of 4 wood multi-light casement windows; the west side has a 1st floor bay window. The house stands on a raised lot well above street level; extensive landscaping in the front yard partially obscures view of the building. Carlton Foss Freese was an advertising agent.

Garage (by 1926): 1 story, hipped asphalt roof, brick (painted olive-green to match the house), two overhead doors. Located behind and northwest of the house, and appears to be original.

80 LEONARD LEVIN HOUSE (1954-1955): D. Thomas Russillo, architect. A 1 and 2 story, Contemporary style single-family house on a sloping lot at the northeast corner of Blackstone Boulevard, with flat roof, concrete foundation, stone veneer on the 1st floor and horizontal board and batten siding on the 2nd, wood trim, and wood windows in varying configurations. The massing of the house is composed of three asymmetrically arranged, rectangular, block-like units. The main entrance on the south façade is recessed under a cantilevered shelf-like hood;

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the west elevation (facing Blackstone Boulevard) has a group of five plate glass windows; other fenestration includes single and grouped awning windows. A massive slab chimney stands between the 1-story west end block and the 2-story middle block. The 2-story east end block is situated about half a story below the west end, and includes an integral garage in the basement level with a double-width overhead door in its east elevation, accessed from Clarendon Ave. Much influenced by Frank Lloyd Wright's work, both the early Prairie School and the later Usonian houses, this is one of the most impressive contemporary houses in the district. Leonard Levin was a dealer in imitation gemstones.

- 93 ROBERT C. AND GWENDOLYN M. LAURELLI HOUSE (1951): A 1½ story, “English Cottage” style single-family house on a sloping lot at the southwest corner of Grotto Avenue, with cross gable asphalt roof, stucco-clad foundation, stucco walls, wood trim, and wood multi-light windows in varying configurations. A large front gable encompasses about half of the north façade, and includes a recessed main entrance at its east end and a massive exterior brick chimney at its west end; between the door and the chimney are a pair of 6/6 double hung sash, with a single 6/6 on the 2nd floor. The remainder of the north façade has a group of three 6/6 double hung sash on the 1st floor, which is set back under a deep roof overhang, with brackets underneath and a shed dormer containing three pairs of multi-light casements above. A 1-story perpendicular wing on the south (rear) elevation, seen from Grotto Avenue, is about half a story below the grade of Clarendon Avenue; this wing has a side gable slate roof and contains both a secondary entrance under a vaulted, gable-roofed hood with metal brackets, and a garage with double-width overhead wood door; on the roof over the garage door is a semi-circular dormer with three arched multi-light windows. Robert C. Laurelli was the secretary of La Mar, Inc., jewelry manufacturers, and the secretary of National Plumbing and Heating Supply Co.
- 100 MAX AND ROSLYN H. WINOGRAD HOUSE (1961): A 1 and 2 story, Contemporary style single-family house on a sloping lot at the northwest corner of Grotto Avenue, with flat roof, concrete foundation, stone veneer and vertical board siding, wood trim, and wood picture and awning-type windows. The massing of the house is composed of three asymmetrically arranged blocks, 2 stories in the middle and 1 story wings on each end; deep cornices at the 1st and 2nd floor levels emphasize the horizontality of the massing. The main entrance is at the west end of the 2-story middle block, flanked by sidelights, set back underneath the deep projecting roofline of the adjacent 1-story west wing. A massive exterior stone chimney stands on the west elevation of the stone-clad west block. Windows are typically grouped in threes. The front yard is terraced, with stone retaining walls and a curved driveway. Max Winograd was a lawyer with the Providence firm of Winograd, Winograd & Marcus.

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COLE AVENUE

- 163 GEORGE G. AND MARGARET TAYLOR HOUSE (1912): A 2½ story, single-family Foursquare house, the local vernacular interpretation of combined Prairie School and Colonial Revival styles, with hipped asphalt roof, concrete (or parged masonry) foundation, wood shingle siding, wood trim, and vinyl 6/1 double hung sash replacement windows. The house has a side hall plan, with the main entrance sheltered under a segmental-arched- pediment portico with pilasters and rounded columns; the front door has wood paneled sidelights. The 2-bay west façade has an oriel window on the 1st floor; and on the 2nd floor, a single window over the front door and a group of three windows over the oriel. A hipped dormer with a pair of windows sits on the front roof slope. The front steps and stringers are concrete and may be replacement elements. The north side elevation has a secondary entrance underneath a shed-roofed, bracketed roof. This house replaced an earlier 19th century house with an L-shaped footprint, seen on historic maps prior to 1918. George G. Taylor owned an automobile repair garage on nearby Wayland Avenue.
- Garage (by 1918): 1 story, hipped asphalt roof, wood shingles, 2 overhead wood doors. Located behind and southeast of the house. Similar in character to the main house, and may be original.
- 165-167 M.A. FISKE HOUSE (1925): A 2½ story Double Decker with hipped asphalt roof, concrete (or parged masonry) foundation, wood shingle siding, wood trim, and wood 6/1 double hung sash windows. The west façade has an inset open porch and a group of four windows, on both floor levels; the porches have their original wood columns and woodshingled walls instead of railings. Both dwelling units have a side hall plan, with side-by-side entrances on the 1st floor, and a porch door on the 2nd floor. A hipped dormer sits on the front roof slope. The south side elevation has a secondary entrance near the rear southeast corner, underneath a shed-roofed, bracketed hood. The 1st floor unit (#165) was originally occupied by Robert S. Lanning, a salesman; Mrs. Kate Fiske lived in the 2nd floor unit (#167); the property owner was M.A. Fiske.
- 179-181 2nd JOHN E. O’SULLIVAN HOUSE (1925): A 2½ story Double Decker at the northeast corner of Upton Avenue, with hipped asphalt roof, painted brick foundation, clapboards on the 1st floor and wood shingles on the upper floors, wood trim, and vinyl 6/1 double hung sash replacement windows. The west façade, on both floor levels, has an inset open porch and a group of three windows; the porches have their original wood columns and wood railings, and the 2nd floor porch is partially screened in (a later alteration). Both dwelling units have a side hall plan, with side-by-side entrances on the 1st floor, and a porch door on the 2nd floor. Hipped dormers with two windows sit on the front, north, and south side roof slopes. The south side elevation (facing

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Upton) has a 2-story rectangular bay window. A secondary entrance under a hipped-roof hood is on the east (rear) elevation. This house replaced an earlier 19th century structure, seen on historic maps prior to 1926. The 1st floor unit (#179) was originally occupied by David Patten, city editor of the Providence Journal newspaper; Mrs. Minnie L. Church lived in the 2nd floor unit (#181). The property owner was John E. O'Sullivan, who lived next door (see 185 Cole Ave.).

Garage (by 1937): 1 story, pyramidal asphalt roof, brick and concrete block walls, deep bracketed eaves, 2 overhead wood doors. Stands behind and east of the house, accessible from Upton Avenue.

- 185 1st JOHN E. O'SULLIVAN HOUSE (1917): A 2½ story, much altered early 20th century single-family house (now containing 2 dwelling units) with front gable asphalt roof, brick foundation, vinyl siding, vinyl trim, and vinyl 1/1 double hung sash replacement windows. The house has a side hall plan; the main entrance is set underneath a flat-roofed portico with wrought iron posts, rooftop railing, and handrails; the porch deck and front steps are concrete (all metalwork and concrete constitute later alterations). The west façade is 3 bays wide; the 2nd floor window over the front door is smaller than the other façade windows, and may not be the original size. The north side elevation has a 2-story bay window; the south side elevation has a large shed dormer with 3 windows on the roof. The front yard is raised above street grade and enclosed by a brick retaining wall. Despite the exterior alterations, this house is still recognizably early 20th century. John E. O'Sullivan was a police officer; he also owned the rental property next door (see 179-181 Cole Ave.).

Garage (by 1917): 1 story, side gable asphalt roof with pent roof extending over the west front, concrete block, 4 overhead wood doors. Located behind and southeast of the house, accessible from Cole Avenue.

- 195 WILLIAM DeGOEY BUILDINGS (ca. 1923): Two 1-story commercial buildings intended for multiple tenants, located at the southeast corner of Lincoln Avenue and set parallel to Cole Avenue with an alley in between them. The west block stands directly on both sidewalks, and has a flat roof, concrete foundation, brick and concrete block walls, three storefronts facing Cole Avenue and a fourth at the northwest corner, wrapping around the north side elevation with a door in the beveled corner. All storefronts have large wood-framed windows flanking a centered door, but each has had some alterations (e.g. replacement doors, some windows partially closed down). The east block is accessed from Lincoln Avenue and has a flat roof, concrete block walls, and three likewise altered storefronts in its west façade, typically with one window next to a doorway. William DeGoey built these as investment properties: originally the Cole Avenue

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and rear alley elevations held auto stalls (presumably for rent to nearby residents who did not have garages at their own homes), while the stores faced Lincoln Avenue. The first store in the building was a neighborhood grocery run by Fred Barstow. This is the only commercial property in the historic district.

- 203 **BARNEY AND IDA BUCKLER HOUSE (by 1955):** A 1 story, single-family Ranch house, located at the northeast corner of Lincoln Avenue, with side gable asphalt roof, brick foundation, brick walls, minimal brick trim, and wood multi-light windows in varying configurations. The 3-bay west façade has a center entrance set back under a projecting shed roof supported by wrought iron posts; a front-gable-roofed projection to the right of the front door has vertical board siding in its gable and two pairs of casement windows with horizontal muntins; and there is a pair of wood 2/2 windows with horizontal muntins to the left of the door. The south side elevation has an exterior chimney and clapboards in the gable. A garage wing at the rear (east side) faces Lincoln Avenue and contains a secondary entrance as well as a small wood overhead door. The east elevation also has a 1-story, glass-walled sunroom addition. Barney Buckler was a furniture dealer at the Westminster Furniture Co. in Pawtucket.

- 205 **2nd JEREMIAH O’SULLIVAN HOUSE (1893):** A 2 story, late Victorian, single-family house standing behind and perpendicular to 207-209 Cole Avenue (with which it shares a lot), facing south toward Lincoln Avenue and minimally visible from Cole. (The best views of this house are across the west side yard of 16 Lincoln Avenue). The house has a front gable asphalt roof, parged masonry foundation, aluminum siding and trim, and wood 1/1 double hung sash replacement windows. The south façade is 3 bays wide, indicating a side hall plan with the main entrance under a bracketed, hipped-roof hood; the front door has multi-light sidelights and transom. The north (rear) elevation has a secondary entrance. Vehicular access to this house is likely from a driveway on the north side of 207-209 Cole. Despite the exterior alterations, this house is still recognizably late 19th century. Jeremiah O’Sullivan was a carpenter, who lived at 16 Lincoln Avenue (see below); he apparently built this house as a rental property. The original occupants were Dawson T. Gillam, a whitewasher, and John H. Walker, a [mill] operative.

- 207-209 **DANIEL J. O’SULLIVAN HOUSE (1915):** A 2½ story, much altered early 20th century two-family house (now containing 3 dwelling units), with front gable asphalt roof, concrete block foundation, aluminum siding and trim, and vinyl 1/1 double hung sash replacement windows. The house has a side hall plan, with side-by-side entrances underneath a reconstructed front porch with concrete deck and steps, wood posts, and wrought-iron railings and rooftop balustrade. The 2-bay west façade has a 2-story bay window next to the front porch; in the attic level are 3 windows, two of which are aligned above the bay, while the third over the doors is

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smaller and narrower, with a wood 4/4 sash. The south and north side elevations both have large gabled dormers. The south elevation has a secondary entrance under a bracketed, hipped-roof hood, near the rear southeast corner. Despite the exterior alterations, this house is still recognizably early 20th century. The house was originally owned by Daniel J. O’Sullivan, a gardener who lived at the corner of Cole and Upton Avenues; he apparently built this as a rental property (replacing a late 19th house seen on historic maps prior to 1918). The original occupant of the 1st floor unit at #207 was Gunder O. Haskins, an engineer; George H. San Souci, a carpenter, lived on the second floor in unit #209 (he later moved into 205 Cole).

- 213 S. LAMBEKIS HOUSE (1993): A 2 story, single-family house with overlapping front gable asphalt roofs, concrete foundation, wood clapboard siding, wood trim, and vinyl 1/1 and picture windows. The house has a side hall plan with the front door under a large, gable-roofed portico; the 2-bay west façade has an oriel window on the 1st floor and a group of three windows on the 2nd floor. The south elevation has a clapboard-clad exterior chimney. (NC)

- 219-221 JOHN J. TALBOT HOUSE (1921): A 3½ story, much altered Triple Decker located at the southeast corner of Clarendon Avenue, with hipped asphalt roof, concrete block foundation, vinyl siding and trim, and vinyl 1/1 replacement windows. The 3-bay west façade has a 3-story bay window and open porches on each floor level (posts appear to be original, but all railings have been replaced, in wood or pressure treated wood; the front steps were also replaced in concrete). The house has a side hall plan, with two main entrances placed side by side within the 1st floor porch; the 2nd and 3rd floor levels contain a door and a window opening onto their porches. A small hipped-roof dormer sits on the front roof slope. The north side elevation has a 3-story, shallow rectangular bay window. The rear (east) elevation has a secondary entrance. The deep roof eaves formerly had brackets, removed since 1978. This is the only triple decker in the district, and still recognizable as such despite the exterior alterations. The owner at the time the house was built was John J. Talbot, a laborer, who apparently built it as rental property; its original occupants were Arthur W. Joyce, a sales manager, and Paul E. Goodridge, a designer, both at #219, and Raymond S. Wilber (also spelled “Wilbur”), a manager at an auto tire business, at #221.

- 229 GEORGE D. TAYLOR HOUSE (1926): A 2 story, single-family house located at the northeast corner of Clarendon Avenue, with some Bungalow and Colonial Revival detailing, a hipped asphalt roof with deep eaves, parged masonry foundation, aluminum siding and trim, and vinyl 1/1 double hung sash replacement windows. The house has a side hall plan, with the front door sheltered under a porch that occupies about 2/3 of the 2-bay west façade; the porch has a hipped roof and grouped square wooden posts. The east (rear) elevation has a secondary entrance. The

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driveway is behind the house, accessible from Clarendon Avenue; a garage shown on the 1926 map is no longer extant. Despite the exterior alterations, this house is still recognizably early 20th century. George D. Taylor was president of an unidentified business; he lived in this house only one year, then sold it to Ray Palmer, a salesman.

Shed (late 20th or early 21st century): small 1 story, front gable asphalt roof, wood walls, prefabricated, located in the northeast corner of the lot. (NC)

233 PHILIP E. CAMPBELL HOUSE (1926): A 2½ story single-family house with some Colonial Revival detailing, front gable asphalt roof with deep eaves, parged masonry foundation, vinyl siding and trim, and vinyl 1/1 double hung sash replacement windows. The house has a side hall plan with the front door and one window sheltered under a hipped-roof porch extending approximately halfway across the west façade; the rounded column posts appear to be original, but the porch is enclosed by vinyl-siding-clad walls rather than railings. The 1st floor windows next to the porch are in a group of three; on the 2nd floor are two pairs of windows, and in the attic is a single 6/1 wood window (likely the original configuration of windows throughout the house). The front steps have been replaced in concrete. A garage shown on the 1926 map is no longer extant. This house is very similar in design to its neighbors at 237 and 243 Cole Avenue; despite the exterior alterations, it is still recognizably early 20th century. Philip E. Campbell was a salesman; he initially shared this house with George E. Campbell, whose profession (if any) is not listed in city directories.

237 JOHN B. COLEMAN HOUSE (1926): A 2½ story single-family house with some Colonial Revival influences, front gable asphalt roof with deep eaves, parged masonry foundation, vinyl shingles on the façade (including fish-scale in the front gable) and vinyl siding on the sides and rear, vinyl trim, and vinyl 6/1 double hung sash replacement windows. The house has a side hall plan with the front door and one window sheltered under a hipped-roof porch extending approximately halfway across the west façade; the square posts and wood railing are replacements. The 1st floor windows next to the porch are in a group of three; on the 2nd floor are two pairs of windows. A garage shown on the 1926 map is no longer extant. This house is very similar in design to both of its neighbors at 233 and 243 Cole Avenue (and the vinyl shingles do a good job of approximating what may have been the original façade material); despite the exterior alterations, it is still recognizably early 20th century. John B. Coleman was a chief engineer.

243 DR. JAMES C. COLTON HOUSE (1926): A 2 story single-family Foursquare house with some Colonial Revival influences, hipped asphalt roof with deep eaves, parged masonry foundation,

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vinyl siding, vinyl trim, and vinyl 6/1 double hung sash replacement windows. The house has a side hall plan with the front door and one window sheltered under a hipped-roof porch extending approximately halfway across the west façade; the square posts and wood railing are replacements. The 1st floor windows next to the porch are in a group of three; on the 2nd floor are two individual windows. This house is very similar in design to its neighbors at 233 and 237 Cole Avenue; despite the exterior alterations, it is still recognizably early 20th century. Dr. James C. Colton was a dentist with offices on Mathewson Street downtown.

Garage (1926): 1 story, hipped asphalt roof, vinyl sided, double-width overhead door. Located behind and southeast of the house. Very similar in character to the main house, and likely original.

- 245 LOUIS H. BOROD HOUSE (1926): A 2½ story single-family house with some Prairie School and Colonial Revival-influenced details, located at the southeast corner of Mount Avenue, with hipped asphalt roof with deep eaves, parged masonry foundation, patterned wood shingle walls, wood trim, and mostly vinyl 6/1 double hung sash replacement windows. The house has a side hall plan. The 3-bay west façade has a full-width front porch which is partially enclosed around the main entrance (a later alteration, with steel front door and two metal 1/1 windows); the open part of the porch retains square wood columns and shelters two wood windows with decorative muntins. At the 2nd floor level of the façade, a pair of vinyl windows sits above the front door, and a single vinyl window over the open part of the porch. The west roof slope has a hipped-roofed dormer with two 1/1 windows. A secondary entrance within an enclosed, hipped-roofed vestibule is found on the rear (east) elevation, visible from Mount Avenue. Louis H. Borod worked at the Blackstone Tire Co. on Empire Street in downtown Providence.

Garage (1926): 1 story, pyramidal asphalt roof, concrete block walls, two wood overhead doors. Stands behind (east of) the house, facing and accessible from Mount Avenue. Similar in character to the main house, and likely original.

- 259 ELMER R. AND MURIEL V. SMITH HOUSE (1953): A 2 story, Colonial Revival style single-family house with side gable asphalt roof, parged masonry (or concrete) foundation, wood clapboard siding, wood trim, and vinyl 6/1 double hung sash replacement windows. The 3-bay west façade has a center entrance with wide, paneled blind sidelights, narrow fluted pilasters, and a shallow entablature; the front door is flanked by groups of 3 windows which are a later alteration (replaced multi-light picture windows, seen in a 1978 survey photo). The south side elevation has a painted brick exterior chimney. The clapboards on the façade are much narrower

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than those on the side elevations, and may not be original. Elmer R. Smith was an assistant superintendent at the Providence School Department.

Garage (by 1955): 1 story, front gable asphalt roof, clapboards, double-width overhead door. Located behind and northeast of the house, facing Cole Avenue. Very similar in character to the main house, and likely original.

287 M. WILLIAM AND BRENDA L. SMIRA HOUSE (1953): A 2 story, Colonial Revival style single-family house with pyramidal asphalt roof, parged masonry (or concrete) foundation, brick front and wood shingles on the sides, brick and wood trim, and wood multi-light double hung sash windows. The 3-bay west façade has a center entrance with fluted pilasters and a dentiled entablature, sheltered underneath a large, semi-circular portico with concrete steps, fluted round wood columns, and a wrought iron balustrade on its roof. Windows on the 1st floor are 8/8, and 6/6 on the 2nd floor; a pair of 3-light wood casements sits over the front door on the 2nd floor. The south side elevation has an exterior brick chimney. The house sits on a slightly raised lot enclosed by a stone retaining wall. M. William Smira was in the insurance business.

Garage (by 1955): 1 story, pyramidal asphalt roof, brick piers at the front and concrete block walls on the sides, double-width overhead door. Stands behind and northeast of the house, facing Cole Avenue. Very similar in character to the main house, and likely original.

291 NATHAN B. AND EVELYN S. GERSTENBLAT HOUSE (1951): A 1½ story, single-family Ranch house with side gable asphalt roof, concrete foundation, stone veneer and wood shingle walls, wood trim, and wood 2/2 double hung sash windows with horizontal muntins. The house has a large front-gable-roofed projection centered on the 3-bay west façade, clad in stone (with vertical board siding in the gable); the front door is sheltered under the deep eaves of the main roof and reflects a side-hall plan. The stone projection contains a group of three windows, set off-center to the peak of the gable; other façade windows are paired. A 1-story rear porch appears to be a later alteration. Nathan B. Gerstenblat was a grocer.

Garage (by 1955): 1 story, front gable asphalt roof, wood shingles, wood overhead door. Stands behind and southeast of the house, facing Cole Avenue. Very similar in character to the main house, and likely original.

293 HOWARD G. HOPKINS HOUSE (1926): A 2½ story, Colonial Revival style single-family house with hipped asphalt roof featuring deep bracketed eaves, parged masonry foundation, wood clapboard siding, wood trim, and wood multi-light double hung sash windows. The 5-bay

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west façade has a center entrance with paneled sidelights and a blind fanlight, sheltered underneath a segmental-arched portico with rounded wood columns and concrete steps. Windows flanking the front door are grouped in threes (4/1, 8/1, 4/1); on the 2nd floor, two 6/1 windows flank a group of smaller, 4/1 sash over the front door. A hipped-roof dormer with two 6-light wood hopper windows sits on the front roof slope. The south side elevation has an exterior brick chimney; a similar interior chimney on the north side is enclosed within the mass of the building, behind a 1-story rectangular bay window. The house stands on a raised lot. Howard G. Hopkins was a salesman.

Garage (1926): 1 story, pyramidal asphalt roof, brick piers on the front and concrete block side walls, 2 pairs of hinged wood paneled and glass doors. Stands behind and southeast of the main house; very similar in character, and likely original.

299 JOHN E. McOSKER HOUSE (1926): A 2½ story, single-family house with some Colonial Revival detailing, front gable asphalt roof, brick foundation, vinyl siding and trim, and a mix of wood and vinyl 6/6 double hung sash windows (most of which are likely replacements). The house has a side hall plan, with the main entrance surrounded by pilasters and entablature located within a large, front-gable-roofed projection. On the 2-bay west façade, the 1st floor windows are in a group of three, while 2nd floor windows are paired (those over the front door are considerably shorter than elsewhere). A large shed dormer sits on the north side roof slope. The house has at least two additions: one 1-story on the south side elevation, and another 1½ stories at the rear (with flat-roofed dormer) that extends beyond the southeast corner. The house stands on a raised lot, with terraced front yard and fieldstone retaining walls. The original owner of this house was John E. McOsker, whose business was real estate; he apparently built it as a rental property. Its original occupant was Andrew L. Intelhouse, who worked in the insurance business.

Garage (by 1937): 1 story, front gable asphalt roof, brick walls (and clapboards in the gable), double-width overhead door, and a pair of wood 6-light casement windows in the gable. Located behind and southeast of the house; similar in character, but not original.

303 LOUIS F. CLARKE HOUSE (1926): A 2½ story, two-family house located at the southeast corner of Goldsmith Street, with a mix of Colonial Revival and Prairie style detailing, hipped asphalt roof with deep eaves, brick foundation, vinyl siding and trim, and vinyl multi-light double-hung sash replacement windows. The 3-bay west façade has a center entrance within a shallow, projecting pavilion that retains its original wood pilasters, entablature, and sidelights; it also has a wrought iron rooftop balustrade. Above the front door on the 2nd floor level is a

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narrow, vertically proportioned oriel window that engages the roof eaves. Windows on the 1st floor flanking the front door consist of a group of three 4/1 double-hung sash on the right, and a pair of much smaller 6-light wood casements on the left; on the 2nd floor is a pair of 6/1 on the right, and a single 6/1 on the left. The south side has an exterior chimney and a large shed dormer; the north side has a 2-story rectangular bay window (with groups of three 4/1-8/1-4/1 windows on both 1st and 2nd floors) and a large hipped-roof dormer. On the rear (east) elevation is a 2-story ell, enclosed 1st floor porch containing a secondary entrance, and open 2nd floor porch (all visible from Goldsmith Street). The house stands on an elevated lot with a long flight of concrete steps leading to the front door. Although the house only has one front door, there are two dwelling units, which were originally occupied by owner Louis F. Clarke, who was in the insurance business, and tenant William A. Connell, a business manager.

Garage (1926): 1 story, pyramidal asphalt roof, brick front and concrete block side walls, two wood overhead doors. Stands behind and east of the house, facing Goldsmith Street, and appears to be original.

311 WILLIAM H. CLARKE HOUSE (1926): A 1½ story, Bungalow style single-family house located at the northeast corner of Goldsmith Street, with hipped asphalt roof featuring deep roof eaves, brick foundation, wood shingles, wood trim, and vinyl single-light and multi-light, mostly double-hung sash replacement windows. The house has a side hall plan with the main entrance inside a large front porch on the 2-bay west façade that may have been open originally, but is now enclosed, mostly in wood-framed glass, with metal 1/1 windows and a metal storm door. Windows on the 1st floor level (front and sides) are typically paired, with vinyl 6/1 or 1/1 sash. Hipped-roofed dormers sit on three roof slopes: that on the north side has one window; on the west front, two windows; and on the south side, three windows. The south side has an exterior chimney and a secondary entrance facing Goldsmith Street, located near the rear southeast corner underneath a hipped-roofed, bracketed hood. William H. Clarke worked as a collector, and later in real estate.

Garage (by 1937): 1 story, pyramidal asphalt roof, brick front and concrete block side walls, two pairs of hinged wood and glass doors. Stands behind and east of the house, facing Goldsmith Street; similar in character to the main house, but not original.

315 JACOB BELILOVE HOUSE (1926): A 2½ story, Colonial Revival style single-family house with pyramidal asphalt roof, brick foundation, wood clapboard walls, wood trim, and wood multi-light double-hung sash windows. The 3-bay west façade has a center entrance with leaded glass and wood paneled sidelights as well as a blind fan over the front door, sheltered underneath

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a vaulted, gable-roofed portico with slender round columns. The 1st floor windows flanking the front door are in groups of three 4/1, 6/1, and 4/1 sash; 2nd floor windows are pairs of 6/1 flanking a smaller pair of 4/1 over the doorway. A pyramidal-roofed dormer on the front roof slope has two 6-light awning or hopper windows. The south side elevation has a painted brick exterior chimney. The house stands on a slightly raised lot. Jacob Belilove worked at the America Auto Supply Co., and was also secretary/treasurer of the Narragansett Furniture Co. as well as secretary of the American Radiator works, all businesses in downtown Providence.

Garage (1926): 1 story, front gable asphalt roof, brick walls (clapboards in the gable), double-width steel overhead door. Located behind and southeast of the house, and appears to be original.

- 321 HERMAN H. AND SARAH BAKER HOUSE (1936): A 2½ story, Colonial Revival style single-family house with side gable asphalt roof, painted brick foundation, vinyl siding and trim, and vinyl 1/1 double hung sash replacement windows. The 4-bay west façade has a center entrance with stained glass sidelights (original?) and clear-glass transom, underneath a shallow, flat-roofed portico with rounded wood columns and brick steps (a wrought iron rooftop balustrade seen in a 1978 survey photo no longer exists). Paired windows (which may have been 6/1 originally) flank the front door; the 2nd floor level has four irregularly spaced single windows. The south side elevation has an exterior chimney. The house stands on a raised lot partially enclosed by a stone retaining wall; despite the exterior alterations, it is still recognizably early 20th century. Herman H. Baker was treasurer and corporate clerk for State Auto Finance Corp. and vice president of Baker Auto Co.

Garage (by 1937): 1 story, pyramidal asphalt roof, brick walls, double-width overhead door. Stands behind and southeast of the house, and appears to be original.

- 325 EARL D. AND CLAUDINE F. SANFORD HOUSE (1933; rear addition, 1980-81): A 2½ story, very well preserved Federal Revival style single-family house located at the southeast corner of Ruthven Street, with side gable slate roof, brick foundation, brick walls, brick and wood trim, and wood multi-light double-hung sash windows. The 3-bay west façade has a center entrance with leaded glass sidelights and fanlight set within a segmental-arched opening; 1st floor windows flanking the front door are 8/8, while 2nd floor windows are 6/6. The north side elevation has an exterior chimney. A secondary entrance on the east (rear) elevation is located within an open porch running across the back of the house. Attached perpendicularly to the rear of the house, and connecting to the adjacent garage, is a large, 1-story, wood frame addition with

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clapboard siding and large multi-light windows, constructed in 1980-81 for Deborah and Walter Cotter. Earl D. Sanford worked in real estate; Cotter, an insurance broker.

Garage (by 1937): Large, 1 story, front gable roof, brick walls (vertical board siding in the gable), 2 overhead doors. Stands behind and east of the house, facing Ruthven Street; appears to be original (although quite large for the period).

- 341 GEORGE R. AND RABA LOCKHART HOUSE (1928): A 2½ story, Colonial Revival style single-family house with side gable asphalt roof, brick foundation, vinyl siding and trim, and mostly vinyl multi-light double hung sash replacement windows. The 3-bay west façade has a center entrance with multi-light glass and wood paneled sidelights, set underneath a vaulted, front-gable-roofed portico with wrought iron posts replacing the original wood columns (handrails are also wrought iron). Windows on the 1st floor are grouped in threes of 4/4-6/4-4/4 configuration (not original); a similar group executed in wood sits above the front door at the 2nd floor level, flanked by 6/1 sash. A large gable-roofed dormer with a wood fanlight window crowns the front roofline. Both north and south side elevations have 1-story, flat-roofed sun porches; the north porch has replacement (fixed?) windows having horizontal muntins, while the south porch has its original wood multi-light casements. The south side also has an exterior chimney. Despite the exterior alterations, the house is still recognizably early 20th century. George R. Lockhart was an assistant manager.

Garage (by 1937): 1 story, front gable asphalt roof, vinyl siding, double-width overhead door. Stands behind and northeast of the house; similar in character to the main house and may be original.

- 349 DR. CECIL C. AND EDITH DUSTIN HOUSE (1928): A 2½ story, single-family house with some Colonial Revival detailing, located at the southeast corner of Gorton Street, with side gable asphalt roof, brick foundation, wood clapboards, wood trim, and wood multi-light (mostly 6/1) double-hung sash windows. The front roof slope extends down to the 1st floor level, but has a large, gable-roofed, 2½ story, slightly off-center projection on the west façade, which is 3 bays wide. The house has a side hall plan, with the front door surrounded by pilasters and an entablature, with a projecting flat lintel above. A large, polygonal sun porch centered on the façade has several pairs of wood multi-light casement windows; all 2nd floor windows are 6/1, three of which are grouped together above the sun porch; there are two flat-roofed dormers (also with 6/1 sash) on either side of the gabled front projection, as well as an adjacent chimney on the front roof slope. The south side elevation has a secondary entrance set beneath a shed-roofed, bracketed hood. A 2-story sun porch on the rear (east) elevation has wood single-light

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replacement casement windows on the 1st floor, and wood multi-light casements on the 2nd. Dr. Cecil C. Dustin was a physician, with offices on Thayer Street.

Garage (by 1937): 1 story, hipped asphalt roof, wide wood clapboards, double-width overhead door. Stands behind and east of the house, facing Gorton Street. Very similar in character to the main house, and is likely original.

357 WILLIAM J. AND FLORENCE HASSELL HOUSE (1926): A 2½ story, Dutch Colonial Revival single-family house, located at the northeast corner of Gorton Street and sited end to the street, facing south toward Gorton. The house has a side gambrel asphalt roof with large shed dormer on the front roof slope, brick foundation, wood clapboard siding, wood trim, and wood and vinyl-clad multi-light double-hung windows (some replacements). The 3-bay south façade has a central entrance with multi-light sidelights; 1st floor windows flanking the front door are wood and grouped in threes of 4/1-6/1-4/1 sash, and a similar but smaller (vinyl-clad) grouping is on the 2nd floor over the doorway, flanked by single 6/1 sashes. Brackets line the main and dormer rooflines at the front of the house; flat solar panels are mounted on top of the shed dormer and the main roof. The west side elevation has a 1-story, flat-roofed sun porch with wooden rooftop balustrade and groups of three 6/1 wood windows, and also has an exterior chimney at the 2nd floor level. The east side elevation has a small oriel window (possibly a later alteration) on the 1st floor. William J. Hassell was a mariner.

Garage (1926): 1½ stories, side gambrel asphalt roof with large shed dormer containing two horizontally-proportioned multi-light wood windows, wood clapboards, two overhead doors. Stands next to and east of the house, facing Gorton Street; matches the house and appears to be original.

365 CHARLES AND BETTY W. BOLOTOW HOUSE (1940): A 2½ story, Regency Revival single-family house with side gable asphalt roof, brick foundation, brick walls, brick and wood trim, and vinyl multi-light and single-light picture replacement windows. The 3-bay west façade has a 2-story, hipped-roofed, off-center projection containing the main entrance (more or less centered on the overall façade), which is framed with fluted pilasters and a dentil-trimmed segmental-arched pediment; the northern part of the façade is set back from the wall plane of the southern section. The front door is flanked by vinyl-framed single-light picture windows - the picture window on the left-hand side is a shallow oriel - with multi-light casements on either side, which replaced the original wood multi-light picture configuration; 2nd floor windows are 6/1 double hung sash. The south side elevation has an exterior chimney. Charles Bolotow, who worked at the Star Restaurant Equipment Co. on North Main Street, built this at the cost of

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\$12,000. His older brother Nathan built a similar size and style house nearby at 365 Slater Avenue (q.v.) between 1939 and 1941.

Garage (by 1955): 1 story, front gable asphalt roof, brick, double-width overhead door. Sited behind and southeast of the house; matches the house and may be original.

