

# THE WEST SIDE, PROVIDENCE

This report is being published by the Rhode Island Historical Preservation Commission as a part of the program set forth in Rhode Island's "Historic Preservation Plan," first edition, which was published in 1970 as the first statewide plan for historic preservation. Commission activities are supported by state and local funds and by the Department of the Interior National Park Service, under provisions of the National Historic Preservation Act of 1966. Planning and coordination services are provided by the Rhode Island Statewide Planning Program, assisted by federal grants through the Integrated Grant Administration Program and by the Rhode Island Department of Community Affairs. The Rhode Island Historical Society has made an invaluable contribution to the preparation of this report through the assistance of its staff and library.

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- >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.

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Cover: " Residence of Nath'l Grant," 163 Broadway, 1878



# The West Side, Providence Statewide Preservation Report P-P-1



Rhode Island Historical Preservation Commission  
May 1976



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION COMMISSION  
Old State House  
150 Benefit Street  
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May 15, 1976

The Honorable Philip W. Noel, Governor  
State of Rhode Island and Providence Plantations  
State House  
Providence, Rhode Island 02903

Dear Governor Noel:

It is with pleasure that I transmit herewith The West Side, Providence, Rhode Island, Statewide Preservation Report P-P-1. The fifth publication in the planned Statewide Preservation Report Series, it is the first of several to be devoted exclusively to Providence and was sponsored and partially funded by the Providence Historic District Commission.

The product of intensive research, this report provides an analysis of the historical and architectural growth of The West Side of Providence, with particular consideration given to current development problems. It recommends a preservation program for use as a factor in planning the future of this historic area.

Although the Commission has only begun the task of recording and conserving the rich cultural resources of Rhode Island, its ultimate goal is to complete reports on all thirty-nine cities and towns in the state. We hope that our work, represented in this publication, will forward the cause of historic preservation.

Very sincerely,

*Georgette E. Downing*

Mrs. George E. Downing  
Chairman

GED/mm

Title page: " Designs for Cottages and Villas,"  
A. J. Bicknell, 1873

## PREFACE

In 1968 the Rhode Island General Assembly established the Historical Preservation Commission, charging it with, among other duties, the task of developing a state preservation program following the guidelines of the National Historic Preservation Act of 1966 as administered by the Office of Archaeology and Historic Preservation, National Park Service, United States Department of the Interior. Members of the Commission are appointed by the Governor to serve ex-officio as representatives of the General Assembly and the Departments of Statewide Planning, Economic Opportunity, Community Affairs, and Natural Resources. The Director of the Department of Community Affairs is designated State Historic Preservation Officer for Rhode Island.

The Historical Preservation Commission is responsible for conducting a statewide survey of historical, architectural, and archaeological resources, and from the survey, recommending buildings, sites, and areas of local, state, or national importance for inclusion on the National Register of Historic Places. The development of a state historic preservation plan renders Rhode Island eligible for federal financial assistance in the acquisition and restoration of historic properties. Additional duties of the Commission include compiling a State Register of Historic Places, assisting local preservation programs, regulating exploration of state archaeological sites, administering a grant-in-aid program for acquisition and preservation, and undertaking special project review studies.

The Commission initiated its statewide survey in June, 1969, to identify, analyze, assess, and record buildings, sites, areas, and objects of historic, architectural, or archaeological value. In line with current preservation procedures, not only historic properties but the total environment is considered, with particular study given to areas which, because of their indigenous character, variety of architectural styles, or long-established landscaping, or exemplification of broad cultural, political, economic, or social development patterns, achieve a unified neighborhood character. Buildings of all periods and construction types which constitute the fabric of a neighborhood are evaluated in terms of siting, scale, planting, geographic features, and history.



## TABLE OF CONTENTS

Letter of Transmittal . . . . .	II
Preface . . . . .	III
List of Figures . . . . .	IV
I Introduction . . . . .	1
II Physical Setting . . . . .	3
III Historical and Architectural Analysis . . . . .	5
A. The Early West Side (before 1776) . . . . .	5
B. Revolutionary War Era (1776-1783) . . . . .	6
C. Federal-Early Republican Era (1783-1830) . . . . .	7
D. Early Urbanization (1830-1860) . . . . .	11
E. Civil War Era (1861-1865) . . . . .	19
F. Post Civil War Expansion (1865-1900) . . . . .	20
G. Victorian West Side Architecture (1860-1900) . . . . .	23
H. The Twentieth Century (1900 - present) . . . . .	37
IV. Current Problems and Opportunities . . . . .	42
V. Summary and Recommendations . . . . .	45
Appendix A: Historic District and National Register Nominations . . . . .	47
Appendix B: Grant-in-Aid Program . . . . .	49
Appendix C: Methodology (with sample survey sheet and detail of survey map) . . . . .	50
Appendix D: Pertinent Agencies . . . . .	52
Appendix E: State Inventory Listings for the West Side, Providence . . . . .	53
Bibliography . . . . .	61

## LIST OF FIGURES

“Residence of Nath’l Grant”, 163 Broadway, 1878, “Designs for Cottages and Villas”, A. J. Bicknell, 1873. Title page	
1. Broadway Mansions, 1976 . . . . .	VI
Map Plate A: West Side, Providence . . . . .	2
Central-Classical High School, Westminster Street, 1976 . . . . .	3
Map Plate B: 1700 J. H. Cady Map of Providence, RIHS Library . . . . .	4
3. Hoyle Tavern (1739, 1783, demolished, 1890) . . . . .	6
4. Citizens Savings Bank (1921), Hoyle Square . . . . .	6
Map Place C: Section, 1803, D. Anthony Map of Providence, RIHS Library . . . . .	7
5. Messer Mansion (c. 1800), demolished 1894), Cranston Street . . . . .	8
6. “Guv the Great” (1874), Dexter Parade . . . . .	9
Map Plate D: 1823 D. Anthony Map of Providence, RIHS Library . . . . .	10
7. Windsor House (c. 1810), 150-52 Courtland Street . . . . .	11
8. Broadside, May 17, 1842, RIHS Library . . . . .	12
9. Burrington Anthony’s House (c. 1800, demolished), Atwells Avenue . . . . .	13
10. Map, Dorr War (1842), RIHS Library . . . . .	13
11. “Ionic Style Entry”, Asher Benjamin, 1836 . . . . .	14
12. 131 and 135 Carpenter Street (c. 1820) . . . . .	15
13. 72 and 78 Marshall Street (c. 1840) . . . . .	15
14. Entry, James W. Windsor House (c. 1850), 106 Courtland Street . . . . .	16
15. 214, 216, 220 Broadway . . . . .	17
16. George W. Snow House (c. 1850), 27 Pierce Street . . . . .	17
17. James B. Windsor House (c. 1860), 234 Knight Street . . . . .	17
18. Advertisement, <i>Providence Directory</i> , 1869, PPS . . . . .	17

19. Camp Stevens, Dexter Training Ground (1862), Anne S. K. Brown Military Collections . . . . .	18	46. Cranston Street Baptist Church (1892) . . . . .	33
20. Broadside (1865), RIHS Library . . . . .	19	47. Cranston Street Armory (1907) . . . . .	34
21. Westminster Street (c. 1900), RIHS Library . . . . .	20	48. Entrance, St. Charles Borromeo (1915). . . . .	35
22. Section, City Atlas of Providence, 1875, RIHS Library. . . . .	21	49. "Immigrants Arriving at the New State Pier, Providence, 1913" . . . . .	36
23. Betsy R. Remington House (c. 1870), 215 Broadway . . . . .	22	50. Cedar Street, "Little Italy", 1916 . . . . .	36
24. George A. Richards House (c. 1860), 454 Broadway. . . . .	22	51. Advertisement, <i>Providence Journal</i> , 1913 . . . . .	36
25. Oculus, H. E. Wellman House (c. 1875), 354 Broadway . . . . .	22	52. "Young Immigrants", 1914. . . . .	36
26. H. E. Wellman House (c. 1875), 354 Broadway. . . . .	22	53. Holy Ghost Church (1901), Atwells Avenue . . . . .	38
27. George W. Prentice House (1880), 514 Broadway. . . . .	23	54. Uptown Theatre (1926), 264-270 Broadway. . . . .	39
28. Eddy Estate Carriage House (1875), 159 Sutton Street. . . . .	24	55. "Scene in Little Italy, September, 1915" . . . . .	40
29. Detail, Residence (c. 1895), 477 Broadway. . . . .	24	56. Cappelli Block, 1900's, Atwells Avenue . . . . .	40
30. Advertisement, <i>Providence Directory</i> (1880), PPS . . . . .	25	57. Parade on Atwells Avenue, 1906, RIHS Library . . . . .	40
31. James B. Arnold House (c. 1878), 478 Broadway . . . . .	25	58. Festa di San Giuseppe, March, 1976, St. Joseph's Day . . . . .	40
32. "A Balcony Gable", William T. Comstock, 1881. . . . .	26	59. "Streets and Corners of Little Italy"	
33. "Barnaby Castle" (1875, c. 1885), 299 Broadway . . . . .	27	60. Advertisement, <i>Providence Directory</i> , 1869, PPS . . . . .	44
34. Residence (c. 1885), 344 Broadway . . . . .	27	Map Plate D: Broadway-Armory Historic District, National Register. . . . .	48
35. Residence (c. 1891), 56 Bainbridge Avenue . . . . .	27	61. Section, "Portal Design", Asher Benjamin, 1836. . . . .	
36. E. I. Nickerson Houses (c. 1890), 77 and 81 Parade Street . . . . .	27	62. Sample Survey Sheet. . . . .	50
37. Nicholas Fenner House (c. 1865), 26 Dexter Street . . . . .	28	63. Sample detail of Survey Map. . . . .	51
38. Nathan Truman House (c. 1870), 61 Parade Street . . . . .	29		
39. "Design for a Villa", <i>Bicknell's Village Builder</i> , 1870 . . . . .	29		
40. James F. Johnson House (c. 1870), 300 Carpenter Street . . . . .	29		
41. Frederick M. Ballou House (c. 1870), 36-38 Brighton Street. . . . .	29		
42. Six-Family apartment (c. 1890), 177-181 Bridgham Street. . . . .	30		
43. Colin C. Baker's Row House (c. 1870), 412-428 Broadway. . . . .	31		
44. Bell Street Chapel (1875), 4 Bell Street. . . . .	32		
45. Cranston Street Baptist Church (c. 1860), demolished . . . . .	33		



Fig. 1: Broadway Mansions, 1976



## I. INTRODUCTION

This survey and report on the West Side neighborhood of Providence, Rhode Island, was undertaken by the Rhode Island Historical Preservation Commission with funds provided by the National Park Service of the United States Department of the Interior, the State of Rhode Island, and the Providence Historic District Commission.

Work on an initial survey area, limited to Broadway and its immediate environs, was begun in 1971. The scope of the recently completed survey was subsequently extended to include the entire area bounded from the North by the Penn Central railroad tracks, to the East by Interstate 95, continuing south to Westminster Street, then southwest along the center line of Westminster Street to Hoyle Square, then southwest along the south side of Cranston Street including the Church of Saint Charles Borromeo to Superior Street, northwest on the west side of Superior Street to Messer Street, then north on the west side of Messer Street to Westminster Street, and west on the south side of Westminster Street to meet the railroad tracks. Commercial structures along the east end of Westminster Street were not surveyed.

To accomplish the goals of the survey program, several steps were necessary, including a field survey, historical research, preparation of maps, and the final survey report. A standard survey form, the "Historic Building Data Sheet", has been prepared by the Rhode Island Historical Preservation Commission for use throughout the state. This data sheet gives a brief description and evaluation of the unpublished sources; in most cases deed research has not been undertaken. Data from the survey forms has been transferred to maps of the area, so that information pertaining to historic preservation is readily available for planning purposes. For the West Side study approximately fifteen hundred structures or properties have been surveyed and recorded. A detailed explanation of methods used, together with a copy of a data sheet and a sample detail from a survey map, appears in Appendix C.

This final report is based on the field survey, research material, and survey maps; it is meant to provide a preliminary preservation plan for the West Side. It attempts to present a concise yet comprehensive historical and architectural analysis of the West Side, recommendations for action, and, in the Appendices, references to pertinent preservation agencies, a description of the survey procedure, an explanation of the National Park Service grant-in-aid program, and an inventory of structures in the area deemed worthy of in-

clusion on the National Register and State Inventory. Emphasis is placed on the whole spectrum of the neighborhood's past as revealed in its present form and structure — its topography, settlement pattern and street grid, buildings, landmarks, and the like. Continuity with the past anticipates change; this report deals with those manifestations of the past which should be retained as a vital, active part of the city's present and future life and identity. Its objectives are three-fold: it is a planning tool intended to help guide future development into patterns which will make best use of the area's resources; it is an academic and educational resource, useful in the study of state and local history; and it can become a catalyst in the reawakening of civic pride, helping residents to become aware of the historical and architectural environment in which they live, and encouraging them to take positive interest in the past and future of their community. Through a program designed to safeguard and enhance this legacy, a new appreciation of the city's West Side can grow. To that end, this report, and the entire survey effort, are dedicated.

\* \* \*

The Commission wishes to acknowledge the following individuals who have contributed their time and knowledge to make this report possible: Dr. Patrick T. Conley, Ethnic Heritage Project, Providence College; Mr. John D'Antuono, West Broadway Neighborhood Development Project; Mr. Tony Marrocco, author of "The Federal Hill Story", *The Echo*, and Mrs. Mary Scofield, Building Commission Catholic Diocese of Providence.



## II. PHYSICAL SETTING

The central West Side of Providence includes all the land enclosed by the Woonasquatucket River valley on the north and west, the central downtown on the east, and a highly developed residential and commercial section near the Dexter Training Ground on the south. Originally part of the agricultural lands of Providence, and known simply as the West Side, the study area consists of a plateau at elevations of about eighty feet above sea level, dropping off steeply to about twenty feet along the present railroad tracks of the industrial Woonasquatucket Valley on the north and west, and to about ten feet in the central business section on the east. Its present physical character dates primarily from its subsequent growth, during the nineteenth century, as an upper-and-middle-class suburban neighborhood and, later, as the center of one of the nation's largest twentieth century Italo-American immigrant colonies.

The development patterns of the West Side were established by 1835 and derive from the major thoroughfares that radiate westerly from the downtown area: Westminster Street, Atwells Avenue, Broadway, and Cranston Street; and from the extensive grid street patterns that developed between these arteries in the nineteenth century.

Westminster Street bisects the district between Broadway and the Dexter Training Ground; though it is now, with its strip commercial development, the most diversive element in the area, historically it provided the first impetus for village settlement here.

Atwells Avenue, known originally as the Woonasquatucket Turnpike, running west for nineteen blocks on the north perimeter of the West Side, developed in the last quarter of the nineteenth century as "Little Italy" and today is a primary commercial business corridor oriented to neighborhood convenience and service.

Broadway, running from the newly redeveloped civic center of downtown Providence westerly through the district for fifteen blocks to Olneyville, is the location of many of the City's finest Victorian residences, a legacy of its days as a fashionable urban neighborhood in the latter part of the nineteenth century.

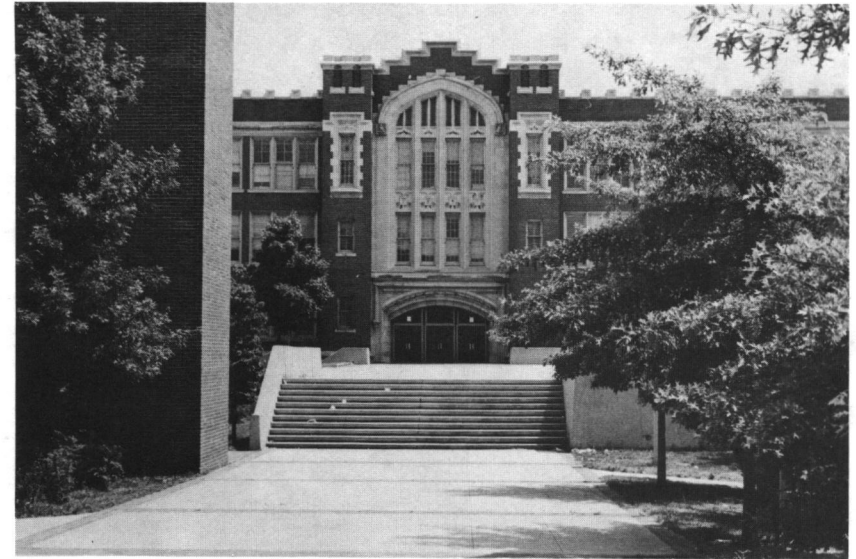
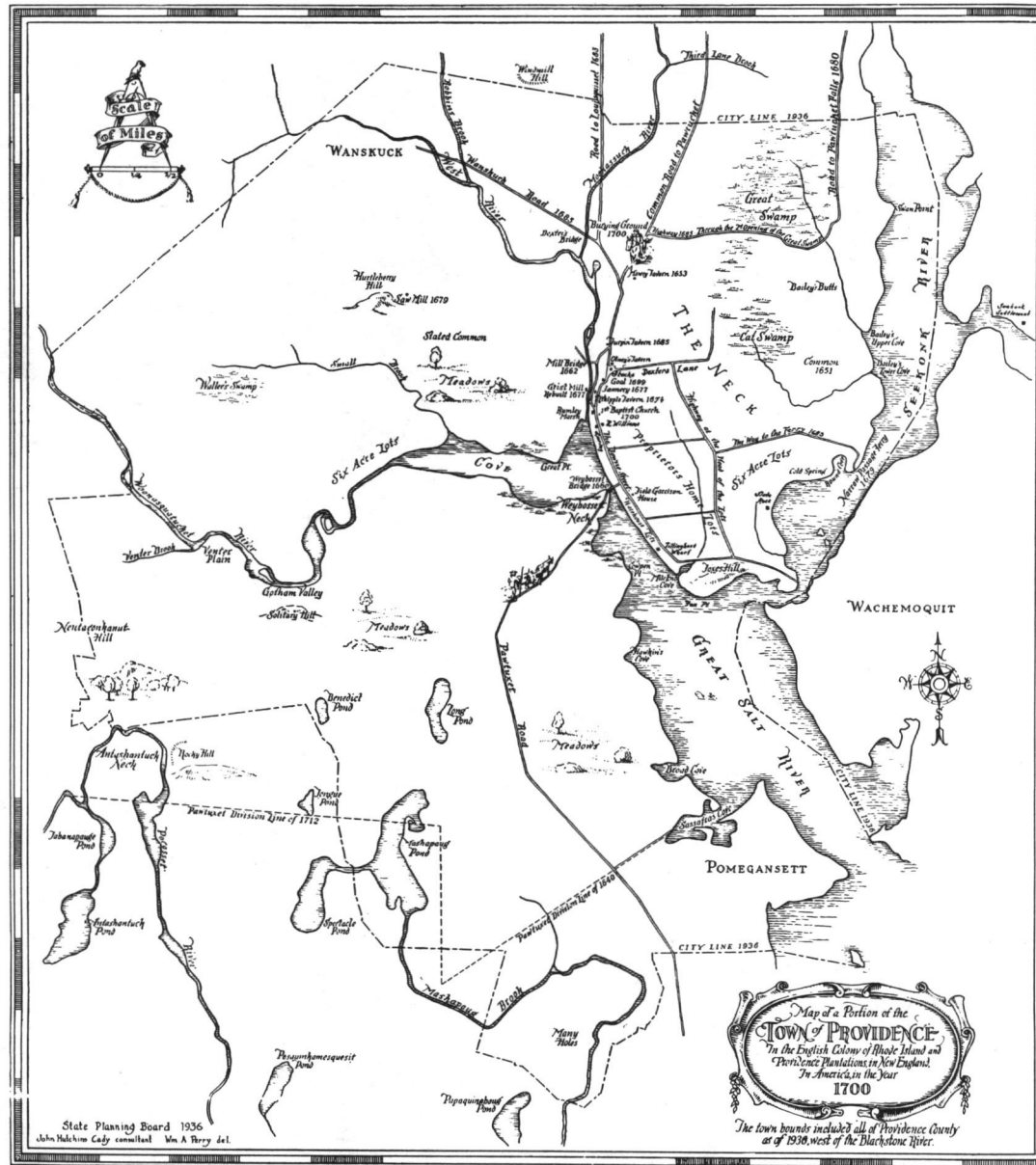


Fig. 2: Central - Classical High School,  
Westminster Street, 1976

Cranston Street, which like Atwells Avenue, Broadway, and Westminster Street, radiates from downtown Providence, is a long primary commercial corridor overloaded with secondary or neighborhood type stores and forms the southern border of the West Side.

The West Side, while including that area about the commercial Atwells Avenue district and south to Broadway known to most Rhode Islanders as Federal Hill, has for its modern spines the wide thoroughfare of Broadway and the old Dexter Training Ground. The Dexter Training Ground, a large open space lying in the southern region of the study area, at right angles to Broadway and dominated by the Cranston Street Armory, is now the only major green space left in the area. While the new Central-Classical High School complex on Cranston Street was intended to reaffirm the residential status of the West Side in Providence, the relatively recent construction of Interstate Route 95 has severely altered the historic uptown relationship of the West Side to the downtown commercial center of the city.





Map Plate B: 1700 J. H. Cady Map of Providence,  
 RIHS Library

### III. HISTORICAL AND ARCHITECTURAL ANALYSIS

#### The Early West Side (before 1776)

Prior to the arrival of white settlers in 1636, the land now occupied by the central West Side of Providence lay between lands of the Narragansett and Wampanoag tribes. Both tribes belonged to the larger Algonquin group which occupied much of what became the eastern United States. They lived in wigwam villages and, relocating seasonally, depended upon a well-organized system of husbandry — they cultivated maize, squash, beans, and other crops. Unlike many areas of Rhode Island, however, the Indian occupation of the land enclosed by the curve of the Woonasquatucket River had little lasting impact on its historical development, either physical or institutional. The only physical remnant of Indian occupation was to be a road laid out on the old Pequot Indian Trail, leading from a ford over the Providence River where it joined the old Wampanoag Trail, roughly southwesterly to the land of the Connecticut Pequots; known by 1700 as the Pawtuxet Road, this road eventually formed the basis for today's Weybosset and Broad Streets.

The Weybosset Side, as that section of Providence west of the Providence River (then the Great Salt River) was first known, was part of Roger Williams' Grand Purchase of 1636 from the Sachems Conanicus and Miantonomi which included "the land and meadows upon the two fresh rivers, called Mooshassuck and Woonasquatucket." Though the area offered little incentive for compact development — it consisted of flats and marshes covered by thick, coarse grass — the Weybosset Side served a critical function for the early colonists, most of whom depended on farming and animal husbandry for their livelihood. It was allotted in the seventeenth century as the town's common meadow lands. Cattle were driven across the Weybosset ford where the Indian trails joined until 1660 when the first bridge across the river was constructed. While a few farmers had erected dwellings along the Plainfield Road (now Westminster Street), the compact part of the town remained confined to "The Neck" (today's East Side). Thought of as an agricultural adjunct, in the tradition of the English homeland, the Weybosset Side experienced no public improvements apart from the highways to more distant towns and hinterlands, until the eighteenth century.

The strongest incentive for the development of the West Side of Providence was the matrix of town highways and turnpikes traversing the area that were being constructed throughout the eighteenth cen-

ture. In 1711, the Weybosset bridge was rebuilt as part of an improved Boston to New York route, following for the most part the old Indian trails. The Plainfield Road was laid out in the same year, continuing from the bridge along what we know today as Weybosset, Westminster, and Plainfield Streets through western Rhode Island to Connecticut. In 1717, the Moshanticut Road (now Cranston Street) was built. These new roads encouraged the establishment of more remote farms and, in 1717, a second division of house lots included the present downtown area near the foot of Weybosset Street. With the growth in population throughout the eighteenth century, the common pasturelands of the West Side were broken up and sold to individual land owners. With the development of large farm holdings, the area thus began to take on a new character.

The new roads also spurred the expansion and development of the city's hinterland; as settlement spread into western Rhode Island and eastern Connecticut, they were linked to Providence as a regional commercial center and seaport. The first shipyard on the West Side of the Providence River was built in 1711 by Nathaniel Brown and other commercial activities followed. However a principal obstacle to the development of this area west of the present Turk's Head was the steep "Weybosset Hill". It was the discovery in 1724 of clay suitable to the manufacture of brick and the subsequent brick making, by levelling the hill, that made the development of Westminster Street practical. Finally, Matthewson's Farm, which in 1730 extended about a mile westerly from Waterman's Marsh (west of Eddy Street to Dean Street on Federal Hill), was sold off in 1750; the first real development of the present downtown area, it reflected the shift in the community's economic base from agriculture to shipping and commerce. Like an "expanding whirlpool" Providence had begun to draw the outlying agricultural communities including the prosperous farm towns to the west into its economic sphere. The advantages of this rich hinterland, and the accessibility to markets both land and sea, helped to make Providence an important mercantile city.

