

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

Pine Street Historic District

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

Pine, Friendship and adjacent cross streets —NOT FOR PUBLICATION

CITY, TOWN

Providence

— VICINITY OF

#2 - Rep. Edward P. Beard

STATE

Rhode Island

CODE

44

COUNTY

Providence

CODE

007

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input checked="" type="checkbox"/> OTHER: Social Service

**4 OWNER OF PROPERTY**

NAME

Various, Public and Private

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Providence City Hall

STREET & NUMBER

Dorrance Street

CITY, TOWN

Providence

STATE

Rhode Island

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

South Providence, Rhode Island

DATE

1977

— FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Rhode Island Historical Preservation Commission

CITY, TOWN

Providence

STATE

Rhode Island

## 7 DESCRIPTION

### CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

### CHECK ONE

UNALTERED  
 ALTERED

### CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Pine Street Historic District encompasses approximately ten blocks of nineteenth-century residential structures along Pine and Friendship streets and adjacent cross-streets on the south side of the City of Providence. The district, which lies on a northeast to southwest axis, is bordered by Interstate Highway 95 on the northeast and by approximately 40 acres of empty land, cleared under the federal Urban Renewal program, on the south. One block to the northwest is Broad Street, a major commercial thoroughfare.

The district was originally part of a much larger neighborhood which developed southwestward from the city center between 1830 and 1890, but construction of the interstate highway, urban renewal clearance during the 1960s and 1970s, and vandalism have reduced its size significantly, leaving forty-seven vacant lots interspersed among the surviving ninety-three structures. Nonetheless, the basic mid-nineteenth-century residential character of the area remains, reflecting a range of architectural styles from Greek Revival through Queen Anne.

The earliest buildings in the district date from the 1830s and are Greek Revival in style; of them, twenty-seven remain. Most are of the standard clapboarded, two-and-one-half story, pedimented end-gable type, sited at the sidewalk line with narrow side yards and small back yards. Evidencing the reliance of their builders on architectural pattern books popular in the period, 1830-1850, these houses possess standard three bay facades finished with corner pilasters and side-hall entrances ornamented with classical details. The finest of these Greek Revival structures is the William A. Dyer house (c. 1845) at 378 Pine Street which is remarkable for its elaborate exterior trim (photographs #1, #2, & #3). The doorway of this house, one of the most ornate Greek Revival entrances in the city, is composed of a Minard Lefever type two-panel door flanked by pilasters and sidelights and topped by a transom light sheltered by an Ionic portico.

Another typical late Greek Revival form found in the district is the story-and-a-half cottage. The most detailed of this type is 433 Pine Street (c. 1860) which is set gable end to the street with corner pilasters, typical Greek Revival window caps, and a side-hall entrance framed by pilasters and an entablature (photograph #7). The pair of workers' cottages at 364 and 368 Pine Street (c. 1850) are simpler but equally noteworthy (photographs #1 & #2). Clapboarded end-gable houses with only a crudely detailed pilaster-and-entablature motif at the side-hall entry, they are typical of dwellings that once stood in many sections of Providence.

More than half of the houses in the Pine Street District were built between 1850 and 1890. During this period lot sizes remained small, and houses continued to be built near the sidewalk line. The structures

(See Cont. Sheet #1)

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themselves were frequently intended to house two or three families and generally conform to two types: end-gable one or two-and-a-half story clapboarded houses, and two or three story clapboarded houses with a hip or mansard roof. Within these basic types a rich diversity of architectural styles is expressed in the ornamentation of windows, cornices, entrances, and other trim. In the 1850s and 1860s Italianate detailing predominated, including bracketed cornices, heavy window caps, and bracketed entrance hoods.

The Italianate John B. Wood double house (1854-7) at 413-417 Pine Street is one of the small number of row houses built in Providence during the nineteenth century (photograph #4). Constructed of brick and trimmed in brownstone, it is three stories high with a low hipped roof and wide bracketed eaves. The two symmetrical units have three-bay facades with identical central entrance porticoes reached by granite steps. Most of the original cast-iron fence is still in place across the front of the property, and iron railings remain on the porch roofs.

One of the most elaborate houses in the historic district, 428 Pine Street, was built in 1863 by George S. Thompson, a "scroll carver" who fully exercised his art in creating this carpenter's interpretation of the Italianate form (photographs #5 & 6). The clapboarded house is three stories with hip roof, scrolled bracketed cornice, and corner quoins. The three bay facade has composite windows with bracketed window caps and a central entry with a fine bracketed entrance hood, transom light and double doors reached by granite steps.

In the 1870s and 1880s detailing became more varied, adding Stick Style, Gothic Revival, and Queen Anne motifs to the classical and Italianate ornamentation already in vogue. A number of houses were built for multi-family use during this period and whatever their stylistic details, they generally adopted the mansard roof because of the extra space it provided. More varied in design, single family houses employing the vocabulary of Late Victorian architectural styles were built in the district during this period as well.

The house at 24 Linden Street is a spacious Stick Style dwelling constructed about 1882 on a large, landscaped lot for William Crins, President of Gorham Manufacturing Company (photograph #8). It is an asymmetrical, two-and-one-half-story building with clapboarded and patterned shingle siding enlivened by geometric boarding. Prominently

(See Cont. Sheet #2)

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projecting cross-gables are finished with vergeboards, and the gabled entrance porch is braced with sawn and turned wood trim.

Eastlake Modern Gothic detailing is found on the William Brand house (c. 1885) at 347 Friendship Street, a large, two-and-one-half-story, hip-roofed, picturesquely massed frame house (photograph #10). The central entrance porch, now missing its original turned posts, is decorated with sawn trim. To the left is a one-story bay window; to the right, a second-story oriel supported on grouped timbers is placed beneath a projecting cross-gable with pierced vergeboards, creating the appearance of a corner tower.

The three houses which D. Russell Brown built in the 1880s at 427, 429, and 431 Pine Street are representative of multiple-family dwellings in the Pine Street district (photograph #7). Each is two-and-one-half-stories with mansard roof, pedimented dormers, and one story entrance porch flanking a two-story bay window. However, while the detailing of 429 Pine employs paired bracket cornices and a bracketed entrance hood, Queen Anne detailing, such as coved cornices and turned-post porches, appears at 427 and 431 Pine Street.

