

statewide preservation report pk-p-1

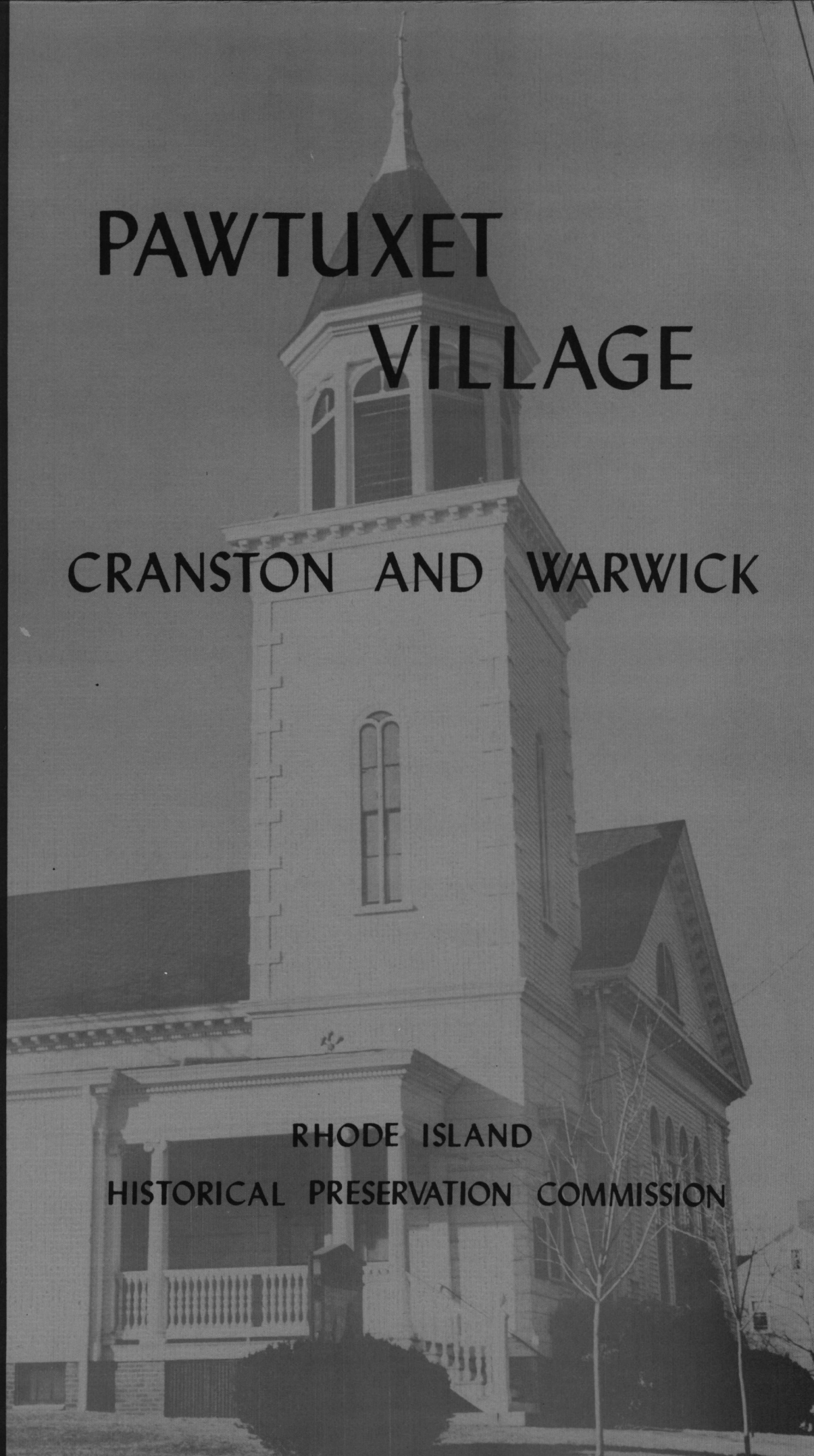
PAWTUXET

VILLAGE

CRANSTON AND WARWICK

RHODE ISLAND

HISTORICAL PRESERVATION COMMISSION



The Rhode Island Historical Preservation Commission's program and the preparation of this report were assisted by federal grants from the National Park Service, under provisions of the National Historic Preservation Act of 1966, and through the Integrated Grant Administration Program.

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

Since the original publication:

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

For up-to-date information, please contact:

RI Historical Preservation & Heritage Commission

150 Benefit St.

Providence, RI 02903

(401)222-2678

www.preservation.ri.gov

info@preservation.ri.gov

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

COVER PHOTO: Pawtuxet Baptist Church, 1895. Photo credit:
Elizabeth S. Warren.

PAWTUXET VILLAGE

Cranston and Warwick, Rhode Island

State of Rhode Island and Providence Plantations
HISTORICAL PRESERVATION COMMISSION
John Brown House - 50 Power Street
Providence, Rhode Island 02906

STATEWIDE PRESERVATION REPORT - PK-P-1

RHODE ISLAND HISTORICAL PRESERVATION COMMISSION

September, 1973

PREFACE

This survey and report of Pawtuxet Village, in the cities of Cranston and Warwick, Rhode Island, was prepared by the Rhode Island Historical Preservation Commission following a request of the Edgewood-Pawtuxet Preservation Society and the Warwick Heritage Commission.

Preparation was financed by grants from state funds, the Cranston Historic District Commission, the Warwick Heritage Commission, the U.S. National Park Service, whose survey funds are administered through the Rhode Island Historical Preservation Commission, and by federal grants through the Integrated Grant Administration Program.

Survey and mapping were conducted by Mr. William H. Gerold, Jr., Mr. Clifford M. Renshaw, III, Mrs. Joan Andrews, Mr. Lombard John Pozzi and Mrs. Elizabeth S. Warren. The final report was prepared by Mrs. Warren and Mr. Russell Wright and reviewed by Mrs. George E. Downing, Chairman of the Rhode Island Historical Preservation Commission, Mr. Russell Wright and Mr. David Chase of the staff, and Mr. Bradford Southworth and Mrs. Susan Morrison of the Rhode Island Statewide Planning Program. Graphics for the final report were prepared by Mr. M. J. Giusti of the Statewide Planning Program. Typist was Miss Gail Titherington of the Statewide Planning Program.

All photographs for this report were taken by Mrs. Elizabeth S. Warren, except for "Fair House" and "Pawtuxet Armory," which were supplied by Mrs. Hazel Wade Kennedy, and "View along Broad Street, 1948," courtesy of The Providence Journal.

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PART ONE: PURPOSE

The Rhode Island Historical Preservation Commission was established in 1968 by an act of the General Assembly to develop a state preservation program under the aegis of the Office of Archaeology and Historic Preservation in the National Park Service, U.S. Department of the Interior, Washington, D.C. Members of the Commission are appointed by the Governor. In addition, one representative each from the House and Senate Finance Committees of the Rhode Island General Assembly, the Executive Director of the Rhode Island Development Council, and the Director of the Department of Natural Resources serve as ex-officio members. The Director of the Department of Community Affairs has been appointed by the Governor as liaison officer for Rhode Island.

The state Preservation Commission is involved with such activities as: a) conducting a statewide survey and from the survey recommending sites, buildings and areas of local, state or national importance for inclusion on the National Register (those surveys are eligible for grants of 50 percent from the National Park Service), and b) developing a state historic preservation plan that, when approved by the Office of Archaeology and Historic Preservation, will allow the state to apply for federal financial assistance for protection of selected buildings or sites through acquisition and development.

Additional powers of the Commission include: compiling a state register; assisting local plans and programs; giving markers for important structures and sites; and granting funds to appropriate groups for acquisition and preservation.

The Rhode Island statewide survey program was inaugurated in June of 1969. It is designed to locate, identify, map and report on buildings, sites and objects of historic and architectural value. Each community evaluated is judged as an entity, not in comparison with other communities which might be the repositories of a greater or lesser architectural, historical and social heritage.

In line with the current movement among preservationists, planners, and architectural and social historians, the total environment is considered, not just a few buildings which are known for "age," "style," or "historic value." Important consideration

is also given to areas which because of their indigenous character, through a variety of architectural styles or long established landscaping, achieve a varied yet unified neighborhood. Buildings of all periods and construction types which constitute the fabric of any neighborhood are evaluated together with consideration of siting, scale, planting, and geographical features.

This report, Pawtuxet Village, Cranston and Warwick, Rhode Island, has also taken into account the impact of modern development, including such factors as new construction, zoning, demolition for parking, changes in road patterns, and the growth of commercial sprawl, which individually or in combination can significantly and permanently alter the character of an historic area.

PART TWO: PROCEDURE

To accomplish the goals of the statewide survey program, three stages are necessary: field survey, preparation of maps, and preparation of a final report (this document) on each area surveyed. A standard survey form, the "Historic Building Data Sheet" (see Appendix C) has been prepared by the Rhode Island Historical Preservation Commission for use throughout the state. This data sheet contains both architectural and historical information and a photograph of each building, site, object or area surveyed. An effort is made to obtain the history of the structure by use of local maps, state atlases, and both published and unpublished histories, guidebooks or manuscripts which are readily available; deed research is not undertaken.

This survey form serves to give a brief description and evaluation of the properties surveyed. Architectural value is assigned as follows: 0-None; 1-Little; 2-Moderate; 3-Great; 4-Outstanding. The letter "A" is added if the property is determined to be extremely important to the fabric of its neighborhood, so that loss would result in damage to the environment. Historical value is assigned as follows: 0-None; 1-Local; 2-State and 3-National.

Data from each survey form, including style, architectural value and historical value, and identifying street number (or R.F.D. number in rural areas) is then indicated on the standard "Rhode Island Statewide Survey" map. Maps for densely settled areas are at a scale of 1" = 100' and for rural areas, at a scale of 1" = $\frac{1}{2}$ mile.

Upon completion of the survey, duplicate copies of all materials are submitted to the Commission, where, after final approval, one copy remains in the Commission's office at the John Brown House, Rhode Island Historical Society, 52 Power Street, Providence; and the others are placed in the appropriate local repositories: city/town hall; historical society; library. Each set of materials consists of individual survey forms, map, and final report.

The Pawtuxet survey was divided into two separate phases, because of unavoidable conflicts in scheduling. The first phase, in the fall of 1971, was limited to a general analysis and preliminary mapping in an attempt to identify buildings and neighborhoods of outstanding value. Survey forms were completed only for the earliest buildings. A report titled Rhode Island Statewide

Survey, Phase I, Preliminary Report - Pawtuxet Village was prepared and is incorporated in this report.

The second phase, undertaken in the summer and fall of 1972, consisted of a complete survey of Pawtuxet Village, lying within the cities of Cranston and Warwick. An "Historic Building Data Sheet" was filled out for each building except for homogeneous groups of buildings or neighborhoods for which one form was filled out and style and value noted for the map preparation. The standard "Rhode Island Statewide Survey" map at the scale of 1" = 100' was used. A copy is included as an attachment to this report.

The Survey area was defined as follows:

Beginning north in Cranston at the intersection of Broad Street and Ocean Avenue, then east along the north side of Ocean Avenue to the shoreline of Narragansett Bay, south along the shoreline around Pawtuxet Neck, then west to meet the Warwick shoreline on the south side of Bayside Avenue. The south boundary is defined by following a line along the south side of the lots fronting on Bayside Avenue to meet Fair Street; then south to include Plat 292 Lot 252 and west along the south side of lots fronting on Peace Street to meet South Atlantic Avenue; then north along the west side of lots fronting on South Atlantic Avenue, across Post Road and continuing north to meet the bank of the Pawtuxet River. The Pawtuxet River forms the west boundary to a point opposite the west end of Kneeland Street in Cranston. The north boundary is completed by continuing east along the north side of the lots fronting Kneeland Street to meet the point of beginning.

PART THREE: ANALYSIS: HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF
PAWTUXET VILLAGE, WITH SIGNIFICANT EXAMPLES

A. SETTLEMENT (1636-1754)

Pawtuxet Village is a seaport hamlet which grew up around Pawtuxet Cove on the west side of Narragansett Bay, four miles southeast of Providence. The land was part of Roger Williams' 1636 "Grand Purchase" from Miantonomi and Canonicus which include "all that land from those rivers reaching to Pawtuxet River; as also the grass and meadows upon ye said Pawtuxet River." Its geographic advantages - an excellent source of water power at Pawtuxet Falls and a deepwater sheltered cove - were immediately recognized. By 1638, Stephen Arnold and Zachary Rhodes had built a grist mill near the Falls and laid out the "Arnold Road" northward to join the Pequot Trail; this road today is Broad Street. The "Great Road" running south of the Falls was later named Main Street and is today known as Post Road.

In 1647, Pawtuxet Village became part of the newly incorporated town of Warwick, settled by Samuel Gorton in 1642. Of special interest to social historians is this involvement of Pawtuxet with Gorton. Following his banishment from Massachusetts, the contentious Gorton removed first to Aquidneck, then to Pawtuxet. By 1642, Massachusetts had a charter from the English crown; Rhode Island had none. Gorton convinced four Pawtuxet men to place their land by petition under the jurisdiction of Massachusetts, which was eager to gain a foothold on Narragansett Bay. Not until 1658 did the "Pawtuxet" men acknowledge allegiance to the Providence Plantations, for which a charter had been obtained from Parliament in 1644. Massachusetts, the Indians, and the Dutch as Nieuw Amsterdam each were sources of harassment for the early village, which was totally burned by the Indians on January 27, 1675, in King Philip's War. The only seventeenth-century house today seen in the village is "Captain Crandall's" small gambrel roofed cottage with huge hand-hewn oak summer beam, 2731 North Fair Street, which was moved here from Prudence Island (map - Plat of 1661).

