

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name EDGEWOOD HISTORIC DISTRICT - SHAW PLAT

other names/site number _____

2. Location

street & number Shaw Ave., Marion Ave., portions of Narragansett Blvd. and Broad St.

not for publication

city or town Cranston

vicinity

state Rhode Island

code RI

county Providence

code 007

zip code _____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national X statewide ___ local

[Signature]
Signature of certifying official

2/1/2013
Date

Rhode Island State Historic Preservation Officer
Title

RI Historical Preservation & Heritage Commission
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public - Local
- public - State
- public - Federal

Category of Property

(Check only **one** box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
77	7	buildings
		district
		site
		structure
		object
77	7	Total

Name of related multiple property listing

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

Historic and Architectural Resources of the Edgewood
Neighborhood, Cranston, RI (2009)

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/specialty store

EDUCATION/school

RECREATION AND CULTURE/sports facility

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/specialty store, restaurant

EDUCATION/school

RECREATION AND CULTURE/sports facility

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN

LATE 19th AND 20th CENTURY REVIVALS

LATE 19th AND EARLY 20th CENTURY

AMERICAN MOVEMENTS/Bungalow

MODERN MOVEMENT

Materials

(Enter categories from instructions)

foundation: BRICK; STONE; CONCRETE

walls: WOOD/weatherboard; WOOD/shingle;
BRICK; METAL/aluminum;
SYNTHETICS/vinyl

roof: ASPHALT

other:

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Edgewood Historic District – Shaw Plat is a residential subdivision of about twenty-five acres in the Edgewood neighborhood of northeastern Cranston, Rhode Island. The district is one of the 18 subdivisions documented in the Multiple Property Listing, Historic and Architectural Resources of the Edgewood Neighborhood, Cranston, R.I. (NR, 2009). On its northern boundary it abuts the Edgewood Historic District – Arnold Farm Plat (NR, 2010) and is about seven blocks north of the Edgewood Historic District – Taft Estate Plat (NR, 2003). The district is bounded by Broad Street (a major regional thoroughfare) on the west, Marion Avenue on the south, and Narragansett Bay on the east; it consists of the properties that line the parallel streets, Shaw and Marion Avenues, and the short section of Narragansett Boulevard that runs between Shaw and Marion Avenues. The terrain within the district is level between Broad Street and Narragansett Boulevard; east of the Boulevard, a parkway running from north to south along a bluff overlooking the water, the grade drops some forty feet to the shoreline of the bay. The district is a quiet suburban neighborhood with tree-lined streets; most of its 84 properties are detached, single-family dwellings set back from the street on grassy lots. There are also six two-family houses, one apartment building, two commercial buildings, a school, and the Edgewood Yacht Club (NR, 1989). The prevailing architectural types and styles within the district - Queen Anne, Shingle, Colonial Revival, Bungalow, Four-Square, Dutch Colonial, English Cottage, Garrison Colonial, Ranch, and Modern - reflect its development over the course of more than eight decades. The housing stock ranges from modest residences to imposing houses for well-to-do professionals and businessmen.

Narrative Description

(See continuation sheets for Section 7.)

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G Less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

Period of Significance

1867-1962

Significant Dates

1867

1872

1882-1932

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Period of Significance (justification)

The period of significance begins with the recording of the Allen Shaw Plat in 1867. It ends in 1962 (50 years ago), by which time the district had reached nearly complete build-out. Only seven houses were built after that date.

Criteria Considerations (explanation, if necessary) N/A

Statement of Significance Summary Paragraph (provide a summary paragraph that includes level of significance and applicable criteria)

The Edgewood Historic District – Shaw Plat is significant as a residential subdivision exemplifying the trends which characterized suburban development in Cranston and much of the metropolitan Providence area during the period from the Civil War to World War II. The Shaw Plat represents one of the development patterns typical for this period: the grid-plan streetcar suburb, in this case predominantly but not exclusively characterized by larger-than-average lots and single-family dwellings that were designed for both middle-class and more affluent residents. The district's social history illustrates Edgewood's emergence as one of Providence's most fashionable suburbs in the late nineteenth century, and its transformation to its post-World War II role as a stable middle- and upper-income neighborhood. Architecturally, the district's 85 buildings document this process, through a range of types and styles of different periods, with many examples where design elements from different styles were mixed to suit a particular homeowner or developer's tastes. The Shaw Plat district retains substantial integrity of location, setting, design, materials, workmanship, feeling and association, and meets National Register Criterion A (Community Planning & Development) and Criterion C (Architecture).

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

See continuation sheets for Section 8.

Developmental history/additional historic context information (if appropriate)

See continuation sheets for Section 8.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

See continuation sheets for Section 9.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been Requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
 Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property Approx. 25 acres
(Do not include previously listed resource acreage)

UTM References
(Place additional UTM references on a continuation sheet)

1	<u>19</u> Zone	<u>300660</u> Easting	<u>4627580</u> Northing	3	<u>19</u> Zone	<u>301400</u> Easting	<u>4627600</u> Northing
2	<u>19</u> Zone	<u>301340</u> Easting	<u>4627740</u> Northing	4	<u>19</u> Zone	<u>300740</u> Easting	<u>4627440</u> Northing

Verbal Boundary Description (describe the boundaries of the property)

The bounds of the Edgewood Historic District - Shaw Plat conform to the historic boundaries of the Allen Shaw Plat (1867) as delineated on City of Cranston Plat Card 29 and replicated on the scaled district map submitted with this nomination.

Boundary Justification (explain why the boundaries were selected)

The boundary selected for the district conforms to the historic limits of the Allen Shaw Plat as defined in 1867. Though subsequent replatting reorganized the land within the original 1867 plat, its overall boundaries and dimension did not change.

11. Form Prepared By

name/title Kathryn J. Cavanaugh, Preservation Consultant

organization _____ date November 16, 2012

street & number 1291 Narragansett Blvd., #1 telephone 401-273-4715

City or town Cranston state RI zip code 02905

e-mail kathycavanaugh@cox.net

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See continuation sheets for Additional Documentation

Property Owner:
(complete this item at the request of the SHPO or FPO)

Name Various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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County and State PROVIDENCE CO., RI
Name of multiple property listing (if applicable)
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NARRATIVE DESCRIPTION (continued)

Like most streetcar suburbs in Rhode Island, the Shaw Plat is laid out in an orthogonal grid, with two parallel streets—Shaw and Marion Avenues—laid out perpendicularly to the intersecting Broad Street and Narragansett Boulevard. The Shaw Plat, like the Arnold Farm Plat to the north, differs from other local streetcar suburbs, however, in the generous dimensions of its lots on Shaw Avenue. While most local subdivisions of this type contain 4,000- to 5,000-square-foot lots, the four residential subdivision plats that were recorded for this district between 1867 and 1895 consistently provided far more generous lot sizes (in 1867, one to two acres; by 1895, a range of about 7,400 square feet to about 18,000 square feet). The three early 20th-century plats recorded between 1910 and 1932 maintained the tradition of generous lot sizes established by their predecessors, allowing the district to transition easily into an early automobile suburb. Many individual lots from the earlier plats provided plenty of room to accommodate driveways, parking areas, and garages. By 1956, after various subdivisions, mergers, and property transfers between abutting property owners, the district had some 56 house lots (plus the school lot) ranging in size from about 2,600 sq.ft. to over 2 acres, with street frontages varying between 45 feet and 300 feet. Today there are a total of 92 lots, seven of which are side or rear yards for adjacent properties. The streetscapes retain their original character of spacious streets and house lots with landscaped front yards with lawns, trees, shrubbery, and planting beds.

The first new house in the district was built ca. 1877-1882; more than half of the current building stock was constructed between ca. 1895 and 1930, and full build-out was largely achieved by the 1950s. The vast majority (75) of the district's houses are detached, single-family, wood-frame dwellings; examples of other building materials are rare, but include brick and stucco. All residential buildings (including the six two-family houses and the one apartment building) are between 1 and 2-1/2 stories tall. Each house has at least a small front yard, a rear yard, and two side yards (one of which typically has a driveway in it). Many of the early 20th-century houses have garages that appear to be original, while on other properties garages were added later. Sixty-five of the district's houses date from the late 1880s to 1930 and represent the standard domestic types and styles common during that period, including Queen Anne, Shingle, Colonial Revival, Bungalow, Prairie, Four-square, Dutch Colonial, and English Cottage. Among the dozen additional houses that were built between 1930 and the early 1960s are several examples of Garrison Colonial and Ranch. Other residential buildings in the district include six two-family houses and a Modern-style apartment building. Four non-residential properties are located in the district: the Edgewood Yacht Club, the Tillinghast Garage, the Albin J. Johnson Building, and the Edward S. Rhodes School.

INVENTORY

In this inventory, properties are listed by street in alphabetical order and on each street in numerical order by address. All houses were originally single-family dwellings unless otherwise noted. All properties are contributing unless marked NC (non-contributing). Properties are contributing if they fall within the period of significance (1867-1962) and retain a reasonable level of integrity. Use of non-historic (aluminum or vinyl) siding usually is not considered cause by itself to classify a building as non-contributing, as long as the building retains its historic form and massing, its fenestration has not been drastically changed, and it has not been

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significantly modified by extensive additions or alterations. Buildings are wood-frame construction unless specifically noted otherwise.

A Note on Research Constraints

Since Cranston's primary source records are not comprehensive (and in some instances are also inconsistent), five different types of records – maps, directories, deeds, tax records, and building permits – were investigated and cross-checked in an effort to identify historic names and dates for each building. Dating on the basis of stylistic analysis also proved challenging, since many buildings exhibit a mix of stylistic elements, and some buildings with late 19th century elements were documented as being built after 1900 (perhaps indicating a certain architectural conservatism in the district). Specific constraints on research efforts are noted below.

The following historic maps were available for the Shaw Plat: commercial atlases dated 1870, 1882, 1895, and 1917; Sanborn Map Company maps dated 1900, 1921, and 1956 (an update of 1921); and city subdivision plats of various portions of the district dated 1867, 1872, 1882, 1895, 1910, 1912, and 1932. One notable inconsistency among these maps is that several of the plat maps do not illustrate some buildings that were standing at the time, as indicated on commercial atlases of similar vintage. For example, the 1895 Edgewood Plat map fails to show ten houses on the north side of Shaw Avenue and five houses on the west side of Narragansett Boulevard, all of which appear on the 1895 city atlas. Two other examples of map problems are: the three surviving late-19th century houses at 1331, 1333, and 1335 Narragansett Boulevard appeared, disappeared, and reappeared on various maps from 1900 through 1921; in addition, the 1917 atlas shows one house (with the address 145 Shaw Avenue) that was not documented in any other sources, and may never have existed. These inconsistencies raised questions about the overall reliability of some of these maps as a source for construction dates.

City or house directories did not exist prior to Cranston's incorporation as a city in 1910. From 1911 forward, a complete, consecutive run of directories is not available; gaps of two years or more are frequent.

Assessor's Property Cards for many of the district's properties indicate 1920 as a construction date, but in many cases, this date appears not to have been based on any actual research, but adopted as a convention to fill this field in the assessors' electronic database. Property cards, therefore, were deemed generally unreliable as a source for dates, except for buildings of the recent past, where dates appear to reference actual building permits. A complete, consecutive run of tax books does not survive for Cranston.

Assessor's Title Cards were consulted for all of the buildings in the Shaw Plat. Dates on title cards were not assumed to indicate construction dates unless confirmed by other sources, but these cards did help to confirm ownership at the time of construction, and whether building occupants at that time (as listed in city directories) were owners or not, thus enabling the assignment of historic names to buildings.

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Deed research (which is time-consuming and often does not provide definitive information about construction dates) was only conducted on the early development plats, and on selected early buildings as a means of identifying historic names.

Building permits are not available prior to the 1960s.

For the Shaw Plat inventory, therefore, historic names and dates were derived from a comparative analysis of title cards, maps, city directories, and a stylistic analysis of the building. Exact dates are noted where known; otherwise estimated dates are used. Where specific sources contributed to the identification of a plausible name or construction date, those sources are noted in the inventory.

BROAD STREET

- 1850 TILLINGHAST'S GARAGE (ca. 1916-1920). A 1-story, early 20th century, commercial building with a raised parapet screening a flat roof; molded concrete block walls and foundation. The garage bays have been infilled with aluminum storefronts, and smaller window and door openings have been closed down. The building, which has two projecting front bays at either end, is set back at an angle to the street with a parking apron in front. Bertrand B. Tillinghast acquired the property in 1916; the name Tillinghast's Garage first appears in the 1920 directory and on the 1921 map. This was an auto repair garage, and later a gas station, until at least 1990. The building now holds three retail or restaurant businesses.
- 1856-1864 ALBIN J. JOHNSON BUILDING (1927-1928). A 1- to 2-story commercial block divided into five stores; flat roof with parapet; brick and concrete block (rear) walls and foundation; bracketed cornice and concrete trim. Built to the sidewalk, at the northeast corner of Broad St. and Shaw Ave., the building has a beveled southwest corner that contains a storefront entrance. The storefronts have all been altered to some degree, with the recessed center entrance flanked by wood-framed plate glass windows at 1860 Broad St. retaining the greatest integrity. Albin J. Johnson acquired this property in 1909, and had established the Edgewood Greenhouses here by 1913. After constructing this building in front of the greenhouses (the multiple addresses first appear in the 1927-1928 directory), Johnson operated a florist shop at 1860 Broad, and rented out the remaining storefronts to other businesses. Several greenhouses still stood behind this building as late as 1956 (no longer extant).
- 1868 FREELOVE F. AND BERIAH N. GAFFET HOUSE (ca. 1877-1882): Second Empire, side hall plan; 2 ½ stories; asphalt mansard roof with gable-roofed dormers and a prominent cornice; vinyl siding and trim; brick foundation. Two-bay façade with entrance at right and 2-story polygonal bay window at left; the front door has a projecting flat hood on ornate scroll brackets. Replacement wood 1/1 windows. Deeds indicate that when Freeloove F. Gaffet, wife of Beriah N. Gaffet, purchased a lot at the southeast corner of Broad Street and Shaw Avenue in 1877, the house was not yet built; the 1882 plat map shows this house, owned by Beriah "Gaffett" This is the oldest surviving house in the district.