By mid-century, the industrial potential of the Woonasquatucket River, which was to be so important in the later development of the West Side, had also been recognized. A paper and chocolate mill were built by John Waterman in 1764. By 1765, David Rutenberg, a German immigrant had opened a distillery on the river, and later in the century Christopher Olney, a colonel during the Revolution, and owner of a large estate on the river, set up a gristmill.



Fig. 3: Hoyle Tavern (1739, 1783, demolished, 1890)

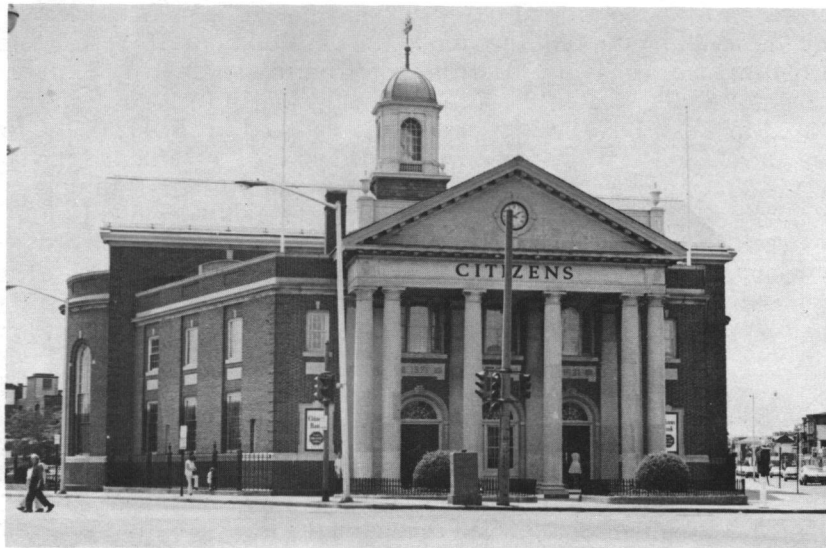


Fig. 4: Citizens Savings Bank (1921), Hoyle Square

In 1765 North Providence was set off from Providence, beginning "at the new bridge, near to the hill called Solitary Hill (near Olneyville Square), then bounding on Wanasquatucket River." To the southeast rose the steep plateau later known as Federal Hill which, together with the area about the Plainfield Road southerly to the Moshanicut Road, was known simply as the West Side of Providence. It was near the junction of the Plainfield and Moshanicut Roads, the present intersection of Cranston and Westminster Streets that the first village on the West Side appeared. In 1739, a blacksmith named Obadiah Brown established a tavern and inn here which "was frequented by cattle drovers and farmers" as well as by "jovial parties of young men and women who had to go far around in the country in their excursions to wind up in a dance and a good time." The tavern, known for fifty years as Martha Bloom's and another century as Hoyle's Tavern, after Joseph Hoyle who bought it in 1783, continued under a succession of landlords until it was torn down in 1890; the present Citizens Savings Bank was erected on the site in 1921. Deacon Ebenezer Knight, from Marblehead, settled on the north side of the Plainfield Road, opposite the tavern, and opened a small store supplying the farms to the north and west. Not far to the north of the junction on Dean Street where there was a plentiful supply of water, Deacon Benjamin Cary and Stephen Rawson began a tanyard on land later owned by Calvin Dean for whom the street is now named. In 1745, the Abbott Park Society was formed, partly in association with these settlers, where the Beneficent Church was later erected. In 1772, the Rawson Fountain Society, one of the two companies chartered to supply water for Weybosset Hill, was organized at Dean and Fountain Streets. Previously, residents had used brackish water from the low-lying swamps or carried water over the bridge from the East Side. By 1779 there were, according to the Assessor's Tax List, eight houses at Hoyle Square, of which the only survivor, a small story-and-a-half gambrel-roofed house on Washington Street, was demolished in 1972; the census taken in the 1770's showed that 310 families with a total of 1,677 residents were then living on the West Side.

#### Revolutionary War Era (1776-1783)

The years of the American Revolution caused considerable disruption in the life of Providence. Commerce was interrupted by the presence of the British in Newport and, especially serious for the West Side, the absence of men serving in the army interrupted farming schedules. Poverty, scarcity of food-stuffs and the severity of the winter of 1779-80 when much of the bay was frozen for long

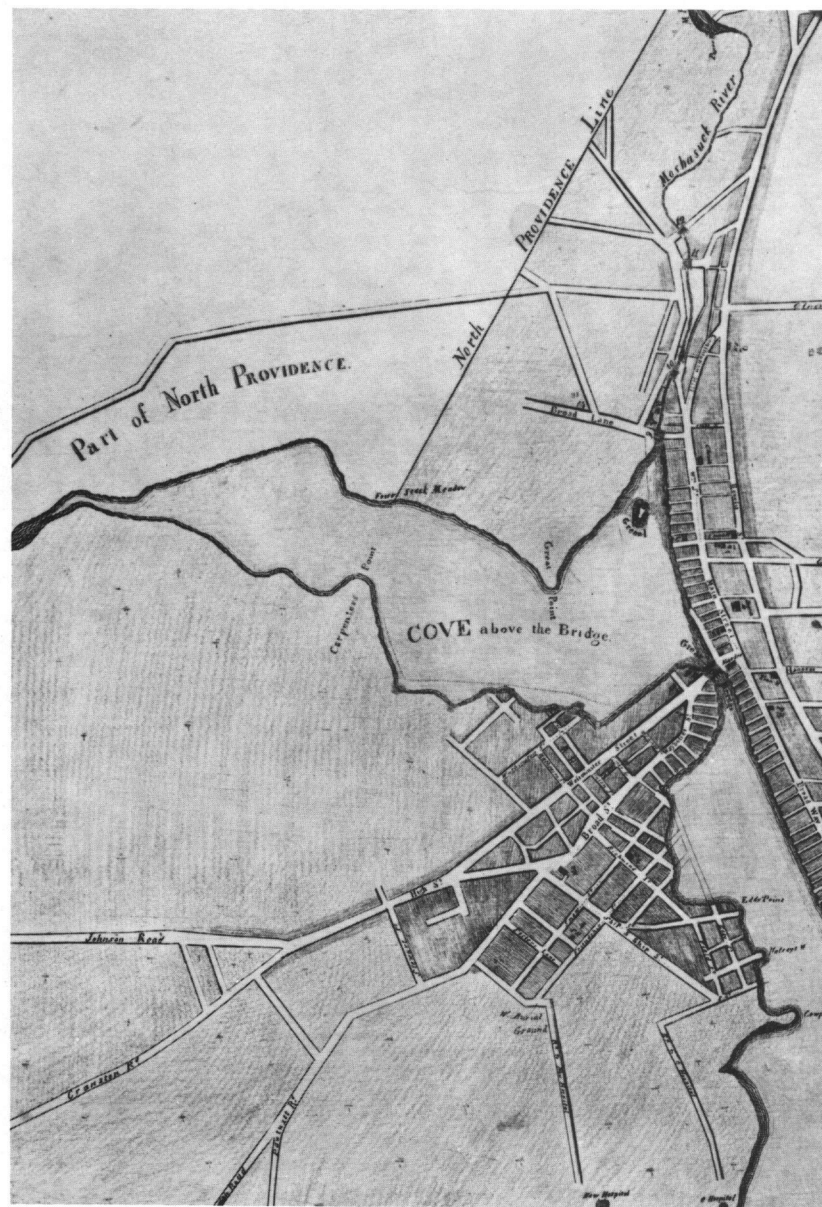


periods made near-famine conditions a harsh reality. Fort Sullivan, probably named for General John Sullivan who commanded the troops in the area, protected the West Side of the city. Situated south of Broad Street, the fort has long since disappeared. In 1781 residents of the West Side witnessed the progress of Count Rochambeau's French troops as they left Providence; the French fleet left Newport in March to join in the final southern campaign and in June Rochambeau's army departed Providence to meet General George Washington and the Continental Army.

### Federal-Early Republican Era (1780-1830)

In the 1780's most of Federal Hill was still a barren plateau a place for the cows to graze, overlooking the Great Salt Cove to North and East, marshes to the South (now South Providence) and the "wilde" to the west. In 1788 Amos Maine Atwell (named after an ancestor who owned the entire Province of Maine) and several other businessmen formed a syndicate to improve and develop the West Side, and lots were auctioned off at \$100.00 apiece. Amos Maine Atwell was a leading citizen of the period. A dry goods dealer, he served as a Colonel in the Revolutionary War, a member of the General Assembly in 1790 and 1791, a member of the first Providence school committee and a charter member and president of the Providence Association of Mechanics and Manufacturers. Because of his activity in real estate development near today's Atwells Avenue he can be credited with a singular contribution to the physical appearance of the area.

Growth, as in pre-Revolutionary days, was reflected in the improvement of bridges and extension of the roads and highways. With the widening in 1792 of the Weybosset Bridge, from 26 to 50 feet, a firmer link between the West Side and the rest of the city was established. The 1798 Providence street list for the West Side included: Abbott's or Tan Yard Lane (Dean Street), Williams Lane (Battley Street), Arnold's Lane (America Street), Love or Whitman Street (Knight Street), and Dexter Lane (Parade Street), while a new highway (Messer Street) had been cut between Plainfield and Cranston Streets. In 1803, as part of a network of road improvements throughout New England, the Norwich and Hartford Turnpike was established along the Plainfield Road and Hartford Avenue. In 1809, a four rod road, now the basis for today's Atwells Avenue, was laid out from Aborn Street to the North Providence border at the Woonasquatucket River. This road was extended the following year as the Woonasquatucket Turnpike.



Map Plate C: Section, 1803 D. Anthony Map of Providence, RIHS Library



Fig. 5: Messer Mansion (c. 1800, demolished 1894), Cranston Street

The 1798 map shows that although there were still several large farms in the West Side, more intense development was occurring in the downtown area, near the Dean Street tanyard, on Cranston Street. As the eighteenth century closed the West Side was populated not only by farmers but by village artisans producing for a local market. Daniel Anthony's 1803 map of Providence still showed the built up area west of the Providence River as primarily confined to today's downtown area, in general about Westminster and Weybosset Streets. Only two homesteads to the west are shown, neither of which remains today. Christopher Olney (for whom Olneyville was named) owned a ninety-four acre farm on the Woonasquatucket River on which he had built a gristmill and papermill; his house was in Olneyville. The house of his son, Christopher Olney, Jr., was located to the east, opposite Dexter's farm on High Street (referred to as the Johnson Road by Anthony and now Westminster Street) near the present intersection with Almy Street. The Dexter Estate itself was located on Cranston Street where Bridgham street is today. The Messer Mansion, also was erected in the next decade on Cranston Street, just east of Messer Street (demolished in 1894) was said to be one of the most stately of Providence's Federal houses. Built by Messrs. Snow and Munroe, it was first occupied by Captain Samuel Snow, an officer in the Revolution and a member of a family largely involved in the early development of the downtown and West Side of Providence. The six-acre estate, was purchased by Dr. Asa Messer, third president of Brown University. After his stormy career and resignation in 1826, he spent the rest of his life on the farm until his death in 1836.

By the early nineteenth century the West Side of Providence had assumed a major role in the town's development. A growing sense of civic awareness is illustrated by the philanthropy of its citizens. In 1808, Amos Atwell gave the town a tract of land on Atwells Avenue at Bradford Street for public use; this small park has since been named after Benjamin Franklin. In 1824, Ebenezer Knight Dexter willed his estate to the City of Providence including a farm of ten acres just east of Messer's estate and stretching from Cranston to Westminster Streets. A descendant of Gregory Dexter, a founding Proprietor, and a grandson of Deacon Ebenezer Knight, Dexter was a wealthy merchant who had served as United States marshal for the Rhode Island district. His will specified that the land be used as a military training field, which function it served into the twentieth century. Still an open green, it forms an important focus for the West Side. A statue of Ebenezer Dexter raised in 1874 testifies to his public spirit and the civic pride of the West Side.

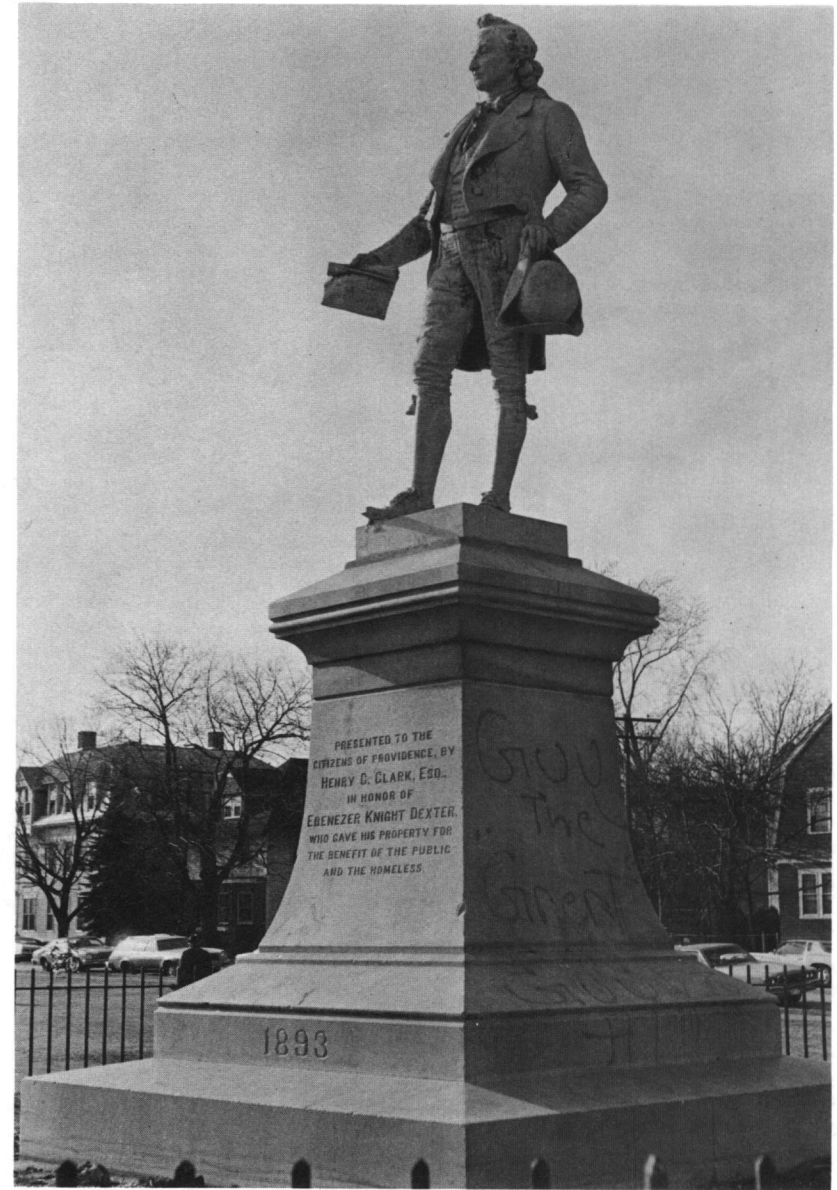
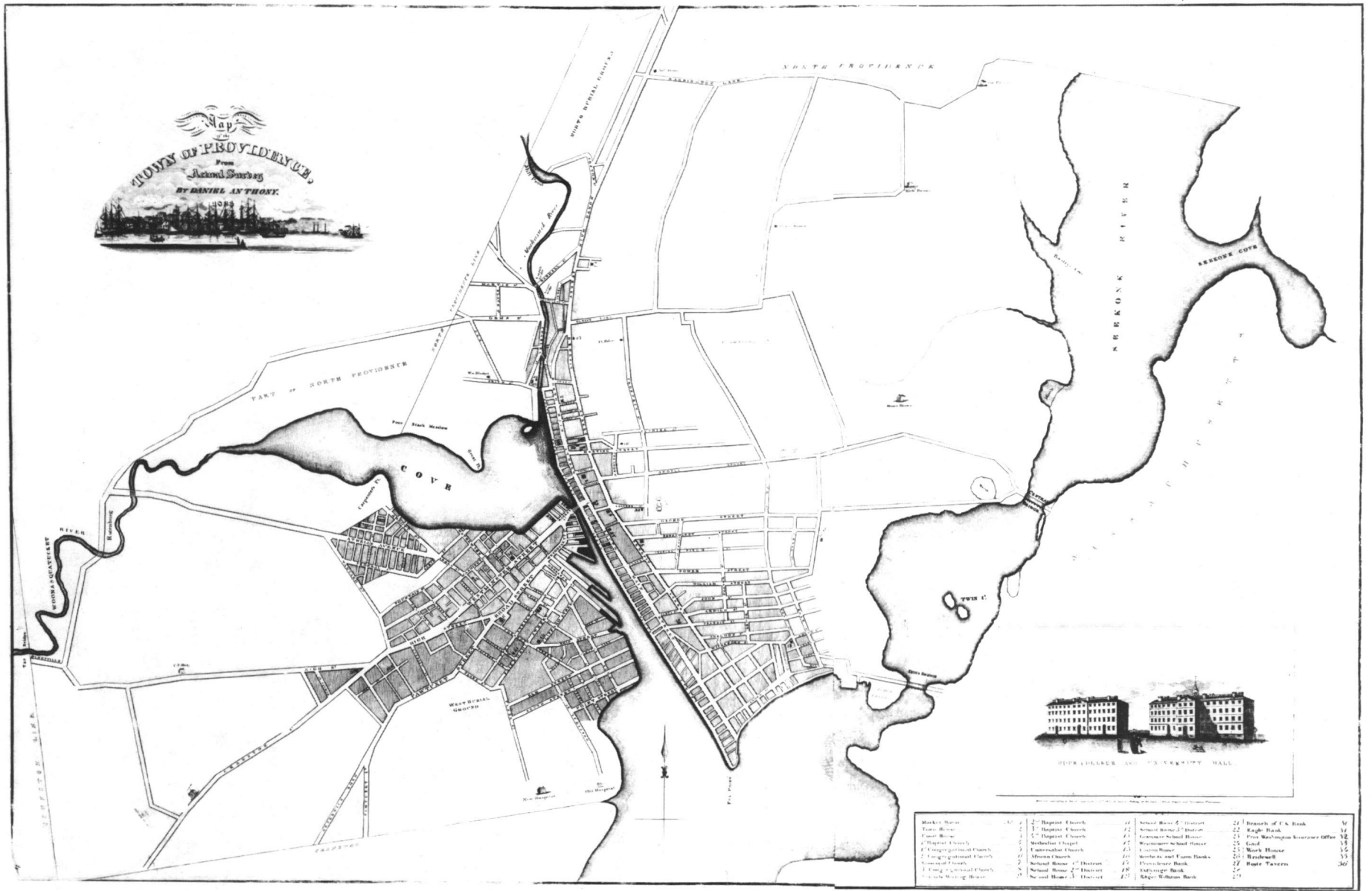


Fig. 6: "Guv, the Great" (1874), Dexter Parade





Map Plate D: 1823 D. Anthony Map of Providence  
RIHS Library

A second map by Anthony, in 1823, shows a substantial expansion of the highway pattern, with the built-up area now extending westerly to Tan Yard Lane (Dean Street) and to the north-east slopes of Federal Hill overlooking the old Cove. Of the five known, widely scattered, remaining Federal houses in the West Side, the best preserved are those of G. A. Cole and S. A. Windsor. The Cole house at 1208 Westminster Street is a good example of the Federal type popularized in Providence during the 1820's by architect John Holden Greene: two stories high with hip roof and monitor, it is three bays wide with a side hall plan, its entrance being the chief architectural ornament; the ornate oriel over the entrance is a later Victorian addition. The Windsor House at 150-52 Courtland Street, also from the 1820's, represents another type then current in the city. A gable roofed double house, two-and-a-half stories high and set long side to the street, its handsome double entranceway, with pilasters and sidelights, is contained under a single entablature.

### Early Urbanization (1830-1860)

With the eventual development of the agricultural resources of the state's hinterlands and the construction of a network of turnpikes radiating from the city, Providence was becoming primarily a mercantile and industrial center, with the majority of its residents either artisans or tradesmen. The Jeffersonian Embargo of 1807 and the War of 1812 accelerated the trend towards an industrial economy. In 1832, with a population numbering 17,000, the town voted to approve a city charter. At this time the West Side was incorporated as Ward 6, separated from downtown Ward 4 by Dean Street; by 1835, extensive urbanization of the West Side was underway, with development concentrating between Cranston Street and eastern Broadway, laid out the previous year from Sabin Street to just beyond Dean Street.

Further out, the village at Olneyville, which already had a vigorous commercial life based upon the trade in farm products between Providence and Connecticut, was to realize its full potential as a manufacturing center in the nineteenth century. An early paper mill and a grist mill have already been noted; in the first half of the nineteenth century, textile mills predominated along the river. The Union Cotton Mill, the DeLaine mills, the Lyman Manufacturing Company, the Valley Bleachery and the later Atlantic mills used the river for power and for the great quantities of water needed in bleaching and dyeing. An 1850 map also shows a tannery, a paper mill, and a vitriol works on the Woonasquatucket.



Fig. 7: Windsor House (c. 1810), 150 - 52 Courtland Street

Although most of the commercial and industrial activity took place on the borders of the area — along the river and downtown — there were some industrial uses elsewhere in the West Side. There was a foundry on Burgess Street, a coal yard on Carpenter Street, and a scattering of small machine and jewelry shops. The Providence Gas Company, chartered in 1847, operated one of its several gas holders on Federal Street. The J. H. Clark mill occupied a site on Carpenter Street (now between Grant and Carpenter Streets); later the Hebron Manufacturing Company produced cotton sheeting here. Still later the B. B. & R. Knight Company, also textile manufacturers, occupied the site.

Thus, in the first half of the nineteenth century, the West Side became the home of many of Providence's new working class — the painters, joiners, carpenters, cobblers, laborers, mariners, teamsters, and draymen who manned the maritime and mercantile pursuits of Providence. Shipping and its commerce had never fully recovered from the effects of the 1807 Embargo and the War of 1812 and, with the growing competition from other ports, especially New York, declined in the second quarter of the 1800's. But the entrepreneurial leaders who had once directed the state's economy to maritime pur-



suits now led it to a new source of wealth and work — manufacturing, the growth of which played a key part in the historical development of the West Side. For Providence industrialists the coincidence of the Irish immigration and expanding industrialization was fortuitous, turning the hitherto chronic labor shortage into a surplus.

The Irish were the first of successive waves of immigrants who had a profound effect on the life of Providence. Spurred by long-standing poverty and political repression in their own country, and by the famine of the 1840's, many came to America. Arriving in Providence, they settled into concentrated areas, especially on the West Side. The 1854 census showed that of Providence's 41,513 residents, 8,333 had been born in Ireland. By the time Irish immigration peaked in the 1860's the West Side had a strong Irish flavor. The largest group, the men, were chiefly employed in the textile and base metal industries which lined the Woonasquatucket River, concentrated around the village of Olneyville. Most of the Irish women were in domestic service.

The Irish community was religiously and socially distinct from the native-born citizens. Many were illiterate and most were unskilled. Since, after the initial stages of industrial development, few factories required skilled craftsmen, industrial employers often replaced their indigenous workers with the lower-paid Irish. The resulting competition for work led to ill-feeling and suspicion between native and immigrant workers, a feeling exacerbated by the city's press: the *Providence Journal* often commented unfavorably on the Irish. Social segregation was aggravated by religious differences, for the Irish community added a Catholic element to what had always been a Protestant city. The parish church was an important focus for the immigrants, and Irish Catholics were thickly settled on the West Side. Although the Diocesan seat was in Hartford, the bishop lived in Providence. The first Catholic church in Providence, Saints Peter and Paul, was built near the West Side on Westminster Street in 1838. Enlarged in 1847 to become the cathedral of the Diocese of Hartford when Bishop William Tyler took residence there in 1844, it was later demolished to make way for the present cathedral building. In 1853 the first West Side Catholic parish, St. Mary's, was established and, under the leadership of their Irish-born pastor John Quinn, the parish built a granite church at 584 Broadway in 1864, later adding primary and secondary schools, a rectory and a convent. Though the Irish and their clergy were often harassed, these early Providence Catholics were not subjected to the violence suffered by their co-religionists in other cities; however, in 1855 an anti-Catholic mob surrounded and threatened the Sisters of Mercy convent on Broad Street until cooler heads prevailed and the mob dispersed.

# TO THE CITIZENS OF PROVIDENCE!!!

You are requested **FORTHWITH**  
to repair to the

# State Arsenal and TAKE ARMS.

**SAMUEL W. KING.**

Governor of the State of Rhode Island.

Providence, May 17, 1842, 6 o'clock P. M.