By 1698, the Pawtuxet River Dam and Bridge became the boundary between Providence and Warwick; in 1754 the land north of the Bridge was incorporated into the new town of Cranston, which was set off from Providence, and the bridge became the joint responsibi-

1711

When Mr. Bunker first purchased that tract of land when in his name is supposed of Socananco he also purchased all the common or free of the Russell in all the land Socananco had his copy right excepted and Benjamin Arnold was also bound to secure the Indians copies of the deed by the deed by the deed to the Indians with the Indians for a sum of money to give in their fields them fees which then were between the river and the creek and out on a side of land and bound them to keep the same and maintain as appears by a deed in the hands of Benjamin Smith Zachary Roads

Abigail Cary and Joseph Caryers 2 inches of the lot in 1711

Mr. Beards 1/1000's 2 inches of Socananco

William Caryers 4 inches of Socananco and 1/1000's 2 inches

Stephen Arnold's 1/1000's 2 inches

Chief man's of Socananco

1/1000's 50 ft

SOR

The great salt river Socananco land

Occupation of the Socananco land

Mr. John Green's land

Benjamin Smith

Salt

100 ft

100 ft

100 ft

100 ft

100 ft

100 ft

5 ft

5 ft

100 ft

100 ft

100 ft

100 ft

100 ft

100 ft

100 ft

lity of both towns. Nine bridges have been constructed at this location, including a covered bridge known as "Colonel Bowen's Bridge" built in 1772; the present span dates from 1883.

B. COLONIAL (1740-1776) - PRE-REVOLUTION

From the early quarter of the eighteenth century Pawtuxet thrived as both a trading and manufacturing center; it was a popular stop on the vital Old Post Road which linked the early settlements and ran south into Connecticut. Men of the village were engaged in the Triangular Trade, carrying grain, rum, and goods to the West Indies and South America and returning with sugar, molasses and Negroes for slaves. The name "Stillhouse Cove" is evocative of this notorious trade. Privateering was a common practice. By the opening of the American Revolution, Pawtuxet was a busy seaport with several boatyards, Bowen's distillery on Pawtuxet Neck, a ropewalk which extended for 600 feet from the back of Captain Carr's property on land which is now South Atlantic Avenue, and seven thriving taverns, of which three stand today along Post Road.

The burning of H.M.S. "Gaspee" off Namquid Point, just south of Pawtuxet Cove, on June 9, 1772, has given Pawtuxet a special place in American history. This act, which has been acknowledged by historians as the first overt action of the American Revolution, resulted in a widespread reaction throughout the colonies and eventually led to formation of the Committees of Correspondence and the Continental Congress. Lieutenant Dudingston, the British captain wounded in the event, was brought by the patriots to the Joseph Rhodes house on Stillwater Lane (now Ocean Avenue); and his crew, to a small house belonging to Samuel Aborn on Peck Lane. Both houses are now demolished but recognized as important historic sites by present day residents, who are proud of the role Pawtuxet played in the "Gaspee" affair and yearly commemorate the events of June 9 and 10, 1772, with a parade and events which attract thousands of visitors to the village.

From this colonial period over thirty pre-revolutionary century houses have survived to the present. Twenty-four (24) structures are found on the southern (Warwick) side of the bridge, while ten (10) more are widely scattered on the north or Cranston side where modern development is rapidly erasing the vestiges of historic Pawtuxet. These early buildings in general are small, gable-roof, clapboard on wood frame structures with center interior or paired end chimneys;

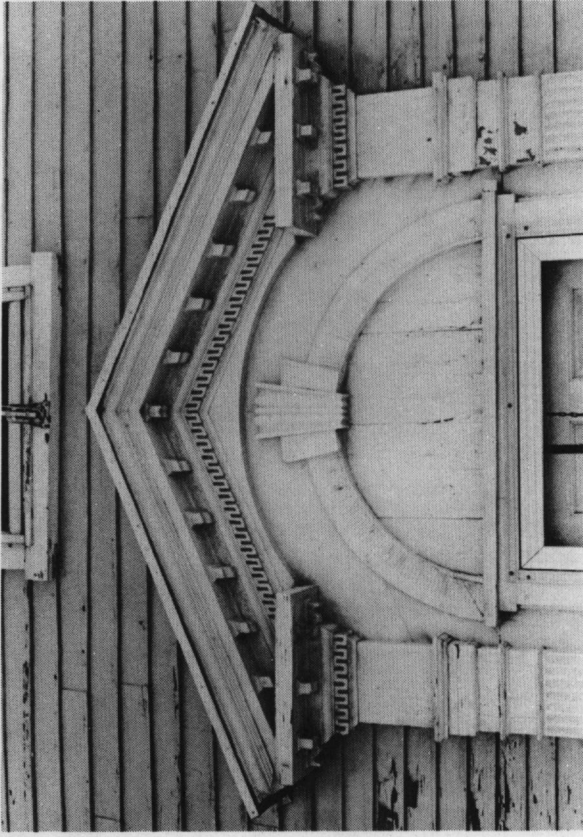
they are sited close to the road on small lots and create cohesive neighborhoods on random streets leading from the Old Post Road surrounding the Cove.

The Malachi and James Rhodes House at 27-29 Post Road, built in 1734 and enlarged in 1775, is a two-story gable-roofed house with central chimney and entry typical of most of the eighteenth century village houses. Fourteen architecturally noteworthy houses dating before the American Revolution line Post Road leading south from the bridge. These include the two structures just south of the bridge at 2-4 and 6-8 Post Road, where Kearsage House (illustration), operated by Daniel Howard, Innkeeper, once thrived; the Old Post Office and Port of Entry, c.1760, at 18-20 Post Road; the Horatio Nelson Slocum Tavern, 1760, at 30-32 Post Road; and Captain Thomas Remington's house at 47-49 Post Road. On the south side of the Post Road near the west end of the village stands the row of six colonial homes which clearly brings alive the scale, quality and pattern of early Pawtuxet. (illustration). Among these is the Carder Tavern at 118 Post Road, an early stagecoach stop constructed in 1740 (its present doorway; however, dates from c. 1790-1800). British soldiers stopped here in 1777 following General Burgoyne's surrender at Saratoga; they were escorted by the Pawtuxet Rangers, who were taking them to Boston to embark for England.

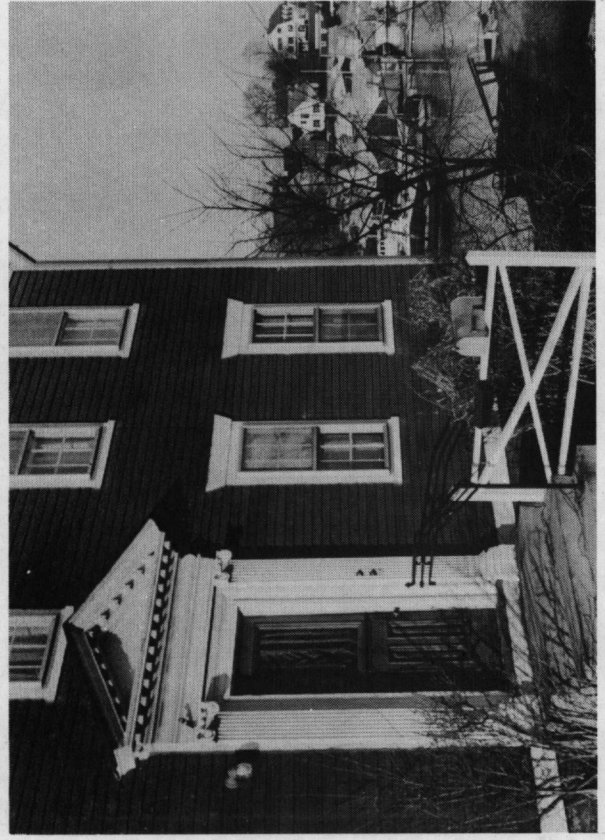
On the Cranston side of the bridge, the Remington Arnold House, c.1740, at 12 Bridge Street, exhibits a fine pedimented doorway with pierced fanlight which was characteristic of many Pawtuxet entrances dating c.1785-1810 (illustration). The Barracks House, c.1775-1865, still stands at 69 Fort Avenue; this small gambrel roof house was re-constructed from timbers taken from the Old Guard House, which stood just across the street on the site of Revolutionary Fort Neck near present day 52 Fort Avenue. Fort Neck, constructed in the fall of 1775, was one of the series of Narragansett Bay forts erected to protect Rhode Island coastal towns from marauding British forces. It was manned in December, 1776, by the Pawtuxet Rangers following British seizure of Newport and manned again in the war of 1812 when the Rangers became the Pawtuxet Artillery. By 1896, the Fort disappeared; a memorial plaque erected by the Cranston Historic District Commission in 1972 marks the site today.



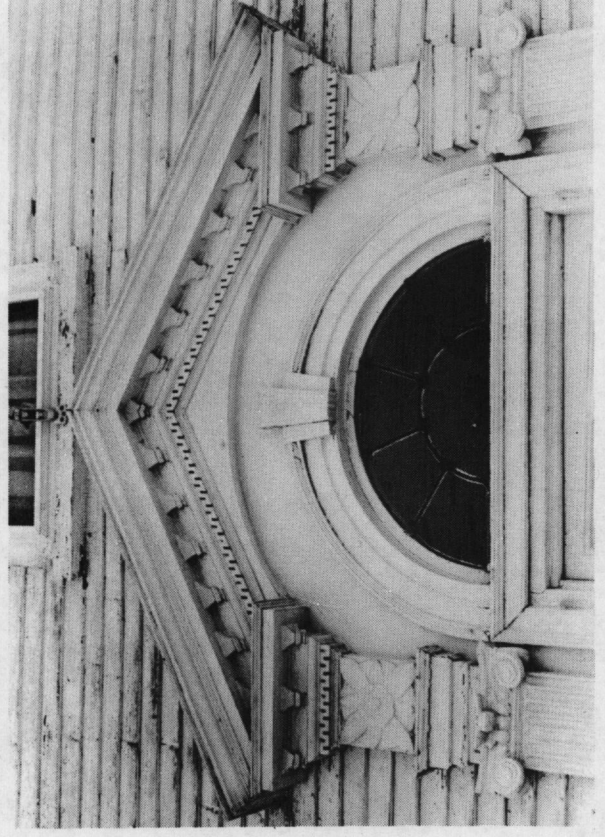
PRE-REVOLUTIONARY HOUSES
98, 110, 116, 126 POST ROAD



"REMINGTON ARNOLD HOUSE", c. 1740
12 BRIDGE STREET



"KEARSAGE HOUSE", before 1775
2-4 POST ROAD



"CHRISTOPHER RHODES HOUSE", 1800
23-25 POST ROAD

C. FEDERAL - EARLY REPUBLICAN (1776-1835) - POST-REVOLUTION

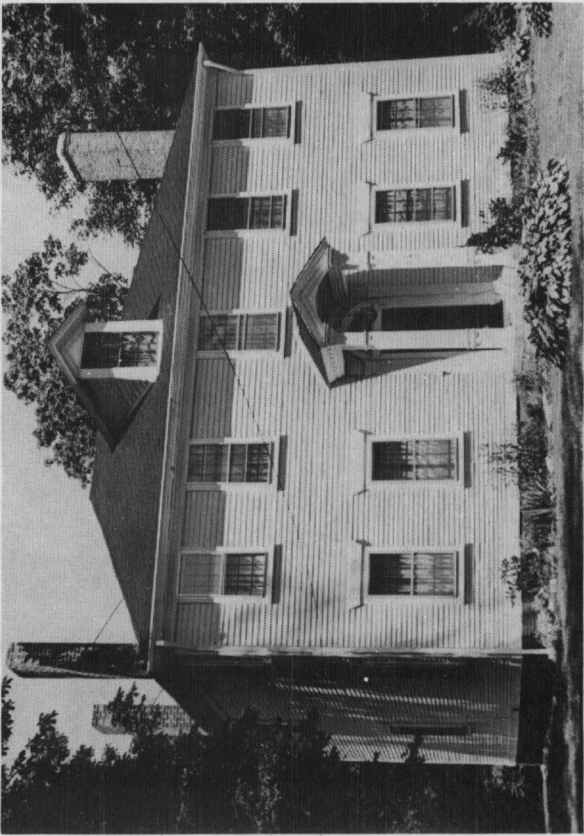
Successful textile milling began about 1800 with the construction of a small gable-roofed mill built south of the bridge by Christopher and William Rhodes; this mill burned in 1859. A larger three-story mill constructed by the new C & W Manufacturing Company was built in 1810 on the northwest side of the bridge overhanging the banks of the Pawtuxet River; it burned in 1875. This company, the first to loom broadcloth in America, extended its operations to mills in Natick, Wickford, Albion and northeastern Connecticut. Today, no physical evidence remains of the once-busy mills at Pawtuxet Falls which dominated the economy of the village until the last quarter of the nineteenth-century.