Since 1890 little new construction has occurred in the Pine Street Historic District, and today it is one of the most deteriorated sections of Providence. Many of the houses in the area are owned by absentee landlords, and most are in need of repair. Nonetheless, they are generally intact and retain most of their original detailing. Appropriate rehabilitation, hopefully encouraged by entry of the district on the National Register, may revive this significant body of nineteenth-century residential architecture.

(See Cont. Sheet #3)

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Pine Street Historic District Inventory

All buildings located in the Pine Street Historic District are listed in the following inventory.

BEACON STREET

75. House, c. 1890. A 2½-story, patterned-shingle and clapboard, end-gable double house with Queen Anne style window caps, turned-spindle "sunburst" gable ornament, and inset double-entrance porch with turned posts and spindle work.

CONDUIT STREET

2. Andrew Dickhant heirs' house, c. 1882. A 1½-story end-gable house with 3-bay front, side-hall entry with molded cap, and sided with asbestos with little trim remaining.
6. House, c. 1850. A 2½-story house with later mansard roof, asbestos siding, and little trim remaining.

FRIENDSHIP STREET

285. Walter Gladding house, c. 1892. A 2½-story, cross-gable, clapboard and shingle house with a prominent 2-story bay window and inset lattice-work porch.
- 289-291. Anna Soderstrom house, c. 1904. A typical 3-story, 3-family house of little architectural importance to the neighborhood.
293. Nathan Chafee house, c. 1850. A 1½-story, end-gable house with a side entrance porch and later alterations and additions. Chafee was a mason who rented part of this small house to John Nobles, a drayman, in 1850. Chafee later became overseer at Builder's Iron Foundry.
301. Samuel Moore & Co., c. 1850. A 2½-story, end-gable, brick industrial building with stone foundation and lintels. It was occupied by the Woodley Soap Company in the late nineteenth century.

(See Cont. Sheet #4)

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FRIENDSHIP STREET (cont)

305. House, c. 1850. A 2½-story, end-gable, clapboarded Greek Revival house with a 3-bay front, panelled corner pilasters and a side hall entry under a portico now missing its original columns.
- 317-319. House, c. 1890. A 3½-story, end-gable, clapboarded multiple-family house of minor significance to the district.
- 321-323. Asa W. Davis house, c. 1845. A 2½-story, end-gable 2-family Greek Revival style house with a 3-bay front and a side hall entrance with an entablature, sided with asbestos shingles.
325. House, c. 1860. A 3-story, low-hip-roofed, Italianate house with wide bracketed eaves, a 4-bay front, a recessed entrance, and sided with asphalt shingles.
333. House, c. 1860. A 2½-story, end-gable, clapboarded Greek Revival style house with a 3-bay front, panelled corner pilasters, and a side-hall entrance portico in which the original columns have been replaced with turned posts.
- 343-345. House, c. 1870. A 2½-story, end-gable, clapboarded, 2-family house with a 3-bay front and a side-hall double entrance porch with turned posts.
347. William Brand house, c. 1887. (photograph #10) A 2½-story, assymetrical, Eastlake style house with a variety of sawn wood trim at the entrance porch, oriel, and vergeboards, sided with asbestos shingles. Brand was a hair goods manufacturer whose shop was downtown on Mathewson Street.
363. House, c. 1875. A 2½-story, mansard-roof, multiple-family house with bracket cornices, a pillared entrance porch, and sided with asbestos shingles.
367. Samuel D. Wickes house, 1842-4. A 2½-story, flank-gable Greek Revival house with a 5-bay front and a central entrance portico which is missing its original columns. The Wickes family operated a teamster business from the sheds adjoining the rear of this house in the 1850s. The house was never occupied as a single family dwelling.

(See Cont. Sheet #5)

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FRIENDSHIP STREET (cont)

377. Horace H. Waterman house, c. 1885. A 1½-story, end-gable house of little architectural significance.
379. House, c. 1870. A 2½-story, end-gable house with a 2-story bay window flanking a side-hall entry under a bracketed entrance hood, and sided with asbestos and asphalt shingles.

LINDEN STREET

12. House, c. 1875. A 2½-story, end-gable, multiple-family house with bracketed cornices, 3-bay front, double sidehall entrance under bracketed hood, bracketed side porch, and later shed dormers and asphalt siding.
- 14-16. Emilie Schund house, c. 1885. A 2½-story, clapboarded, mansard roof, two-family house with an exceptionally elaborate turned-post and patterned shingling over the windows.
18. House, c. 1882. A 2½-story, cross-gable, clapboarded two-family house with modillion cornices, some surviving window caps, and a pillared entrance porch.
24. William Crins house, 1882. (photograph #8) A 2½-story, many-gabled, clapboarded and shingled Stick Style house on a large, landscaped lot. Crins a long-time Pine Street resident, built this house four years after his election to the presidency of Gorham Manufacturing Company.
34. House, c. 1850. A 2½-story, end-gable house with a 3-bay front, Colonial Revival sidehall-entrance, sided with asbestos shingles.
- 37½. House, c. 1920. A 2½-story, hip-roof, clapboarded and wood-shingled two-family house of minor architectural significance.

MAPLE STREET

38. House, c. 1860. A 3-story, flat-roofed, clapboarded Italianate style house with wide bracketed eaves, 3-bay front with bracketed window caps, and side-hall entry under a scroll bracketed hood.