Fig. 8: Broadside, May 17, 1842, RIHS Library

## Dorr Rebellion (1842)

The workers of the West Side played a prominent role in the Dorr Rebellion of 1842, the local manifestation of the Jacksonian ferment of the period and an important episode in the history of political reform. Unlike other states, Rhode Island had not adopted a new state constitution after the Revolution, but still operated under its colonial charter granted by King Charles II in 1663. This Charter, while guaranteeing religious liberty, allowed the General Assembly to limit suffrage and freemanship by a real property requirement. Further it gave disproportionate representation in the legislature to rural, often declining towns, had no bill of rights, and contained no provisions for its own amendment. Attempts at reform led by the successful lawyer Thomas Dorr were frustrated. Much of Dorr's support came from the under-represented laborers of the West Side, for it was this new class of poor and landless workers who were effectively excluded from voting by the property requirement. Entrenched social sanctions also prevented the native property owners from selling land to Irish investors, who were forced to purchase through "dummy" owners in order to acquire property of their own and thereby qualify as voters.

Dorr and his followers, frustrated in attempts to reform the charter, constituted themselves as an extralegal governmental party based upon the sovereignty of the people, acting outside the defined limits of the charter. With hostilities between the Dorrists and

the state forces smouldering, Dorr established his headquarters in Burrington Anthony's house on Atwells Avenue (where today Route 95 crosses). On his return from several New York rallies, Dorr was greeted by an enthusiastic crowd of his supporters, some armed, who escorted him to his Atwells Avenue headquarters. Meanwhile the state militia was garrisoning the Armory, then located in a mill on Cranston Street near the Dexter Training Ground. On May 17, 1842, the Dorrists marched on the Armory with two cannon, which failed to fire. The attack was aborted, the rebels were scattered, and a few days later Dorr fled the state.

The result of the fray was a new constitution which contained a bill of rights, reapportioned the lower house of the legislature to grant more equitable representation to the growing industrial areas, and gave each town a representative in the upper house. Suffrage was opened to native-born adult white men, but naturalized citizens could still vote only if they owned the traditional freehold in real property, and election of the Providence City Council was limited to those who paid taxes on a specified amount of property.



Fig. 9: Burrington Anthony House (c. 1800, demolished), Atwells Avenue

A first person account and map discovered in the Rhode Island Historical Society library describes the stirring action:

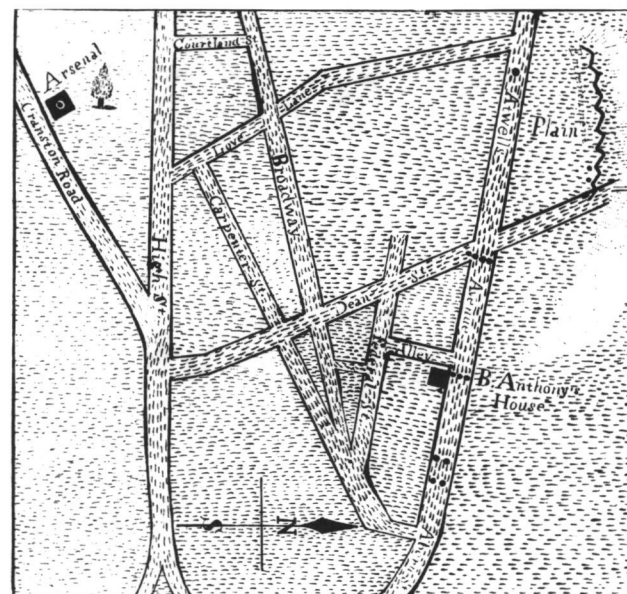


Fig. 10: Map, Dorr War (1842), RIHS Library

"The above map represents the ground upon which the principal events of the 17th and 18th transpired. The house of Burrington Anthony, where Dorr's headquarters were established, is situated on a hill 76 feet above high-water mark. The hill rises from the foot of Atwells Avenue, where it joins Aborn Street; Anthony's house is on the level just upon the top of it. The ascent is steep. The dots in front of the house mark the first position of the insurgents' guns. The four dots below, towards Aborn Street, mark the spot where the column halted, under the brow of the hill, to unlugger the guns. The dot on Atwells Avenue, near Love Lane, marks the spot to which one of the insurgents' guns was surrounded, under cover of which the others were carried out upon the plain to the north, near Dean Street; this position is marked on the map by two dots. The guns of the Bristol Artillery and the Marine Artillery were then carried near the junction of Dean Street and Atwells Avenue, and those of the Newport Artillery were placed upon the plain on the other side of Dean Street, so as to command the flank of the insurgents' guns. At the same time, the Marine Artillery were ordered to march up Atwells Avenue, and the Bristol Artillery, supported by the Warren Artillery, to march up Dean Street. While they were executing this order, the insurgents agreed to the surrender of the guns."

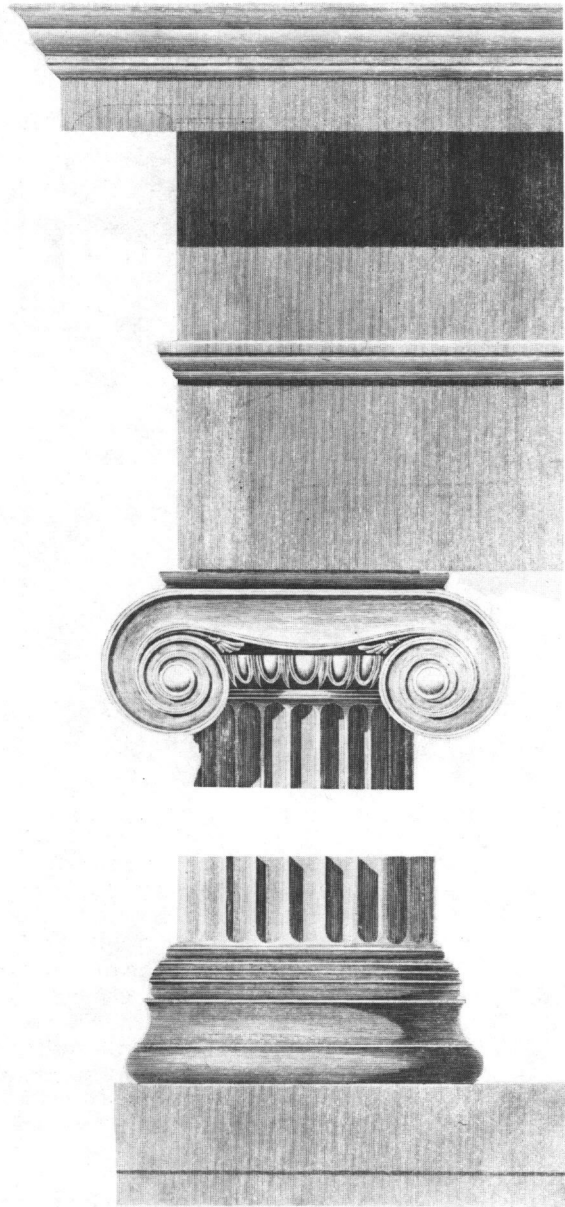


Fig. 11: "Ionic Style Entry", Asher Benjamin, 1836

### Mid-Century Development (c.1850):

By mid-century, the basic street grid of the West Side had been largely established. With the exception of Carpenter Street, houses were not closely spaced on small lots and some large farms still remained intact. Expanding westerly toward Johnston, Atwells Avenue, Broadway, and High Street (Westminster Street) formed a large "Z" with Broadway and Atwells intersecting at LaSalle Square, (1871) and Broadway and High Street at Olneyville, then in Johnston. The 1853 map by Cushing and Walling shows the awkward development of the West Side well underway, for owners seldom attempted to coordinate the highway lines of their plats. As farms were sold for development, owners platted their holdings individually. There were no civic regulations such as zoning or prescribed lot sizes to control this process of development, and today the many staggered and dead-end streets can be attributed to this break up of the original eighteenth century farm lots.

The Stonington and Worcester Railroad Lines were granted permission to connect in 1847, and their road beds were extended along the Woonasquatucket Valley to meet at a central or "union" station, located on today's Kennedy Plaza. Highway overpasses constructed where the railroad intersected High Street, Broadway, and Atwells Avenue, by further isolating Olneyville and the industrial Woonasquatucket Valley from the West Side, strengthened the West Side's own identity with the downtown commercial center of Providence. By an 1854 street act, Washington Street was extended westerly to Knight Street paralleling Carpenter Street while Broadway now extended westerly to Olneyville had been widened to eighty feet to become the city's broadest highway.

### The Greek Revival Period (1830-1850)

Architecturally these pre-mid century years of expanding West Side neighborhood development coincided with the Greek Revival period in America. The Greek Style, with its ideological associations with democracy and the Greek War for Independence, going beyond the Roman republicanism of earlier Federal architecture, was well suited to the new nationalist cultural identity of Jacksonian United States and for a short time Greek temples and modified versions nearly replaced all other building types. As seen in neighborhoods like the West Side most of the design sources for buildings in the Greek Style came from the by now proliferating current builders guides, particularly Arthur Benjamin's *Practice of Architecture* published in 1836. Older buildings were often up-dated with broadly



scaled detailing in the Greek manner as may be seen in the derelict houses at 293 Carpenter Street or the Tillinghast-Sweet House on Bridgham Street where a Greek portico was added to the central entrance bay. Narrow urban house lots and the economic pressure for high density had already encouraged West Side builders to erect their houses gable end to the street. This lot scheme was well suited for modest Greek Revival buildings; most were designed to be set gable end to the street simulating a pedimented temple form with a broad cornice carried across the gable and large panelled pilasters. These "gable-enders" were predominantly built on a three bay, side hall plan with access from a free-standing Greek portico. The style was, however, often so simplified that Greek detailing was reduced to a wide cornice and gable roof, with plain cornerboards and broad entablature over a recessed entry way with sidelights. Carpenter Street, as far as Decatur Square, retains an almost solid row of Greek Revival houses.

The finer examples of the Greek Revival were scattered on larger subdivisions. At 72 and 78 Marshall Street, adjacent to one another, were located two of the city's most handsome houses of the era. The former, dating from about 1830, retains the earlier Federal proportions of the five-bay wide, central hall, two-and-a-half story house flanking the street. Consistent with its date of c.1830, are its raised eaves, incorporating an entablature across the facade, its corner pilasters, and an exceptionally fine Doric entrance portico with two pairs of Greek Doric columns. The house at 78 Marshall Street, soon to be relocated on Benefit Street, was built about ten years later in the style of a Doric temple. One-and-a-half stories high, it is designed on a side hall plan and has a full tetra-style pedimented portico across the front. This house is one of the comparatively few residences of the full temple form extant in Providence.



Fig. 12: 131 and 135 Carpenter Street (c. 1820)



Fig. 13: 72 and 78 Marshall Street (c. 1840)

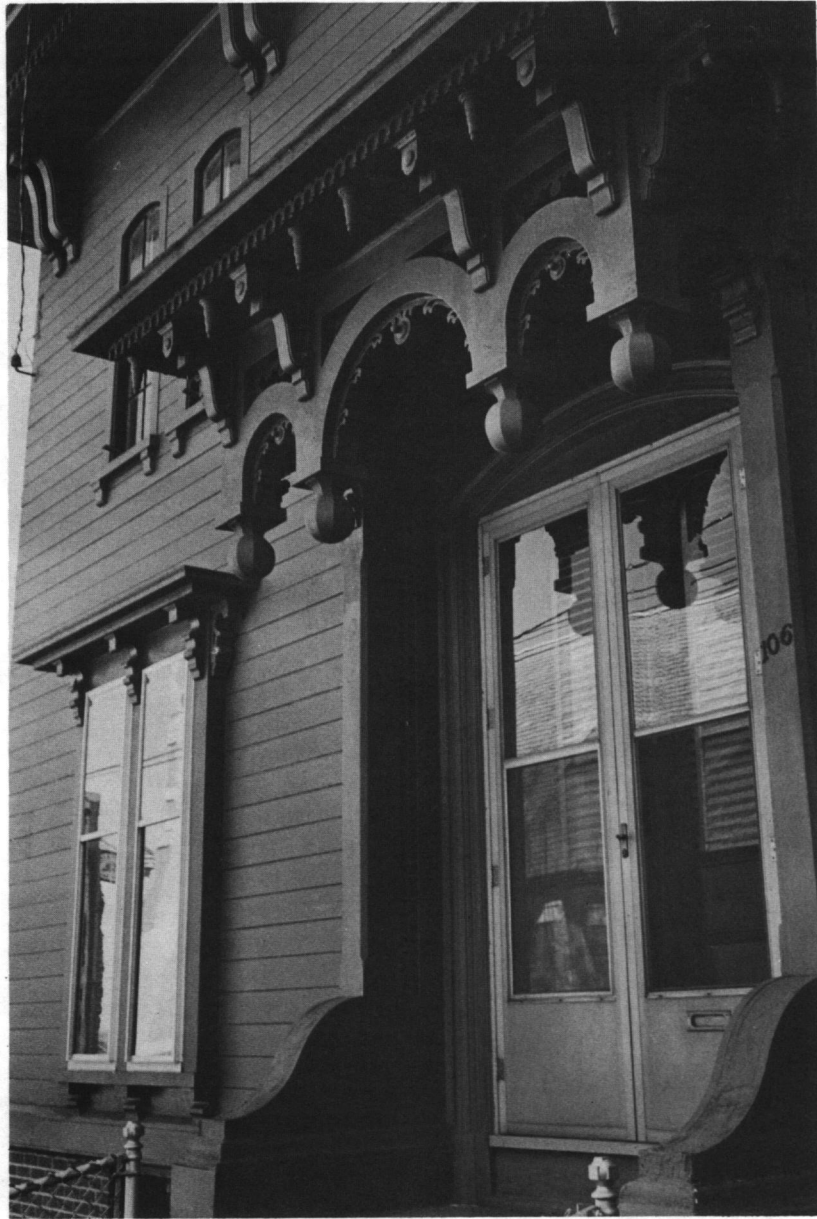


Fig. 14: Entry, James W. Windsor House (c. 1850),  
106 Courtland Street

In the West Side, regular massing and classical decoration of Greek Revival house gradually evolved into a style based on Italian Renaissance, especially the palazzo form. The gable-ender, Greek Revival houses at 214, 216 and 220 Broadway, built for Charles Akerman, a manufacturer of books with blank pages, show the shift from Greek Revival to Italianate detailing. Built within a few years of each other, these three houses, in numerical order, demonstrate the increasing addition of brackets and other Italianate details to a basically Greek plan and mass. Larger houses, while usually still set gable end to the street, were also frequently built on a cross-gable scheme with a strong vertical emphasis. Bay window and Italianate brackets were added to enliven the buildings. This transitional Greek-Italianate form continued in use for several decades, as seen in the 1870 Mathewson House at 30 Almy Street.

An early example of the Italianate palazzo house form is the George W. Snow House (c.1850) at 27 Pierce Street. This symmetrical, three story house with its wide, bracketed eaves and elaborately hooded windows is derived from urban architecture of the Italian Renaissance. Another fine example is the James W. Windsor House constructed on Broadway near Courtland Street in the 1850's. Windsor, a wholesale grocer, later had the house turned ninety degrees and moved back to its current location on Courtland Street. A gas station now stands on the original site. The house is a symmetrical two-story mansion covered by a low hipped roof with wide eaves on paired brackets, and topped by an octagonal cupola. Its simplified cubical form is emphasized by the use of flush siding. Untrimmed, paired, round-headed windows on the second story act as a foil to the entranceway which, with its bold scalloped canopy and turned pendants, is the most distinctive feature of the house.

The picturesque esthetic, which predominated in much later nineteenth century West Side architecture, appears in Gothic Revival buildings as a mid-century alternative to the Italianate style. There are no pre-Civil War, strictly Gothic-derived buildings presently standing in the area. However, a fine example of the "American Cottage Style" combining Gothic and Italianate elements, standing at 234 Knight Street is the James B. Windsor house, built for a wholesale dry goods dealer. This story-and-a-half house is symmetrical and has a cross gable roof with the longer gable set flank to the street. The central cross gable is ornamented by an Italianate entrance portico which is flanked by square bay windows on either side. The barge board decoration of the gable eaves is Gothic in design.





Fig. 15: Ackerman Houses (c. 1840), 214, 216, 220 Broadway



Fig. 16: George W. Snow House (c. 1850), 27 Pierce Street



Fig. 17: James B. Windsor House (c. 1860), 234 Knight Street

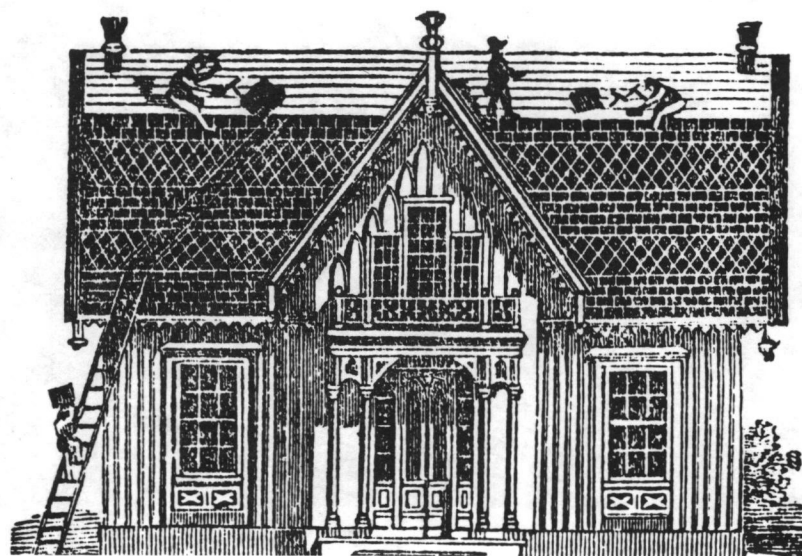


Fig. 18: Advertisement, *Providence Directory*, 1869, PPS

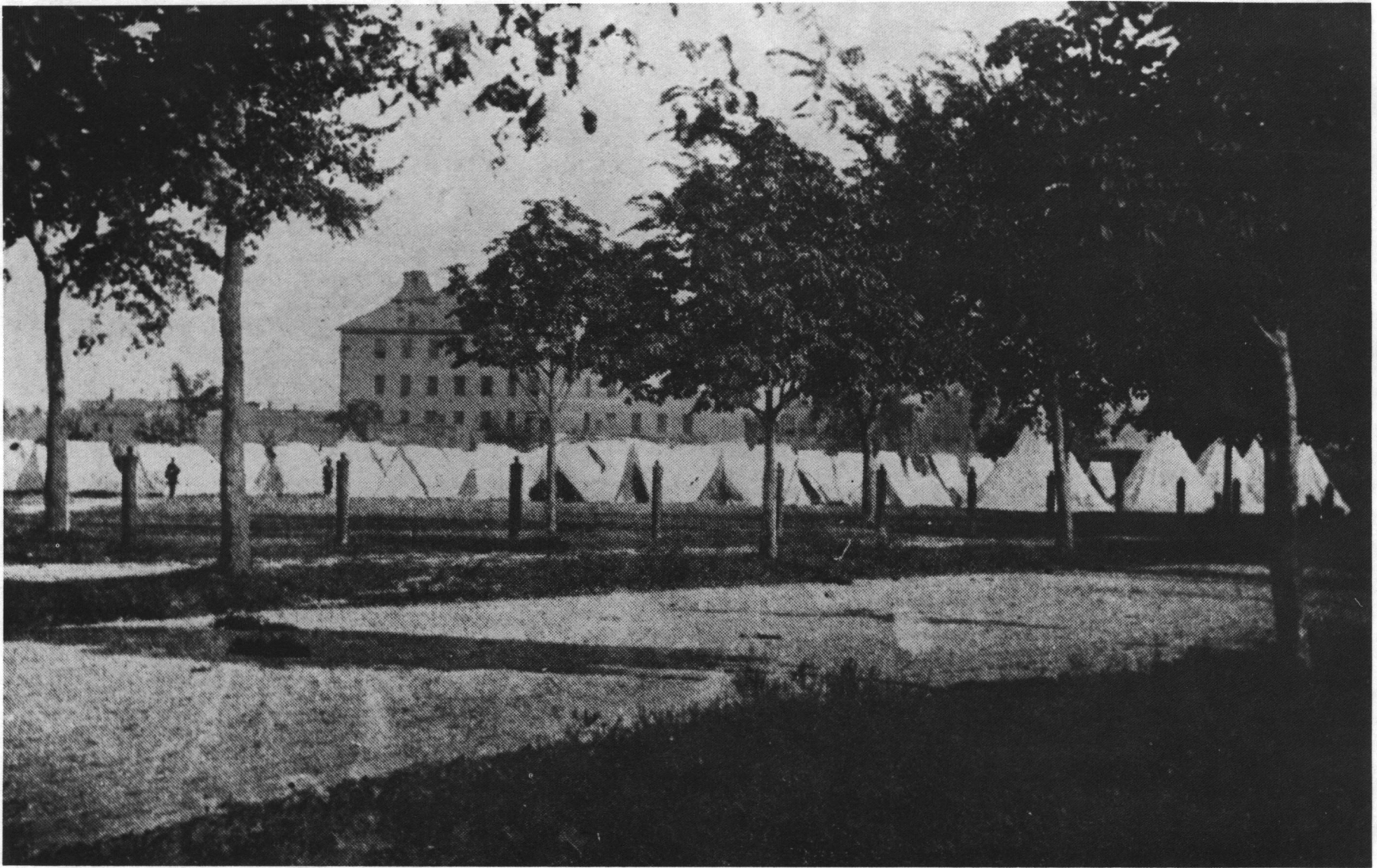


Fig. 19: Camp Stevens (1862), Dexter Training Ground  
Anne S. K. Brown Military Collections

## Civil War Era (1861-1865)

At the request of President Lincoln at the outset of the Civil War in 1861, Governor Sprague called for volunteers and the Dexter Training Ground became an important staging area for Rhode Island troops. Here hundreds of men assembled and organized before departing for the battlefield. Colonel Ambrose Burnside (later general) led the first contingent of troops from Rhode Island bound for Washington, D. C. As the war ground on through the next four years, additional troops were required, and with each fresh call for more volunteers the residents of the West Side witnessed the drilling of troops of Rhode Island's 2nd, 5th, 11th, and 12th Regiments in small 'camps' on the training ground. One soldier later described his recollections of the scene:

"Uniforms were issued, consisting of the so-called 'Rhode Island blouse,' grey pants, and hats looped up at the side . . . On the eighth the regiment went into camp on the Dexter Training Ground, which was named in honor of the Colonel of the First Rhode Island Detached Militia, 'Camp Burnside.' Sibley tents were issued and our camp life began. Our company being unable to procure tents passed the first night in a carpenter shop on the corner or Cranston and Gilmore Streets. One member of the regiment was drummed out of camp to the tune of the rogue's march, creating quite a sensation not only in camp but among the citizens of the city."

The holocaust of the Civil War helped minimize the animosity against the Irish immigrants who had made up a large part of the first regiment of infantry and battalion of artillery sent from Rhode Island and of later replacements as well. In the following troop encampment on Dexter Training Ground, the shared experience of war helped to defuse anti-Irish sentiment and to integrate the Irish into the larger life of the state. As another soldier remembered his experiences in the 3rd Regiment:

"The large element of foreign blood, which was dreaded as a source of weakness, proved to be the sure foundation of its strength. A chapter of exceeding interest to us who still cling so closely to our prejudices against foreign birth, might be written on . . . the gallantry and patriotism of my Irish, English and German comrades."

Active participation in Providence politics served as a significant factor in the integration of the Irish with the rest of the Providence community during the late nineteenth and early twentieth centuries. Although the Irish were conspicuously under-represented in the city government during the 1880's, Irish control of more than one third of the positions on the Providence Democratic ward committees during this period foreshadowed the impact the Irish were to have on city politics in the early twentieth century. The movement of the Irish into skilled, proprietary, and professional areas of employment, especially evident in the early part of this century, gave them the middle class status traditionally needed by ethnic groups to influence city government. Translation of an emerging economic power into political power was the work of late nineteenth century Irish political activists in Providence. These men built a solid foundation for Irish political power despite the fact that they were disproportionately represented in unskilled areas of employment. The repeal in 1888 by the Bourn Amendment (Article of Amendment VII) of the Constitutional provision requiring naturalized citizens to hold \$134.00 of real property to vote, contributed further to the political strength of the Irish, but also to the strength of the more recent immigrants such as the Franco-Americans who were at odds with the Irish-Americans! However, the property requirement for voting for the City Council remained until 1928, when it was removed by constitutional amendment.



Fig. 20: Broadside (1865), RIHS Library



### Post Civil War Expansion (1860-1900)

Development of a street railway system was crucial to the post Civil War expansion of the West Side. The Union Railroad Company was incorporated in 1865, consolidating several charters for street-car lines, primarily through the efforts of William and Amasa Sprague. The first horse-car route on the West Side, opened in February 1865, extended from Market Square through the West Side to Olneyville via rails from Weybosset, Westminster, and High Streets. By the end of the year, the Broadway line, along with Elmwood, South Providence, and Cranston lines, was in operation, all indicative of how Providence was to develop in the post-Civil War period. Broadway was to become during the subsequent decades until the turn of the century a highly desirable and fashionable residential boulevard, the location of the elaborate estates of Providence's mercantile and professional "nouveau riche".