The Christopher Rhodes House, built in 1800 at 23-25 Post Road (on the National Register), is characteristic of the larger Federal style houses of central hall plan with end chimneys built in this flourishing post-revolution period. In 1814, Christopher Rhodes with his brother, William, whose Federal, hip-roofed "mansion" stands at 141 Post Road (illustrations), together opened the Pawtuxet Bank at 40 Post Road, to finance their burgeoning textile empire and the village's coastal trade. This brick structure, to which a mansard roof and veranda were added in 1866, now houses the Bank Cafe (illustration).

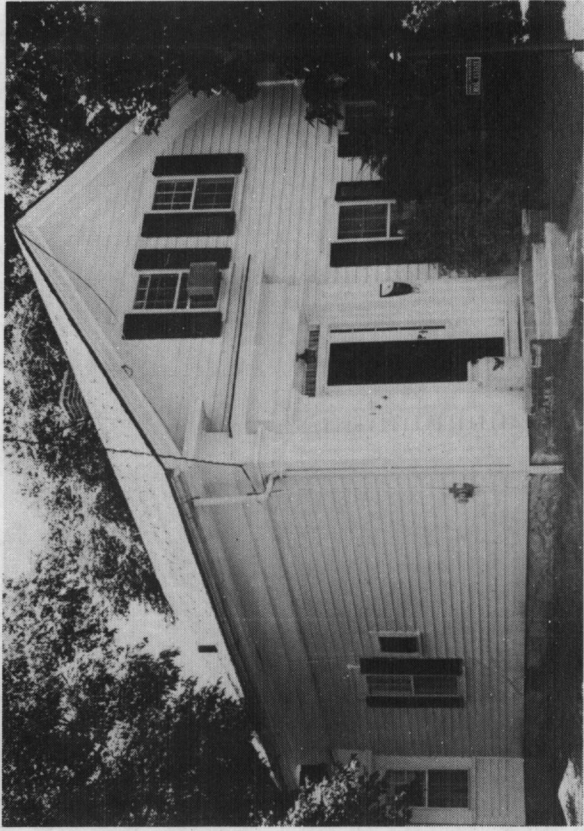
Another fine example of the Federal period in Pawtuxet is the brick-ender G. L. Tucker House at 27 Tucker Street, built originally on Broad Street in Cranston around 1790 and moved to its present location with the opening of Tucker Avenue in the late 1890's and the widening of Broad Street.

D. GREEK REVIVAL (c.1820-c.1860)

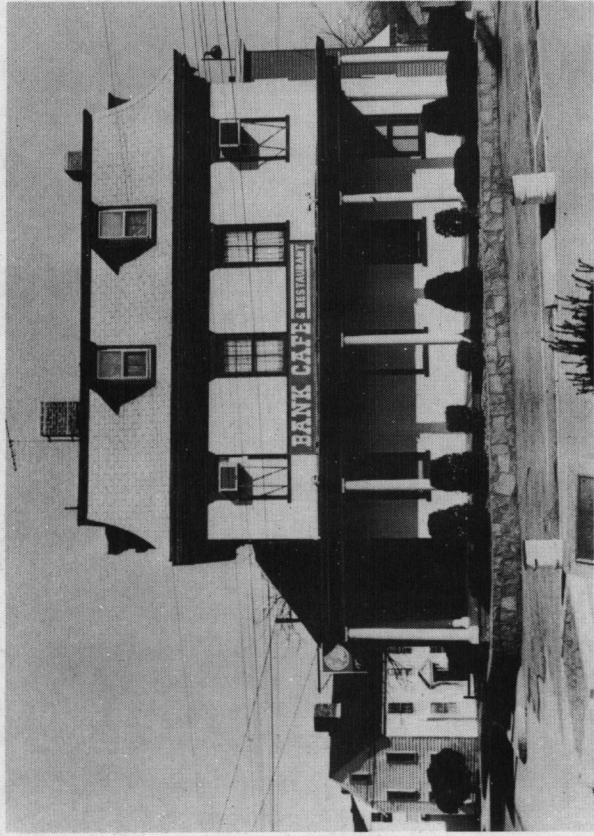
In the second decade of the nineteenth century, textiles, shipping, and trading continued to dominate the economic life of Pawtuxet Village. Shops lined the banks by the bridge, and the mills at the Falls continued to provide major employment. The 1855 map of "Pawtuxet, Cranston and Warwick" by Henry F. Walling lists only seven professional men in the "Business Directory" including "W. C. Rhodes, House Builder" and "W. R. Wilbur, House Carpenter." This invaluable map shows the original street pattern. Beach Street, which began as Stillhouse Lane and Sheldon Street, had opened at the head of the Cove by 1855. Fair Street, shown leading south from



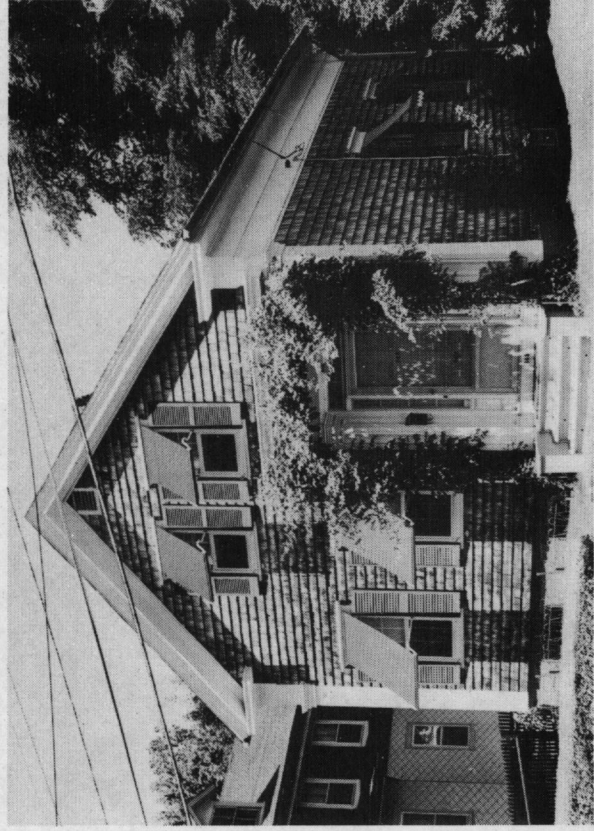
"WILLIAM RHODES HOUSE", 1798
141 POST ROAD



"BUILT by W.C. RHODES", 1857
144 OCEAN AVENUE



"PAWTUXET BANK BUILDING", 1814/1866
40 POST ROAD



"WILLIAM C. RHODES HOUSE", 1857
145 SHELDON STREET

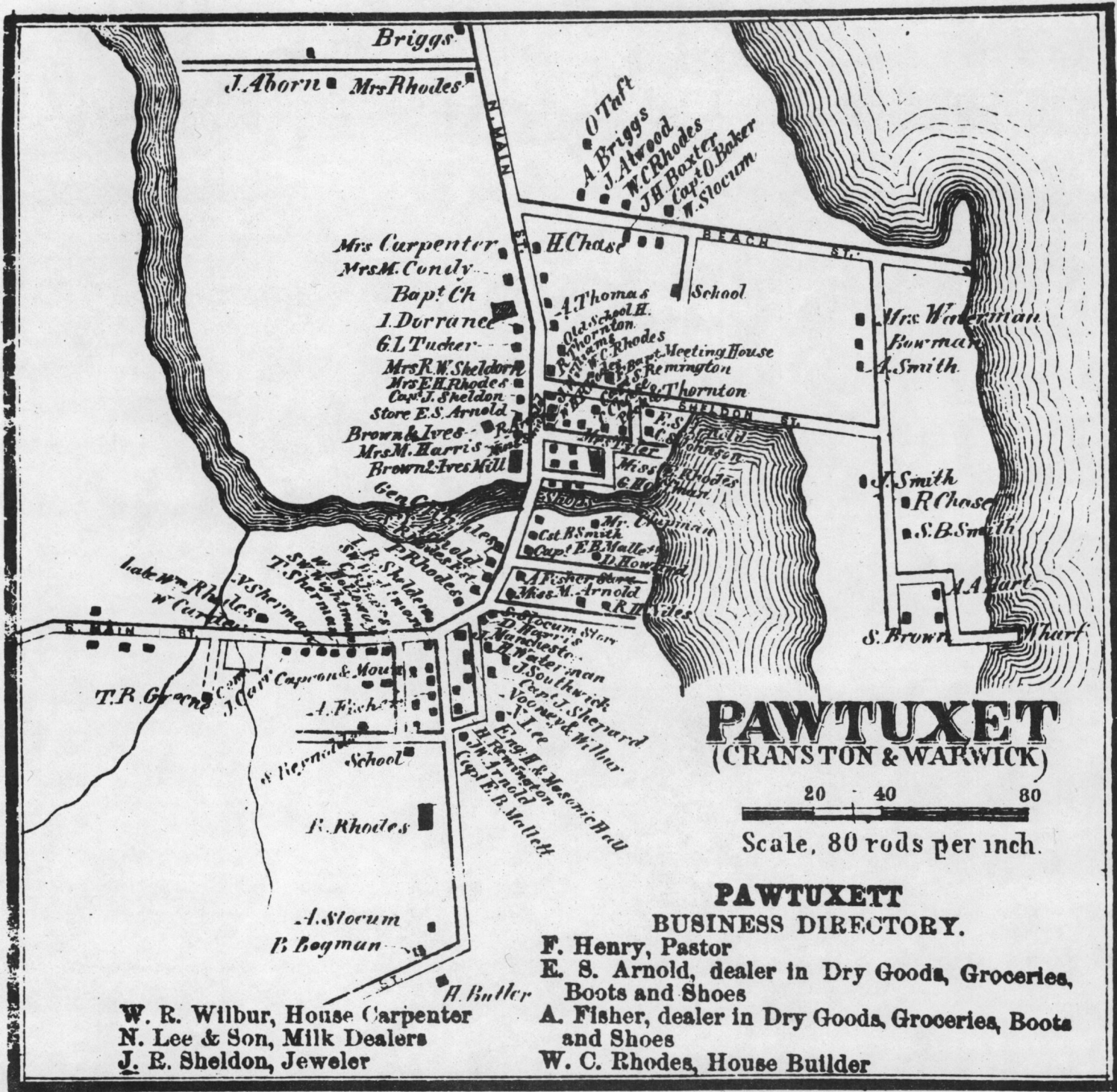
South Main Street, began in the 1630's as Spring Greene Road, leading to John Brown's homestead at Occupawtuxet in Old Warwick. On the east side of Pawtuxet Neck a large wharf is shown jutting out into Narragansett Bay; very little residential development had occurred here (map).

Few Greek Revival structures dating from this era are today standing in Pawtuxet. Of note are two almost identical houses built by W. C. Rhodes in 1857, which stand at 145 Sheldon Street and 144 Ocean Avenue in Cranston. They are typical small, clapboard on wood frame, two-story structures, set side to the street with vernacular Greek Revival detailing (illustration). At 34 Commercial Street is the old one-room "Commercial Street Schoolhouse" erected on the west side of the street around 1835-40; it was moved and raised in 1891 to form the second floor of the Pawtuxet Volunteer Fire Station. The square belltower and typical paired entrances have been removed. In Warwick, the "Pawtuxet Armory" on the corner of Bank and Remington Streets was erected in 1843 for the famed Pawtuxet Artillery. This small stone structure with very simple doors and windows is today's private residence (illustration).

Fair, North Fair, and South Fair Streets developed in this period. In the early 1800's, the Rhode Island Society for the Encouragement of Domestic Industry held the first county fairs in Rhode Island here with the resulting street names. Fair House at 69 Fair Street was built in 1819 as the first exhibit hall. This large structure with full two-story Doric portico was remodeled in 1848 with addition of many Early Victorian details for a magnificent residence occupied in 1862 by "R. Rhodes" (illustration).

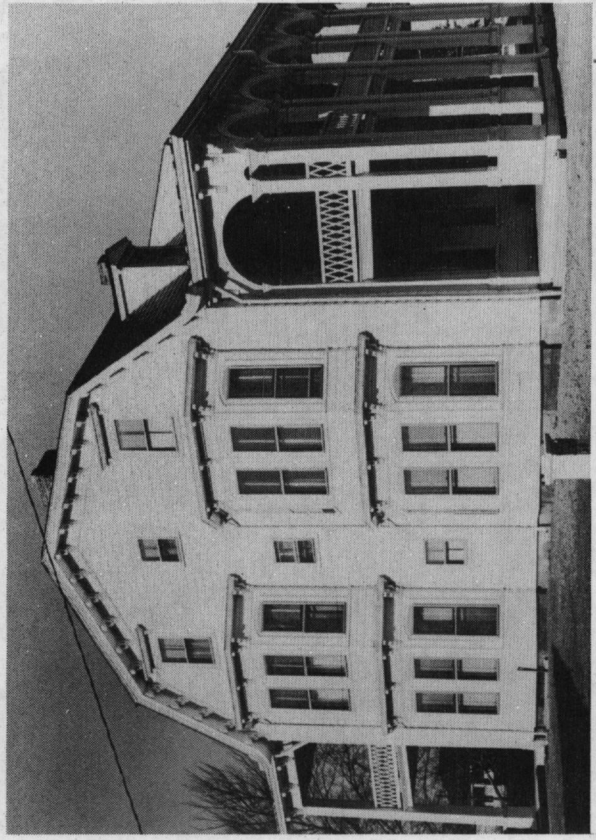
E. EARLY VICTORIAN (c.1835-c.1870)

By 1850 the village remained essentially a self-contained hamlet dominated by the C & W Manufacturing Company interests centered around the mills on both sides of Pawtuxet Falls. In 1859, the original mill burned, and by 1862 Brown & Ives, who had wished to purchase the Pawtuxet Mills as early as 1825, occupied the large C & W mill on the north bank. The year 1875 witnessed the fading of the era of textiles, following a disastrous fire which destroyed the large mill, coupled with the failure of the Old Warwick Railroad in 1876. As a result, both industrial development and major transportation routes bypassed Pawtuxet.