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BROAD ST

1874 MARY C. AND CHESTER W. BARROWS HOUSE (ca. 1905-1911): possibly the work of architects Hilton & Jackson. Two stories, side-hall plan; with a dominating side gable on hip asphalt roof with deep, flared eaves in the mode of the Shingle Style; cedar shingle siding and wood trim; brick foundation. A shallow 2-story polygonal bay makes up the southern half of the two-bay façade; a shallow gable-roofed entry projects from the bay. Large chimney in the front roof slope. A enclosed 1-story shed-roofed porch is on the south side. Three wood 6/1 windows at 2nd floor front; elsewhere on the façade are vinyl replacements. The house is set back from the street with curving walks leading across a landscaped lawn. Mary C. Barrows acquired this property in 1905, and the address first appears in the 1911 directory. Chester W. Barrows was a judge in Providence Superior Court in the 1920s.

Garage (by 1956): 1 story, front gable asphalt roof, weatherboard siding, 1 overhead door. Stands behind/southeast of the house. (NC)

1876 SELENA H. BIGELOW HOUSE I (ca. 1892-1900): Late Victorian; 1 ½ stories, side-hall plan; cross gable asphalt roof; vinyl siding and trim; brick foundation. Two-bay façade, with a 1-story porch with turned posts sheltering the entrance and abutting a 1-story bay window. Chimney at the ridge toward the rear of the house. Vinyl 1/1 replacement windows. In 1892 Mrs. Selena H. Bigelow purchased a large lot on Broad Street, which included the house shown on the 1867 Allen Shaw Plat (1884 Broad Street -no longer extant); directories indicate that Mrs. Bigelow was a furrier with her shop and her residence in this house, which she shared with her husband, Charles C. Bigelow. Mrs. Bigelow apparently built this house and 1880 Broad St. next door as rental property; it first appears on the 1900 map.

Garage (by 1956): 1 story, front gable asphalt roof, weatherboard siding, paired wood doors. Stands behind/southwest of the house. (NC)

1880 SELENA H. BIGELOW HOUSE II (by 1920): Late Victorian, 2 stories, side-hall plan; front gable asphalt roof; vinyl siding and trim; brick foundation. Two-bay façade with bay window; a front porch was removed sometime after 1956. Chimney at ridge toward the rear of the house. Vinyl 1/1 replacement windows. A late example of a common late 19th c. house type, it does not appear in directories or maps before 1920.

Garage (by 1956): 1 story, hip asphalt roof, concrete block, two overhead doors. Stands behind/northeast of the house. (NC)

1890 EXECUTIVE HOUSE APARTMENTS (1961-1963): Modern; 2 stories; side gable asphalt roof ; brick walls with concrete decorative panels; concrete foundation. The building forms an asymmetrical U with the longer southern wing containing a full-height glass-walled lobby with a carport sheltered by an extension of the roof slope. There is a small landscaped

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courtyard at the base of the U; the elevations facing the courtyard have continuous metal and concrete balconies at the 2nd floor level, with metal stairs down to the ground at each end. Metal slider windows. This apartment building, a type unique in this historic district but found elsewhere in Edgewood, occupies the sites of two earlier buildings: a pre-1867 house at 1884 Broad and a small ca. 1900 commercial building at 1890 Broad, both demolished in the 1950s. The 1961 directory lists this building as under construction; it was occupied by 1963.

MARION AVENUE

- 15 GEORGE R. BABBITT HOUSE IV (ca. 1911): 1-1/2 stories; side gable asphalt roof; vinyl siding and trim; brick foundation. Original wraparound porch (front and east side) was enclosed (after 1956) and now has an off-center entrance and wood 1/1 windows. Central cross gables on front and rear. Chimney at ridge. Wood windows are a mix of 1/1 and 2/2. This house is one of nine in a row, all shown on the 1912 George R. Babbitt Partition Plat, that were constructed by Babbitt just prior to his death. The plat map indicates that Mary P. Babbitt, George's widow, inherited 15, 19, and 23 Marion; title cards indicate that his son, Samuel F. Babbitt, inherited the rest. The design of this house is a slight variation on the design of the other eight, which were originally identical. This house was occupied by Miss Emma S. Livermore for several decades. (See also 1331, 1333, and 1335 Narragansett Boulevard.)
- 19 GEORGE R. BABBITT HOUSE V (ca. 1911): 1-1/2 stories; front gable asphalt roof; wood shingles and trim; brick foundation. Three bay façade, with an apparently relocated entrance at the left (probably originally a center entrance). Original wraparound porch has been partially enclosed on the east side, and has walls instead of railings. Chimney at ridge. Off-center cross gable on the west side. Two-story cross gable ell on the east side. Mostly wood windows, in various configurations (2/2, 2/1, 1/1, 6/6). This house's first known occupant was Wallis Sampson, who was in real estate and is listed at this address in the 1911 directory. (See also 15 Marion Ave.)
- Garage (by 1921): 1 story, hip asphalt roof, clapboards, 2 overhead doors. Stands behind/northeast of the house and may be original.
- 23 GEORGE R. BABBITT HOUSE VI (ca. 1912): 1-1/2 stories; front gable asphalt roof; synthetic shingles (also covering original trim); brick foundation. Three bay façade, with a center entrance. Original wraparound porch (front, east side) has wood railings (railing design may not be original). Chimney at ridge. Off-center cross gable on the west side. Two-story cross gable ell on the east side. Mostly wood 1/1 windows. This house's first known occupant was Walter F. Safford, a salesman, listed at this address in the 1916 directory. (See also 15 Marion Ave.)
- 27 GEORGE R. BABBITT HOUSE VII (ca. 1911): 1-1/2 stories; front gable asphalt roof; vinyl siding and trim; brick foundation. The original fenestration pattern has been obscured by

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alterations to the front porch (after 1956), which once wrapped around the front and east side;
 the

MARION AVENUE

present deck follows that configuration, but the porch roof is gone, the front steps have been reconfigured, and the front entrance is centered on an addition that extends the full width of the façade. Off-center cross gable on the west side. Two-story cross gable ell on the east side. No chimney. Vinyl 1/1 windows. This house's first known occupant was someone named Heath, listed at this address in the 1911 directory. (See also 15 Marion Ave.)

- 31 **GEORGE R. BABBITT HOUSE VIII** (ca. 1912): 1-1/2 stories; front gable asphalt roof; wood shingles and trim; stone veneer on the foundation (not original). The original fenestration pattern has been obscured by the enclosure of the wraparound front porch (after 1956), which now has a center entrance and paired vinyl 1/1 windows. Off-center cross gable on the west side. Two-story cross gable ell on the east side. Chimney at ridge. Vinyl 1/1 windows. This house's first known occupant was William G. Budlong, Jr., a draftsman, listed at this address in the 1913 directory. (See also 15 Marion Ave.)
- 35 **GEORGE R. BABBITT HOUSE IX** (ca. 1911): 1-1/2 stories; front gable asphalt roof; wood shingles and trim; brick foundation. The original fenestration pattern has been obscured by the enclosure of the wraparound front porch (after 1956), which now has a center entrance and paired wood 1/1 windows. Off-center cross gable on the west side. Two-story cross gable ell on the east side. Chimney at ridge. Vinyl 2/2 windows. The decorative trim at the gable is the only surviving example of such trim among this group of originally matching houses. This house's first known occupant was James A. Lind, listed at this address in the 1911 directory. (See also 15 Marion Ave.)
- 39 **GEORGE R. BABBITT HOUSE X** (ca. 1912): 1-1/2 stories; front gable asphalt roof; vinyl siding and trim; brick foundation. Three-bay façade with center entrance; the original wraparound front porch has been removed (after 1956). Off-center cross gable on the west side. Two-story cross gable ell on the east side. Chimney at ridge. Vinyl 6/6 windows. This house's first known occupants were James Martin, a carpenter, and his wife Jane, listed at this address in the 1918 directory. (See also 15 Marion Ave.)
- 43 **GEORGE R. BABBITT HOUSE XI** (ca. 1912): 1-1/2 stories; front gable asphalt roof; vinyl siding and trim; brick foundation. The original fenestration pattern has been obscured by the enclosure of the wraparound front porch (after 1956), which now has a center entrance, T-111 siding, and paired vinyl slider windows. Off-center cross gable on the west side. Two-story cross gable ell on the east side. Chimney at ridge. Vinyl 1/1 windows. This house's first known occupant was Elmer J. Gilbert, an assistant superintendent in Providence, listed at this address in the 1913 directory. (See also 15 Marion Ave.)

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- 47 GEORGE R. BABBITT HOUSE XII (ca. 1912): 1-1/2 stories; front gable asphalt roof; vinyl siding and trim; brick foundation. Three-bay façade with center entrance, visible behind the wraparound front porch, which has been enclosed (after 1956). Off-center cross gable on the west side. Two-story cross gable ell on the east side. Chimney at ridge. Vinyl 1/1 windows. This house's first known occupant was Thomas V. Gould, a manager, listed at this address in the 1913 directory. (See also 15 Marion Ave.)
- 51 FLORA B. AND ARTHUR L. MAY HOUSE (1912-1913): Four-Square; 2 stories, side-hall plan; hip asphalt roof; aluminum siding and trim; brick foundation. Three-bay façade with side hall plan. Hip-roofed dormer in front roof slope; chimney at ridge. Wood 1/1 windows. The roof, posts, and railings of the original front porch were removed (after 1956) and vinyl siding was applied to the 1st floor façade; the porch's wood deck and railings, and concrete steps, are replacement elements. The house's design is similar to 55 and 63 Marion Ave., all of which were likely built by Evangeliste Turgeon. Flora B. May acquired this property in 1912; she and her husband Arthur L. May, a painter, are listed at this address in the 1913 directory.
- 55 CHRISTINE AND JOHN H. PERSSON HOUSE (ca. 1914-1916): Four Square; 2 stories; hip asphalt roof; clapboards on the 1st floor and wood shingles above; wood trim; rusticated concrete block foundation. Three-bay façade with a center entrance and a 1st floor bay window under a full-width front porch (the Ionic columns and metal railings are not original). Hip-roofed dormers on front and east roof slopes; chimney on rear/north roof. Vinyl 1/1 windows. The house's design is similar to 51 and 63 Marion Ave., all of which were likely built by Evangeliste Turgeon. Christine Persson acquired this property in 1914; she and her husband John H. Persson, a carpenter, are listed at this address in the 1916 directory.
- 57 JOHN M. AND LIZZIE T. LEWIN HOUSE (1912-1913): Four-Square; 2 stories; side gable asphalt roof; vinyl siding and trim; brick foundation. Three-bay façade with a side hall plan and a full-width front porch (the concrete steps are not original). Gabled dormer on front roof slope. Small 1st floor bay window, east side. Vinyl 8/1 and 6/1 windows. The house's design is a variation on that for 51 and 55 Marion Ave., all of which were likely built by Evangeliste Turgeon. John M. Lewin, an electrician, and his wife Lizzie acquired this property in 1912; they are listed at this address in the 1913 directory.
- Garage (by 1921): 1 story, hip asphalt roof, concrete block, 1 overhead door. Stands behind/northeast of the house, behind a fence and mostly out of view; may be original.
- 63 SAMUEL P. AND FAUSTINE M. HARRIS HOUSE (ca. 1913-1916): Four-Square; 2

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stories; hip asphalt roof; clapboards on the 1st floor and wood shingles above; wood trim; brick foundation. Two-bay façade with a 1st floor bay window under a full-width front porch with Tuscan columns. Hip-roofed dormers on front, east and west roof slopes; deep roof eaves with

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exposed joists; chimney at ridge. Oriel window, 1st floor west side. Vinyl replacement windows, mostly 6/1. The house's design is similar to 51 and 55 Marion Ave., all of which were likely built by Evangeliste Turgeon. Samuel P. and Faustine M. Harris acquired this property in 1913, but apparently never lived here; the 1916 directory lists John F. Borden, a printer, at this address.

Garage (by 1956): 1 story, hip asphalt roof, wood shingles, 3 overhead doors. Stands behind/northwest of the house. (NC)

- 63A JOHN M. AND KATHLEEN M. MONAHAN HOUSE (ca. 1969-1971): A small house, set end to the street, with Ranch style influences; 1 story; asphalt-shingled front gable roof with a shallow projecting gable; vinyl siding and trim, presumably over wood shingle; concrete foundation. Three-bay façade with a center entrance. Vinyl 1/1 windows. Similar to 65 Marion. John M. Monahan, a teacher in Warwick public schools, and his wife Kathleen purchased this property in 1969; they are listed at this address in the 1971 directory. (NC)
- 65 JOSEPH A. AND ALICE E. DALY HOUSE (1965-1966): A small house, set end to the street, with Ranch style influences; 1 story; asphalt-shingled front gable roof with a shallow projecting gable; wood shingles and trim; concrete foundation. Three-bay façade with a center entrance. The projecting gable has vertical siding applied over wood shingles. Vinyl 1/1 windows. Similar to 63A Marion. Joseph A. and Alice E. Daly acquired this property in 1966, but did not live here initially; the 1965 directory lists Raymond G. Phillips, manager of the General Cinema Corp. of Boston, living at this address with his wife Francine J. Phillips. (NC)
- 67-69 LORENZO AND LOUISA FINAMORE HOUSE (1960-1961): Two-family; Garrison Colonial; 2 stories with 1-story rear addition; hip asphalt roof; vinyl siding and trim; concrete foundation. Three-bay façade with a center entrance and overhanging 2nd story. Chimney at ridge. Vinyl 1/1 windows. Lorenzo and Louisa Finamore acquired this property in 1960, but did not live in this house until 1963; the 1961 directory lists 67 Marion as vacant, and the occupants of 69 Marion as Mrs. Leona Lecht and Ralph Schuster.
- 77 MILTON C. AND SARAH P. BICKFORD HOUSE (ca. 1941-1943): Garrison Colonial; 2 stories; side gable asphalt roof; wood shingles and trim; fieldstone veneer on 1st floor façade and foundation, and matching stone exterior chimney on the west side. Three-bay façade with a center entrance and overhanging 2nd story. Vinyl windows, mostly 8/1; paired 6-light wood casements at the 2nd floor over the front door. On the east side are a 1-story, side-gable-roofed addition, with similar materials, and a breezeway linked to the garage (built after 1956).