(See Cont. Sheet #6)

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MAPLE STREET (cont)

42. House, c. 1860. A 2½-story, end-gable, house with 3-bay front and side-hall doorway with sidelights and molded cap, sided with asphalt shingles. This was a two-family house in 1892, housing a schoolteacher and a cabinet maker.
43. Ann Murray heirs' house, c. 1860. Almost identical to 42 Maple Street.
47. John Henry Childs house, c. 1869. A 3-story, flat-roofed, Italianate house with wide bracketed eaves, 3-bay front with simple window caps, and a side-hall doorway with sidelights and transom light. Childs was a carpenter who probably built his own house.
48. House, c. 1860. A 2½-story, end-gable, Greek Revival style house with 3-bay front, side-hall entry with pilasters and entablature, sided with asbestos shingles.
52. House, c. 1855. A 1½-story, end-gable, clapboarded house with a 3-bay front with molded window caps and side-hall entry with a bracketed hood.
60. William H. Dyer house, c. 1855. A square, 3-story, flat-roofed, Italianate house with wide projecting eaves, a 3-bay front, and central entrance vestibule, and sided with asphalt shingles. Dyer was a housewright who constructed a number of buildings in the district.

PINE STREET

347. William Barton house, c. 1890. A 3-story, hip roof, clapboard multiple-family house with a 3-bay front and a pedimented side-hall entrance. Barton was a retailer of hats, furs and caps with a store on Westminster Street.
350. Olney Read house, c. 1850. A 2½-story, end-gable, clapboarded Greek Revival house with a 3-bay front, panelled corner pilasters, and a pedimented side-hall entrance. Reed was a coach and chaise maker with a shop on Richmond Street.

(See Cont. Sheet #7.)

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PINE STREET (cont)

351. Peleg W. Gardner house, c. 1844. A 2½-story, flank-gable, clapboarded house with a 5-bay front and central Italianate entrance hood. Gardner was a grocer on Weybosset Street.
352. House, before 1857. A 1½-story, end-gable house with a 3-bay front, bracket cornice, side-hall entrance with bracketed hood, and asbestos shingle siding.
353. Reverend Otis W. Potter house, c. 1844. A 2½-story, flank-gable Greek Revival style house with a 4-bay front, window architraves, a pedimented entrance, and asbestos shingle siding.
362. The Greene Homestead, c. 1850. (photograph #2) A 2½-story, end-gable, clapboarded Greek Revival style house with a 3-bay front, panelled corner pilasters, and a side-hall entrance with pilasters and entablature. The house was owned by the Greene family until the twentieth century when it became an apartment building.
364. House, c. 1850. (photographs #1 & 2) A 1½-story, end-gable, clapboarded Greek Revival style house with a 3-bay front and a side-hall entrance with pilasters and entablature.
368. House, c. 1850. (photographs #1 & 2) Identical to 364 Pine Street.
372. George A. Jenks house, 1844-7. (photographs #1 & 2) A 2½-story, end-gable, clapboarded Greek Revival style house with a 3-bay front, panelled corner pilasters, and a pedimented side-hall entrance. George Jenks was a machinist whose family continued to occupy this house into the twentieth century.
377. House, c. 1870. A 2½-story, bellcast-mansard-roofed, clapboarded house with a modillion cornice, a 3-tiered bay window, and a side-hall entrance portico.

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PINE STREET (cont)

378. William H. Dyer house, c. 1850. (photographs #1 & 2 & #3) A 2½-story, end-gable, clapboarded Greek Revival style house with a 3-bay front, panelled corner pilasters, and a side-hall entrance with an Ionic portico and 2 panel doors with anthemions, sidelights and transom light. Dyer was a housewright who built this and other houses in the area.
380. Campbell's Market, c. 1940. A 1-story store; an intrusion in the neighborhood.
383. House, c. 1860. A 2½-story, end-gable house with a bracketed entrance hood, a 2-tier bay window, and asbestos siding.
388. Job Seekell house, c. 1850. Similar to 383 Pine.
- 389 & 391. William H. Dyer houses, c. 1860. A pair of 3-story, hipped roofed, Italianate houses with 3-bay fronts, wide bracketed eaves and bracketed entrance hoods; sided with wood shingles, asbestos shingles, and clapboards. These houses were built as investments by William H. Dyer, a housewright who built several houses on Pine Street in the 1850s and 1860s.
392. Charles W. Holbrook house, c. 1869. A 3-story, flat-roofed Italianate house with a corner tower, widely bracketed eaves and a bracketed entrance hood, sided with asbestos shingles. Holbrook was a manufacturer of textile machinery who built this house upon his retirement from business.
399. Joseph P. Haskins house, 1857-1862. A 2½-story, end-gable, transitional Greek Revival/Italianate house with a bracketed cornice, a 3-bay front, and a bracketed side-hall entry, sided with asbestos shingles. Haskins was a box manufacturer, and his factory was located nearby on Summer Street.
400. House, c. 1875. A 1½-story, cross-gable, clapboarded Gothic Revival cottage which retains little of its original trim.
406. House, c. 1850. A 1½-story, end-gable, Greek Revival style house which retains a side-hall entrance with pilasters and entablature but has been altered by the addition of a 1-story bay window and asbestos siding.

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PINE STREET (cont)

407. Factory, c. 1875. A 4-story, flat-roofed, brick building with regularly spaced segmental windows and a corbel cornice, used for jewelry manufacturing.
408. House, c. 1860. A 2½-story, end-gable, transitional Greek Revival/Italianate house which has been altered by the addition of a 2-story bay window, a turned-post entrance porch, and asphalt siding.
- 413-417. John B. Wood houses, 1857. (photograph #4) A 3-story flat-roofed, brick, Italianate double house with wide bracketed eaves, stone trim, and a pair of acanthus-leaf-ordered porticoes. This is one of the finest Italianate houses in Providence and is the only double house of its type extant. It was the most expensive house in the neighborhood when built (\$13,000) and became a tenement by the end of the nineteenth century, housing eight tenants in 1892.
421. House, c. 1870. A 2½-story, mansard-roofed house with modillion cornices, a pair of 2-story bay windows, and a central entrance with bracketed hood, sided with asphalt shingles.
422. House, c. 1850. A 2½-story, end-gable, clapboarded Greek Revival style house with a 3-bay front, panelled corner pilasters, and a side-hall entrance with pilasters and entablature.
427. D. Russell Brown house, 1879-1880. (photograph #7) A 2½-story mansard-roofed, multiple-family house with panelled wall surfaces, cove cornices, panelled and pedimented windows and an ornate pedimented turned-post entrance porch, with asphalt siding. Brown, a partner of Brown Brothers & Co., a machinery and mill supply firm, built this and other houses as investments.