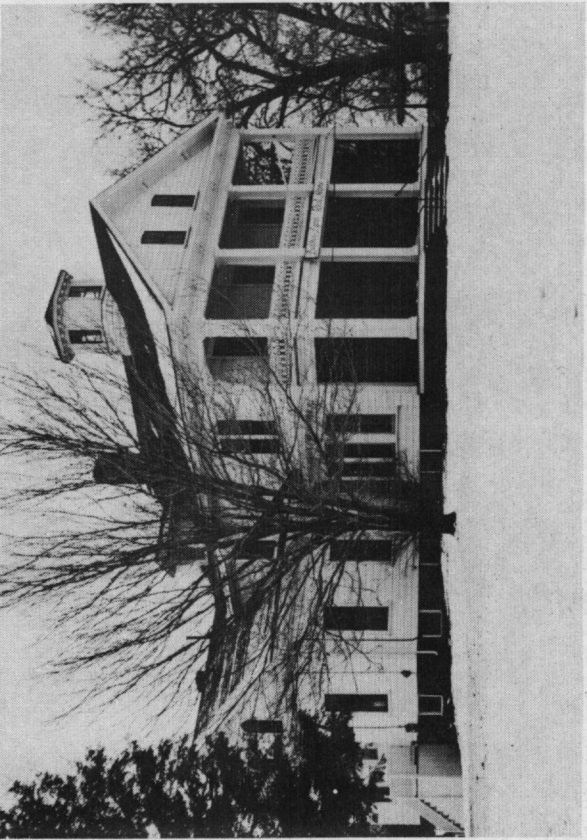




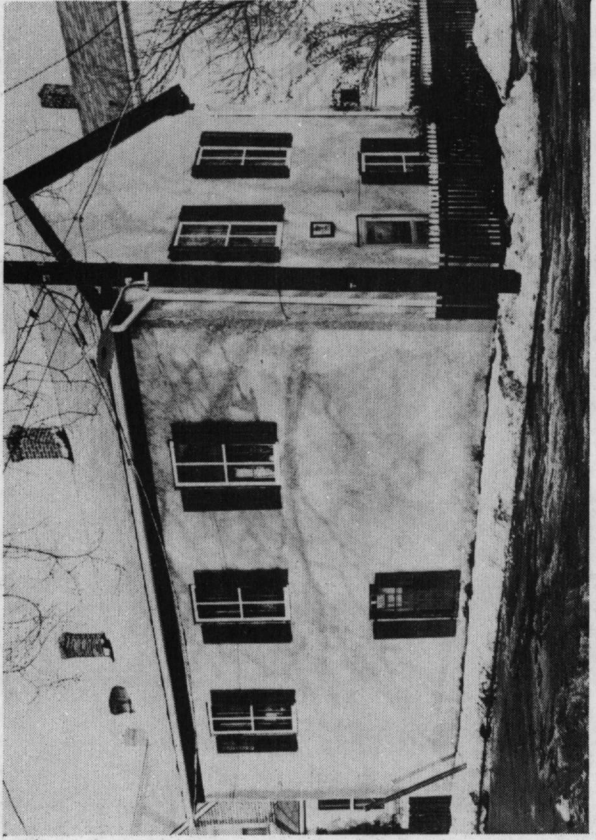
"MANSARD HOUSE", 1843
140 SHELDON STREET



"COL. EPHRAIM BOWEN HOUSE", 1799/c.1860
130 FAIR STREET



"FAIR HOUSE", 1819/1848
69 FAIR STREET



"PAWTUXET ARMORY", 1843
59 REMINGTON STREET

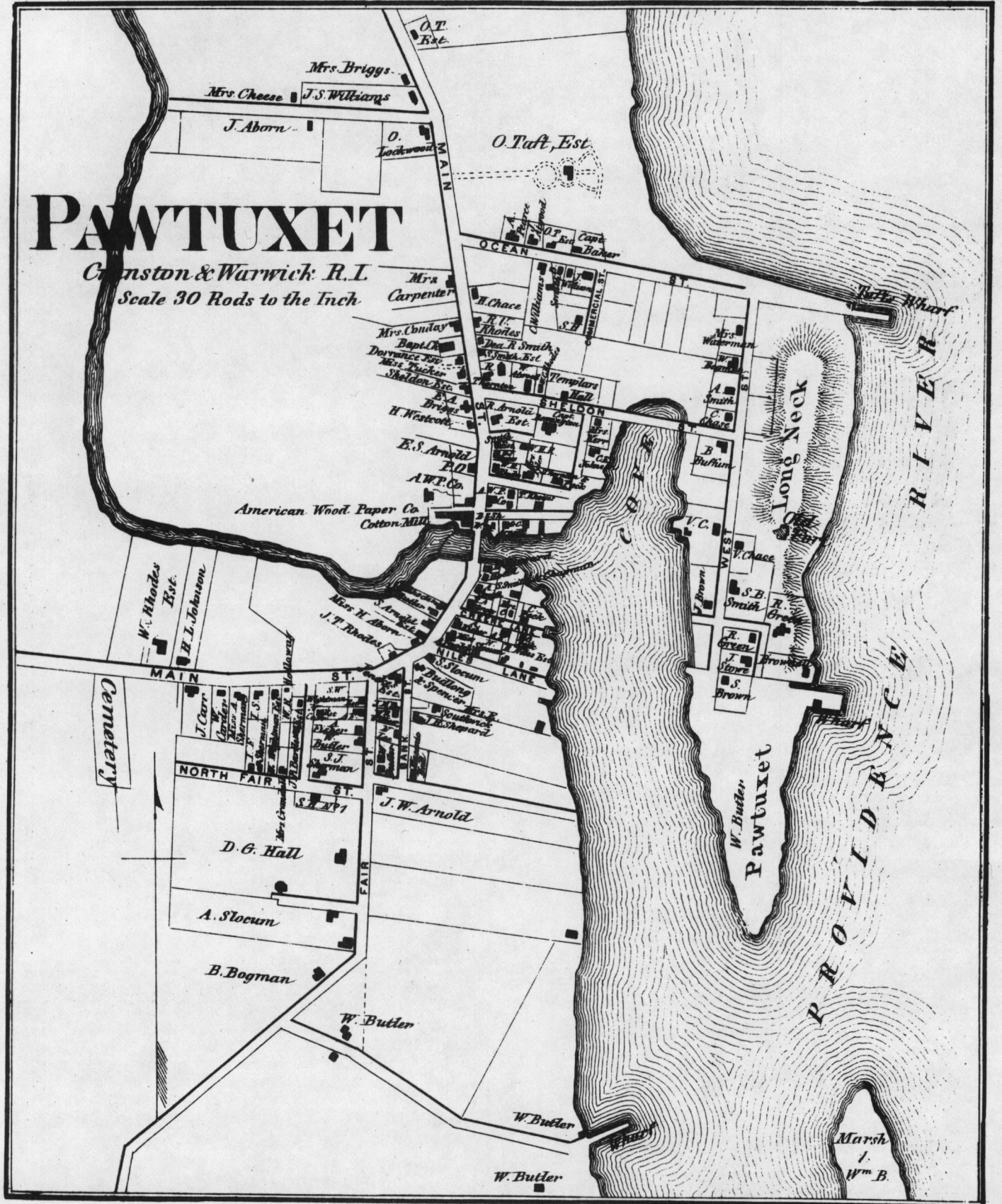
This Early Victorian period is represented in Pawtuxet by a small number of structures. Sheldon Street continued to be the center for residential development. At 140 Sheldon Street is found today a small story and a half mansard roof Victorian house originally built in 1843, facing south on George Street and moved to this site in the 1920's. Across the street the W. Atwood House is an example of the gothic detailing often used in Early Victorian building.

The most outstanding house of the era began in 1799 as a large gambrel-roof mansion built by Colonel Ephraim Bowen, the last survivor of the "Gaspee Affair." Around 1860 this mansion was dramatically enlarged by the addition of two-story Italianate porches on both the front and rear facades. The mansion faced east with land running to the shoreline of Pawtuxet Cove. By 1870, "W. Butler, Merchant" owned both the mansion and the tip of Pawtuxet Neck where "Butler's Wharf" once stood (map - "Pawtuxet, Cranston and Warwick, R.I.," 1870, D. G. Beers and Co.).

F. LATE VICTORIAN (c.1865-c.1910)

With industry departed, Pawtuxet became a popular summer resort in the late nineteenth and early twentieth centuries. Thomas H. Rhodes built "Rhodes-on-the-Pawtuxet" just north of the Pawtuxet Bridge in 1872; this pavillion for dancing and social occasions was rebuilt in 1915 and is still popular today. In 1877, the Providence Yacht Club -- oldest in the bay -- was chartered. Ten years later the name was changed to the Rhode Island Yacht Club, with the first clubhouse built in Stillhouse Cove on the Cranston side of Pawtuxet. Today a modern hurricane-proof structure dating from 1955 is the center of yachting activities. No longer to be enjoyed are the "Oyster House," opened by the Pettis family on the end of Pawtuxet Neck, or the "Pawtuxet Cove House," famous for the clambakes, which was built around 1890 on Bridge Street, facing the Cove.

Pawtuxet Neck or "Long Neck" developed after 1870, a tightly developed cohesive neighborhood, offering on a small scale the visual richness usually associated with the summer resorts of Newport and Narragansett. Thirty-nine houses are late-Victorian, Queen Anne, and Shingle style "cottage" types characterized by the use of a variety of wall covers, including "fish-scale" shingles, staggered-but shingles, clapboards, vertical boarding, and the extensive use of proches trimmed with balusters, brackets, and struts. On the east side of the Neck most structures are sited to take full advantage of



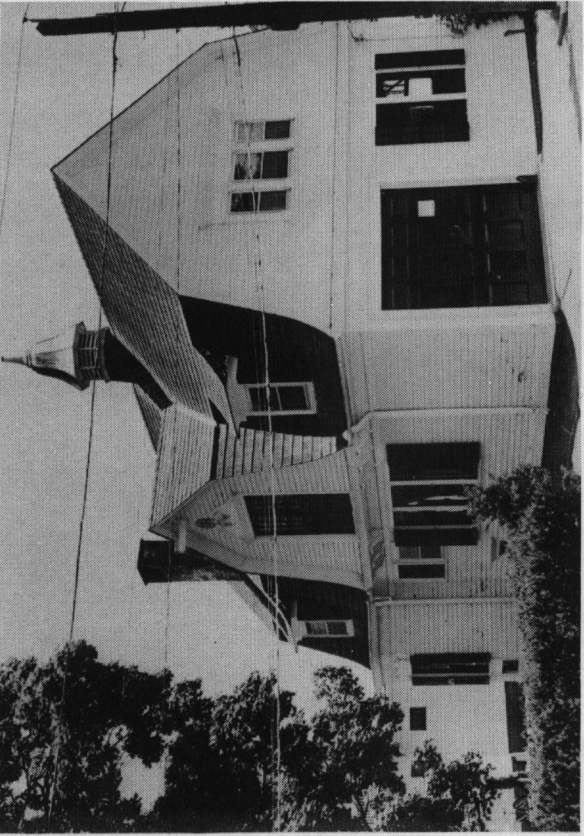
the sweeping view of Narragansett Bay. On the west side, a group of harborside houses at 73, 75, 77, 89 and 95 Fort Avenue, built from 1892 to 1900, typifies the popularity of small scale, less pretentious wooden houses with Queen Anne detailing; these crowd narrow lots overlooking busy Pawtuxet Cove.

A group of carriage-houses built close to the road reflects the taste and pace of this late-Victorian "gilded age." At 66-72 Fort Avenue stands a double-bay Queen Anne Stable built in 1874 and distinguished by a great central gable breaking and flanking hip-roof wings. At 32 Seaview Avenue is a Colonial Revival gambrel-roofed barn built around 1900 for the adjacent Fred L. Smith House, and a whimsical turreted stable (now converted to residential use) is found at 69 Seaview Avenue dating from 1901 (illustrations). At the far north end, 7 Fort Avenue, stands a shingle style late-Victorian barn built for Arthur Austin, who established the first civic park in Pawtuxet along the banks of Stillhouse Cove and was an active member of the Rhode Island Yacht Club (illustration). This large brick and shingle structure seems strongly influenced by the work of McKim, Mead and White.