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Milton C. and Sarah P. Bickford acquired this property in 1941; they are listed at this address in the 1943 directory.

Garage (after 1956): 1 story, side gable asphalt roof, concrete block, double width overhead door. Stands behind/northeast of the house. (NC)

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81 IRVING H. AND MARTHA KAUFMAN HOUSE (ca. 1950-1952): Garrison Colonial; 2 stories; side gable asphalt roof; brick veneer on the 1st floor and clapboards on the 2nd floor at front; wood shingles on the sides; wood trim; concrete foundation. Brick exterior chimney on the east side. On the façade, 1st floor, are a side entrance and a bow window; at the 2nd floor are three bays of windows. Windows are wood, mostly 1/1; five single-light casements in the bow window may be replacements. Irving H. and Martha Kaufman acquired this property in 1950; they are listed at this address in the 1952 directory.

Garage (by 1956): 1 story, front gable asphalt roof, brick with wood shingles in the gable, 1 overhead door. Stands behind/northwest of the house and is likely original.

85 MURRAY J. AND IRENE E. COHEN HOUSE (ca. 1951-1954): A small plain house, set end to the street; 1 story; front gable asphalt roof with decorative rake boards; wood shingles and trim; concrete foundation. Three-bay façade with a center entrance within a front-gable-roofed projection, with matching decorative rake boards. Gable-roofed dormer and exterior chimney on west side. Vinyl 2/2 windows with horizontal muntins at front; vinyl 1/1 on sides. Murray J. and Irene E. Cohen acquired this property in 1951; they are listed at this address in the 1954 directory.

Garage (after 1956): 1 story, front gable roof with decorative rake boards, concrete block and wood shingles, 1 overhead door. Stands behind/northwest of the house. Apparently not original, but matches the house. (NC)

89 ALBERT O. AND EDWYNA H. SAMDPERIL HOUSE (ca. 1950-1952): Colonial Revival elements; 2 stories and side hall plan; front gable asphalt roof with a box cornice with partial returns; vinyl siding and trim; concrete foundation. Two-bay façade with a fan transom over the front door, and an oriel window with a flared roof and a vinyl multilight picture window flanked by vinyl 4/4 sash. A small square window is located to the left of the door. Exterior chimney, east side. Other windows are vinyl 1/1. Similar to 93 Marion Ave. Albert O. and Edwyna H. Samdperil acquired this property in 1950; he is listed at this address in the 1952 directory.

Garage (by 1956): 1 story, front gable asphalt roof, wood shingles, 1 overhead door. Stands behind/northwest of the house and is likely original.

93 BEATRICE AND MAURICE FRANK HOUSE (ca. 1950-1952): Colonial Revival elements; 2

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Stories and side hall plan; side gable asphalt roof with a box cornice with partial returns; vinyl siding and trim; concrete foundation. Two-bay façade with a replacement front door (minus all its trim) and an oriel window with flared roof and 3 vinyl single-light casement windows. Exterior chimney, east side. Other windows are vinyl 1/1. Similar to 89 Marion Ave. Beatrice and Maurice Frank acquired this property in 1950; he is listed at this address in the 1952 directory. This house, which stands behind and has the same owners as 156 Shaw Ave., is also known in city records as 156R Shaw Ave, and has been occupied by a day-care center for many years. A large 1-story rear addition (built after 1956), apparently constructed for the day-care center, extends several feet beyond the west side of the house, and features a shed-roofed porch and secondary entrance on its south front; this addition connects to the former carriage house behind 156 Shaw Ave., which is also part of the day-care center.

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- 1296 JOSEPH W. AND SARAH E. MONAHAN HOUSE (ca. 1924-1928): Colonial Revival; 2 stories; hip asphalt roof; brick walls and foundation; brick and wood trim. Three-bay façade; side hall plan, with the front door under a pedimented gable-roofed, columned portico. Pedimented gable dormer on front roof slope. Deep eaves with elongated modillions. Paired windows on the façade (and one single sash at 2nd floor center) have wood 4/1 sash with vertical muntins. Similar to 1300 Narragansett Blvd. Joseph W. and Sarah E. Monahan acquired this property in 1924; he is first listed at this address in the 1928-1929 directory.
- 1299-1301 EMMA L. FLINT HOUSE (ca. 1900-1911); Double house; Shingle Style; 2-1/2 stories; cross gable asphalt roof; wood shingles; wood trim; brick foundation; six- and eight-over-two double hung wooden sash windows. The house is distinguished by its complex and spreading roof. The main roof features deep flaring eaves with elongated modillions; on the front gable, the eaves project over a pair of 2-story bay windows, one curved and other polygonal. The front (east) slope of the cross gable descends and terminates with a flare as it meets the hip roof of the broad front porch. The porch roof, which also features elongated modillions, is supported by short fluted Tuscan columns on a shingled parapet. The original entrances on the north and south sides of the façade have been modified to create a pair of doors on either side, a late-20th century alteration to accommodate four dwelling units. Two-story bay windows are also found on the north and south sides. The house sits above street level and a cobblestone retaining wall at the back of sidewalk runs in front of the house and the adjoining lot to the north; a pair of granite steps lead up to the front porch. Another pair of steps leading up to the northern lot are surviving remnants of an identical house at 1295-1297 Narragansett Blvd. that burned down in 1999; its site is now the side yard for this house. Emma L. Flint, who acquired this property in 1896, built this house as a rental property; the address first appears in the 1911 directory, when Dwight K. Bartlett, a manager, lived at #1301. Both units were occupied by 1913.
- 1300 CHARLES A. AND GRACE H. REBERT HOUSE (1928-1929): Colonial Revival; 2 stories; front gable asphalt roof; brick walls and foundation; brick and wood trim. Three-bay façade;

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side hall plan, with the front door under a pedimented portico supported by Tuscan columns. Vinyl siding in the front gable; deep eaves with exposed joists. Paired windows on the façade have wood 8/1 sash; a small pair of wood casements at 2nd floor center have decorative muntins. Similar to 1296 Narragansett Blvd., the house originally had a hip roof that was modified in the

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late 20th century. Charles A. and Grace H. Rebert acquired this property in 1925; he is listed at this address in the 1928-1929 directory. Now in multi-family use.

1305 AXEL E. JOHNSON HOUSE I (1928-1929): Colonial Revival; 2 stories, hip asphalt roofs with deep eaves and paired brackets; brick on the 1st floor and wood shingles on the 2nd; brick and wood trim; brick foundation. The main block of the house is three bays wide with the entry in the center; a slightly lower side wing with grouped windows is on the south end. The entrance is under a pedimented portico with Tuscan columns; the doorway is framed by leaded glass sidelights and an elliptical transom. Above the entrance is a small multipane oriel window and above that, a large hip-roofed dormer with two wood 6/1 windows. Tripartite wood 6/1 windows flank the front door; the 2nd floor windows flanking the oriel are wood 8/1, with groups of three and four 8/1 windows in the southern wing. Axel E. Johnson acquired a corner lot in 1926, and built two houses perpendicular to each other at 1305 Narragansett Blvd. and 73 Shaw Ave. The houses are mirror images of each other and originally were likely identical. The 1928-1929 directory lists Axel E. Johnson at this address.

Garage (by 1956): 1 story, flat roof with parapet, wood shingles, 1 overhead door. Stands behind/northwest of the house. (NC)

1312 WILLIAM P. STOWE HOUSE/ "BONNIE VIEW" (ca. 1901-1905). Colonial Revival; 2 stories; cross gable asphalt roof with dentiled cornice and gables; clapboards; wood trim; brick foundation. A large, imposing dwelling on a well-planted lot of more than an acre at the edge of a bluff overlooking Narragansett Bay, it is reminiscent of work by Martin and Hall. The house has two colossal pedimented Ionic porticos. On the west facing Narragansett Boulevard, one serves a porte cochere (with the name "Bonnie View" on it), with a second story balcony above that has been enclosed by windows. The other, on the south façade, looking over Shaw Avenue and down the bay, is broader and it shelters the primary entrance, which is recessed under a projecting second story bay. Both porticoes feature a single lunette window in the tympanum. The windows are mostly wood 2/2. The house, like those to the north, is set back from Narragansett Boulevard and a driveway loops through the porte cochere and out past the carriage house. William P. Stowe, a Providence jewelry manufacturer, acquired this property in 1899 and built the house, which replaced an earlier building seen on the 1895 and 1900 maps. The second owner of this house was William G. James, treasurer of the Elizabeth Mill; in about 1920 he had a small cottage built behind this house, apparently for an employee (see 1 Shaw Ave.).

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Carriage house (by 1921): 1 story, pedimented side gable asphalt roof, clapboards and wood trim, gabled dormers on the north and south roof slopes, fanlight windows in all four gables, dentiled cornice, Ionic columns at the corners, 2 overhead doors and a pedestrian door on its south elevation. While not part of the initial construction, this building, which stands northwest of the house, close to Narragansett Boulevard, was clearly designed to match the main house.

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- 1320 BRIAN MACKAY AND MAYSA DAHAN HOUSE (1992): 2-1/2 stories; multiple gable asphalt roofs; vinyl patterned shingles, siding and trim; concrete foundation; integral 1-car garage at front. The house stands on a bluff overlooking Narragansett Bay and was designed to mimic elements of Shingle and Queen Anne styles, with variegated wall materials, complex massing, a hip-roofed porch snuggled into an inset front northwest corner, and a hexagonal-roofed 2-story tower at the rear northeast corner. Brian MacKay and Maysa Dahan bought this property in 1992; tax records indicate the house was built that same year. This is one of five recent houses (1320, 1326, 1330, 1332, and 1340 Narragansett Blvd.) built on the site of the Herman G. Possner house, known as "The Castle" (1901-1990). The stone pillars framing the driveway to this house were built for the Possner house. (NC)
- 1326 SANFORD J. AND MARIAN SACHS HOUSE (1993): 1-1/2 stories; broad hip roof with a projecting gable on the west elevation; wood shingles and trim; concrete foundation; L-shaped footprint with garage wing in front of and perpendicular to the main block of the house. The front gable is filled with heavily mullioned windows, below it is the recessed, off-center entrance. The house stands on a bluff overlooking Narragansett Bay. Sanford J. and Marian Sachs bought this property in 1992; tax records indicate the house was built the following year. (See also 1320 Narragansett Blvd.) (NC)
- 1329 GEORGE H. THOMAS HOUSE (ca. 1910-1913): Colonial Revival; 2-1/2 stories; side gambrel asphalt roof; wood shingles and trim. Three-bay façade on the 1st floor, with a center entrance and a bay window to the left of front door. Large shed dormers at front and rear, 2nd floor level; large gabled dormer at front, 3rd floor level. Oriel windows at 2nd floor, north side. The front porch, which is supported by paired Tuscan columns on a shingled parapet wall, wraps around both sides of the house; the north side porch is screened in. Windows are wood, double-hung sash with decorative muntins in the upper sashes and single-light lower sashes. George H. Thomas, who was in the machinery business, bought this property in 1910; he is listed at this address in the 1913 directory. Similar to 78 Shaw Avenue.
- Garage (after 1956): 1 story, front gable asphalt roof, concrete block with wood shingles in the gable, double overhead door. Stands behind/southwest of the house, accessed from Shaw Ave. (NC)
- 1330 SMITH H. AND JOYCE R. LANE HOUSE (1991): 2 stories; multiple hip asphalt roofs; stucco

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walls and foundation; integral 2-car garage at front. The house stands on a bluff overlooking Narragansett Bay, behind 1326 and 1332 Narragansett Blvd.; it is almost entirely out of view from the street. Smith H. and Joyce R. Lane bought this property in 1990; tax records indicate that the house was built the following year. (See also 1320 Narragansett Blvd.) (NC)

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- 1331 **GEORGE R. BABBITT HOUSE I** (ca. 1895; altered after 1956): 2 stories; asymmetrical front gable asphalt roof with a chimney at the ridge; wood shingles and trim; brick foundation. Along with 1333 and 1335 Narragansett Boulevard, this is one of three adjacent 1 ½ -story houses built in an identical style by George Babbitt ca. 1895. This one was compatibly enlarged in the first half of 20th century by expanding the house on the south and raising the south elevation to a full 2 stories, while leaving the north elevation in the original 1 ½ -story configuration. The original wraparound porch was replaced by an enclosed single-story porch that extends across the northern two bays of the front. The façade now has paired wood 6/6 windows. The north side has its original cross gable with a small angular oriel window at the 2nd floor. A 1-story concrete block garage, attached to the rear of the house, was built by 1956. George R. Babbitt was a major landowner who recorded the Edgewood Plat in 1895; he built 1331, 1333, and 1335 Narragansett Blvd. as rental properties. (See also 15, 19, 23, 27, 31, 35, 39, 43, and 47 Marion.)
- 1332 **NORMAN K. AND PAULA T. PROULX HOUSE** (1996): 1-1/2 stories; multiple gable asphalt roofs; clapboards and wood trim; concrete foundation; complex massing, with a garage wing at the south side standing perpendicular to the main block of the house. Recessed, off-center entrance under a gabled, columned portico; multilight casement windows. This house stands on a bluff overlooking Narragansett Bay. Norman and Paula Proulx bought this property in 1995; tax records indicate the house was built the following year. (See also 1320 Narragansett Blvd.) (NC)
- 1333 **GEORGE R. BABBITT HOUSE II** (ca. 1895): Late Victorian; 1-1/2 stories; front gable asphalt roof; vinyl siding and trim, and vinyl fish-scale shingles in the front gable; brick foundation. Three-bay façade with center entrance and a wraparound porch at front and south side with turned posts and spindle railings. Gabled wall dormers with long, narrow paired windows at north and south sides. All windows are vinyl 1/1. This is one of three surviving, once identical houses seen on the 1895 and 1900 maps (see also 1331 and 1335 Narragansett Blvd).
- Garage (after 1956): 1 story, hip asphalt roof, vinyl siding, 1 overhead door. Stands behind/northwest of the house. (NC)
- 1335 **GEORGE R. BABBITT HOUSE III** (ca. 1895): Late Victorian; 1-1/2 stories; front gable

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asphalt roof; wood shingles and trim; brick foundation. The original fenestration is obscured by the enclosed wraparound porch, which has an entrance centered on the main façade of the house. Gabled wall dormers with long, narrow paired windows with 4/1 vinyl sash on the north and south sides. All other windows are vinyl 1/1. This is one of three surviving, once identical houses seen on the 1895 and 1900 maps (see also 1331 and 1333 Narragansett Blvd).