- 369 HENRY T. AND MARGARET M. RUSSILLO HOUSE (1930): A 2½ story single-family Foursquare house with Colonial Revival and Prairie style detailing, with hipped asphalt roof, brick foundation, wood clapboards on the 1st floor and wood shingles on the upper floors, wood trim, and wood multi-light, mostly 6/1 double hung sash windows. The house has a side hall plan, with the front door sheltered under a deep front-gabled portico with ogee-shaped opening in the gable and paired columns. The 2-bay west façade has a multi-light picture window on the 1st floor (may be a later alteration). A hipped-roofed dormer on the front roof slope has a louvered vent where a window would have been originally. The north side elevation has an exterior chimney and a 1-story, flat-roofed ell with paired 6/1 windows. The south side elevation has a secondary entrance topped by a cantilevered, gabled hood. Henry T. Russillo (also spelled “Rusillo” in city directories) was in the real estate business.

Garage (by 1937): 1 story, hip asphalt roof, wide clapboards, double-width overhead door. Sited behind and southeast of the house; matches the house and may be original.

COLE FARM COURT

- 4 DR. MAURICE W. AND NAOMI LAUFER HOUSE (1955-1957): A 2-story Garrison Colonial style single-family house, located at the northeast corner of Cole Avenue, with side gable asphalt roof, raised concrete and brick foundation, brick on the 1st floor front and aluminum siding elsewhere, aluminum and wood trim, and metal 1/1 double-hung sash windows. The south façade has 2 bays on the 1st floor and 3 on the 2nd, and reveals a side hall plan; the front door has a surround of aluminum siding (possibly covering the original wood) and a metal awning above it. The 1st floor window is a wood, multi-light picture sash flanked by narrow metal 1/1 sash. The 2nd floor level, which slightly overhangs the 1st, contains three 1/1 sash. The west side elevation (facing Cole Avenue) has a stepped exterior chimney. The east side elevation has an attached garage (by 1955), facing but well set back from the street, which appears to be original: 1 story, side gable asphalt roof, aluminum siding, double-width overhead door, pair of metal 1/1 windows. This house first appears on the 1955 Sanborn map, although city directories indicate that the residence was not occupied until 1957. Dr. Maurice W. Laufer was a physician.

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- 7 GUSTAV AND BELLA AWERMAN HOUSE (1951): A 2 story Colonial Revival style single-family house, located at the southeast corner of Cole Avenue, with hipped asphalt roof, concrete foundation, wood shingle siding, wood trim, and a mix of wood multi-light and vinyl replacement windows. The 3-bay north façade has a center entrance; the front door is framed by fluted pilasters and a broken scroll pediment, and is flanked by large wood multi-light bow windows. Other windows, on the 2nd floor front and elsewhere, are vinyl 6/6 double-hung sash. The east side elevation has a stepped exterior chimney. A short 1-story hyphen on the west elevation (with one vinyl 6/6 window in its north face) connects the house to the adjacent garage (both by 1955), which faces the street and appears to be original: 1 story, hipped asphalt roof, wood shingles, two overhead doors. Gustav Awerman’s business was poultry. (Note: the surname is also spelled “Amerman” in city directories until 1953, after which “Awerman” prevails.)
- 12 COLE FARM HOUSE (ca. 1732; various additions late 18th and 19th centuries): A 1½ story, much modified Colonial style single-family house with side gable asphalt roof, raised rubble stone foundation (now mostly parged), wood clapboard siding, wood trim, and wood 6/6 double-hung sash windows. The south-facing house is well set back from the street on a gently rising lot (with a wood wishing well in the front yard), and has an asymmetrical 6-bay south façade featuring a stick-work front porch with paired wooden posts covering the 2nd, 3rd, and 4th bays; the front door (3rd bay) has sidelights. A large off-center chimney sits on the ridge of the roof; a second, narrower chimney is found on the rear (north) roof slope. This is by far the oldest house in the historic district, and a rare survivor of the type of land development that prevailed in the far reaches of Providence’s East Side, outside the confines of the original settlement area, from the Colonial period into the mid-19th century. The original core of this house was apparently constructed in the early 1730s by Richard Brown, when this land was part of an extensive farm covering hundreds of acres, stretching from the Seekonk River near Swan Point past today’s Cole Avenue toward Morris Avenue. (Another Brown family house of this same period survives on the Butler Hospital campus, just northeast of this historic district). However, most of the present structure dates from the late 18th or early 19th centuries (hence the sidelights at the front door, and the 6/6 windows), with several later 19th century additions, including a 1½ story gable-roofed ell at the rear northeast corner, and another across the rear elevation, extending well beyond the northwest corner of the main house. (Both ells contain secondary entrances.) Richard Brown’s grandson-in-law Cyrus Cole purchased a portion of the Brown farm lying just east of Cole Avenue after Brown’s death (1811/12); the property remained in the Cole family and continued to be used for agricultural purposes until the mid-20th century, although the overall acreage gradually diminished in response to ever-increasing residential development demand on the East Side. During the farm’s most productive period, in the latter half of the 19th century, a

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village for tenant laborers developed on part of the land near today's Cole and Clarendon Avenues (see 11, 20, and 24 Clarendon Avenue, above). In 1948, Francis S. Cole terminated a horse-breeding operation on this farm and platted the remaining 3 acres into house lots around a suburban-style cul-de-sac dubbed Cole Farm Court; all of those house lots were built out by the end of the 1950s. (Cole's son Francis Jr. built the house next door at #20.)

Garage (by 1955): 1 story, side gable asphalt roof with cupola, concrete block, three overhead doors. Stands behind and north of the house, facing the street; shares part of its driveway with 20 Cole Farm Court next door.

- 15 ISAAC AND LILLIAN LUDMAN HOUSE (1952): A 1-story single-family Ranch house with side gable asphalt roof, concrete foundation, stone veneer and wood shingle siding, wood trim, and wood multi-light as well as metal replacement windows in a variety of configurations. The massing of the house is divided into three sections: the main block, fronted in stone veneer; a small front-gabled, shingled projection at the west end of the north facade; and an attached garage on the east side. The north facade of the main block has an off-center entrance with simple wood surround, next to which are a wood multi-light bow window and then a pair of multi-light wood casements; the north face of the projection has one metal 1/1 double-hung sash. The east side elevation has a secondary entrance and an attached garage (by 1955), facing the street but well set back, which appears to be original: 1 story, side gable asphalt roof, wood shingles, double-width overhead door. A short stone-clad chimney straddles the ridge of the roof. Isaac Ludman was a junk dealer.
- 20 FRANCIS S., JR. AND FLORENCE COLE HOUSE (1951): A 1-story single-family Ranch house with side and front gable roofs, concrete foundation, vertical board and wood shingle siding, wood trim, and wood windows in a variety of configurations. The massing of the house is divided into three sections. The main block faces south and is clad in wood shingles, with a large picture window flanked by two pairs of wood multi-light casement (or fixed) windows with horizontal muntins. At the east end of the main block's south facade is a large front-gabled, shingled projection, which has the main entrance on its west side elevation (perpendicular to the street), as well as some vertical board siding and two wood 1/1 double hung sash windows on its south side, and another 1/1 sash at the southwest corner. The west section is the attached garage (by 1955), which projects forward of the main house, faces the street, and appears to be original: 1 story, front gable asphalt roof, wood shingles, single overhead door. Francis S. Cole, Jr. was a branch manager for RCA Service Co.; his father, Francis Sr., lived next door at #12.

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- 21 SAMUEL AND LEAH A. MICHAELSON HOUSE (1951): A 1-story single-family Ranch house with side gable asphalt roof, concrete foundation, stone veneer, wood shingles, and vertical board siding, wood trim, and wood and vinyl multi-light replacement windows. The massing of the house, which faces north, is divided into three sections: the center section projects slightly forward of that on the east, while the western section has a front gable roof and projects approximately 10 feet forward of the main block. The front of the eastern section, clad in wood shingles, contains a group of 4 wood multi-light casement windows, with applied stone veneer underneath. The center section, shed-roofed and clad in vertical board siding, contains a vinyl single-light picture window flanked by vinyl multi-light casements, and a recessed, off-center front door with a simple wood surround. The larger projection to the west has groups of wood multi-light casements (6 on the front, smaller groups on the sides), stone veneer on its front, wood novelty siding in the gable, and a large stone-clad exterior chimney on its west side. Attached to the west side elevation is a garage (by 1955), facing the street but well set back, which appears to be original: tall 1 story, side gable asphalt roof with cupola, stone veneer on the front, vertical board siding and shingles on the sides, single overhead door. Samuel Michaelson worked at Heller & Michaelson, Inc., wholesale and retail textile jobbers.
- 25 GEORGE GOLDMAN HOUSE (1955-1956): A 1-story single-family Ranch house with some Colonial-Revival-inspired detailing, side gable asphalt roof, concrete foundation, painted brick on the front and wood shingles on the sides, brick and wood trim, and horizontally proportioned wood single-light awning or hopper windows, grouped in fours on either side of the off-center, slightly recessed main entrance has wood pilasters and blind sidelights. A single-light horizontal window sits next to the front door. The east side elevation has a secondary entrance. A 1-story ell on the east side elevation near the rear southeast corner of the house connects to the adjacent garage (by 1955), which appears to be original and is attached at an angle so that it directly faces the street: 1 story, front gable roof, wood shingles, single overhead door. George Goldman worked at Richmond Sales Co., manufacturer's agents.
- 29 M. LOUIS AND E. LILLIAN ABEDON HOUSE (1951): A 1-story single-family Ranch house with side gable asphalt roof, concrete foundation, wood clapboards and vertical board siding, wood trim, and wood windows. Due to the curve of the cul-de-sac, this house faces northwest; its massing is subdivided into three sections. The main block in the middle is fronted by vertical board siding and contains a deeply recessed main entrance along with a group of 5 multi-light casement windows to the left of the front door. The southern section, to the right of the door, is slightly shorter and projects slightly forward of the main block; it is clad in novelty clapboards and has a large picture window flanked by multi-light casements with horizontal muntins, as well as an exterior chimney on its south side and two small additions at the rear southeast corner. The

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northern section is an attached garage (by 1955), which is shorter than the house but appears to be original: 1 story, side gable asphalt roof, clapboards, single overhead door. M. Louis Abedon was a lawyer.

- 30 WILLIAM AND DOROTHY B. STEPAC HOUSE (1955-1957): A 2 story Garrison Colonial style single-family house with side gable asphalt roof, concrete foundation, wood shingle siding, wood trim, and vinyl multi-light double-hung replacement windows. Due to the curve of the cul-de-sac, this house faces southwest; the 3-bay façade has a center entrance with simple wood surround; the 2nd floor level overhangs the 1st. Windows are 8/12 on the 1st floor and 8/8 on the 2nd floor (neither may have been the original configuration). The east side elevation has an exterior chimney. A 1-story hyphen (original) on the west side elevation contains a recessed secondary entrance and 3 vinyl multi-light casement or fixed windows, and connects the house to the adjacent garage (1955), which also appears to be original: 1 story, front gable asphalt roof, wood shingles, single overhead door. The house first appears on the 1955 Sanborn map, but was first occupied in 1957. William Stepak was a teacher at Classical High School.

FREEMAN PARKWAY

- 245 JOHN J. AND JANE D. PRENDERGAST HOUSE (1930): A 2 story, single-family house with Prairie School and Colonial Revival style influences, with hipped asphalt roof featuring deep bracketed eaves, brick foundation, brick walls, brick and wood trim, and wood multi-light double-hung sash windows. The 3-bay north façade has a center entrance with Colonial-style surround underneath a vaulted, flat-roofed portico with paired round columns and wrought iron rooftop balustrade. The front door is flanked by pairs of 6/6 windows under a segmental-arched transom and fronted by wrought iron railings resembling a French balcony. On the 2nd floor is a central Palladian window (the top of the arch engages the cornice) with 12/12 sash and 10-light sidelights, flanked by 8/8 sash. An eyebrow dormer containing a louvered vent sits on the front roof slope. The west side elevation has an exterior chimney. John J. Prendergast was a textile manufacturer.

Garage (by 1937): 1 story, hipped wood shingled roof, brick walls, double-width overhead door. Located behind and southwest of the house; matches the house and appears to be original.

- 252 CARRIE AND SIMON SHATKIN HOUSE (1929-1930): A large and unusual 2½ story single-family house with an eclectic combination of Georgian Regency, Spanish Baroque, and Art Deco detailing: hipped clay tile roof, brick foundation, brick walls, trim elements of wood, brick, and stone, and wood windows in a variety of configurations (plus some vinyl-clad replacements).

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Receding side wings are fronted by 1-story, flat-roofed subsidiary blocks. The 3-bay south façade of the main block has an elaborate center entrance bay, with recessed doorway with sidelights and transom framed by stone pilasters, and surmounted by low-relief stone volutes that flank a 2nd floor 16-light vinyl-clad window fronted by a shallow wrought iron balcony. Façade windows on the 1st floor are groups of three multi-light wood casements (single-paired-single); on the 2nd floor are two large semicircular oriels with diamond-paned leaded glass. A small ogee-curve dormer sits on the front roof slope. The 1-story subsidiary blocks on the east and west sides each have vinyl-clad multi-light Palladian windows in their south fronts, and small terraces on their roofs; multi-light casement windows and French doors on the receding wings of the main house open onto these terraces, which have parapets with Art Deco-inspired dart patterns. A large brick chimney sits on the front roof slope of the west wing. The house sits on a raised lot, with a broad brick walkway and steps leading up to the front door; short brick pillars topped with concrete urns mark the entrance to the private walkway. Carrie Shatkin was the original owner of this house, and lived here with her husband Simon, president of the Standard Realty Co.

Garage (by 1937): 1 story, pyramidal clay tile roof, brick walls, double-width overhead door. Located behind and northwest of the house; matches the house and appears to be original.

253 LEWIS N. AND ELLEN E. PADDOCK HOUSE (1930): A 2½ story, English Cottage style single-family house with a side hall plan and Tudor Revival style influences: cross gable asphalt roof with overlapping front gables, brick foundation, brick walls and trim, and vinyl-clad multi-light windows, mostly double-hung sash. The 3-bay north façade has two overlapping, projecting front gables: one runs from the ridge of the main roof all the way down to the middle of the 1st floor level, and contains the front door recessed inside an arched opening on the left-hand side, as well as several 6/6 windows (a pair on the 1st floor, one each on the 2nd and 3rd floors) on the right; the second gable is centered on the façade in front of the first, and contains a large, segmental-arched, tripartite multi-light window with transom at the 1st floor level, and a single 6/6 sash on the 2nd floor above. Lewis N. Paddock was president and treasurer of Paddock Paper Co.

Garage (by 1937): 1 story, front gable asphalt roof, brick, double-width overhead door, multi-light wood window in the gable. Sited behind and southeast of the house; matches the house and appears to be original.

259 FLOYD R. AND AMELIA SMITH HOUSE (1931): A 2½ story, early 20th century single-family house with side gable asphalt roof with deep eaves, brick foundation, brick walls and

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trim, and wood multi-light windows. The house has a side hall plan; the front door with sidelights is sheltered underneath a front-gable-roofed brick portico with flared corner posts and segmental-arch openings at front and sides. The 3-bay north façade has an asymmetrical fenestration pattern, with windows of varying sizes and decorative muntin configurations; both 1st floor windows and the center window on the 2nd floor are all grouped in threes. A large gable-roofed dormer, clad in wood shingles, sits on the front slope contains a group of three windows enclosed within a decorative surround. A chimney sits on the ridge near the west end of the house. The east side elevation features a secondary entrance under a hipped-roofed, columned portico. Floyd R. Smith was a mechanic.

Garage (by 1937): 1 story, pyramidal asphalt roof, brick, double-width overhead door. Sited behind and southeast of the house; matches the house and appears to be original.

- 262 JOHN F. and GRACE H. O'DONNELL HOUSE (1939): A 2 story, single-family house with Prairie School and Colonial Revival influences, hipped asphalt roof, concrete foundation, brick walls, brick and wood trim, and wood 6/6 double hung sash windows. The 3-bay south façade has a projecting, flat-roofed, wood and glass center entrance pavilion with wrought iron rooftop balustrade. An eyebrow dormer window sits on the front roof slope. The west side elevation has an exterior brick chimney. The east side elevation has an attached garage (by 1955), which is very similar in character and may be original: 1 story, hipped asphalt roof, brick, single overhead door. The rear (north) elevation has a 1-story ell. A short 1-story wood-framed breezeway on the east side elevation connects the house to the adjacent garage. John F. O'Donnell was treasurer of the O'Donnell & Co., Inc. insurance company.
- 265 GEORGE AND RUTH GERBER HOUSE (ca. 1930): A very handsome 2½ story, Georgian Revival style single-family house with side gable asphalt roof featuring a modillion cornice and deep bracketed eaves, brick foundation, wood clapboard siding, wood trim, and wood multi-light double-hung sash windows. The 5-bay north façade has corner pilasters and a center entrance framed by pilasters and a broken-scroll pediment; windows on the 1st floor are 12/12 and have splayed lintels with keystones and end voussoirs, while the 2nd floor windows are 8/8 with flat lintels. On the east side elevation is a 1-story, flat-roofed, columned open porch. George Gerber was the proprietor of George Gerber & Co., wholesale jewelers; he and his wife Ruth were the house's first owner-occupants in 1932, but it may have been constructed in 1929 or 1930 by one of two previous owners, both of whom were prominent East Side developers.
- Garage (by 1937): 1 story, side gable asphalt roof, clapboards, double-width overhead door. Stands behind and southwest of the house; matches the house and appears to be original.

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270 HARRY AND BESSIE S. WINKLER HOUSE (1929): A 2½ story, single-family house with Prairie School and Colonial Revival style influences, with a hipped asphalt roof with deep eaves, brick foundation, brick walls, brick and wood trim, and wood multi-light windows in a variety of configurations. The 3-bay south façade has a center entrance under a segmental-roofed, columned portico; the front door has multi-light sidelights and a large blind fanlight, and is flanked by Palladian windows set within blind semicircular arches with fan infill. Above the front door on the 2nd floor level is another Palladian window, this one under an elliptical arch with fan infill, flanked by 6/6 double hung sash. All windows have stone keystones. One-story, flat-roofed sun porches with wrought iron rooftop balustrades are found on both the east and west side elevations; both originally had groups of multi-light casement or fixed windows, but the east sun porch was altered to provide a large single-light picture window on its south front. The west side also has an exterior chimney. Clapboard-sided shed dormers with paired windows sit on both side roof slopes; a third dormer at the front has a Palladian motif and three windows. Harry Winkler was a foreman for one of the jewelry manufacturing concerns in the Nemo Building.

Garage (by 1937): 1 story, pyramidal asphalt roof, brick walls, double-width overhead door. Sited behind and northeast of the house; matches the house and appears to be original.

271 HASKELL AND BELLA FRANK HOUSE (1929-1930): A 2 story, Tudor Revival style single-family house with asymmetrical front gable asphalt roof, stucco on the front and wood clapboards on the sides, trim elements of stucco, brick, and wood, and vinyl multi-light replacement windows. The house has a 3-bay north façade and a side hall plan. The arch-topped front door is set within a gabled projection; the door itself has strap hinges, and the arched doorway is trimmed in brick. An exterior stucco and brick chimney runs up the middle of the façade and is flanked by two pairs of wood multi-light French doors, each fronted by storm doors and wrought iron balconies and set underneath a stucco arch with rosette; a shallow terrace runs from the front door across the front of the house. The 2nd floor windows at front are vinyl 8/8. The front gable has half-timbered decoration. A large, clapboard-sided shed dormer sits on the east side roof slope. Stuccoed pillars aligned with the façade (one is attached to the northwest corner) and connected by a decorative wrought iron arch mark the entrance to the driveway. Haskell Frank worked at the Union Paper Company; according to tax records, he and his wife Bella apparently purchased this house while it was under construction by real estate developer Leo Logan.

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Garage (by 1937): 1 story, pyramidal clay tile roof, clapboards, double-width overhead door. Stands behind and southwest of the house; similar in character to the house and may be original.

- 288 WALTER U. EDDY HOUSE (1914): A 2½ story, single-family Foursquare house with an eclectic mix of stylistic influences including Prairie School, Craftsman, Colonial Revival, and Queen Anne, located at the northeast corner of Slater Avenue, with a hipped slate roof featuring deep bracketed eaves, brick foundation, brick walls, brick and wood trim, and a mix of wood 2/2 and 1/1 double hung sash windows. The house has a side hall plan, with the wide main entrance (featuring multi-light sidelights) and the bottom half of a 2-story bay window tucked under a deep front porch with hipped roof, paired square columns and wood railings running across the entire width of the 3-bay south façade. Above the front door on the 2nd floor is a large front gable/pent-roofed projection containing two windows. The west side and north (rear) elevations both have slate-clad shed dormers with exterior chimneys; the north chimney extends the entire height of that wall. A 1-story, flat-roofed brick wing at the rear, apparently a later addition (date unknown), has a secondary entrance, reached by a stairway that wraps around the attached garage (added between 1938 and 1955), which also on the north elevation and faces Slater Avenue: 1 story, flat roof, brick walls, two overhead doors. The house stands on a sizeable corner lot that is raised several feet above the sidewalk and enclosed by a brick retaining wall. Walter U. Eddy was the president of John Eddy & Son, insurance agents.
- 309 EUGENE M. NELSON HOUSE (1961): A 1 and 2 story, mid-20th century single-family house with Prairie School and International style influences, located at the southeast corner of Blackstone Boulevard, with a hipped asphalt roof featuring deep eaves, brick on the 1st floor and horizontal wood boards on the 2nd floor, brick and wood trim, and single-light wood windows. The house has a long, horizontal massing with a 2-story main block and 1-story east wing; the north façade of the main block has a side hall plan with deeply recessed front door, large tripartite picture window, and integral double-width overhead garage door on the 1st floor, and four vertically-paired awning or hopper windows on the 2nd floor. The north front of the east wing has several large tripartite picture windows. A large exterior chimney is seen on the east side elevation of the main block. The west side elevation (facing Blackstone Boulevard) has a recessed secondary entrance flanked by two bays of grouped windows in varying sizes. Dr. Eugene M. Nelson (1922-1988) was an orthodontist. His wife, née Jane Sapinsley, was the daughter of Milton Sapinsley; she grew up in their house at 11 Gorton Street (q.v.), and the Nelsons chose to build this house on property that abutted that of her father through the block at 270 Laurel Avenue (q.v.). (C.f. 130 and 140 Slater Avenue for early 20th century comparables).

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- 311 LOUIS J. AND SUSAN SHATKIN HOUSE (1982): A 1½ story, Modern style single-family house with irregular massing, front gable and shed asphalt roofs, concrete foundation (not visible), wood clapboard siding (stained, not painted), wood trim, and vinyl single-light windows. A front-gable-roofed garage wing, with one overhead door and a carport, projects forward of the north façade; the main entrance is deeply recessed under an overhanging roof edge. Other than one small horizontally proportioned window roughly centered at the 2nd floor level of the north façade, no other windows are visible from the street. Two wood-clad chimneys stand on the north façade and the west roof slope. The east roof slope has a shed dormer behind the garage wing. The house stands on a raised lot partially enclosed by a stone retaining wall. Louis J. Shatkin was president of Tower Industries, manufacturers of electrical equipment and supplies. (NC)
- 330 ANNA C. AND FREDERICK A. HALLWORTH HOUSE (1929-1930): Howe & Church, architects. A very large 2½ story, L-shaped, Tudor Revival style, single-family house, one of the best in the city, set end to the street, with hipped and gabled slate roofs, stone foundation, brick walls, brick and wood trim, and wood multi-light double-hung and casement windows. The west façade has a front-gable-roofed projecting entrance pavilion with a Tudor-arch doorway framed by stone pilasters; paired double-hung 6/6 windows with heavy bracketed wood surround on the 2nd floor; and half-timbered gable detailing. The south side elevation, facing the street, has a large bow-front multi-light window on the 1st floor and a group of three double-hung sash on the 2nd as well as a slate-clad dormer on the roof. A 2-story garage wing with 3 overhead doors and a large front-gabled dormer extends westward from the façade and partially encloses an entrance courtyard. The lot is surrounded by a stone wall approximately 5 feet tall; pillars with stone ball finials mark the driveway entrance. Construction of this house may have been initiated by real estate developer Leo Logan, who owned the property in 1929, but sold it after the stock market crash. In May 1930 Anna Darling Cherry Hallworth (1903-1982) purchased the property; her husband Frederick A. Hallworth was a buyer for the Cherry & Webb department store, which her father owned. Mrs. Hallworth divorced her husband in 1933 and immediately married G. Mason Gross, assistant treasurer of the G.L. and H.J. Gross insurance and realty agency. The Grosses lived here into the early 1950s. Mrs. Gross served as president of Cherry & Webb from 1961 to 1963. Howe & Church, best known for their fine Colonial Revival designs seen elsewhere in this district, here demonstrate their stylistic versatility. (C.f. 175 Upton.)

GOLDSMITH STREET

- 11 LEWIS F. AND SUSIE C. CLARKE HOUSE (1926): A 2½ story Colonial Revival style single-family house with hipped asphalt roof, parged masonry foundation, wood clapboard siding,

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wood trim, and vinyl multi-light double hung sash replacement windows in a variety of configurations. The north façade has 3 bays of fenestration on the 1st floor and 5 on the 2nd, with a projecting center entrance vestibule with a flat roof, pairs of engaged columns at the corners, and multi-light windows and double doors. Flanking the front door on the 1st floor level are groups of three 4/1-8/1-4/1 windows; on the 2nd floor above the front door is a group of three 4/1 windows, flanked by two 6/1 windows. A hipped-roofed dormer with two louvers instead of windows sits on the front roof slope. The east side elevation has a shallow, rectangular bay window; the west side elevation has an exterior chimney. The house stands on a raised lot enclosed by a stone retaining wall. The house was built by the property owners, Louis F. and Susie C. Clarke, as a rental property; it was first occupied by Daniel W. MacMillan, president and treasurer of MacMillan & Co., manufacturers of jewelers' findings.

Garage (1926): 1 story, pyramidal asphalt roof, wood clapboards, double-width overhead door. Stands behind and southwest of the house; similar in character to the house and constructed simultaneously.

- 12 DAVID AND ROSE B. BAZAR HOUSE (1926): A 2½ story, altered Colonial Revival style, single-family house with hipped asphalt roof, stuccoed masonry foundation, stucco on the 1st floor and vinyl siding on the upper floors, wood and vinyl trim, and vinyl double hung replacement windows in a variety of configurations. The south façade has 3 bays of fenestration on the 1st floor and 5 on the 2nd, with a projecting flat-roofed vinyl-sided center entrance vestibule with fluted pilasters and an entablature with triglyphs framing the front door. Flanking the front door on the 1st floor level are groups of three 4/1-6/1-4/1 windows; on the 2nd floor above the front door is a group of three 4/1 windows, flanked by pairs of 6/1 windows. A hipped-roofed dormer with a 1/1 window sits on the front roof slope. The west side elevation has an exterior chimney. The house stands on a raised lot enclosed by a stone retaining wall; its original design was likely very similar to 11 Goldsmith across the street. The house was built by the property owners, David and Rose B. Bazar, apparently as a rental property; its first occupants were Max and Ada Genser; he was secretary of the Genser Manufacturing Co., a jewelry manufacturer. The Gensers bought the house from the Bazars in 1928.

Garage (by 1937): 1 story, pyramidal asphalt roof, stucco, double-width overhead door. Stands behind and northwest of the house; similar in character to the house but apparently not original.

- 15 FRANCIS B. AND BERNADETTE B. AHEARN HOUSE (1937): A 1½ story (plus attic), L-shaped, English Cottage style single-family house with cross gable asphalt roof, parged masonry foundation, wood shingle siding, wood trim, and wood multi-light windows in a variety of

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configurations. The house has a side hall plan, with the main entrance set back from the façade under a sweeping side gable roof slope that extends to form a bracketed hood over the front door. A 1½ story, front-gabled projection occupies most of the north façade, and has a group of three pairs of casement windows on the 1st floor and a pair of 6/6 double hung sash on the 2nd floor. On the east side of the projection, adjacent to the front door, is a large, painted brick exterior chimney. Both front and east side gables have arched attic windows; a larger arched window on the east side of the main block illuminates the stair hall. A gabled dormer sits on the east roof slope, next to the chimney; a large shed dormer occupies the west roof slope. Francis B. Ahearn worked at Providence Concrete & Roofing Co.

Garage (1937): 1 story, steeply pitched front gable asphalt roof, wood shingles, single overhead door. Stands behind and southwest of the house; matches the design of the house and is original.

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GORTON STREET

- 11 MILTON C. AND ELSA S. SAPINSLEY HOUSE (1929): A 2½ story single-family house with Georgian-derived detailing, side gable asphalt roof, brick foundation, brick walls with corner quoins, brick and wood trim, and wood multi-light windows in a variety of configurations. All brick elements are painted white. The 3-bay north façade has a center entrance framed by fluted pilasters and topped by a broken segmental-arched pediment with pineapple ornament. The front door is flanked by 6/9 double hung sash windows, set within arched openings (although the top sashes are not arched); on the 2nd floor above the door is a group of 4 small multi-light casement windows (two pairs), with a bracketed wood window box beneath them, set between 6/1 double hung sash. A large gabled dormer with fanlight window is centered on the front roof slope. The east side elevation has two semicircular multi-light oriel windows and an exterior chimney. The house stands on a raised lot with painted brick retaining wall. Milton C. Sapinsley (1896-1990) was the founder of Carol Cable Company a manufacturer of insulated wire and cable and one of the largest employers in Providence. Active in community affairs, he was a founder of the United Way of Rhode Island, which he also served as president, as well as board member of several prominent Jewish non-profit agencies . He later moved to 270 Laurel Avenue (q.v.).

Garage (by 1937): 1 story, hipped asphalt roof, wood clapboards, double-width overhead door. Stands behind and southwest of the house; similar in character to the house, and may be original.

- 14 WASSILY BESEKIRSKY HOUSE (1927): A 2½ story Dutch Colonial Revival style single-family house with side gambrel asphalt roof, parged brick foundation, wood shingle siding, wood trim, and vinyl 6/1 double-hung replacement windows. The south façade has a side hall plan and an irregular fenestration pattern, with 3 bays on the 1st floor and 4 on the 2nd. The front door is framed by wood paneled “sidelights” and blind elliptical fanlight; the two windows at the 1st floor level are larger than the four on the 2nd floor, set within a large shed dormer on the front roof slope. The west side elevation has a 1-story, flat-roofed sun porch with single-light vinyl casement windows in groups of three (these probably were not single-light originally). The east side elevation has a secondary entrance within a small front-gabled projection. Wassily Besekirsky was a violin teacher.

Garage (by 1937): 1 story, front gambrel asphalt roof, wood singles, single overhead door. Stands behind and northeast of the house; similar in character to the house, and may be original.

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19 JACOB W. HIRNING HOUSE (1927): A 2½ story, single-family house with Prairie School and Colonial Revival style influences, sited at the southwest corner of Slater Avenue, with hipped asphalt roof (featuring very deep eaves with paired corner brackets), brick foundation, wood shingled walls, wood trim, and wood double-hung sash windows. The 3-bay north façade has a center entrance underneath a flat-roofed, columned portico with elaborate roof brackets and wood rooftop balustrade; the front door has wood paneled and glass sidelights, and is flanked by pairs of 6/1 sash. On the 2nd floor, two pairs of small 6-light casement windows sit above the front door, and are flanked by single 6/1 sash. Shed dormers sit on the front and west side roof slopes; the front dormer has a Palladian window curving above its roofline. On the east side elevation is an exterior chimney as well as a 1-story, flat-roofed sun porch with decorative brackets at the roofline (matching those on the front portico) and pairs of 6/1 windows. At the rear (south), visible from Slater Avenue, is a small 1-story hipped-roofed addition, and a shed dormer on the roof. Jacob W. Hirning was a manager at General Baking Co.

Garage (by 1937): 1 story, hipped asphalt roof, wood clapboards, two overhead doors. Stands behind and south of the house, facing Slater Avenue. Matches the design of the house and appears to be original.

GROTTO AVENUE

74-76 1st MARY I. DRESSER HOUSE (1914): A 2½ story Dutch Colonial Revival style two-family house with cross gambrel asphalt roof, painted brick foundation, wood clapboards on the 1st floor and wood shingles on the upper floors, wood trim, and vinyl 1/1 double-hung sash replacement windows. The house has a side-hall plan, with separate entrances for the dwelling units situated on the east façade and south side elevation, both near the southeast corner of the house. The façade has a 2-story porch with wood railings and wood-shingled plinths supporting slender paired columns (original); tucked under the 1st floor level of the porch are an entrance door and a grouping of three windows: a 1/1 flanked by shorter, narrower leaded glass sash; and next to the porch is a bay window. The 2nd floor level, which overhangs the 1st (including its bay window) has a porch door and three 1/1 windows; the attic level, which deeply overhangs the 2nd, has a shallow 2-sided oriel window with two 1/1 sash, and an attic vent above. On the south side elevation, the dwelling unit entrance is sheltered under a portico detailed similarly to the front porch; there is a bay window on the 1st floor level and a shallow 2-sided oriel window on the 2nd floor above the door. A large shed dormer sits on the south roof slope. The north side elevation has a 2-story bay window and an exterior chimney that penetrates through the deep roof eaves. This house is very similar to 78-80 Grotto Avenue next door (although it has different porch and chimney details); both houses were originally owned by Mary I. Dresser of Southbridge, Mass.,

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and apparently built as rental properties. This house was first occupied by Francis B. Keeney, a lawyer (at #74, in 1914) and by Miss Madeline H. Greene and her boarder, Mary S. Houghton, a teacher at the Charles Street School (at #76 in 1915).