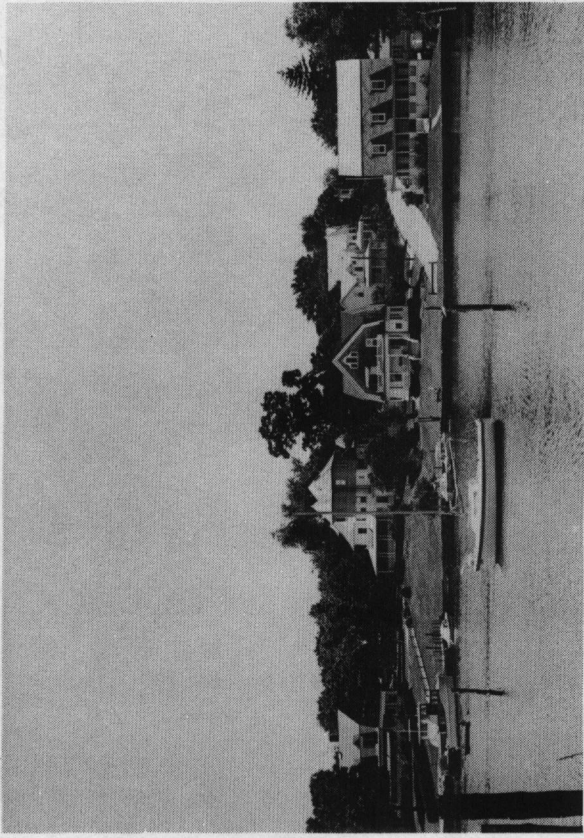
Two other interesting landmarks in Cranston include the Pawtuxet Baptist Church, built in 1895 on land given in 1764 and 1765 by Peleg Arnold and Abraham Sheldon for "religious" purposes. The handsome tower is noteworthy for such details as the use of atypical quoin like elements (cover).

The other landmark is the Odd Fellows Hall on Broad Street, erected in 1893. Today this building, with its late mansard gable breaking the main gable roof, has been renovated and serves as "Lindsay's Market" (illustration).

On the Warwick side of the bridge, the late nineteenth century witnessed the development of Spring Garden, Lawn, and Bayside Avenue on the land once owned by Colonel Ephraim Bowen. Although not as varied architecturally as the peninsula, this area represents the period in the late 19th and early 20th centuries when Pawtuxet thrived as a summer resort. Of note are two houses on the east end of Bayside Avenue overlooking the Cove; these are the Benjamin Thurston House at 12 Bayside Avenue, a large gambrel-roof shingle structure dating from about 1902, and the Wildprett House at 15 Bayside with its Queen Anne details and its series of irregular roof lines and excellent Carriage House.



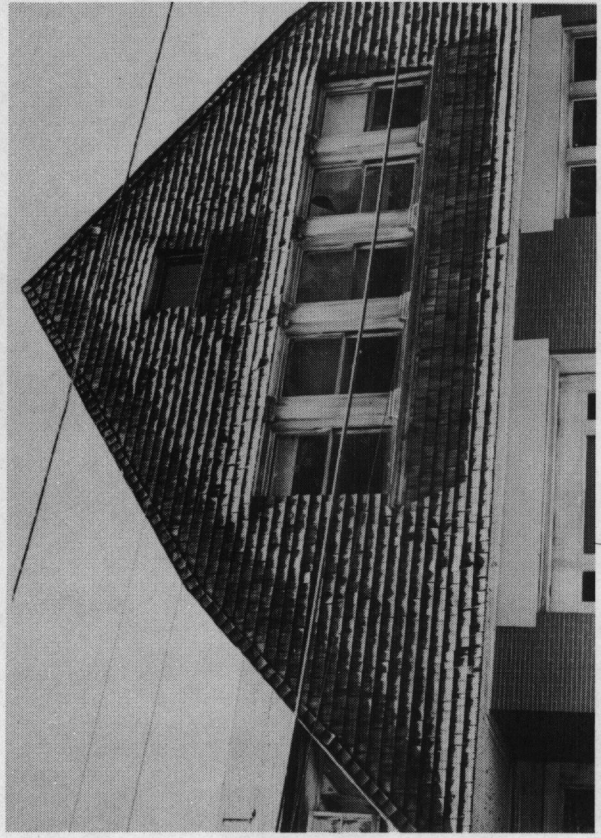
**"SMITH CARRIAGE HOUSE", 1900
32 SEAVIEW AVENUE**



**WEST SHORE OF PAWTUXET COVE
BAYSIDE AND LAWN AVENUES**



**"CANFIELD CARRIAGE HOUSE", 1894
69 SEAVIEW AVENUE**



**"AUSTIN CARRIAGE HOUSE", 1896
7 FORT AVENUE**

Four houses in a row at 51, 57, 63, and 71 Lawn Avenue which are almost identical must have been constructed with the development of the "Bay-Lawn" plat about 1900. Together these structures create a picture of this late Victorian era when octagonal turrets and porches with machine-made brackets and turned balusters belong to the typical and popular building vocabulary of the day (illustration).

G. EARLY 20TH CENTURY (c.1900-c.1945)

During the twentieth century, Pawtuxet became a modern suburban community with many of its residents commuting either to the Providence business and manufacturing core or to the growing industrial centers in other sections of Warwick and East Greenwich. Geographically, Pawtucket escaped the effects of twentieth-century urban sprawl, and growth of the village stabilized at the neighborhood level. Little open land remained for development with the exception of the Russell Farm just north and west of the bridge in Cranston. Here on Parkway Avenue and Woodbury Road contemporary ranch houses and reproduction colonial houses that have been built have little historical or architectural value in terms of this survey. However, two fine Colonial Revival houses along Pawtuxet Neck date from this period: the Charles Brown house at 6 Fort Avenue, c.1921, and the William E. Loutitt house, c.1923, at 25 Seaview Avenue. Both of these brick houses exhibit details based on the eighteenth-century Georgian types which were being copied and popularized during this period (illustrations).

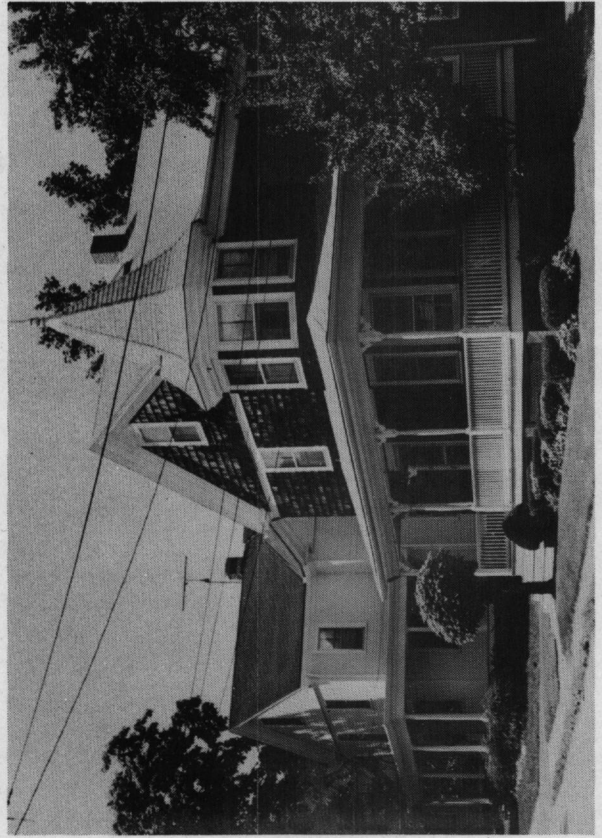
In 1927, the opening of Narragansett Parkway, leading south from the bridge, radically split the tightly-knit late Victorian section just south of Post Road on the Warwick side of the village. Here, narrow, treelined streets with closely sited houses led east from Fair Street down to the Cove shoreline. The intrusion of this major artery has split this section into two distinct neighborhoods and as a result the stability and the future use of the eastern half has been threatened. Zoning for "automotive use" and "water-front business" has resulted in the introduction of structures incompatible to the area and led to the physical and environmental deterioration of a once pleasant residential environment.



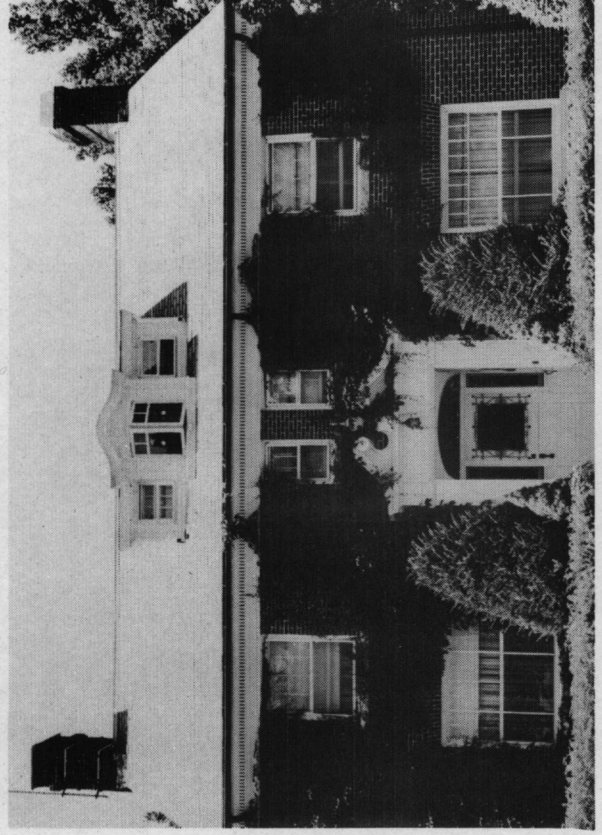
**"ODD FELLOWS HALL", 1893
2178 - 2184 BROAD STREET**



**"CHARLES BROWN HOUSE", 1921
6 FORT AVENUE**



**"BAY-LAWN PLAT", c.1900
57, 63 LAWN AVENUE**



**"WILLIAM E. LOUITT HOUSE", 1923
25 SEAVIEW AVENUE**

H. MID-20TH CENTURY (1945-PRESENT)

While no use is made of the waterpower of Pawtuxet Falls today, Pawtuxet Cove flourishes as a haven for pleasure craft. On the north or Cranston side of the bridge, new small businesses (gasoline stations, parking lots and a new bank) have replaced the eighteenth century houses which stood along Broad Street (illustration). Conversion of eighteenth and early nineteenth century structures to business use is common. In 1954, the landmark Peleg Rhodes House, begun in 1678, which stood on the corner of Aborn and Broad Streets, was demolished for a parking lot; parking also claimed in the same year the neglected but once famous Anthony Aborn Tavern which stood at the foot of Bridge Street. These and other problems continued to threaten the village, since the entire historic area from Sheldon Street south to the Cove and all of the Broad Street frontage is today zoned for commercial use. Unfortunately, disregard for the architectural and historical heritage of the village has until lately been unchecked, and it is one of the purposes of this report to recommend techniques for improving this situation.

Recent efforts include the restoration by the owners of Lindsay's Market of the "Odd Fellows Hall," built in 1893, with advice from the Rhode Island Historical Preservation Commission and others. The new hip-roofed Citizens' Bank, which opened in the spring of 1973, represents a conscious effort to design in a modern idiom a structure which will fit into an historic community.

Along Pawtuxet Neck, spacious houses and carriage houses are being converted for year-round use as Pawtuxet gains in favor with Providence commuters and yachtsmen. A proposal to create an urban renewal area here, from Ocean Avenue to the bridge, has never materialized. The development of such a project could conceivably bring disruption and change to the community, which still retains the intimate scale, variety, and visual richness of a seaport village.

On the south (Warwick) side the environment of Pawtuxet Village has been seriously damaged by the construction of a modern by-pass for Old Post Road. Lost was the Mitchell Tavern, c.1760. Even more serious, however, this southbound bypass is grossly out of scale and is an unfortunate visual and physical disruption to the most important concentration of pre-revolutionary houses in the village. Moreover, instead of protecting this area through zoning, sections

of both Post Road and Narragansett Parkway have been zoned for "automotive uses" and "general business." Historic Pawtuxet may be eradicated if such development is left unchecked. Nevertheless, in spite of the changes, Pawtuxet Village still remains an identifiable community unique in Rhode Island for its growth and development around both the Cove and the Pawtuxet Falls spanning a 300-year period.

I. VISUAL SURVEY: THE TOWNSCAPE OF PAWTUXET VILLAGE TODAY

1. Districts

The visual quality of an historic district is determined by considerably more than its important examples of architectural design. Visually, Pawtuxet Village is composed of three separate districts - the Cranston portion above the bridge, the Warwick portion south of the bridge and the Pawtuxet Neck section. The Cranston area is bounded by the properties fronting the north side of Ocean Avenue to the north, the rear of Fort Avenue properties to the east, the Pawtuxet Cove and the Pawtuxet River to the south, and an indeterminate edge to the west. The Warwick section is bounded by the Pawtuxet River and Post Road to the north, the Pawtuxet Cove to the east, an indeterminate edge to the south and an area of undeveloped land to the west. The Neck is bounded by water on three and one-half sides, the upper western edge completed by Fort Avenue.