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PINE STREET (cont)

428. George S. Thompson-Amos Hawes house, 1863. (photograph #5 & #6) A 3-story, hip-roofed, clapboarded, Italianate house with 3-bay front, corner quoins, and elaborate scroll bracket trim at cornice, window caps, and central entrance. Thompson was an ornamental carpenter who lavished his skill on this house before selling it to Amos Hawes, a well-known Providence dentist, in 1869.
429. D. Russell Brown house, c. 1877. (photograph #7) A 2½-story, mansard-roofed, multiple-family house with a paired-bracket cornice, a 2-story bay window, and a bracketed entrance hood, with asphalt and asbestos siding.
430. George Bourne house, c. 1859. A 3-story, flat-roofed, Italianate house with wide bracketed eaves, a 3-bay front and a bracketed entrance hood which supports an oriel with asphalt siding. Brown was a grocer whose shop at Ship and Richmond streets was nearby.
431. D. Russell Brown house, c. 1880. (photograph #7) Similar to 427 Pine Street.
433. House, c. 1860. (photograph #7) A 1½-story, end-gable, clapboarded Greek Revival style house with panelled corner pilasters, a 3-bay front, a side-hall entrance with pilasters and entablature, and a Victorian side-porch.
434. George Bourne house, c. 1890. A 2½-story, end-gable, Queen Anne style house with a corner turret and an Italianate entrance treatment, with asphalt siding. Bourne apparently moved to this house from 430 Pine Street next door which was rented to three tenants in 1892.
441. House, c. 1890. A 2½-story, clapboarded, cross-gable, double house with dentil cornices, molded window caps, and a central gabled pavilion with 2 identical flanking entrance porches; boarded up and vacant.
442. House, c. 1860. A 2½-story, end-gable, Greek Revival style house with panelled corner pilasters, a 3-bay front, and a side-hall Italianate entrance treatment, with asphalt siding.

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PINE STREET (cont)

445. House, c. 1860. A 3-story frame structure with many additions and little architectural significance.
446. John Congdon house, 1839-1854. (photograph #9) A 2½-story, end-gable, clapboarded, Greek Revival style house with panelled corner pilasters, a 3-bay front, and a side-hall entrance with pilasters and entablature. Congdon was a carpenter who lived nearby on Clifford Street. The house was purchased by Joshua Gray, a watchmaker, in 1857, and Gray seems to have added the bracket cornice as well as the Gothic Revival rear porch and the carriage house with cupola.
458. Stanton Champlin house, c. 1885. A 2½-story, mansard-roofed, clapboarded house with a bracketed cornice, regularly spaced fenestration articulated with window caps, and a side entrance loggia. Champlin was a jeweler.
461. Commercial-residential building, c. 1890. A 3-story non-descript, heavily altered structure with stone and asphalt siding.
469. Horace C. Burgess house, c. 1885. A 2½-story, mansard-roofed house with a pair of 2-story bay windows flanking a central entrance with bracketed hood, and sided with asphalt brick.
- 471-475. Hathie Windle house, c. 1902. A 3½-story, multiple-family house of no architectural significance.
477. House, c. 1860. A 2½-story, end-gable, Greek Revival style house with a 3-bay front, panelled corner pilasters and a later double-door side-hall entry under a bracketed hood. William Crins resided here in the 1880s before moving into his new house at 24 Linden Street.
478. House, c. 1850. A 2½-story, end-gable, clapboarded, Greek Revival style house with a 3-bay front, panelled corner pilasters, a side-hall entrance with pilasters and entablature, and an unsympathetic 1-story storefront addition added c. 1900.

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PINE STREET( cont)

445. House, c. 1855. A 1½-story, cross-gable, Gothic Revival style house with two trellis-work porches and a gabled center pavilion articulated by a bay window, and asphalt siding. This well proportioned house is the best preserved Gothic Revival cottage in the area and probably had barge-board trim originally.
- 481-
485. House, c. 1855. A 2½-story, end-gable house with a 3-bay front and a side-hall entrance with sidelights, transom light, and bracketed cap, and sided with asbestos shingles.
- 489-491. House, c. 1889. A 2½-story, end-gable, shingled, multiple family house with bargeboard trim, a 2-story bay window, and a turned-post double-entrance porch.
494. Apartment building, c. 1946. A 3-story, brick structure of no architectural significance.
495. House, c. 1882. A 2½-story, end-gable, multiple-family house with 2-story bay window and pedimented Queen Anne style entrance porch, with asbestos siding.

POINT STREET

289. House, c. 1870. A 1½-story, clapboarded, end-gable house with a bracketed cornice and a side-hall entrance porch with turned posts and bracket trim.
293. House, c. 1870. A 2½-story, clapboarded, mansard-roofed house with bracketed cornices, a 2-story bay window, and a side-hall entrance portico with later turned posts.
297. John Freeborn house, c. 1882. A 2½-story, mansard-roofed house with patterned-shingles and asphalt-shingle siding and an elaborate sawn-wood entrance porch.
309. House, c. 1860. A 2½-story, end-gable, Greek Revival style house with a 3-bay front, corner pilasters, and a side-hall entry under an Italianate hood, and sided with asphalt shingles.

(See Cont. Sheet #13)

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POINT STREET (cont)

325. House, c. 1875. A 1½-story, end-gable house with a bracketed entrance hood, sided with asbestos shingles.

SEEKELL STREET

- ~~31.~~ *DEM. 1981* William H. Hudson house, 1839-1857. A 2½-story, end-gable, clapboarded, vernacular house with a 3-bay front, a pedimented side-hall doorway, and side windows placed at the cornice line. This is one of the oldest houses in the district and was built by Hudson, a carpenter-housewright, on a lot subdivided from the Providence Aqueduct Company tract.

37. House, c. 1870. A 3-story, flat-roofed house with a bracketed cornice, a 4-bay front, a sawn-trim wood porch, and sided with asbestos shingles.