The business life of the nineteenth century still depended upon proximity of residences to work centers so that, while Providence remained a pedestrian city, the area of dense settlement remained limited. The new fixed lines of the streetcars which plied the major thoroughfares to the West Side gave a relatively easy and inexpensive access to downtown and, as in many other cities, encouraged the outward thrust of the residential areas of Providence. It was possible, even comfortable, for residents of the West Side to travel downtown daily. The "uptown" residential identity of the West Side maintained with the commercial "downtown" was thus firmly established and, as a result, the further development of the West Side was to be chiefly residential.

The new accessibility of the West Side and its increasing popularity as a residential location caused a concomitant rise in property



Fig. 21: Westminster Street from Parade Street (c. 1900)  
RIHS Library

values. Though many of the children of the Irish immigrants who had risen into the middle classes remained in the area, the West Side was also attracting members of Providence's industrial and commercial elite as well as the growing professional class.

Indicative of the new industrial prosperity, the estates along Broadway were large and varied, in contrast to the more conservative East Side and Weybosset Hill neighborhoods in the city. Extended and widened to eighty feet in 1854, Broadway became the location for many of the cities most pretentious and fashionable residences. Other major streets were lined with large mansions on wide lots also. At the same time, the side streets were filling up with more modest dwellings on narrow lots, occupied by teachers, clerks, small tradesmen, and the like. Geographically, the West Side incorporated a hierarchy of classes; proximity of downtown and the industrial areas encouraged a mix of residents from all walks of life to build here.

The last quarter of the nineteenth century was a period of great expansion for the West Side. By 1870, much of the land, unplatted in 1850, was still undeveloped, including the areas bounded by Knight, Vinton, Gesler, and Grove Streets, along Westminster Street between Knight and Courtland streets, and a large area west of the Dexter Training Ground. This open land was now too valuable to remain undeveloped. At the same time that important private buildings were being erected along Broadway, real estate developers were sub-dividing this remaining open land, first in scattered groups, but later in whole blocks, until the last of the West Side's remaining landed estates, the Messer Mansion, was demolished in 1894. By 1900 the addition of Bell, Tell, and Ring Streets, and the cross streets meeting Messer Street had opened these areas for development. Land companies such as Rawson Fountain Society, the Jones Estate Company — which owned large areas near Gesler and Penn Streets — and the Messer Heirs operated without benefit of coordinated planning and without legal regulation when they plotted their tracts and laid out new streets in the West Side; the street pattern of much of the West Side today is a result of this speculation. Developers filled in their land with grid-patterned streets, favored for their ease in surveying and selling, and their minimization of street costs. The most homogeneous examples of these speculative blocks are found to the west of Dexter Training Ground — short residential streets with residences set close to the sidewalks. But elsewhere, as Mayor Thomas Doyle noted in 1872:

“each developer is platting his own land with reference to the number of building lots he could make on his own tract, and without the slightest reference to the direction in which his streets were laid, or whether they led into other streets . . .”

Houses were erected on deep narrow lots so that valuable street frontage could be used to advantage. The search for saleable land eventually led to the development of small streets, for example, Primrose Street, Louisburgh Place, and Andrews Street which were cut through back lots. Nevertheless, since the major arterial streets were not parallel but radiated from downtown, the West Side street pattern did not lose its overall identity in spite of uncontrolled subsidiary division. The newly erected house groups, with only slight variations in siting, plan and detail, maintained a continuity of scale that still survives.



Fig. 22: Section, City Atlas of Providence, 1875, RIHS Library





Fig. 23: Betsy R. Remington House (c. 1870),  
215 Broadway



Fig. 24: George A. Richards House (c. 1860),  
454 Broadway



Fig. 25: Oculus, H. E. Wellman House (c. 1875),  
354 Broadway



Fig. 26: H. E. Wellman House (c. 1875), 354 Broadway

### Victorian West Side Architecture (1860-1900)

The great bulk of extant architectural fabric of the West Side is Victorian, including Italianate, Second Empire, Stick Style, Queen Anne, and Colonial Revival examples. It was during the Victorian era that the balloon frame form of construction came into use. With its advent, houses could be high, large, and complicated in shape. In addition, the now more common use of mass-produced detail meant that a great variety of trim was easily available for both large and small residences.

Fine examples of all these styles are found on the West Side. The house at 454 Broadway built in the 1860s for George A. Richards, a prosperous furniture dealer, exemplified the transition from the Italianate palazzo form to the formal elegance of the French Second Empire. A transitional composition, its academic classicism is manifested in its Palladian window, its bold window moldings and heavy brackets, and its low hipped roof. In its refinement of scale and detail, the Richards house epitomizes the urbanity that could be expressed in the emerging French style. The H. E. Wellman house at 354 Broadway and the Betsy R. Remington house at 215 Broadway exemplify the culmination of this disciplined academicism in the formal symmetry and imposing aspect of the opulent French Second Empire style of the Reconstruction Period.

The Second Empire style, gained widespread popularity in America after the Civil War, especially for architecturally pretentious residences. Wealthy Americans and their architects, under the spell of mid-century Paris during Napoleon III's opulent sway, transcended French models and created an extravagantly ornamented wooden architecture that culminated in original compositions like the Prentice Mansion. This estate at 514 Broadway, built in 1880 for George W. Prentice, president of a button-making firm on South Water Street, exemplified the breakdown of the disciplined clarity, the formal symmetry and academically correct ornament of the 1860s. Strongly vertical, aggressive, and plastic, it combines Italianate and French Second Empire styles. Capped by a low flaring mansard roof with oversized brackets, the two-and-a-half story main block is broken by two large "sunbonnet gables," a two-story recessed loggia, a six-level corner tower with a pagoda cupola, and a considerable variety of bold applied ornament.

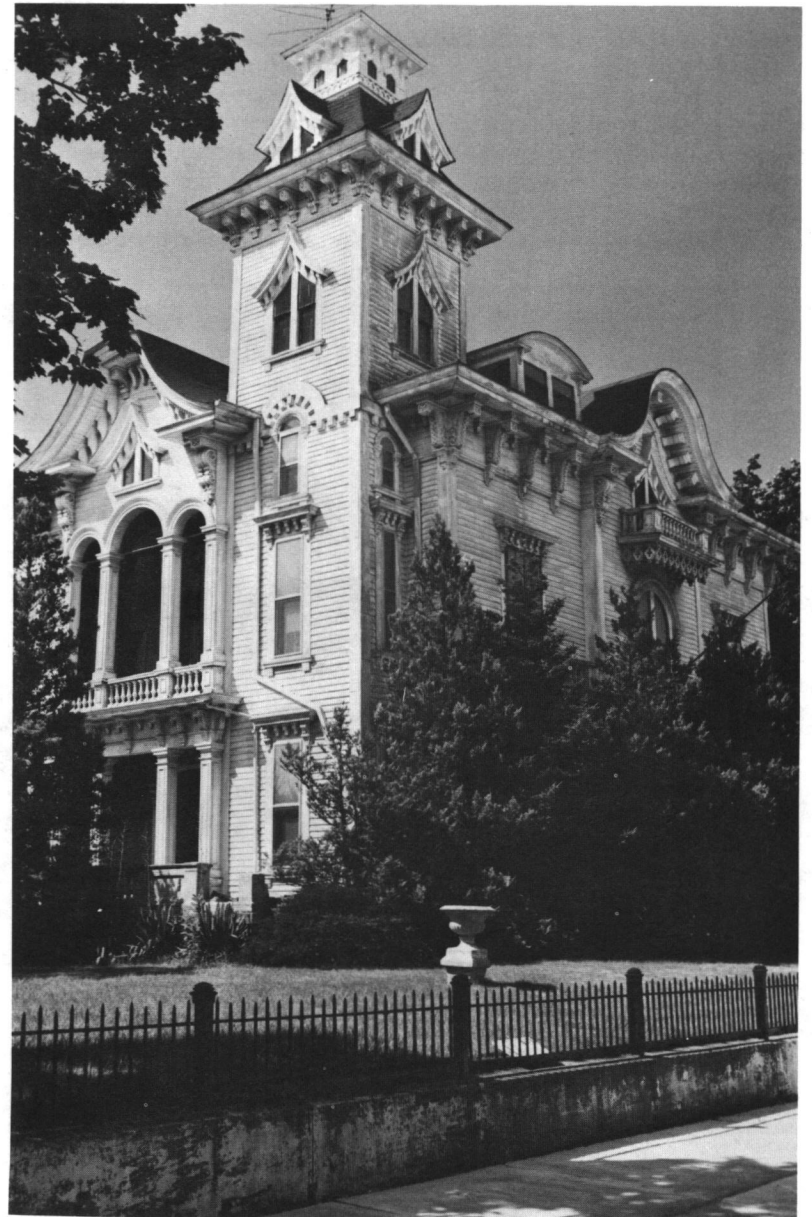


Fig. 27: George W. Prentice House (1880),  
514 Broadway

Another highly original example is the Eddy Estate brick carriage house of 1875, at 159 Sutton Street, displaying a robust monumentality through oversized eclectic architectural detail while retaining the formal symmetry of a mansard roof with a central pavilion and spire. Distinctly Moorish in flavor, the surface is replete with carved granite, polychromed tiles, and a rose window. The central pavilion formerly contained a clock and was topped by a tall spire, stressing its verticality. The Eddy mansion at 299 Broadway, begun in the 1870's was extensively remodeled in the following decade.



Fig. 28: Eddy Estate Carriage House (1875),  
159 Sutton Street

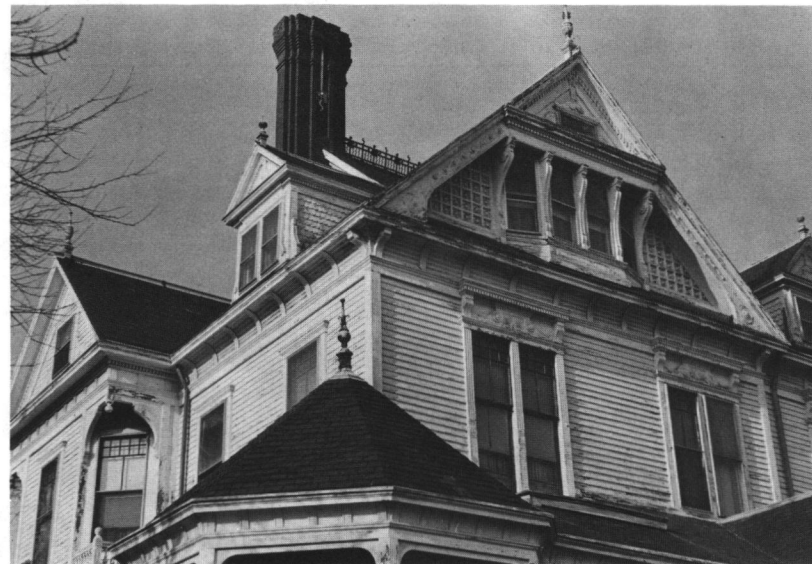


Fig. 29: Detail, Residence (c. 1895), 477 Broadway

Running parallel to the formal and relatively symmetrical styles of the Italianate and Second Empire buildings was a more picturesque development expressed in the eclectic forms of the 1870's and 1880's. The Stick Style, derived from the Gothic and expressive of the new balloon frame, was employed for the James B. Arnold House, at 478 Broadway. Built around 1878 for a gold and silver merchant, this house exemplifies the picturesque rationalism associated with the Stick Style in the United States. With its applied nailing strips outlining architectural divisions, drip moldings and Gothic entrance portico and window hoods, the house manifests the flatter detailing of what was popularized as the Modern Gothic Style. The Arnold House remains a rare example of this style which did not become popular in the West Side. An example of a transitional Stick Style-Queen Anne Revival is the large mansion at 477 Broadway, now a funeral home. Its asymmetrical massing, cross-gable roof, deep porch, and turreted pavilions are combined with a variety of detail and textures which include panelling and bosses, iron railings and cresting, Elizabethan chimneys, and classical ornament.

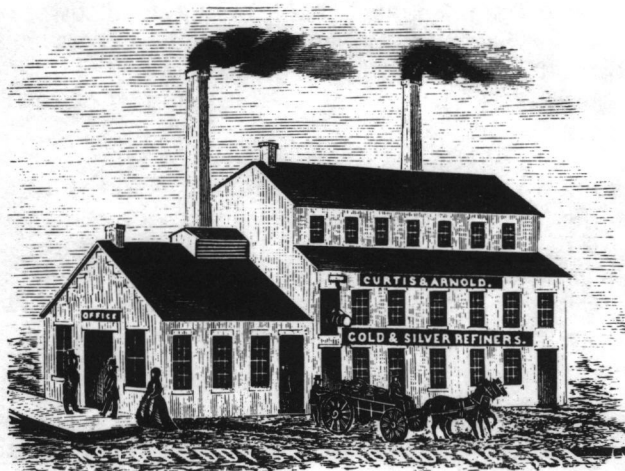


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Fig. 30: Advertisement, *Providence Directory* (1880), PPS

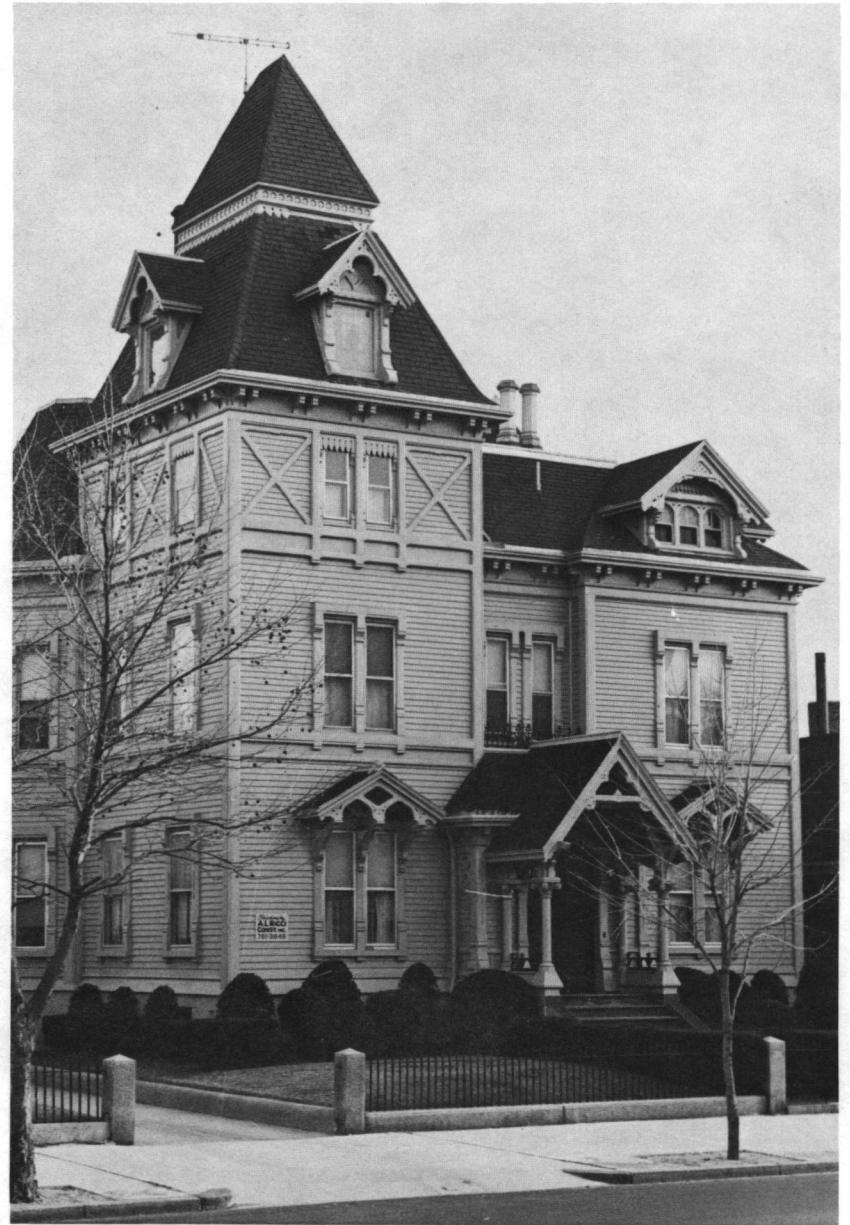


Fig. 31: James B. Arnold House (c. 1878), 478 Broadway

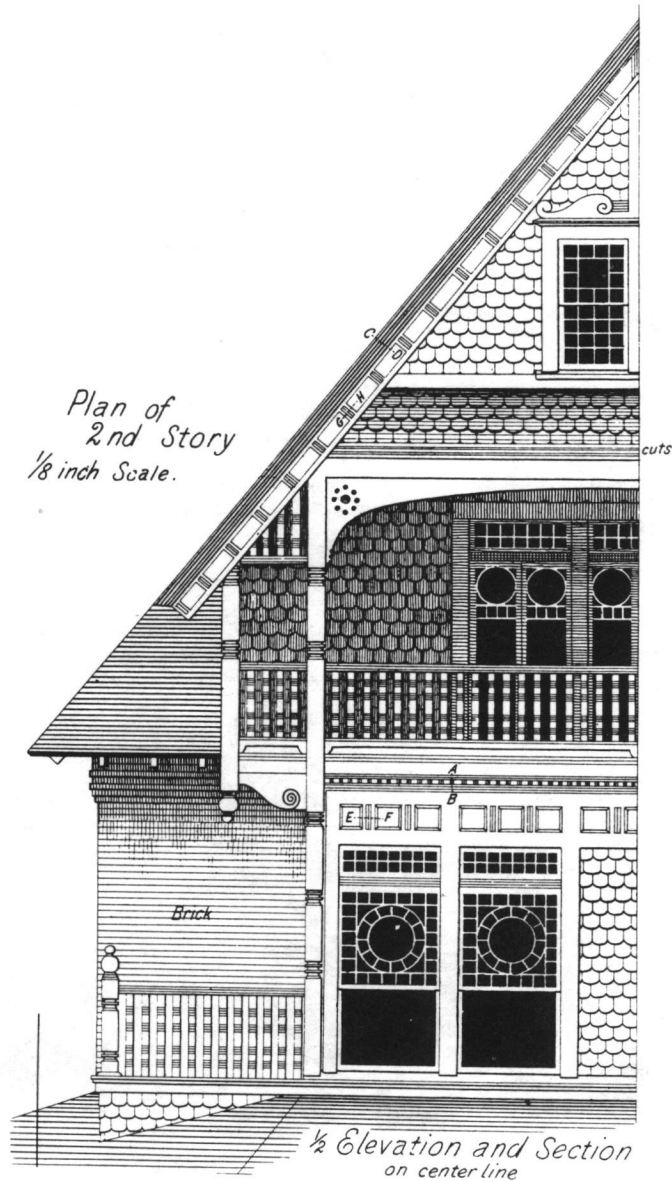


Fig. 32: "A Balcony Gable", William T. Comstock, 1881

The Eddy Mansion or Barnaby Castle, 299 Broadway, is undoubtedly the most extravagant of the Broadway estates and exemplifies the extreme eclecticism possible in American architecture in the 1880's. A mansarded town house with Swiss Stick Style ornamentation built in the 1870s, it was extensively altered during the following decade in the less rationalist and more robust eclectic manner commonly associated with the Queen Anne Revival in the United States. To the sawn Stick Style chalet adornment were added pierced and turned ornament, a polychrome patterned slate roof, glazed bays with stained glass, and a twelve-sided tower with a conical roof. Fully developed Queen Anne detailing, less lavishly materialistic though handled with greater sophistication, can be seen on the houses at 344 Broadway (c.1885), and 372 Broadway (c.1892).

The advent of the full Queen Anne style in the 1880's and 1890's is exemplified by such romantically picturesque compositions as 56 Bainbridge Avenue, The visual effect of the fragmenting of the building into a variety of geometric shapes under an irregular roof line is heightened by the use of various types and patterns of wall coverings and the encrusting of the structure with complex verandas and porches.

The pair of houses designed by architect E. I. Nickerson, at 77 and 81 Parade Street overlooking the Dexter Training Ground, and the cottage at 4 Brighton Street, exhibit a trend away from the relative geometric clarity of the earlier Queen Anne Revival to a smoother more richly sculptural fusion of contrasting shapes that disguise the basic geometry and plan of the building.

In the late Queen Anne period, a tendency developed to simplify the massing of the building into a less complicated unit under a single massive roof. For example, the Thurber House at 196-198 Broadway remodeled in the mid-nineties, into a highly original Queen Anne composition is dominated by a large flared and overhanging gambrel roof. The Aurora Club at 289 Broadway (c.1890) and the slightly earlier mansion at 1447 Westminster Street had already reflected this tendency to use eclectic Colonial Revival detail and simpler geometric shapes.





Fig. 33: "Barnaby Castle" (1875, c. 1885), 299 Broadway

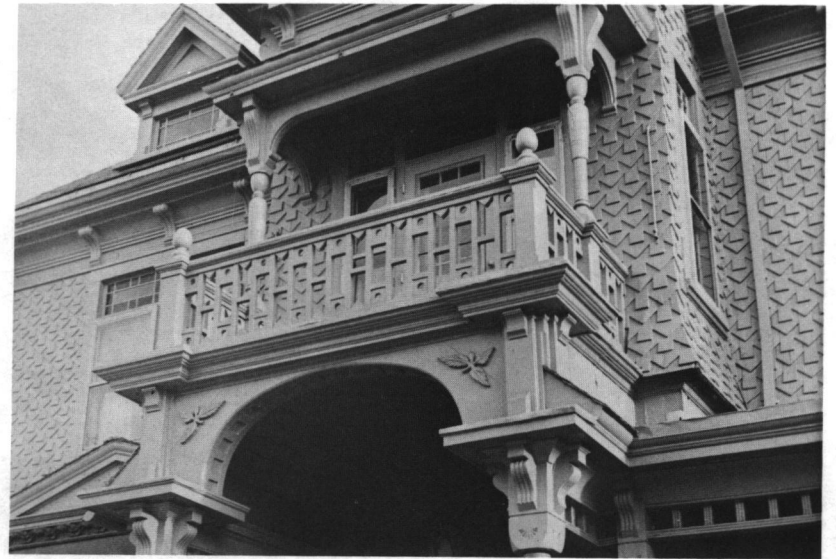


Fig. 34: Residence (c. 1885), 344 Broadway



Fig. 35: Residence (c. 1891), 56 Bainbridge Avenue



Fig. 36: E. I. Nickerson Houses (c. 1890), 77 and 81  
Parade Street



Fig. 37: Nicholas Fenner House (c. 1865), 26 Dexter Street

Builders of the more modest homes in the Victorian period frequently used pattern books which offered such choices as a gable or mansard roof for an otherwise identical design. It is generally the two-and-a-half story house that predominates, chiefly bracketed gable-enders such as the Nicholas Fenner House overlooking the Dexter Training Ground at 26 Dexter Street, or mansarded houses like the nearby Smith House at 40 Dexter Street. The demand for more living space coupled with restricted lot sizes is reflected in the prevalence of the mansard roof which allowed an extra story below the roof without raising the cornice line and hence saved the tax levied on a third story. The mansard form also lent the formal dignity of the French Second Empire Style from which it derived. Two good examples are found on the Dexter Training Ground — the Nathan Truman Estate at 61 Parade Street and the Greene Estate with its central mansard dormer at 25 Parade Street; another, the James F. Johnson House, a large mansard block, is located at 300 Carpenter Street. All date from the early 1870's.

The mansard remained popular for the last three decades of the nineteenth century. Examples are to be found along Wood Street; however under the later influence of the "Queen Anne" style, the addition of towers and turreted pavilions produced a more restless quality. The picturesque and dynamic experiments of the Queen Anne Revival (as shown in the 1872 *Bicknell's Village Builder*) can be seen in the mansard house at 103 Parade Street (1880), with its broken mansard roof and iron cresting, cutaway corners and asymmetrical massing.

Double houses, also popular, gave an impressive scale to otherwise modest accommodations. The most common scheme was one of end bay plan with doubled central entrances, as seen on the mansarded Johnson-Spink House at 243-245 Broadway (c. 1870) built for Oliver Johnson, a paint and drug dealer, and the Ballou House at 36-38 Brighton Street. The central pavilion, a feature of the large single family estates, as adopted for these two-family houses, increased their sense of solidity and dignity.