The edges or boundaries of these three visual districts are fairly well defined by natural or man-made features, with two important exceptions: the northern edge of the Cranston section, along Broad Street, and the southern portion of the Warwick side, below Bayside Avenue and along Narragansett Parkway. A lack of definition at these two critical points creates an identity problem, in that it is difficult for a visitor to comprehend immediately that he is now in Pawtuxet Village. This is compounded by the fact that there is no structure or natural formation that might be used as a reference point or "gateway" to the village. Providing some form of introduction or reference point such as a restored building or open space should be considered in future plans for the village.

2. Nodes

Sub-districts or "character areas" occur in most historic districts, and the visual definition of each is important to the overall character of the district. The three districts in Pawtuxet Village are tied together for the most part by the water and water-

oriented activities, and by a common building scale, materials and forms, siting and use. When common scale and use concentrate in a given area, a node is established which in general is indicative of the character of a particular sub-district. The area above the bridge is dominated by a node occurring in the commercial area along the east side of Broad Street, from George Street to the river, created primarily by a similarity of use. The lower section of the village includes a very strong node at the intersection of Post Road and Narragansett Parkway, an area which has not been fully utilized in visual planning for the village. There appears to be no recognition of the important focal point present at the point of the triangle created by the highway intersection. This parcel of land could become the most dramatic area in the village and should become the focal point of the entire historic district, with all major streets radiating from it. The third district, the Neck, is itself a node, structured along the north-south axis created by Fort and Seaview Avenues. The existence and delineation of nodes and their potential for visually structuring and organizing the entire historic district should be recognized in future planning efforts.

3. Vistas

Vistas, defined as a controlled view of an interesting scene, also contribute to the character and identity of an historic area. Pawtuxet Village is fortunate topographically, in that a number of east-west streets terminate at the cove. These long and short-range glimpses of the water, coupled with direct exposure at the bridge and on Sheldon Street, tie the area together visually and present the raison d'etre for the location of the village itself. Important vistas occur at Bayside Avenue, especially at the foot of the street where Narragansett Bay becomes visible and at North Fair Street, Lawn Avenue and Spring Garden Street looking towards the Cove. Others include Fair Street, where it turns abruptly to the west affording a good vista of 130 Fair Street, East View Street looking towards 17-21 Bank Street, Narragansett Parkway looking north to the Baptist Church, Post Road looking east to the curve at its intersection with Narragansett Parkway (illustration) and Sheldon Street at the head of the Cove. Additional vistas of importance occur along Fort Avenue, looking west to the opposite shoreline of the Cove, and along Seaview Avenue, to the village as well as to Narragansett Bay.

4. Facade Combinations

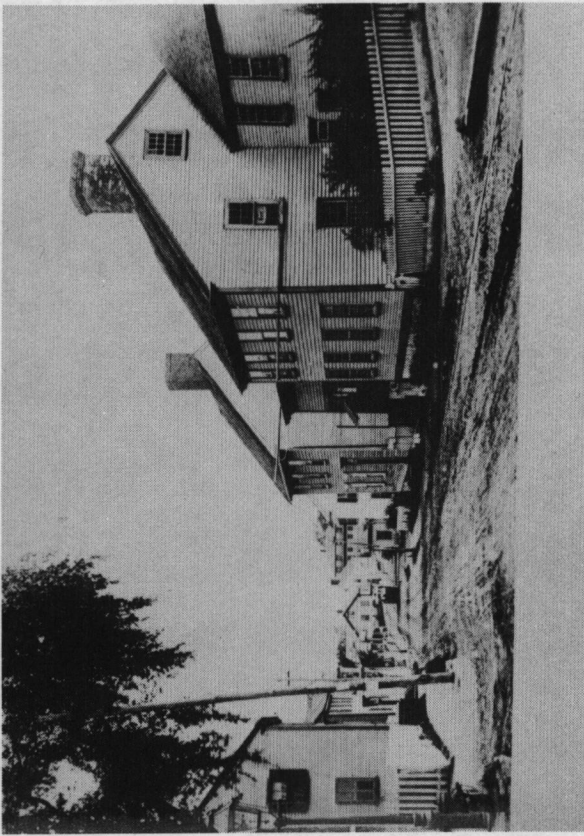
While vistas are concerned with open spaces and contained views, man-made features such as groups of buildings also contribute to the visual character of a district. Important building groupings in Pawtuxet Village include number 23 through number 49 Post Road, number 30 through number 40 Post Road, Seaview and Fort Avenues in their entirety, and Sheldon Street at the head of the Cove. Also of visual interest are the groups on Bayside and Lawn Avenues and on Spring Garden Street, number 15 through number 27 Fair Street and number 90 through number 98 and number 110 through 116 Post Road.

The above features represent elements of townscape that contribute in a positive manner to the visual and environmental character of Pawtuxet Village. They should be recognized and protected just as the individual structures of architectural or historic significance.

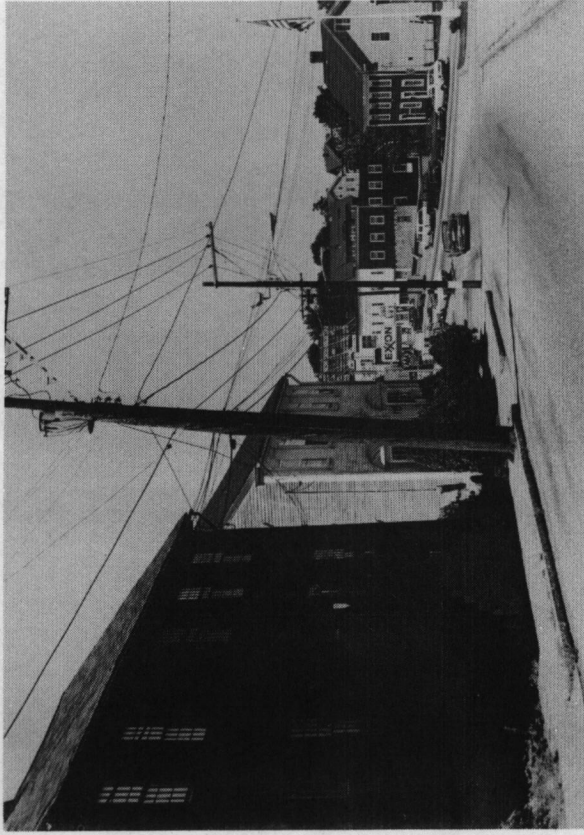
5. Negative Features and Proposed Improvements

In addition, a number of negative features should be improved to protect and enhance investments and the preservation climate of the village. The first improvements should be concerned with "gateways" to the historic district along Broad Street, Post Road and Narragansett Parkway, and the further definition of the triangular intersection of Post Road and Narragansett Parkway. An important opportunity is neglected along Broad Street, with no visual linkage to the water through planned vistas or open space until one reaches the bridge crossing, and then the view is partially obscured by the handrail design. Also, the vista from the western side of Broad Street at the bridge is blocked by a large billboard and other signs, screening any possible view of the river (illustration).

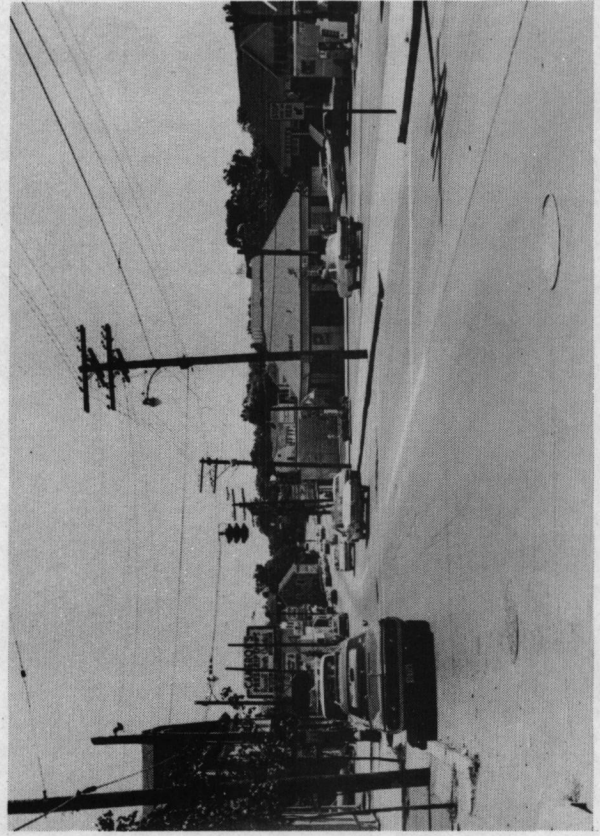
The area behind the commercial uses on Broad Street, from Aborn Street to the bridge, is in deplorable condition. Such areas should be cleaned up and utilized as an orientation and linkage point to Pawtuxet Cove. The same should take place at the head of the cove at Sheldon Street, an area totally neglected in relation to its potential for open space development. The space to the rear of the commercial properties south of the bridge to Emmons Street is in a similar state and should be improved as part of any improvement program for Pawtuxet Village.



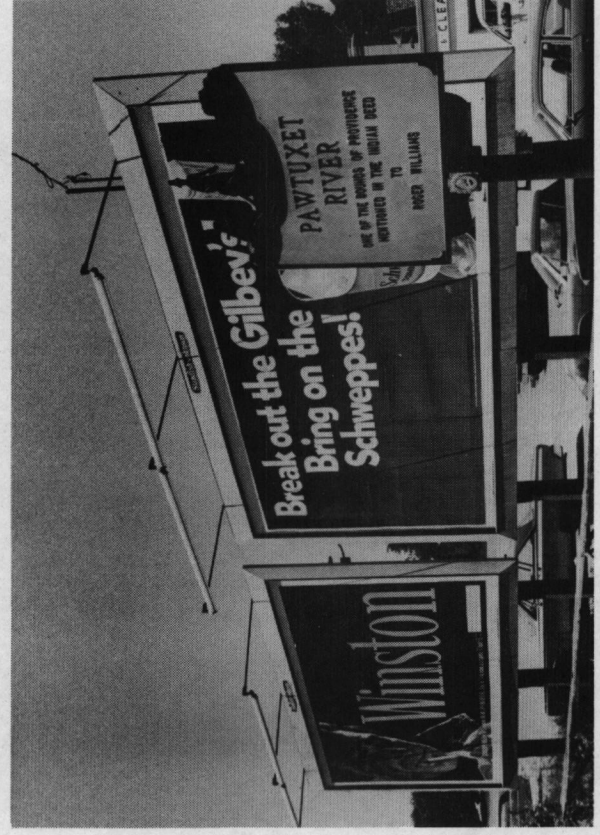
VIEW ALONG BROAD STREET, 1948
THE PROVIDENCE JOURNAL



POST ROAD VISUAL POLLUTION, 1973
POST ROAD/NARRAGANSETT PARKWAY



VIEW ALONG BROAD STREET, 1973
LOOKING SOUTH TO PAWTUXET BRIDGE



PAWTUXET BRIDGE BILLBOARDS, 1973
WEST SIDE BROAD STREET

PART FOUR: CURRENT DEVELOPMENTS/POTENTIAL PROBLEMS

Today, Pawtuxet is a self-contained community with a strong awareness of its history. The scale and fabric of the village have not yet been obiterated by modern progress. Approximately 1,600 residents inhabit the village. Many of these are "senior citizens" who have maintained family homes over several generations with deep roots in the Pawtuxet community.

A stable community business core exists in Pawtuxet. Cameron's Pharmacy, which claims to be the second oldest drug store in Rhode Island, has passed through only three ownerships. The tradition of boat shops and marine-oriented business is strong; four boatyards and two yacht clubs crowd the busy Pawtuxet Cove and Stillhouse Cove. Citizens' Bank recently opened the first bank in Pawtuxet since 1882. Its decision to establish a branch in Pawtuxet reflects some basic economic and social trends. The Pawtuxet community is part of a very densely settled section with over 6,500 families in the Edgewood-Pawtuxet-Governor Francis Farms area, representing families of high, middle, and low income levels. Heavy traffic on Broad Street daily carries a large number of persons through Pawtuxet, where businesses can serve transients in addition to local residents. The Pawtuxet community will support local businesses. A demand for new mortgages, home improvement loans, and homeowner's loans is anticipated as home ownership changes from older to younger families. Pawtuxet is a churchgoing neighborhood with the Pawtuxet Baptist Church, Trinity Episcopal Church, and nearby Edgewood Congregational Church and St. Peter's Church on Fair Street exerting a stable influence in the community.