Garage (after 1956): 1 story, hip asphalt roof, concrete block, 1 overhead door, and 4 wood 4-light windows with heavy muntins. Stands behind/northwest of the house, accessed from Marion Ave. (NC)

- 1340 THERESE U. SWIFT HOUSE (2001): 1-1/2 stories; side gable asphalt roof; vinyl siding and trim; concrete foundation. L-shaped footprint with a garage wing projecting forward of the main block. Large gabled dormer in 2 sections, with segmental arch windows on the front roof slope. Front entrance recessed under farmer's porch. The house stands on a bluff overlooking Narragansett Bay. Therese U. Swift bought this property in 1999; tax records indicate the house was built in 2001. The stone pillars framing the driveway were built for an earlier house (see also 1320 Narragansett Blvd.). (NC)

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- 1 WILLIAM G. JAMES HOUSE (ca. 1920): 1-1/2 stories; hip asphalt roof; wood shingles and trim; brick foundation. Side-hall plan house with a single-story hip roof porch across the facade. Two gabled dormers on the front roof slope; two hip dormers on the west side and one on the east side. Vinyl replacement windows on the 1st floor are a mix of 4/1 and 4/4. The house stands near the foot of a bluff overlooking Narragansett Bay, and has a walk-out basement on the east side. Built as part of the "Bonnie View" estate (see 1312 Narragansett Blvd.), the house had as its first occupant, Manuel Gouveia, presumably an employee of Mr. James. Gouveia was a gardener, according to the 1920 directory. The house was subsequently acquired by the Edgewood Yacht Club, and is currently used as a temporary office for the club (see 3 Shaw Ave.).
- 3 EDGEWOOD YACHT CLUB (founded 1889). The Edgewood Yacht Club has occupied this site at the foot of Shaw Ave, on the shore of Narragansett Bay, since its founding. The club's signature 1908 Shingle-style building (NR, 1989) was destroyed by an electrical fire in January 2011. The club plans to rebuild, and meanwhile remains active with several docks and two temporary buildings on site, and offices in the cottage at 1 Shaw Avenue. Although the building is gone, the site retains historical significance for its more-than-a-century-long association with an important recreational resource in the Edgewood neighborhood, which also embodied the elegant leisure life that many residents enjoyed.
- 73 AXEL E. JOHNSON HOUSE II (1926-1927): Colonial Revival; 2 stories, hip asphalt roof with

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deep eaves (original brackets now gone); brick on the 1st floor and vinyl siding on the 2nd; brick and vinyl trim; brick foundation. Four-bay façade with an off-center entrance under a pedimented-gable-roofed, columned portico. Integral sunporch with multilight wood paired casement windows, at the front southeast corner and east side. Large hip-roofed dormer with two wood 6/1 windows at front. Tripartite vinyl 6/1 windows flank the front door; the 2nd floor windows are vinyl 6/1 flanking an oriel (with vertical siding and replacement windows) over the front door; and groups of three and four vinyl 6/1 windows are above the sunporch. Axel E.

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Johnson acquired a corner lot in 1926, and built two essentially identical houses perpendicular to each other at 73 Shaw Ave. and 1305 Narragansett Blvd. The 1926-1927 and 1928-1929 directories list this address as a vacant house; Johnson sold this house to Florence E. Burton in 1927, but she and her husband George W. Burton apparently did not take up residence until 1930-1931.

Garage (by 1956): 1 story, flat roof, concrete, 1 overhead door. Stands behind/northwest of the house. (NC).

- 78 THOMAS H. AND MARY C. ROBERTS HOUSE (ca. 1916-1921): Colonial Revival; 2-1/2 stories; side gambrel asphalt roof; vinyl siding and trim. Three-bay façade with a center entrance in a projecting wood and glass vestibule, flanked by 1-story projecting polygonal bays on either side. Chimney in the front roof slope just below the ridge, near the west side. Large shed dormer at front, 2nd floor level, with 3 windows, topped by a large gabled dormer at the attic level, with paired windows and synthetic fishscale shingles. A 1 story porch and a 2nd floor oriel window are on the east side. All windows are vinyl replacements, mostly 6/1. This house, which replaced an earlier building, first appears on the 1921 map; Thomas H. Roberts, a manufacturing chemist, acquired this property in 1916; he and wife Mary C. Roberts are listed at this address in the 1920 directory. Similar to 1329 Narragansett Boulevard.

Garage (by 1921): 1 story, hip slate roof, wood shingles, 1 overhead door. Stands behind/southwest of the house and is likely original.

- 79-81 GEORGE H. FLINT HOUSE (ca. 1920): Two-family; 2 stories; hip asphalt Roof with projecting eaves; wood shingles and trim; brick foundation. This variant of the Two-Decker form has enclosed sun porches across the south front with the entrance porch on the east side; one door opens into the first floor sun porch and the other into a single-story side-gabled vestibule with bracketed eaves. One hip roofed dormer at front; two similar dormers (one long, one short) on the side roof slopes; all dormers have paired windows. Chimney on the east roof slope. The windows are primarily 8/1 double-hung wooden sash. On the west elevation there are a pair of two story projecting bays. George H. Flint acquired this property in 1914, and transferred it to the Flint Land Co. in 1915. The 1920 directory lists George H. Flint, oils (Providence) and his wife Harriet E. Flint at 79 Shaw; and Harold C. Peckham, a manager, and

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his wife Olive C. Peckham, at 81 Shaw. This house appears on the 1921 map. Flint Land Co. later recorded a development plat that included this property, in 1932 (although the house is not shown on that map).

- 84-86 **ARTHUR T. SCATTERGOOD HOUSE** (ca. 1911): Double house; 2-1/2 stories; cross-gable asphalt roof; vinyl siding and trim; brick foundation. A huge house, with a broad flank gable roof that projects on either side of a central cross gable to incorporate single-story glazed entry **SHAW AVENUE**

porches. Above the porches, shed-roofed dormers provide access to an inset balcony with a spindle railing. Two chimneys at the ridge. Paired windows on the façade at 1st and 2nd floors; window sashes are vinyl, 8/1 and 6/1. On both sides of the house are a bay window at the 1st floor and an oriel window at the 2nd floor. Arthur T. Scattergood was president of A.T. Scattergood Co., makers of home furnishings; he recorded the Shaw Ave. Plat in 1910, which included this house, built as a rental property. The 1911 directory lists James A. Rowley, a manager, at 84 Shaw and Edward R. Young, rubber goods, at 86 Shaw. The house remained a rental property until at least the mid 1920s.

Garage (by 1921): 1 story, hip asphalt roof, wood shingles, 2 overhead doors. Stands behind/southeast of the house. (NC)

- 87 **GEORGE J. AND MARY F. HOLDEN HOUSE** (1930-1931): Dutch Colonial; 1-1/2 stories; front gambrel asphalt roof with a simple cornice with partial returns; clapboards on the 1st floor and wood shingles on the 2nd; wood trim; brick foundation. Side hall plan with a simple entry under an elliptical hood, flanked by a large projecting front gable. Exterior chimney at front at attic level. Large shed dormer on the west side. All windows are wood 6/1. George J. Holden, a treasurer, and his wife Mary bought this property in 1928; they are listed at this address in the 1930-1931 directory.

Garage (by 1956): 1 story, pyramidal asphalt roof, weatherboard, brick foundation, double overhead door. Stands behind/northeast of the house and is likely original.

- 90 **MARGARET A. BARRETT HOUSE** (1938-1939): Colonial Revival; 2 stories; hip asphalt roof with a dentilled cornice; vinyl siding and trim; brick foundation. Three-bay façade with a center entrance under a pedimented portico that features a fanlight in the tympanum, Tuscan columns and a dentilled cornice, flanked by bow windows with flared metal roofs. Exterior chimney and 1 story enclosed porch on the east side; the small windows on the porch's east side are not original. Vinyl 8/1 and 6/1 sashes in bow windows; wood 6/1 windows at 2nd floor front. Margaret A. Barrett bought this property in 1935 and apparently built this house as a rental; the 1938-1939 directory lists William W. Pettis, novelties, at this address.

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Garage (by 1956): 1 story, hip asphalt roof, vinyl siding, 1 overhead door between 2 vinyl 1/1 windows. Stands behind/southwest of the house and is likely original.

- 91 EDMOND AND MARGERY C. NICKERSON HOUSE (1930-1931): English Cottage; 1-1/2 stories; side-hall plan; front gable asphalt roof; wood shingles and trim; concrete foundation. The south façade has a projecting gable-roofed vestibule with a door framed by a classical entablature and crowned with a broken scroll pediment with an urn. The windows are grouped in threes on the 1st and the 2nd floor front. The roof slope on the east side extends

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down to the 1st floor level and flares out to cover an integral screened porch, which has an arched opening on its south front. Large shed dormers on both side roof slopes; exterior chimney at the 2nd floor level, east side. All windows are vinyl 6/1. Edmond and Margery C. Nickerson bought this property in 1927 and apparently built this house for other family members; the 1930-1931 directory lists Harry E. and Florence E. Nickerson at this address.

Garage (by 1956): 1 story, pyramidal asphalt roof, wood shingles, two pairs of wood and glass doors. Stands behind/northeast of the house and is likely original.

- 92 MARGARET SCATTERGOOD HOUSE (ca. 1914-1916): Colonial Revival; 2-1/2 stories; cross-gambrel asphalt roof; wood shingles and trim; foundation not visible. Three-bay façade with a center entrance in a projecting vestibule; the front door has diamond pane sidelights. A single-story porch with paired columns on shingled bases and wood railings set under the main roof runs across the front elevation and wraps around as an open porch with a rooftop balustrade on the east end. The front gambrel end features a tripartite attic window and there is a two-sided oriel window on east elevation. 2/1 wood double-hung sash. Chimney at ridge. Similar to 100 Shaw Ave. Margaret Scattergood acquired this property in 1914, and apparently built this house as a rental; the 1916 directory lists Stanley E. Buxton, manufacturing jeweler, at this address.

Garage (by 1921): 1 story, pyramidal asphalt roof, wood shingles. Stands behind/southeast of the house, largely out of view, and is likely original.

- 95 BENJAMIN AND MARTHA RAKATANKSY HOUSE (1928-1929): Benjamin Rakatansky, builder. Dutch Colonial; 2-12 stories; side gambrel asphalt roof; brick on the 1st floor and clapboards above; wood trim; brick foundation. The roof descends to the 1st floor level and has deep eaves. Three-bay façade with a center entrance under a barrel-vaulted, columned portico. Paired 8/1 wood windows flank the front door; 6/1 wood windows elsewhere. Large shed dormer at the 2nd floor front is punctuated by a central 1-1/2 story gambrel-roofed dormer which contains tripartite windows with wood multi-light double-hung sash at the 2nd floor and attic levels. The west side has a 1-story sunporch and exterior chimney. Benjamin Rakatansky, a builder and developer of real estate in South Providence, bought this property in late 1925; the 1928-1929 directory lists him and wife Martha at this address.

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Garage (by 1956): large, 1-1/2 stories, side gambrel asphalt roof, brick 1st floor, clapboards 2nd floor. Two garage bays with overhead doors, a wood 6/1 window and a pedestrian door on the south front; large shed dormer at 2nd floor with two pairs of wood 6/1 windows. May have living or office space on the 2nd floor. Stands behind/northwest of the house; matches the house and is likely original.

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99 CHARLES F.H. ALMY HOUSE (ca. 1911-1913): Craftsman-style Bungalow; 1-1/2 stories; hip asphalt roof with deep bracketed eaves; clapboards and wood trim; brick foundation. Three-bay façade with a center entrance in a shallow wood shingled vestibule with a broad porch featuring a shallow pitched roof with exposed rafters supported by Tuscan columns. Shallow tripartite bay windows flank the front porch, with wood 4/1 and 8/1 sash. Wood-shingled, gabled dormers on front and both side roof slopes. The front dormer has two gabled sections with a flat-roofed hyphen between; its windows are wood with decorative muntins in the upper sash; the central hyphen features a pair of wood casements with diamond pane sash. Chimney at ridge. Charles F.H. Almy, a boiler manufacturer in Providence, bought this property in 1911; the 1913 directory lists him at this address.