Fig. 38: Nathan Truman House (c. 1870), 61 Parade Street

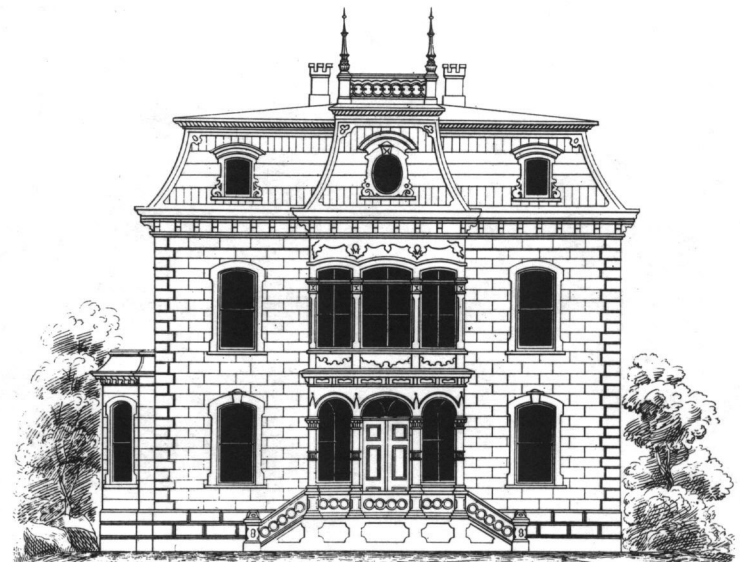


Fig. 39: "Design for a Villa", *Bicknell's Village Builder*, 1872



Fig. 40: James F. Johnson House (c. 1870) 300 Carpenter Street



Fig. 41: Frederick M. Ballou House (c. 1870), 36-38 Brighton Street





In addition to construction of single and double family residences, pressure for denser land occupation led to the construction of row houses which brought an urban flavor to the West Side. The row house, common in Boston and New York, was relatively rare in Providence. A fine example is seen at 412-428 Broadway; with its continuous street facade, combined with the severe urbanity of brick and cut stone, this 1870 structure contrasts with the detached houses lining Broadway. The vertical pavilion treatment of its bay windows continues into the mansard roof and, with the recessed entrances and porticoes and the variety of fenestration, the building facade is broken into patterns of light and shade. The simplified mansard Huntoon Apartment Block at Carpenter and Courtland Streets and the Italianate Pierce Apartments at 6-10 Pallas Street, all wooden, were built around 1880. And by the nineties, such tenement blocks as the handsome examples at 177-181 Bridgham Street and at the corner of Westminster and Messer Streets were being erected.

Fig. 42: Six-Family Apartment (c. 1890), 177-181  
Bridgham Street





Fig. 43: Colin C. Baker's Row House (c. 1870), 412-428 Broadway

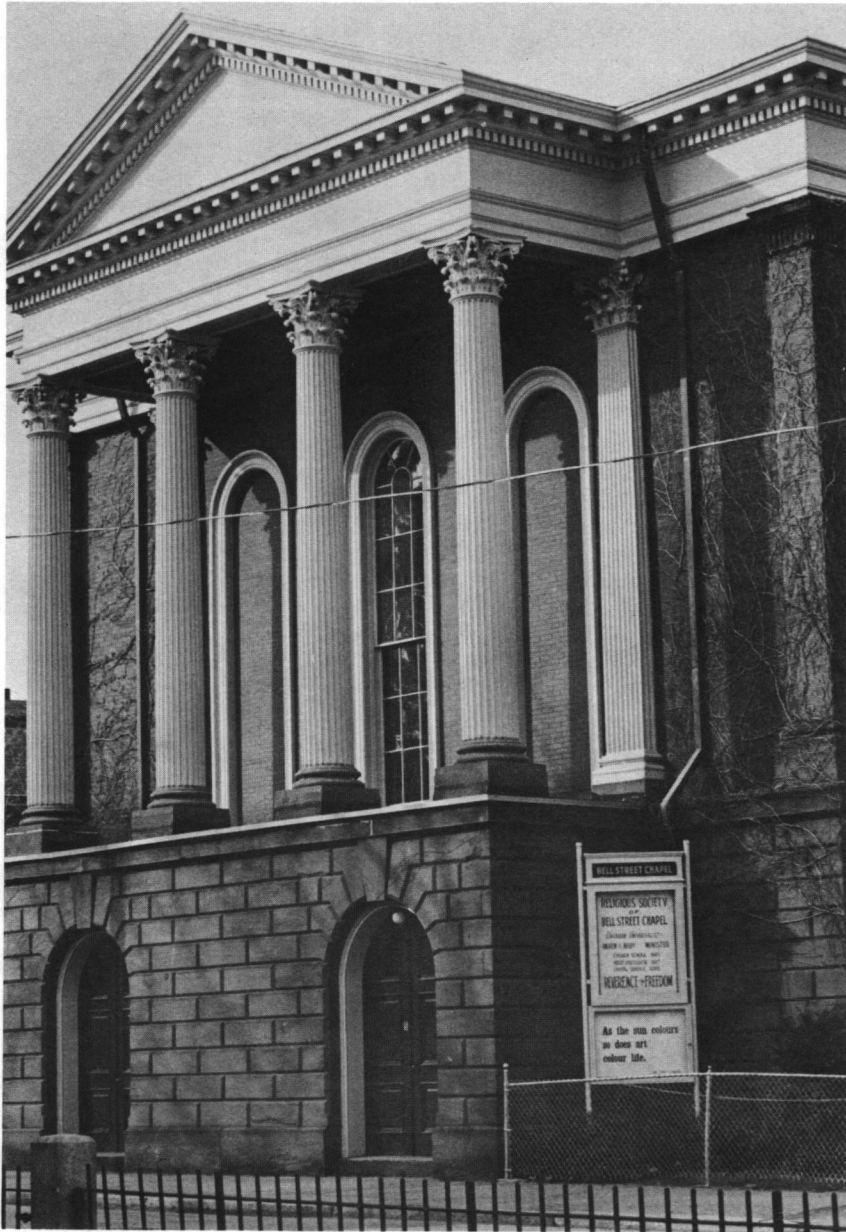


Fig. 44: Bell Street Chapel (1875), 4 Bell Street

### Parochial and Public Buildings

In the West Side, most buildings through the end of the nineteenth century remained residential. Public buildings were limited to those necessary for a residential population — churches, schools, fire and police stations. The Catholic parish of St. Mary's built its church in 1864 at Broadway and Barton Avenue. Designed by James Murphy, the stone structure was erected in the Gothic Revival Style as handled by American architects in the 1860's with entrance tower, spire, and buttresses. Also Gothic in design, All Saint's Church on Westminster Street was designed in 1872 by E. T. Potter of New York. The Church of Saint John the Evangelist, Victorian-Romanesque in style with a central tower, was erected in 1870 at Sutton Street and Atwells Avenue when Saint John's parish was created from segments of Saint Mary's and the Cathedral parishes.

The Bell Street Chapel, off Broadway, was designed by William R. Walker for James Eddy in 1875. A small neo-classical brick and stone structure, it has a fine Corinthian portico modeled after the Maison Carree in Nimes, France, above an arcaded and rusticated basement entrance vestibule. James Eddy was an art dealer whose estate adjoined the church. He had hoped that the chapel would become the center of a congregation, or "ethical society", sharing his own rather free-thinking creed. In its early years the structure was used by the Free Religious Society with whose beliefs he was comparatively comfortable. However, Eddy soon separated from the Society and until his death, the chapel remained unused. In 1890 the Religious Society of the Bell Street Chapel, formed to fulfill the terms of Eddy's will, acquired the building. It is now the home of a Unitarian congregation.

Indicative of the growing religious heterogeneity of the area were the several Protestant congregations that constructed churches here. The Cranston Street Baptist Church was founded by Moses Homan Bixby, after his years as a missionary in Burma. Their church was designed in 1892 by A. B. Jennings of New York to replace an earlier building and, following the Richardsonian architectural tradition, its heavy rusticated masonry construction and large curved forms emphasize the weight and mass of the building. The congregation later merged in 1918 with the Roger Williams Freewill Baptist Church, continuing to occupy the building until 1969, when it was acquired by the Ebenezer Baptist Church. Two earlier churches, the Pilgrim Congregational Church of 1866 and the Advent Christian Church of 1871, both non-Catholic and located just east of the Training Ground have, however, been extensively altered for other uses in recent years.





Fig. 45: Cranston Street Baptist Church (c. 1860, demolished)



Fig. 46: Cranston Street Baptist Church (1892)

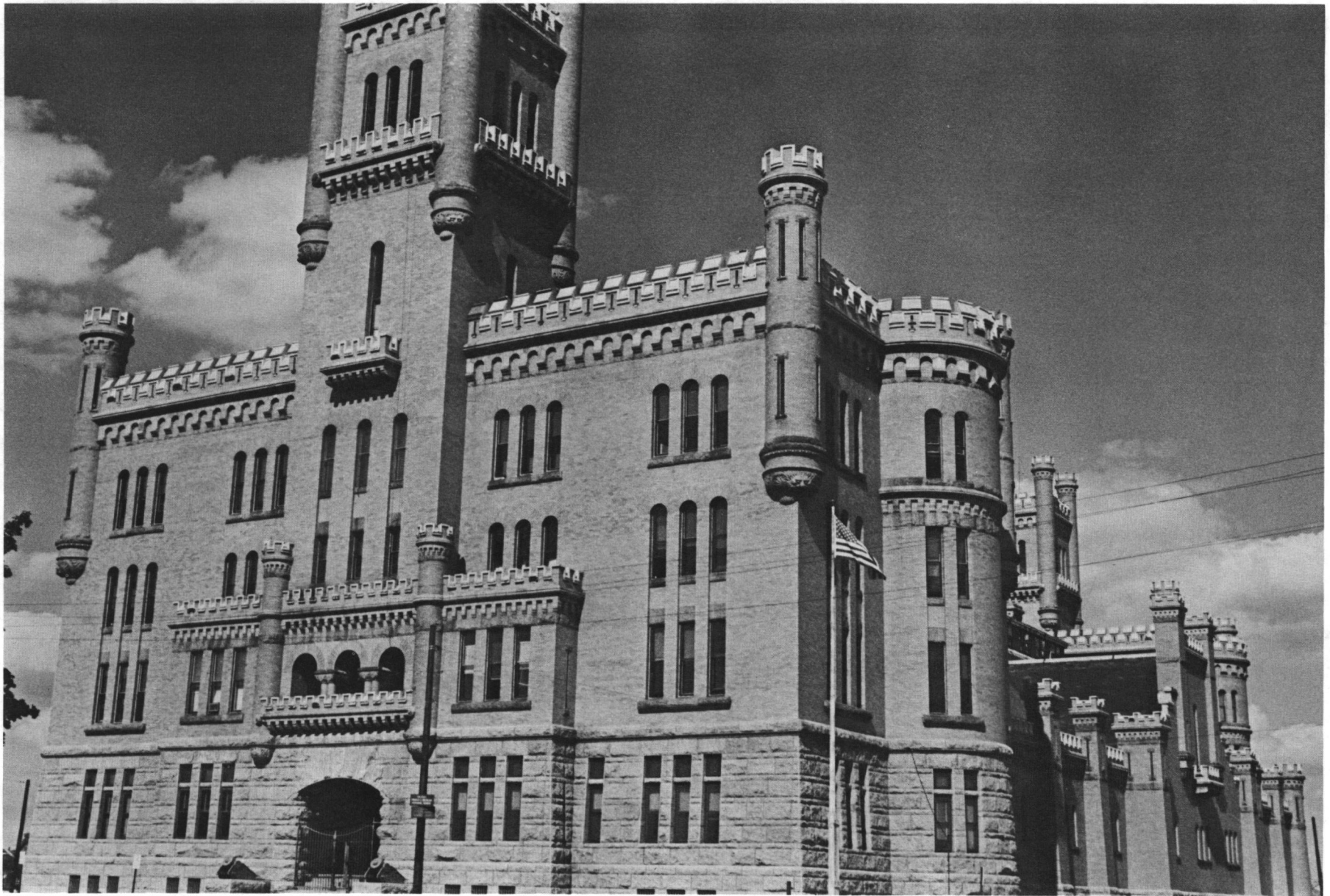


Fig. 47: Cranston Street Armory (1907)



The church at 402 Broadway, erected by the Saint James Episcopal parish in 1890 and contemporary with the Cranston Street Baptist Church, has served several congregations during its long life. The Saint James parish originated in a small mission on Atwells Avenue, but in 1890 removed to its new church at Broadway and Courtland Street. This yellow brick church designed by C. Howard Walker of Boston, while still Romanesque, foreshadowed the academic trend at the turn of the century toward a lighter and less somber mode. Saint James was a small thriving parish in the late nineteenth and early twentieth centuries; however, as the demographic patterns of the area changed in the twentieth century, the number of Episcopalian parishioners declined until the 1930's when St. James merged with a North Providence parish and moved to that city. For a number of years the vacated edifice housed the Church of the Saviour, a black Episcopalian congregation originally located at Benefit and Transit Streets in the old Saint Stephen's Church (now the Barker Playhouse). The building now serves the Saint Vartanantz parish of the Armenian All Saints' Apostolic Church.

Nearby, the fine 1891 Asa Messer School at 158 Messer Street follows architectural ideals of the later nineteenth century. The Sans Souci Garden, a late nineteenth century summer resort complete with theater and shooting gallery, which burned in May, 1893, occupied the area between Broadway and Atwells Avenue at the east end of the area near where Route 95 passes today. At the corner of High (Westminster) and Messer Streets was the home of the Providence Baseball Club; special streetcars carried fans from Market Square to the field when games were scheduled. The Club became a member of the National League in 1878, winning the pennant in 1879 and again in 1884 aided by the efforts of pitcher Charles "Old Hoss" Radbourn, of whom it was said that "no bishop ever conducted himself with more dignity". By 1900 baseball had taken a turn for the worse in Providence, and the city team was moved to the International League; but there was a brief moment of glory for the team when in 1914 Babe Ruth played with them for part of the season after he had been acquired by the Boston Red Sox.

In 1893, the Dexter Training Ground, donated in 1824, became part of the city's park system; it was landscaped in 1909 in conjunction with the opening of the new State Armory at the southern end on the former site of the Croton Manufacturing Company and the Dexter Street Mills. The Armory on Cranston Street, one of the most commanding structures in the area, a castellated fortress in yellow brick and notable for its Romanesque detail, was designed

by William R. Walker and Son to incorporate a large drill hall between two four-story end blocks. The Armory used for the state militia became the center for the Rhode Island National Guard and has served as a civic center since its inception. A magnificent design correlation exists between Armory and the French Catholic Saint Charles Borromeo Church on Dexter Street designed by William F. Fontaine in 1915 to reflect the castellated yellow brick of the Armory, a relationship that has since been compromised by the crowding of Cranston Street with tenements and stores.

St. Charles Borromeo was organized in 1878 as St. John's Society and originally held meetings at LaSalle Academy on Fountain Street; one of thirteen churches established to serve large French Catholic community of Rhode Island.



Fig. 48: Entrance, St. Charles Borromeo (1915)



Fig. 49: "Immigrants Arriving at The New State Pier, Providence, 1913"



Fig. 50: Cedar Street, "Little Italy", 1916

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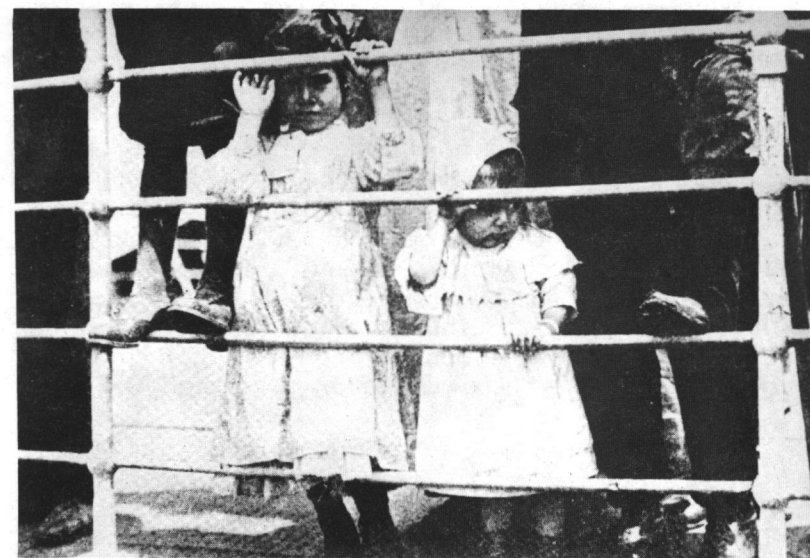


Fig. 52: "Young Immigrants", 1914

Fig. 51: Advertisement, *Providence Journal*, 1913

Collection of Dr. Patrick T. Conley, Ethnic Heritage Project, Providence College

## The Twentieth Century (1900-present)

In the early decades of the twentieth century, the West Side was the home of the second great wave of immigrants to Providence; sixty years after the Irish arrived the area became the center of one of the largest Italian settlements in the nation. Uncertain political and economic conditions in Italy, especially in Italia Meridionale, the poorer southern regions, impelled many Italians to emigrate.

Many of the immigrants who eventually made their home on Federal Hill traveled from their homeland in the ships of the Fabre Steamship Line: the *Madonna*, the *Venezia*, the *Roma*, the *Germania* (later renamed *Britannica*) and others. Based in Marseilles, the Fabre ships regularly docked at Providence after 1911 to disembark thousands of passengers and to unload their freight. In the early years of this great influx, dock facilities in Providence were scarce and accommodations meager. A Providence business magazine described the difficulties:

"The Fabre Line was handicapped from the beginning of its service . . . It brought immigrants from sunny climes, sparsely clad in the habiliments of their country, and was forced to land them in the open, cold, cheerless, freight shed, where they were really miserable and made to feel that their welcome to the country was a niggardly one."

In later years the efforts of officials, especially those of the Immigrant Education Bureau, attempted to improve conditions. Transatlantic service was suspended in 1914, though several of the Fabre ships made adventurous crossings in the politically unsettled conditions of the following years. With the disruption of the First World War and the restrictive immigration laws of 1921 and 1924, the great wave of immigration from Italy slowed to a trickle.

Most of these new immigrants came from agricultural districts and over half had been farmers. Often several families from the same town made the journey together or settled on the same street once in Providence. In 1885, there were only a few hundred Italian-born residents in Providence; twenty years later there 18,014, and in 1920, 42,044. By 1930, twenty per cent of the city's population was of Italian extraction — more than 50,000 persons. The original settlement of Italians along Spruce Street and Atwells Avenue eventually grew to include all of Federal Hill, known to these settlers as "Colletto" or "Little Hill".

The early contact of this new group of residents with the larger society of Providence and the West Side was characterized by some antipathy and, like the Irish, the Italian community of Federal Hill faced social segregation. Thus, in the early years Italo-Americans were confined to the large triangle about Atwells Avenue and north of Broadway. The rapid influx of Italian immigrants, many of them with minimal resources, to the already densely-populated West Side inevitably modified the housing pattern, indeed the entire social structure of the area. Triple deckers became the predominant building type. As pressures for available housing and services increased, the houses of Federal Hill became congested and overcrowded, and were often not provided with the same municipal services available in other areas of the city. A 1916 study of the *Houses of Providence*, conducted by John Ihlder for the General Committee on Improved Housing in Providence, found that many of the streets near Atwells Avenue, the result of careless platting, were unpaved and had no sewers. The cramped and inadequate housing situation was aggravated by the necessity of housing several families in structures designed for single families. *Houses of Providence* — found in its study areas on the West Side (bounded by Atwells, Arthur, Messenger, and Federal Street; Swiss, Knight, Gesler, and Ridge Streets; and Atwells Avenue and Sutton Street, near Spruce Street) that nearly forty per cent of the houses were occupied by more than three families.

### Cultural Resources and Organizations

An attempt by the larger community to relieve some of the worst ills of this impoverished immigrant community resulted in the establishment of several settlement houses on Federal Hill. Inspired by the English social reform movement, settlement house workers brought a sort of practical idealism to bear on the problems of the community. The Sprague House, opened in 1910 at 417 Atwells Avenue, and the later Federal Hill House at 400 Atwells Avenue, provided many of the services which today are the province of the professional social service worker: industrial and vocational training, health services, and the like. Although its functions have been modified by changes in the community in the twentieth century, Federal Hill House continues as an active organization and is planning a new headquarters in the area to replace the original 1916 building, demolished in 1973.

Settlement houses were the projects of prominent individuals from outside the community, but the Italian-Americans of the Fed-





Fig. 53: Holy Ghost Church (1901), Atwells Avenue, Ethnic Heritage Project

eral Hill community created their own social clubs, political clubs, mutual benefit societies, newspapers, churches, and various associational activities and institutions that gave the community its civic and economic foundation as well as its unique social and ethnic pattern. Literary societies, such as the Italo-American Literary and Social Club, and newspapers, such as the *L'Aurora* whose office was on Spruce Street and the long lived *L'Eco* which later published in both English and Italian, enabled the Italian community to maintain contact with the larger society while preserving some of its own culture. Mutual benefit societies provided a form of insurance for members who, in exchange for their membership, acquired sickness and death benefits and medical care. A public bathhouse, opened in 1911 in Franklin Square, and other public baths in local schools, became social centers and popular meeting places. Local banks organized by community members such as Nicola Calderone's on Spruce Street, later on Atwells Avenue, provided a valuable service in transmitting currency to and from Italy, and often served as steamship ticket brokers, postmasters, and financial advisors as well.

Some groups, such as the Frosolone Club of former residents of Frosolone, near Naples, were based on a shared origin; this was a characteristic of Italian immigration whereby entire villages were transplanted from the old country to the new. The Sons of Italy, a consolidation of many smaller groups, opened its headquarters at Broadway and Pallas Street in 1923 and the Italo-American Club was located on Broadway. The Aurora Club located at Sutton Street and Broadway, was the most prominent and prestigious of such social and service societies. Its first president, Antonio Capostoto, who lived on Sutton Street, became a leading figure in Rhode Island legal circles — he had arrived from Italy in 1906, and in 1912 was assistant to the Attorney-General of the state; throughout the 1920's and 30's he served as a judge on Rhode Island Superior and Supreme Courts.

As the Irish Americans had done before, Italo-Americans soon made an impact on the political life of Providence and Rhode Island. The impact of Italian voters and candidates is best exemplified in the career of John O. Pastore, the first elected governor of Italian origin in the United States and the first Italo-American to sit in the U. S. Senate. Son of a Pallas Street tailor, Pastore had studied law at night and became assistant to the attorney general before he was elected Lieutenant Governor. When Governor J. Howard McGrath resigned his post, Pastore assumed the seat and, in 1946, won the governorship in his own right. His election signified the political arrival of Italo-Americans and illustrated the growing economic and



electoral power of his community. The 1974 election of Providence's first Italian-American Mayor, Vincent Cianci, is a recent illustration of the political potency of a group once excluded from power.

In the early twentieth century, the Catholic Church continued to be an important part of the cultural life of Federal Hill. Holy Ghost, the first Italian national parish in the area to serve the small Italian community located along Atwells and Brayton Avenues, was organized in 1889 under the leadership of Rev. Luigi Paroli, a member of the Scalabrian order organized to provide Italian priests for immigrants. The Church of the Holy Ghost of 1901, at Knight Street and Atwells Avenue, with its tall campanile and polychromed brick and terracotta, and the Beaux-Arts Saint Mary's Parochial School of 1904, on Bainbridge Avenue, reflecting the power and influence of the Catholic community, were both designed by Murphy, Hindle, and Wright. The parish of our Lady of Mt. Carmel was formed in 1921 from a division in Holy Ghost parish, and in the same year purchased the hall owned by the Sons of Italy at 12 Spruce Street for its church. In 1925, Our Lady of Mt. Carmel built its present church.

As the Italo-Americans of Federal Hill became integrated into the business and social life of the state, many members of the community attained prominence in the construction industry and the building trades. The Providence born architect, Oresto DiSaia, was responsible for a well-known landmark in the West Side – the 1926 Uptown theatre, now the Columbus theatre, designed in the rich Baroque Beaux Arts Style. The theatre, DiSaia's first major work, was built by Domenic Annotti, a West Side resident and an important figure in the real estate business.

Others developed retail and manufacturing businesses to provide Italian specialties not easily available elsewhere. Antonio Poallili's music store on Atwells Avenue, for example, sold both American and Italian sheet music. Michele Paliano's grocery store imported Italian food products; Paliano, who lived on Vinton Street emigrated to Providence as a young man; he had worked as an overseer in the Fletcher Mill until he opened his own business on Atwells Avenue. Italian bakery products and confectionery were provided by a number of large baking companies in the area; the Atwells Avenue bakery operated by Gaetano and Luigi Scialo, for example, sold its goods not only in the local community but throughout the state as well. An active pushcart market occupied DePasquale Square through the first half of the twentieth century.