78-80

2nd MARY I. DRESSER HOUSE (1914): A 2½ story Dutch Colonial Revival style two-family house located at the southwest corner of Penrose Avenue, with cross gambrel asphalt roof, brick foundation, wood clapboards on the 1st floor and wood shingles on the upper floors, wood trim, and wood 6/1 double-hung sash windows. The house has a side-hall plan, with separate entrances for the dwelling units situated on the east façade and south side elevation, both near the southeast corner of the house. The façade has a 2-story porch with wood-shingled walls (instead of railings) supporting slender paired columns (original); tucked under the 1st floor level of the porch are an entrance door and a grouping of three windows: a 6/1 flanked by shorter, narrower leaded glass sash; and next to the porch is a bay window. The 2nd floor level, which overhangs the 1st (including its bay window) has a porch door and three 6/1 windows; the attic level, which deeply overhangs the 2nd, has a shallow 2-sided oriel window with two 6/1 sash, and an attic vent above. On the south side elevation, the dwelling unit entrance is sheltered under a portico detailed similarly to the front porch; there is a bay window on the 1st floor level and a shallow 2-sided oriel window on the 2nd floor above the door. A large shed dormer (recently re-shingled) sits on the south roof slope. The north side elevation has a 2-story bay window; a chimney sits on the north roof slope behind the north gambrel. On the rear (west) elevation is an open 2-story porch (visible from Penrose Avenue). This house is very similar to 74-76 Grotto Avenue next door (although it has different porch and chimney details); both houses were originally owned by Mary I. Dresser of Southbridge, Mass., and apparently built as rental properties. This house was first occupied by Houghton Metcalf, a salesman (at #78) and Paul A. Colwell, who worked in insurance (at #80).

82

EDWIN S. AND MIRIAM M. SOFORENKO HOUSE (1950): A 2 story Garrison Colonial style single-family house located at the northwest corner of Penrose Avenue, with side gable asphalt roof, raised concrete foundation, painted (white) brick at the 1st floor front, wood clapboards at the 2nd floor front, and wood weatherboard on the sides and rear, wood trim, and wood multi-light double-hung sash windows in a variety of configurations. The 3-bay east façade has a center entrance framed by simple pilasters, flanked by 8/12 windows. The 2nd floor level overhangs the 1st; windows at the front are 8/8. All side elevation windows are 6/6. The south side elevation has a painted (white) brick exterior chimney. A garage (by 1955), which also contains a secondary entrance to the house, is attached to the north side elevation, facing Grotto Avenue but well set back from the street, and appears to be original: 1 story, side gable

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asphalt roof, wood weatherboard and clapboards, double-width overhead door. Edwin S. Soforenko was president and treasurer of Insurance Underwriters, Inc.

- 118 MICHAEL C. AND JAYNE W. ROSENBERG HOUSE (2005): A large 2 story, modern single-family house located on a raised lot at the northwest corner of Margrave Avenue, with twin front gable asphalt roof, concrete foundation, stucco (or synthetic stucco) walls, minimal trim, and metal or vinyl-clad, large single-light windows with 2-light transoms. The east façade has two gabled sections with a narrow connector between them; a large exterior stone and stucco-clad chimney on the south section; and a two-car garage (with stone piers and two overhead doors) in the ground floor level of the north section. The main entrance is on the north side elevation (not facing either street) under a wooden porch. The terraced front yard is supported by stone retaining walls matching the piers of the garage and the chimney base. Michael C. and Jayne W. Rosenberg's professions (if any) are not noted in city directories. (NC)
- 120 DR. HENRY C. HALL HOUSE (1915): Eleazer B. Homer, architect. A sizeable 2½ story single-family house located at the southwest corner of Laurel Avenue, with an eclectic mix of Prairie School, Queen Anne, Bungalow, and Mediterranean Renaissance influences, a hipped slate roof with deep eaves, stucco walls, wood trim, and wood multi-light double-hung sash windows (typically 8/8 on the 1st floor and 6/6 on the upper floors). The 4-bay east façade has an off-center segmental-arched main entrance underneath a flat-roofed portico with round columns, heavy console brackets, and a wrought iron railing on its roof. A large 1-story flat-roofed sun porch with large multi-light fixed (or casement) windows projects well forward of the façade. A belt course wraps around the house just beneath the 2nd floor windows. The north side elevation has a 2-story bay window near the front northeast corner of the house, as well as a secondary entrance (facing Laurel Avenue). Large dormers with segmental-arch roofs, clapboard siding, and multi-light casement windows sit on the front and both side roof slopes; a stuccoed chimney rises from the south roof. The house stands on a substantially raised lot bounded by a stone retaining wall; heavy landscaping obscures views from the south and east. Dr. Henry C. Hall was a medical superintendent at Butler Hospital.
- Carriage House (by 1926): Large, 1½ stories, hipped slate roof, stucco, two overhead doors plus a pedestrian entrance, large shed dormer flanked by segmental-arch-roofed dormers, all clad in clapboards with multi-light wood casements, sits on the north roof slope. Stands behind and southwest of the house, facing Laurel Avenue. Matches the design of the house but was constructed for the second owner, K.D. MacColl.

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- 125 DONALD STURGES AND MARY GLADDING BABCOCK HOUSE (1928): A large 2½ story, Colonial Revival style single-family house located at the northeast corner of Laurel Avenue, with hipped slate roof, brick foundation, brick walls, brick and wood trim, and wood 6/6 double-hung sash windows. Modeled after Colonial houses of the Mid-Atlantic region, the house faces west and has a 4-bay main block with 2-bay wing on the north side; the off-center main entrance is framed by pilasters, consoles, a triglyph frieze, and pediment. Windows on the 1st floor have segmental relieving arches. A projecting brick stringcourse wraps around the house just below the 2nd floor windows. Three small front-gabled slate-clad dormers sit on the west roof slope (2 on the main block, one on the north wing), another on the south, and three more on the east. The south side elevation of the main block has a large multi-light bow window. The north wing has a secondary entrance in its west front, and an exterior chimney on its north side, and an integral garage at the basement level. The house stands on a steeply sloping lot; a stone wall of variable height stands on the south lot line; just behind it is a much taller (at least 7 feet) brick wall that partially encloses the side yard, while a solid-board fence encloses the rear yard. Donald Sturges Babcock (1890-1962) was a clerk for the Wanskuck Company. He remained here following the death of his wife, Mary (1896-1948), and his daughter Barbara B. Arnold and her family later lived here.
- 130 WALTER H. AND MARION B. ROBINSON HOUSE (between 1927-1931): A 2 story Tudor Revival style single-family house, located at the northwest corner of Laurel Avenue, with side gable slate roof, brick foundation, brick and stucco walls (with half-timbering on the 2nd floor and in the gables), stone and wood trim, and wood multi-light (9/9) and leaded glass double-hung and casement sash windows. The asymmetrical east façade has a 2-story front-gabled brick projection at the north end, with a bow window on the 1st floor and group of 3 double hung sash on the 2nd floor; an off-center main entrance set into a Tudor arch; a group of 5 casement windows with stone surround on the 1st floor, and three gabled dormers on the 2nd floor that break through the eaves. The north side elevation has a large decorative exterior chimney and a 1-story stucco-clad ell set well back from the street. The house stands on a raised lot surrounded by a stone wall. Walter H. Robinson was an insurance agent.
- Garage (by 1937): 1 story, front gable slate roof, brick walls with stucco and half-timbering in the gable, 1 overhead door. Located behind and west of the house, facing Laurel Avenue. Matches the house and appears to be original.
- 137 FRANK MAURAN, JR. HOUSE (1929): Edmund B. Gilchrist (Philadelphia), architect. An absolutely superb and exceptionally suave large 2- and 3-story Colonial/Federal Revival style single-family house, modeled after Colonial and Federal architecture of the mid-Atlantic region,

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with heavy references to Philadelphia. It has a side-gable standing-seam copper roof, brick foundation, brick walls, wood trim, and wood 6/6 double-hung sash windows. Set end to the street on a substantial lot that slopes downward (east) from street level, it comprises a 4-bay main block with a 2-bay "side" wing extending toward the street and a projecting service/garage wing on the opposite side. The main block contains an arched, recessed, side-hall entrance with a door framed by leaded sidelights and a large semi-circular fanlight. The end walls, with pairs of tall, massive chimneys, continue above the roofline to form parapets which frame Chinese Chippendale roof balustrades. A 1-story addition (date unknown) attached to the east side of the garage wing has a flat roof with wood balustrade, brick walls, and a single overhead garage door as well as two pedestrian doors; it projects forward of the original garage wing but does not intrude on the original architecture. Frank Mauran, Jr. (1896-1943) was president of an investment company; both he and his wife, Marion (1900-1974), were born and reared in Philadelphia, although the Mauran family had long and intricate Providence family and business connections. The house was substantially the gift of Mauran's father, thus the choice of one of Philadelphia's best early 20th-century revivalist architects for this, his only Rhode Island commission.

- 138 GERALD M. RICHMOND HOUSE (1917): A 2½ story Colonial Revival style single-family house, located at the southwest corner of Freeman Parkway, with side gable asphalt roof, brick foundation, brick walls, brick trim, and vinyl 6/1 double-hung sash replacement windows (a small pair of vinyl single-light casements sits over the front door). The 5-bay east façade has a center entrance underneath a vaulted, front-gable-roofed portico with round columns. Three small, squat, shed-roofed, clapboarded dormers (with horizontally proportioned, single-light vinyl windows) sit on the front roof slope. An interior chimney stands near the south end of the house; the south side elevation features a 1-story, wood-framed, flat-roofed screened porch. The north side elevation features a group of vinyl casements on the 1st floor. Attached at the northwest corner is a garage (by 1918) which faces Freeman Parkway and appears to be original: 1 story, flat roof with heavy wood cornice, brick, double-width overhead door. The house stands on a raised lot enclosed by a rubble stone retaining wall. At rear is a 2-story gable-roofed brick ell, with an attached garage on its north front. Gerald M. Richmond was a broker.
- 145 DR. GRAHAM J. NEWSTEAD HOUSE (between 1985-1988): A 1 and 2 story, L-shaped, Shed Style single-family house with shed and flat asphalt roofs, concrete foundation, wood clapboard siding, wood trim, and wood single-light windows and doors in an irregular fenestration pattern. A garage wing (accommodating 3 cars) with roof deck extends forward of the main house, which also has a roof deck; the lot slopes downward from the street so that the ground floor (including the front door, in a wood-framed glass vestibule) of the main block is

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below street level. The house is largely screened from the street by heavy trees and tall perimeter stone walls. Dr. Newstead was a physician with offices in Warwick. (NC)

- 151 THOMAS F. AND JEAN A. GILBANE HOUSE (1948, early 21st century): A 2½ story Mid-Atlantic Colonial Revival single-family house with hipped slate roof (featuring a flat deck with latticed balustrade), brick and stone (or cast concrete) foundation, brick walls, trim elements in brick, wood, and stone or cast concrete, and wood multi-light double-hung sash windows. The 5-bay main block faces west and has a projecting central entrance pavilion topped by a glazed pediment gable; a columned entrance portico with wooden roof balustrade, blind arches over the ground floor 9/9 windows, and ball trim at the eaves. Upper floor windows are 6/6. Attached to the south side elevation is a 1-story, flat-roofed, wood-framed sunroom with wood multi-light casement windows, set back one bay from the main façade. A 2-story north side wing contains a secondary entrance with wood rooftop balustrade and 6/6 windows. The north and south sides of the main block as well as the north side of the wing all have end chimneys. The large lot is fronted by a white wooden pale fence with urn-topped posts. Thomas F. Gilbane (1911-1981) was president and treasurer of the family business, Gilbane Building Co., one of Providence's prominent contracting firms, by then in its third generation of family management. His son Tom moved here following his death, and Tom and his wife, Mary, constructed the addition to the north.
- 152 HUGH F. MACCOLL HOUSE (1919): A sizeable, 2½ story, L-shaped, altered Georgian Revival style single-family house, located toward the north end of a very large, raised lot, surrounded by a rubble stone wall topped by a wooden fence, that occupies the entire stretch of Grotto Avenue between Freeman Parkway and Upton Avenue. The house has a side gable asphalt roof, brick foundation, wood clapboard siding, wood trim, and wood 6/6 double-hung sash windows. The east façade is 7 bays across; an off-center entrance with transom is set underneath a columned portico with bracketed pediment gable. To the right of the doorway is a 1-story bay window (with 10/10 center sash). A large "greenhouse" window occupies the front northeast corner of the house and is clearly a later (incompatible) alteration. Four wood-shingled dormers and a painted brick chimney occupy the front roof slope; three of the dormers have front gable roofs, while one has a semi-circular arched roofline; another painted brick chimney rises near the south end of the roof. On the south side elevation is a 1-story, flat-roofed sun porch with wood rooftop balustrade and fully glazed walls (glazing not original). On the north side elevation is a large, 1-story addition with shed and flat roofs, which appears to have been modified since its footprint first appeared on the 1926 map. At the rear is a large 2-story gable-roofed ell. Hugh F. MacColl (1885-1953) was a broker.

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- 155 K.S. AND SHIVAN S. SUBRAMANIAM HOUSE (2002) Lerner, Ladds & Bartels, architects. A 2½ story, early 21st century single-family house, apparently constructed on a never-before-developed lot, with side gable asphalt roof, concrete foundation, wood clapboard siding, wood trim, and vinyl-clad 4/4 and 1/1 double-hung sash windows. The 5-bay west façade has a deeply recessed, off-center entrance; the 2nd floor and attic windows above the door are also recessed. Windows on the 1st floor left of the door are small, almost square 1/1 sash; to the right of the door is a shallow bay window with a pair of standard-sized 4/4 sash (a similar bay is found on the south side elevation). Second floor windows are also 4/4, and rise above the roofline into shed-roofed dormers. A 1-story screening wall projecting north of the façade hides an integral garage door in the north side elevation. The rear has several small 1-story ells. The front yard landscaping includes a garden enclosed by a stone wall. Mr. Subramaniam was Chairman and Chief Operation Office of FM Global, an international insurance company, when the couple built this house. (NC)
- 199 MICHAEL COUTO HOUSE (1999): John A. Aharonian, architect. A very large, 2½ story, L-shaped late 20th century Colonial Revival style single-family house, located at the southeast corner of Lincoln Avenue, with hipped slate (or synthetic slate) roof with modillion cornice, brick foundation, brick walls, trim elements of brick, wood, and cast stone, and vinyl-clad multi-light double-hung sash windows. The 5-bay west façade has a center entrance under a rounded, flat-roofed, columned portico topped with a wood balustrade; the front door has sidelights and a fanlight. Above the doorway on the 2nd floor is a multi-light Palladian window, and above that on the front roof slope is a large pediment with ocular window. Windows are 9/9 on the 1st floor, 6/9 on the 2nd floor, and 6/6 in two gabled front dormers. The large lot slopes downward from street level so that the basement level is fully exposed at the rear; the north side elevation has two overhead garage doors. (This house replaced an earlier structure seen on late 19th and early 20th century maps.) Mr. Couto's profession is not noted in city directories. (NC)
- Garage (2000): 1½ stories, front gable slate (or synthetic slate) roof with cupola, brick, two overhead doors. Located northeast of and matches the house. (NC)
- 200 CARROLL AND KATHERINE HARRINGTON HOUSE (1928; garage wing added between 1938-1955): A 2½ story Colonial Revival style single-family house, located at the northwest corner of Lincoln Avenue, with side gable asphalt roof, brick foundation, wood clapboard siding, wood trim, and wood 6/6 double-hung sash windows. The 5-bay east façade has a center entrance with sidelights and blind fanlight. The front roof slope has three gabled dormers. Two interior chimneys stand near the north and south ends of the house. The north side elevation has a 1-story flat-roofed sun porch; the south side has a 1-story bay window. Attached to the south

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side, set back behind the bay window, is a large 1½ story side-gable-roofed garage wing addition (facing Grotto Ave.) apparently designed to match the house, with a double-width overhead door in the basement level (partly below the ground floor of the house), a large picture window and a 6/6 sash on the 1st floor level, and 2 dormers. The house is set back unusually far from Grotto Avenue on a raised, heavily landscaped lot with a large front lawn. Carroll Harrington was treasurer of Somerset Realty Co.

- 280 SALVATORE ABBRUZZESE HOUSE (1985): A 1½ story, late 20th century Colonial Revival style single-family house, located at the northwest corner of Magellan Street, with side gable asphalt roof, concrete foundation, wood shingle siding, wood trim, and vinyl 6/1 double-hung sash windows. The massing of the house is divided into three sections, with two shorter, smaller wings flanking the taller main block. The main block is 3 bays across its east façade, with a recessed center entrance framed by fluted pilasters, entablature, and broken pediment; flanking the door are two shallow oriel windows with paired windows, and two dormers with sunburst details in their gables sit on the front roof slope. The south side elevation has a large exterior chimney; the south wing has single-light vinyl casement windows grouped in pairs and threes. The north wing has a shallow oriel window on its east front and two overhead garage doors in its basement level. The sloping lot is partly enclosed by a stone retaining wall. Salvatore Abbruzzese's profession is not noted in city directories. (NC)

LAUREL AVENUE

- 245 SUMNER G. RAND HOUSE (1910; west wing added after 1955; rear addition 2002): John Hutchins Cady, architect. A 2½ story Colonial Revival style single-family house, located at the southeast corner of Slater Avenue, with slate mansard roof with heavy modillion cornice, brick foundation, brick walls, brick and wood trim, and wood 6/6 double-hung sash windows. The 5 bay north façade has a central entrance framed by pilasters and a broken pediment, with a leaded glass fanlight over the front door. The 1st floor window openings have segmental relieving arches; the 2nd floor window above the front door is shorter and smaller than other façade windows. Two front-gabled dormers sit on the front roof slope. A massive end chimney rises above the west roofline. The well-integrated 2-story west wing addition (which replaced an original 1-story open porch) has large segmental arched window openings on the 1st floor, containing paired windows; a heavy belt course separating the floor levels; groups of three windows on the 2nd floor; and a wooden rooftop balustrade. The house sits on a raised lot enclosed by a stone retaining wall. A photograph of this house was published in the *Providence Board of Trade Journal* in March 1916. Sumner G. Rand was a lawyer.

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Garage (by 1918): 1 story, pyramidal asphalt roof with gabled dormers on all four sides, brick, 1 overhead door. Matches the house, and appears to be original. Stands behind/south of the house, on a separate lot with the address 121 Slater Avenue, and faces Slater.

- 256 HENRY M. BOSS, JR. HOUSE (1910): A 2½ story Colonial Revival style single-family house, located at the northeast corner of Slater Avenue, with side gable asphalt roof, brick foundation, brick walls, brick trim, and vinyl 6/6 double-hung sash replacement windows. The 3-bay south façade has a center entrance under a vaulted, columned portico; the front door has leaded glass sidelights and elliptical fanlight. All window openings on the façade have segmental relieving arches; windows on the 2nd floor over the door are paired 6/6, smaller and shorter than windows elsewhere. A slightly off-center chimney straddles the ridge of the roof. The east side elevation has a 1-story, flat-roofed screened porch, set back from the façade. A wood-framed enclosure for a secondary entrance projects from the rear (north) elevation. The house sits on a raised lot with a stone retaining wall at front. Henry M. Boss, Jr. was a lawyer at the firm of Vincent, Boss, and Barnefield.

Garage (by 1926): 1 story, front gable asphalt roof, brick, one overhead door with elliptical multi-light transom, set within a segmental relieving arch. Stands behind and north of the house, facing Slater Avenue. Similar in character to the house, but not original.

- 262 EMERSON-BAKER HOUSE (1911; major alterations 1960, 1987): Ira Rakatansky, architect for renovations. Located at the northwest corner of Blackstone Boulevard (sometimes identified in city records as 162 Blackstone Boulevard), this formerly 2½ or 3 story early 20th-century single-family house has been heavily altered and no longer retains its original historic integrity but is not without interest as a mid-20th-century modern house. Building permits reveal that in 1960, the 2nd and 3rd floors were removed and the house was substantively renovated; it is now Contemporary style, 1 story tall with a flat tar and gravel roof, brick and vertical board siding, a large brick chimney on the south side elevation, and large single-light picture windows (the foundation is not visible). The main entrance is now on the west elevation underneath an added carport. A small addition and deck were added to the west side in 1986. The house stands on a raised lot enclosed by railroad ties and heavily landscaped, so that views from the east and north are almost entirely obscured. The original house was built for Lowell Emerson, a paper manufacturer; the 1960s renovations were carried out by then-owner Benson H. Baker. (NC) due to the extent of alterations.

Garage (1987): 1 story, flat tar and gravel roof, vertical board siding, double-width overhead door. Stands west of the house and faces Laurel Avenue. (NC)

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Cabana (1987): 1 story, flat tar and gravel roof, vertical board siding. Attached to the north side of, and is mostly hidden by, the garage. Built in conjunction with installation of an in-ground swimming pool. (NC)

265 ALBERT B. AND BETTY GLASSMAN HOUSE (1956; two rooftop additions, by 1977): A 1 and 2 story single-family Ranch house, located at the southeast corner of Blackstone Boulevard, with side and front gable asphalt roofs, concrete foundation, brick and wood shingle walls, wood trim, and a mix of wood multi-light and vinyl 1/1 double-hung sash replacement windows. The main block of the house has an asymmetrical north façade, faced half in painted brick and half in wood shingles, with a recessed off-center entrance and a large, wood multi-light bow window set underneath deep roof eaves; a projecting front-gabled section at the east end of the main block has a massive, painted brick exterior chimney and several vinyl 1/1 windows on its north front. The west side elevation has a group of wood multi-light casement windows and a bow window similar to that on the façade. A garage wing attached to the east side has a double-width overhead door in its basement level, a pair of vinyl 1/1 windows plus a single 1/1 on the 1st floor, and a 2nd story addition with the same fenestration pattern. A second, much smaller rooftop addition sits on the ridge of the main block next to the garage wing addition. The house sits on a raised lot enclosed by a stone retaining wall; the lot slopes down to the east. Albert B. Glassman was a linoleum layer. (NC) due to the rooftop additions, which detract from the historic character of a mid-20th century Ranch house.

270 MILTON C. SAPINSLEY HOUSE (1949): Samuel Lerner, architect. A 1 story single-family Ranch house (the first of its type in this district) with side gable asphalt roof with deep eaves, painted brick walls, brick and wood trim, and wood multi-light windows (the foundation is not visible). The asymmetrical south façade has two hipped-roof projections at its east and west ends; the east projection contains the deeply recessed main entrance (roughly centered on the façade as a whole) sheltered under an inset porch with slender paired columns, and a large wood multi-light bow window; the west projection contains a garage with double-width overhead door. A large wood multi-light picture window is located on the façade between the front door and the garage wing. A large stone chimney rises above the roof near the east end of the house. The house stands on a raised, terraced, sloping lot with stone retaining walls. Milton C. Sapinsley (1896-1990), who moved here from 11 Gorton Street (see above), was the founder of Carol Cable Company, a manufacturer of insulated wire and cable and one of the largest employers in Providence. Active in community affairs, he was a founder of the United Way of Rhode Island, which he also served as president, as well as board member of several prominent Jewish non-profit agencies. His daughter, Jane Sapinsley Nelson, and her

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husband, Eugene, chose to build their house in 1961 on through-block abutting property at 309 Freeman Parkway (q.v.). (C.f. 130 and 140 Slater Avenue for early 20th century comparables).

LINCOLN AVENUE

- 9 GEORGE HENRY HOUSE (1879, altered early 20th c.): A 2½ story Late Victorian vernacular style single-family house with some Colonial Revival-era modifications, front gable asphalt roof, raised parged masonry foundation, wood shingles, wood trim, and wood 6/1 double-hung sash replacement windows. The house has a 3-bay north façade (4 bays deep) and a side hall plan with projecting entry vestibule featuring a wooden rooftop balustrade with ball finials on its posts; the doorway is on the east side of the vestibule, while its north front has an octagonal multi-light window. A heavy wood belt course separates 1st and 2nd floor levels on the façade, and aligns with the cornice of the entry vestibule; corner boards at the northeast corner further delineate the 1st floor level. Windows on the left-hand side of the façade are paired on both 1st and 2nd floors. Entry vestibule, 6/1 windows, and added trim pieces at the 1st floor all probably date from the early 20th century; two-story addition at rear. City directories of 1876-1879 list two George Henrys, neither of whom lived on Lincoln Avenue: one was an engineer, and the other was a sexton.
- 15 NATHAN P. AND JENNIE WARREN HOUSE (1935): A 2 story Colonial Revival style single-family house with hipped asphalt roof with deep eaves parged masonry foundation, wood shingles, wood trim, and wood 6/1 double-hung sash windows. The house has a 3-bay north façade (3 bays deep) and a side hall plan with projecting entry vestibule featuring a front gable roof and sidelights and fanlight surrounding the doorway. First floor windows at front are in a group of three, with a pair and a single window on the 2nd floor. The east side elevation has an exterior chimney. The west side elevation has a secondary entrance under a bracketed, vaulted hood. Nathan P. Warren worked for the United Produce Co.
- Garage (by 1937): 1 story, pyramidal asphalt roof, brick, two pairs of hinged wood and glass doors. Stands behind and southwest of the house; similar in character, and likely original.
- 16 1st JEREMIAH O'SULLIVAN HOUSE (1884): A 1½ story, Queen-Anne influenced Late Victorian vernacular single-family house set end to the street, with cross gable asphalt roof, raised painted brick foundation, wood clapboards on the 1st floor and patterned wood shingles on the 2nd floor, wood trim, and vinyl 6/1 double-hung sash replacement windows. The 3-bay west façade has an off-center entrance sheltered under a full-width 1 story porch with bracketed posts and wood railings. The south side elevation is 3 bays across. A 2 story bay on the east (rear)

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elevation rises up to the roof gable. Jeremiah O'Sullivan was a carpenter; he also owned 205 Cole Avenue (see above), and other members of the O'Sullivan family owned additional properties in this area in the late 19th and early 20th centuries.

Shed (late 20th century): 1 story, side gable asphalt roof, T-111 siding, prefabricated. Stands northwest of the house, in the side yard (NC).

- 20 CHARLES H. NASH HOUSE (1875): A 2 story Late Victorian vernacular single-family house with front gable asphalt roof, raised brick foundation (painted at front), wood clapboards, wood trim, and wood 2/2 double-hung sash windows. The 3-bay south façade has a side hall plan; the front door has a narrow 2-light transom and simple trim; all windows have molded lintels (except for the octagonal attic window at front). A pressure-treated wood deck with stairway stretches across the façade (a later alteration). The house (2 bays deep) stands on a raised lot enclosed by a rubble-stone wall. A 1-story addition stands at rear. This house replaced an earlier, smaller house seen on the 1870 map. Charles H. Nash was a laborer.

Garage (by 1937): 1 story, front gable asphalt roof, wood clapboards, two overhead doors. Stands behind and northwest of the house.

- 21 MORRIS L. AND ANNE W. COWEN HOUSE (1942): A 2 story Georgian Revival single-family house with hipped asphalt roof, parged masonry foundation, wood clapboards, wood trim (including heavy quoins at the front corners), and wood 8/8 double-hung sash windows. The 3-bay north façade has a center entrance under a large portico with flared metal roof, triple posts, and dentil moldings; glass block sidelights (not original) flank the front door. The 1st floor windows have large recessed wood panels beneath them and blind fanlights above. A small, vaulted-roofed dormer with wood 4/4 double-hung arched-top sash sits on the front roof slope. The west side elevation has an exterior chimney; the east side elevation has a 1st floor bay window with glass block instead of sash windows (not original). Morris L. Cowen co-owned the Blue Bonnet Millinery shop in downtown Providence.

Garage (by 1955): 1 story, pyramidal (or hipped) asphalt roof, wood clapboards, double-width overhead door. Stands behind and southeast of the house; similar in character and may be original.

- 28 CHARLES AND BRIDGET CONNOR HOUSE (1893; addition 1961; altered sometime prior to 1980): A 2 story late 19th century single-family house, enlarged and remodeled in the Colonial Revival style, set end to the street on a raised basement with integral garage, with side gable

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asphalt roof, parged masonry foundation, wood clapboards, wood trim (including corner boards and watertable), and wood 6/6 double-hung sash windows with molded lintels. The 5-bay west façade has a center entrance framed by pilasters and topped with a transom light and a pediment; the house is 2 bays deep, with two overhead doors in the basement level facing the street. Large center chimney at the ridge. Secondary entrance at rear (east side). The house stands on an elevated lot a full story above street grade; the front and back yards are terraced with stone retaining walls. Tax records confirm that a building stood on this lot as early as 1893; city atlases of 1895 through 1937 all show a building on this site with the footprint and siting of the current house. However, Sanborn maps corrected to 1955 indicate that the house stood 1½ stories tall. Building permits indicate a 2-story addition measuring 25x16 feet was constructed in 1961 (no such addition is visible from the street). Late 1970s survey photo shows the house with its current appearance. No other records were found indicating when the building was altered and remodeled, or who owned the property at that time; nor were any records found indicating that the 1893 house was demolished and replaced, either with new construction or another house moved onto this site. Charles Connor was a laborer.

29 JOHN AND MARY A. SWEETLAND HOUSE (1941): A 1½ and 2 story, vaguely Garrison Colonial style single-family house with picturesque, asymmetrical massing, front and side gable asphalt roofs, stone veneer and wood clapboard walls, wood trim, and wood 6/6 double-hung sash windows (foundation not visible). The massing of the house is divided into two sections, east and west. The front-gabled east section, which projects slightly forward, has stone on the front of the 1st floor level and clapboards on the slightly overhanging 2nd floor level as well as the side elevations; on the north façade are two windows (one a picture window) on the 1st floor and three (not horizontally aligned) on the 2nd. The side-gabled west section contains a recessed entryway clad in wood board-and-batten siding (with the front door in its west side, perpendicular to the street), and an integral single-car garage, both flanked by stone piers; two front-gabled dormers sit on its front roof slope. Dentiled moldings are found under the eaves above the recessed entryway and under the 2nd floor overhang. A center chimney sits on the ridge at the juncture of the two roofs. The house stands on a slightly raised lot enclosed by a stone retaining wall. John Sweetland was a buyer.

33 JOSEPH E. FRAPPIER HOUSE (1933): Oliver O. Gauvin, architect, and R.I. Rug Works, builders. A 2½ story Colonial Revival single-family house with side gable slate roof, concrete foundation, wood shingles, wood trim, and vinyl-clad multi-light double-hung sash replacement windows in various configurations. The 3-bay north façade has a center entrance surrounded by pilasters, entablature, and broken scroll pediment, and flanked by 8/8 windows; on the 2nd floor above the front door are a pair of 4/4 windows; all other windows are 6/6. The house is 3 bays

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deep; the east side elevation has a 1 story screened porch with shed roof and square columns, which appears to be original, while the west side elevation has an exterior chimney. Joseph E. Frappier was an attendance officer for the Providence School Department.

Garage (1933): 1 story, side gable asphalt roof, wood shingles, two overhead doors. Stands behind and southwest of the house; similar in character and is original.

36 HARRY AND PAULINE LEACH HOUSE (1951): A 1 story single-family Ranch house with side gable asphalt roof, painted brick walls and trim, and wood multi-light windows in various configurations (foundation not visible). The massing of the house is divided into three sections, which are progressively set back further from the street when viewed from west to east. The center section contains the main entrance on its south façade, under a projecting, front-gable-roofed, vaulted portico with double columns; next to the door is a pair of 9-light fixed windows. The eastern section has another pair of 9-light windows on its south front. The western section contains a 2-car garage, with two overhead wood doors. The house stands on a raised lot with a fieldstone retaining wall. Harry Leach was treasurer of the H. Leach Machinery Co.

53 EDWIN SLOCUM HOUSE (1925): A 2½ story Dutch Colonial style two-
(also 193 Slater Ave.) family house located at the southeast corner of Slater Avenue, with front and side gambrel asphalt roofs, brick foundation, brick on the 1st floor and wood shingles on the upper floors, brick and wood trim, and wood 6/1 double-hung sash windows. The massing of the house is divided into two sections. The east section (53 Lincoln Avenue) is 3 bays across its north façade (and 3 bays deep), with a projecting center entrance vestibule of brick with a front-gable roof; the doorway is surrounded by pilasters, sidelights, entablature and pediment. On the 1st floor, windows flanking the doorway are in groups of three; in a large shed dormer on the 2nd floor level are a pair of smaller 6/1 sash over the front door, flanked by groups of three standard size sash. (A similar dormer is on the south/rear roof slope.) The east section has two chimneys, exterior on the east side and interior near the west end. The west section (193 Slater Avenue) is slightly smaller than the east, also 3 bays across its west façade (but 2 bays deep), with the same entrance vestibule and fenestration pattern (except that the 1st and 2nd floor windows are paired instead of grouped in threes); both north and south sides have shed dormers at the 2nd floor level. A 1-story screened porch with wood rooftop balustrade is attached to the east side elevation of the east section, as well as to the north side elevation of the west section. The house stands on a raised lot. Owner Edwin Slocum, who worked at Abraham Slocum & Son, costumers, lived in the dwelling unit at 53 Lincoln, while the unit at 193 Slater was occupied by tenant Israel Friedlander, a buyer.

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Garage (by 1926): 1 story, pyramidal asphalt roof, brick, two overhead doors. Stands behind and southeast of the house, facing Slater Avenue (but also visible from Lincoln). Matches the design of the house and is original.

- 76 W. STANLEY BARRETT HOUSE (1955): A 1½ story, vaguely Colonial Revival style single-family house located at the northwest corner of Grotto Avenue, with side gable slate roof, concrete foundation, wood shingles, wood trim, and wood 8/8 double-hung sash windows. The 5-bay south façade has a center entrance under a portico with flared metal roof and twin square posts. On the 2nd floor over the front door is a large gabled dormer rising above the roofline, flanked by two smaller dormers (with 6/6 windows). Heavy plantings and fencing in the front and side yards significantly obscure views of the house, as well as a 1 story ell and 1 story attached garage on the east side (both apparently original); the garage (which may now be used for living or storage space, since there is no driveway presently leading to it) projects well forward of the house and has a front gable roof, horizontal board siding, a pedestrian door set underneath a wood trellis and a diamond-paned attic window in its south elevation. W. Stanley Barrett's investment firm, Barrett & Co., had offices in downtown Providence.