SOMERSET STREET

41. Charles George house, c. 1882. A 1½-story, bellcast-mansard-roofed house with a porch running across the front and sided with asbestos.

STEWART STREET

128. Janice Manufacturing Company, c. 1955. A 1-story brick industrial structure with an addition facing Pine Street, of no architectural significance.
140. Clara B. Jenckes house, c. 1889. A 2½-story, end-gable, clapboarded house with a 2-story bay window and a hipped entrance hood, of little architectural significance.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Pine Street Historic District is significant architecturally and as an example of the development of a mid-nineteenth-century middle-class residential neighborhood. The importance of the Pine Street historic district is heightened today by the fact that it is the largest and best-preserved remnant of Providence's early nineteenth-century development west of the central business district.

The historic district's architecture includes noteworthy examples of the Greek Revival, Italianate, and Queen Anne style buildings. In addition, the modest houses in the area remain as records of less expensive dwellings of the nineteenth century in Providence. Their architectural diversity is especially significant, for in them the area's development may still be traced. Individually and collectively as an intact fragment of an important nineteenth-century neighborhood, the structures in the Pine Street Historic District are worthy of recognition.

The Pine Street Historic District developed relatively late in the city's history. For two centuries following the founding of Providence Plantations in 1636, the area was vacant land. The compact part of Providence lay to the northeast, across the Providence River, and the Pawtuxet Road, a major thoroughfare following the Pequot Indian trail, ran to the west. Early in the eighteenth century Captain John Field began purchasing land on Providence's undeveloped west side, and the Field farm eventually included much of what became the Pine Street district. In 1772 the Providence Aqueduct Company was chartered to construct a water supply system by means of hollow logs from a spring on the Field farm (near present day Conduit and Stewart streets, just north of the district) to houses on the west shore of the Providence River.

During the Revolutionary War, a beacon was erected at the corner of Beacon and Point streets to alert Providence inhabitants if the British fleet approached the town. Not far away, near Plain Street, the French army under the command of General Rochambeau camped on their march to Yorktown in 1781.

Providence's post-war growth led to extensive building on the west side of the Providence River, and a new listing of street names adopted by the Town Council in 1807 included Snow Street (soon after changed

(See Cont. Sheet #14)

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to Pine Street) and Friendship Street. Settlement moved from northeast to southwest, stopping at the West Burial Ground, a fifteen-acre tract set off in 1785. The Pine Street Historic District lies on the western edge of the West Burial Ground; it did not develop until the land to the northeast had been filled.

During the 1830s the Providence Aqueduct Company and other large landowners in the area subdivided their holdings, and about the same time Pine and Friendship streets were extended southwestward. The West Burial Ground was gradually abandoned between 1848 and 1888, releasing additional land for residential settlement. By 1857, when Walling and Cushing published their comprehensive map of Providence, the Pine Street Historic District was on the southwestern fringe of central Providence. The blocks northeast of Summer Street were compactly settled, and the blocks to the southwest remained sparsely inhabited.

The first residents in the Pine Street district included several housewrights. William H. Hudson, who built 31 Seekell Street, and his brother Thomas, were listed as "house-carpenters" in the 1841 Providence Directory. Both men were listed at new addresses on Pine Street and Point Street six years later, indicating that they may have been following the common practice of carpenter-builders of building a house on speculation and living in it while finishing the interior detail and finding a permanent buyer. Another house-carpenter living and working in the area was William H. Dyer, the builder of the finest Greek Revival style house in the area, 378 Pine Street. The house apparently was built for William's brother George who acquired the property in 1857 for one dollar. The city directories indicate that William Dyer built at least three other houses in the area which are no longer standing, as well as 389 and 391 Pine Street, and 60 Maple Street which do remain.

The Tallman family comprised a third group of builders residing in the Pine Street district. William and Esek Tallman, members of the important Greek Revival period firm of Tallman and (James C.) Bucklin, both lived at several different addresses on Pine, Pearl, and Clifford streets between 1830 and 1850. Bucklin himself lived on Clifford Street. In addition, "house-carpenters" Francis, George, Horace, and Benjamin Tallman were also listed in city directories at addresses in the district during the 1840s and 1850s.

The people who settled permanently in the Pine Street area at mid-century were part of Providence's artisan middle-class. The 1850 Providence Directory lists the following occupations for Pine Street residents

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in that year: 6 carpenters, 5 masons, 4 machinists, 3 silver platers, a currier, a cabinet-maker, a looking-glass manufacturer, a chair painter, a drayman, a shoemaker, a painter, and a stonecutter. Providence tax records for 1850 reveal a solidly middle-class pattern of wealth holding on Pine Street. Virtually all the inhabitants' taxes fell within the middle range of the fortieth to the eightieth percentiles. The wealthiest man in the area was the builder Esek Tallman, living at 439 Pine Street; his taxes placed him among the wealthiest ten percent of Providence residents. At the other end of the scale, a number of Pine Street inhabitants like James Sweet, shoemaker, and Isaac Brown, cigar-maker, were not listed in the tax book, probably because they rented and owned little real or personal property. Some of the houses seem to have been intended from the start as rental property for multiple-family occupancy. For example, the imposing dwelling at 367 Friendship Street, built by Samuel D. Wickes, a teamster, was shared with two other boarders or families in 1850, shortly after its completion.

Another indication of the working-middle-class character of the area is the number of small cottages. 368 Pine Street, for example, was the home of Nathan Chafee, a mason, and his tenant John Nobles, a drayman, in 1850. Chafee switched jobs to furnaceman in 1856, becoming overseer of Builders' Iron Foundry in 1865. Chafee's career was typical of many of his neighbors: he changed trades easily and was successful in the course of fifteen or twenty years. House-carpenter William Hudson had a similar upwardly mobile career, becoming in turn a grocer, a constable, and finally City Marshall in 1854. The fact that many Pine and Friendship street inhabitants prospered and decided to remain in the area as their condition improved provided stability during the neighborhood's initial period of development.