Fig. 54: Uptown Theatre (1926), 264-270 Broadway



Fig. 55: "Scene in Little Italy, September, 1915"

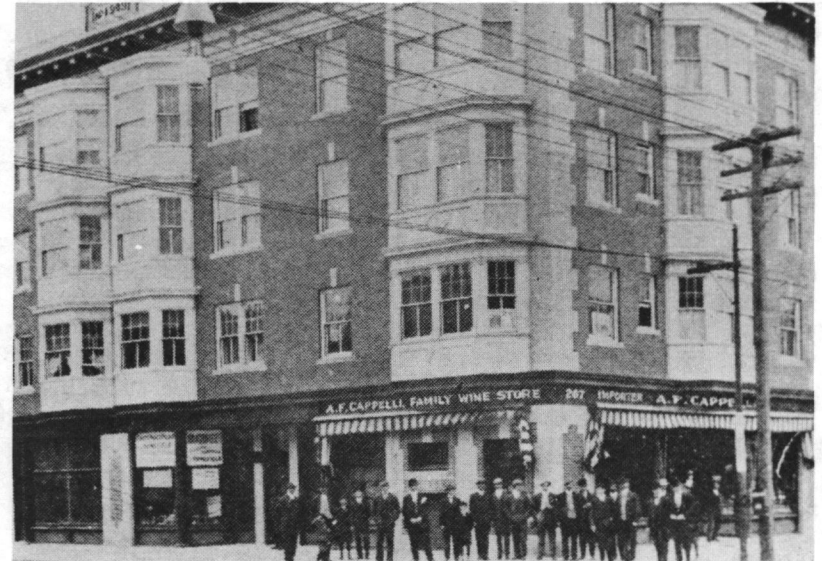


Fig. 56: Cappelli Block, 1900's, Atwells Avenue



Fig. 57: Parade on Atwells Avenue, 1906, RIHS Library



Fig. 58: Festa di San Giuseppe, March, 1976  
St. Joseph's Day

## Atwells Avenue

By the turn of the century Atwells Avenue once thickly populated with Irish, became the center of the Italian district, known to all as "Little Italy." Following patterns from the "Old Country", businesses utilized space on the street level and residences occupied the upper floors. In the 1930's the Avenue would have reminded the shopper a little of Naples with fruits and vegetables on the sidewalks, hawkers selling their wares in pushcarts on the streets, and the sounds and scents of live chickens and rabbits in wooden cages emanating from the little markets. The community was almost entirely self-sufficient with practically all possible necessities available in stores or from vendors on the Avenue

Today, the house at 150 is owned by one of the few remnants of native American stock in the Italian section of this busy thoroughfare. It was the family homestead of Frederick Rice, proprietor of a periodical store who saw the pioneer Italians arriving with "little more than the clothes on their backs." The old house at 178 is the site of the headquarters of the first Italian social organization, the Mazzini Club founded in 1899. At 149, stands the building where Frank P. Ventrone, known as the "macaroni king" kept his wholesale business some 20 years. As an act of gratitude to America, he erected in 1905 a big clock-stand on the sidewalk facing his place of business. Scialo Bros. Bakery at 257 Atwells Avenue and Frank Calise at 125 Sutton Street still ship bakery products to all parts of the state. Standing on the corner of Atwells and Balboa Avenues (now DePasquale Avenue) at 263-267 is the brick building of Antonio F. Capelli, pioneer of Prata Sannita. Opposite this corner is the Nicola Capelli Building at 277, named after the brother of Antonio Capelli. The two Cappellis, with Nicola Caldarone and Vincenzo Bufalo, both bankers, built a number of six-tenement houses to accommodate Italian emigrants. In the same section at 296 stands the John Carulo building. It was the first built in 1888 at a time when there was hardly an Italian on the Avenue and rebuilt in 1928. At 361, Gasbarro's wine and liquor store remains one of the most successful of Italian-owned businesses. Antonio Gasbarro, whose family had kept a wine store in Italy, emigrated in 1898 and worked at the Rhode Island Locomotive Works until 1902 when he opened a small retail store on Knight Street; in 1907, he moved the business to Atwells Avenue. It is not unusual for merchants along Atwells Avenue today to maintain a family business established for over fifty years. This stability and cohesiveness has established a highly ethnic neighborhood. In 1970, population statistics showed nearly half of Federal Hill's residents were foreign born with 76.6% of this group of Italian parentage.

In planning the future development and preservation of the West Side it is important to understand certain trends including: an increasing elderly population (coupled with a national fertility rate decline), the continuing stability and quality of West Side housing derived from ethnic patterns of co-ownership and rental in multi-family units, a resulting long-term property commitment supported by some reluctance to change, and the "draw" of the Italian community's specialty shops, markets and restaurants to residents of metropolitan Providence.

The people, stores, theatres, sports, schools, politicians, festivals, legends and dreams of Federal Hill are all vividly recaptured by Tony Marrocco, columnist, in "The Federal Hill Story" appearing weekly in *The Echo* — and continuing a tradition established by Ubaldo U. M. Pesaturo in the 1930's.

# Streets and Corners of Little Italy

BY UBALDO U. M. PESATURO

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## Italian Professional Men, Artists and Artisans Take Hold of America, Sutton, Vinton and Knight Streets

It is not correct to speak of Federal Hill as the only Italian quarter in the city. There are several other "Little Italys." There is a large one on Charles street. There is one at Eagle Park; still another in

down on Dean street and adjoining territory. Professional men, business men, artists and artisans had taken hold of America, Sutton and Vinton streets. Knight street, over-run by push-cart peddlers and small storekeepers, was being so commercial-

who perished in the LaSalle disaster, came to live there. Conca and Dr. Maiello in 1907 from Atwells av Caputo, a former barber and pioneer from Philip Villani, a veteran, and the late Angelo former Mayor of Vaira were among the outstayers who came to live on An. By 1917, this residential area only a few years before of old American families

Fig. 59: "Streets and Corners of Little Italy" Ethnic Heritage Project



#### IV. PROBLEMS AND OPPORTUNITIES

Thought of today as an important body of Victorian residential buildings, the West Side has a long social history which is as important as its remaining architectural display. Domestic and public architecture of distinction and interest remains, strongly evident along Broadway, and to a lesser extent about the Dexter Training Ground and indeed throughout the area. While there are some buildings of great architectural merit, most are modest, and their significance lies primarily in their environmental context and in their role in the architectural development and growth of a major residential area. In essence, then, the history of the West Side illustrates the evolution of an important urban neighborhood. The area's bounds are a product of historic and geographic phenomena, of past and present land uses. The importance of the relationship between the West Side and the rest of the city, especially the downtown, has been apparent since the early beginnings of the city and should not be discounted.

Since the early 1950's, the West Side has suffered out-migration of its residents to new suburban areas of Mount Pleasant, Johnston, Warwick, and others; fully one-third of its population abandoned the area in the decade following World War II. As population dwindled, public buildings have been consolidated, leaving vacant schools and churches as well as houses. Coupled with this has been a general deterioration of many older structures, and recent spot clearance has been so severe that the historic character of such areas as Atwells Avenue has been largely destroyed, as had Westminster Street earlier in the century. The complete rebuilding of certain perimeter areas and construction of Interstate 95 has resulted in isolation of the West Side, from the downtown. However, in spite of the non-residential incursions and demolition, the remaining historical and architectural legacy is both conspicuous and interesting, important in the development of Providence, and worthy of preservation.

Preservation is a means of guiding change, not for excluding change. Indeed, a continuity with the past is meaningless without provision for further change. There is a need for both restoration and appropriate renewal. Such urban renewal must, however, be directed to the visual and social reinforcement of the area's characteristic form, so that new development will reflect historic development patterns.

\* \* \*

#### Zoning

An attempt to reorganize commercial and industrial uses and to remove and limit them in residential areas was made possibly by zoning enabling legislation passed by the state legislature 1921. The 1923 zoning plan for Providence allowed industrial uses on the western bank of the Woonasquatucket and in a wide area in the eastern half of the West Side crossed by Westminster and Dean Streets, but not reaching Broadway. However, the commercial districts, previously limited to a stretch of Westminster Street east of Hoyle Square and to the Italian colony along Atwells Avenue, now included large areas of the West Side. Both sides of Atwells Avenue for much of its length, both sides of Broadway for virtually its entire length, and much of Westminster Street were zoned commercial, although many of the uses were actually professional offices. With the zoning restrictions and the introduction of new commercial uses, the breakdown of established neighborhoods began. Along Broadway, earlier residences were altered or removed to accommodate new businesses. Westminster Street, particularly, has become a strip commercial development with only a few original dwellings left.

#### Vehicular Traffic

Many of the changes on the West Side in the twentieth century are partly attributable to the increasing importance of the automobile. Now a critical factor in urban development patterns, the prevalence of automobile transportation has had particular importance for the West Side. While it improved the accessibility to much-needed recreational and economic opportunities, automobile traffic clogged its broad boulevards and quiet back streets. Certainly in light of the energy crisis and the glut of automobiles in the downtown areas of Providence, the rejuvenation of the West Side as a "street-car suburb" assumes particular relevance. The problems of commuter traffic and rapid increases in building costs underline the desirability of providing improved public transit to such urban residential units close to the city core.

#### Redevelopment Programs

Redevelopment can help to provide necessary new facilities and to eliminate environmental deficiencies simultaneously. Every portion of this study area has been involved in one or another of various redevelopment projects in the recent past. In 1951, Federal Hill was included in the Providence Redevelopment Agency's report to the



United States Housing and Home Finance Agency Division of Slum Clearance and Urban Redevelopment. Necessary improvements were planned to better housing conditions, increase open recreational spaces, and separate residential and non-residential uses of land. The area covered was bounded to the north by the railroad tracks and to the south by Broadway, extending the whole length of that road; a detailed plan was drawn up for that part north of Atwells Avenue and west of Dean Street, calling for complete clearance. Although little concrete action resulted from proposals with the exception of Wiggin Village built in the 1960's, a decade later similar ones were prepared.

In 1964, Deleuw, Cather and Company, under contract to the Rhode Island Department of Public Works and the U. S. Bureau of Public Roads, produced a comprehensive report "The Federal Hill area." The Deleuw, Cather report identified specific problems in the area: declining trade in commercial areas; land use problems, especially the lack of recreational facilities, the presence of industrial and commercial uses, and mixed uses; and deteriorating building conditions. To remedy these conditions, Deleuw, Cather suggested consolidation of retail uses, particularly along Atwells Avenue; elimination of mixed uses; clearance of some blighted areas; and selective elimination of buildings in other areas to provide extra space. Some of these recommendations are now being put into effect. Their proposed Route 6 Connector is now being constructed and should be completed within a few years. Running parallel to the railroad on the northern and western slopes of Federal Hill, between the Civic Center Interchange and the expressway at Olneyville, this road adds slightly to the barrier effect of the railroad but will divert present through traffic around the West Side. The most drastic alteration proposed was the enlargement of Dean Street which will become the major north-south access to the West Side.

Responsibility for current redevelopment efforts was subsequently set up under two projects, the West Broadway Neighborhood Development Program and the Federal Hill East Renewal Project. The latter project, coordinated by the Providence Redevelopment Agency was never funded for physical activity. The initial far-reaching proposals for that part of the West Side north of Westminster Street and east of Knight Street had already been reduced to include only the heart of the old Italian community, as bounded by Atwells Avenue, Dean Street, DePasquale Avenue, and Kenyon Street. Virtually complete clearance would have allowed the construction of new commercial structures along At-

wells Avenue and new residential units behind; an expanded church complex across Atwells Avenue was to be included.

The West Broadway Neighborhood Development Project now funded only through Fiscal Year 1976 was proceeding rapidly with its main concern — the lack of open space and parking, substandard housing, and the existing mixed land uses — until the virtual moratorium imposed on such projects in 1973 by the federal government. The entire western half of this study area, bounded by the expressway along the western edge, Cranston Street to the south, and Knight and Bridgham Streets to the east, including both the Dexter Training Ground and much of Broadway, is included in the area. Broadway will not be widened as had once been planned, and many of the twentieth century commercial intrusions are proposed for elimination if additional funding is available. It is intended to retain all professional uses. While immediate plans propose acquisition of property primarily to ease overcrowding, several large tracts of land have also already been cleared: a new school is being constructed along the western edge of the West Side between Broadway and Westminster Street and overlooking the expressway and Olneyville; a neighborhood health center has already been constructed within a three-block clearance site east of the Armory along Cranston Street; and ninety-six new residential units are under construction within the northern-most section of the district, bounded by Knight, Gesler, Ridge, and Swiss Streets.

### **Community Development Act**

The West Broadway Neighborhood Development Program has today been replaced by the Community Development Act Program which provides unrestricted block grants to communities in place of the former categorical grants.

In the fall of 1975, a loan program funded through this Community Development Act was instituted to provide loans to homeowners. Organized and administered by New Homes For Federal Hill under a sub-contract from the Mayor's Office of Community Development Agency of the City of Providence under the name of Home Improvements Providence (H.I.P.), this program provides grants and low interest loans to property owners to make needed repairs in their residential buildings. The West Side was identified as one of the initial target areas for instituting the loan program in Providence and by August of 1975 loan applications were being accepted in the neighborhood. In 1976, the impact of this loan program will become visually and socially apparent in the West Side.

### Providence Business Development Organization

Interest in the economic revitalization of the West Side, specifically in the Federal Hill and West End neighborhoods, is currently very active. In 1975, a new group, the Providence Business Development Organization, received initial funding for six months from the National Center for Urban Ethnic Affairs. Recognition of ethnic groups as the key for neighborhood revitalization is a stated aim of this center. As a result two reports *Atwells Avenue-Market Analysis* and *Cranston Street-Market Analysis*, prepared by James V. Byington & Associates of Jamestown, New York, were published in November, 1975.

These reports defined the condition and composition of each commercial corridor, and its relationships to the total neighborhood as part of either Federal Hill or the West End sections of the West Side. Factors which influenced the commercial potential of each corridor including businessmen's perception of problems and needs, shoppers' interests and habits, and trade areas were identified. Methodology included use of a businessmen's survey, shopper survey and compilation of a commercial inventory. In addition a generalized localization map showing structural deterioration was prepared for each corridor and a color coded structural condition map for the West End.

The conclusions of these reports underline the vitality and promise of both neighborhoods and recognize the growth potential found in the West Side. For Atwells Avenue the "market study concludes that the Atwells Avenue retail business corridor or Federal Hill has almost unrestricted market potential. Revitalization efforts reinforcing the ethnicity of Federal Hill and Atwells Avenue have every chance of success." For the West End "this report concludes that a number of existing conditions on Cranston Street and within the West End neighborhood are negatively affecting commercial revitalization. However, the fact that the neighborhood is essentially sound and there are markets for certain types of new or expanded commercial activity within the neighborhood, suggests the revitalization of Cranston Street is possible".

Both reports detail a nine point revitalization strategy based around the coordination of merchant groups as "planning cells" with professionals, city officials and financial institutions. In January of 1976, this work resulted in continued funding from the

Office of Minority Business Enterprise for two years to enable the Providence Business Development Organization to strengthen existing businesses and attract new business to the Atwells Avenue and West End corridors.

### Broadway-Armory Historic District

The "Broadway-Armory Historic District", an important example of a nineteenth-century urban residential neighborhood, was entered on the National Register of Historic Places in June, 1974. The district is bounded by Grove, Federal and Kenyon Streets on the north, Dean, Carpenter and Bridgham Streets on the east, Durfee, Cranston and Superior Streets on the south and Messer and Barton Streets on the west. Although listing on the National Register provides a measure of protection for buildings within the district and the opportunity to apply for grant-in-aid (see Appendices B and E,) it should be recognized that only a relatively small section of the West Side is included in the "Broadway-Armory Historic District." Surrounding and supporting the district are a number of lesser-known structures and areas which, as a group, enhance the overall character of the West Side and should be protected.



**S. B. WHITFORD,**  
**TOBACCONIST,**  
WHOLESALE & RETAIL. Also  
**DEPOT FOR THE EMBLEM AND**  
**NATIONAL CIGARS,**  
And SMOKERS' ARTICLES generally.  
Sole agent for Michigan Fine Cut Chewing  
and the best grades of Old Virginia Smoking Tobaccos.

No. 29 Market Square, Providence, R. I.

Fig. 60: Advertisement, *Providence Directory*, 1869, PPS  
Owner, 185 Broadway

## VI. SUMMARY AND RECOMMENDATIONS

The West Side of Providence retains much of the physical evidence of its historical development. From its earliest use as an agricultural adjunct of the tiny settlement, connected by a bridge or ford to the East Side of the town, the West Side has participated in the growth and expansion of the civic, social, and economic life of Providence. The network of roads connecting the burgeoning trade of eighteenth century Providence with its hinterland is still evident in the pattern of major streets in the West Side. The subsidiary street pattern of the area reflects its pattern of urbanization as large farm lots were sub-divided into house lots throughout the nineteenth century. The industrial development of Providence, which culminated in the nineteenth century when the city was a leading national industrial center, is reflected in the industrial development of the Woonasquatucket River and in the few industrial uses which remain in the area. Evidence of the prosperity engendered by extensive industrial and commercial growth is seen in the architectural fabric of the West Side — the grand houses and wide thoroughfares built for citizens of wealth and standing. The West Side has played a crucial role in the development of Providence as a multi-ethnic community. For large numbers of Irish and Italian immigrants the West Side was the site of their introduction to American society; it was here that many newcomers to Rhode Island established the community enterprises and institutions which aided their integration into the life of the state.

This report attempts to identify the remaining components of the historical development pattern of Providence's West Side. The same recognition has been accorded to urban design features — focal points, axes, boundaries, etc. — and to elements of landscape design and to the topography itself, as has been accorded to architectural and historical qualities. In light of these conditions, the Rhode Island Historical Preservation Commission makes the following recommendations to the citizens and the City of Providence:

1. To provide for the protection of the heritage of the West Side, including its important buildings, neighborhoods, streetscapes, and open spaces, through the following actions:
  - a. publicizing the entrance of the "Broadway-Armory Historic District" to the National Register of Historic Places to stimulate a program of restoration and conservation, and protection from the adverse effects of projects involving the use of federal funds. Structures within the district are eligible for funds of the Grant-in-Aid program of the National Park Service, as administered by the Rhode Island Historical Preservation Commission (see Appendix B);
  - b. nominating additional structures and properties, from the State Inventory and outside the "Broadway-Armory District," as deemed appropriate, to the National Register of Historic Places. Special attention should be directed to the old Italian colony around Atwells Avenue.
  - c. extending the jurisdiction of the Providence Historic District Commission through approval by The Providence City Council by granting it responsibility for review of all major alterations, demolition, and new construction in the area of the "Broadway-Armory Historic District", in accordance with the state enabling legislation passed in 1959 (chapter 45-24-1, as amended) and the local ordinance passed by the Providence City Council in 1960. This historic district is needed to protect architectural, social and environmental values as well as investments within designated areas. It should be explained and promoted through the local press and organizations, churches and other interested community organizations. Design of new structures, while expressing contemporary building and design methods and philosophy, should be sympathetic to the environmental scale and character of the West Side.
2. To re-establish the historical and environmental identity of the West Side as a goal of planning efforts in the area recognizing boundaries, axes and associated focal points by:
  - a. paying particular attention to the axes formed by: Broadway, Westminster Street, Cranston Street, Atwells Avenue and Dean Street and important focal points including the Dexter Training Ground, Hoyle Square, Decature Square and Holy Ghost Church;
  - b. relocating incongruous commercial and industrial uses that have long been a part of the historical development of the West Side and are not, in and of themselves, necessarily disruptive. Transfer of development rights and other financial inducements could help to facilitate relocation. Current commercial concentrations near Hoyle Square and along Atwells Avenue could be amplified.

- c. encouraging re-use of the historic commercial and residential structures. When original uses are no longer appropriate or feasible, viable re-uses should be identified and encouraged, such as the conversion of Victorian mansions to professional offices or the possible re-use of vacated schools for a senior citizen center, day-care center or other needed community facility.
  - d. encouraging a study of the Cranston Street Armory in order to more fully utilize its potential as a neighborhood facility in addition to its traditional role as a National Guard Armory;
  - e. consolidating existing residential areas through the relocation of threatened historic buildings. Residential use should be encouraged and no further large-scale demolition contemplated. In addition, spot clearance should be approached cautiously; the "thinning out" of streetscapes by selective removal of buildings may severely alter the relationship of the remaining structures to each other and to the street.
3. To improve appropriate public transit facilities connected with the downtown center and other areas of the city. Readily available public transportation may provide an alternative to the introduction of further disruptive automobile traffic in the narrow cross streets of the West Side.
4. To encourage the development of an educational program, possibly in conjunction with the Providence Preservation Society, the Providence School Department, the Office of the Mayor, The Rhode Island Council of the Arts, and all interested local organizations and churches. This program would acquaint residents of the West Side with their architectural and social heritage and with preservation efforts in other communities. Steps could include:
- a. appropriately marking historic buildings and sites including the site of the pre-Revolutionary Holye Tavern (1739, 1783, demolished 1890) where the Citizens Savings Bank now stands; an extravagant Broadway mansion such as the George W. Prentice Estate (1880) at 514 Broadway; a major public institution such as the Cranston Street Armory (1896); and an important commercial structure such as the Capelli Building (1909) at 263-267 Atwells Avenue as part of the American Bicentennial celebration in addition to an on-going program of marking local houses and sites. Additional buildings and sites suitable for historic plaques are listed in Appendix E, State Inventory listings for the West Side.
  - b. encouraging walking tours, street fairs, festivals, and open air markets – once the trademark of the area.
  - c. developing an education program within the Providence school system to teach the history of the West Side and encourage future youth participation in its preservation.
  - d. upgrading the community image of the West Side by continued use of the information media to keep citizens informed about preservation progress.
5. To encourage private restoration and rehabilitation activities by:
- a. seeking creative solutions such as real estate tax relief, possible temporary freeze on assessments or utilization of "urban homesteading" with cooperation of the City of Providence;
  - b. utilizing low-cost rehabilitation loans through provisions of the Housing and Community Development Act of 1974.
6. To enhance the commercial areas of the West Side, especially Atwells Avenue, Broadway and Westminster Street and improve the street environment as a base for enriching daily life through a street beautification program – signs, lighting, parking, planting, street furniture, and paving materials all considered. Steps to achieve revitalization include:
- a. promoting restoration of individual and block facades including surface materials, color, the relationship of windows and doors, and enhancement of special architectural details;
  - b. obtaining passage of an improved sign ordinance which would eliminate obstrusive, over-scale, or inappropriate commercial signs and graphics;



- c. undertaking a professional study of parking needs. Maintenance of the building-to-street relationships throughout these densely developed commercial areas should be carefully considered with selected on street parking and development of small lots both considered. Landscape buffers should be provided for parking lots and use of a variety of materials including stone, brick and aggregate concrete in addition to asphalt utilized to give texture and variety to the streetscape.
- d. planting of trees throughout the West Side, initiated by the West Broadway Neighborhood Development Programs, should be continued with particular attention to Decature Square, and pedestrian routes leading into the City. The Housing and Community Development Act of 1974 is a potential source of funding.