Garage (after 1955): 1 story, front gable asphalt roof, wood shingles, double-width overhead door. Stands northeast of the house facing Grotto Avenue, and is completely out of view from Lincoln Avenue due to the heavy landscaping on the property. (NC)

MAGELLAN STREET

- 1 DR. MORRIS L. AND FLORENCE A. BIDERMAN HOUSE (1938-1939): Barker & Turoff, architects. A 2½ story, Garrison Colonial style, single-family house, located at the southeast corner of Slater Avenue, with side gable asphalt roof, brick foundation, brick on the 1st floor front, wood clapboards elsewhere, brick and wood trim, and mostly wood multi-light double hung windows. The 3-bay north facade has a slightly recessed center entrance with fluted pilasters and wood-paneled sidelights, and an overhanging 2nd floor. Windows are 8/12 on the 1st floor and 8/8 on the 2nd (the center 2nd floor window is a vinyl replacement sash). The west side elevation (facing Slater Avenue) has an exterior chimney; both the chimney brick and the façade brick have the appearance of a white residue, as if these elements were once whitewashed or painted. The east side elevation has an attached garage (1938-1939), facing Magellan but well set back from the street, which is original: 1-story, side gable asphalt roofed, brick, with a multi-light bay window and a single overhead door. Dr. Morris L. Biderman was a dentist.

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36 JAMES F. AND MABEL A. MURPHY HOUSE (1950): A 2 story, Garrison Colonial style, single-family house with side gable asphalt roof, concrete foundation, brick on the 1st floor front, vinyl siding elsewhere, brick and vinyl trim, and vinyl 1/1 double hung replacement windows. The 3-bay south facade has a slightly recessed center entrance with fluted pilasters and wood-paneled sidelights, and an overhanging 2nd floor. The east side elevation has an exterior chimney. James F. Murphy's profession (if any) is not listed in city directories.

Garage (by 1955): 1 story, front gable asphalt roof, vinyl siding, double-width overhead door. Stands behind and northwest of the house; similar in character to the house, and may be original.

40 WILBUR T. AND DOROTHY JOHNSON HOUSE (1950): A 2 story, simplified Colonial Revival style single-family house with side gable asphalt roof, concrete foundation, brick front, wood shingles elsewhere, brick and wood trim, and wood multi-light double hung sash windows. The house has a side hall plan. On the 3-bay south façade, the front door is framed by fluted pilasters, entablature, and a pediment; windows are 12/12 on the 1st floor and 6/6 on the 2nd. The east side elevation has an exterior chimney; the west side has a secondary entrance. Wilbur T. Johnson was a wool broker.

Garage (by 1955): 1 story, front gable asphalt roof, clapboards, single overhead door. Stands behind and northwest of the house; similar in character to the house, and may be original.

44 CLARKE HOUSE CHAUFFEUR'S RESIDENCE (1916; rehabbed 2007): A 2-story, Dutch Colonial Revival style, single-family cottage with side gambrel asphalt roof (replaced in 2007), parged masonry foundation, wood shingled walls, wood trim, and vinyl or vinyl-clad 6/6 double hung sash replacement windows. The 3-bay south façade has a center entrance under a segmental-arched portico supported by square wood posts and solid side walls instead of railings; the front door is a steel replacement and has pebbled-glass sidelights, also not original. A large shed dormer with three windows sits on the front roof slope. Architect Prescott O. Clarke and his wife Mary, who lived two blocks away at 219 Blackstone Boulevard (see above), constructed this house as a residence for their family chauffeur; during the 35 years that the Clarke family owned this property (until 1951), the house was successively occupied by chauffeurs Thomas E. Knox, Nelson F. Walberg, and Albert Robert.

MARGRAVE AVENUE

15 WILLIAM A. SPICER, JR. HOUSE (1914): Eleazer B. Homer, architect. A handsome 2½ story, Dutch Colonial Revival style, single-family house with side gambrel asphalt roof, brick

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foundation, wood clapboard siding, wood trim, and wood, mostly 6/6 double hung sash windows. The 4-bay north façade has a center entrance tucked underneath the front edge of the roof; the recessed doorway is framed by sidelights and heavy square engaged columns. To the left of the front door are three small wood windows, two of them paired 6/6, one 2/2; to the right of the door is a pair of standard-sized 6/6 sash. In the large shed dormer extending across the front roof slope are four 6/6 windows, two paired at the left-hand side; on top of the shed dormer is a small eyebrow dormer. The west side elevation has a 1-story, hipped-roofed screened porch, which appears to be original; the east side elevation has a 1-story, shed-roofed addition which contains a secondary entrance. A painted brick chimney rises above the ridge at the west end of the house. It stands on a raised lot with a stone retaining wall along the front property line. William A. Spicer, Jr. was a lawyer with the firm of Edwards & Angell.

Garage (by 1926): 1 story, shallow-pitched front gable asphalt roof, horizontal board siding, paired hinged wood and glass doors (single car). Stands southwest of the house, in the west side yard. Similar in character to the house, but not original.

16 WARREN R. AND FARRAH J. WOLF HOUSE (2003): A 2½ story, modern single-family house with hipped and multiple overlapping front gable asphalt roofs, concrete foundation, vinyl siding, vinyl trim, and vinyl 6/6 double hung sash windows. The foremost of the front gables is a projecting garage with two overhead doors and a 2nd floor window. The main entrance, roughly centered on the south façade, is set back between the garage and another front-gabled projection with a group of three windows on the 1st floor. The front door has a wide brick surround, sidelights and transom, and is tucked under a pent roof, above which is a large gabled dormer with arched multi-light picture window, likely illuminating the stair hall. A second gabled dormer sits on the front slope of the hipped roof. The west side elevation has an exterior chimney. The Wolfs' professions, if any, are not indicated in city directories. (NC)

25 T. CLYDE FOSTER HOUSE (1929): An unusual and sizeable 2½ story early 20th century single-family house located at the southwest corner of Grotto Avenue, with side gable asphalt roof, brick foundation, wood shingle siding, wood trim, and vinyl replacement windows in a variety of configurations. The massing is divided into two sections, with a slightly shorter and smaller western block. The north façade has an irregular fenestration pattern, an off-center main entrance is contained within a 2-story front-gabled projection with a smaller shed-roofed section on its west side, and a large exterior chimney to the left of that projection. The front door has a heavy, but simple, wood surround and sits beneath a flat hood, on top of which is a wrought iron balustrade; at the 2nd floor level over the front door is a pair of French doors with a blind fanlight above. Other windows on the front are asymmetrically sized and arranged, and mostly contain

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6/6 double hung sash. A 1-story bay window on the east side elevation has single-light casements. The west side elevation has a secondary entrance underneath a front-gabled portico enclosed at the sides with wood lattice. T. Clyde Foster was president and treasurer of Theodore W. Foster & Brother Co., jewelers and silversmiths, as well as president of Universal Optical Corp.

Garage (by 1937): 1 story, front gable asphalt roof, horizontal board siding, two overhead doors. Stands behind and southwest of the house. Similar in character to the house, but not original.

MOUNT AVENUE

- 4 MAYER AND DORIS SMITH HOUSE (1955): A 2 story Garrison Colonial style single-family house, located at the northeast corner of Cole Avenue, with side gable asphalt roof, parged concrete foundation, painted brick on the 1st floor front, wood clapboards on the 2nd floor front, wood shingles on the sides, wood trim, and wood windows in a variety of configurations. The house is 2 bays deep; the 3-bay south façade has a center entrance with solid wood paneled “sidelights” and pilasters, flanked by two large wood multi-light picture windows; on the slightly overhanging 2nd floor are three 8/8 double-hung sash, while windows at the sides are 6/6 on both floors. The west side elevation has an exterior chimney (painted brick). A garage wing (1955) is attached to the east side elevation, set back from the façade, and appears to be original: 1 story, side gable asphalt roof, wood clapboards, double-width overhead door, pedestrian door and two tall jalousie windows. Mayer Smith was president and treasurer of Providence Contract Dress Stitching Co., Inc.
- 9-11 BERTHA GANZ HOUSE (1925): A 2½ story two-family house with Prairie School and Colonial Revival style influences, hipped asphalt roof with deep eaves, parged masonry foundation, wood shingles, wood trim, and wood replacement windows in a variety of configurations. The house (4 bays deep) has a side hall plan; the 2-bay north façade has two side-by-side entrances collectively surrounded by fluted pilasters and a dentiled entablature, with X-muntin transoms over the doors. Next to the doors is a wide 2-story bay window with large center single-light picture sash flanked by 2/2 double-hung sash with horizontal muntins; similar 2/2 windows are paired in a hipped-roofed dormer on the front roof slope. On the 2nd floor over the doorways is a pair of wood multi-light casement windows with horizontal muntins, which open onto a shallow wooden balcony with brackets and dentil moldings underneath, and a wrought iron railing on top. Vertical board siding surrounds these casement windows, and is also found between the picture windows in the front bay window. Windows on the side elevations are 6/6 double-hung sash. A concrete deck with a wrought iron railing stretches across most of

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the façade and is likely a later alteration. The original owner of this house was Bertha Ganz, wife of Louis Ganz (who had a grocery business on Canal Street); she apparently built this house as a rental property. Its first occupants were William Goldstein at #9 (no profession noted) and W. Curtis Angell, Jr., a salesman, at #11.

Garage (by 1926): 1 story, pyramidal or hipped asphalt roof, concrete block, door(s) not visible; the garage stands behind/southwest of the house, facing east toward the driveway, and is partly out of view from the street. Appears to be original.

12 MILTON AND PHYLLIS STANZLER HOUSE (1952): A 1 story single-family Ranch house with side gable asphalt roof, raised concrete foundation, stone veneer and aluminum siding, aluminum trim, and vinyl 1/1 double-hung sash replacement windows. A projecting front-gabled section, almost centered on the south façade, contains the front door and a single-light picture window flanked by 1/1 sash; the front and sides are clad in stone veneer, with aluminum siding in the gable. The remainder of the building is clad in aluminum siding. The east wing contains two pairs of windows, while the west wing contains a single-car garage (by 1955), which appears to be original: 1 story, side gable asphalt roof, aluminum siding, single overhead door. A stone chimney sits on the front roof slope behind the gabled projection. Milton Stanzler, an attorney with the firm of Michaelson & Stanzler, founded the local affiliate of the American Civil Liberties Union and was active in many community organizations, including Trinity Repertory Company.

15-17 MARGARET M. AND MARY HARTNETT HOUSE (1924-1925): A 2½ story two-decker house with Prairie School and Colonial Revival style influences, a hipped asphalt roof with deep eaves, parged masonry foundation, aluminum siding and trim, and vinyl 1/1 double-hung sash replacement windows. The house has a side hall plan (4 bays deep). On the north façade are two side-by-side entrances next to a wide 2-story bay window; the doorways and one side of the bay window are sheltered by a 2-story porch, with solid walls instead of railings and fluted wood columns. A hipped-roofed dormer with paired windows sits on the front roof slope. A secondary entrance under a bracketed shed-roofed hood is found on the west side elevation. The original owners of this house were Margaret M. and Mary Hartnett, both telephone operators, who as of 1925 shared living quarters at #15 with several other members of the Hartnett family: Mrs. Ellen, widow of Michael; William H., a jeweler; and Mary H., a forewoman. The first occupant of #17 (in 1924) was William Sandager, an attorney and assistant clerk at the R.I. Supreme Court.

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Garage (by 1937): 1 story, pyramidal asphalt roof, concrete block; doors are not visible from the street; stands behind and south of the house, facing west toward the driveway, and is partly out of view from the street.

- 19 RAYMOND F. AND FLORENCE B. KOZEN HOUSE (1929): A 2½ story single-family Foursquare house with Prairie School and Colonial Revival style influences, a hipped asphalt roof with deep eaves, raised parged masonry foundation, wood clapboard siding, wood trim, and wood 6/6 double-hung sash windows. The house has a side hall plan (3 bays deep); the 2-bay north façade has the front door sheltering underneath a front gabled, vaulted, columned portico; a group of three windows on the 1st floor; and two pairs of windows on the 2nd floor. A hipped-roofed dormer with a pair of 6-light windows sits on the front roof slope. The west side elevation has an exterior chimney. Raymond F. Kozen was a salesman.

Garage (by 1937): 1 story, pyramidal asphalt roof, wood clapboards, double-width overhead door. Stands behind and southeast of the house, and appears to be original.

- 23 TINA L. WONG HOUSE (2001): A 2 story, early 21st century single-family house with overlapping front gable asphalt roofs, raised concrete foundation, vinyl shingles and siding, vinyl trim, and vinyl 6/6 double-hung sash windows. The house has a side hall plan, with 3 bays across the north façade; the front door is set within an inset porch running along the west side of a 1-story, hipped-roofed front projection. A garage (2001) attached to the west side of the main house appears to be original: 2 stories, saltbox profile asphalt roof, vinyl siding, double-width overhead door, and large front dormer. Tina L. Wong's profession is not noted in city directories. (NC)

- 24 DAVID A. AND MINNIE I. SWERLING HOUSE (1955): A 1 story, single-family Ranch house with side gable asphalt roof, raised concrete foundation, vinyl siding, vinyl trim, and wood 6/6 and 8/8 double-hung sash windows. The 3-bay south façade has a slightly off-center, deeply recessed entrance and a pair of 8/8 windows; a front-gabled projection at the west end of the house has a group of three 6/6 windows in its south front. The house is 3 bays deep. The west side elevation has a large exterior chimney and attached garage (by 1955) set well back from the façade, which appears to be original: 1 story, side gable asphalt roof, vinyl siding, one overhead door.

- 27 1st CATHERINE KENNEDY HOUSE (1923): A 2½ story single-family house with Prairie School and Colonial Revival style influences (now much altered), hipped asphalt roof with deep eaves, parged masonry foundation, vinyl siding, vinyl trim, and metal 1/1 double-hung sash

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replacement windows. The house has a side hall plan (4 bays deep); the 2 bay north façade has the front door sheltered under a flared-roofed portico with heavy square wood columns, a shallow oriel window with similar flared roof on the 1st floor, and a pair of windows on the 2nd floor over the oriel. A hipped-roofed dormer on the front roof slope has a pair of wood 2/2 windows; a chimney rises above the east roof slope. A 1 story flat-roofed enclosure on the west side elevation has a corner post matching those on the front portico, possibly indicating that this was an open porch originally. Maps of 1875, 1882, and 1895 show first one, then two, houses on this large lot (combined from two smaller lots), neither of which is the current building. Catherine Kennedy, a widow, had lived at "Mount Avenue near Cole" with her husband Thomas since 1882; Thomas Kennedy was a sexton and laborer at Swan Point Cemetery, who died in 1909. Catherine, who supported herself in part through rental income (see 28-30 Mount Avenue, below) and other Kennedy family members continued to own and occupy this property at least into the mid-1940s.

Garage 1 (by 1955): 1 story, hipped asphalt roof, concrete block, two overhead doors. Stands behind and southeast of the house.

Garage 2 (by 1955): 1 story, pyramidal asphalt roof, wood shingles, two overhead doors. Stands behind and southwest of the house.

28-30 2nd CATHERINE KENNEDY HOUSE (1926): A 2½ story, much altered early 20th century vernacular two-family house, with front gable asphalt roof, raised brick foundation, aluminum siding and trim, and metal 1/1 double-hung sash replacement windows. The house has a side hall plan (3 bays deep); the 2-bay south façade has one main entrance and a group of three windows, a fenestration pattern echoed on the 2nd floor. A 2-story front porch may be original but has had its posts and railings replaced in wrought iron. The east side elevation has a secondary entrance and a very shallow 1st floor oriel window (probably a later alteration). A 2-story addition is at rear. Catherine Kennedy, a widow who lived across the street (see 27 Mount Avenue, above), apparently built this house as a rental property; its original occupants were Harold E. Norton, an accountant, and his wife Marjorie, at #30; and Charles Kenney, an insurance agent, and his wife Marjorie, at #28.

32 HOUSE (2007): A 2 story single-family house with hipped asphalt roof, raised concrete foundation, wood clapboards, wood trim, and vinyl multi-light windows in a variety of configurations. The house is 3 bays across its south façade and 4 bays deep. The center entrance has double doors with transom light, underneath a wood balcony with fluted square posts and wrought iron rooftop railing. Flanking the front door are two oriel windows with metal roofs and

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fixed sashes; on the 2nd floor are paired casement sashes; windows at the sides are 8/8 double-hung sash. The east side elevation has an attached single-car garage, well set back from the façade. Fairly well-integrated new construction in an early 20th century setting. (NC)

Attached garage (2007): 1 story, hipped roof, clapboards, hinged double doors. (NC)

- 42 NICHOLAS G. CAPUTI HOUSE (1944): A 2½ story Colonial Revival style single-family house, located at the northwest corner of Slater Avenue, with side gable asphalt roof, brick foundation, brick on the 1st floor and wood shingles above, brick and wood trim, and wood 8/8 double-hung sash windows. The 3-bay south façade has a center entrance underneath a front-gabled, pedimented portico with paired square columns; sidelights flank the front door, and the 2nd floor window above it is smaller than its fellows on the facade. The house is 2 bays deep; a small open porch on the west side elevation shelters a secondary entrance. Just north of the porch is a 1 story brick west wing, attached to the northwest corner of the house, with side-gable roof, 8/8 windows, and an exterior chimney on its west side, which appears to be original to the house. The east side elevation has a large exterior chimney. At the rear (facing the driveway off of Slater Avenue) is a post-1955 1 story side-gable-roofed addition with small inset porch and another secondary entrance; this addition appears to have replaced an attached garage shown on the 1955 map. Nicholas G. Caputi was a manager at Fidelity Mutual Life Insurance Co.
- 52 EVARISTO AND GIUSEPPA NANNI HOUSE (1928-1929): A 2½ story single-family vernacular Italian Villa house with, located at the northeast corner of Slater Avenue, with hipped clay tile roof with deep eaves, stucco foundation and walls, stucco trim, and mostly wood multi-light double-hung windows in a variety of configurations. The 3-bay south façade has a center entrance under a stuccoed portico with heavy square columns and parapet on its roof; the parapet is decorated with slightly recessed semi-circular arches with inset rosettes; the doorway has wood sidelights and transom. Windows on the 1st floor are grouped in threes (4/4-8/8-4/4) with stucco arches and rosettes above, fronted by shallow wrought iron railings. Windows on the 2nd floor are paired 8/8, flanking a triple 2/1-4/1-2/1 window with arched-top vertical muntins, set over the main entrance. A dormer with 2/1-3/1-2/1 windows with vertical muntins sits on the front roof slope. The house is 3 bays deep; the west side elevation has a stuccoed exterior chimney. A 2-story addition at rear (north) has similar stucco/rosette detailing, a secondary entrance, and a 2nd floor sun porch; this addition has vinyl replacement windows (multi-light casements and sliders). Similar to 56 Mount Avenue, next door. A building permit was issued in 1928, and the house was completed in 1929. Evaristo Nanni was a building contractor.

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Garage (by 1937): 1 story, flat roof with decorative parapet, stucco, two overhead doors. Originally freestanding, but now connected to the house by a 1-story stuccoed garden wall with arched open doorway (built after 1937). Stands north of the house, facing Slater Avenue, and appears to be original.

- 56 ALBERT W. AND IDA B. FAIRBANKS HOUSE (1929): A 2½ story single-family vernacular Italian Villa house with hipped asphalt roof with deep eaves, stucco foundation and walls, stucco trim, and mostly wood multi-light double-hung windows in a variety of configurations. The 5-bay south façade has a center entrance with wood sidelights and transom, and semi-circular concrete steps, underneath a wooden balcony with decorative wrought iron brackets and railings. Windows on the 1st floor are 6/1 and have recessed stucco arches and rosettes above, fronted by shallow wrought iron railings (similar arch/rosette detailing is found above 1st floor side windows). Windows on the 2nd floor are 8/1, flanking a 1/1 window with top sash and sidelights of leaded glass. A hipped-roofed dormer with clapboarded sides and paired, horizontally proportioned 8/1 windows sits on the front roof slope. The house is 3 bays deep; the east side elevation has a stuccoed exterior chimney. Similar to 52 Mount Avenue, next door. Albert W. Fairbanks was a salesman.

Garage (by 1937): 1 story, hipped asphalt roof with hipped dormer at front (with two horizontally proportioned 6-light wood windows), stucco, two sets of wood and glass hinged double doors. Stands behind and northeast of the house; matches the house and appears to be original.

- 95 2nd LEO AND SARAH F. LOGAN HOUSE (1952): A 1 story (with attic) single-family Ranch house with side gable asphalt roof, raised concrete foundation, stone veneer and wood clapboard siding, wood trim, and vinyl 6/6 double-hung sash replacement windows. The massing of the house is divided into three sections, with two wings on either side of the main block. The main block has a large, front-gabled, stone-clad center projection on its north façade, with massive stone exterior chimney and recessed entryway within a segmental arched opening. To the east of the front projection is a group of three windows; to the right are one narrow, vertically proportioned window with horizontal muntins (which may be the original configuration), and one short horizontally proportioned 6/6 window. The house is 2 bays deep; the east side wing is shorter than, and slightly set back from, the main block of the house, and contains one group of three windows on its north front and two similar groups on its east side. The west side wing is likewise shorter and set back, and contains a single overhead garage door at the basement level. Leo Logan worked in the insurance business. He and his wife previously lived at 150 Upton Avenue (see below).

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- 101 MARTIN M. AND CAROL L. BARNES HOUSE (1954): A large 2½ story vernacular Colonial Revival single-family house, located on a raised, sloping lot at the southwest corner of Grotto Avenue, with side gable asphalt roof, concrete foundation, wood clapboards, wood trim, and wood double-hung sash windows. The 3-bay north façade has vertical strips of trim dividing it in thirds; a center entrance with a simple “Colonial” surround, flanked by two louvered openings which may originally have had windows in them; and 8/8 sash in all but the 2nd floor center window, which has 6/6. The house is 2 bays deep; the west side elevation has a painted brick exterior chimney. A 1-story shed-roofed block on the east side, which appears to be original, has 6/6 windows, a secondary entrance at its southeast corner, and an integral 2-car garage with two overhead doors in its basement level (fully exposed by the slope of the lot downwards towards Grotto Avenue). A 1 story screened porch is attached to the rear (south) elevation, visible from Grotto. Martin M. Barnes worked in women’s apparel.

PENROSE AVENUE

- 12 NICHOLAS J. AND ELSA R. LETANG HOUSE (1952): A 2 story single-family house with some simple Colonial Revival style detailing typical of the mid-20th century, side gable asphalt roof, raised concrete foundation, wood clapboard siding, wood trim, and vinyl single-light casement replacement windows. The 3-bay south façade has a center entrance framed by paneled wood “sidelights” and a blind elliptical fanlight; the clapboards on the façade are much narrower than those on the east side (all siding is stained rather than painted, and may not be original). The original façade windows would have been wood double hung sash; the window openings and trim may have been modified when the vinyl casements were installed. The east side elevation has an exterior chimney. A 1-story rear ell protrudes slightly beyond the east elevation. The house stands at the west end of a cul-de-sac, so only its façade and east elevations are visible from the street. Nicholas J. Letang was a salesman for the E.I. Dupont Co.

Garage (after 1955): 1 story, front gable asphalt roof, clapboards, single overhead door. Stands behind and northeast of the house. Similar in character to the house, but not original. (NC)

- 20 ROBERT AND LORRAINE KAPLAN HOUSE (1952): A 2 story single-family house with some simple Colonial Revival style detailing typical of the mid-20th century, side gable asphalt roof, raised concrete foundation, brick on the front and wood weatherboard on the sides, wood trim, and either metal or vinyl double-hung replacement windows. The house has a side hall plan; in the 3-bay south façade, the main entrance is framed by simple wood pilasters and a pediment. Windows are 12/12 on the 1st floor and 6/6 elsewhere. The west side elevation has a

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secondary entrance under a hipped-roofed hood. The east side elevation has an exterior chimney. The Kaplans' professions (if any) are not noted in city directories.

Garage (after 1955): 1 story, front gable asphalt roof, clapboards, single overhead door. Stands behind and northwest of the house. Similar in character to the house, but not original. (NC)

- 25 LAURA L. ROSE HOUSE (ca. 1996): A large 2½ story late 20th century single-family house set end to the street (facing east) with paired gable and cross gable asphalt roofs, raised concrete foundation, wood shingle siding, wood trim, and a mix of wood (or vinyl-clad) single-light casement windows (some grouped in pairs) and small square fixed single-light sashes. The main entrance is centered on the east elevation under a shed roofed portico with wood posts. This house replaced an early 20th century house on this site (previously recorded in the 1978 survey.) Laura L. Rose's profession is not noted in city directories. (NC)

PRESIDENT AVENUE

- 256-258 MARGARET S. AND MARION P. FORRESTER HOUSE (1914): A 2½ story early 20th century 2-family house with hipped asphalt roof featuring deep roof eaves, raised brick foundation, wood shingled walls, wood trim, and vinyl 8/1 and 6/1 double hung replacement windows. The house appears to have side-by-side duplex dwelling units, with a varied fenestration pattern on the 5-bay south facade and separate entrances at the sides. Unit #256 is on the west side of the house: its main entrance is in the west elevation, sheltered under a 2-story porch which retains its original open configuration with Tuscan columns and shingled walls on the 1st floor but is enclosed and screened in on the 2nd floor (a later alteration); and its façade has a shed-roofed bay window on the 1st floor and a pair of windows on the 2nd floor (all 8/1 sash). Unit #258 is on the east side of the house: its front door faces the street but is set back from the façade within a hipped-roofed entrance vestibule; and its façade features a 2-story bay window with groups of three 6/1-8/1-6/1 windows on both floors. Hipped-roofed dormers with paired 6/1 windows sit on the front and both side roof slopes. This house shares some design similarities with its neighbors at 260-262 and 266-268 President Avenue, which were built at about the same time. Its original owners were Margaret S. and Marion P. Forrester, who apparently built the house as a rental property; its first occupants were Harold A. Braman, a purchasing agent (#256, in 1915) and Maurice H. Cook, a bond salesman (#258, in 1914).
- 260-262 JANET S. MURRAY HOUSE (1914) A 2½ story early 20th century 2-family house with hipped asphalt roof featuring deep roof eaves with brackets, raised brick foundation, wood shingled walls, wood trim, and vinyl 8/1 and 6/1 double hung replacement windows. The south façade is

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arranged in three sections, with 2-story bays at either end (containing groups of three 6/1-8/1-6/1 windows on both floors) and the main entrance bay in the center. The front door (apparently serving both dwelling units) has multi-light glass sidelights and is flanked by two small fixed multi-light sash; on the 2nd floor above the door are two horizontally proportioned 6-light vinyl slider windows. A full-width front porch with heavy square posts featuring recessed panels shelters both the front door and the 1st floor level of both bay windows. The west side elevation has a shallow rectangular 2-story bay window. Hipped-roofed dormers with paired 6/1 windows sit on the front and both side roof slopes. This house shares some design similarities with its neighbors at 256-258 and 266-268 President Avenue, which were built at about the same time. Its original owner was Janet S. Murray, who apparently built the house as a rental property; its first occupants were Henry C. Cram, a lawyer and City Solicitor for the City of Providence (#260, in 1914) and Frederick I. Dana, whose business was textile specialties (#262, in 1915); also living with Mr. Dana as a boarder was Margaret Dana, an accountant (and likely a relative).

266-268 MRS. ELIZABETH J.L. FOSTER AND RALPH LEETE FOSTER HOUSE (1913): A 2½ story early 20th century 2-family house, located at the northwest corner of Grotto Avenue, with cross gable asphalt roof, raised brick foundation, wood shingled walls, wood trim, and vinyl 6/1 and 1/1 double hung sash replacement windows. The house appears to have side-by-side duplex dwelling units, with separate entrances at the sides, facing the street but set back from the 2-bay south façade; the doors have simple shed-roofed hoods with brackets. Across the façade is a 1-story porch, likely open originally but now enclosed, with metal 1/1 windows grouped in pairs and threes; above the porch are two pairs of vinyl 6/1 sash on the 2nd floor, and a similar pair in the attic. Both east and west side elevations have a small 1st floor bay window. On the rear (north) elevation, visible from Grotto Avenue, are two secondary entrance vestibules and a shed dormer. This house shares some design similarities with its neighbors at 256-258 and 260-262 President Avenue, which were built at about the same time. Its first occupants were Elizabeth J.L. Foster, widow of Edward W. Foster (#266) and Ralph Leete Foster, a designer (#268); the two were likely related.

RAY STREET

14 1st FRANK W. MATTESON HOUSE (1926): A 2½ story Colonial Revival style single-family house with side gable asphalt roof, raised brick foundation, wood clapboards (replaced), wood trim, and vinyl double-hung sash replacement windows in a variety of configurations. The 3-bay south façade has a center entrance underneath a vaulted, front-gabled, fluted-columned portico; the front door has multi-light sidelights and a blind fanlight. Windows on either side of the front door are grouped in threes in a 4/4-6/6-4/4 configuration; the 2nd floor level has two 6/6 sash

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flanking a smaller 6/6 over the front door. A shed-roofed dormer with a pair of 1/1 windows sits on the front roof slope. The west side elevation has an exterior chimney. This house was built speculatively by owner Frank W. Matteson (who also owned the similarly-designed 18 Ray Street next door) and sold twice in quick succession in 1926; its first recorded occupants were owners Paul H. Jacobson, an accountant at the firm of Comery, Davison, & Jacobson, and his wife Anna L. Jacobson, in 1927.

Garage (1926): 1 story, front gable asphalt roof, wood shingles, two overhead doors. Sited behind and northwest of the house; very similar in character to the house, and appears to be original.

- 15 PAUL B. AND HENRIETTA PARIS HOUSE (1926): A 1½ story (plus attic), freely interpreted English Cottage style single-family house with side gable asphalt roof (with steeply pitched, extended fore slope), raised brick foundation, wood clapboard siding, wood trim, and vinyl 1/1 double-hung sash replacement windows. The house has a side hall plan, with the front door framed by flat pilasters and entablature; the remainder of the 1st floor of the north façade is occupied by a large polygonal bay window. A large front-gabled 1½ story dormer, with a group of three windows at the 2nd floor level, a single window in the attic, and flanked by two small attached shed dormers, sits on the front roof slope. A chimney rises behind the gabled dormer. The west side entrance has a secondary entrance under a shed-roofed, cantilevered hood. Paul B. Paris was a manager at Cohen & Rosenberg, Inc.

Garage (by 1937): 1 story, hipped asphalt roof, wood shingles, double-width overhead door. Stands behind and southeast of the house; similar in character but not original to the house.

- 18 2nd FRANK W. MATTESON HOUSE (1926): A 2½ story single-family house with Colonial Revival influences, with side gable asphalt roof, brick foundation, brick on the 1st floor and vinyl siding on the upper floors, brick and wood trim on the 1st floor and vinyl trim on the upper floors, and vinyl 6/1 double-hung sash replacement windows. The 3-bay south façade has a center entrance underneath a flat-roofed, cantilevered hood; the front door has frosted glass single-light sidelights (glass not original). Windows on either side of the front door are in groups of three 6/6 windows (although the side windows in both groups are narrower and may originally have held 4/4 sash); The 2nd floor level overhangs the 1st floor slightly, and has two 6/6 sash flanking a smaller 6/6 over the front door. A front-gable-roofed dormer with a pair of 6/1 windows sits on the front roof slope. The west side elevation has an exterior chimney. This house was built speculatively by owner Frank W. Matteson (who also owned the similarly designed, and less altered, 14 Ray Street next door) and sold twice in quick succession in 1926

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and early 1927; its first recorded occupants were owners Clinton R. Lamson, president of Lamson Oil Co., Inc., and his wife Alice M., in 1927.

Garage (by 1937): 1 story, front gable asphalt roof with vinyl siding in the gable, brick, two overhead doors. Stands behind and northwest of the house; similar in character but not original to the house.

- 19 MAX AND TILLIE R. STRASMICH HOUSE (1928): A 2½ story Colonial Revival style single-family house with side gable asphalt roof, raised brick foundation, wood shingled walls, wood trim, and wood multi-light windows in a variety of configurations. The 3-bay north façade has a center entrance underneath a vaulted, front-gable-roofed, columned portico; the front door has multi-light glass sidelights and a blind fanlight, and is flanked by groups of three windows in a 4/4-6/6-4/4 arrangement. On the 2nd floor above the front door are two pairs of short, multi-light casement windows, flanked by 6/6 sash; a large front-gabled dormer at the roofline contains a fanlight. The west side elevation has a painted brick exterior chimney. The house stands on a raised lot. Max Strasmich was employed at Ross Matthews Co., manufacturers of braids and tapes.

Garage (by 1937): 1 story, hipped asphalt roof, wood shingles, two overhead doors. Stands behind and southeast of the house; similar in character and may be original to the house.

- 23 MAX AND SARAH VINER HOUSE (1929; west sun porch addition after 1978): A 2½ story Dutch Colonial Revival style single-family house located at the southwest corner of Slater Avenue, with side gambrel asphalt roof, raised brick foundation, wood shingled walls, wood trim, and wood 6/6 double hung sash windows. The house faces north and has a side hall plan, with the main entrance underneath a hipped-roofed portico with square posts; a group of three windows is adjacent to the front door. On the 2nd floor level, a large shed dormer on the front slope contains two windows. Both east and west side elevations have 1-story, hipped-roofed sun porches with wood multi-light casement windows; although these porches are very similar in design, the west sun porch does not appear in the 1978 survey photo and therefore is not original. The east side elevation has a painted brick exterior chimney. Another large shed dormer sits on the rear (south) roof slope (visible from Slater Avenue). Max Viner's business was gentlemen's furnishings.

Garage (by 1937): Very small, 1 story, hipped asphalt roof, wood shingles, single overhead door. Originally freestanding, but now attached to the southwest corner of the west sun porch addition. Similar in character to the house, and may be original.