Presently underway is a revitalization of the village which has mainly been sparked by the pride and activity generated by the Gaspee Day celebrations. Certainly, the strongest impetus for recognition of the community's heritage was the formation of the Gaspee Day Committee in 1965. A small group of interested Rhode Islanders were convinced that an annual observance of the "First Blow For Freedom" should be held to commemorate Rhode Island's role in the Revolution. Since 1966, the Committee has sponsored the week-long "Gaspee Days" celebration held each June, with new events and greater public attendance each year. In 1972, over 35,000 persons attended "Gaspee Days" Bicentennial Celebration, which lasted from June 3 to June 15. Events included an historical ex-

hibit, an arts and crafts festival, a carnival, the dedication of Pawtuxet Fort Neck by the Cranston Historic District Commission, softball games, a band concert and fireworks display, the Ecumenical Memorial Service at the Pawtuxet Baptist Church, and the "Greatest Colonial Parade in America." The 1973 "Gaspee Days" schedule includes many of the same events plus the addition of the "Abraham Whipple Memorial Footrace," a thirty-mile bicycle race, and the traditional symbolic "Burning of the Gaspee." "Gaspee Days" has received official sponsorship by the Rhode Island Bicentennial Commission and is listed by Discover America as one of the top twenty tourist attractions in the United States. With 1976 only three years away, the village of Pawtuxet is well on its way to becoming a national attraction.

One of the major environmental problems affecting all of Pawtuxet is water pollution. At present an unknown number of homes on both Warwick and Cranston sides empty an undetermined amount of raw sewage into the Cove daily. Other major sources of pollution are the industrial and municipal wastes carried down the Pawtuxet River into the Cove and the discharges from the large number of pleasure craft which fill the Cove during the boating season. Three sewage treatment plants presently exist on the Pawtuxet River, but none serve Pawtuxet Village. The Cranston plant is closest, but an inter-city proposal for Cranston to handle Pawtuxet and the Warwick Industrial Park waste and for Warwick in exchange to handle discharge from the new industrial park in Cranston near Pontiac has not been acted on. The city of Warwick, however, plans to build a new pumping station in approximately five years at the Warwick Industrial Park, located just west of the Village. In the meantime the Cove continues to have a water quality rating of Class SC, "fish and wildlife habitat"; swimming is prohibited; and residents continue to be plagued by disagreeable odors. In Cranston the Rhode Island Yacht Club has recently proposed to dredge Stillhouse Cove and enlarge its facilities. While attesting to the popularity of the area as a recreation center, the proposal has met with considerable opposition from both environmentalists and local residents.

In Warwick several deleterious local conditions threaten orderly development of the village. A large number of sub-standard lots exist (a lot containing less than 5,000 square feet is considered "sub-standard;" a lot containing less than 7,000 square feet is considered "under-sized," but permits to build on lots between 6,400 and 7,000 square feet are usually granted). Many residents living on sub-standard lots have avoided cesspool problems by directly pumping untreated water into the Pawtuxet River. Another threat is

that a large tract of land containing 9½ acres just west of the historic Greene Cemetary (the western boundary of the village) is now for sale. The land is presently zoned residential and contains the Farm Supper Club. Industrial or high-density apartment development of this land could negatively affect environmental conditions in the village, with increased traffic, pollution, and demand for services.

A new zoning ordinance for the city of Warwick is presently under study by the Warwick City Planning Commission. Two proposals include the designation of Pawtuxet as an Historic District zone and the re-zoning of the strip along Narragansett Parkway and Post Road designated "automotive use" to "Residential A-7." Both these actions would result in protection of real estate values, recognition of an historic neighborhood, improvement of the village landscape, and long-range economic benefits to the village of Pawtuxet.

The need for historic district zoning in Pawtuxet is clearly apparent. Along with this protection, a coordinated program of sign control and upgrading of the community image through planting and appropriate street lighting should be undertaken. Such a program would enhance the visual appearance of the village, and economic benefits to the residents would follow. Because Pawtuxet Village lies within the physical boundaries of two municipalities, Cranston and Warwick, a coordinated historic district commission should be explored and the necessary legal ordinances enacted.

Cranston at present has an Historic District Commission, established in 1966, with authority to specify districts and individual buildings of historic value and to control alteration of such historic structures or demolition without express Commission approval. The text defining the districts together with a list of isolated "historic houses" which need spot zoning protection has not yet been prepared, although plans are currently under study for an area including the Governor Sprague mansion, a typical mill house, an historic church, and a counting house.

Warwick has no historic district commission to date. Strong local support exists under the able leadership of the Warwick Historical Society, and plans to introduce the program for City Council action are underway. A broad municipal preservation plan for the City of Warwick will be prepared in 1973-74. Warwick already has adopted a new sign control ordinance which prohibits the erection of any commercial sign larger than 40 square feet and limits businesses

to one freestanding sign with a ten-foot setback from the property line. As a result of cases brought by a combine of oil interests, this ordinance is now being tested in the Rhode Island Superior Court.

A well-defined community-wide effort will be necessary to educate and convince local businessmen and residents in both Cranston and Warwick of the real values of historic district zoning. All previous efforts have failed. Recent nomination of the "Pawtuxet Village, Cranston and Warwick" district to the National Register of Historic Places by the Rhode Island Historical Preservation Commission may spark new interest in the restoration and preservation of historic structures and in the recognition of sites in Pawtuxet which deserve the further protection of historic district zoning. To quote from the National Register nomination form:

"In spite of change, Pawtuxet Village in microcosm presents three major themes of Rhode Island development: sea-trade, the textile industry, and recreation. Its architectural and social heritage and its special Revolutionary role are worthy of national recognition and certainly of local district preservation and regulation."

PART FIVE: RECOMMENDATIONS FOR NATIONAL REGISTER

The Christopher Rhodes House, 1800, at 23-25 Post Road has already been entered on the National Register of Historic Places since 1970. This outstanding Federal house stands just south of the bridge on the Warwick side of Pawtuxet Village and occupies a key position in the historic district.

As the next step toward area protection, the "Pawtuxet Village Historic District, Cranston and Warwick," as defined in Appendix A., was entered on the National Register of Historic Places in May, 1973. Within this district one hundred two (102) buildings and ten sites were identified for architectural and historical value out of the total village area surveyed. These structures and sites will now receive the protection offered by the National Register program and are eligible for matching federal acquisition and restoration funds. A map of the historic district is shown on the following page.

NATIONAL REGISTER PAWTUXET VILLAGE HISTORIC DISTRICT 1973



PART SIX: RECOMMENDATIONS FOR HISTORIC DISTRICT

It is proposed that a Pawtuxet Village Historic District in Cranston and Warwick, with appropriate legislation and zoning controls, be established in the area designated for the "Pawtuxet Village Historic District 1973" nomination to the National Register of Historic Places. An exact definition of the boundaries outlined and a description of structures appearing on the map are contained in Appendix A and Appendix B, respectively.

PART SEVEN: PRESERVATION PROGRAM

Preservation efforts in Pawtuxet are growing, with active historical and preservation groups established in both Cranston and Warwick. However, the need for a coordinated preservation program recognizing the area "Pawtuxet Village, Cranston and Warwick" is essential, especially since both parts of the village share common heritage, common problems, interests, and demands for services.

The Warwick Historical Society is pressing to establish a Warwick Historic District Commission and to enact an historic district zoning ordinance. The Warwick Heritage Commission, a municipal agency, places markers on historic buildings and sites. In Cranston, the Cranston Historic District Commission has recognized the site of Fort Neck in 1972 and plans to mark other historic sites in Pawtuxet. Requests to mark historic houses with plaques have been received, although no city program of identification has been initiated. Efforts to improve storefronts and to landscape the streets are proving successful. The Pawtuxet Businessmen's Association has recently been revitalized; ten members of the community are seeking solutions for parking, traffic patterns, and improvement of the community landscape.

PART EIGHT: SUMMARY AND GENERAL RECOMMENDATIONS

Pawtuxet Village is one of the oldest communities in Rhode Island, its history dating back to Roger Williams. Its development can be clearly traced through several significant stages: the early settlement of 1638 around the Cove and Falls where a sheltered harbor and abundant water power attracted settlers within two years after Williams had founded Providence four miles to the north; the development of a thriving pre-Revolutionary seaport and wayside stop on the Old Post Road (the major overland route connecting Boston to New York); the introduction of manufacturing at the beginning of the nineteenth century and the creation of what was to become the textile empire of the Rhodes brothers; the development of the village as a late nineteenth and early twentieth century summer resort, with construction along Pawtuxet Neck and the opening of the Rhode Island Yacht Club, second oldest in America. Following came the transition of Pawtuxet into a modern suburban community with the construction of new housing on Colonel Ephraim Bowen's land stretching east from Fair Street to the Cove's shoreline and on the Russell Farm which stood just north and west of Pawtuxet Bridge; and finally, the development of Broad Street for modern commercial use and the adaptation of Post Road as a modern highway, which later threatened to obliterate historic Pawtuxet and have proved to be a rallying point for local preservation efforts.

In light of above considerations, the following recommendations are offered to initiate a coordinated program of action which may prevent the further erosion of the heritage of historic Pawtuxet and may spark continued efforts at preservation, restoration and recognition.

RECOMMENDATIONS:

- A. To publicize the "Pawtuxet Village Historic District" and the National Register of Historic Places in order to receive recognition and protection from projects involving the use of federal funds. Structures within the district will then be eligible for funds of the grant-in-aid program of the National Register, which is administered through the Rhode Island Historical Preservation Commission.

- B. To maintain the scale of Pawtuxet Village; a restudy of the over-scale southbound bypass for Post Road and planting of the parking area within this triangle should be considered to humanize the impact of the highway and to improve the visual results through consideration of the historic properties of this cohesive neighborhood.
- C. To promote the need for historic district zoning, which will protect architectural, social and environmental values as well as investments in the area, through the Gaspee Day Committee, the Warwick Historical Society, the Cranston Historical Society and the Cranston Historic District Commission and other local groups.
- D. To organize a joint meeting of the Cranston and Warwick Planning Commissions in order to define the problems common to Pawtuxet Village and the steps necessary to establish a "Pawtuxet Village Historic District Commission" with representation from both cities.
- E. To establish a "Pawtuxet Village Historic District, Cranston and Warwick," with legal zoning controls, to be administered by the above Commission. A need for innovative legislation clearly exists which could set the pattern for other Rhode Island communities.
- F. To promote a coordinated street beautification program with signs, lighting, planting, and parking all considered. Proposals could be developed by the staff of the Rhode Island Historical Preservation Commission in cooperation with the Cranston and Warwick City Planning Commission staffs and the Pawtuxet Businessmens' Association.
- G. To continue the use of the local press to keep citizens informed of preservation progress and the value of Pawtuxet, both architecturally and historically.
- H. To explore the costs of relocating underground all telephone and electric wires and thereby eliminating utility poles in the old village.
- I. To initiate locally-sponsored preservation and rehabilitation programs. The establishment of an "Action Arm" of both the Cranston and Warwick Historical Societies should be considered which would offer consultant advice on

problems including the selection of paint colors, lighting, pavement treatment, planting, etc.

- J. To develop the Abraham Whipple Memorial Park as suggested to the 1973 Gaspee Day Committee.
- K. To support the program of the Warwick Heritage Commission and the Cranston Historic District Commission for the marking of historic homes, public buildings, and sites with appropriate plaques, of great interest to tourists and the local citizenry.

PART NINE: LOCAL HISTORICAL AND PRESERVATION GROUPS

Cranston Historic District Commission (city agency)
Warwick Heritage Commission (city agency)
Cranston Historical Society
Edgewood-Pawtuxet Preservation Society
Warwick Historical Society
Gaspee Day Committee
Gaspee II, Inc.

APPENDIX A: DEFINITION OF HISTORIC DISTRICT FOR
NATIONAL REGISTER OF HISTORIC PLACES

Definition of the "Pawtuxet Village Historic District, Cranston and Warwick" for the nomination to the National Register of Historic Places, 1973.

Beginning in Cranston at the northwest corner of the intersection of Broad Street and Ocean Avenue, Plat 206, Lot 251, then east along the North side of Ocean Avenue to the shore of Narragansett Bay; continuing south along the shoreline to the end of Pawtuxet Neck, around the Neck, to the middle of the channel boundary dividing the towns of Cranston and Warwick then west to the Warwick shoreline at southeast corner of Bayside Avenue, Plat 292, Lot 285, then west along the south side of Bayside Avenue to Fair Street, then due south to include Plat 292, Lot 252. The southern limit of the District is formed by this lot. The western boundary begins at this point and continues in a northeast direction along Fair Street for 150' to the intersection with Peace Street, then west along Peace Street for 80' + to the west side of Plat 292, Lot 442, then north along the west bounds of Plat 292, Lot 442 and Lot 443 to intersect South Fair Street, then west along the south side of South Fair Street across South Atlantic Avenue to the southwest corner of Plat 292, Lot 570, then north along the west side of all the lots facing South Atlantic Avenue across Post Road and continuing north of the west side of Plat 291, Lot 50, to the shore of the Pawtuxet River. At this point the District is defined by running east along the Pawtuxet River to the Pawtuxet Bridge, then north along the west side of Broad Street in Cranston to the southeast corner of Plat 2-6, Lot 14, then west along the south side of Tucker Avenue 490' to the southwest corner of Plat 206, Lot 218, then north along its west boundary across Tucker Avenue and north along the west boundary of Plat 206, Lot 247, to meet Kneeland Street; then continuing northeasterly for 100' + on the north side of Kneeland Street to the southwest corner of Plat 2-6, Lot 9, then north along its west boundary and north across Plat 206, Lot 251, turning east along its north boundary to the point of beginning.