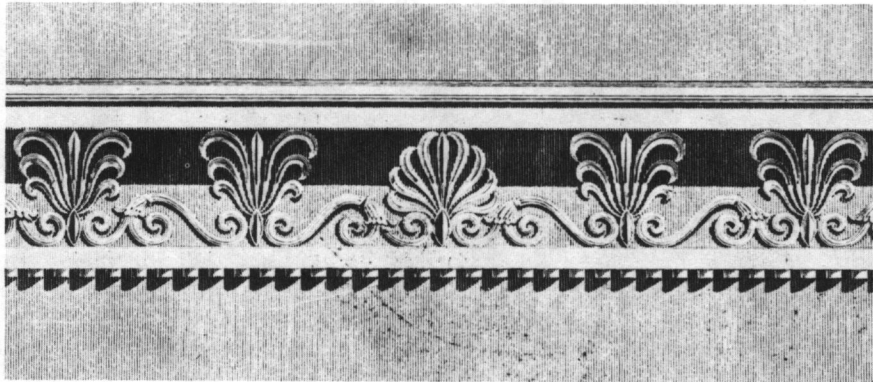
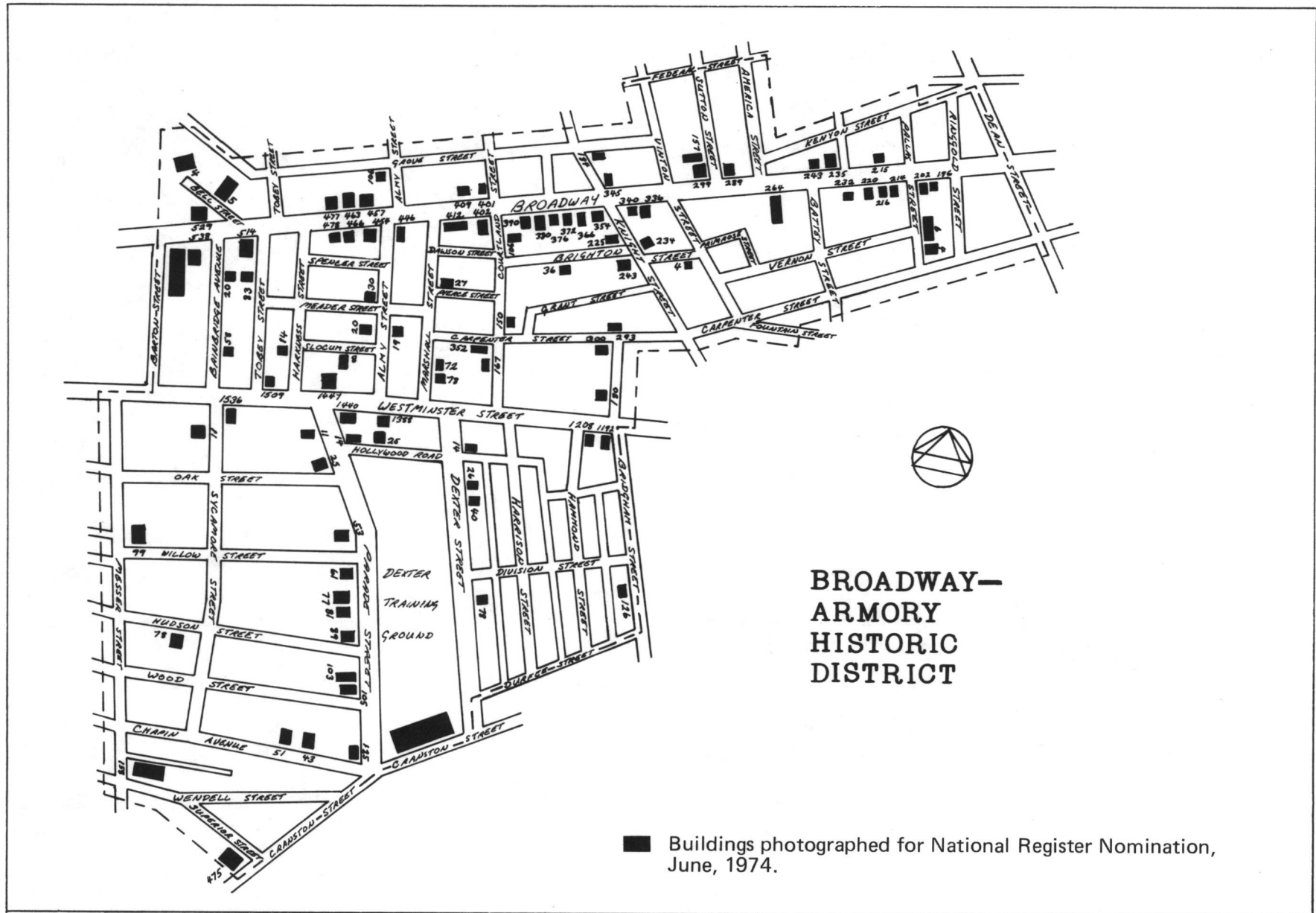


Fig. 61: Section, "Portal Design", Asher Benjamin, 1836



Map Plate D:

## APPENDIX A: HISTORIC DISTRICT AND NATIONAL REGISTER NOMINATIONS

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

The "Broadway-Armory Historic District" was entered on the National Register of Historic Places in June, 1974. A map of this district is shown on page 48. Appendix E is a listing of all sites and buildings, in or related to the West Side, which have been recommended for inclusion on the Rhode Island State Inventory of Historic Places, and from which nominations could be made to the State Register (which requires that state and municipal agencies obtain the advice of the Rhode Island Historical Preservation Commission before undertaking any activity which might threaten such a property). In reviewing these listings, it should be recognized that they represent only those properties most essential to the proper conveyance of the area's historic identity. Surrounding and supporting these are a wealth of lesser known properties which, as a group, do much to enhance the overall historic character of the West Side and should be protected. The final survey maps, available through the Commission, should facilitate an understanding of the relationship of these structures to their larger environmental context.

## APPENDIX B: GRANT-IN-AID PROGRAM


Since 1971 the Rhode Island Historical Preservation Commission has been able to award through the National Park Service fifty percent matching grants for the restoration or acquisition of properties listed on the National Register of Historic Places. To date 90 grants have been awarded to local historical societies, community organizations, the State of Rhode Island, and private individuals for projects throughout the state. These grants have ranged in size from \$1,000 to \$200,000 with the grantee providing an equal amount. Grantees also benefit from the free advice of restoration professionals serving as consultants with the Commission.

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

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

Matching funds can come from either private, local, or state sources. Also, funds available under the Housing and Community Development Act of 1974 are eligible for matching purposes. Grant applicants are urged to submit requests for the maximum amount for which they have matching capability. This will enable Rhode Island to secure a large apportionment of grant funds from the federal government. Owners of historically significant properties which are not as yet listed on the National Register but who desire aid should contact the Commission about nomination so as to be eligible for this program in subsequent years.



HISTORIC BUILDING DATA SHEET RHODE ISLAND STATEWIDE SURVEY PHASE 1		COUNTY Providence
PLAT <u>28</u> LOT <u>27</u>		CITY/TOWN Providence
VILLAGE <u>Broadway-Armory</u>	KNOWN AS <u>Fire Station #9, Engine House (now Veteran's Club of R.I.)</u>	ROAD Pallas Street
OWNER <u>Joseph I. &amp; Italia V. Luongo</u>	PHOTO NO. <u>P-P-15-19A, P-P-1-30</u>	MAP NO. 4
PRESENT USE <u>Vacant?</u>	ORIGINAL USE <u>Firestation</u>	PRIORITY
LAND USE <u>Residential</u>	ARCHITECT _____	
STYLE <u>Early Victorian Romanesque</u>	CONSTRUCTION DATE <u>c.1856</u>	
CONDITION <u>Good</u>	SOURCE OF DATE _____	
REMODELING <u>Minor</u>	HISTORY: MAPS <u>Lot created 1856</u>	
DESCRIPTION: STORIES <u>2</u>	<u>1857 - Engine</u>	
ROOF <u>Gable, corbelling under eaves.</u>	<u>1875 - Fire Station #9</u>	
CHIMNEYS _____	<u>1882 - Fire Station #9</u>	
FOUNDATION <u>Granite</u>	OLD PHOTOS _____	
WALL COVER <u>Brick</u>	SOURCE _____	
ENTRANCE <u>End, central, round-headed</u>	OTHER: _____	
WINDOWS <u>Round-headed.</u>	REFERENCES/BIBLIOGRAPHY _____	
OTHER: *Needs restoration; rating reflects uniqueness.	_____	
OUTBUILDINGS <u>None</u>	_____	
SITE/LANDSCAPE <u>Gable end to road, abutting sidewalk; no planting; vacant lot.</u>	_____	
ARCHITECTURAL VALUE <u>3A*</u>	HISTORIC VALUE <u>1A</u>	
SURVEYOR <u>JHG</u>	DATE OF INSPECTION <u>7-73</u>	

## APPENDIX C: METHODOLOGY

A standard survey form, the "Historic Building Data Sheet", has been prepared by the Rhode Island Historical Preservation Commission for use throughout the state (see Fig. ). The survey sheet allocates a section each to architectural and historical data. Architectural aspects include style, condition and remodeling, specific physical details, and environmental considerations, while the historical categories include relevant dates, identification of historic maps, sources of early photographs, bibliographical references, and specific events or individuals with which the structure may be associated. The property is identified by map or street number, plat and lot numbers, and ownership, and a photograph of each property has been attached to the appropriate survey sheet.

Architectural ratings have been assigned on a 0-4 continuum. The highest rating, 4, is reserved for those structures deemed of outstanding importance; these buildings are the most important architectural monuments of the West Side of Providence and are, in most instances, key visual landmarks — focal points defining the character of a specific area. 3's and 2's constitute the bulk of the historic fabric of the area; these form an indispensable setting, an overall visual context, essential to the best known structures and sites. The rating 1 designates buildings of little intrinsic architectural merit; in some cases, however, these buildings were deemed good 'background buildings' surrounding more important properties. Finally, the rating 0 has been assigned only to those buildings which in no way contribute to this historical fabric and which may in fact detract from it. An "A" has been added to the numerical value if a property is deemed important to the fabric of its neighborhood, so that loss would result in damage to the environment.

Similarly, historic value has been assigned as follows: 0 — no known value; 1 — local value; 2 — state value; 3 — national value. The "A" designation has also been used to denote a structure which contributes positively to the historic environment. In this survey, buildings that have been altered to a degree that their original appearance may no longer be determined from an exterior survey, were assigned somewhat lower ratings than the best preserved structures of the same period; an interior examination might prove that some of these structures are worthy of a higher architectural value. Likewise, a later discovery of an important historical fact or a reevaluation of previously-known facts might raise the historical rating.

Fig. 62: Sample Survey Sheet

Data from survey sheets has been transferred to a map on which buildings are identified by sheet or map number, and number and letter codes indicating architectural and historical significance. The map (see sample detail in Fig. ) is drawn to a scale of 1"=100'. It depicts every structure within the district, regardless of date or historical importance, in order to portray the present context of the historic fabric of the West Side. Thus, information pertaining to historic preservation in the West Side is readily available for all planning purposes.

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 Old State House, 150 Benefit Street, Providence; and the others are placed in appropriate local repositories. Each set of materials consists of the individual survey forms, maps, and final report.

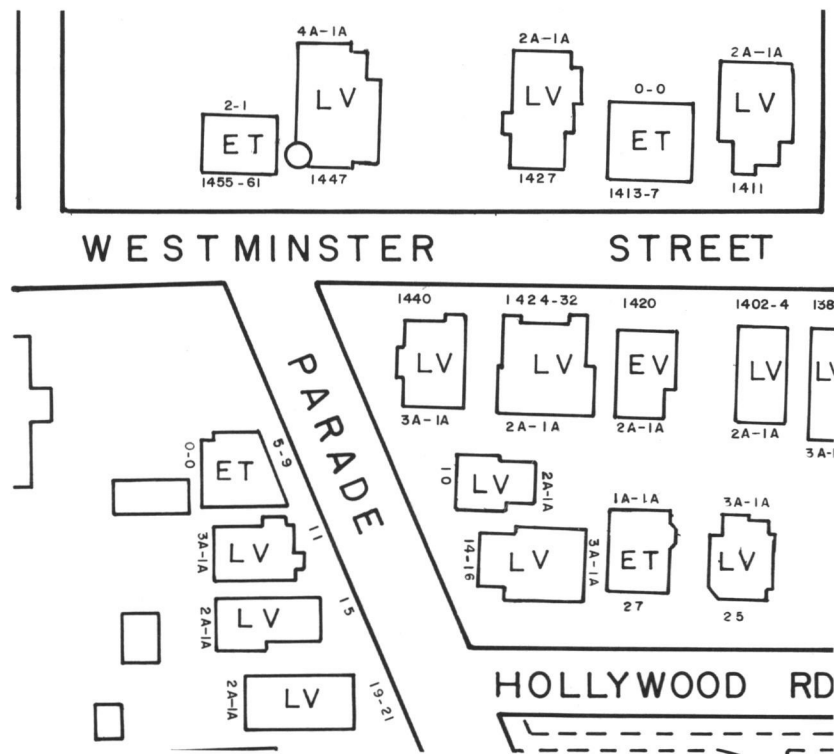


Fig. 63: Sample detail of Survey Map

## APPENDIX D: PERTINENT AGENCIES

### Local

Congress of Ethnic Neighborhood Organizations, 56 Sutton Street, Providence, Rhode Island 02903

Office of the Mayor, City of Providence, City Hall, Providence, Rhode Island 02903

New Homes for Federal Hill, 56 Sutton Street, Providence, Rhode Island 02903

P.A.C.E., 557 Public Street, Providence, Rhode Island 02907

Providence Bicentennial Commission, c/o Donald McKiernan, 211 Vermont Avenue, Providence, Rhode Island 02905

Providence City Council, City Hall, Providence, Rhode Island 02903

Providence Historic District Commission, 40 Fountain Street, Providence, Rhode Island 02903

Providence City Planning Commission, 40 Fountain Street, Providence, Rhode Island 02903

Providence Planning and Urban Development Department, 40 Fountain Street, Providence, Rhode Island 02903

Providence Preservation Society, 24 Meeting Street, Providence, Rhode Island 02903

Providence Public Works Department, 700 Allens Avenue, Providence, Rhode Island 02905

Providence Redevelopment Agency, 40 Fountain Street, Providence, Rhode Island

West Broadway Neighborhood Development Project, 40 Fountain Street, Providence, Rhode Island 02909

West Broadway Project Area Committee, 60 Bainbridge Avenue, Providence, Rhode Island 02909

## State

Audubon Society of Rhode Island, 40 Bowen Street, Providence, Rhode Island 02906

League of Rhode Island Historical Societies, c/o Norman E. Wright, Box 6, Lincoln, Rhode Island 02865

Rhode Island Bicentennial Commission, Old State House, 150 Benefit Street, Providence, Rhode Island 02903

Rhode Island Department of Community Affairs, 150 Washington Street, Providence, Rhode Island 02903

Rhode Island Department of Economic Development, One Weybosset Hill, Providence, Rhode Island 02903

Rhode Island Department of Natural Resources, 83 Park Street, Providence, Rhode Island 02908

Rhode Island Department of Transportation, State Office Building, Smith Street, Providence, Rhode Island 02903

Rhode Island Historical Preservation Commission, Old State House, 150 Benefit Street, Providence, Rhode Island 02903

Rhode Island Historical Society, John Brown House, 52 Power Street, Providence, Rhode Island 02906

Rhode Island Statewide Planning Program, 265 Melrose Street, Providence, Rhode Island 02907

## National

Advisory Council on Historic Preservation, 1522 K Street, N.W., Washington, D. C. 2005

American Association for State and Local History, 1315 8th Avenue, South, Nashville, Tennessee 37203

American Institute of Architects, Committee on the Preservation of Historic Buildings, 1735 New York Avenue, N.W., Washington, D. C. 20006

American Revolution Bicentennial Commission, 736 Jackson Place, Washington, D. C. 20276

National Trust for Historic Preservation in the United States, 740-748 Jackson Place, N. W., Washington, D. C. 20006

Society of Architectural Historians, 1700 Walnut Street, Philadelphia, Pennsylvania 19103

Society for the Preservation of New England Antiquities, 141 Cambridge Street, Boston, Massachusetts 02114

United States Department of Housing and Urban Development, 451 7th Street, S. W., Washington, D. C. 20410

United States Department of Interior, Bureau of Outdoor Recreation, 18th and C Streets, N. W., Washington, D. C. 20240

United States Department of Interior, National Park Service, Office of Archaeology and Historic Preservation (Historic American Buildings Survey, Historic American Engineering Record, National Historic Landmarks Program, National Register of Historic Places, Division of Archaeology), 18th and C streets, N.W., Washington, D. C. 20240

United States Department of Transportation, 200 7th Street, S. W., Washington, D. C. 20590

The Victorian Society in America, the Athenaeum, East Washington Square, Philadelphia, Pennsylvania 19106





**Number Street, Name, Date, Description**

		ate a milk station for the Italo-American community. At present the youth and adult programs are temporarily housed at 4 Bell Street through the cooperation of the Franciscan Mission. Federal Hill House to be rebuilt in 1976-77.			
470		"Church of the Holy Ghost" (1901): Large one story Early Twentieth century-Italian Renaissance Revival gable-roof church with arcaded campanile designed by Murphy, Hindle and Wright of Providence. Design includes use of polychrome terra cotta with brick, elaborate cornices, and turrets. Note rose window and central arched entrance with panels depicting the "Last Supper". Holy Ghost Church was organized by Rev. Luigi Paroli in 1889. Rev. Antonio Franchi became pastor in 1892 and Rev. Paola Novati in 1894. Bishop Scalabrini, founder of the Scalabrinian order to aid Italian immigrants, came from Piacenza, Italy, to dedicate church in 1901.	56-58 *	ship from Olneyville mill section and moved to large church on Broadway in 1864. "Residence" (c. 1891): 2½ story Late Victorian-Queen Anne house with cross-gable roof, corner turret and Queen Anne Revival style side porch.	177-181 * "Apartment House" (1890): 3 story multi-family Late Victorian dwelling; flat roof and deeply recessed central entrance with projecting bay and paired round windows.
			12	<b>Barker Street</b> "Residence" (c. 1840): 2 story Green Revival residence with gable roof and corner pilasters. One of few surviving Greek Revival style houses in Atwells Avenue area.	180 * "Residence" (c. 1885): 2 story Late Victorian-Italianate house with flat roof; facade includes interesting sawn detail above windows, balustraded balcony, and an ornate portico.
			71	<b>Bradford Street</b> "Camille's Roman Garden" (c. 1850): 2 story Early Victorian-Italianate palazzo with bracketed hip roof broken by raised central gable. Note formal symmetry of facade, paired windows and arched central window element. Remodeled and enlarged for a prestigious Italian restaurant.	4 * "Residence" (c. 1890): 2½ story small Queen Anne cottage with complex roof structure including cross gable on hip with extended salt box over front porch; detailing includes patterned shingles, decorated arches.
park		<b>Atwells Avenue at Knight Street</b> Tocci Square (1975): Small triangular park in front of Holy Ghost Church, dedicated July 20, 1975, in honor of P.F.C. Louis Tocci, Infantry, U. S. Army, killed in action, July 15, 1953, Pan-gol, Korea.		<b>Brayton Street</b> "Our Lady of Mt. Carmel Church" (1925): 2 story gable roof Early Twentieth century-Renaissance Revival church with raised central nave, square arcaded bell tower and elaborate facade designed by O'Malley-Fitzsimmons of Pawtucket. The parish of Our Lady of Mt. Carmel was established in December, 1920, with Rev. Nicola Armento, pastor, as an outgrowth of the Holy Ghost parish. In 1946 original church and rectory sold and new rectory built at 12 Spruce Street. Under vigorous leadership of Father Cavallaro the lower church was remodeled in 1962 and a major church renovation begun in 1967.	36-38 * "Frederick M. Ballou House: (c. 1869): 2½ story Late Victorian mansard double house; excellent bracketed double front entrance; owned in 1869 by Frederick M. Ballou, manufacturer, whose business occupied 34 North Main Street.
		<b>Bainbridge Avenue</b> "Residence" (c. 1887): 2½ story Late Victorian-Queen Anne house with cross-gable roof. A two-family house, it is a good example of the type of multiple family dwelling built in the Queen Anne style to look like a large mansion, note elaborate shingled details and complex porches.		<b>Broadway</b> "O. Johnson House" (c. 1845): 2½ story Greek Revival house with pedimented gable roof. This is a typical three bay house set gable-end to street with excellent Doric portico; addition of scroll design brackets and use of round headed windows on side show transition to Early Victorian forms. Built for Oliver Johnson, merchant, who operated a business at 13 Exchange Street.	148 "O. Johnson House" (c. 1845): 2½ story Greek Revival house with pedimented gable roof. This is a typical three bay house set gable-end to street with excellent Doric portico; addition of scroll design brackets and use of round headed windows on side show transition to Early Victorian forms. Built for Oliver Johnson, merchant, who operated a business at 13 Exchange Street.
		"St. Mary's Academy of the Visitation" (1904): 3 story Early Twentieth century-Beaux Arts classical structure with flat roof, cornice, modillions, dentils, and triple arched loggia entrance designed by Murphy, Hindle and Wright. Built as an adjunct to St. Mary's parish church originated in 1853 with a large member-	130	<b>Bridgham Street</b> "Frances M. Andrews House" (c. 1845): 2½ story Early Victorian pedimented gable roof house with bracketed cornice. Note excellent door with very heavy brackets. House is good example of transition from pure Greek Revival to Early	185 * "Silas B. Whitford House: (c. 1855): 2½ story Early Victorian house with pedimented gable roof; brackets used at eaves, cornice, one story bay window and Italianate portico. House is a good example of the transition from Greek Revival to Italianate style. Silas Whitford and Albert L. Sanders operated a wholesale grocery business at 27 Exchange Place.

**Number Street, Name, Date, Description**

- 196 \* "Squire" Thurber's House (c. 1850, rebuilt c. 1895): 2½ story Late Victorian-Queen Anne house with flared and overhanging gambrel slate roof, two story bay, and corner turret. Originally built in Greek Revival style and completely rebuilt in late nineteenth century.
- 202 \* "Thomas Peirce, Jr. House" (c. 1870): L-shaped 2½ story Late Victorian mansard with dormers and cupola. Note 2 story front bay windows, projecting cornice and modillions. Built for son of a boot and shoe dealer with stores at number 24 and 26 in the Arcade; Thomas F. Peirce & Co. listed in the 1824 *Providence Directory* — still listed in Arcade in 1880 *Providence Directory*.
- 214 \* "Akerman House" (c. 1840): 2½ story Greek 3 bay front Revival house, with pedimented gable roof, set gable end to street, with one story Doric portico. Numbers 214, 216, 220 all built for Charles Akerman, book-binder, who manufactured books with blank pages and conducted his business at 6 Washington Building.
- 215 \* "Betsy R. Remington House" (c. 1870): 2½ story Late Victorian mansard house; elaborate one story portico set in gabled shallow pavillion flanked by one story front bay window; typical French Second Empire building.
- 216 \* "Ackerman-Kerman House" (c. 1845): 2½ story Early Victorian bracketed house with pedimented gable set toward the street and arched hood over double doors. Detailing is Italianate added to basic Greek Revival house type.
- 220-222 \* "Charles Ackerman House" (c. 1845): 2½ story Early Victorian bracketed house with pedimented gable end set to the street; detailing is Italianate including a gable window with a Palladian motif, and arched Italianate portico added to a basic Greek Revival house type.
- 232 \* "Residence" (c. 1890): 2½ story Late Victorian-Queen Anne house; hip roof with cross gable, corner turret and dormers; a variety of windows including Palladian, round, leaded.
- 235 \* "William H. Low Estate" (c. 1850): 3 story Early Victorian-Italianate house with flat roof and bracketed cornice. Note central Italianate portico with arched transom light and interesting carved doors. Built for William H. Low, owner of a shoe store at 131 Westminster Street; now owned by Broadway Apartments, Inc.
- 243 \* "Johnson-Spink House" (c. 1870): 2½ story Late Victorian double house; mansard roof with flat dormers and cornice center brackets and dentils; paired two story bays flank double, 1 story entry portico. Note elaborate scrolled iron fence. Owned in 1870 by William S. Johnson and Benjamin W. Spink, partners in a drug and paint business at 13-15 Exchange Place.
- 253 \* "Amos Snow House" (c. 1855): 2½ story Early Victorian-Italianate house with added bracketed flared mansard roof and Queen Anne dormers. Note Italianate portico in the corner of L-plan. Built for the cashier of the City Bank at 45 Westminster Street.
- 255 \* "Edward Burr House" (c. 1860): 3 story Early Victorian-Italianate house; bracketed flat roof with octagonal cupola. Entrance has bracketed hood and side and transom lights. Built for partner in firm of Burr and Shaw, harness and trunk-maker, at 46 Westminster Street.
- 258-260 \* "H. B. and R. P. Gladding House" (c. 1870): 3 story Late Victorian brick double house with flat bracketed roof; paired 2 story front bay windows with arched granite lintels. Originally a double house, the right portion has been altered by addition of a first story storefront. Royal P. Gladding & brother (Henry B.) were booksellers and stationers located at 21 Westminster Street in 1865.
- 264-270 \* "Uptown Theatre" (now Columbus Theatre) 1926: 2 story Early Twentieth Century-Beaux Arts theatre with domed clock tower on flat roof designed by Oresto DiSaio. Facade includes two-story pilasters, swag cornice and series of Palladian windows with engaged colonnettes. Constructed by Domenic Annotti, leading West Side builder.
- 282 \* "Residence" (c. 1890): 2½ story Late Victorian-Queen Anne house with mansard roof. Note Tuscan portico with steep pediment and patterned shingles on second story.
- 289 \* "Aurora Club" (c. 1890): 2½ story Late Victorian-Queen Anne house; cross gable roof with 3 story corner turret and modern rear addition. Detailing includes a Palladian window and corner bays, and recessed entrance in a colonnaded porch. Home of the Aurora Club since 1932.
- 299 \* "Barnaby's Castle" or Charles Eddy Estate (1876/1885): 2½ story Late Victorian chateau with high polychrome slate mansard roof, turrets and dormers designed in 1875 by architects Stone and Carpenter for J. B. Barnaby, owner of a large clothing establishment, located at 10 to 16 South Main Street. Originally a side hall plan before the twelve-sided, three story tower, library wing and Stick-Style detailing were added in late 1880's.
- 336 \* "Residence" (c. 1890): 2½ story Late Victorian-Queen Anne house with hip roof; detailing includes patterned shingles above brick first story; central gabled entrance pavillion with elaborate turned portico. Central hall plan enlarged by addition of modern bay to the east side.
- 344 \* "Residence" (c. 1885): 2½ story Late Victorian-Queen Anne house with hip roof. Facade containing central Greek portico, arched transom light and corner quoins.
- 347 \* "Residence" (c. 1890): 2½ story Late Victorian-Queen Anne house with slate mansard roof, complex turrets and dormers. Front second story porch added. Note stone and iron fence.
- 354 \* "Harvey E. Wellman House" (c. 1875): 2½ story Late Victorian house with slate