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- 24 F. STANLEY STRANAHAN, JR. HOUSE (1927): A 2½ story Dutch Colonial Revival style single-family house located at the northwest corner of Slater Avenue, with side gambrel asphalt roof, raised brick foundation, wood clapboard siding, wood trim, and vinyl 6/6 double hung sash replacement windows. The house has a side hall plan; on the 2-bay south façade, the front door has single-light (replacement) sidelights and shelters underneath a gabled hood with decorative brackets, and adjacent to the door is a group of three windows. A large shed dormer on the front roof slope contains two pairs of windows at the 2nd floor level. The west side elevation has a secondary entrance under a bracketed, shed-roofed hood. The east side elevation has a large exterior chimney. At the back of the house (visible from Slater Avenue), a small hipped-roofed dormer sits on the north roof slope; there is also a large 1-story addition that appears to have been built in the mid-20th century, and a smaller 1-story addition on top of that. The house stands on a slightly raised lot enclosed by a short stone retaining wall. F. Stanley Stranahan, Jr.'s profession was not noted in city directories.

Garage (by 1937): 1 story, front gable asphalt roof, wood clapboards, double-width overhead door. Stands behind and north of the house, facing Slater Avenue.

ROCHAMBEAU AVENUE

- 441 SAMUEL W. AND HARRIET M. AVIS HOUSE (1931): A large, 2½ story, L-shaped single-family house with Tudor Revival and English Cottage style influences, located at the southwest corner of Slater Avenue, with side gable slate roof, brick foundation, brick walls, brick and wood trim, and wood multi-light double-hung sash windows in a variety of configurations. The massing of the house is divided into two sections, with a smaller 2-story block on the east side forming the "L" footprint; the east and west gable ends have board and batten siding. The north façade has an irregular fenestration pattern, a large stepped exterior chimney, and a front-gabled 2-story projection containing the main entrance (which is set off-center within a simple wood frame), a large fixed or casement window with X-muntins at the 1st floor level, and a large arched leaded glass fixed window with fanlight in the peak of the gable. Other façade windows are 8/8 on the 1st floor and 6/6 on the 2nd floor. The east side elevation has a shallow rectangular wood-framed bay window on the 1st floor; attached to the front northwest corner is a narrow brick archway fronting a planting bed along the west side elevation. At the rear, tucked into the corner of the "L" and visible from Slater Avenue, is a 1-story, shed-roofed, wood-shingled addition. The house stands on a raised lot enclosed by a short brick retaining wall, topped by tall hedges along the front property line and a tall fence along the sides and rear; large trees in the

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front yard obscure views of the facade. Samuel W. Avis was a draftsman at Browne & Sharpe Manufacturing Co. when this house was constructed, and later worked as an engineer.

Garage (by 1937): 1 story, front gable asphalt roof, brick, double-width overhead door under a pent roof. Stands behind and southwest of the house; similar in character to the house and appears to be original.

465 ABBOTT PHILLIPS HOUSE (1921): A large 2½ story, L-shaped Mid-Atlantic Colonial Revival style single-family house, located at the southeast corner of Slater Avenue, with side gable asphalt roof, brick foundation, brick walls, brick and wood trim, and wood 6/6 double hung sash windows. Modeled after the Colonial houses of Tidewater Virginia, the 5-bay north façade has a center entrance underneath a segmental-arched-roofed portico with Tuscan columns; the front door has leaded glass sidelights and fanlights. Window openings on the 1st floor have relieving arches, but the upper sashes are not themselves arched. Four hipped-roofed, wood-shingled dormers with 1/1 sash sit on the front roof slope. The east and west side elevations have large stepped exterior chimneys. Two wood-framed projections on the east elevation contain a front-gabled secondary entrance and shed-roofed single overhead door (leading to a garage at the ground-floor level of the rear ell). At the rear (south) of the house, visible from Slater Avenue, is a large polygonal wood-framed sun porch with arched multi-light windows. The house stands on a raised lot with a stone retaining wall at front and a tall brick perimeter wall along the west side; large trees in the front yard obscure views of the façade. Abbott Phillips, a lawyer with the firm of Green, Hinckley & Allen, moved here from an Italian Renaissance-inspired house at 150 Slater Avenue (q.v.).

475 JOHN J. ROSENFELD HOUSE (1916): A horizontally-proportioned, 1½ story (plus attic), Dutch Colonial Revival style single-family house, located at the southwest corner of Blackstone Boulevard, with side gambrel slate roof with decorative brackets, stuccoed masonry foundation, stucco walls on the 1st floor and wood shingles on the upper floors, wood trim, and wood multi-light windows in a variety of configurations. The 1st floor level is wider and deeper than the 2nd floor, emphasized by an extended gambrel roofline at the 1st floor level on all four sides of the house. The north façade features has 5 bays at the 1st floor and 3 at the 2nd floor; the center entrance is flanked by applied paired pilasters and trelliswork – an ornament that is repeated at regular intervals on the 1st floor – and the front door has leaded glass sidelights. Windows on either side of the front door (2nd and 4th bays) have a tripartite configuration, with 6/6 sash flanked by narrow 2/2 sash with horizontal muntins; the 1st bay has a group of three 8-light casements, and the 5th bay has a pair of 8-light casements. On the 2nd floor of the façade, in a large shed dormer on the front roof slope, is a group of four small multi-light casements over the

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front door, flanked by 6/6 sash. The east and west side elevations have painted brick exterior chimneys. The east side elevation has paired casements on the 1st floor and 6/6 sash on the 2nd, with a fanlight in the attic. The west side elevation has a 2-story gambrel-roofed wing set back from the plane of the main house. A stuccoed wall with a slate pent roof (equivalent in height to the 1st floor level of the house) extends from the west side of the house to the adjacent garage; a large arched wood-gated opening in this wall provides views to a courtyard between the house and garage. The house stands on a raised corner lot; most of the rear elevation (including large shed dormer and multi-light bay window) is visible from Blackstone Boulevard. One of the largest and most elaborate Dutch Colonial Revival houses in the city, it presents an odd juxtaposition of stylistic influences (albeit a phenomenon not uncommon at the time of its construction) in the stucco-and-trellage walls that lend an air of French Rococo somewhat at odds with the sturdiness of the form's original Hudson River prototype. John J. Rosenfeld was a lawyer with the firm of Easton, Williams & Rosenfeld.

Garage (by 1918): 1 story, mansard slate roof, stucco walls with applied paired pilasters and trelliswork, single overhead door. Stands in the west side yard; its façade aligns with that of the main house. Similar in character to the house, and appears to be original.

RUTHVEN STREET

6 DR. CHARLES A. AND LOUISE E. LECLAIR HOUSE (1929; east addition, late 20th century): A 2 story Colonial Revival style single-family house located at the northeast corner of Cole Avenue, with hipped asphalt roof with deep eaves, parged masonry foundation, vinyl siding, vinyl and wood trim, and wood 6/1 double-hung windows. The 5-bay south façade has a slightly projecting center entrance vestibule under a flat-roofed, bracketed hood; the front door is framed in a simple wood surround and has wood-paneled single-light sidelights. Above the front door is a pair of 4/1 wood windows; all other sash are singles. The west side elevation (facing Cole Avenue) has an exterior chimney extending through the roof eaves, and a 1-story sun porch with paired 6/6 windows (this may have had a rooftop balustrade originally, as there is a door on the 2nd floor level opening on to this roof). The east side elevation has a 1st floor greenhouse window (a later alteration) and a tall 1-story hipped-roofed addition with three large multi-light vinyl casement windows and a secondary entrance, set well back from the main façade; this addition is also attached to the adjacent garage. Dr. Charles A. LeClair was a dentist.

Garage (by 1937; altered late 20th century): 1 story, hipped asphalt roof, vinyl siding, single overhead door. The west wall and part of the roof of this garage were removed to accommodate

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construction of the addition now connecting it to the main house. Stands east of the house, facing Ruthven Street; has a similar character to the house, and may be original.

- 11 CHARLES T. AND GERTRUDE H. HOWARD HOUSE (1928): A 2 story single-family Foursquare house with Prairie School and Colonial Revival style influences, a pyramidal asphalt roof featuring deep eaves with paired corner brackets, parged masonry foundation, wood shingled walls, wood trim, and mostly vinyl replacement windows in a variety of configurations. The house has a side-hall plan and a 2-bay north façade, with the main entrance sheltered under a hipped-roofed, Tuscan-columned portico; the front door has wood multi-light sidelights. The 1st floor façade window is a large oriel with 4 single-light vinyl casements and wood brackets underneath; the two 2nd floor façade windows and most windows on the sides are vinyl 6/6 double-hung sash. A pent roof extends across the façade westward from the portico roof to merge with the hipped roof of a 1-story sun porch on the west elevation; the sun porch has paired vinyl 8/8 sash on its front and four of the same on its west side. The west side elevation has an exterior chimney that protrudes through the roof eaves. On the front roof slope is a hipped-roofed dormer with paired wood 3-light awning sash. Charles T. Howard's profession (if any) is not noted in city directories.

Garage (by 1937): 1 story, pyramidal asphalt roof, wood shingles, single overhead door. Stands behind and southeast of the house; similar in character to the house, and may be original.

- 14 JOHN A. AND GRACE N. TAUDVIN HOUSE (1929): A 1½ story (plus attic) Dutch Colonial Revival single-family house with side gambrel asphalt roof, parged masonry foundation, aluminum siding, wood trim, and vinyl and wood windows in a variety of configurations. The house has a side-hall plan and a 2-bay south façade, with the main entrance in a slightly projecting vestibule underneath a segmental-arch-pedimented portico with square columns; the front door just has a simple wood surround. The 1st floor windows are a group of three 6/6 vinyl sash; two more such windows are on the 2nd floor in a large shed dormer extending across the front roof slope. The gambrel roofline extends from the portico eastward across the façade to merge with the hipped roof of a 1-story sun porch on the east elevation; the sun porch has paired wood multi-light casement windows. The east side elevation also has an exterior chimney; the west elevation has a secondary entrance under a small hipped-roofed hood. The house stands on a raised lot with a short stone retaining wall across the front property line. John A. Taudvin was an instructor at the Rhode Island School of Design.

Garage (by 1937): 1 story, pyramidal asphalt roof, concrete block, double-width overhead door. Stands behind and northwest of the house; similar in character to the house and may be original.

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19 FLORENCE R. KENYON HOUSE (1926): built by Beverly Land Company. A 2½ story Dutch Colonial Revival style single-family house, located at the southwest corner of Slater Avenue, with side gambrel asphalt roof, brick foundation, wood clapboard siding, wood trim, and vinyl 1/1 double-hung sash replacement windows. The 3-bay north façade has a center entrance tucked under the deep eaves of the gambrel roofline; the front door has multi-light sidelights and is flanked by pairs of windows, while the 2nd floor level has three single windows in a large shed dormer extending across the front roof slope. The front steps have been replaced in poured concrete. The west side elevation has a small 1-story hipped-roof sun porch with double-hung windows. The south (rear) roof slope has a large shed dormer at the 2nd floor level, and a smaller shed dormer above that. A large 2-story gable-roofed addition at the rear extends beyond the west wall of the house and is visible from Ruthven Street as well as Slater Avenue; this addition has all single-light vinyl windows, grouped in pairs and threes, and contains a secondary entrance facing Slater Avenue. The addition is also attached to the adjacent, originally freestanding, garage. A tall, solid board fence encloses the east side yard. The Beverly Land Company, a prominent East Side developer, constructed this house on speculation, and within a year had sold it to Florence R. Kenyon, a recent widow; Mrs. Kenyon's profession (if any) is not noted in city directories.

Garage (by 1937): 1 story, front gable roof, clapboards, double-width overhead door. Stands behind and south of the house, facing Slater Avenue. Not original (built for Mrs. Kenyon), but similar in character to the house.

20 EDWARD C. PEPPER HOUSE (1926): built by George T. Foulkes. A 2½ story Colonial Revival style single-family house, located at the northwest corner of Slater Avenue, with side gable asphalt roof, raised brick foundation, vinyl siding, vinyl and wood trim, and vinyl 6/1 double-hung sash replacement windows. The 3-bay south façade has a center entrance with an unusual, vaulted segmental-arched portico, which has square wood corner posts and wrought iron railings (not original); the front door (a steel replacement) has wood paneled and multi-light glass sidelights. Façade windows are grouped in pairs on both 1st and 2nd floors, except for a single sash over the front door. The west side elevation has an exterior chimney and a small 1-story hipped-roof sun porch with paired wood 1/1 double hung sash. At the rear (north side), visible from Slater Avenue, is a 1-story gable-roofed screened porch addition, set well back from the street, and a shed dormer on the roof. This house was built on speculation by owner George T. Foulkes, who sold it within a year to real estate salesman Edward C. Pepper, its first owner-occupant.

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Garage (by 1937): 1 story, front gable asphalt roof, vinyl siding, two overhead doors. Stands behind and north of the house, facing Slater Avenue. Not original (built for Mr. Pepper), but similar in character to the house.

SLATER AVENUE

- 84 MATTHEW F. AND ETHEL F. WRIGHT HOUSE (1937): A 2 story Tudor Revival style single-family house with hipped and overlapping front gable slate roofs, brick foundation, brick on the 1st floor and the larger gable, wood shingles on the 2nd floor, and stucco with half-timbering in the gable peaks, brick and wood trim, and wood 6/6 and 4/4 double-hung sash windows. The 3-bay east façade has a center entrance under a small front-gabled portico with square wood columns; the portico is attached to a large brick-fronted 2-story gable covering about half of the façade. First floor windows are all 4/4, grouped in three to the left of the door and in a pair to the right. Upper floor windows are 6/6. The south side elevation has an exterior chimney. The house stands on a raised lot enclosed by a stone retaining wall. Matthew F. Wright was a salesman.

Garage (by 1937): 1 story, hipped slate roof, brick, double-width overhead door. Stands northwest of, and matches, the house and appears to be original.

- 88 FRANK C.P. AND MARION S. DRUMMOND HOUSE (1937): A 2½ story Garrison Colonial style single-family house with side gable slate roof, brick foundation, brick on the 1st floor and wood shingles on the upper floors, brick and wood trim, and wood 6/6 double-hung sash windows. The 5-bay east façade has a center entrance surrounded by sidelights and a blind transom panel. The 2nd floor slightly overhangs the 1st floor, and has only 4 bays of windows, two of which are paired over the front door. The south side elevation has an exterior chimney. The house stands on a raised lot enclosed by a stone retaining wall. Frank C. P. Drummond was a purchasing agent.

Garage (by 1937): 1 story, side gable slate roof, wood shingles, double-width overhead door. Stands northwest of, and matches, the house and appears to be original.

- 89 THEODORE BOGERT GARAGE (by 1926): 1 story, hipped asphalt roof, wood shingles, two overhead doors on its west front. First appears on the 1926 map on a lot owned by Theodore Bogert *et ux*, who at the time also owned a house at 141 Blackstone Boulevard (see above). That house does not have its own garage, so this garage may have been used by the Bogert family despite being located over a block away from their residence. Still in garage use, now owned by

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the condominiums at 124 Blackstone Boulevard (see above), which directly abuts this property to the east.

- 94 EDWIN C. POTTER HOUSE (1926): A 2 story Colonial Revival style single-family house with side gable slate roof (with pent roof overhanging the 1st floor), brick foundation, brick on the 1st floor and wood clapboards above, brick and wood trim, and wood 6/1 double-hung sash windows. The 3-bay east façade has a center entrance under a gabled, vaulted hood that rises above the low edge of the roofline. First floor windows are paired within shallow wood-shingled bays. The front roof slope has a large shed dormer. The south side elevation has a 1-story flat-roofed sun porch, which appears to be original, and an end chimney at the ridge; the north side elevation has a 1-story hipped-roofed addition (erected between 1938 and 1955), well set back from the facade. The house stands on a raised lot enclosed by a stone retaining wall. Edwin C. Potter was Commissioner of Deeds for the City of Providence, as well as a notary public.

Garage (by 1926): 1 story, hipped slate roof, brick, two overhead doors. Stands northwest of, and matches, the house and appears to be original.

- 95 EDWARD S. MACOMBER GARAGE, LATER LLOYD W. AND VIRGINIA C. KENT HOUSE (by 1926; major alterations 1979-1980 and 1987): Lloyd W. Kent, architect for renovations. A 1½ story former garage, originally built for the adjacent Edward S. Macomber House (see 134 Blackstone Boulevard, above), converted to a single-family residence in 1979-1980. The building is 1½ stories tall and echoes some of the Macomber House's (1908) Prairie School style influences, with a hipped asphalt roof featuring deep bracketed eaves and three hipped-roofed dormers, concrete foundation, wood shingles, and wood trim. The original fenestration pattern is unknown; the west façade presently has an off-center door with one sidelight, and a variety of irregularly placed windows including pairs of single-light casements, a bow window, and two horizontal single-light sashes; almost all windows (including in the dormers, which each have groups of four square single-light sashes) are vinyl replacements. Two large stuccoed interior chimneys stand near the north and south ends of the building. When this garage was converted to residential use, two 1-story flat-roofed additions to the north side and rear (east) were constructed; a third addition at the rear was built in 1987. A granite-block wall marks the front and part of the side property lines. (NC), due to the extent of late 20th century alterations.

- 100-102 ELIZABETH O'CONNOR HOUSE (between 1899 and 1901): A 1½ story turn-of-the 20th century two-family house with irregular footprint, hipped and side gable asphalt roofs, raised brick foundation, aluminum siding and trim, and vinyl 1/1 double-hung sash replacement

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windows. The 2-bay east façade includes the entrance to #102 at one side under a metal awning; this entrance appears to have been added to the original fenestration pattern. Two shallow wings project from the south side of the house; the rear wing contains the entrance to #100 in its east front (this may have been the original main entrance to both dwelling units in the house). The east side elevation has a painted brick exterior chimney. Gabled wall dormers rise above the east, north, and south rooflines. An off-center chimney sits on the ridge. The house stands on a raised lot enclosed by a retaining wall made of railroad ties, with tall hedges in the front yard obscuring views from the street. This house first appears in tax records in 1899, and in city directories as of 1901, when its first occupant was Adam Toher, a florist. Owner Elizabeth O'Connor and her husband Timothy apparently built the house as rental property; they also owned a sizeable amount of adjacent land at the southern end of this block, on which were erected numerous greenhouses for their florist business (seen on the 1908 map), so Adam Toher may have been one of their employees.

Garage (after 1955): 1 story, hipped asphalt roof, concrete block, two overhead doors. (NC)

- 112 EUGENE G. BOUTELLE HOUSE (1911): A 2½ story single-family house with Shingle and Prairie School style influences, a jerkin-head-on-hipped-on-gable asphalt roof with deep eaves and exposed rafter ends, brick foundation, stucco on the 1st floor and wood shingles on the upper floors, wood trim, and wood 6/6 double-hung sash windows. The house has a side hall plan, with three bays across the façade and the main entrance sheltered under a hipped-roofed hood with decorative brackets; the massing of the house extends southward on the 1st floor, where a sun porch with paired windows is integrated under the steeply pitched gable roof; a screened sleeping porch is inset into that south roof slope on the 2nd floor. A large chimney rises over the main roof. The north side elevation has a stuccoed balcony between the 1st and 2nd floor levels; a large multi-light window above that balcony probably illuminates an interior stairway. The house stands on a large, raised lot enclosed by a retaining wall made of railroad ties. Eugene G. Boutelle was a superintendent.

Garage (by 1918): 1 story, hipped asphalt roof, wood shingles, two overhead doors. Stands southwest of and some distance from the house (originally built on an adjacent lot, later merged with the house lot). Matches the house and appears to be original.

- 120 ALFRED E. CARTER HOUSE (1909-1910): A 2½ story single-family house with Colonial Revival and Prairie School style influences, with hipped asphalt roof with deep eaves, raised brick foundation, wood clapboards on the 1st floor and wood shingles on the upper floors, wood trim, and wood 2/1 double-hung sash windows. The house has a side hall plan, with 3 bays

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across the east façade; the front door is surrounded by sidelights and a fanlight. A 1-story front porch extends beyond the northeast corner but does not wrap around the north side. The north elevation has a 1st floor bay window. Hipped-roofed dormers with paired window sits on the front and south side roof slopes. A large chimney rises above the ridge. Several tall trees in front of the house obscure its visibility from the street. A building permit for this house was issued in 1909, and construction was completed by 1910. Alfred E. Carter was a bookkeeper.

Garage (by 1918): 1 story, hipped asphalt roof, wood frame with brick piers framing two pairs of hinged wood and glass doors. Stands northwest of, and matches, the house and appears to be original.

- 130 DR. LUCIUS C. KINGMAN HOUSE (1912, altered 1987): Smith Peterson, architects for west addition and garage. A large 2½ story single-family house with Prairie School and Colonial Revival style influences, located at the southwest corner of Laurel Avenue, with hipped asphalt roof with deep bracketed eaves, stuccoed masonry foundation, stucco on the 1st floor and wood shingles on the upper floors, wood trim, and wood multi-light windows in a variety of configurations. The 3-bay east façade has a projecting gable-roofed wood and glass entrance vestibule, featuring a fanlight over the door; façade windows are grouped in threes (4/4-6/6-4/4) on the 1st floor and on the 2nd floor over the main entrance, and otherwise are 6/6 double-hung sash. Two hipped-roofed dormers sit on the front roof slope (three more are on the rear slope), and a large stuccoed chimney rises above the ridge. The north side elevation has a 1-story flat-roofed wood-framed sun porch, with multi-light casement windows grouped in threes and fours underneath segmental-arch multi-light transoms. At the rear (west), readily visible from Laurel Avenue, is a large 1-story hipped-roofed stuccoed addition built in 1987, which was designed to be compatible with the main house and is connected to it by a stuccoed archway. Dr. Lucius C. Kingman was a physician with offices on Benefit Street. His brother Eugene A. Kingman lived on the opposite corner across Laurel Avenue (see 140 Slater Avenue, below), a proximate living arrangement for family members not uncommon in early 20th-century Providence (C.f. 309 Freeman Parkway and 270 Laurel for mid-20th century comparables).

Garage (1987): 1 story, hipped asphalt roof, wood shingles, two overhead doors. Stands northwest of the house and faces Laurel Avenue. Similar in design to the house but is not original. (NC)

- 140 EUGENE A. KINGMAN HOUSE (1907-1908): A large 2½ story Colonial Revival style single-family house, located at the northwest corner of Laurel Avenue, with side gambrel asphalt roof, brick foundation, brick walls, brick and wood trim, and wood multi-light windows in a variety of

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configurations. The 3-bay east façade has a center entrance underneath a pedimented hood supported by sizeable brackets; the front door is surrounded by multi-light wood sidelights and transom light. Windows on the 1st floor are grouped in threes (4/4-6/6-4/4); most other windows are 6/6 double-hung sash (there are a few vinyl replacements at the rear). The front roof slope has three shed-roofed dormers, clad in wood shingles, with 6/6 sash; and two chimneys at the ridge. At the rear, readily visible from Laurel Avenue, is a large 2½ story gambrel-roofed ell that appears to be original, and a sun porch tucked into the “L” between the two sections of the house. The house stands on a raised corner lot enclosed by a brick retaining wall. A building permit was issued in 1907, and construction was completed in 1908. The north side elevation features an added attached garage (1997), which faces Laurel Avenue and is built at street level, about half a story below the 1st floor level of the house: 1 story, flat roof, patterned wood shingles, double-width overhead door and a secondary pedestrian entrance with multi-light transom. Eugene A. Kingman was a lawyer at the Providence firm of Edwards & Angell. His brother Dr. Lucius C. Kingman lived on the opposite corner across Laurel Avenue (see 130 Slater Avenue, above), a proximate living arrangement for family members not uncommon in early 20th-century Providence (C.f. 309 Freeman Parkway and 270 Laurel for mid-20th century comparables).

- 150 C. ABBOTT PHILLIPS HOUSE (1909; rear additions 1979; dormer 2001): Franklin J. Sawtelle, architect for original house. A 2½ story single-family Italian Villa house, located at the southwest corner of Freeman Parkway, with an eclectic mix of Prairie School, Colonial Revival, and Mission style influences, a hipped clay tile roof with very deep bracketed eaves, stuccoed masonry foundation, stucco walls, wood trim, and mostly vinyl multi-light replacement windows in a variety of configurations. The 3-bay east façade has a center entrance underneath a semicircular columned portico with eave brackets; the front door has wide wood multi-light sidelights and an elliptical fanlight. First floor oriel windows with vinyl multi-light casement sash, and a similar oriel on the 2nd floor over the front door, are all later alterations (date unknown). The two 2nd floor windows at front are wood 8/8 double-hung sash, apparently original. A large shed dormer with clay tile roof and four single-light windows sits on the front roof slope (added 2001), and a stuccoed chimney rises above the ridge. The south side elevation has a 1-story, flat-roofed, wood-framed screened porch with deep bracketed eaves. On the north side elevation, the remains of a former 1-story porch (columns and cornice) are embedded in the wall, and its brick floor also survives. The house stands on a raised lot enclosed by a brick retaining wall; it has several later 1 and 2 story additions at the rear, readily visible from Freeman Parkway. C. Abbott Phillips, a lawyer, lived here until moving to a larger Colonial Revival house at 465 Rochambeau Avenue (q.v.).

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Garage (by 1918): 1 story, hipped clay tile roof, stucco, double-width overhead door. Stands southwest of the house, facing Freeman Parkway. Matches the design of the house and appears to be original.

- 151 EUGENE A. CLAUSS HOUSE (1913-1915): A 2½ story single-family Colonial Revival/Foursquare house, located at the southeast corner of Freeman Parkway, with an eclectic mix of Prairie School and Federal Revival style influences, hipped slate roof with deep bracketed eaves, brick foundation, brick walls, brick and wood trim, and wood 1/1 double-hung sash windows (likely not original). The 3-bay west façade has a center entrance under a flat-roofed, columned portico; the front door has multi-light sidelights and a leaded glass elliptical fanlight. First floor windows are grouped in threes on either side of the doorway. The south side elevation has an exterior chimney and a 1-story wood-framed flat-roofed screened porch. Two slate-clad front-gabled dormers sit on the front roof slope, and one each on the north and south slopes; the north roof slope also has an interior chimney. The house stands on a raised corner lot enclosed by a brick retaining wall. A building permit was issued in 1913, and construction was completed by 1915. Eugene A. Clauss was a general manager.

Garage (by 1918): 1 story, hipped slate roof with deep bracketed eaves, brick, one overhead door. Stands east of the house, facing Freeman Parkway. Matches the design of the house and appears to be original.

- 160 ALBERT AND ESTHER WEINER HOUSE (1935-1937): A 2½ story Colonial Revival style single-family house, located at the northwest corner of Freeman Parkway, with side gable slate roof, brick foundation, brick walls, brick and wood trim, and wood multi-light casement windows. The 5-bay east façade has a center entrance under a heavy pedimented portico with paired square columns; the front door has leaded glass sidelights and elliptical fanlight. First floor windows are groups of 4 casement sash; 2nd floor windows are paired casements (with shorter windows over the front door); similar casement sash are found at the sides and rear. Three wood-clapboard-clad, front-gabled dormers with paired wood 4/4 double-hung sash sit on the front roof slope. The house has 1-story, flat-roofed wings with wrought iron rooftop balustrades on both north and south sides; the south side also has an exterior chimney. A 2½ story rear ell, readily visible from Freeman Parkway, is original. The house stands on a raised corner lot with no retaining wall. A building permit was issued in 1935, and construction was completed in 1937. Albert Weiner owned the Albert Manufacturing Co., which produced “indestructible pearls.”

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Garage (by 1937): 1 story, hipped slate roof, brick, two overhead doors. Stands northwest of the house, facing Freeman Parkway. Matches the design of the house and appears to be original.

- 170 JOSEPH AND SARAH P. DRESSLER HOUSE (1931-1933): A 1½ story English Cottage/Tudor Revival style L-shaped single-family house, located at the southwest corner of Upton Avenue, with front and side slate roofs, brick foundation, brick walls and trim, and wood multi-light windows. The house is extensively covered with ivy and has numerous tall foundation plantings on its east facade, which obscure many of its architectural features. The L-shaped plan has a forward-projecting wing at the north end; the main entrance is recessed under a pedimented, columned portico at the juncture of the “L.” Large segmental-arched windows are found on the façade and south side of the main house; the front wing has several leaded glass casement windows on its south side. On the north side elevation is a large gable-roofed, wood-shingled dormer with a Palladian window, overhanging a columned porch at the 1st floor level; below that porch in the fully exposed basement level is an integral garage with three overhead doors (facing Upton Avenue). The house stands on a raised corner lot that slopes down to the north and west. A building permit was issued in 1931 to a Morris Weisel, who was not a Providence resident and apparently acted as the developer; construction was completed by 1933 and the house was sold to the Dresslers. Joseph Dressler’s profession (if any) is not noted in city directories.
- 180 ROBERT A. AND MARCIA REISMAN HOUSE (1948): A 1½ story single-family Ranch house, located at the northwest corner of Upton Avenue, with front and side gable asphalt roofs, brick foundation, brick walls and trim (all painted white), and wood multi-light windows in a variety of configurations. The house has a large forward-projecting wing at its north end containing a segmental-arched opening to an inset porch leading to the main entrance, which is roughly centered on the east façade; the front door has multi-light sidelights and is flanked by a picture window framed by multi-light casements and by a pair of wood 6/6 double-hung sash. The front roof slope features a small dormer, and a painted brick chimney straddles the ridge. A large, clapboard-clad shed dormer on the rear roof (visible from Upton Avenue) and a 2-story brick and vertical-board addition on the south side (facing Upton) with single-light casement windows at the 1st floor level and a 1-car garage in the fully exposed basement appear to be later alterations (date unknown). The house stands on a raised corner lot that slopes down to the south and west and is enclosed by a concrete retaining wall; extensive landscaping in the front yard obscures views of the house. Robert A. Reisman was an electrical manufacturer.
- 185 HARRY A. AND BERTHA BLACHER HOUSE (1929): A 2½ story Colonial Revival style single-family house with side gable slate roof, brick foundation, brick walls, brick and wood

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trim, and wood 6/6 double-hung sash windows. The 5-bay west façade has a center entrance under a large front-gabled portico with fluted Ionic columns supporting side entablature sections with triglyph friezes; the front door is surmounted by a fanlight. All façade windows have flat brick arches (with stone keystones on the 1st floor); the 2nd floor window over the front door is flanked by small sidelight windows. The front roofline features an unusual, picked up cornice containing a frieze of rosettes and reeded panels. The south side elevation has an exterior chimney. The house stands on a raised lot with no retaining wall. Harry A. Blacher was president and treasurer of Joseph E. Miller, Inc. and also Blacher Brothers, jewelry manufacturers.

Garage (by 1937): 1 story, pyramidal slate roof, brick, two overhead doors. Stands northeast of, and matches, the house and appears to be original.

190 ISRAEL AND FANNIE FRIEDLANDER HOUSE (1928-1931): A 1½ story English Cottage style single-family house, located at the southwest corner of Lincoln Avenue, with hipped clay tile roof with deep bracketed eaves, brick foundation, brick walls and trim, and vinyl multi-light casement replacement windows arranged in pairs or larger groups. The asymmetrical east façade has two front-gabled projections, a 1-story one containing the main entrance in a deeply recessed archway, and a 2-story one with a group of 4 casement windows on the 1st floor and paired casements on the 2nd floor. Two gabled dormers, clad in rustic wavy-edged clapboards, sit on the south roof slope; a large chimney rises above the ridge. The north side elevation contains a secondary entrance (facing Lincoln Avenue). An ell with attached garage (by 1931) is found at the rear (west), facing Lincoln Avenue, which matches the design of the house and appears to be original: 1 story, hipped clay tile roof, brick, double-width overhead door. The house stands on a raised lot surrounded by a stone retaining wall; due to the slope of the lot, the garage is at street grade but about ½ story below the main floor level of the house. A building permit was issued in 1928, and construction was completed in 1931. Israel Friedlander was a manager at a downtown retail establishment.

193 See 53 Lincoln Avenue.

197 JAMES AND KATHERINE E. CANNELL HOUSE (1931): A 2½ story single-family house, located at the northeast corner of Lincoln Avenue, with Federal Revival detailing, a hipped asphalt roof with deep eaves, brick foundation, brick walls, brick and wood trim, and wood 6/6 double-hung sash windows. The 5-bay west façade has a center entrance; the front door is framed by sidelights, paired engaged colonettes, entablature with swags, and a broken pediment with an urn in its center. First floor windows are topped with blind fans and keystones on the

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façade and some of both side elevations above; 2nd floor windows on the façade are paired except over the front door. A large front-gabled dormer with clapboard siding and arched multi-light window sits on the front roof slope. The south side elevation has an exterior chimney. A secondary entrance at the rear (east) is readily visible from Lincoln Avenue. The house stands on a raised lot enclosed by a brick retaining wall. James Cannell was a vice president at the Gladdings department store in downtown Providence.

Garage (by 1937): 1 story, front gable asphalt roof, brick, double-width overhead door. Sited east of the house, facing Lincoln Avenue. Similar to the design of the house; appears to be original.

198 LENA, CHARLES R., AND FANNIE MANCHESTER HOUSE (1916): built by Quality House Co. and George T. Foulkes. A 2½ story Craftsman style single-family house, located at the northwest corner of Lincoln Avenue, with front gable asphalt roof, painted brick foundation, patterned wood shingles, wood trim, and vinyl 6/1 double-hung sash replacement windows. The house has a side hall plan, with the front door sheltered under a deep shed-roofed front porch with tapered square posts (and replacement railings). The 3-bay east façade has a centered exterior chimney (painted) and paired windows on the 1st and 2nd floors. The north side elevation has a shallow 1st floor bay window with shed roof; the south side has a shallow oriel window on the 1st floor and two gables rising above the roofline. The house stands on a raised corner lot enclosed by a stone retaining wall; the wall is set back along the south lot line to provide a parking area off of Lincoln Avenue. The Quality House Company built several Providence houses in the early 20th century, and George T. Foulkes was a real estate developer; both parties owned portions of a larger lot on which two adjacent houses were built in 1916 (see also 202 Slater Avenue, below). This house was purchased in 1917 by sisters-in-law Fannie Manchester and Lena Manchester, the sister and wife, respectively, of Charles R. Manchester; all three of them lived here until the mid-1940s.