During the second half of the nineteenth century Pine and Friendship streets remained a popular residential area. Being somewhat removed from the downtown, it offered a pleasant residential environment for the families of successful businessmen. Charles W. Holbrook, partner in the firm of Albert and Charles Holbrook, cotton-picker manufacturers, built 392 Pine Street in 1869. Likewise William Brand, whose "hairstore" (Brand & Horn) was located downtown, lived at 347 Friendship Street. The wealthiest resident in the area at this time was William Crins. Crins began a successful paint business in 1841 across the river on North Main Street. His residence at that time was on Point Street and later on Pine Street. In the course of almost forty years in business, Crins proved his executive ability and was named a director and elected president of

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Gorham Manufacturing Company in 1879. Four years later he moved into a new house at 24 Linden Street - remaining in the neighborhood.

Middle-class and working-class people continued to reside in the Pine Street area until the end of the century, many occupying apartments in converted single family houses. The handsome brick double house at 413-417 Pine Street, built in 1855 as two large single family residences, was sold at auction as a result of mortgage foreclosures in 1857 and again in 1899. Prior to the second sale, The Manufacturers and Farmers Journal described it as a "...4 tenement brick block, 8 rooms to each tenement." The building was divided into apartments before 1892, for in that year it housed a salesman, a teacher, a clerk, a dressmaker, a jeweler, and three widows. Other buildings were originally constructed for multiple family occupancy. 343 and 368 Friendship Street, built about 1880, contained five and four households respectively. Occupations prevalent in the Pine Street area during the 1890s included teachers, bookkeepers and clerks, tinsmiths, jewelers, and engravers. As in its earlier history, the district continued to be the home of skilled workers, tradesmen, and lower-level professionals. Early in the twentieth century, rooming houses, a popular form of housing for single people and young couples at the time, were advertised in the area, with four on Pine Street alone.

A degree of upward mobility was still possible for many residents at the turn of the twentieth century, and this helped to maintain the middle-class character of the neighborhood at a time when immigration and the growth of the industrial work force were creating working-class neighborhoods to the south and west. As late as 1900, the majority of Pine Street area residents could easily walk to work. In addition to its proximity to the central business district, the area benefited from light industry and jewelry manufacturing which had located on residential blocks in factories such as 301 Friendship Street, and in a small industrial enclave along the northwestern boundry of the historic district.

Writing about Providence jewelry workers, William Kirk noted in 1909 that "many a stonemaker, engraver, hubcutter, polisher, plater, for example, has branched out as a representative manufacturer after a few years experience as a skilled wage-earner." There was a more sinister aspect to this easily acquired entrepreneur status, however. The ease of entry to the jewelry business, due to the relatively low initial capital investment required, was balanced by the industry's

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notorious lack of stability. Fluctuations of fashion or contraction of the local economy frequently returned the small independent manufacturers to the ranks of skilled labor. Perhaps to protect against the real possibility of bankruptcy, ownership of many of the houses in the Pine Street district was recorded in wives' names. If the business failed, the creditors could only attach the manufacturer's or shopkeeper's property, and the property in his wife's name was saved.

The current deteriorated state of the district is closely related to the increasing use of automobiles. The rise of middle-class commuter suburbs siphoned off prospective Pine Street residents in the early twentieth century, as the independent middle and working classes moved away, reversing the earlier tendency to remain. The area gradually became the neighborhood of those who could afford no other, an alcoholics' skid row, and a notorious red-light district. Construction of Interstate Highway 95 during the late 1950s destroyed several blocks of Pine and Friendship streets east of the historic district and severed its proximity to the downtown. During the 1960s and 1970s federally-funded urban renewal projects have cleared all structures from approximately 40 acres of land adjoining the district to the south. Today, the Pine Street Historic District, suffering from neglect by absentee landlords and isolated by highway construction and urban renewal, is the last vestige of a once large and vital neighborhood where the history of Providence's development may still be read in the surviving structures.

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southwest along the center-line of Friendship Street to the center-line of Pearl Street; then northwest along the center-line of Pearl Street to the back lot line of lot 96, plat 23; then southwest along the back lot lines of the lots on the south side of Pine Street to the center-line of Myrtle Street; then northwest along the center-line of Myrtle Street to the back lot line of lot 68, plat 23; then northeast along the northwest lines of lots 68, 67, 56, and 55, plat 23 to the center-line of Linden Street; then northwest along the center-line of Linden Street to the center-line of Hayward Street; then northeast along the center-line of Hayward Street to the back lot line of lot 47, plat 23; then southeast along the back lot lines of the lots on the north side of Linden Street to the southeastern lot line of lot 41, plat 23; then northeast along the southeastern lot line of lot 41, plat 23 to the center-line of Somerset Street, then southeast along the center-line of Somerset Street to the back lot line of lot 38, plat 23; then northeast along the back lot lines of the lots on the north side of Pine Street to the back lot line of lot 194, plat 24; then north along the back lot line of lot 194, plat 24 and continuing north along the western lot line of lot 193, plat 24 to the center-line of Conduit Street; then east along the center-line of Conduit Street to the center-line of Seekell Street.

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Cady, John Hutchins. The Civic and Architectural Development of Providence, Rhode Island, 1636-1950. Providence, Rhode Island: The Book Shop, 1957.  
Providence City Directory, 1824-1977.  
Providence Tax Book, 1827-1850.  
Rhode Island Historical Preservation Commission. South Providence, R.I., 1977.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY about 28

UTM REFERENCES

A	19	299240	4632030	B	19	299460	4631820
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	19	298850	4531380	D	19	298810	4631580

VERBAL BOUNDARY DESCRIPTION

The boundary of the Pine Street Historic District follows the center-line of Seekell Street from its intersection with Conduit Street south to its intersection with Point Street; then west along the center-line of Point Street to the center-line of Friendship Street; then

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE

Edward F. Sanderson Architectural-Historical Survey Specialist

ORGANIZATION

Providence Historic District Commission

DATE

April 18, 1977

STREET & NUMBER

40 Fountain Street

TELEPHONE

401-277-2678

CITY OR TOWN

Providence

STATE

Rhode Island

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

*Frederic R. Williams*

TITLE State Historic Preservation Officer

DATE June 17, 1977

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST

DATE

KEEPER OF THE NATIONAL REGISTER



William H. Dyer House (c. 1850), 378 Pine Street.