**Number Street, Name, Date, Description**

- mansard roof and dormers; facade exhibits formal symmetry of opulent French Second Empire style including oculus in semicircular center front gable. Note excellent cast iron fence with granite base and posts. Built for a prosperous lumber merchant located at 70 South Water Street.
- 372 \*** "Residence" (c. 1892): 2½ story Late Victorian-Queen Anne gable-roofed house with dormers, corner turret and arcaded porch.
- 376-378 \*** "Residence" (c. 1885): 2½ story Late Victorian-Queen Anne with patterned slate mansard roof, and 2 story corner bay with tower top. Detailing includes double entrance under Queen Anne porch, use of clapboard and nailing boards.
- 380 \*** "George W. Babcock House" (c. 1870): 2½ story Late Victorian house with center "sunbonnet" gable set into a hipped roof. Detailing includes a one story wrap around Italianate porch, ornate brackets and cresting. Built for partner of Smith Bros. & Babcock, watchmakers, at 26 Pine Street.
- 390 \*** "Frederick M. Ballou House" (c. 1875): 2½ story Late Victorian chateau with mansard roof, Gothic dormers; Italianate porch set into corner of L-shaped plan. Note interesting iron fence. Built for wealthy manufacturer whose business was located at 27 Customs House Street in 1875.
- 401 \*** "George T. Spicer House" (c. 1870): 2½ story Late Victorian house with mansard roof. Facade contains modified Palladian window over a central Italianate portico. George Spicer was a member of Spicer & Peckham, stove founders etc. at 22 Exchange Place.
- 402 \*** "St. James Episcopal Church" (1890): Late Victorian-Romanesque structure with steep gabled roof and arched corner tower designed by C. Howard Walker of Boston. Originally served Saint James parish, then home of Church of the Saviour, now the home of Saint Vartanantz parish of the Armenian All Saints Apostolic church.
- 405 \*** "Spicer Carriage House" (c. 1870): 2 story Late Victorian-Italianate bracketed hip roof carriage house. Roof brackets are identical to George T. Spicer House at 401 Broadway. Note original carriage door on east side.
- 409-411 \*** "Residence" (c. 1895): 2½ story Late Victorian-Queen Anne house with hipped roof and cross gable. Note Ionic style columns on front porch.
- 412-428 \*** "Colin C. Baker's Row House: (c. 1870): 2½ story Late Victorian mansard row house of a type rare in Providence. Row contains three double entrances, Italianate porticos, and symmetrical 2 story bay windows set in granite frames. Italian Vice-Consulate's office opened at 426 in September 22, 1973.
- 446 \*** "House" (c. 1883): 2½ story Late Victorian house with mansard roof; Italianate portico with double dormers and transom lights.
- 454 \*** "George A. Richards House" (c. 1860): 2½ story Early Victorian-Italianate palazzo with hip roof and dormers. Facade exhibits delicate Italianate portico with arched transom lights. Built for a prosperous furniture dealer whose business, A. B. Curry & Sons, occupied 104 Westminster Street; by 1875 became Curry & Richards at 117 Summer Street. This house illustrates the transition from the palazzo form to the more formal elegance of the French Second Empire style.
- 463 \*** "John E. Troup House" (c. 1875): 2½ story Late Victorian-Queen Anne dwelling, with complex hip roof with projecting cross gable roof, cresting, and dormers. Note interesting scrollwork in central pavillion gable and pilastered chimneys.
- 466 \*** "Harriet E. Fuller House" (c. 1870): 2½ story symmetrical Late Victorian house with hip roof, brackets and dentils. Details include central Italianate portico, double doors, and dentiled cornices over windows. Excellent iron and granite fence. Mrs. Fuller owned a boarding house at 249 Westminster Street in 1875.
- 477 \*** "Residence" (c. 1895): 2½ story Late Victorian-Queen Anne house with complex hip roof and cross gable, and side turret. Note two tall Elizabethan brick chimneys, mixed wall cover including clapboard, nailing board and bosses, and iron cresting.
- 478 \*** "J. B. Arnold Estate" (c. 1878): 2½ story Late Victorian-Stick Style house with a decked hip roof and a four story hip roofed corner tower. Facade includes a Gothic portico, paired windows with drip moldings and Gothic hoods. Note applied nailing strips outlining architectural divisions. Built for a wealthy gold and silver merchant whose factory and office stood at 236 Eddy Street.
- 514 \*** "George W. Prentice House" (c. 1880): 2½ story Late Victorian chateau with low flaring hip roof, cut by ogee gables and a six stage corner tower with pagoda roof. Elaborate detailing combining Italianate and Second Empire styles includes brackets and bold applied ornaments. Built for the President of Heaton Button Fastener Co. at 224 Eddy Street.
- 529 \*** "Residence" (c. 1895): 2 story Late Victorian-Queen Anne house with hip roof and projecting corner bay. Facade contains a gabled central element with a one story Italianate portico, double entry doors and transom lights, and modified Palladian window above.
- 538 \*** "St. Mary's Parish House" (c. 1885): 2½ story Late Victorian house with slate mansard roof, based on a central hall plan with a one story Italianate porch. Lot created in 1876 by St. Mary's Church.
- 538 \*** "St. Mary's Roman Catholic Church" (1864): Late Victorian-Gothic Revival gable roofed church designed by James Murphy for the first Catholic parish on the West Side established in 1853 and originally located in a small wooden



**Number Street, Name, Date, Description**

building on Barton Street. Facade contains corner entrance tower and lancet windows. Large building next door purchased in 1874 for Sacred Heart convent and young ladies academy, soon followed by Ursuline nuns, who were replaced in 1890 by Sisters of the Congregation of Notre Dame from Montreal, Canada.

**Bell Street**

4 \* "James Eddy Estate" of "Pine Grove" (c. 1869): 2½ story Late Victorian mansard house with central Corinthian portico. Now a monastery for the Franciscan Missionaries of Mary.

5 \* "Bell Street Chapel" (1875): a 2½ story Late Victorian -Neo Classical hipped roof structure, designed by William R. Walker. Note fine Corinthian portico modeled after Maison Carree in Nimes, France, set above a basement arcade of rusticated brownstone. The Chapel stands on land donated by James Eddy, a prosperous art dealer. Now used by a Unitarian-Universalist congregation.

**Cargill Street**

7 "Residence" (c. 1820): 2 story Federal home with hip roof and monitor (now filled in). Very simple building with original door frame now missing. One of few Federal style homes left in the West Side.

**Carpenter Street**

293 \* "Residence" (c. 1830): 2½ story, Greek Revival, gable roof house with paneled pilasters. The typical Greek Revival entrance is centered on the long side of the house which fronts the street.

300 \* "James F. Johnson House" (c. 1870): 2½ story Late Victorian house with mansard roof; entrance has bracketed hood, transom light and interesting details. Johnson is listed in *The Providence Directory* for the year 1869 as a "carpen-

ter" selling boards at corner of Carpenter and Marshall streets.

352-356 \* "William S. Huntoon Apartments" (c. 1880): 2½ story Late Victorian apartment row with mansard roof; interesting pattern of single and double doors with heavy bracketed hoods. Owner William Huntoon was a cigar manufacturer in 1869 with a business at 10 Courtland Street; by 1876, the firm became Huntoon & Gorham, tobacconists, at 43 Westminster Street.

**Chapin Street**

45 "Residence" (c. 1885): 2½ story Late Victorian double house with curving mansard roof broken by projecting six-sided front bay. Detailing includes handsome Italianate double porches with iron balconies, curved brackets under cornice and simple bargeboard on steep gable dormers.

51 "Residence" (c. 1885): 2½ story Late Victorian-Queen Anne residence with gable roof broken by large projecting front gable. Note excellent Eastlake style front portico with turned screen and heavy posts; detailing includes use of sunburst designs on window panels and brackets under front bay, and delicate finial on small hipped dormer.

74 "Residence" (c. 1885): 2½ story Late Victorian house with slate mansard roof. Gable roof dormers repeat cornice treatment with modillions, and dentils; detailing includes wall cover composed of clapboard topped by 4 rows of staggered butt shingles, then 3 rows of diamond shingles. Probably constructed by same builder of #91 Chapin Street.

91 "Residence" (c. 1885): 2½ story Late Victorian house with slate mansard roof. Only difference in detailing from #74 Chapin is pedimented portico, removal of original window pediment and replacement of patterned wall shingles on second floor.

**Courtland Street**

"Samuel W. Bridgham School" (1915-1928): 3 story flat roof Early Twentieth century school designed by Hoppin and Field in 1915 as the Courtland Street School with 30 class rooms; six room addition built in 1928. This school, named for the first mayor of Providence (1832-1840), will be replaced by new Bridgham Middle School under construction at Barton and Westminster streets.

106 \* "James W. Winsor Estate" (c. 1850): 2 story symmetrical Early Victorian bracketed, flat roof mansion with octagonal bracketed cupola. Excellent double door with elaborate, bracketed hood, arches and heavy pendants. Originally located at 124 Broadway, the house was turned 90° and set back on its present site for Mr. Winsor, a successful wholesale grocer, with a business at 22 Dyer Street.

150-152 \* "S. A. Winsor House" (c. 1820): 2½ story Federal, gable roof double house. One of six Federal style houses remaining on the West Side. It is noted for the fine detailing of the double entrance. Simon Winsor, house-carpenter, maintained a business on Atwells Avenue in 1824.

167-169 \* "William S. Huntoon Apartment" (c. 1885): 2½ story Late Victorian apartment building with mansard roof; composed of two family units laid out in reverse with identical bracketed hoods over double doors displaying transom lights. One of several apartments owned by William Huntoon, West Side cigar manufacturer.

**Cranston Street**

"Cranston Street Armory" (1907): A Late Victorian castellated fortress designed by William R. Walker & Sons; design incorporated central drill hall with hip and monitor roof flanked by 4 story rough ashlar granite and yellow brick blocks including 6 story towers. Note

**Number Street, Name, Date, Description**

- elaborate use of corbeling and copper trim on balconies, parapet and battlements. Twin entrances on Dexter and Parade streets have deep recessed arches. Today houses the Rhode Island Army National Guard.
- 475 "Ebenezer Baptist Church" (1892): 1 story Late Victorian-Romanesque Revival church, designed by A. B. Jennings of New York, sited on an unusual corner lot with central gable roof nave flanked by large semi-circular towers. Excellent stone work combines rough granite and brownstone including brownstone quoins around central stained glass window. Present church stands on site of the Cranston Street Baptist Church founded by Moses Homan Bixby.
- Cranston, Superior, and Wendell Streets**
- site "Messer Mansion" (1799-1800): Triangular site of famous 2 story Federal mansion originally built by Samuel Snow on 30 acres of land. Property passed to John Innes Clark in 1807; late bought by Asa Messer, President of Brown University from 1802-26. Asa Messer died here in 1836 and his widow occupied the home until 1862.
- Dexter Street**
- 14 \* "Stillman Perkins House" (c. 1840, c. 1865): 1½ story Greek Revival house with added Late Victorian mansard roof. Note paneled corner pilasters, and Greek Revival entranceway. Owned in 1875 by Stillman Perkins, iron moulder, with a business at 316 High Street.
- 26 \* "Nicholas A. Fenner House" (c. 1865): 2½ story Early Victorian bracketed house with cross-gable roof, pedimented gables, modillions and dentils. Facade contains bracketed segmental front bay windows with fluted pilasters and Doric portico topped by square oriel with fluted pilasters; built for Nicholas Fenner, machinist, employed by New England Butt Co. on Pearl Street.
- 40-42 \* "John P. Smith House" (c. 1870): 2½ story Late Victorian 2-family house with patterned slate mansard roof, brackets and dormers. The bracketed Italianate portico retains its interesting iron cresting.
- 78-80 \* "Residence" (1886): 2½ story 2-family Late Victorian-Queen Anne house with patterned slate mansard roof, dentils and dormers. The pediment of the ornate 2 story Queen Anne porch has cast metal foliage, rooster and date.
- 178 "St. Charles Borromeo Roman Catholic Church" (1915): 2 story Early Twentieth-Renaissance Revival gable roof church with 4 level arcaded square campanile. Detailing includes elaborate use of brick corbeling for cornice design and facade trim; granite sills and decorative concrete ornaments; paired twelve panel stained glass windows have patterned brick surrounds. Church has strong design continuity with nearby Cranston Street Armory (1907). This French Catholic church was organized in 1878 under the name of St. John's Society; meetings held at LaSalle Academy on Fountain Street originally. Note World War II memorial plaque in French at northeast corner of yard.
- Dexter, Cranston, Parade and Hollywood Streets**
- Park "Dexter Training Ground" (1824): Ten acre farm willed to the city of Providence by Ebenezer Knight Dexter in 1824 with specification that it function as a military training field. Statue to Dexter raised in 1874; made part of city park system 1893 and land-scaped 1909.
- Grove Street**
- 12-22 \* "Tenement Row" (c. 1900): Row of four 3 story Late Victorian hip roof tenements of a type common in the West Side with double 3-story porches and 3-story front bay windows. Detailing on 8-10 and 12-14 is identical; 16-18 and 20-22 also match.
- Hollywood Road**
- 25 \* "Residence" (c. 1893): 2½ story Late Victorian-Queen Anne house with gambrel roof and corner turret; originally faced Waterloo Street.
- Hudson Street**
- 78 "Residence" (c. 1880): 2½ story Late Victorian house with steep patterned slate walls and roof and superb cresting. Detailing on projecting 2 story bay portico and windows is very imaginative.
- Knight Street**
- 184 \* "Residence" (c. 1895): 2½ story Late Victorian-Queen Anne house with hip roof, flared eaves and large hexagonal corner turret with six gabled dormers in turret roof, two entrances have Ionic pilasters, stained glass sidelights and transoms. Note Late Victorian iron fence railing.
- 225 \* "William B. Wightman House" (c. 1869): 2½ story Late Victorian villa with high mansard roof and L-shaped plan, arcaded Italianate side entrance porch, and bracketed windows. Owned by partner in Waldron, Wightman & Co., at 7 to 15 Pine Street.
- 234-236 \* "James B. Windsor House" (c. 1860): 1½ story Early Victorian-Gothic cottage with steep gable and central cross-gable roof trimmed with elaborate paired brackets under wide eaves; symmetrical facade includes central compound door with Italianate portico topped by a projecting bracketed square bay and balanced bracketed bay windows. Note excellent nineteenth century iron and granite railing. Windsor was a wholesale dry goods dealer employed with firm of Hartwell, Richards & Co. at 52 Weybosset Street.

**Number Street, Name, Date, Description**

- 243-245 \* "Residence" (c. 1895): 2½ story Late Victorian-Colonial Revival style mansion with slate gambrel roof, corner turret and pedimented three story projecting cross gable bay. Wall cover includes clapboards and shingles. Note fieldstone foundation with ironstone quoins and deep front porch with Doric columns.
- Marshall Street**
- 72 \* "Residence" (c. 1830): 2½ story Greek Revival house with gable roof and heavy return eave moldings set long side to street. Note one story portico with four paired Doric columns centered on flank.
- 78 \* "Residence" (c. 1840): 1½ story gable roof Greek Revival temple house with a quatrastyle Doric portico (four columns). stylized paneled pilasters and lintel. One of the few examples of the temple type dwellings in Providence remaining.
- Messer and Wendell Streets**
- 158 \* Asa Messer Elementary School (c. 1890): 2-3 story Late Victorian school with crossed gable roof. Elaborate brick trim on facade includes corbeling and arches over windows, arched doors, and very tall paneling chimneys.
- Pallas Street**
- 4 \* "Fire station #9" (1857): 2 story Early Victorian-Romanesque brick fire station with gable roof and corbelling under eaves. Balanced facade contains round headed center entry and windows. Used in early 1900's for a Bad Boys' School; used today for Veterans' Club of Rhode Island.
- 21 \* "Betsy Hudson House" (c. 1840): 2½ story three bay Greek Revival house with pedimented gable roof, paneled pilasters and one story Doric portico at side front. Use of roof brackets indicates transition to Early Victorian style.
- Parade Street**
- 11 \* "Residence" (c. 1880): 1½ story Late Victorian house with slate mansard roof. Trim includes brackets, modillion, iron cresting and an Italianate portico; windows have ornate capitals.
- 14-16 \* "Residence" (c. 1880): 2½ story Late Victorian 2 family house with bracketed slate mansard roof; double portico with iron cresting.
- 25 \* "William B. Greene Estate" (c. 1878): 2½ story Late Victorian house; slate mansard roof, brackets, modillions, and dormers, including central "sunbonnet" gable; lot created 1877. Owner was a member of Greene, Anthony & Co. located at 100 Weybosset Street.
- 53 \* "H. A. Richards House" (c. 1830): 2½ story Federal house with gable roof; remodeled entrance has panelled pilasters, entablature and side lights enclosed in a Victorian porch. The earliest house overlooking the park which was created in 1828.
- 61 \* "Nathan Truman Estate" (c. 1870): 2½ story Late Victorian house with flared mansard roof; modillions and dormers. Facade contains lightly scaled Italianate portico, windows with bracketed capitals and sills, and quoins. Built by partner in Truman & Tyler, furniture dealers. located at 107 Westminster Street.
- 77 \* "J. C. Hartshorn Estate" (c. 1890): 2½ story Late Victorian-Queen Anne house designed by architect E. L. Nickerson with irregular cross gable roof. Detailing includes three ornate chimneys, mixed clapboard and shingle wallcover, elaborate porch under main gable of roof and various windows including stained glass.
- 81 \* "Residence" (c. 1890): 2½ story Late Victorian-Queen Anne house designed by E. L. Nickerson with irregular cross gable roof and iron cresting. Facade has recessed entrance under main gable of roof, a variety of windows, mixture of wall cover. Shares iron and brownstone railing with #77.
- 89-91 \* "Residence" (c. 1895): 2½ story Late Victorian-Queen Anne 2-family house with irregular cross-gable roof and three story candle snuffer turret; restoration possibility.
- 103 \* "Residence" (c. 1880): 2½ story Late Victorian-Stick Style double house built on an L plan with high mansard roof, bracketed iron cresting and Stick Style dormers. Detailing includes recessed corner entries and mixed wall cover including nailing boards, and incised panels.
- 105-107 \* "A. H. Preston House: (c. 1875): 2½ story Late Victorian mansard double house. Reversed L-shaped plans contains entrances in angles with Italianate porches and double doors. Built for Augustus H. Preston, partner in Preston and Brown, fruits, at 22 and 24 Pine Street.
- 125 \* "Residence" (c. 1886): 2½ story Late Victorian-Queen Anne 2-family house. Roof is irregular hip with cross-gable and hexagonal corner turret. Detailing includes dentiled cornice and attractive front porch on Chapin Avenue with turned posts and flat, solid arches with incised patterns; important corner siting.
- Pierce Street**
- 10-18 \* "Bridgham School" (c. 1915): 3 story Early Twentieth Century-Beaux Arts school building. Granite entrance and granite string courses in brick walls; lot created 1869 and purchased by city 1914.
- 27 \* "George W. Snow House" (c. 1850): 3 story Early Victorian house with flat roof and wide bracketed eaves. Entrance is a bracketed Italianate portico with lunette; inspired by Renaissance Italian palace type. Owned by a druggist whose business, Earl P. Mason & Co., was operated at 24 Canal Street.
- Slocum Street**
- 8 \* "Carriage House" (c. 1887): 2 story Late Victorian-Queen Anne carriage house

**Number Street, Name, Date, Description**

for 1447 Westminster Street; slate hip roof with cupola, dormers, and corner turret..

**Sutton Street**

157-159 \* "Eddy Estate Carriage House" (1875): 1½ story Late Victorian carriage house with mansard roof and two story central tower containing a large rosette window; facade includes Moorish type keyhole windows, multiple units and a variety of wall cover including brick, polychrome tile, and carved granite. Original tower spire removed.

**Tobey Street**

83-85 \* Residence" 2½ story Late Victorian-Stick Style double house with cross gable roof, mixed wall cover, double recessed entry, and light wood articulated stripping and good Queen Anne detailing.

**Westminster Street**

674 All Saints' Memorial Church (1869-72): 1 story gable roof Late Victorian-Gothic Revival church designed by Edward T. Potter of New York in brownstone. Note large lancet window in nave. Plans to erect a spire over the corner tower have never been completed; Episcopal congregation.

735-41-45 "Burrows Block: (c. 1880): 3 story Late Victorian commercial block with flat roof. Five bay facade articulated by flat pilasters, scalloped granite lintels, staggered brick panels under window units, an elaborate corbeled cornice and curved metal cove under the projecting roof.

870 "Citizens Bank" (1921): 2 story Early Twentieth century-Colonial Revival bank with hip roof and cupola erected on site of famous pre-Revolutionary Hoyle Tavern. Obadiah Brown built the tavern in 1739, Joseph Hoyle acquired it in 1783 then sold to Mary Arnold in 1801. Mary Arnold married Tristram Burgess and the tavern remained in the Burgess family until 1888; demolished in 1890.

1192 \* "Charles Dudley House" (c. 1850): 2 story Early Victorian, 2 bay front, flat bracketed roof house with excellent bracketed Italianate portico. Built for partner in firm Hartwell & Dudley, wholesale dry goods, with stores at 11 and 41 the Arcade.

1208 \* "G. A. Cole House" (c. 1825): 2½ story Federal house with hip roof and monitor; excellent doorway with wood fanlight, altered by addition of Late Victorian oriel on second floor.

1228 \* "Jeremiah Boss Residence" (c. 1850): 3 story 3 bay Early Victorian-Italianate residence with a flat roof and scaled windows. Note Federal style entrance with rusticated arch surrounding a recessed doorway containing a fanlight and side lights. Owner listed in *The Providence Directory* of 1869 as a "carpenter".

1236 \* "Edwin Boss Residence" (c. 1860): 3 story Early Victorian-Italianate residence with 3 bay front and bracketed flat roof. Ionic pilasters flank a recessed entrance containing a transom and side-lights.

1252 \* "Warren J. Slack House" (c. 1820): 1½ story Greek Revival house with pedimented gable roof and modern shed dormer gable set end to street. Excellent paneled pilasters and recessed pedimented entrance. Owned by a police constable in 1850's

1388-1392 \* "Williams-Perrin House" (c. 1870): 3 story Early Victorian house with 2 bay front bracketed flat roof and elaborate Italianate portico topped by second floor ogee hood; enlarged on east and converted to commercial use on first floor.

1411 "Residence" (c. 1885): 2½ story Late Victorian-Queen Anne double house of reversed L shape plan with high patterned slate mansard roof, corner entries and a two story mansard corner bay. Queen Anne Revival detailing includes clapboards and patterned shingle wall cover emphasizing horizontal divisions

1440 \* "Residence" (c. 1890): 2½ story Late Victorian-Queen Anne house with slate cross-gable roof and corner turret. Facade contains mixed wall cover and colored glass windows.

1447 \* "Residence" (c. 1887): 2½ story Late Victorian-Queen Anne with slate hip roof, 3 story corner tower, and steep paired gable dormers. Carriage house set to face 8 Slocum Street.

1455-1461 \* "Store" (c. 1915): 1 story Early Twentieth Century-Classic Revival storefront with flat roof. Granite wall cover with Ionic columns on facade.

1509 "Fred Burgess Estate" (c. 1850): 3 story Early Victorian house; flat roof with paired brackets and modillions and one story center portico with projecting bay window above. Windows have bracketed sills and cornices.

1510 "Residence" (c. 1889): 2½ story Late Victorian-Queen Anne residence with slate mansard roof. Detailing includes use of mixed wallcover — including clapboards and patterned shingle and pedimented porches. Granite and iron fence.

1536 \* "Sarah Irons House" (c. 1845): 2½ story Early Victorian 3 bay front house with pedimented gable set end to street. Note elaborate brackets under pediment and entrance portico. House is an excellent example of transitional form from Greek Revival house in Early Victorian form and detailing. Owned by Samuel Irons, leather dealer, in 1855.

1570 "Residence" (c. 1880): 2½ story Late Victorian residence with patterned slate mansard and bracketed gable dormers. Note handsome 2 story bay at side front and Italianate portico with double door.

**Willow Street**

99 "Willow Street Elementary School" (c. 1869): 2 story Late Victorian school with mansard roof on main block broken by projecting front entrance bay topped by steep gable roof. Facade design includes cornice brackets, a round window, stone arch and portico.



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