202 GEORGE TRUMAN HOUSE (1916): built by Quality House Co. and George T. Foulkes. A 2½ story single-family house with Colonial Revival, Queen Anne, and Bungalow style influences, with side gable asphalt roof with very deep bracketed eaves, painted brick foundation, wood shingles, wood trim, and wood 6/1 double-hung sash windows. The house has a side hall plan, with the front door now concealed within a projecting, 1-story, front-gable-roofed enclosed porch with a door in its north side (perpendicular to the street). The 2-bay east façade has groups of three windows on the 1st floor (including on the east front of the porch), and two oriel windows on the 2nd floor. The 2nd floor level slightly overhangs the 1st floor. An off-center chimney sits on the ridge. The north side elevation has a shallow 1st floor bay window

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with shed roof. The house stands on a slightly raised lot fronted by a concrete retaining wall. The Quality House Company built several Providence houses in the early 20th century, and George T. Foulkes was a real estate developer; both parties owned portions of a larger lot on which two adjacent houses were built in 1916 (see also 198 Slater Avenue, above). This house was purchased in 1917 by George Truman; members of the Truman family continued to live here until 1965.

Garage (by 1926): 1 story, shallow-pitched front gable asphalt roof, wood shingles, single overhead door. Stands northwest of the house.

- 205 DR. FRANK M. AND EDITH A. ADAMS HOUSE (1932): A 2½ story L-shaped single-family house with English Cottage and Tudor Revival style influences, front and side gable asphalt roofs, brick foundation, brick on the 1st floor and wood shingles on the upper floors, brick and wood trim, and wood 6/6 double-hung sash windows. The 2-bay west façade has paired windows on the 1st floor. A 2-story projection on the south side elevation, well set back from the façade, which is faced in brick on both 1st and 2nd floors and has shingles only in its gable; this projection contains the main entrance in its west front, recessed within a segmental-arch opening that is surrounded by a brick semi-circular arch, and has a 1st floor bay window on its south side. The north side elevation has an exterior chimney, a secondary entrance, and an oriel window on the 2nd floor. The house stands on a raised lot with a stone retaining wall. Dr. Frank M. Adams was a physician with offices on Waterman Street in Providence.
- 206-208 SAMUEL GANZER HOUSE (1925): A 2½ story Colonial Revival style two-family house with front gable asphalt roof, brick foundation, brick walls, brick and wood trim, and vinyl multi-light double-hung sash replacement windows. The 5 bay east façade (including a 2-story flat-roofed wing with modillioned cornice at the north end, which appears to be original) reflects a mirror-image side-hall plan, with entrances in the 1st and 4th bays sheltered under front-gabled, vaulted porticos. Both porticos have been modified: #206 (at left) now has wrought iron posts and railings (replacing the original wood), although the segmental-arch transom over the door does appear to be original; while #208 (at right) is now enclosed in wood and glass. First floor windows on the façade are 8/1, with 8/1 and 6/1 on the 2nd floor and 6/1 on the 3rd floor; windows in the north wing are paired 8/1 on the 1st floor and a group of three 4/4 on the 2nd floor. The south roof slope has a large, wood-shingled shed dormer. The first occupant of #206 was owner Samuel Ganzer, a cotton cloth broker, in 1925; the first occupant of #208 was Harry M. Dobson (no profession listed) in 1928.

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Garage (by 1926): 1 story, hipped asphalt roof, brick, double-width overhead door. Stands northwest of the house; similar in design and appears to be original.

- 211 JOHN A. AND GRACE B. TILLINGHAST HOUSE (1930): A 2½ story Colonial Revival style single-family house, located at the southeast corner of Clarendon Avenue, with side gable asphalt roof with deep eaves, parged masonry foundation, wood shingles, wood trim, and wood 1/1 double-hung sash replacement windows. The 3 bay west façade has a center entrance under a front-gabled, columned portico; the front door has a fanlight above it. First floor windows are paired on the façade. The south side elevation has an exterior chimney. The rear (east) elevation has a secondary entrance. The house stands on a raised corner lot. John A. Tillinghast was a lawyer.

Garage (by 1937): 1 story, front gable asphalt roof, wood shingles, double-width overhead door. Stands southeast of the house, facing Clarendon Avenue (also visible from Slater Ave.). Matches the design of the house and appears to be original.

- 212 See 37 Clarendon Avenue.

- 217 JOHN E. STOKES HOUSE (1921): A 2½ Dutch Colonial Revival style single-family house, located at the northeast corner of Clarendon Avenue, with side gambrel asphalt roof, brick foundation, wood shingles, wood trim, and wood multi-light double-hung sash windows. The 3-bay west façade has a center entrance framed by round columns tucked under the flared edge of the gambrel roofline, creating a “portico” effect; the front door is flanked by a group of three (4/1-6/1-4/1) windows to the right and a shorter pair of 6/1 windows to the left. The front roof slope has a large shed dormer containing three 6/1 sash. The south side elevation has a painted exterior chimney and a 1-story, flat-roofed open porch with square, wood-shingled columns. The north side elevation has a bay window on the 1st floor. John E. Stokes was a manufacturer’s agent.

Garage (by 1926): 1 story, side gambrel asphalt roof, wood shingles, two overhead doors. Located northeast of the house, facing Slater Avenue. Matches the design of the house and appears to be original.

- 220 LEON H. COFFIN HOUSE (1914-1916): E. Sykes Goodwin, builder. A 2½ story single-family house, located at the northwest corner of Clarendon Avenue, with Craftsman style influences, a side gable asphalt roof, cobblestone foundation, wood shingles, wood trim, and wood 12/1 double-hung sash replacement windows. The 3-bay east façade has a center entrance underneath

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a flat-roofed portico with Craftsman-style brackets and round columns; the portico is flanked by paired windows. On the 2nd floor above the doorway are another pair of windows, flanked by two smaller 12/1 sash; a large wall dormer with front gable and shed roofs and paired windows rises above the front roofline. The south side elevation has a 1-story, flat-roofed wing (with the same cobblestone foundation as the main house) and an exterior cobblestone chimney. The north side elevation has a shallow, hipped-roofed bay window on the 1st floor. The rear (west) elevation, readily visible from Clarendon Avenue, has several additions including a 1-story, flat-roofed ell (by 1937) with cobblestone foundation, vertical board siding, and wrought iron rooftop railing; an enclosed vestibule at the 2nd floor opening onto the ell roof; and a large shed dormer (dates unknown). The house stands on a raised corner lot enclosed by a stone retaining wall. A building permit was issued in 1914, and construction was completed in 1916. Leon H. Coffin worked at the Belcher & Loomis Hardware Co. on Weybosset Street in downtown Providence.

Garage (by 1918): 1 story, saltbox asphalt roof, wood shingles, off-center double-width overhead door. Stands northwest of the house, facing Clarendon Avenue. Similar in character to the main house, and may be original.

226 GEORGE AND DOROTHY HALLIWELL HOUSE (1930): Harry Marshak, architect; Harry Fisher, builder. A 2½ story Colonial Revival style single-family house with side gable slate roof with bracketed cornice, brick foundation, brick on the 1st floor and wood clapboards on the upper floors, brick and wood trim, and wood 6/6 double-hung sash windows. The 5-bay east façade has a center entrance framed by leaded glass sidelights, pilasters, a blind fanlight, and pediment with dentil moldings. Windows on the 1st floor (front and sides) have brick lintels and cast stone keystones; windows on the 2nd floor have flat wood lintels, and the center sash over the front door has a blind fanlight and is shorter than its neighbors. Two front-gabled dormers, clad in slate, sit on the front roof slope. The south side elevation has an exterior chimney. This is one of two abutting houses designed by Harry Marshak and constructed by builder Harry Fisher in 1930 (see also 232 Slater Avenue, below); this one apparently remained vacant until 1933 when purchased by George and Dorothy Halliwell (his profession is not noted in city directories).

Garage (by 1937): 1 story, front gable asphalt roof, brick (clapboards in the gable), two overhead doors. Stands southwest of, and matches, the house; appears to be original.

229 R. FOSTER AND BARBARA W. REYNOLDS, JR. HOUSE (1939): An L-shaped 2½ story Colonial Revival style single-family house, located at the southeast corner of Mount Avenue, with side gable asphalt roof, brick foundation, brick on the 1st floor and wood shingles on the upper floors, wood trim, and wood 6/6 double-hung sash windows. The 3-bay west façade has a

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center entrance framed by fluted pilasters and a segmental-arch pediment; 1st floor windows are paired. The north side elevation has an exterior chimney. A 2-story ell at the southeast corner has a side gable roof and a 1st floor screened porch, leading to a secondary entrance. A later garage (by 1955) is attached to the south side of the ell, well set back from Slater Avenue: 1 story, side gable asphalt roof, brick and wood shingles, two overhead doors. This house was apparently standing, although vacant, in 1939, and first occupied by 1940. R. Foster Reynolds, Jr. was director of The Bretton Woods Co., which operated summer resort hotels.

232 DR. MAURICE AND ELEANOR L. ADELMAN HOUSE (1930): Harry Marshak, architect; Harry Fisher, builder. A 2½ story single-family house, located at the southwest corner of Mount Avenue, with Colonial Revival influences, front gable and gable-on-hip slate roofs, brick foundation, brick walls, brick and wood trim, and wood multi-light (mostly 6/6) double-hung sash windows. The house has front-gabled projection on its east façade, with 2 bays of windows and board-and-batten siding in the gable; behind that is the main block of the house, with the gable-on-hip roof (with board and batten in the gable) and the main entrance within an arched doorway in the beveled northeast corner. Above the front door on the 2nd floor is a pair of French doors with a fanlight, fronted by a semi-circular wrought-iron balcony; and on the roof above the French doors is an eyebrow dormer. All window openings have cast stone keystones. The south side elevation has an exterior chimney. A gabled dormer sits on the north roof slope. A 1-story, flat-roofed brick addition at the rear (west) is readily visible from Mount Avenue. The house stands on a raised corner lot enclosed by a stone retaining wall. This is one of two abutting houses designed by Harry Marshak and constructed by builder Harry Fisher in 1930; this one apparently remained vacant until 1935 when purchased by Dr. Maurice Adelman, a physician with offices on Thayer Street, and his wife Eleanor. (See also 226 Slater Avenue, above.)

Garage (1930): 1 story, front gable asphalt roof, brick (board and batten siding in the gable), double-width overhead door. Located southwest of the house, facing Mount Avenue. Matches the design of the house and is original.

245 DR. BANICE AND LAURA S. FEINBERG HOUSE (1938-1940): A 2 story, simplified Colonial Revival style single-family house with hipped asphalt roof with deep eaves, concrete foundation, brick walls, brick and wood trim, and wood 8/8 double-hung sash windows. The 3-bay west façade has a center entrance under a flared, metal-roofed hood with wrought-iron posts; the 1st floor windows have raised wood panels inset beneath the sashes. The north side elevation has an exterior chimney. The south side elevation has a secondary entrance (which, curiously,

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does not face the driveway or garage). A building permit was issued in 1938, and construction was completed by 1940. Dr. Banice Feinberg was a physician with offices on Waterman Avenue.

Garage (by 1955): 1 story, hipped asphalt roof, brick, double-width overhead door. Stands northeast of the house; similar in design and appears to be original.

- 254 HOUSE (2006-2007): built by Dogwood Properties, Inc. A 2 story L-plan single-family house with hipped asphalt roof, concrete foundation, wood clapboards, wood trim, and 6/1 vinyl double-hung sash windows. A 1-bay section of the house projects forward of the main block at its north end, with a shallow oriel window at the 1st floor and paired windows on the 2nd floor, and an exterior stone chimney on its north side. The main entrance is roughly centered on the overall composition of the east façade, sheltered under a shed-roofed open porch. The south side elevation has a shallow oriel window at the 1st floor, and two oval windows illuminating an interior stairway. (NC)
- 258 WILLIAM W. MYERS HOUSE (1952): A 1 story Cape Cod style single-family Ranch house with Colonial Revival detailing, with side gable asphalt roof, brick foundation, brick walls (vertical board siding in the south gable), brick and wood trim, and wood picture and multi-light casement windows. The 3-bay east façade has a centered, projecting front-gabled entrance vestibule; the front door is off-center within this projection and framed by fluted pilasters and a segmental-arch pediment; just left of the door is a small 2-light window with horizontal muntin. This center projection is flanked by a pair of casements with horizontal muntins, and a single-light picture window framed with similar casements. A smaller, side-gable roofed ell is located at the southwest corner of the house; and a sun porch with multi-light wood windows is at rear. William W. Myers's profession was not listed in city directories.
- Garage (by 1955): 1 story, front gable asphalt roof, brick (vertical board siding in the gable), double-width overhead door. Located northwest of the house; matches the design of the house and appears to be original.
- 265 DR. JOSEPH B. AND SARAH O. WEBBER HOUSE (1954): A 1 story single-family Ranch house with side gable asphalt roof, brick and wood shingle siding, wood trim, and wood picture and multi-light windows (foundation not visible – presumably concrete). The house is sited perpendicular to the curve of the street here; the 4-bay west façade contains an off-center entrance tucked under an inset front porch that extends from the door north to the garage wing. Windows on the façade are either paired 2/2 double-hung sash with horizontal muntins, or a picture window flanked by similar double-hung sash. The garage wing (by 1955), which projects

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forward from the north end of the house, appears to be original: 1 story, front gable roof, wood shingles, double width overhead door. (Note this house shares a driveway with the garage for 276 Blackstone Boulevard, its neighbor to the east.) Dr. Joseph B. Webber was a physician with offices on Angell Street.

- 266 DAVID AND ANNA S. MEYERS HOUSE (1954): A 1½ story Cape Cod style single-family Ranch house with Colonial Revival detailing, side gable slate roof with deep eaves featuring dentil moldings, brick foundation, brick walls, wood trim, and wood 2/2 double-hung sash and multi-light casement windows, all with horizontal muntins. The 4-bay east façade has an off-center, deeply recessed entryway with wood board-and-batten siding on its interior walls, and paired casement windows. Paired windows in a large, clapboarded shed dormer on the front roof slope, and single windows at the 2nd floor level on the side elevations, are 2/2. The north side elevation has a large exterior chimney and a bay window with flared metal roof and dentiled cornice. Attached to the rear northwest corner of the house is a garage (by 1955) which appears to be original: 1 story, flat roof with wood rooftop railing, brick, double-width overhead door, and a secondary entrance to the house. The house stands on a raised lot with stone retaining wall; heavy landscaping in the front yard obscures views from the street. David S. Meyers was treasurer of the Providence Parking Co. Inc./R.I. Parking Service Co., and secretary of Planet Realty Co.
- 280 BACON-NICHOLSON HOUSE (1911; moved to this location in 1930): A 2½ story Colonial Revival style single-family house with hipped asphalt roof, painted brick foundation, aluminum siding and trim, and wood 2/1 double-hung sash windows. The 3-bay east façade has a center entrance with double doors under a flat-roofed portico with square columns and a dentiled cornice. The 2nd floor window over the front door has leaded glass sidelights. A large shed dormer with two windows sits on the front roof slope (likely a later alteration); gable-roofed dormers on the side and rear roof slopes may be original. The south side elevation has a 1-story, flat-roofed sun porch. A large chimney sits on top of the roof near the back of the house. The house stands at the curve of Slater Avenue so that its entire rear (west) elevation is visible; heavy landscaping in the front and side yards obscure views from the street. This house was originally built for Charles F. Bacon, who worked at the Providence Scale and Supply Co., and formerly stood at 284 Blackstone Boulevard. In 1930 Paul C. Nicholson, who owned the house next door (see 288 Blackstone Boulevard, above), bought this house, merged the two lots, moved this house to Slater Avenue, and created a garden on its original site. Nicholson continued to own the relocated house at its Slater Avenue address for several more years; Hugh Wylie, a salesman, was the first resident in the new location, as of 1935.

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Garage (by 1937): 1 story, pyramidal asphalt roof with bracketed eaves, clapboards, two overhead doors. Stands southwest of the house and faces north toward Slater Avenue (the street has an S-curve here). Similar in design to the house but constructed several years after relocation.

- 284 CHARLES AND HANNAH SALMANSON HOUSE (1948): A 2 story single-family house with Georgian Revival style influences, a hipped asphalt roof with deep eaves, concrete foundation, wood shingles, wood trim, and wood multi-light double-hung sash windows. The house is located along the S-curve of the street; the 3-bay north façade has a center entrance with multi-light sidelights and entablature under a flat-roofed portico with Tuscan columns. Windows are 8/12 on the 1st floor and 8/8 on the 2nd floor. The east side elevation has an exterior chimney. Charles Salmanson was a salesman.

Garage (after 1955): 1 story, hipped asphalt roof, wood shingles, double-width overhead door. Located southwest of the house; similar in design but not original. (NC)

- 288 BARNEY AND PEARL SILVERSTEIN HOUSE (1928): A 2½ story single-family Colonial Revival/Foursquare house with Prairie School and Colonial Revival style influences, a hipped asphalt roof with deep eaves and paired corner brackets, stuccoed masonry foundation, stucco on the 1st floor and wood clapboards on the upper floors, wood trim, and wood multi-light double-hung sash windows. The house is located along the S-curve of the street; the 5-bay north façade has a projecting center entrance pavilion with wrought iron railing on its flat roof, and sidelights framing the door. Windows on the 1st floor are grouped in threes (4/1-6/1-4/1); 2nd floor windows are 6/1. The center window on the 2nd floor appears to have been altered: it may originally have been a triple window, but now has wood panels flanking a 6/1 sash. A hipped-roofed dormer on the front roof slope has two 6/1 sash. The west side elevation has an exterior chimney. Several large trees in the front yard obscure views to the house from the street. Barney Silverstein's profession is not noted in city directories.

Garage (by 1937): 1 story, hipped asphalt roof, stucco, two overhead doors. Located southwest of the house; matches its design and appears to be original.

- 290 C. EMANUEL EKSTROM HOUSE (1926): A 2 story Colonial Revival style single-family house, located at the northwest corner of Goldsmith Street, with hipped slate roof with deep eaves, parged masonry foundation, aluminum siding and trim, and vinyl 1/1 double-hung sash replacement windows. The house has a side-hall plan, with 3 bays across the east façade; the front door has a simple surround of pilasters and entablature. The south side elevation has a 1-

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story hipped roof ell with vinyl casement or slider windows on its east front, and an oriel window with vinyl casements on its south side. A large chimney sits on the ridge. The north side elevation has a secondary entrance under a bracketed, shed-roofed (slate) hood. C. Emanuel Eckstrom was an assistant professor at Brown University.

Garage (by 1937): 1 story, hipped slate roof, aluminum siding, double-width overhead door. Stands northwest of the house, facing Slater Ave; similar in design although not original.

315 NICHOLSON HOUSE CHAUFFEUR'S QUARTERS AND GARAGE (1924-1925): Jackson, Robertson & Adams, architects. A 1½ story, picturesque English Cottage style building with cross-gable clay tile roof, stuccoed (masonry) foundation and walls, wood trim, and wood multi-light windows; it has a garage on the 1st floor and living space on the 2nd floor. The west (rear) elevation, which merges with the tall concrete wall that runs along the Slater Avenue edge of this property, is 3 bays across and contains a partially infilled segmental-arched doorway and two small horizontal windows at the 1st floor level, and a pair of windows and two hipped-roofed wall dormers at the 2nd floor level, all with 6/6 double hung sash. (An arched, solid wood door in the perimeter wall provides access to the house directly from Slater Avenue.) The south elevation has an open garage bay on the ground floor, wide enough to accommodate 3 cars, and three hipped-roof dormers with multi-light casement windows at the 2nd floor level. The entrance to the living quarters is in a vestibule on the east elevation (not visible from the street). This building was originally constructed for Paul C. and Martha F.S. Nicholson, the second owners of 288 Blackstone Boulevard (immediately east of this property); it is accessed both from an internal driveway and from a driveway that enters the property from Slater Avenue. The Nicholson estate was subdivided into three lots in the mid-20th century, and this building was assigned its own street address; the Nicholson family continues to own the property today (see also 288 Blackstone Boulevard, above, and 325 Slater Avenue, below). Although the living quarters were occupied by an employee of the Nicholson family for many years, the 1957 city directory (the first to list this address) indicates that Elva B. Urquhart, a nurse at Jane Brown Memorial Hospital, lived here.

Cow Barn, now Storage Shed (by 1926): 1 story, hipped wood-shingled roof, stucco, wood 6/6 double-hung sash windows in pairs or groups of three on all four elevations, one doorway in the east elevation. Originally constructed to house several dairy cows, and remained in that use until the 1950s; subsequently used for storage. Located a considerable distance behind and northwest of the main house (see 288 Blackstone Boulevard), and southeast of the garage; accessed from an internal driveway as well as a driveway that enters the property from Slater Avenue.

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- 320 DR. MAURICE L. AND ALENE SILVER HOUSE (1955): A 1 story T-shaped single-family Ranch house, located at the northwest corner of Gorton Street, with front and side gable slate roofs with very deep eaves, beige brick foundation, beige brick and wood clapboard walls, wood trim, and wood single-light picture or casement windows. The front-gabled main block of the house has windows in its south and north side elevations; the side-gabled south wing is a garage with a double-width overhead door. The front door is located at the juncture of the house and garage, facing east toward Slater Avenue and tucked under the projecting roofline. A large chimney sits on the ridge at the juncture of the two wings, as well. Dr. Maurice Silver was a physician with offices on Waterman Street.
- 325 NICHOLSON HOUSE CARETAKER’S COTTAGE (ca. 1920): Jackson, Robertson & Adams, architects. A 1½ story, picturesque English Cottage style single-family house with hipped clay tile roof, stuccoed foundation, stucco walls, wood trim, and wood multi-light windows (mostly 6/6 double-hung sash). The house stands behind a tall concrete wall that runs along the north and west property lines and is largely out of view from the street; an arched, solid wood door in this wall provides access from Slater Avenue. The house is 4 bays wide and 4 bays deep, and has off-center entrances on its north, west, and south elevations. Some casement windows are seen on the 2nd floor level of the north elevation, but otherwise windows are double-hung sash; windows are often paired. Eyebrow dormers sit on the north and south roof slopes, and a large chimney is on the west roof slope. A 1-story, hipped-roofed ell projects from the west side of the main house. A 1-story, metal-framed glass greenhouse (ca. 1990), standing perpendicular to the south elevation near the southwest corner of the house from its south side, was built to replace a slightly larger 1920s-era greenhouse in this same location. This house was originally constructed for Paul C. and Martha F.S. Nicholson, the second owners of 288 Blackstone Boulevard (immediately south of this property); it can also be accessed from that property, and has consistently been occupied by employees of the Nicholson family. The estate was subdivided into three lots in the mid-20th century, and this building was assigned its own street address; the Nicholson family continues to own the property today (see also 288 Blackstone Boulevard and 315 Slater Avenue, above).
- 333 THOMAS F. AND ELLEN M. DRISCOLL HOUSE (1938): A 2½ story Colonial Revival style single-family house with side gable asphalt roof, brick foundation, brick on the 1st floor and wood shingles on the upper floors, brick and wood trim, and wood 6/6 double-hung sash windows. The house has a 3-bay west façade and a side-hall plan; the front door is framed with pilasters and a dentiled entablature. The north side elevation has an exterior chimney. Attached to the south side of the house, slightly set back from the façade, is an apparently original garage: 1½ stories, side gable asphalt roof, brick on the 1st floor and clapboards above, single overhead

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door, dormer on front roof slope (the interior 2nd floor level is living space). Thomas F. Driscoll was a manager for Armour & Co. wholesale meats; note that although the house first appears in city directories in 1938, the Driscolls apparently did not take up residence until 1940, so they may have purchased it from a speculative builder.

- 348 HARRY A. AND CATHERINE C. CONLON HOUSE (1931): A 2 story English Cottage style single-family house with front gable asphalt roof (extending down to the 1st floor level at the south side), stuccoed masonry foundation, wood clapboard siding, wood trim, and wood multi-light casement and double-hung sash windows. The house has a side-hall plan; a large exterior chimney runs up the center of the east façade, next to a slightly projecting, front-gabled, 1½ story entry vestibule containing a front door with fanlight, as well as a single casement window on the 2nd floor level. Other façade windows are paired casements; large shed dormers on the north and south roof slopes have 2/1 sash. A 1-story sun porch on the south side elevation (underneath the extended roof slope) has casements in groups of 3 or 4. The north side elevation has a secondary entrance under a bracketed, hipped-roofed hood. Harry A. Conlon was in the trucking business.

Garage (by 1937): 1 story, front gable asphalt roof, clapboards, double-width overhead door. Stands northwest of the house; similar in design, and appears to be original.

- 353 MRS. EMILY MATHER HOUSE (1928-1931): A 2½ story L-shaped English Cottage style single-family house with front and side gable asphalt roofs, brick foundation, brick, wood clapboards, and wood shingle siding, brick and wood trim, and wood 4/4 double-hung sash windows. The front-gabled section is 2 bays wide across its west facade, with the roofline swooping down to the 1st floor level on the north side and an interior chimney on its south side; windows are paired on the 1st floor, a group of three on the 2nd floor, and a single 1/1 sash in the attic. The side-gabled section is 1 bay wide and well set back from the façade; the front door, set within a shallow Tudor-arched recess, is in the west face of this section. Clapboards are found in the gables (attic level). The north side elevation has a 1st floor bay window; a large, wood-shingled shed dormer with three pairs of windows sits on the north roof slope. A building permit was issued in 1928 to builder Annie C. Campbell (who lived across the street at 370 Slater Avenue; see below) on behalf of owner Amelia M. Kelley, a real estate developer; shortly after construction was completed in 1931 the house was sold to Mrs. Emily Mather, whose profession (if any) is not noted in city directories.

- 357 PHILIP S. AND MABEL B. CHASE HOUSE (1929): A 2½ story English Cottage style single-family house with front and side gable asphalt roofs, parged masonry foundation, wood shingles, wood trim (including corner boards), and mostly wood double-hung sash windows. On the 3-

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bay west façade, a large 2-story front-gabled projection (the south side of its roof extends down to the 1st floor level) contains the front door under a vaulted hood, as well as a pair of vinyl 6/6 windows to the left; the doorway is roughly centered on the overall façade, and to its right is an oriel window with wood 4/4-6/6-4/4 sash. Other windows are a mix of 6/6 and 8/8 wood sash. The north side elevation has an exterior chimney. Large trees in the front and side yards obscure views of the house. Philip S. Chase worked at C.A. Kilvert & Co., an investment firm.

Garage (by 1937): 1 story, wood shingles, front gable asphalt roof with pent roof over the double-width overhead door. Stands southeast of the house; similar in design and appears to be original.

- 365 DR. NATHAN A. AND IDA B. BOLOTOW HOUSE (1939-1941): A 2-story Regency Revival style single-family house with hipped asphalt roof with deep eaves, concrete foundation, brick façade and wood shingles on the sides and rear, brick and wood trim, and vinyl-clad multi-light (mostly 6/6) double-hung replacement windows. The northern half (approximately) of the 3-bay west façade projects slightly forward of the main block of the house. The slightly off-center entrance is surrounded by pilasters and a segmental-arched pediment. The front projection contains a wood-framed bay window on the 1st floor, with wood panels underneath the 4/4-6/6-4/4 windows; a similar panel lies below the 1st floor 6/6 window to the right of the front door. The south side elevation has a secondary entrance under a hipped-roofed hood. The north side elevation has a 1-story hipped-roofed porch (largely hidden behind a lattice screen and a tall solid board fence, neither of which appear original) and an exterior chimney. The house stands on a slightly raised lot enclosed by a stone retaining wall. A building permit was issued in 1939, and construction was completed by 1941. Dr. Nathan A. Bolotow was a physician with offices on Waterman Street. His younger brother Charles built a similar size and style house in 1940 nearby at 365 Cole Avenue (q.v.).

Garage (by 1955): 1 story, hipped asphalt roof, wood shingles with brick piers at the front corners, double-width overhead door. Stands southeast of the house; similar in design, and appears to be original.

- 370 LEONARD H. AND ANNIE C. CAMPBELL HOUSE (1928): likely built by Annie C. Campbell. A 1½ story Tudor Revival/English Cottage style single-family house with front and side gable clay tile roof, stuccoed masonry foundation, stucco walls with half-timbering in the front gable, wood trim, and wood multi-light, mostly 6/6 double-hung sash windows. The 4-bay east façade is divided roughly in half by a large, full-height projecting front gable at the south end, which has two bays of windows on the 1st floor and a pair of windows on the 2nd. The main

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entrance is centered on the main block and recessed within a semi-circular arched opening; to its right is a group of three 4/4-6/6-4/4 windows; and to the left of the door (in the north side of the projecting gable) is a diamond-paned casement window. A large shed dormer across the east roof slope of the main block (interrupted by the front gabled projection) contains two windows. The south side elevation contains a secondary entrance; the north side elevation has a large stone exterior chimney. Leonard H. Campbell was the principal of Commercial High School, and Annie C. Campbell was a building contractor; she constructed 353 Slater Avenue, across the street, and possibly also this house as well as 376 Slater Avenue next door.

Garage (by 1937): 1 story, side gable clay tile roof, stucco, hinged wood and glass double doors. Stands southwest of the house; matches its design, and appears to be original.

376 ANNIE C. CAMPBELL HOUSE (1931-1932): likely built by Annie C. Campbell. A 2½ story Colonial Revival style single-family house with side gable asphalt roof with brick side parapets, brick foundation, wood clapboards on the façade and brick on the sides, wood trim, and wood 8/8 double-hung sash windows. The 3-bay east façade has a center entrance with sidelights, set beneath a flat-roofed portico with round columns and a wood rooftop balustrade; above the front door on the 2nd floor is a Palladian window with arched-topped center sash and multi-light sidelights. Three front-gabled dormers on the front roof slope also have arched-topped, 6/6 windows. Exterior chimneys rise up both the north and south sides. At the rear is a 2-story clapboarded addition (date unknown). Milburn R. Palin was a sales representative (his first name is sometimes spelled “Melvin” in city directories). This house first appears in city directories in 1931-1932, but apparently was not occupied until 1937, when Milburn R. and Barbara N. Palin lived here; at that time the house was owned by Annie C. Campbell, a building contractor who lived next door at 370 Slater Avenue, and it may have been built by her as a speculative investment.

Garage (by 1937): 1 story, hipped asphalt roof, brick walls (faces north: doors not visible). Located southwest of the house; similar in design and appears to be original. The garage was originally freestanding but is now attached to the rear addition of the house.

UPTON AVENUE

99 ALBERT J. AND THERESA GREEN HOUSE (1926): A 2½ story Colonial Revival style single-family house, located at the southeast corner of Cole Avenue, with side gable asphalt roof, brick foundation, wood shingles, wood trim, and wood 6/6 double-hung sash windows. The 3-bay north façade has a projecting center entrance vestibule with a flared standing-seam metal

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roof and diamond ornamentation under the roofline; flanking the front door are large multi-light bow windows with standing-seam metal roofs. Some 2nd floor windows have been replaced with vinyl 6/6 sash. The west side elevation (facing Cole Avenue) has an exterior chimney and a 1-story, hipped-roofed screened porch. Another chimney sits on the ridge, slightly off-center. The south (rear) elevation has a secondary entrance under a bracketed hood (accessed by a walkway from Cole). The house stands on a raised corner lot enclosed by a stone retaining wall; tall shrubbery in the front and side yards obscure views from the street. Albert J. Green's profession (if any) was not noted in city directories. This house was constructed by a speculative builder, J.F. O'Sullivan, who sold it shortly after construction to the Greens, the first owner-occupants.

Garage (by 1937): 1 story, front gable asphalt roof, wood shingles, 2 overhead doors. Stands southeast of the house, facing Upton Avenue; similar in design to the house, but not original.

- 100 JOSLIN I. AND ROBERTA DAVIS HOUSE (1958-1961; rear addition 1971): Harry Marshak, architect; Borlan Construction Co., builders. A 2 story Garrison Colonial style single-family house with side gable asphalt roof with deep eaves, concrete foundation, clapboards on the 1st floor front and wood shingles elsewhere, wood trim, and vinyl multi-light picture windows and 1/1 double-hung replacement sash. The 3-bay south façade has a center entrance with simple wood surround, flanked by picture windows with 1/1 sash on either side; the 2nd floor level, which overhangs the 1st floor, has only two 1/1 sash. The west side elevation has an exterior chimney. A 1-story rear addition was built in 1971. Joslin I. Davis was a salesman for N. Davis & Co. This house is the third to stand on this site, having replaced two successive earlier dwellings owned by John E. Sullivan (seen on the 1918 and 1926 maps), who in the 1920s lived next door at 114 Upton Avenue. A building permit for the current house was issued to Borlan Construction Co. in 1958, but the Davises apparently did not take up residence until 1961.

Garage (by 1927, built for John E. Sullivan): 1 story, hipped asphalt roof, wood shingles, double-width overhead door. Stands northeast of the present house, and predates it.

- 111 L. PHILIP AND K. LOUISE LAVOIE HOUSE (1929): A 2½ story single-family Colonial Revival/Foursquare house with Prairie School and Colonial Revival style influences, with hipped asphalt roof with deep eaves and paired corner brackets, brick foundation, wood shingles, wood trim, and vinyl 6/1 double-hung sash replacement windows. The 3-bay north façade has a center entrance with sidelights underneath a flat-roofed, columned portico; 1st floor windows are paired, and a pair of vinyl multi-light casements (shorter than the standard double-hung sash, and likely not the original configuration) is found on the 2nd floor over the front door. Hipped-roof dormers sit on the front and west side roof slopes, each with pairs of windows. The east side elevation has

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an exterior chimney and a small 1-story, flat-roofed “wing” that appears to be original. At rear is a 1-story shed-roofed addition (date unknown). The house stands on a slightly raised lot enclosed by a concrete retaining wall. L. Philip Lavoie was a manager.