Garage (by 1921): very small, 1 story, hip asphalt roof, weatherboard, paired wood and glass doors. Stands behind/northeast of the house and is likely original.

100 ALBERT H. SMITH HOUSE (ca. 1911-1913): Colonial Revival; 2-1/2 stories; cross- gambrel asphalt roof; wood shingles and trim. Three-bay façade with a center entrance in a projecting vestibule; the front door has diamond pane sidelights. Wraparound porch with paired columns, wood railings, is inset under the roofline at front and extends beyond the east side of the house where it has a crowning balustrade. The front gambrel end features a tripartite attic window and there is a two-sided oriel window on east elevation. 2/1 wood double-hung sash. Chimney behind the ridge. Similar to 92 Shaw Ave. Albert H. Smith acquired this property in 1911; he is listed at this address in 1913

Garage (by 1921): 1 story, pyramidal asphalt roof, wood shingles, 2 pairs of wood and glass doors. Stands behind/southeast of the house (largely out of view) and is likely original.

104 ANNA P. AND JOHN L. TIFFANY HOUSE (ca. 1911-1913): likely built by Evangeliste Turgeon. Dutch Colonial; 2-1/2 stories; side-hall plan; front gambrel asphalt roof with a prominent cornice; wood shingles and trim; brick foundation. The entrance, which is sheltered by a single-story porch with Tuscan columns, is set back from the façade on the east side; the front door has sidelights with decorative muntins. A single-story bay window is featured on the west side of the elevation. Two chimneys, one at the ridge and one on the west roof slope.

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Large shed dormers at both sides. Wood 8/1 and 6/1 windows. Anna P. Tiffany acquired this property in 1911; the 1913 directory lists her husband John L. Tiffany at this address.

Garage (by 1921): 1 story, pyramidal asphalt roof, wood shingles, 1 overhead door. Stands behind/southwest of the house and is likely original.

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- 107-109 **JOHN H. FEHLBERG HOUSE** (ca. 1910-1913): Two-family; Colonial Revival; 2 ½ stories; hip asphalt roof; brick ground story and clapboards above; stone and wood trim; brick foundation, two brick chimneys with corbelled caps. A cubical mass with a three-bay façade with a center entrance flanked by 2-story bay windows; 2-story wrap-around porch at front and east side supported by Tuscan columns with brick piers at the corners. The west side has a three-story bay window and secondary entrance porch with columns and a flat roof enclosed by railing. There are hip roofed dormers on all four roof slopes, with complex dormers on the east and west.
- The dormers and the main roof features deep eaves overhanging a modillion cornice; a similar cornice is repeated on the front and rear porches. All windows have double-hung 6/1 and 8/1 wood sash. At the front lot line is an original fence with brick piers, cast posts and wrought iron pickets. One of the best-preserved houses in the district. John H. Fehlberg acquired this property in 1911; the 1913 directory lists Fehlberg at 109 Shaw, and someone named Rooks, U.S. Mill Supply Co., at 107 Shaw. The 1920 and 1924-1925 directories indicate that Fehlberg was president of Narragansett Brewing Co.
- Garage 1 (by 1921): 1-1/2 stories, hip asphalt roof, clapboards, 3 overhead doors, hip dormer with wood 8/1 window in front roof slope. Stands behind/northeast of the house. Matches the design of the house is likely original.
- Garage 2 (by 1921): 1 story, hip asphalt roof, clapboards, 1 overhead door. Stands north of the house and west of Garage 1 (mostly out of view), and is likely original.
- 108 **NICHOLAS F. REINER HOUSE** (ca. 1911-1913): likely built by Evangeliste Turgeon. Dutch Colonial; 2-1/2 stories; side gambrel asphalt roof; wood shingles and trim; stuccoed masonry (likely brick) foundation. Three-bay façade with a center entrance; the front door has sidelights with decorative stained glass. At the 2nd floor front are 3 dormers: two are unusually tall, with flared gable roofs and a wood 8/1 window; these flank another dormer centered over the front door that resembles a bay window, with 5 sides, a flat roof, and a group of 3 wood windows (4/1, 8/1, 4/1). A hip-roofed dormer at the attic level, which is centered over the front door, has a double-hung window with X muntins. Windows at the sides are wood 6/1. Two chimneys

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behind the ridge. Large shrubs and a tree in the front yard obscure views of the house. Nicholas F. Reiner, a druggist, acquired this property in 1911; the 1913 directory lists him at this address.

Garage (by 1921): 1 story, pyramidal asphalt roof, wood shingles, 2 pairs of wood and glass doors. Stands behind/southeast of the house and is likely original.

- 116 SAMUEL B.W. COVELL HOUSE (ca. 1911-1916): likely built by Evangeliste Turgeon. Dutch Colonial; 2-1/2 stories; front gambrel asphalt roof; wood shingles and trim; foundation not visible but likely masonry. Three-bay façade with off-center entrance; a 1-story bay window and a small decorative window flank the front door. Wraparound porch with railing panels between

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supporting paired Tuscan columns at front and east side. Three shed-roofed dormers on the east and west roof slopes. Chimney at ridge. Vinyl 1/1 windows. Large shrubs obscure views to the west side of the house. Samuel B.W. Covell, a superintendent in Providence, acquired this property in 1911; the 1916 directory lists him at this address.

Garage (after 1956): 1 story, front gable asphalt roof, vertical board siding, double overhead door. Stands behind/southeast of the house. (NC)

- 117 JOSEPH H. LEE HOUSE (ca. 1899-1911): Late Victorian; 2-1/2 stories; front gable asphalt roof; clapboards at 1st floor, wood shingles above; wood trim; brick foundation. Two-bay façade with a 2-story screened porch (added after 1956) and a 2-story bay window. Large gabled dormers on the east and west slopes; chimney on the east roof behind the dormer. The west side has a bay window on the 1st floor; the east side has a 2 story projection, set back toward the rear. Window lintels all have decorative ornamentation; vinyl 1/1 sash. Joseph H. Lee acquired this property in late 1899; the 1911 directory lists Asa Richmond at this address. Both Richmond and Lee, a brass founder, lived here in 1913, and Lee and his wife lived here for several years after that.

Garage (by 1956): 1 story, hip asphalt roof, shingles, 2 overhead doors. Stands behind/northwest of the house. Has a similar design to the house, but not original. (NC)

- 122 MERCY T. BANGS HOUSE (ca. 1911-1913): 2-1/2 stories; side gable asphalt roof; wood shingles and trim; brick foundation. A large house with a five-bay façade, with a center entrance under a flat bracketed hood; the front door has multi-pane sidelights. The 2nd and 3rd floor levels have slight overhangs. The western two bays of the façade, topped by a large gabled dormer, project forward several feet on the upper floors; below this projection on the 1st floor level is a tripartite, shallow rectangular bay window supported by heavy brackets. Two large chimneys, one at the ridge and one behind. A 1-story flat-roofed sunporch is on the west side. The first floor also feature a 1-story bay window, topped by a bracketed gable over the center window, is

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on the east elevation. Wood 6/1 windows. Mercy T. Bangs, widow of Henry C. Bangs, acquired this property in 1911; the 1913 directory lists her at this address.

Garage (by 1956): 1 story, front gable asphalt roof, vertical board siding, double overhead door. Stands behind/southeast of the house. (NC)

123 ELNA C. JOHNSON HOUSE (1940-1941): Cape Cod; 1-1/2 stories; side gable asphalt roof; wood shingles and trim; concrete foundation. Three-bay façade with the massing broken into three planes that recede from west to east. In the center is a shallowly projecting front vestibule with a shed-roofed hood and sidelights flanking the doorway; on the west is a projecting end-

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gable-roof bay with a polygonal bay window. There are two gabled dormers in front; the larger is set over the front door. Exterior chimney on the west side. Elna C. Johnson acquired this property in 1940; the address 125 Shaw appears in the 1941 directory, although the house was vacant; the 1943 directory indicates the address had changed to 123 Shaw and the house was occupied by Simon Johnson, a contractor.

Garage (by 1956): 1 story, pyramidal asphalt roof, wood shingles, 2 overhead doors. Stands behind/northeast of the house; matches its design and is likely original.

129 FREDERICK A. AND MAUDE C. JONES HOUSE (ca. 1903-1911): Four-Square, with Colonial Revival influences; 2-1/2 stories; hip asphalt roof with deep modillioned cornice; clapboards and wood trim; brick foundation. Two-bay façade with a large window, now filled with modern five casement windows to the right of the front door, which is flanked by sidelights. One-story front porch with square posts and a clapboarded parapet. Oriel window at 2nd floor front over the door. Small shed dormer at front; two large gabled dormers east and west sides; chimney at ridge. Frederick A. Jones, a lawyer, and his wife Maude bought this property in 1903; the address first appears in the 1911 directory.

Garage (after 1956): 1 story, front gable asphalt roof, clapboards, double overhead door. Stands behind/northwest of the house. Also a small outbuilding behind the garage, mostly out of view: 1 story, gable roof, wood shingles. (NC)

130 GEORGE R. BABBITT HOUSE (ca. 1895): possibly by Gould & Angell, architects. Shingle/Queen Anne; 2-1/2 stories; front gable asphalt roof; wood shingles and trim; brick foundation. The irregular façade composition includes a large 2-story front corner tower with conical roof, and a wraparound porch with Tuscan columns on a shingle parapet which shelters a recessed entrance at the east side. Two large chimneys at the ridge. Bracketed cornices. There are two-story polygonal bay windows tiopped with gabled dormers on the east and west elevations. One-story hip-roofed addition at the east side, near the back of the house. Windows are wood, with

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decorative panes on the upper sashes and single-light lower sashes. George R. Babbitt (see Section 8 for more information) was the major landowner and developer in this historic district: he built twelve other houses here, three on Narragansett Boulevard and nine on Marion Avenue. He was also President and Treasurer of the American Oil Company of Providence. Babbitt acquired this property in 1881; the house first appears on the 1895 Edgewood Plat Subdivision map.

- 131 W. HOWARD PERRY HOUSE (1926-1927): 2 stories with a simple cubical massing and a hip asphalt roof with deep eaves; vinyl siding and trim; brick foundation. Three bay façade with a side hall plan; the front door is under a gable-roofed, bracketed hood. Chimney on the east roof

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slope. One-story sunporch on the east side. Vinyl 6/1 windows. W. Howard Perry, a cashier, bought this property in 1922; the house first appears in the 1926-27 directory.

Garage (under construction in 2012): 1-1/2 stories, front gable roof, wood frame. Stands behind/northwest of the house; replaced an earlier garage that may have been original to the house. (NC)

- 139 AMANDA J. AND EDWARD FRY HOUSE (ca. 1895): Shingle/Queen Anne; 2 stories; side gable asphalt roof; wood shingles and trim; brick foundation. The front roof slope sweeps forward to cover the front porch which is supported by a shingled wall with elliptically arched openings. Above the porch, there is a large hip roofed dormer with a corner tower. . Two-story projections on the east and west sides. Wood 1/1 windows. This house first appears on the 1895 map. Amanda J. Fry, wife of Edward Fry, bought this property in 1897. She was still living here in 1911, by then a widow.

Garage (by 1921): 1 story, hip asphalt roof, wood shingles, 2 overhead doors. Stands behind/northeast of the house. (NC)

- 140 JOSEPH B. AND VENIE BICKFORD HOUSE (ca. 1921-1924): 2 stories with a cubical central block with set-back two story wings on either side, all under hip asphalt roofs; stucco walls; wood trim; brick foundation. Three-bay façade with center entrance under a deep shed-roofed hood with paired brackets; each pair of brackets flanks a narrow decorative window on either side of the front door. One-story, hip roofed screened porch on the west side. Two-story wings on the east and west sides; each has a chimney. Windows are clad, with exterior applied muntins; most are 8/1 double hung, but the east wing has groups of multi-light casement windows at the 2nd floor level. Joseph B. Bickford, a photo engraver, bought this property in 1921; the house first appears in the 1924-25 directory.

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Garage (by 1956): 1 story, hip asphalt roof, stucco, 2 overhead doors. Stands behind/southwest of the house and is likely original.

- 141 OSCAR A. NEWELL HOUSE (1914-1916): Bungalow; 1-1/2 stories; side gable asphalt roof with deep eaves; wood shingles and trim; rusticated concrete block foundation. The front roof slope extends over an enclosed front porch that partially shelters the three-bay façade with a center entrance. A shallow shed dormer on the front roof slope has short wood 1/1 windows. Vinyl 1/1 windows are paired at the front. Oscar A. Newell acquired this property in 1914; the house is first listed in the 1916 directory.

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Garage (before 1921): 1 story, hip asphalt roof, wood shingles, single overhead door. Stands behind/northeast of the house. Matches the house and is probably original.

- 148 EDDY M. AND CLARA C. SHAW HOUSE (ca. 1892-1895): Queen Anne; 2-1/2 stories; cross-gable asphalt roof; clapboards on the 1st floor, decorative wood shingles on the 2nd floor, plain wood shingles on the 3rd floor; wood trim; brick foundation. Three-bay façade with side hall plan and a single story front porch with turned posts and geometrically-patterned railings. There is half timber ornamentation in the front and side gables of the main roof and the porch roof. 2-story bay windows are set back on the east and west sides. Wood 1/1 windows may not be original. The Shaws acquired this property in 1892; the house appears on the 1895 city atlas as well as the 1895 Edgewood Plat Subdivision map.

Carriage house (ca. 1895): 1-1/2 stories, side gable asphalt roof with cupola and large gabled dormer with hayloft doors at front, clapboards on the 1st floor and decorative shingles above, paired wood doors. Stands behind/southeast of the house and is likely original.