Pine Street Historic District

Providence, Rhode Island

Eric Hertfelder

January, 1977

Negative: Rhode Island Historical Preservation  
Commission

150 Benefit Street

Providence, Rhode Island 02903

Detail of entrance from the northwest.

photograph # 3



ONE WAY

NO STOPPING  
7:30-9:30 AM  
PARKING  
ANY TIME

Pine Street Historic District

Providence, Rhode Island

Eric Hertfelder

January, 1977

Rhode Island Historical Preservation Commission  
150 Benefit Street  
Providence, Rhode Island 02903

364, 368, 372, 378, and 388 Pine Street  
from the northeast.

photograph # 1



John B. Wood, Houses (1857), 413-417 Pine Street  
Pine Street Historic District

Providence, Rhode Island

Eric Hertfelder

January, 1977

Negative: Rhode Island Historical Preservation  
Commission  
150 Benefit Street  
Providence, Rhode Island 02903

View from the south.

Photograph # 4



George S. Thompson - Amos Hawes House (c. 1863),  
428 Pine Street

Pine Street Historic District

Providence, Rhode Island

Eric Hertfelder

January, 1977

Negative: Rhode Island Historical Preservation  
Commission

150 Benefit Street

Providence, Rhode Island 02903

View from the north.

Photograph # 5



George S. Thompson - Amos Hawes House (c. 1863),  
428 Pine Street

Pine Street Historic District  
Providence, Rhode Island

Eric Hertfelder

January, 1977

Negative: Rhode Island Historical Preservation  
Commission  
150 Benefit Street  
Providence, Rhode Island 02903

Detail of entrance from the north.

Photograph # 6



William Crins House (c. 1882) 24 Linden Street  
Pine Street Historic District  
Providence, Rhode Island

Eric Hertfelder

January, 1977

Negative: Rhode Island Historical Preservation  
Commission  
150 Benefit Street  
Providence, Rhode Island 02903

View from the south.

Photograph # 8



427, 429, 431, and 433 Pine Street

Pine Street Historic District

Eric Hertfelder

January, 1977

Negative: Rhode Island Historical Preservation  
Commission  
150 Benefit Street  
Providence, Rhode Island 02903

View from the east.

Photograph # 7



Hugh Bain - Foster House (c. 1850), 446 Pine Street  
Pine Street Historic District  
Providence, Rhode Island

Eric Hertfelder

January, 1977

Negative: Rhode Island Historical Preservation  
Commission

View from the south.

Photograph # 9



Aerial view of Pine Street Historic District

Pine Street Historic District  
Providence, Rhode Island

John A. Senulis

January, 1977

Negative: Rhode Island Historical Preservation  
Commission  
150 Benefit Street  
Providence, Rhode Island 02903

View from the west.

Photograph #11



Pine Street Historic District

Providence, Rhode Island

Eric Hertfelder

January, 1977

Rhode Island Historical Preservation Commission  
150 Benefit Street  
Providence, R.I. 02903

378, 372, 368, 364, and 362 Pine Street. View  
from the southwest, with # 378 in the right foreground.

Photograph #2



William Brand House (c. 1887), 347 Friendship Street

Pine Street Historic District  
Providence, Rhode Island

Eric Hertfelder

January, 1977

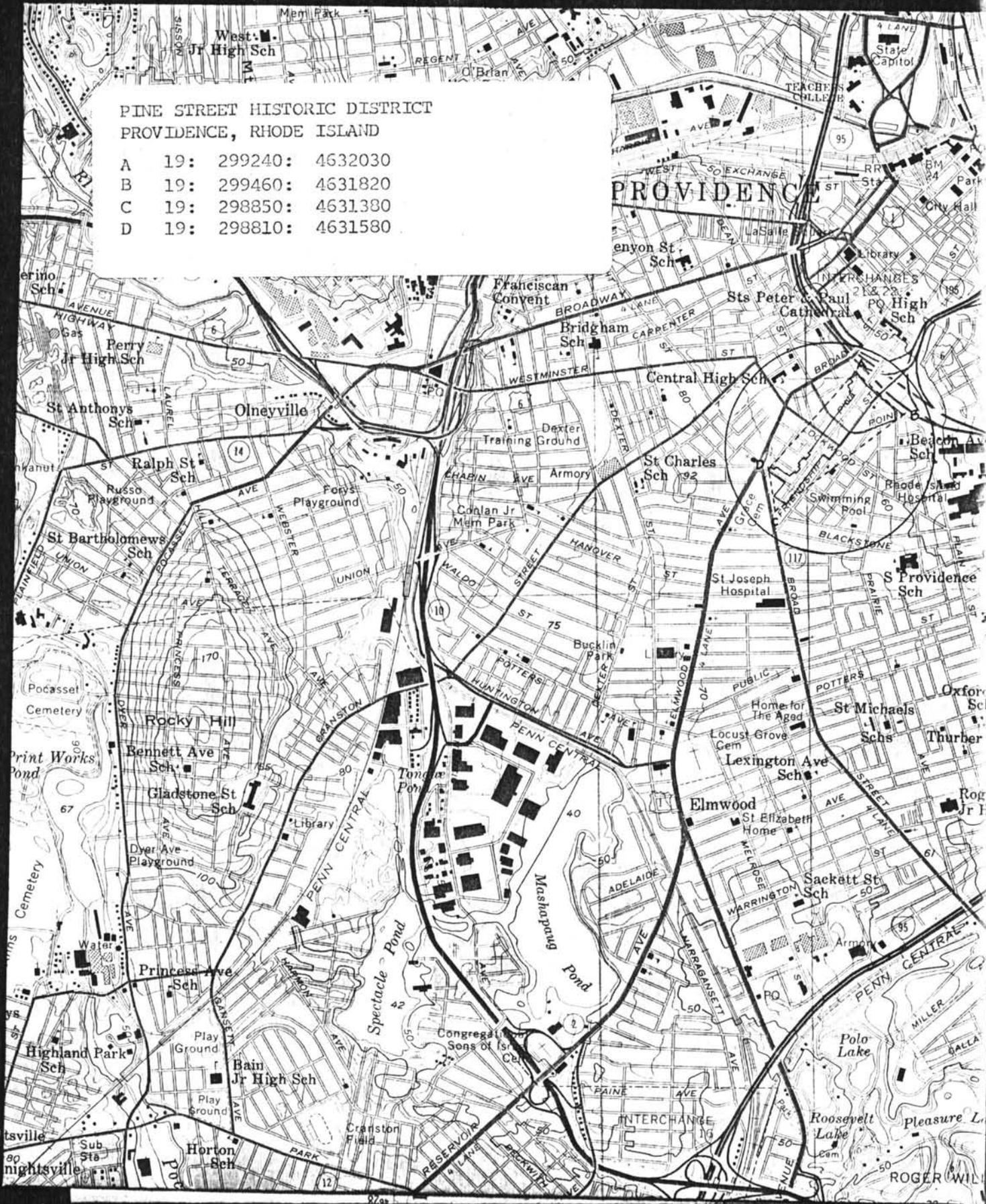
Negative: Rhode Island Historical Preservation  
Commission  
150 Benefit Street  
Providence, Rhode Island 02903