Garage (by 1937): 1 story, hipped asphalt roof, wood shingles (faces west: doors not visible). Stands directly south of the house and is almost out of view from the street, but is similar in design and appears to be original.

- 114 JOHN E. AND MARY E. O’SULLIVAN HOUSE (1928): A 2 story single-family house with Prairie School and Colonial Revival style influences, with hipped asphalt roof with deep eaves, parged masonry foundation, aluminum siding and trim, and mostly wood 6/6 double-hung sash windows. The house has a 2-bay south façade and a side-hall plan, with a projecting front-gabled wood and glass entrance vestibule with multi-light windows and door, and blind fanlight detail over the door. The 1st floor window is an oriel with single-light picture window flanked by vinyl multi-light casements (altered since 1978). The east side elevation has a shallow 1st floor bay window. A sizeable chimney sits on the ridge of the roof. John E. O’Sullivan was a Sergeant in the Providence Police Dept., serving Precinct 8; he had previously lived next door at 100 Upton Avenue (in an earlier house on that site), but built a new house at this address upon his marriage to Mary. John O’Sullivan had owned this property since at least 1918.

Garage (after 1955): 1 story, hipped asphalt roof, wood frame with paneled wood piers at front, double-width overhead door. Stands northeast of the house. (NC)

- 115 MELVIN C. AND ELIZABETH F. JOHNSON HOUSE (1928): A 2½ story Colonial Revival style single-family house with side gable asphalt roof, parged masonry foundation, wood shingles, wood trim, and wood multi-light double-hung sash windows. The 3-bay north façade has a center entrance with sidelights, pilasters, and curved broken pediment with dentil moldings. Façade windows on the 1st floor are paired 6/6; 2nd floor windows are 8/8, 6/6, and 8/8. The west side elevation has an exterior chimney. A 1-story screened porch has been added to the rear elevation (date unknown). The house stands on a raised lot partially enclosed by a stone wall. Melvin C. Johnson was in the insurance business.

Garage (by 1937): 1 story, front gable asphalt roof, wood shingles, double-width overhead door. Stands southwest of the house; similar in design, and appears to be original.

- 116 CHESTER T. AND ELIZABETH MOREY HOUSE (1928): A 2 story single-family house with Prairie School and Colonial Revival influences (altered), a hipped asphalt roof with deep

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bracketed eaves, brick foundation, vinyl siding on the front and wood shingles on the sides, vinyl and wood trim, and wood, mostly 6/1 double-hung sash windows. The 3-bay south façade has a flat-roofed projecting center entrance vestibule, which has been altered since 1978 by the installation of vinyl siding (original engaged Tuscan columns may survive underneath); 1st floor windows on the façade are 8/1 sash. The siding on the 2nd floor level slightly overhangs the 1st floor on both front and sides. The west side elevation has a secondary entrance under a hipped-roofed hood; the east side has a painted brick exterior chimney. A 1-story addition stretches across the entire rear (north) elevation. Chester T. Morey was a mechanical engineer.

Garage (by 1937): Very small, 1 story, hipped asphalt roof, brick piers flanking a single overhead door. Stands northeast of the house; similar in design, and appears to be original.

- 119 SIDNEY R. AND BEULAH S. BELLOWS HOUSE (1928): A 2½ story Dutch Colonial Revival single-family house with side gambrel asphalt roof, brick foundation, wood clapboards, wood trim, and mostly wood 6/1 double-hung sash windows. The 3-bay north façade has a center entrance with multi-light sidelights, tucked under the deep overhang of the roof; 1st floor windows are paired. A large shed dormer sits on the front roof slope; it has wood 6/1 sash flanking a pair of short vinyl single-light fixed replacement windows in the center. The east side elevation has an exterior chimney and a 1-story hipped-roofed sun porch with paired windows. The house stands on a slightly raised lot enclosed by a stone retaining wall. Sidney R. Bellows was an engineer.

Garage (by 1937): 1 story, hipped asphalt roof, clapboards, double-width overhead door. Stands southwest of the house; similar in design, and appears to be original.

- 122 MAX AND REBECCA SIEGAL HOUSE (1929): A 2½ story Colonial Revival style single-family house with side gable slate roof, brick foundation, wood clapboards, wood trim, and mostly vinyl 1/1 double-hung replacement sash windows. The south façade has 5 bays on the 1st floor and 3 on the 2nd; the center entrance has sidelights and a blind fanlight, and is sheltered under a front-gabled, columned portico with dentil moldings. All windows have splayed lintels with keystones; a small Palladian window (with single-light pebble glass) is centered on the 2nd floor over the front door. A hipped-roofed dormer with a group of three single-light windows sits on the front roof slope. The east side elevation has an exterior chimney and a 1-story, flat-roofed sun porch; the sun porch has corner pilasters, historic 6/6 windows grouped in threes, and wood panels under the windows. The house stands on a raised lot enclosed by a stone wall. Max Siegal worked at the City Hall Hardware Co. in downtown Providence.

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Garage (by 1937): 1 story, hipped slate roof, brick piers at the front and clapboards on the sides, two overhead doors. Stands northeast of the house; similar in design, and appears to be original.

- 123 STANLEY H. AND LOUISE J. FRANKLIN HOUSE (1929-1930): A 2½ story Colonial Revival style single-family house with side gable asphalt roof, parged masonry foundation, vinyl siding and trim, and vinyl multi-light double-hung sash replacement windows. The 3-bay north façade has a center entrance with sidelights under a front-gabled, vaulted, columned portico; 1st floor windows are in groups of three 4/4-8/8-4/4 sash; on the 2nd floor are two 8/8 sash flanking a pair of 4/4s over the front door. The west side elevation has an exterior chimney. The house stands on a raised lot enclosed by a stone retaining wall. It first appears in city directories in 1929-1930 as a vacant house; the Franklins were in residence as of 1931. Stanley H. Franklin was an efficiency engineer.

Garage (by 1937): 1 story, hipped asphalt roof, vinyl siding, double-width overhead door. Stands southwest of the house; similar in design, and appears to be original.

- 129 EARLE R. AND ALICE G. WILCOX HOUSE (1928): A 2½ story Colonial Revival style single-family house with side gable slate roof, parged masonry foundation, wood shingles, wood trim, and wood multi-light double-hung sash windows. The house is set end to the street; the 3-bay east façade has a center entrance under a front-gabled portico with Queen-Anne style turned posts; 1st floor windows are 8/8, with 6/6 on the 2nd floor. The north side elevation (facing the street) has an exterior chimney. The rear (west) elevation, clearly visible from the street, has a secondary entrance under a shed-roofed hood, and an oriel window over the back door. The house stands on a substantially elevated lot which is partially enclosed by a stone and brick retaining wall. Earle R. Wilcox was an inspector.

Garage (by 1937): 1 story, front gable asphalt roof, wood shingles, single overhead door. Stands southwest of the house; similar in design and appears to be original.

- 130 ROSE G. McLAUGHLIN HOUSE (1928): A 2 story single-family house with Prairie School and Colonial Revival style influences, with hipped slate and clay tile roof with deep bracketed eaves, brick foundation, brick walls, brick and wood trim, and wood 6/6 double-hung sash windows. The 3-bay south façade has a center entrance under a copper-clad, vaulted hood with wrought-iron brackets; the front door has a leaded glass fanlight above it, and a tiny wood 4-light fixed sash window to its left. First floor windows are grouped in threes (4/4-6/6-4/4); the 2nd floor has paired windows flanking a single sash. A chimney sits behind the ridge, on the rear roof slope. The house stands on an elevated lot enclosed by a tall concrete wall topped with

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hedges, and has large trees in its front yard, which obscure views of the building. Miss Rose G. McLaughlin was a private secretary when she had this house built for herself (the house was valued at \$20,000, a substantial sum in 1928, so Miss McLaughlin apparently had some financial resources beyond a secretary's salary). In the early 1940s she married industrialist Walter O'Hara; he died shortly thereafter, but Mrs. O'Hara continued to live in this house until her death in 1948.

- 150 1st LEO AND SARAH F. LOGAN HOUSE (1928): Harry A. Lewis, architect. A 2 story single-family Italian Villa house, located at the northeast corner of Slater Avenue, with Prairie School and Spanish Mission influences, a hipped clay tile roof with deep eaves, stuccoed masonry foundation and walls, stucco and wood trim, and vinyl multi-light replacement windows. The 3-bay south façade has a center entrance with elaborate semicircular arched surround; the front door is flanked by groups of three windows (6/6-8/8-6/6) with inset stucco arches above each sash (stucco rosettes are in the center arches). On the 2nd floor over the door is a group of three windows (4/4-8/8-4/4) fronted by a wrought iron French balcony, and flanked by 10/10 sash. The house has hipped-roofed wings on its east and west side elevations; the 1-story east wing is a screened porch with stucco-clad arched openings, while the 2-story west wing has a sun porch with groups of three windows (4/4-6/6-4/4) at the 1st floor level of the house, and a single-car garage in its basement level, facing Slater Avenue (the lot slopes down to the west). The west side elevation also has an exterior stucco-clad chimney, and a secondary entrance vestibule at the basement level. The house stands on a substantially raised corner lot enclosed by a stone wall, with a grand stairway leading up from Upton Avenue; the front and side yards have heavy landscaping that partially obscures views of the building. Leo Logan was a real estate developer who built a number of houses in Providence; he and his wife later lived at 95 Mount Avenue (see above).

- 175 ALFRED M. COATS HOUSE (1926): Clarke & Howe, architects. A handsome, asymmetrical, 2 story single-family house, located at the southeast corner of Blackstone Boulevard, modeled after late 17th/early 18th-century English manor houses, with a hipped and side gable slate roofs, brick foundation, brick walls (laid in a Flemish bond pattern), trim elements of brick, brownstone, and wood, and wood multi-light windows in a variety of configurations. The complex massing includes a main block with a tall side-gable roof, a shorter gable-roofed rear ell, and a hipped-roofed perpendicular wing on the east side which projects slightly forward. Centered on the 4-bay north façade is a 2-story flat-roofed entrance pavilion with rooftop parapet; the front door is recessed behind a brownstone architrave surround and a shallow segmental hood on brackets; on the 2nd floor above the door is a triple window (2/2-6/6-2/2 double-hung sash). Most other windows are 6/6; 1st floor windows have flat arches, while some

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2nd floor windows have segmental relieving arches. A molded water table delineates the raised basement from the 1st floor; a projecting brick stringcourse does the same between the 1st and 2nd floors. A front-gabled wall dormer rises above the front roofline. The house has two massive, ribbed, corbelled chimneys, one exterior on the west elevation (facing Blackstone Boulevard) and the other interior, located toward the east end of the house. The house presents a rather private mien to both street front elevations and is more oriented to the eastern side of the property, where the principal drawing room opens onto a terrace overlooking the garden that slopes down toward the east and is enclosed by a stone retaining wall. Born in Scotland, Alfred M. Coats (1869-1942) began his career in the family business, J. & P. Coats, Ltd., a multi-national thread manufacturer, at the plant in Pawtucket;¹ he later served as director of several Providence and Pawtucket financial and manufacturing institutions. This property makes a fascinating conclusion to Coats's youthful architectural commissions, Southerly, now Landfall (1895-96; Ogden Codman, architect; Beatrix Jones Farrand, landscape architect), 20 Brenton Road, Newport (Ocean Drive District, NHL), built around the time of his marriage to Elizabeth Barnewall (1867-1940). Around 1900, Mr. and Mrs. Coats further commissioned Codman to design their principal residence, completed in 1902 at 13 Brown Street in Providence (included in the College Hill District, NHL), Rhode Island's only Codman project not in Newport. Here eschewing nationally prominent designers for local talent, Coats continued to achieve results equally impressive as his earlier commissions.

Garage (1934; Alfred Harkness, architect): 1½ stories, front gable slate roof, brick, two overhead doors set within segmental arch openings, group of three 6-light wood windows in the gable. Originally freestanding, now attached to a 1-story addition at the rear (south) of the house, facing Blackstone Boulevard. Designed to match the house, but built for its second owner, Mildred W. Kenyon.

184-186 LANGDON-ALLEN HOUSE (1898, altered and expanded ca. 1918 and ca. 1937): Clarke & Spaulding, architects. A very large and unusual 2½ story double (two-family) Tudor Revival house with English Medieval detailing, standing on two separately owned lots, with #184 being located at the northeast corner of Blackstone Boulevard. The design elements of the separate dwelling units vary enough that each will be described separately here. Unit #184 has an L-shaped plan, a complex asphalt-clad roofscape including side gable (extending down to the 1st floor level on the south side), hipped, and front gabled sections; a brick foundation; brick, wood shingled, and stuccoed walls; wood trim (including half timbering in the gables); and wood

¹ The Conant Thread/Coats & Clarke mill complex, located on the Pawtucket-Central Falls, Rhode Island, city line, is listed in the National Register of Historic Places.

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multi-light windows. This dwelling unit faces west toward Blackstone Boulevard; the off-center main entrance is tucked underneath a deep, flat-roofed front porch with paired columns (tapered at top and bottom) and a decorative wood rooftop balustrade; a similar porch on the south side, tucked under the steeply sloping roof, has diamond-patterned casement windows. Most windows are wood 6/6 double-hung sash, many of them paired. The south side elevation has a 2½ story front gabled projection, 2 bays wide, with brick on the 1st floor, clapboards on the 2nd, and half-timbered stucco in the attic level. A hipped-roofed brick wing with massive exterior chimney on its west side and a group of 4 large wood multi-light casement windows in its south side projects westward from the main block. This lot is surrounded by a solid board perimeter fence and there are numerous tall trees in the yard, obscuring views from the street. Unit #186 is attached to the east side of #184; it also has front and side gable asphalt roofs, brick foundation, brick on the 1st floor and wood shingles on the upper floors, and wood double-hung sash windows. The south façade (facing Upton Avenue) is subdivided into three sections: a 2-story bay window at left, the center entrance under a shed-roofed porch (with columns matching those at #184), and a 3-story front-gabled projection at right. Windows are mostly 4/4, and are grouped in threes on the 1st floor; there is one 6/6 sash on the 2nd floor over the front door. Dormers sit on the south and east roof slopes. The east side elevation has a 1-story, shed-roofed sun porch. This part of the house is almost entirely hidden from the street by tall trees and extensive landscaping. The double house was originally built at the behest of Courtney Langdon, an associate professor of Romance languages at Brown University; he received a building permit in 1894, purchased the lot in 1897, and was living in what is now #186 as of 1898. (The street numbers changed in 1921-1922). The 1898 city directory also records attorney and Assistant City Solicitor William B. Greenough living in what is now #184. After Greenough moved to 203 Blackstone Boulevard in 1906, #184 was occupied by Arthur M. Allen, also an attorney, who in 1916 bought 2/3 of the property. The house was shared by the Langdons and the Allens at least through 1937, and during that time was altered and expanded at least twice, ca. 1918 and ca. 1937. Courtney Langdon's widow, Susan Taft Langdon, later moved next door to 190 Upton Avenue (see below). This house was published in the 19 February 1898 issue of *American Architect and Building News*, the country's most prestigious journal for architecture.

Garage 1, associated with 184 Upton (by 1918): 1 story, pyramidal asphalt roof, wood shingles, two overhead doors. Stands northeast of #184, facing Lincoln Avenue (its actual address is 81 Lincoln); not visible from Upton Avenue.

Garage 2, associated with 186 Upton (by 1955): 1 story, front gable asphalt roof, wood shingles, double-width overhead door. Stands northeast of #186, facing Upton Avenue.

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190 SUSAN TAFT LANGDON HOUSE (1936-1937; major alterations, 1993): Frank N. Gustafson, builder of original house; James Estes & Co., architects for the remodeling. A 1½ story, T-shaped single-family house, located at the northwest corner of Grotto Avenue, which was originally designed in the Cape Cod style but is now not recognizable as such. The house has front and side gable asphalt roofs, stuccoed masonry foundation and walls, stucco and wood trim, and vinyl-clad multi-light casement windows. The main entrance is located at the juncture of the “T” and is tucked under a projecting section of roof, facing the southeast corner of the lot. An off-center stucco-clad chimney sits on the ridge of the original house. A 2-story wing added to the south end of the original house is 1 bay wide and projects both north and south of the main block; its south front overhangs at the 2nd floor level, sheltering a rectangular bay window. The house’s original features included wood shingle walls, double-hung 8/8 wood windows, and a 5-bay south façade with centered front door centered surround by pilasters and pediment; shed-roofed dormers on the south and north roof slopes are among the few surviving features of the original house (although both now have vinyl casement windows). The house was built for Mrs. Susan Taft Langdon (1867-1946), widow of Courtney Langdon; she had previously lived at 186 Upton Avenue, next door. (NC), due to the extent of alterations.

Garage (1961): 1 story, front gable asphalt roof, stucco, one overhead door. Stands north of the house, facing Grotto Avenue; originally freestanding, the garage is now attached to the house by a short open breezeway. (NC)

[End Section 7.]

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STATEMENT OF SIGNIFICANCE

The Blackstone Boulevard-Cole Avenue-Grotto Avenue Historic District, a well-preserved example of a late 19th- to mid-20th-century residential suburb in Providence, Rhode Island, attains National Register significance in the areas of community planning and development and architecture. The district retains integrity of location, setting, design, workmanship, materials, feeling, and association, and meets National Register Criteria A and C. Its period of significance is from ca. 1732 to 1964, although most of the contributing buildings were constructed between 1900 and 1940, during the period when automobiles replaced streetcars as the predominant form of transportation.

Under Criterion A, the district is associated with the broad national trends of suburban development, as embodied in this northeast corner of Providence, which evolved from farmland and natural open space into a definable, and fairly affluent, suburban residential neighborhood between the turn of the 20th century and World War II. This evolution corresponded with the boom years of Providence's industrial economy and a variety of associated developments, including the city's growth into a major metropolitan area; the rise of the middle class; the popularization of the suburban ideal; advances in transportation (particularly the electric trolley and the automobile), and their influence on community planning; the impact of changing lifestyles and technological innovations on housing typologies and designs; and the advent of balloon frame construction and mass-produced architectural components, which made single-family houses more affordable.

Under Criterion C, the district is significant for architecture. Architecturally it illustrates a mainstream mix of both traditional and modern approaches to residential living that were popular from the late 19th century and beyond the first half of the 20th century. Architectural styles range from the unique 18th-century farmhouse to mid-20th-century Ranch and Contemporary, but by far the most common is the Colonial Revival style (including its many variations such as Georgian Revival, Federal Revival, Dutch Colonial, and Garrison Colonial); Tudor Revival and other English-inspired designs are also well represented. Many buildings combine elements from more than one style, indicating a preference for customized design to suit an owner's personal needs and tastes. Thirty-six houses (about 14 percent) are documented as having been architect-designed (three as their architects' own personal residences); several prominent local architects and architectural firms of the period, including Prescott O. Clarke, Howard K. Hilton, Eleazer B. Homer, F. Ellis Jackson, and Franklin J. Sawtelle, have examples of their work in the district, and some are credited with multiple buildings here (the successor firms of Clarke & Spaulding, Clarke & Howe, and Clarke, Howe & Homer collectively account for 10 houses). The many houses not known to be associated with a particular architect still reflect a sophisticated design aesthetic and a conscious effort to create distinctive individual buildings that also responded well to the larger neighborhood context.²

² Many more houses likely were designed by architects or trained designers than documentation for this nomination has revealed.

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Under Criterion G, the district contain several houses constructed between 1960 and 1964 which, although they are just under fifty years of age, represent the culmination of the patterns of residential development and domestic architecture that shaped the district in the post-World War II building boom. Once these houses were completed, new construction ceased in the district until a handful of buildings was erected in the 1980s. These 1960s houses are examples of Ranch, Contemporary, and Prairie School-influenced design, making them typologically and visually consistent with similar, contributing examples of those styles from the 1950s.

Community Planning and Development: The Remote Suburb

Providence's development in the 19th and first half of the 20th century mirrored national trends. As the Industrial Revolution took hold and the city's economy shifted toward manufacturing, successive waves of foreign immigrants began to arrive to work on the railroads, on the waterfront, and in mills and factories. Complementing this workforce a strong middle class, at first almost exclusively descendants of the original English settlers, surfaced, taking up jobs in offices, stores, schools, government, and increasingly specialized professions. Providence formally incorporated as a city in 1832, and by 1850 it had become a densely settled urban center with about 41,000 residents. Over the next half century the city's textile, jewelry, and metal products industries grew to dominate American manufacturing, and overall industrial production made Rhode Island one of the wealthiest states per capita in America at the turn of the 20th century. Through extensive railroad construction, the city was well connected with other parts of the country. Providence's population exploded during the boom manufacturing years between the Civil War and World War II, reaching a peak of over a quarter million people by 1930. This phenomenal rate of growth created a tremendous demand for new housing, both within and outside of the city center, and over 30,000 new houses were built across Providence between 1865 and 1930. Providence annexed land from the surrounding towns of Cranston, Johnston, and North Providence, more than tripling its land area between 1860 and 1900. Local public transportation systems augmented the external rail connections and improved access to these suburban areas and facilitated the commute to downtown: horse-drawn streetcars began traversing principal streets in 1864, and by 1893 a network of electric trolleys crisscrossed the city (supplanted by buses and trackless trolleys in the 1920s and 1930s). Meanwhile, public utilities (water and sewer lines, natural gas, electricity, and telephones) were all introduced between 1870 and 1890, giving rise to an expectation that new suburban houses would feature these modern conveniences: a major selling point for middle-class renters and buyers as well as for the wealthy. Between 1875 and 1945, formerly undeveloped lands on the edges of Providence were transformed into suburban neighborhoods.

Situated in the northeast part of Providence's East Side, approximately 2½ miles from the city center, the Blackstone Boulevard-Cole Avenue-Grotto Avenue Historic District presents a developmental history that significantly reflects its location and topography. Prior to the mid-19th century, this area was considered poorly

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suited for residential development because it was difficult of access, and much of the land was boggy. To get here from the settled part of town, one had to climb up and over a steep hill and travel along one of only two roadways through the Cat Swamp and the Great Swamp. (Parts of these Colonial-era roadways followed the routes of today’s Cole Avenue and Rochambeau Avenue, which form the western and northern boundaries of the historic district.) During the two centuries that Providence evolved from a Colonial settlement into an emerging industrial center, most of the East Side remained in agricultural use or as natural open space, with only a scattering of farmsteads or country houses on lands held by successive generations of just a few families.

The relative isolation and unspoiled scenic landscapes of this part of the East Side, especially along the Seekonk River to the east, attracted some major institutional development in the first half of the 19th century, notably Butler Hospital (1844, NR), and Swan Point Cemetery (1846-1847, NR). As the garden-suburb ideal took hold in American culture, the areas around these institutions, and indeed in most of the East Side, began to be seen as likewise suitable for new neighborhoods. In the decades bracketing the Civil War, several major East Side landowners began the process of platting their extensive farmsteads and country estates for residential development. This trend typically started toward the southern end of the East Side (outside this historic district), where the land was generally flatter and drier, and gradually proceeded northward. Public transportation and utilities were also first introduced in the southern half of the East Side, and therefore housing development followed a similar gradual progression to the north.

The process of platting residential subdivisions was carried out rather haphazardly over time by individual property owners, with little municipal oversight.³ The property owner would typically hire a surveyor or civil engineer to lay out new streets and blocks of house lots, and then the plat would be recorded in the city’s land evidence records for reference when individual house lots were sold. Plats came in all shapes and sizes, and their boundaries were often quite irregular, determined by existing roadways and property lines. Sometimes adjacent plats logically carried street alignments through from one to the other, but more often than not, little or no consideration was given to how streets in abutting plats would intersect, resulting in many awkward intersections that had to be adjusted later (at city taxpayer expense). A plat might have dozens of blocks and literally hundreds of house lots, or it might occur within a single block and contain just a handful of lots.

Within the historic district, two major plats were recorded in the 19th century. The first and largest of these was the Grotto Reserve Plat of 1855, surveyed and drawn by Charles E. Paine at the behest of Samuel L. Cole. The Cole family had been the principal landowners in the historic district since about 1812, when Cyrus Cole (Samuel’s father) had acquired a sizeable farm on the east side of what is now Cole Avenue from the estate of Richard Brown, his wife’s grandfather. (Richard Brown’s farm of several hundred acres dated back to the 17th century and extended westward from Swan Point on the Seekonk River past Cole Avenue, and southward a bit

³ At least until the formal establishment of a city planning commission in 1913.

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beyond Laurel Avenue.) Cyrus Cole’s purchase included an 18th century dwelling house, which had been built by the Browns but became known as the Cole Farm House and is now the oldest house in the historic district (*Photo #1*, 12 Cole Farm Court). By 1855, evidently anticipating a future demand for new housing near Swan Point Cemetery and Butler Hospital, Samuel L. Cole decided to make the bulk of his farm available for residential development. Cole did retain a few dozen acres of land for agricultural use, abutting the northwest corner of the Grotto Reserve Plat, adjacent to Cole Avenue; under his stewardship and that of his son Washington L. Cole and his grandson Francis S. Cole, the Cole Farm, much reduced in size, survived for nearly another century, until 1948.

The Grotto Reserve Plat extended from Cole Avenue east to Grotto Avenue, and from Magellan Street south to portions of Laurel and President Avenues. The plat map shows a rectangular grid of streets that still corresponds to today’s Mount, Clarendon, Lincoln, Upton, Slater, and Laurel Avenues, Freeman Parkway, and Margrave and Penrose Streets (a few of the original street names have since been changed), with house lots averaging about 4,000 to 5,000 square feet. One major modification to the original plat was made in the 1880s-1890s with the design and construction of Blackstone Boulevard, which replaced and significantly widened Butler Avenue (between and parallel to Slater and Grotto Avenues), and thus reduced the size of the abutting blocks.

The second major residential subdivision in the historic district was the Partition Plat of the Martha Lippitt Lot, situated just north-northwest of the Cole Farm and the Grotto Reserve Plat, which was surveyed and platted by W.G. Temple in 1895 as part of the adjudication of a lawsuit (*Elizabeth A. Gammell et al vs. Charlotte H.B. Tyler et al*). Bounded by Cole Avenue on the west, Rochambeau Avenue on the north, Blackstone Boulevard on the east, and Magellan Street and Goldsmith Street on the south, the Martha Lippitt plat laid out Goldsmith, Ruthven, Gorton, and Ray Streets as well as the northern end of Slater Avenue. Like the earlier Grotto Reserve Plat, this plat also presented a grid street pattern, albeit with blocks of slightly larger house lots, averaging 5,000 to 7,000 sq. ft. The Martha Lippitt plat likewise had only one major modification, in 1922, when the Plat of Streets Adjoining Land of Paul C. Nicholson accommodated a wider, curving alignment for Slater Avenue between Goldsmith Street and Gorton Street, and affected the layout of about a dozen house lots.

(This historic district also contains a tiny portion of a third plat at its southern end, in the area bounded by Laurel Avenue on the north, Cole Avenue on the west, President Avenue on the south, and Blackstone Boulevard on the east. The Moses Brown Farm Plat, which occupied part of a former 300-plus acre farm located south of today’s Laurel Avenue, was platted twice, in 1872 and again in 1891. Most of the Moses Brown Farm Plat lies within the abutting NR-listed Wayland Historic District.)

Since the Grotto Reserve Plat was recorded some seven years before horse-drawn streetcars were introduced in Providence, it is highly unlikely that it was originally intended to become a streetcar suburb; instead, the grid

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street pattern with standardized, relatively modest-sized house lots was probably chosen for its logical simplicity and ease of execution, and modeled on other early residential subdivisions elsewhere on the East Side. But it would be about half a century – decades after streetcars came into widespread use in Providence – before this plat saw any substantial residential development; in fact most of the northern half of the East Side remained seriously underserved by public transit until the late 19th century because horses could not pull streetcars up the steep slope of College Hill, which forced streetcars to detour all the way to the southern end of the East Side in order to get to northbound routes along Brook Street, Governor Street, and Hope Street. Thus, for the remainder of the 19th century, commuting between Downtown and the East Side by public transit was far more time-consuming and inconvenient than the actual distances would otherwise suggest. By 1894, as streetcars were being converted to electrical power, and a cable grip-car system had been installed to assist with the climb over College Hill, commuting to and from northeast Providence by public transit finally became feasible; the recording of the Martha Lippitt plat in 1895, with its own grid system of streets and standardized (if slightly larger) house lots, was likely intended to capitalize on this new amenity. Meanwhile, water, sewer, electricity, natural gas, and telephone services were just starting to reach this part of Providence, which also contributed to the glacial pace of residential construction in this historic district prior to the turn of the 20th century.

The city atlas of 1895 reveals that forty years after the Grotto Reserve Plat was recorded, only a few dozen of its 360 lots actually had houses standing on them. (No houses were yet built in the Martha Lippitt plat of 103 lots.) Only a handful of these late 19th century houses survive today: three from the 1860s, two from the 1870s, two from the 1880s, and five from the 1890s. These are notable not only for their relatively advanced age and rarity within the historic district, but also for how they illustrate changing trends in the district's demographics as well as its architecture.

Around the time of the Civil War, a small village of houses for employees of the Cole Farm began to evolve near the intersection of Cole and Clarendon Avenues; some of these were built by the Cole family and leased to tenants, while other were privately built and owned. Three of these very simple 1½-story wood frame Greek Revival/Victorian vernacular cottages remain, located at 11, 20, and 24 Clarendon Avenue (built ca. 1867, 1863, and ca. 1865, respectively; *Photo #2*). Seven additional houses, all Late Victorian vernacular and a bit larger than the Cole Farm Village cottages (ranging in height from 1½ to 2½ stories), were also built for working class residents (carpenter, whitewasher, laborer, farmer, florist): 20 Lincoln Avenue (by 1875), 255 Blackstone Boulevard (1880, built when the street was still known as Butler Avenue), 9 Lincoln Avenue (by 1882) 16 Lincoln Avenue (1884; *Photo #3*), 28 Lincoln Avenue (1893; later remodeled in the Colonial Revival style), 205 Cole Avenue (1893), and 100-102 Slater Avenue (1899-1901).

Three 1890s houses in the historic district presaged the transition this area was soon to make from a sparsely populated neighborhood of people of relatively modest means, to an increasingly desirable enclave of

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substantial, well-designed houses for middle-income and upper-income residents: the Prescott O. Clarke House (1895-1896), 203 Blackstone Boulevard (*Photo #4*); the Charles F. and Margaret Stearns House (1898), 111 Blackstone Boulevard; and the Courtney Langdon House (1898), 184-186 Upton Avenue, just east of the Boulevard. Blackstone Boulevard was brand new at the time the Clarke, Stearns, and Langdon-Allen houses were constructed, having just been completed in 1892-1894.

The Boulevard was Rhode Island’s first designed parkway: 200 feet wide, with two one-way roads flanking a broad central median lavishly landscaped with grass, trees, shrubs and other plantings, and walking paths; it extends just over 2 miles from north to south across the East Side (roughly ½ mile of the Boulevard lies within this historic district). The Proprietors of Swan Point Cemetery first proposed the parkway idea in 1886, by which time the cemetery had been operating for some 40 years with only a narrow, unpaved access road. On paper, this roadway was an extension of Butler Avenue from Irving Avenue (about a mile south of Swan Point) to North Street (now Rochambeau Avenue), but in reality it was little more than a cart path. From North Street the cart path segued into the old Neck Road, which continued northeasterly through Swan Point Cemetery into the neighboring city of Pawtucket. The Proprietors chose nationally prominent landscape architect Horace W.S. Cleveland of Chicago to design a new parkway on the Butler Avenue extension right-of-way. Dubbed Blackstone Boulevard, this parkway was intended not only to enhance the experience of traveling to Swan Point (it included a new main entrance to the cemetery), but also to enhance the visitor experience within Swan Point by removing all through-traffic, diverting it instead to Hope Street and thence into Pawtucket via East Avenue, about half a mile to the northwest. In 1890 a municipal commission was appointed to carry out Cleveland’s plan. (Cleveland had previously worked on Swan Point Cemetery itself, the adjacent Butler Hospital, and Roger Williams Park in Providence; together with Blackstone Boulevard, these represent some of his most important works on the east coast of the United States.) The Proprietors of Swan Point Cemetery donated lands to the City to enable the extension of the Boulevard from North Street to Hope Street, and the new parkway was completed by 1894. An electric trolley line, running down the center of the median, opened in 1902; in 1904 the equally renowned Olmsted Brothers landscape design firm of Brookline, Mass. created a planting plan for Blackstone Boulevard, based on Cleveland’s original design. (The trolley ceased operating in 1948; the track bed now holds an unpaved, and very popular, walking/jogging path.)

Blackstone Boulevard not only provided a much more attractive route to important city destinations such as Swan Point Cemetery, the adjacent Butler Hospital, and Blackstone Park (near its southern end), as well as a better commuting route between Providence and Pawtucket, but it also gave the northeast corner of Providence a beautiful centerpiece, a recreational amenity, and perhaps most importantly: an identity. Blackstone Boulevard quickly became a very desirable address (land values in the vicinity tripled between 1890 and 1923), and the focus of much high-end residential development, a trend that began with the Clarke, Stearns, and Langdon-Allen houses in the late 1890s and persists to this day. New housing construction, both for upper-

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income and middle-income residents, also spilled over onto streets adjacent to the Boulevard as the early 20th century progressed.