- 149 JOHN L. SCHELLINGER HOUSE (ca. 1895): Queen Anne; 2-1/2 stories; hip asphalt roof; wood shingles and trim; brick foundation. Two-bay façade has an front porch (that has been enclosed) with a hip roof and a pedimented gable over the front door at the right-hand side. There is a square 2-story projecting bay with a gable roof on the southwest corner, set at a 45 degree angle to main house. Chimney at the ridge; hip-roofed dormer with three windows at the front. The east side has a 2-1/2 story bay window; the west side, a 1 story bay window. Wood 1/1 windows. Robia V. Schellinger, the deceased wife of John L. Schellinger, was the owner of this property in 1892; the house appears on the 1895 city atlas. Schellinger was a bookkeeper.

Garage (ca. 1900): 1 story, pyramidal asphalt roof, wood shingles, single overhead door; shed-roofed addition on the east side. Stands behind/northwest of house. An outbuilding in this same location is shown on the 1900 and 1917 maps; it is identified as a garage on the 1921 map.

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155 JOHN C. DAVIES HOUSE (ca. 1895): Queen Anne; 2 stories; side gable asphalt roof; clapboards and wood trim; brick foundation. The front roof slope extends down over the front porch; the second floor features a hexagonal dormer with a turret roof and a large gabled dormer, both clad in wood shingles. At their peaks, the main gables project slightly to form arched recesses. Two-bay façade, with a bay window at the 1st floor. Wood 1/1 windows. John C. Davies acquired this property in 1894; the house appears on the 1895 city atlas.

Garage (by 1921): 1 story, hip asphalt roof, shingles, single overhead door. Stands behind/northwest of the house. (NC)

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156 HARRIET E. AND WILLIAM K. POTTER HOUSE (ca. 1895): A much altered Late Victorian; 2-1/2 stories; front gable asphalt roof; wood shingles and trim on the 1st floor, synthetic fishscale shingles and vinyl trim on the upper floors; brick foundation. Two-bay façade with the front entry set back in a single-story projecting vestibule on the west elevation. A single-story hexagonal porch set at the front corner shelters the entrance; it features slender Tuscan columns on a shingled parapet. The roofline appears to have been altered, perhaps after a fire in the 1960s; a chimney on the east roof slope may be original, but another, much larger, exterior concrete block chimney on the west side is a later alteration. Two-story bay window on the east side. Vinyl replacement windows, mostly 6/1 and 8/1. One-story addition at rear. Harriet E. Potter acquired this property in 1892; William K. Potter was in the stationery business.

Garage (ca. 1912): 1-1/2 stories, side gable asphalt roof, wood shingles. The original building has been much altered, and now has 6 bays of fenestration including 2 pedestrian doors, and a 1-story shed-roofed addition (after 1956) on the west side. This building, a.k.a. 156R Shaw, is now attached to the rear of 93 Marion Ave. by means of a 1-story link building, and the entire complex functions as a daycare center. (NC)

159 HENRY W. DUNHAM HOUSE (ca. 1895): Queen Anne; irregular massing; 2 stories; hip asphalt roof with a projecting side gable on the west and ; clapboards on front elevation, wood shingles on the sides; wood trim; brick foundation. Three-bay façade with side hall plan and front corner tower; the front door is flanked by two small windows and sheltered under an open porch with Tuscan columns on a clapboarded parapet. Small gabled dormer with applied decoration in the peak on the front and a shed dormer on the east side. Wood 6/1 windows. The 1895 Edgewood Subdivision Plat map shows Henry W. Dunham as the owner of this land; the house is seen on the 1895 city atlas.

Garage (by 1921): 1 story, hip roof, clapboards. Stands behind/northwest of the house, behind a fence and partially out of view. (NC)

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- 160 EDWARD S. RHODES SCHOOL (1931): Colonial Revival; 2 stories on a raised basement; flat roof with ornamental parapet; brick walls and foundation with stone trim. Eleven bay façade, with a colonade of colossal stone Tuscan columns at the center, framing five 2-story-high, round-headed multi-pane windows. The frieze above is inscribed "Edward S. Rhodes School." At either end of the façade there are projecting entrance bays flanked by large windows; Both entrances feature a stone frontispiece with Tuscan columns and a broken curved pediment with a shield ornament. Windows at the front are metal multilight with awning sash; replacement aluminum windows at sides and rear. This building, a fine example of the substantial Colonial Revival brick schools built in Cranston in the 1920s and 1930s, replaced an earlier, smaller, wood-frame schoolhouse (ca.1897), and was built as a primary school serving grades kindergarten through sixth grade; it remains an elementary school (K-5) today. Edward S.

SHAW AVENUE

Rhodes (1864-1928) was a prominent local businessman: co-owner of Rhodes-on-the-Pawtuxet (NR, 1978), one of Rhode Island's premier social and recreational facilities.

- 161 HENRY E. SMITH HOUSE I (ca. 1883-1895): Queen Anne ; 2 stories; side gable asphalt roof with a central cross gable on the front slope; wood shingles and trim; brick foundation. Five bay façade with center entrance under an open shed-roofed porch with turned posts and geometrical stick railings. The roof is trimmed with decorative gable screens and bargeboards pierced by a row of circles, as well as brackets at the corners. Chimney at the ridge. Wood 2/2 and 1/1 windows. This house is nearly identical to 165 Shaw. Henry E. Smith, one of this district's first developers, acquired two large lots on either side of Shaw Avenue in 1892 and built 5 rental properties as well as his own residence (see also 165, 171, 179, 188, and 192-194 Shaw). This house appears on the 1895 atlas.

- 165 HENRY E. SMITH HOUSE II (ca. 1883-1895): Queen Anne; 2 stories; side gable asphalt roof with a central cross gable on the front slope; vinyl siding and trim; brick foundation. Five bay façade with center entrance under an open shed-roofed porch with turned posts and geometrical stick railings. The roof is trimmed with decorative gable screens and bargeboards pierced by a row of circles, as well as brackets at the corners. Chimney at the ridge. Wood 2/2 windows. This house is nearly identical to 161 Shaw. This house appears on the 1895 atlas. (See also 161 Shaw.)

Garage (by 1921): 1 story, hip asphalt roof, weatherboards. Stands behind/northwest of the house (NC).

- 171 HENRY E. SMITH HOUSE III (ca. 1900): Queen Anne; 2-1/2 stories; front gable asphalt roof with decorative barge boards; clapboards on the 1st floor and wood imbricate shingles above; wood trim; brick foundation. Four bay façade with side hall plan and a large 2-story corner bay with a tower roof featuring three small gable dormers and a decorative metal finial. A large 1-story porch wraps around the front and west side, merging with a gable-roof portico over the

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front entry. The porch and portico feature Tuscan columns, spindle screens and railings and decorative sawn panels at the foundation. Wood windows are a mix of 2/2, 2/1, and 1/1 sash. Chimney at the ridge toward the rear of the house. This house appears on the 1900 Sanborn map.

- 179 ALICE E. AND HENRY E. SMITH HOUSE (ca. 1895): Queen Anne; 2-1/2 stories; front gable slate roof with decorative barge boards, corner brackets and a screen in the gable peak; clapboards on the 1st floor, plain wood shingles on the 2nd floor and and decorative wood shingles above; wood trim; brick foundation. Pentagonal sunporch on the west side has wood picture and casement windows. Other windows are vinyl 1/1 sash. Chimney at the ridge. Alice E. Smith is listed as the first owner of this property (in 1892) on title cards. Alice E. Smith acquired this property 1892; the house appears on the 1895 atlas. (See also 161 Shaw.)

SHAW AVENUE

Carriage house (ca. 1895): 1-1/2 stories, front gable roof, clapboards, now fitted with double width overhead garage door, oriel window at 2nd floor front. Stands behind/northwest of the house (seen on the 1895 atlas).

- 180 WALTER J. AND JANET GLEDHILL HOUSE (1928-1929): Bungalow; 1-1/2 stories; side jerkinhead asphalt roof with an eyebrow dormer; wood shingles and trim; brick foundation. Four bay façade with paired windows flanking a projecting entrance vestibule with jerkinhead roof. Deep eaves with exposed rafters. Exterior chimney on the west side. Most windows are vinyl 6/1. Walter Gledhill, a cloth finisher, and his wife Janet acquired this property in 1926; this house appears in the 1928-29 city directory.

Garage (by 1956): 1 story, side jerkinhead asphalt roof, wood shingles, 1 overhead door. Stands behind/southeast of the house. Matches the house and is likely original.

- 185 SADIE RICHMOND HOUSE (1930-1931): English Cottage; 1-1/2 stories; front gable asphalt roof that extends down to the 1st floor level on the west side; vinyl siding and trim; brick foundation. Three bay façade with projecting, gable-roofed entry at the right-hand side and an exterior brick chimney. Large shed dormers on the east and west sides. Vinyl 1/1 windows are in pairs at the 1st floor front and in a group of three at the 1st floor west side. Sadie Richmond acquired this property in 1925. The house first appears as vacant in the 1930-31 city directory; Benjamin A. Villany, an agent, and his wife Tillie were its first owner-occupants, as of 1932-33.

Garage (by 1956): small, 1 story, front gable asphalt roof, vinyl, 1 overhead door. Stands behind/northeast of the house and may be original.

- 188 HENRY E. SMITH HOUSE IV (ca. 1900): Queen Anne; 2-1/2 stories; front gable asphalt roof; clapboards on the 1st floor, plain wood shingles on the 2nd floor and decorative shingles above; wood trim; brick foundation. Three bay façade with side hall plan and a polygonal porch at the front corner topped by a 2nd floor tower. The porch features an unusual railing design,

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with undulating sawn bands intersecting geometrical stick balusters. Chimney at the ridge. Three-story gable-roofed bay window on the west side. Vinyl 1/1 windows. This house appears on the 1900 Sanborn map. (See also 161 Shaw.)

Outbuilding (after 1956): 1 story, front gable asphalt roof, vinyl siding, French doors. Stands behind/southwest of the house behind a fence. (NC)

- 189 ALFRED A. AND CLARA A. MASTERS HOUSE (ca. 1941-1943): Garrison Colonial; 2 stories; side gable asphalt roof; stone veneer at 1st floor front and vinyl siding elsewhere; stone and vinyl trim; concrete foundation. Two bay façade with a bay window to the right of the front door. Exterior stone chimney on the east side. Vinyl 6/1 windows (4/1 and 8/1 in bay window).

SHAW AVENUE

Alfred A. Masters, a printer, and his wife Clara bought this property in 1941; the house is listed as vacant in the 1941 city directory, and the Masters were in residence as of 1943.

Garage (by 1956): 1 story, front gable roof, vinyl siding, single overhead door. Stands behind/northwest of the house and is likely original.

- 192-194 HENRY E. SMITH HOUSE V (ca. 1913). Two-family; Late Victorian, Queen Anne and Shingle elements; 2-1/2 stories; hip slate roof with very deep eaves; clapboards on the 1st floor and wood shingles above; wood trim; brick foundation. Three bay façade with 2-story bay window and side-by-side entrances. Two-story front porch has paired Tuscan columns on brick piers with railing panels on the 1st floor and a similar railing with paneled wooden piers of recent construction on the 2nd floor. Five-sided dormer with three windows at front. Large gabled dormers on the east and west sides; the east dormer tops a 2-story bay window and has a chimney behind it. Windows are mostly wood 1/1. This house first appears on the 1917 city atlas. (See also 161 Shaw.)

Garage (by 1956): 1 story, pyramidal asphalt roof, weatherboard, 1 overhead door. Stands behind/southwest of the house. (NC)

- 193 ALBIN J. AND RUTH M.A. JOHNSON HOUSE (1924-1925): 2 stories; front gable asphalt roof; wood shingles and trim; brick foundation. Chimney on the west roof slope. Shingles are in decorative bands on 1st and 2nd floor; regular shingles in the front gable. Three bay façade with a centered, enclosed front porch containing the main entrance. Windows are a mix of wood and vinyl 1/1; porch windows are wood 2/2 with horizontal muntins. Albin J. Johnson was the proprietor of the Edgewood Greenhouses, which stood just next door to the west of this house (see 1854-1862 Broad Street). He and his wife bought this property in 1921; the house first appears in the 1924-25 city directory.

- 196 JOANNA TUCKER OATES HOUSE (ca. 1900): 1-1/2 stories; cross gable asphalt roof; vinyl

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siding and trim; brick foundation. Two bay façade with a small inset corner entrance porch at the front and a modern bow window at the 1st floor front. Other windows are wood 1/1. Chimney at the ridge toward the rear of house. Joanna Tucker, wife of Henry G. Tucker of Providence, purchased this property in 1883 as part of a larger lot at the corner of Broad Street and Shaw Avenue that also contained the house at 1868 Broad Street; at that time, an outbuilding stood on this site. (Mrs. Tucker had remarried by 1892.) This house first appears on the 1900 Sanborn map, and was built as rental property.

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NARRATIVE STATEMENT OF SIGNIFICANCE (continued)

A fuller account of the Shaw Plat Historic District's development is part of the history of the larger Edgewood neighborhood, and best understood within that context, as presented in the Multiple Property Documentation Form "Historic and Architectural Resources of the Edgewood Neighborhood, Cranston, R. I."

Relationship to Historic Context

The Shaw Plat Historic District shares some fundamental characteristics with the late 19th-century "streetcar suburb" model that dominated much residential development in Edgewood. The district is laid out on an orthogonal grid, with straight streets, perpendicular intersections, and mostly rectangular lots that are deeper than they are wide. Shaw Avenue and Marion Avenue conform to the standard 50-foot width for neighborhood cross streets intersecting with major arterial roads. Building setbacks vary, as relatively few house lots had deed restrictions on them, but every house has at least a small front yard, as well as side and rear yards, as is common for Edgewood. The original Allen Shaw Plat of 1867 had multiple further subdivisions over a period of some 65 years, and the full build-out of the district spanned about a century.