View from the east.

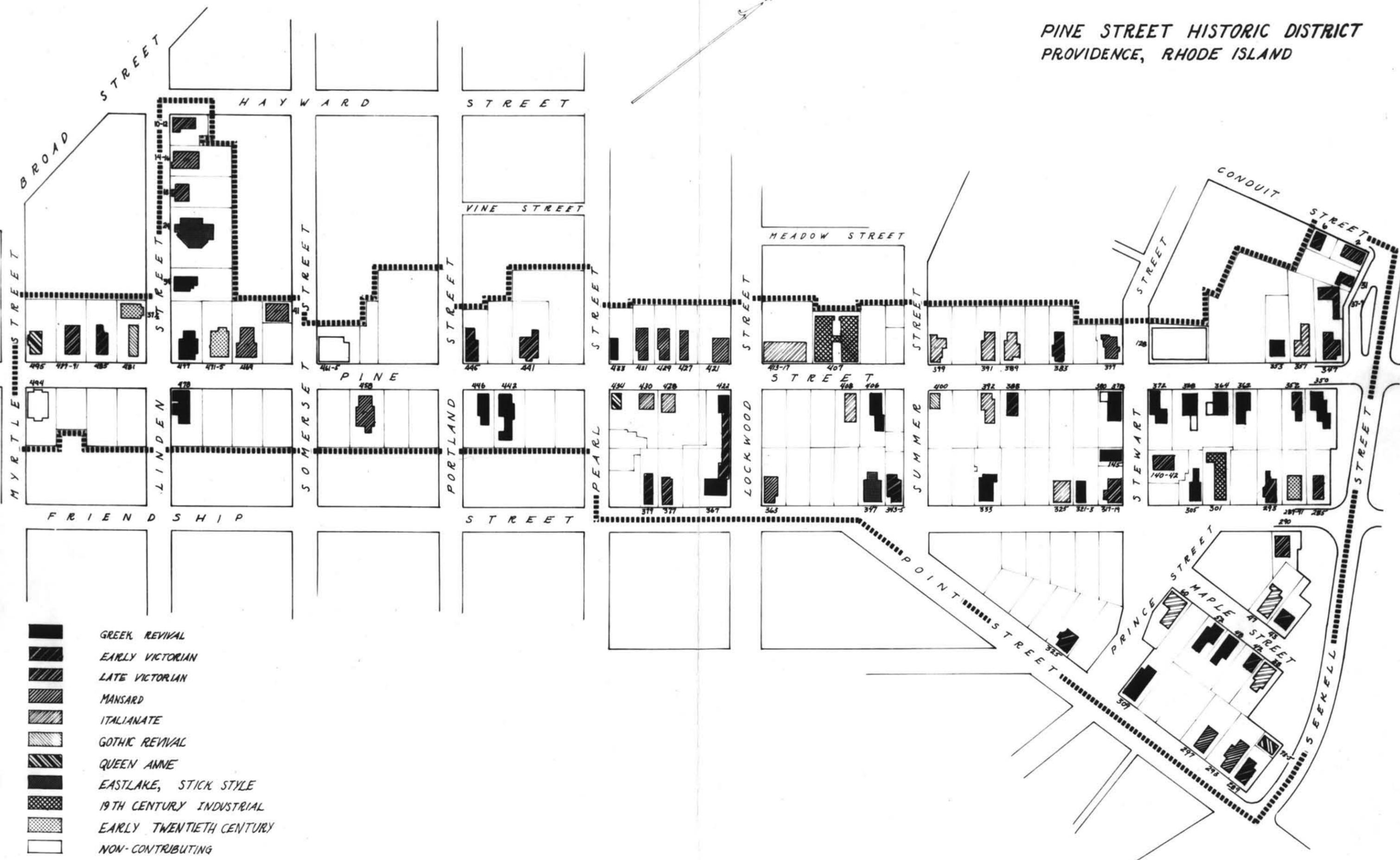
Photograph # 10

PINE STREET HISTORIC DISTRICT  
PROVIDENCE, RHODE ISLAND

A	19:	299240:	4632030
B	19:	299460:	4631820
C	19:	298850:	4631380
D	19:	298810:	4631580



PINE STREET HISTORIC DISTRICT  
PROVIDENCE, RHODE ISLAND



-  GREEK REVIVAL
-  EARLY VICTORIAN
-  LATE VICTORIAN
-  MANSARD
-  ITALIANATE
-  GOTHIC REVIVAL
-  QUEEN ANNE
-  EASTLAKE, STICK STYLE
-  19TH CENTURY INDUSTRIAL
-  EARLY TWENTIETH CENTURY
-  NON-CONTRIBUTING

NOT TO SCALE