Although Blackstone Boulevard predates the introduction of the automobile, its trolley line appears to have had relatively little impact on new housing construction in this historic district, because only 18 houses were built between 1901 and 1910. The growing popularity of the automobile is therefore almost certainly responsible for the fact that new housing doubled in the next decade (36 houses between 1911 and 1920), and then tripled again in the 1920s (95 houses), which makes this historic district a good example of the transition to “early automobile suburb.” Its 19th-century street pattern remained largely intact, but lots within individual blocks were frequently reconfigured or combined to provide larger sites for new houses, plus garages or paved parking areas in side or rear yards. This merging of lots occurred particularly on both sides of the Boulevard, on parts of Slater and Grotto Avenues, and on some of the cross streets adjacent to these main roadways, which were typically developed with sizeable single-family houses for the well-to-do. But automobiles were also readily accommodated on smaller lots containing relatively modest houses built for middle-income residents. Virtually all of the properties in the historic district have driveways and off-street parking; about two-thirds of them also have either freestanding or attached garages, many of which are original to the houses they serve.

Of the 18 houses constructed during the first decade of the 20th century, 13 are on Blackstone Boulevard (mostly on the west side of that street), and 5 are within one block west of the Boulevard (two on Laurel Avenue, three near the southern end of Slater Avenue). All but two were constructed as single-family owner-occupied houses for business executives, professionals, and other white-collar workers. Fifteen of these houses stand on lots measuring 10,000 sq. ft. or more (in some cases, substantially more). Unique in the district is the Beresford-Nicholson House at 288 Blackstone Boulevard, with pretensions to being an English country estate: originally some 3 acres that extended the full depth of the block, complete with separate playhouse for the Nicholson children, chauffeur’s quarters and garage (now 315 Slater Avenue), and caretaker’s cottage (now 325 Slater Avenue), all surrounded by an 8-foot tall masonry wall.

Between 1911 and 1920, twice as many new houses (36) were built as had been constructed in the previous decade. About one third of these (11 houses) were located on large lots on Blackstone Boulevard, but this decade also began to see development spreading out in all directions from the Boulevard: 8 new houses on Slater Avenue, 4 on Grotto Avenue, 3 each on President and Cole Avenues, and 1 each on Freeman Parkway, Magellan Street, Margrave Avenue, and Rochambeau Avenue.

The 1920s were far and away the most active building period in the historic district, with 95 new houses constructed. A phenomenal 70 of these were erected in a three-year period, between 1926 and 1929, constituting fully one-quarter of the district’s total housing stock. This building boom may in part have been attributable to similar activity immediately adjacent to the historic district, in the Freeman Plat of 1916 (west of

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Cole Avenue), and the Blackstone Boulevard Realty Company Plat of 1923 (north of Rochambeau Avenue), both of which experienced a significant amount of new construction in the 1920s, and both of which were characterized by sizeable, handsome, often architect-designed, single-family suburban houses on landscaped lots, which likely attracted additional interest to and investment in this historic district. During the 1920s only seven houses were built on Blackstone Boulevard (within the district), but this period saw substantial build-out of much of the Martha Lippitt plat (on Goldsmith, Gorton, Ray, and Ruthven Streets) and on other streets such as Freeman Parkway, Mount Avenue, Slater Avenue, and Upton Avenue.

As the population of Providence continued to steadily climb in the early 20th century, multi-family housing became more common all over the city, including many areas of the East Side. While buildings of stacked flats are not prevalent in this historic district specifically, there was a short-lived trend for them in the 1910s and 1920s, resulting in the construction of 19 new multi-family dwellings: 17 two-family houses; one triple decker, 219-221 Cole Avenue (1921); and one 3-story, 6-unit apartment building with companion three-stall garage, 124 Blackstone Boulevard, (1925). Most of these are located on or near the edges of the historic district; some had one owner-occupied unit, while others were owned by absentee landlords, but all were built for middle-class residents (e.g., an engineer, a lawyer, a teacher, a bond salesman, an insurance company employee, a designer, a sales manager), and therefore tend to be a bit larger and more sophisticated than other examples of multi-family houses in other parts of the city.

The district saw its first and only institutional and commercial buildings built during this period as well. In 1914, physician John W. Keefe constructed the Georgian Revival style brick Keefe Surgical Hospital at 262 Blackstone Boulevard (originally 2 stories; a third floor was added in 1921). Why Dr. Keefe chose this particular location for a surgical hospital is not known, although Butler Hospital (for treatment of the mentally ill) is about two blocks away, and Blackstone Boulevard's charms offered a healthy, soothing, and restful atmosphere for patients. (After the hospital closed in 1937, the building remained in institutional use; it is presently occupied by the New England Academy of Torah.) While people from all over Providence (and beyond) may have sought treatment at the Keefe Hospital, the historic district's one commercial building was constructed specifically for the benefit of local residents. About 1923, William DeGoey erected two long one-story buildings on a lot at 195 Cole Avenue, at the corner of Lincoln Avenue; these buildings mostly contained rental garage stalls for automobiles, although there was also a neighborhood grocery store along the Lincoln Avenue side. (Today both buildings contain several retail shops and offices.)

Providence's industrial economy had already begun declining prior to the stock market crash of 1929, as major manufacturers began to relocate out of Rhode Island to southern states with better access to raw materials and less expensive labor and business costs. The volume of new housing construction in the historic district leveled off quite significantly in the 1930s (27 houses) and 1940s (14 houses), as the one-two punch of the Great

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Depression and World War II drove down demand, increased the price of raw materials, threw many people out of work for years, and then diverted substantial resources to the war effort.

In the post-war flush of rising demand for new housing, most of the few dozen remaining open lots within this district were infilled with new houses. In 1948 the Cole Farm finally ceased operation as an agricultural concern, and its remaining 3 acres were platted for residential development. Of the total 16 new house lots in this plat, half fronted on either Slater Avenue or Mount Avenue, and half were arranged around a new cul-de-sac called Cole Farm Court, accessed from Cole Avenue; the existing 18th/19th century Cole Farm House was also included in this plat, and given a new address on Cole Farm Court. This cul-de-sac, with its bulbous dead-end roadway and concave-curve-fronted lots, has a very different visual character and development context than the earlier subdivision plats in the historic district, and represents the type of self-contained, limited-access, post-war/freeway suburb being constructed (on a much larger scale) in far-flung suburban locations well outside of Providence during this period. It is an anomaly in the historic district, but may have been deliberately designed in this way to appeal to prospective buyers who wanted the most up-do-date suburban aesthetic while still being located within the city limits. Fourteen of the house lots in the Cole Farm plat were built out in the 1950s, in a mix of 2-story Garrison Colonial (such as the Mayer and Doris Smith House at 4 Mount Avenue, built 1955) and 1-story Ranch (such as the M. Louis and E, Lillian Abedon House at 29 Cole Farm Court, built 1951; *Photo #19*), typically with attached garages. Three more houses were built in the early 1960s at 100 Clarendon Avenue, 1961; 309 Freeman Parkway, 1961 (*Photo #20*), and 15 Clarendon Avenue, 1964. They are examples of, respectively, Ranch, Contemporary, and Prairie School-influenced design, making them typologically and visually consistent with the houses from the preceding decade.

Since 1964, this district has remained largely intact; there are 13 non-contributing houses that post date the period of significance. These were all built after 1980, for the most part, on previously undeveloped lots and they are generally consistent in scale and materials with the surrounding neighborhood.

The Blackstone Boulevard-Cole Avenue-Grotto Avenue Historic District embodies the distinctive characteristics suburban development patterns in Providence, from the late 19th century through the first half of the 20th century, when the principal mode of transportation shifted from streetcars to automobiles, and when people of both the middle and upper socioeconomic classes moved from the city center into outlying areas that offered more space, more greenery, more peace and quiet, and more modern conveniences.

Architecture

The Blackstone Boulevard-Cole Avenue-Grotto Avenue Historic District achieves significance in the history of architecture for several reasons. It well represents autochthonous interpretations of major national

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trends in domestic architecture, especially in the period between 1890 and 1960. It is the locus of a significant number of well designed buildings, most by architects whose work is either well documented or eminently worthy of further study. Beyond those buildings for which designers are documented, those without documented designers generally demonstrate a level of design skill beyond the merely competent. The district offers a distinctive and remarkably consistent historic architectural context, with medium-size and large single-family houses comprising just over 92% of the buildings in the district.

“Few places of similar size in this country are as architecturally endowed as Providence.”⁴ As a prosperous provincial center with a longstanding community interest in the quality of design for both buildings and public spaces, Providence has realized architecture that, at a minimum, moves beyond merely charming local variations on design concepts emanating from international design centers and, at its best, almost reaches the vanguard. Probably because the residents who chose to build and live in the Blackstone Boulevard-Cole Avenue-Grotto Avenue Historic District represented a more affluent and better educated stratum of the city’s population, the city’s generally high architectural quality occurred here in perhaps even greater abundance. A quick chronological overview of the district’s domestic architecture supports that assertion.

Houses within the district fall into three categories. The smallest group of these includes the earliest houses, vernacular buildings with little conscious design. The largest category embraces the suburban houses constructed during the district’s period of greatest growth: substantial, well planned and well designed buildings in a variety of revivalist styles common in the period between 1890 and 1940. The largely revivalist houses of this period include Tudor Revival; Colonial/Georgian Revival, with several identifiable variants; Italian Renaissance Revival; Eclectic, in which forms of one style are detailed with elements from one or more other historicizing styles; and American Vernacular, including Bungalow, Foursquare, and Triple Decker. Houses built after 1945 are similar in size and awareness of contemporary architectural trends to those of the 1890-1940 period but may vary considerably in appearance from those of that period, largely because of changes in style and taste as well as programmatic differences arising from changes in the way people lived in houses following World War II.

The district’s earliest houses, when it was an isolated, largely rural tract, are modest, utilitarian vernacular buildings. The so-called Cole Farm House (ca 1732), 12 Cole Farm Court, was originally a modest, rectangular-plan, gable-roof house with a massive interior chimney, a form typical of small-scale rural houses found during the mid-18th century in the English-colonized sections of Rhode Island. In the third quarter of the 19th-century, modest vernacular houses were built on today’s Clarendon and Lincoln Avenues. Architecturally, these houses both recall the earliest activity in the district and serve as foil for what followed and became the character-defining elements of the district.

⁴ William Morgan, ‘Divine Providence,’ *PPS/AIAri Guide to Providence Architecture* (Providence, 2003), p.9.

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At the beginning of the district’s substantial suburban development in the 1890s, three houses set the stage for a scale and a quality that characterize the district’s subsequent residential construction. The Prescott O. Clarke House (1895-1896), 203 Blackstone Boulevard (*Photo #4*); the Stearns-Poland House (1898, 1912, 1929), 111 Blackstone Boulevard; and the Courtney Langdon House (1898), 184-186 Upton Avenue are substantial houses on ample lots.⁵ Two of these houses, for Clarke and Langdon, are in the Tudor Revival mode that began to emerge in the 1890s as a more academic approach to the medievalizing trend that began in the 1830s with Gothic Revival and continued through mid-century’s Modern Gothic and late 19th century’s Queen Anne. That both houses, designed by Clarke & Spaulding, were illustrated in plan and perspective in the prestigious *American Architect & Building News* at the time of their construction suggests that they were forward looking (at least in the mainstream academic architectural posture promoted by that publication) and worthy of national attention.

The Tudor Revival remained one of several revival modes that continued through the district’s 1890-1940 heyday. The inherent picturesqueness of the style encouraged considerable variation in both form and materials. Some of the most distinctive Tudor Revival houses in the district employ massing to exploit corner sites, beginning with the above-discussed Clarke House, and continuing with the Monroe House (1928-29), 240 Blackstone Boulevard, and the Robinson House (1927-31), 130 Grotto Avenue. Materials vary both from house to house and usually within each house: stucco below and wood shingles above for the Field House (1906-07), 156 Blackstone Boulevard; clinker brick, stucco, and half timbering for the above-mentioned Robinson House; and all stucco with minimal half timbering (in an effect that recalls Cotswold cottages) in the Campbell House (1928), 370 Slater Avenue. Generally the larger-scale Tudor Revival houses are located on the broader streets while smaller-scale examples are on smaller lots on the narrower streets, such as the shingled Alexander (1928) and Jackson (1935) Houses at 16 and 10 Clarendon Avenue respectively.

The Georgian/Colonial Revival, which accounts for the greatest percentage of houses within the district, was Providence’s most beloved, multi-formly interpreted, and longest-lived style (indeed, it would be an error to assert that the style even yet has run its course). Represented in the district are the large-scale, somewhat inexpertly detailed first-generation Colonial Revival; the more archaeological second generation Colonial and Federal Revival, introduced toward the end of the first decade of the 20th century; “Dutch” Colonial, based on Hudson-River Valley models; and Mid-Atlantic-Colonial Revival, beginning in the 1920s. In general, the larger more elaborate houses are more “correctly” detailed, while modest interpretations are looser in use of source material. Georgian/Colonial detail was also routinely applied to simple box-like houses to impart some sense of style.

⁵ Because the Stearns House was substantially remodeled in 1929, its architectural significance is not considered here but discussed below.

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The district's earliest Colonial Revival houses are the ample, high-shouldered, gambrel-roof houses with one-story center-entrance porches, and detailing derived from sources ranging from 1740 to 1830. The best among these are the Dunlop House (1908; Clarke & Howe, architects), 140 Blackstone Boulevard, and the Arnold House (1908), 196 Blackstone Boulevard. This form remained popular for the first two decades of the century.

The Federal Revival remained a Providence staple for several decades. One of its earliest manifestations is the broadly proportioned McDonald House, 188 Blackstone Boulevard, with ample semi-circular-plan front porch (1907-08; Clarke, Howe & Homer, architects). Somewhat more archaeologically correct Federal Revival houses began to appear around 1910, as seen in the Rand House (1910; John Hutchins Cady, architect), 245 Laurel Avenue, a two-and-a-half-story five-bay-façade brick house with semicircular-fanlight-capped center entrance with pedimented frame and modillion cornice.⁶ A more medium-size and -scale version is the Sanford House (1933), 325 Cole Avenue, with a sidelight-framed principal entrance capped by a semi-elliptical fanlight. Many of the small-scale houses of the 1920s and 1930s employ early Federal-inspired detailing, especially a semi-circular fanlight set within a pediment above the principal entrance. A variant on the Federal, inspired by the same period but geographically somewhat removed is the Regency Revival, inspired by early 19th-century English exemplars. Two modest versions are the Bolotow Houses (1940), at 365 Cole and 365 Slater Avenues and the Feinberg House (1938-40), 245 Slater Avenue, with a Regency entrance porch with geometric-pattern wrought-iron supports and concave tent-like roof.

Dutch Colonial houses in the district are characterized by prominent gambrel roofs with wide eaves and almost-full-width shed dormers. They first began to appear in Providence as well as in the district during the middle of the second decade of the 20th century and remained popular through the 1920s. They range in scale and elaborateness from the from the Rosenfeld House (1916), 475 Rochambeau Avenue, to the small-scale Kenyon (1926) and Taudvin (1929) Houses, respectively at 14 and 19 Ruthven Street. Most of the houses in the district, however, are medium scale, like the Stokes House (1921), 217 Slater, or the Hassell House (1926), 357 Cole Avenue.

Mid-Atlantic Colonial and Federal sources became popular across the country in the 1920s. Restoration of Colonial Williamsburg in Virginia, beginning in the mid-1920s certainly played a role in the popularity of Mid-Atlantic architecture, but the existence here of houses predating that venture suggests that inspiration came from other sources as well, such as the heavily illustrated professional and popular magazines, including *Architectural Record* and *House and Garden*, increasingly available in the first decades of the 20th century. The Phillips House (1921), 465 Rochambeau Avenue, has a generically Mid-Atlantic feel to it, a potpourri of Philadelphia, Annapolis, and Virginia. Others are more specific, such as the Emery House (1926), 220

⁶ The Rand House's two-story section along its west elevation is a later addition; it replaces an open one-story full-depth porch.

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Blackstone Boulevard, which smacks of Westover, and the Gilbane House (1948), 151 Grotto Avenue, which evokes Philadelphia houses of the third quarter of the 18th century, such as Clivedon and Mount Pleasant. Perhaps the most specifically Mid-Atlantic references inform the Mauran House (1929), 137 Grotto Avenue, where Philadelphia architect Edmund B. Gilchrist conflated adjacent Colonial and Federal sources from the streets of his native city to create one of the most stunning early 20th-century houses in the city.⁷

Within the general “Colonializing” category, medium- and small-scale houses built between roughly 1915 and 1940 make up the largest group in the district. They demonstrate a great deal of variety, both in “authenticity” of form and detail and to the degree with which “Colonial” signifiers appear in their designs. Five-bay-façade, center-entrance houses range from the almost archaeologically correct Gerber House (ca 1930), 265 Freeman Parkway, with Corinthian-pilaster-framed pedimented principal entrance and splayed lintels over the windows; through the more imaginative Halliwell House (1930), 226 Slater Avenue, with a colonette-and-sidelight framed entrance capped by a blind semi-elliptical fanlight set within a monumental pediment; to the Blacher (1929), 185 Slater Avenue, and Giblin Houses (1938-40), 244 Blackstone Boulevard, both with one-story entrance porches reminiscent of those found on northern Rhode Island Federal houses. More common in the medium- and small-scale group are those with center entrances and three-bay facades, such as the Tillinghast House (1930), 211 Slater Avenue. A number of houses within the district are minimally “Colonial,” often so called because of a center entrance, with generically “Colonial” trim elements within a symmetrical (usually three- or five-bay) façade: the Matteson House (1926), 14 Ray Street; the Lockhart House (1928), 341 Cole Avenue; the Weiner House (1935-37), 160 Slater Avenue; or the Lipit House (1949), 248 Blackstone Boulevard.

Villas of the Italian Renaissance were a popular source for large-scale suburban and country houses in the early years of the 20th century, and that allusion was easily adapted to the medium- and small-scale suburban house of the same period. The rectangular-plan, symmetrical-façade, center-entrance format of both the Colonial and the Colonial Revival evolved from Renaissance Classicism developed in Italy, and that familiar format, when finished with soft-colored stucco walls and capped with a pantile roof, readily became “...suggestive of the Italian type...” as a local publication noted.⁸ Typical examples of this mode include the Phillips House (1909), 150 Slater Avenue, and the Logan House (1928), 150 Upton Avenue. More modest versions are the Nanni (1928-29) and Fairbanks (1929) Houses at 52 and 56 Mount Avenue respectively.

During this period, especially in the third and fourth decades of the 20th century, designers and/or owners occasionally selected forms and details from disparate sources and assembled them into fanciful pastiches. The

⁷ William H. Jordy and Christopher P. Monkhouse, *Buildings on Paper: Rhode Island Architectural Drawings 1825-1945* (Providence, 1982), pp. 63-64.

⁸ *Providence Magazine*, March 1916, p.151.

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most elaborate of these is the Shatkin House (1929-30), 252 Freeman Parkway, where Georgian, Spanish, Tudor, and Art Deco elements compete for visual attention. Here the 3-bay-façade of the projecting central pavilion has a recessed center entrance, flanked by tripartite casement windows, framed by cast-stone pilasters that rise across the second story as attenuated scrolls that frame the central second-story window, which, in turn, is flanked by semi-circular-plan oriel windows with small diamond panes; stylized Palladian windows light the enclosed porches that flank the projecting central pavilion, and polychrome tapestry brick walls and orange pantile high-hip roof ensure a highly inflected surface texture.

The Bungalow, the Foursquare, and the Triple Decker, three forms found in abundance in Providence's other early 20th-century residential neighborhoods, are scarce in the district. Because all three forms are associated with lower- and middle-income neighborhoods, their limited presence in this affluent neighborhood is expected. Only a handful of bungalows, like the Clark House (1926), 311 Cole Avenue, are here, probably because that house form is smaller than the norm for the district. Foursquare houses are the most prevalent of the three in the district. The rectangular-plan form house, usually set narrow end to the street, with wide eaves, high-hip roof, and usually a full width-front porch range in the district from the quite large (and somewhat unusual for the district) Eddy House (1914), 288 Freeman Parkway to the more typical medium-size box-like examples, such as Taylor (1912), Calton (1926), and Rusillo (1930) Houses at 163, 243, and 369 Cole Avenue respectively; smaller Foursquare houses, like the Howard House (1928), 11 Ruthven Street and the Kozan House (1929), 19 Mount Avenue, are more typically on the shorter, narrower streets. A combination of Foursquare form and Colonial detailing was popular in the district, usually in a three-bay-façade, center-entrance format: examples include the Clauss House (1913-15), 151 Slater Avenue; the Silverstein House (1929), 288 Slater Avenue; and the Lavoie House (1929), 111 Upton Avenue. Triple Deckers, the three-family house so typical in working-class neighborhoods, nevertheless found its way here, as in the Talbot House (1921), 219-221 Cole Avenue. The smaller Double Decker, similar in form but with only two units, is slightly more common, as seen in the Fiske (1922) and O'Sullivan (1925) Houses at 165-167 and 179-181 Cole Avenue respectively.

In the years following World War II until the end of the period of significance, new forms that reflected the influence of 20th-century Modernism began to appear within the district. Most of these are Ranch houses, low, horizontally massed one-story designs usually with low gable or hip roofs, the latter often with deep eaves. The earliest of these began to appear in 1948 and 1949, like the Sapinsley House (1949, Samuel Lerner, architect), 270 Laurel Avenue. Another large Ranch house is the sprawling, T-plan Silver House (1955), 320 Slater Avenue. Most of the district's Ranch houses, however, are medium-size, like the L-plan Finklestein House (ca 1955) at 225 Blackstone Boulevard and the Webber House (1954) at 265 Slater Avenue. Several are rather small, such as the Leach House (1951), 36 Lincoln Avenue, and the Buckler House (1955), 203 Cole Avenue. In addition to the Ranch house, there are a few houses informed by the architecture of Frank Lloyd Wright's early 20th-century Prairie School and mid-20th-century Usonian houses: the most notable of these is the Levin

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House (1954-55; D. Thomas Russillo, architect), 80 Clarendon Avenue, a boldly geometric design of interlocking one- and two-story masses clad in random-course granite and horizontal board-and-batten siding.

Construction has continued sporadically in the district since the period of significance. The neighborhood in which the district lies continues as one of Providence's pre-eminent neighborhoods of choice, and construction on previously undeveloped lots has continued, albeit slowly because of the paucity of available space.⁹ The visual quality of the post-period-of-significance construction, whether of traditional or contemporary design, is generally consistent with those buildings erected during the period of significance.

LIST OF ARCHITECTS/BUILDERS

Architects of the Period of Significance (ca. 1732-1964)

Barker & Turoff
1 Magellan Street

Cady, John Hutchins
245 Laurel Avenue

Clarke & Howe
140 Blackstone Boulevard
170 Blackstone Boulevard
175 Upton Avenue
184 Upton Avenue
186 Upton Avenue

Clarke, Howe & Homer
188 Blackstone Boulevard
219 Blackstone Boulevard
276 Blackstone Boulevard
288 Blackstone Boulevard

Clarke & Spaulding

⁹ Teardowns are highly unusual in the district: the only known example is the Chernick House (1998-99), 322 Blackstone Boulevard. The Emerson-Baker House (1911, 1960, 1987), 262 Laurel, a remodeling of a multiple-story house into a sleek one-story contemporary design, could be considered somewhat comparable.

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203 Blackstone Boulevard

Cleveland, H.W. S. and Olmsted Brothers
Blackstone Boulevard (roadway and park)

Eddy, Philip F.
170 Slater Avenue
190 Slater Avenue

Gauvin, Oliver O.
33 Lincoln Avenue

Gilchrist, Edmund B.
137 Grotto Avenue

Harkness, Albert
111 Blackstone Boulevard
175 Upton Avenue (garage only)

Hilton, Howard K.
256 Laurel Avenue

Homer, Eleazar B.
145 Blackstone Boulevard
270 Blackstone Boulevard
120 Grotto Avenue
15 Margrave Avenue

Howe & Church
330 Freeman Parkway

Jackson, Robertson & Adams
288 Blackstone Boulevard
315 Slater Avenue
325 Slater Avenue

Lerner, Samuel

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270 Laurel Avenue

Lewis, Harry A.
150 Upton Avenue

Marshak, Harry
210 Blackstone Boulevard
226 Slater Avenue
232 Slater Avenue
100 Upton Avenue

Russillo, D. Thomas
80 Clarendon Avenue

Sawtelle, Franklin J.
150 Slater Avenue

Sheppard, Byron H.
310 Blackstone Boulevard
333 Slater Avenue

Stone, Carpenter & Sheldon
134 Blackstone Boulevard

Builders of the Period of Significance

Borlan Construction Co.
100 Upton Avenue

Campbell, Annie C.
353 Slater Avenue
370 Slater Avenue
376 Slater Avenue

Fisher, Harry
226 Slater Avenue
232 Slater Avenue

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Goodwin, E. Sykes
220 Slater Avenue

Gustafson, Frank N.
190 Upton Avenue

Quality House Co./George T. Foulkes
198 Slater Avenue
202 Slater Avenue

Architects and Builders of the Mid- to Late 20th Century

Brewster, Mary Dorsey
322 Blackstone Boulevard (architect, new construction)

Estes, James
190 Upton Avenue (architect, renovations)

C.E. Maguire
249 Blackstone Boulevard (architects, addition)

Rakatansky, Benjamin
19 Clarendon Avenue (builder)

Rakatansky, Ira
262 Laurel Avenue (architect, renovations)

Smith Peterson
130 Slater Avenue (architects, addition/garage)

[End Section 8.]

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Grotto Reserve Plat. May 1855 (Plat Book 5, Page 6, copied on Plat Card 143).

Modified Plat of Streets Adjoining Land of Paul C. Nicholson [Slater Avenue]. May 1922
(Plat Book 35, Page 45, copied on Plat Card 1019).

Moses Brown Farm Replat. August 1891 (Plat Book 19, Page 17, copied on Plat Card 640).

Part of Grotto Reserve Plat "B" Belonging to Samuel J. Cole. June 1855, copied and enlarged March
1856 (Plat Book 4, Page 62, copied on Plat Card 130).

Partition Plat of the Martha Lippitt Lot. December 1895 (Plat Book 22, Page 21, copied on Plat
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Plat of Laurel Hill Estate. July 1866 (Plat Book 7, Page 5, copied on Plat Card 184).

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UTM COORDINATES (Continued)

	Zone	Easting	Northing
5	19	301880	4634340
6	19	301840	4634540
7	19	301720	4634520
8	19	301640	4635300
9	19	301700	4635300
10	19	301700	4635420

VERBAL BOUNDARY DESCRIPTION

The Blackstone-Cole-Grotto Historic District, roughly bounded by Blackstone Boulevard and Grotto Avenue on the east, President Avenue on the south, Cole Avenue on the west, and Rochambeau Avenue on the north, includes the following properties:

Assessor's Plat 40, Lots 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 20, 21, 23, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 66, 67, 68, 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 93, 94, 98, 99, 100, 101, 102, 103, 105, 106, 107, 108, 109, 110, 112, 113, 116, 117, 118, 121, 122, 125, 126, 128, 129, 130, 131, 132, 133, 134, 136, 137, 138, 139, 143, 144, 145, 146, 150, 151, 152, 153, 154, 155, 156, 157, 161, 163, 165, 166, 167, 168, 171, 172, 173, 174, 176, 178, 183, 199, 211, 215, 217, 219, 220, 221, 223, 224, 225, 226, 227, 228, 229, 230, 234, 236, 237, 238, 239, 241, 242, 243, 244, 245, 246, 248, 249, 250, 251, 252, 253, 254, 255, 256, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 292, 294, 295, 296, 297, 298, 299, 300, 302, 303, 304, 305, 306, 307, 308, 309, 310, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 329, 330, 332, 334, 336, 337, 340, 341, 344, 345, 346, 347, 348, 349, 350, 351, 353, 354, 355, 357, 358, 359, and 360.

Assessor's Plat 93, Lots 214, 215, 216, 217, 218, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 235, 236, 239, 241, 244, 246, 334, and 336.

Note: AP 40, Lots 157, 341 and AP 93, Lot 236 are vacant lots (two used as side or rear yards, one an unbuilt house lot), and thus not described in the inventory. Also, in AP 40, the following lots have recently been renumbered (but are still included in the list above to insure proper owner notification): lot 21 renumbered as 359; lots 143 and 178 combined and renumbered as 358; lots 167 and 273 combined and renumbered as 360.

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VERBAL BOUNDARY JUSTIFICATION

The district boundaries were predominantly drawn to encompass all of the land area contained within two suburban subdivision plats, recorded in 1855 (Grotto Reserve Plat) and 1895 (Partition Plat of the Martha Lippitt Lot), which influenced residential development within the historic district during the period of significance. A small portion of the Moses Brown Farm Replat of 1891 is also included at the southern end of the district; the development context and building stock therein is consistent with that in the other two plats.

Since this district also directly abuts five other National Register historic districts (all of them with similar visual and architectural character), the boundaries were drawn so as to exclude properties that were already NR listed in the Wayland, Blackstone Park Plat, Freeman Plat, Elmgrove Gardens, and Blackstone Boulevard Realty Plat Historic Districts.

Finally, the boundaries were drawn to exclude the following areas which were platted and built out for residential use in the early to mid 20th century but have a different development context, and generally a different visual and architectural character, than this district. (Some of these may merit further study for their potential NR eligibility as a separate historic district):

- Resident Plat, 1911 (on the west side of Cole Avenue between Sessions Street and Morrison Street);
- Blackstone Boulevard/Butler Hospital Plat, 1949 (on the east side of Blackstone Boulevard between Mount Avenue and Old Tannery Road);
- Hope Street High School Alumni Plat, 1952 (on the west side of Cole Avenue between Upton Avenue and Sessions Street);
- Woodland Terrace Plat, 1954 (on the east side of Grotto Avenue between Lincoln Avenue and Magellan Street); and
- Aldrich Estates Plat, 1961 and 1966 (on the west side of Cole Avenue between Wriston Drive and Faunce Street).

[End Section 10.]

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LIST OF PHOTOGRAPHS

All photographs were taken by Kathryn J. Cavanaugh in Spring 2007. Digital images on CD are on file at the R.I. Historical Preservation & Heritage Commission.

Photo #1: 12 Cole Farm Court (looking northeast toward south façade and west side elevation).

Photo #2: 11 Clarendon Avenue (looking southeast toward north façade and west side elevation).

Photo #3: 16 Lincoln Avenue (looking northeast toward west façade and south side elevation).

Photo #4: 203 Blackstone Boulevard (looking northeast toward west façade and south side elevation).

Photo #5: 134 Blackstone Boulevard (looking northwest toward east façade and south side elevation).

Photo #6: 288 Blackstone Boulevard (looking southwest toward north façade and east side elevation).

Photo #7: 163 Cole Avenue (looking northeast toward west façade and south side elevation).

Photo #8: 270 Blackstone Boulevard (looking northwest toward east façade and south side elevation).

Photo #9: 16 Clarendon Avenue (looking northeast toward south façade and west side elevation).

Photo #10: 252 Freeman Parkway (looking northeast toward south façade and west side elevation).

Photo #11: 56 Mount Avenue (looking northwest toward south façade and east side elevation).

Photo #12: 23 Ray Street (looking southeast toward north façade and west side elevation).

Photo #13: 125 Grotto Avenue (looking southeast toward west façade and north side elevation).

Photo #14: 370 Slater Avenue (looking southwest toward east façade and north side elevation).

Photo #15: 53 Lincoln Avenue/193 Slater Avenue (looking southeast toward north/Lincoln Ave. façade and west/Slater Ave. façade).

Photo #16: 1 Magellan Street (looking southwest toward north façade and east side elevation).

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Photo #17: 161 Blackstone Boulevard (looking northwest toward south façade and east side elevation).

Photo #18: 270 Laurel Avenue (looking northwest toward south façade and east side elevation).

Photo #19: 29 Cole Farm Court (looking southeast toward west façade and north side elevation)

Photo #20: 309 Freeman Parkway (looking southeast toward north façade and west side elevation).

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NARRATIVE DESCRIPTION

The Blackstone Boulevard-Cole Avenue-Grotto Avenue Historic District, containing 253 primary buildings (236 contributing), 160 secondary buildings (143 contributing) and a section of parkway (contributing) on approximately 100 acres of land on Providence’s East Side, is roughly bounded by Blackstone Boulevard and Grotto Avenue on the east, President Avenue on the south, Cole Avenue on the west, and Rochambeau Avenue on the north. The district, located in one of the last areas of Providence to develop as a residential neighborhood, is predominantly characterized by a visually diverse and generally well-preserved collection of early 20th century single-family houses built for middle- and upper-income residents, but it also contains examples of earlier and later construction that reflect more than two centuries of development activity, as well as changing trends in neighborhood planning, housing design, and American lifestyles. The district retains integrity of location, setting, design, materials, workmanship, feeling and association

The historic district has four major north-south streets (Cole Avenue, Slater Avenue, Blackstone Boulevard, and Grotto Avenue) and about a dozen east-west cross streets. Street patterns largely date back to two adjacent 19th century development plats, the Grotto Reserve Plat (1855) and the Partition Plat of the Martha Lippitt Lot (1895), both of which provided a rectangular grid of streets that were 40 to 50 feet wide, a comfortable pedestrian scale suitable for the typical streetcar suburb of the late 19th century. The three streets that deviate from this pattern are:

Blackstone Boulevard, the first designed parkway in Rhode Island (commissioned 1886, built 1892-1894, with later improvements), 200 feet wide with two roadways flanking an attractively landscaped central median, which is now a public park owned by the City of Providence. (Approximately two-thirds of a mile of the Boulevard’s approximately two-mile length lies within the district.);

Slater Avenue between Goldsmith and Gorton Streets, which was widened and reconfigured in a curving alignment in 1922 at the request of an adjacent property owner; and

Cole Farm Court, a typical mid 20th century suburban cul-de-sac on the east side of Cole Avenue, created in a development plat recorded in 1948 on the site of the former Cole Farm (which was situated between the Grotto Reserve and the Martha Lippitt plats).

The intention to create a streetcar suburb in this part of Providence’s East Side did not come to pass, in part because public transportation was not actually available here until 1902, when an electric trolley line was extended from Butler Avenue along Blackstone Boulevard (a fact that surely limited residential construction prior to that time); and in part because after 1908, when automobiles began to be mass-produced, areas outside of city centers became even more viable as residential neighborhoods, with or without public transportation.



























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