Like the Edgewood neighborhood as a whole, the district contains a variety of residential building types and styles from different periods. There is little documentation of any architects' involvement in residential design in Edgewood, but two houses in this district exhibit characteristics found in other houses in Providence that are definitively associated with local architects. The ca. 1895 George R. Babbitt House at 130 Shaw Avenue (*see Photo #2*) has a triangular front gable with off-center window and front corner tower reminiscent of the work of Gould & Angell (Thomas J. Gould and Frank W. Angell); and the ca. 1905 Mary C. and Chester W. Barrows House at 1874 Broad Street has a roof profile resembling other known houses by Hilton & Jackson (Howard K. Hilton and F. Ellis Jackson).¹ Most other houses, particularly those built between about 1880 and 1930, appear to be consistent with, or modified from, design prototypes that were marketed to the general public via popular magazines and mail-order catalogues, and executed by local builders.² As constructed, houses in this district exhibit a marked tendency toward a free interpretation of popular styles, often combining elements from different architectural trends. Factors influencing house designs included a homeowner's personal taste and budget, as well as a builder's carpentry skills and (in the case of speculatively built housing) understanding of the real estate market.

When viewed in relation to its historic context, the Shaw Plat Historic District has two particularly distinctive characteristics. Unlike the typical streetcar suburb, lot sizes in this district varied widely and were often very large – qualities that originated with the Shaw Plat and persisted through each of the six successive

¹ Source: Robert O. Jones, RIHP&HC staff, personal communications, 2011.

² In the 1890s-1920s, a local weekly newspaper, the *Cranston City Times*, regularly published house designs and also reported on the construction of new dwellings in Edgewood. Additional research may provide more information about local builders and designers.

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replats. And, unlike the other National Register historic districts designated in Edgewood to date (Norwood Avenue Historic District, Taft Estate Plat Historic District, and Arnold Farm Plat Historic District), this district has a prevalence of houses that were originally constructed by developers, or landlords, rather than by owner-occupants.

The conventional streetcar suburb plat featured rectangular house lots that were mostly uniform and moderate in size; the median was about 4,000 to 5,000 square feet in area, with 40 to 50 feet of street frontage. The original Shaw Plat was recorded a year before mass transit had even been introduced in Edgewood, so the fact that Edgewood was still “the country” at that time may account for the Shaw Plat’s extraordinarily large lots. Nonetheless, as outlined in the table below, each of the six subsequent replats – particularly those recorded in the late 19th century – continued to present a preponderance of house lots that exceeded (and often well exceeded) the streetcar suburb standard. Another deviation from that standard found in all of the plats was a notable diversity in lot sizes. This was, depending on the plat, a function of varying depths, varying street frontages, or both.

PLAT	DATE	LOTS	APPROX. LOT SIZE	STREET FRONTAGES
Shaw Plat	1867	22	1 to 2 acres	138-440 ft. on Shaw Ave.; 166-210 ft. on Broad St.
D.R. Childs Plat	1872	18	13,000-55,000 sq.ft.	100-200 ft. on Shaw Ave.; 103-106 ft. on Broad St.
Edgewood Plat	1882	21	7,200 – 23,000 sq.ft. on Narr. Blvd.; 30,000 – 32,000 sq.ft. on Shaw Ave.	50-60 ft. on Narr. Blvd.; 100 ft. on Shaw Ave.
Edgewood Plat Subdivision	1895	27	7,400-18,000 sq.ft. on Narr. Blvd.; 9,900-16,900 sq.ft. on Marion Ave.; 12,200-18,100 sq.ft. on Shaw Ave.	50-125 ft. on Narr. Blvd.; 87-130 ft. on Marion Ave.; 87-129 ft. on Shaw Ave.
Shaw Ave. Plat	1910	7	7,875-14,447 sq.ft. on Shaw Ave.	63-102 ft. on Shaw Ave.
George R. Babbitt Partition Plat	1912	6	8,200-13,600 sq.ft. on Marion Ave.; 12,600 sq.ft. on Shaw Ave.	90-129 ft. on Marion Ave.; 90 ft. on Shaw Ave.
Flint Land Co. Plat	1932	6	6,500 sq.ft. on Narr. Blvd.; 17,400 sq.ft. on Shaw Ave.	62 ft. on Narr. Blvd.; 111 ft. on Shaw Ave.

In the table above, the “Lots” column indicates the total count of numbered lots within the plat (excluding lots owned by others); and the range of lot sizes and dimensions refers to those numbered lots. The “History” section of this narrative contains more information about all the plats.

The tradition of spacious lots established by the four late 19th-century plats allowed for a seamless transition into an “early automobile suburb” in the early 20th century. Lot dimensions in the three early 20th-century plats are consistent with that template, but even the remaining unbuilt lots from the earlier plats provided plenty of room for driveways, parking areas, and garages.

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The other notable characteristic of the Shaw Plat Historic District is the prevalence of single-family houses that were constructed by developers to sell or rent to others. Nearly half of the district's housing stock (37 out of 80 houses) fall into this category. Henry E. Smith erected five houses on both sides of the street near the western end of Shaw Avenue (*see Photo #3*) not far from his own sizeable Shingle-style residence at 179 Shaw Avenue (ca. 1895). George R. Babbitt, the district's largest landowner in the late 19th and early 20th centuries, constructed the biggest group of developer-built houses: a dozen modest cottages, built between ca. 1895 and ca. 1912, sited in two perpendicular rows on the west side of Narragansett Boulevard and the north side of Marion Avenue (*see Photos #4 and #8*). The last group of developer-built houses (six in total) was apparently built by a prominent Cranston contractor, Evangeliste Turgeon. In 1910 Turgeon bought a large lot of some 44,000 square feet that extended between Shaw and Marion Avenues (abutting the Babbitt properties on Marion), and he subdivided the property into six house lots. Six houses (*see Photo #9*), were built and sold off to owner-occupants between 1911 and 1916.

Fourteen of the district's developer-built houses were built as rental properties. Though their number was smaller, they were a consistent feature, built steadily between ca. 1895 and 1940-1941 throughout the district.

History

Origins of the Abby Thornton Estate

Prior to the Civil War, what is now the Edgewood neighborhood was a patchwork of farmhouses, outbuildings, fences, stone walls, lanes, orchards, and fields, attesting to a rural, agrarian way of life that had persisted since the area was first settled in the early 17th century. The nearest community, about a mile to the south, was Pawtuxet Village, a small but important seaport and manufacturing enclave that developed during the 18th and 19th centuries around Pawtuxet Cove (Pawtuxet Village Historic District, NR, 1973). Land ownership was dominated by just a few families who were all related to each other by blood or marriage, creating a complex web of interpersonal relationships that influenced land transactions and development in Edgewood for several centuries. Two of those family patriarchs, brothers-in-law Stephen Arnold (1622-99) and Zachariah Rhodes (1605-65), built the first grist mill at Pawtuxet Cove in 1638, and laid out the "Arnold Road" running northward to the Pequot Trail, which connected Pawtuxet to the settlement of Providence, some four miles to the north. The Arnold Road and part of the Pequot Trail survive today as Broad Street, part of which forms the western boundary of this historic district.

Zachariah Rhodes, who had acquired land along the shores of Narragansett Bay,³ north of Pawtuxet Cove and east of the Arnold Road, left that property to his son Peleg Rhodes (c 1660–1724). By the time of the Revolutionary War that land had passed to Peleg's grandson, Captain Nehemiah Rhodes (1731-1801). After his death, Nehemiah Rhodes' estate was partitioned among his four adult children: Sally Rhodes Remington (b. ca. 1766), wife of Jonathan Remington; William N. Rhodes (1768-1853); Anstis Rhodes Greene (1772-1849), wife

³ Technically, the reach of the upper bay bordering Edgewood is named Providence River. However, in common usage it is referred to as Narragansett Bay, and it will be so called in this document.

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of Arthur Greene, and Abby Rhodes Thornton (1774–1848), wife of Richard Thornton. The three sisters each received portions of the seventy-eight acre Rhodes farm lying between Broad Street and Narragansett Bay (their brother's share was situated west of Broad Street). A plat map recorded with the 1802 indenture of partition shows the Edgewood section of Nehemiah Rhodes's estate; Abby Thornton's portion was the northernmost of three large waterfront lots, containing the family homestead (represented by a hand-drawn, 2-1/2 story, front-gable-roofed dwelling, no longer extant) and about 25 acres of land. As described in the indenture, Abby's land was bounded on the east by the "Salt" [Providence] River, and on the west by the "road leading from Providence to Pawtuxet [Broad Street], on which road it measures 36 rods."⁴

The Shaw Plat

In 1853 the heirs of Abby Thornton, who were the nine children of her sister Anstis Greene, sold their late Aunt Abby's 25 acres in Edgewood to Allen Shaw (1810-87) of Providence, for \$3,660 – a substantial sum at the time.⁵ Providence city directories of the 1850s-1870s list only one Allen Shaw, who was both a painter and a dealer of paints and oils, living on Chestnut Street in that city. Shaw seems to have been part of an emerging trend in this period of well-to-do businessmen purchasing old Edgewood farmsteads for the purposes of real estate speculation, for he was among the first Edgewood landowners to record a plat of house lots, in 1867 – one year before streetcar service was introduced on Broad Street (a pending development that neighboring property owners likely knew about in advance).

The Shaw Plat map shows twenty-two large house lots flanking "Shaw Street" (now Shaw Avenue), a new street 50 feet wide running perpendicularly from the "Pawtuxet Road" (Broad Street) eastward to Narragansett Bay. One lot was already built upon; Lot 1, fronting on Broad Street at the southwest corner of the plat, held a dwelling house and three outbuildings. This is likely the same house shown on the 1870 city atlas in this location with Shaw's name beside it (although as noted above, this was not Shaw's primary residence). No images were found of this house, so it is not known whether this was also the same house depicted on the 1802 partition map of Nehemiah Rhodes's estate. Two small streams merged behind Lot 1, heading south toward the Pawtuxet River. The house on Lot 1, later 1884 Broad Street, was demolished in the 1950s; The Executive House Apartments at 1890 Broad (built 1961-1963) occupy part of the site today.

Almost all of the lots in the Shaw Plat (including Lot 1) were very generous in size – about one acre, except for the two lots at the eastern end of the plat overlooking the bay, which were about two acres. Their individual dimensions varied considerably though, especially on the north side of Shaw Avenue. This reflected, at least in part, historic land use patterns and property bounds. The tract of farmland that Allen Shaw originally purchased in 1853 had a wide, shallow "V" indenting its north property line, and slight diagonals in its south and west property lines. Consequently, in the 1867 Shaw Plat, all eight lots on the north side of Shaw Avenue had different dimensions, with longer frontages (138 to 440 feet) corresponding to shallower depths (80 to 206 feet). On the south side of Shaw, eleven of the fourteen lots, which at first glance appear to be the same size on

⁴ Cranston Deeds, Book 6, p. 266-270; the map of the "Plat of Capt. Nehemiah Rhodes, dec'd Homestead Farm whereon he last dwelt, surveyed and platted by Daniel Anthony, 20th [April], 1802" is on p. 270.

⁵ Cranston Deeds, Book 24, p. 422-423.

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the map, actually were a foot wider (from 135 feet to 145 feet) and approximately two feet shallower (from 324 feet to 298 feet) in progression from west to east. The two waterfront lots had steep downhill slopes to the shoreline, so both location and topography may have played a role in determining their overall dimensions.

The Daniel R. Childs Plat

As was typical for early Edgewood subdivisions, no significant demand for housing in the Shaw Plat materialized for more than twenty years, but that did not deter real estate speculators from banking on Edgewood's future as a desirable suburban neighborhood. In 1870 Allen Shaw sold all of his land north of Shaw Avenue to Daniel R. Childs of Swansea, Massachusetts, with the provisos that Childs bear about half the expense of bridging and grading Shaw Avenue, and that "a dwelling house of the value of at least \$5,000 shall be erected thereon within five years from the date hereof."⁶ The latter proviso would seem to indicate that Shaw hoped to attract upper-middle or upper-income suburban dwellers to what remained of his own plat, by trying to control the quality of housing introduced in the adjacent plat. Two years later, Childs recorded his own development plat of eighteen sizeable house lots. The 1872 Childs Plat provided mostly uniform lot widths (thirteen of its eighteen lots had 100 feet of street frontage), but again the variable lot depths produced different dimensions for each lot. Within the next decade all of the Childs lots had been sold to other owners, but the 1882 city atlas indicates that only one house had been built, on the site of what is now 73 Shaw Avenue (replaced by the present Axel E. Johnson House I in 1926-1927).

The last three decades of the nineteenth century brought several significant improvements to Edgewood, which greatly increased its desirability as a residential neighborhood and finally prompted the first wave of housing construction in this historic district. Some of these were critical infrastructure and public utilities improvements, while others provided equally important recreational opportunities for local residents.

In 1868, horse-drawn streetcars were introduced on Broad Street. By 1879, direct service was available from downtown Providence all the way to Pawtuxet Village; and in 1892, Broad Street was widened (to 60 feet) and the streetcars were electrified, ensuring an even faster journey. A municipal water system was established in Edgewood and Pawtuxet in 1881, and gas and electrical services were in place by the end of that decade. The early 1880s also saw the beginning of efforts to extend Allens Avenue, which ran along the Providence River shoreline from downtown Providence to the Cranston city line, through Edgewood to Ocean Avenue in Pawtuxet along a bluff overlooking Narragansett Bay. To accomplish this, the City of Cranston had to reach agreements with multiple property owners, a process that took more than a decade. The 1882 and 1895 city atlases show portions of this new street mapped out (at least on paper), and as time went on it evolved into an 80-foot-wide tree-lined parkway called Narragansett Boulevard, which was finally completed by 1906.