APPENDIX B: LIST OF STRUCTURES IN PAWTUXET VILLAGE
HISTORIC DISTRICT, CRANSTON AND WARWICK

PAWTUXET VILLAGE HISTORIC DISTRICT, CRANSTON, R.I.:

<u>NUMBER</u>	<u>STREET, NAME, DATE, DESCRIPTION</u>	<u>PLAT, LOT</u>
11	<u>BAYAMO LANE</u> "Gambrel-roof cottage" c.1770 (18th Cen., Colonial, wood)	1-96
12	<u>BRIDGE STREET</u> "Remington Arnold House," c.1740 (18th Cen., Colonial, wood)	1-23
2139	<u>BROAD STREET</u> "Dr. Comfort A. Carpenter House," c.1790 (18th Cen., Colonial, wood)	1-9
2154	"Elisha Smith House," c.1740 (18th Cen., colonial, wood, altered)	1-328
	"Pawtuxet Baptist Church," 1895 (19th Cen., late Victorian, wood; 3rd church)	1-11
2178-2184	"Odd Fellows Hall: - Lindsay's Market, 1893 (19th Cen., late Victorian, wood)	1-47
10	<u>COMMERCIAL STREET</u> _____, c.1870 (19th Cen., late Victorian - Mansard, wood)	1-70
34	"Pawtuxet Volunteer Fire Station," 1835-40/1891 (19th Cen., Greek re- vival, wood - 2nd floor; 19th Cen., late Victorian, wood; cinder block addition - 1st floor)	1-83
6	<u>FORT AVENUE</u> "Charles Brown House, 1921 (20th Cen., modern - Colonial revival, brick	1-363

<u>NUMBER</u>	<u>STREET, NAME, DATE, DESCRIPTION</u>	<u>PLAT, LOT</u>
7	"Austin Carriage House," 1896 (19th Cen., late Victorian, brick)	1-77
22	"George West House," 1892 (19th Cen., late Victorian - Colonial Revival, brick)	1-117
23	"W. Bogman House," c.1850 (19th Cen., early Victorian - Mansard, wood)	1-79
34	"John W. Coggeshall House," 1910 (20th Cen., late Victorian - Colonial Revival, wood)	1-115
35-37	"A. Smith House," c.1870 (19th Cen., early Victorian, wood)	1-80
36	"Charles A. Mathews House," 1892 (19th Cen., late Victorian - Queen Anne, wood)	1-111
50	"Wm. Chambers House," 1895 (19th Cen., late Victorian - Shingle, wood)	1-109
53	"Susan Hart House," 1902 (20th Cen., late Victorian, wood)	1-87
62	"Allen Greene House," 1898 (19th Cen., late Victorian - Queen Anne, wood)	1-105
62-72	"Benyon Double House," 1874 (19th Cen., late Victorian - Queen Anne, wood)	1-103
66-72	"Carriage House" (19th Cen., late Victorian - Queen Anne, wood)	1-103
69	"The Barracks House," c.1775-1865 (18th Cen., Colonial, wood)	1-90
73	"Edward Williams House," 1897 (19th Cen., late Victorian - Queen Anne, wood)	1-90
74	"V. Chace House," c.1840 (19th Cen., Greek Revival, wood)	1-102

<u>NUMBER</u>	<u>STREET, NAME, DATE, DESCRIPTION</u>	<u>PLAT, LOT</u>
75	"Twin House," c.1900 (19th Cen., late Victorian - Queen Anne, wood)	1-258
77	"Isaac Golden House," 1900 (19th Cen., late Victorian - Queen Anne, wood)	1-259
89	"Robert E. Thornton House," 1896 (19th Cen., late Victorian - Queen Anne, wood)	1-93
94	"Charles R. Day House," 1892 (19th Cen., late Victorian - Shingle, wood)	1-94
99	"Abner Hart House," 1892 (19th Cen., late Victorian - Queen Anne, wood)	1-143
105	"Rosa Stone House," 1904 (20th Cen., late Victorian, wood, altered)	1-144
109	"Martin Dewing House," 1890 (20th Cen., late Victorian, wood)	1-147
108	"S. Brown House," 1889 (19th Cen., late Victorian - bracketed, wood)	1-145
112-114	"Double House," c.1874 (19th Cen., late Victorian, wood)	1-148
<u>GEORGE STREET</u>		
21	"Pre-Revolutionary House," c.1760 (18th Cen., Colonial, wood - moved from Broad St. 1893)	1-389
<u>OCEAN AVENUE</u>		
144	"Built by W.C. Rhodes," 1857 (19th Cen., Greek Revival, wood)	1-60
<u>SEAVIEW AVENUE</u>		
11	"Hart Cottage," 1894 (19th Cen., Colonial, wood)	1-141

<u>NUMBER</u>	<u>STREET, NAME, DATE, DESCRIPTION</u>	<u>PLAT, LOT</u>
12	"Greene Mansion," c.1870 (19th Cen., Victorian, brick, altered)	1-140
18	"Brownell House," 1879 (19th Cen., late Victorian - Queen Anne, wood)	1-182
25	"William Loutitt House," 1921 (20th Cen., Academic, brick)	1-377
32	"Fred L. Smith House," 1900 (20th Cen., late Victorian - Queen Anne, wood)	1-177
32R	"Smith Carriage House," 1900 (20th Cen., late Victorian - Colonial Re- vival, wood)	1-177
33	"Frank W. Angell House," 1884 (19th Cen., late Victorian - Shingle, wood)	1-149
37	"Alexander House," c.1892 (19th Cen., late Victorian-Queen Anne, wood)	1-150
40	"Susan Sawyer House," 1886 (19th Cen., late Victorian - Queen Anne, wood)	1-176
42	"Mary Sawyer House," 1889 (19th Cen., late Victorian, wood - Aluminum clapboards)	1-175
44	"Callender House," c.1900 (19th Cen., late Victorian - Shingle, wood)	1-174
47	"Horace G. Miller House," c.1892 (19th Cen., late Victorian - Shingle, wood)	1-152
52	"Capron House," c.1900 (19th Cen., late Victorian - Shingle, wood)	1-173
54	"J. Clifford Taylor House," c.1870 (19th Cen., early Victorian, wood)	1-172

<u>NUMBER</u>	<u>STREET, NAME, DATE, DESCRIPTION</u>	<u>PLAT, LOT</u>
57	"George E. Darling House," c.1900 (19th Cen., late Victorian - Queen Anne, wood)	1-302
69	"Canfield Carriage House," c.1900 (19th Cen., late Victorian - Queen Anne, wood)	1-158
73	"Andrew Harris House," 1884 (19th Cen., late Victorian - Queen Anne, wood)	1-159
75	"Baker House," c.1900 (19th Cen., late Victorian, wood)	1-160
76	"Canfield House," 1894 (19th Cen., late Victorian - Queen Anne-Mansard, wood)	1-167
82	"Pettis House," c.1900 (19th Cen., late Victorian - Shingle, wood)	1-260
<u>SHELDON STREET</u>		
85	"C. Chase House," c.1865 (19th Cen., late Greek revival - early Victorian, wood)	1-81
139	"Ira E. Johnson House," c.1892 (19th Cen., late Victorian - Queen Anne, wood)	1-42
140	_____, 1843 (19th Cen., early Victorian - Mansard, wood, moved from George Street, 1920's)	1-44
145	"William C. Rhodes House," 1857 (19th Cen., Greek Revival, wood)	1-53
146	_____, c.1880 (19th Cen., late Victorian, wood)	1-45
147	"W. Atwood House," c.1865 (19th Cen., early Victorian, wood)	1-52

<u>NUMBER</u>	<u>STREET, NAME, DATE, DESCRIPTION</u>	<u>PLAT, LOT</u>
150	"Rachel M. Smith House," c. 1880 (19th Cen., late Victorian, wood)	1-46
<u>SPRINGWOOD STREET</u>		
21	"E.S. Arnold House," 1804/c.1860 (19th Cen., Federal, brick, wood; 19th Cen., early Victorian alterations)	1-40
6	"C.S. Johnson House," c.1840 (19th Cen., Greek Revival, wood)	1-388
<u>TUCKER AVENUE</u>		
27	_____, c.1790 (18th Cen., Colonial, wood; moved)	1-249
32-34	"G.W. Chase House," c.1800 (18th Cen., Colonial, wood; moved)	1-217

PAWTUXET VILLAGE HISTORIC DISTRICT, WARWICK, RHODE ISLAND

<u>NUMBER</u>	<u>STREET, NAME, DATE, DESCRIPTION</u>	<u>PLAT, LOT</u>
17-19-21	<u>BANK STREET</u> "Sea-Captain's Double House," c.1770 (18th Cen., Colonial, wood)	292-333-334
27	"Lee House," c.1770 (18th Cen., Colonial, wood)	292-232
	<u>BAYSIDE AVENUE</u>	
12	"Benjamin Thurston House," c.1902 (20th Cen., late Victorian, wood)	292-285
15	"Wildprett House," c.1911 (20th Cen., late Victorian - Queen Anne, wood)	292-502
	<u>FAIR STREET</u>	
15	"Old Store," 1715-1800 (18th Cen., Colonial, wood)	292-491
21	"Fisher House," c.1800 (19th Cen., Federal, wood)	292-546
25-27	"Butler House," 1763 (18th Cen., Colonial, wood)	292-490
30	"First Parsonage, Pawtuxet Baptist Church," 1775 (18th Cen., Colonial, brick cover)	292-509
42	"Arnold House," c. 1840 (19th Cen., Greek Revival, wood)	292-322

<u>NUMBER</u>	<u>STREET, NAME, DATE, DESCRIPTION</u>	<u>PLAT, LOT</u>
69	"Fair House," 1819/1848 (19th Cen., Greek Revival, wood; 19th Cen. early Victorian additions)	292-465
89	"Slocum Homestead," 1840 (19th Cen., Greek Revival, wood)	292-443
130	"Col. Ephraim Bowen House," 1799/c.1860 (18th Cen., Colonial, wood; 19th Cen. early Victorian additions)	292-252
<u>LAWN AVENUE</u>		
51	_____, c.1900 (19th Cen., late Victorian, wood)	292-301
57	_____, c.1900 (19th Cen., late Victorian, wood)	292-299
63	_____, c.1900 (19th Cen., late Victorian, wood)	292-297
71	_____, c.1900 (19th Cen., late Victorian, wood)	292-499
<u>NORTH FAIR STREET</u>		
19	"Sherman House," c.1850 (19th Cen., Greek Revival, wood)	292-486
31	"Captain Crandall House," c.1690 (17th Cen., Colonial, wood; moved)	292-481
37	"Old Stillhouse," c.1720/1800 (18th Cen., Colonial, wood; moved)	292-477
<u>POST ROAD</u>		
2-4	"Kearsage House," before 1775 (18th Cen., Colonial, wood)	292-394
6-8	"Pre-Revolutionary House," before 1775 (18th Cen., Colonial, wood)	292-394
18-20	"Old Post Office and Port of Entry," c.1760 (18th Cen., Colonial, wood)	292-376

<u>NUMBER</u>	<u>STREET, NAME, DATE, DESCRIPTION</u>	<u>PLAT, LOT</u>
23-25	"Christopher Rhodes House," 1800 (19th Cen., Federal, wood)	291-30
27-29	"Malachi & James Rhodes House," 1734-74 (18th Cen., Colonial, wood)	291-29
30-32	"Horatio Nelson Slocum House," c.1760 (18th Cen., Colonial, wood)	292-375
36-38	"Pre-Revolutionary House," before 1775 (18th Cen., Colonial, wood)	292-515
37-39	"Pre-Revolutionary House," c.1770 (18th Cen., Colonial, wood)	291-28
40	"Pawtuxet Bank Building," 1814/1866 (19th Cen., Federal, wood; 19th Cen., early Victorian - alterations)	292-514
47-49	"Capt. Thomas Remington House," 1740 (19th Cen., Colonial, wood)	291-34
69	"Jail House," c.1811/c.1860 (19th Cen., Federal, wood; altered)	292-23
90	"John and Jeremiah Randall House," 1785 (18th Cen., Colonial, wood)	292-483
94	"Pre-Revolutionary House," c.1770 (19th Cen., Colonial, wood)	292-480
98	"Pre-Revolutionary House," c.1740 (18th Cen., Colonial, wood)	292-479
110	"George Sheldon House," 1790 (18th Cen., Colonial, wood)	292-478
116	"Carder Tavern," 1740 (18th Cen., Colonial, wood)	292-476
126	"Capt. John Carr House," c.1760 (18th Cen., Colonial, wood)	292-476
131	"H.L. Johnson House," c. 1860 (19th Cen., Greek Revival/early Victorian, wood)	291-21

141	"William Rhodes House," 1798 (18th Cen., Federal, wood)	291-50
<u>REMINGTON STREET</u>		
59	"Pawtuxet Armory," 1843 (19th Cen., Greek Revival, stone)	292-336
<u>SOUTH ATLANTIC AVENUE</u>		
33	_____, c.1870 (19th Cen., late Greek Revival, early Victor- ian, wood)	292-564
<u>SOUTH FAIR STREET</u>		
25-27	"Octagon House," c.1850 (19th Cen., early Victorian, wood; altered)	292-463
<u>SPRING GARDEN STREET</u>		
48	"Scott House," c.1909 (20th Cen., late Victorian - Shingle, wood)	292-302

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