Meanwhile, in 1871, Roger Williams Park began to take shape on the west side of Broad Street (several blocks north of the Shaw Plat) near the Providence-Cranston city line. By 1892 this formally landscaped park had grown to 432 acres and had become the crown jewel of Providence's municipal parks system. Its close proximity to Edgewood gave the neighborhood both its name and a major recreational amenity. Other venues

⁶ Cranston Deeds, Book 52, p. 289

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for leisure activities included the Edgewood Casino (which was a social hall rather than a gambling venue), established about 1890 at the western end of Shaw Avenue near Broad Street⁷ (); and the Edgewood Yacht Club, located at the eastern end of Shaw Avenue. Founded as the Edgewood Boat Club in 1885 by twelve local families, this was the second boating organization in Edgewood, but it was the first to be established by and for residents of Cranston, rather than of Providence. (The Providence Yacht Club, now Rhode Island Yacht Club, was established in 1875 at the foot of Ocean Avenue, about half a mile south of Shaw Avenue.) Formally incorporated as the Edgewood Yacht Club in 1889, the club reflected the elegant leisure life that attracted people to live in Edgewood, and quickly became one of the neighborhood's most beloved institutions. The club's activities were housed in temporary structures until the first permanent clubhouse was constructed in 1903.

With quick and easy access to downtown Providence, a major public park to the west, Narragansett Bay to the east, and water, sewer, electricity, and gas services either in place or on their way, Edgewood finally began to experience the demand for new housing that had been anticipated years earlier.

In 1877, ten years after recording the Shaw Plat, Allen Shaw sold the next piece of it: a lot of about 11,000 square feet at the corner of Broad Street and Shaw Avenue, to Mrs. Freelove F. Gaffet, wife of Beriah N. Gaffet.⁸ Beriah Gaffet was a machinist who had previously lived on Hudson Street in Providence. By 1882 the Gaffets had built a vernacular Second Empire style house on this property, which is today the oldest surviving house in the historic district, at 1868 Broad Street. (*See Photo #1.*)

The Edgewood Plat and the Edgewood Plat Subdivision

The next two replats of the Shaw Plat also had variable lot configurations, influenced by topography, the introduction of new streets, and changes in ownership of some lots.

In 1881 Allen Shaw sold the remainder of his land to George R. Babbitt of Cranston (1/2 interest), and to Jonathan E. Jones and Charles D. Wilbur of Providence (1/4 interest each).⁹ A year later, by which time the Broad Street streetcar line ran directly to downtown Providence, the three men recorded the Edgewood Plat of twenty-one house lots, situated on the south side of Shaw Avenue from about 500 feet east of Broad Street to the bay. The plat included both sides of Allens Avenue (now Narragansett Boulevard), which on this map was shown as a short length extending from Shaw Avenue to the southern boundary of the plat. The ten Shaw Avenue lots were about 30,000 to 32,000 sq.ft. in area, and had an average width of 100 feet. The eleven lots on Allens Avenue were smaller than those on Shaw – closer, at least in terms of street frontages, to the streetcar suburb standard, although this may have been prompted more by a desire to maximize the potential for houses with water views than by proximity to Broad Street – but nonetheless still larger than was typical of this era: the 50-foot lots on the west side of the street ranged from 7,200-7,400 sq.ft., while the 60-foot lots on the water side ranged from 20,000

⁷ The Casino burned down in 1910 and the site is now occupied by one of the Henry E. Smith built-houses at 192-194 Shaw Avenue.

⁸ Cranston Deeds, Book 60, p. 327. Gaffet's name is also spelled "Gaffett" in other records.

⁹ Cranston Deeds, Book 64, p. 11.

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to 23,000 sq.ft. The land at the western end of the plat, between the house lots and Broad Street, was not subdivided at this time.

(The Edgewood Plat map of 1882 also depicts the names of the owners of the Childs Plat lots on the north side of Shaw Avenue, and indicates that three houses had been built within the bounds of the present historic district. One of these survives today: Beriah N. Gaffet's house at 1868 Broad Street. The other two houses were located at 1884 Broad Street and 73 Shaw Avenue; both were replaced with later buildings. Also shown is George R. Babbitt's own residence on Bluff Avenue, the next street south of the Edgewood Plat.)

George R. Babbitt (1841-1912) was, after Allen Shaw, the single most influential person in the history of this historic district. Born in Berkeley, Mass., Babbitt spent his early adult years at sea (which apparently engendered a lifelong passion for sailing); he was second mate aboard the "Maria Theresa," a New Bedford whaler that in 1861, during the Civil War, became part of the "Stone Fleet" that the U.S. Navy deliberately sank in a failed attempt to block shipping channels into Charleston, South Carolina's harbor. Babbitt came to Providence in 1862 to work at the Burnside Rifle Works, and by 1866 he was working for William A. Harris, the builder of the Harris-Corliss steam engine, at whose shop he progressed from machinist to foreman to superintendent. A self-taught mechanic with great natural aptitude, Babbitt patented several inventions, including a releasing gear and an extended piston for the Corliss engine, as well as a piston packing for which he received a medal at the 1874 Cincinnati Industrial Exposition. After a quarter century of designing and building engines, Babbitt retired from Harris-Corliss in 1891; the following year he became President and Treasurer of the American Oil Company of Providence, which positions he held until his death. Babbitt also was involved in local civic affairs: he was President of the Cranston Town Council from 1896-1901, a founding member of the Edgewood Congregational Church, and Commodore of the Edgewood Yacht Club. His obituary in the *Cranston City Times* noted that "his chief recreation was yachting; and in his roomy and commodious yacht "Gypsy II" he enjoyed many trips with his wife, his constant companion." Babbitt was married three times; his first wife was named Angenette (her name is on several deeds related to the Edgewood Plat), with whom he had two children, Samuel F. Babbitt and Marion Babbitt. Samuel carried on his father's real estate interests in Edgewood for some years after George's death.

In 1885 the three partners in the Edgewood Plat divided that land between themselves. Jonathan E. Jones took the previously unsubdivided western end of the plat, from the house lots to Broad Street (about 66,600 sq.ft.). Charles D. Wilbur took the eastern end of the plat, from Allens Avenue to the bay (Lots 1 through 5 in the Edgewood Plat, about 110,000 sq.ft.). George R. Babbitt kept the largest piece (Lots 6 through 21) in the middle.¹⁰ The following year, Jonathan Jones sold his portion to Mrs. Selena H. Bigelow, wife of Charles C. Bigelow, of Providence; the Bigelows lived in the old house at 1884 Broad Street for several decades, and later built two rental properties at 1876 Broad (ca. 1900) and 1880 Broad (by 1920). Charles Wilbur's portion remained undeveloped for another fifteen years.

¹⁰ Cranston deeds, Book 67, pages 290-292 (three separate deeds).

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In 1895 George R. Babbitt recorded a replat called the Subdivision of the Edgewood Plat. This introduced Marion Avenue (presumably, named after Babbitt's daughter), which was 50 feet wide and ran westward from Narragansett Boulevard about a quarter mile along the southern boundary of the Edgewood Plat and then turned ninety degrees north to intersect with Shaw Avenue. (Perhaps Babbitt could not persuade the Bigelows to abandon part of their land, to allow Marion Avenue to extend all the way to Broad Street; or perhaps he didn't try.) Within this new linear block what had been fifteen house lots fronting on Shaw Avenue and Narragansett Boulevard were reconfigured as twenty-seven lots fronting on those two streets as well as the north side of Marion Avenue and that street's short northward leg. As the earlier Edgewood Plat had differentiated lot sizes by street, so too did the Edgewood Subdivision plat provide larger lots on Shaw Avenue than it did on Marion Avenue. This may have reflected an intention to attract upper-income residents to Shaw Avenue while steering middle-income residents toward Marion Avenue – an intention that perhaps was prompted at least in part by the fact that four substantial houses had already been built on Shaw Avenue, including a new house for Babbitt himself. The land on the south side of Marion Avenue lay in another plat (the Anstis Greene Estate) and had been divided into lots that fronted on Bluff Avenue. Few of those lots had been developed by 1895 and by 1917, the majority of them had been subdivided to create separate house lots fronting on Marion Avenue.

As depicted on the plat map, the Shingle/Queen Anne style George R. Babbitt House (which looks like the work of Providence architects Gould & Angell) at 130 Shaw Avenue (*see Photo #2*) stands on a 110 by 140 foot lot, which was slightly wider and slightly more than half the depth of one of the original Edgewood Plat lots. The other three houses occupied lots that extended all the way from Shaw Avenue to Marion Avenue: the Shingle/Stick style Eddy M. and Clara C. Shaw house at 148 Shaw and the Late Victorian style William K. and Harriet E. Potter House at 156 Shaw both survive today. Eddy M. Shaw's profession is unknown (as is any relationship to Allen Shaw); William K. Potter's business was stationery. The fourth house depicted on the Edgewood Subdivision plat map stood on over an acre of land (one and a half lots from the original Edgewood Plat) and belonged to James R. Sayles; this house was demolished by about 1910. Its site is now occupied by the six houses constructed ca. 1911-1916 by builder Evangeliste Turgeon at 104, 108, and 116 Shaw Avenue, and 51, 55, and 57 Marion Avenue. Turgeon resided nearby at 1363 Narragansett Boulevard (1924)(outside the boundaries of this historic district), and his Turgeon Construction Company built Cranston City Hall, Cranston East High School, and the Cranston Hilton Hotel, all elsewhere in the city.

The remaining twenty-three open lots in the Edgewood Plat Subdivision had widely varying dimensions. On Narragansett Boulevard, the existing five lots from the original Edgewood Plat were illustrated in such a way that it appears that the replat anticipated the possible combination of some of them, potentially resulting in three lots with 50, 75, and 125 feet of street frontage and 145 feet in depth. All of the lots on Shaw Avenue had frontages varying from 87 to 129 feet but a consistent depth of 140 feet, while all lots on the north side of Marion Avenue had varying frontages and depths, ranging from 87-129 feet and from 112-130 feet, respectively. (Marion Avenue apparently follows the same slight angle that the south property line of the original Shaw Plat did.) Of particular note for their dimensional anomalies in this replat were the lots flanking the section of Marion Avenue running perpendicular to Shaw Avenue: on the east side of the street were two nearly square lots, 129 feet wide by 140 (on Shaw) or 132 feet deep (on Marion); and on the west side are two

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small lots measuring 91 feet on Marion by 50 feet deep. (The third lot on the west side of Marion, at the corner of Shaw, was consistent with the prevailing size of other Shaw lots.)

The 1895 city atlas depicts ten additional houses on the north side of Shaw Avenue. Nine of these survive today: the Joseph Lee House at 117 Shaw; the Amanda J. and Edward Fry House at 139 Shaw; the John R. Schellinger House at 149 Shaw; the John C. Davies House at 155 Shaw; the Henry W. Dunham House at 159 Shaw; the Alice E. and Henry E. Smith House at 179 Shaw; and three other houses built by Smith at 161, 165, and 171 Shaw (*see Photo #3*). A fourth house built by Smith at 188 Shaw, on the south side of the street, is also shown on the atlas. (The tenth house on the north side of Shaw was a predecessor of the current house at 1312 Narragansett Boulevard, discussed below.) The names Schellinger, Davies, Dunham, and Smith are all shown on the 1895 Edgewood Subdivision plat map as property owners on the north side of Shaw; Smith's name is also shown on the south side of Shaw near Broad Street. Most of these people's professions are unknown, as they were not still residing on Shaw Avenue when the first Cranston city directory was published in 1911, but Joseph Lee was a brass founder, John R. Schellinger was a bookkeeper, and Henry E. Smith was a real estate investor and landlord.

The 1895 city atlas also depicts five houses on the west side of Narragansett Boulevard (then Allens Avenue) which were built by George R. Babbitt as rental properties and remained in family ownership for about two decades.¹¹ The 1900 Sanborn map shows five identical 1-1/2 story cottages with wrap-around porches; three of these survive, at 1331 (much modified), 1333, and 1335 Narragansett Boulevard (*see Photo #4*). According to the 1911 Cranston city directory, the occupants of these houses were a toolmaker, an electrician (and steward of the Edgewood Yacht Club), and a salesman.

Why George Babbitt chose to build rental housing aimed at a middle-class market at the eastern end of his plat, where the prospect of living on what was planned to become an elegant boulevard with a water view might have attracted higher-income buyers, is a mystery. Eventually, such a buyer purchased all five of Charles D. Wilbur's waterfront lots on the east side of Narragansett Boulevard. Herman G. Posner, a Providence paper-clip manufacturer, consolidated the five lots into a single piece of property (over 100,000 sq.ft.). In 1901 he built an elaborate stone house overlooking the bay that became known as "The Castle" and was an Edgewood landmark for nearly a century. In the 1920s-1930s the Castle was owned by Dutee Flint, proprietor of the country's largest Ford automobile dealership, who briefly operated a commercial radio station from the house; and in the 1940s-1950s the Castle became "Harmony Lodge," headquarters of a local chapter of Freemasons. The house was demolished about 1990, and the property was subdivided into six lots (measuring from about 9,000 sq.ft. to over one acre), all of which soon had new houses built on them: 1320, 1326, 1330, 1332, and 1340 Narragansett Boulevard.

A new institution was introduced to the historic district just before the turn of the 20th century, when the Edgewood or Shaw Avenue School was built in 1897-1898. Edgewood's first schoolhouse had been erected

¹¹ There are numerous inconsistencies between the plat maps of 1895 and 1912 and the city atlases of 1895 and 1917 as well as Sanborn maps of 1900, 1921, and 1956, especially involving the west side of Narragansett Boulevard in this historic district. Where the plat maps do not show that houses had been constructed but the atlases do, the atlases have been judged more trustworthy.

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back in the early 1860s, when the area was still rural and sparsely populated; a second school, named the Edgewood School (later Edgewood Primary School), was constructed in 1889 on Norwood Avenue. Within a decade the Norwood Avenue School was accommodating both a primary and a grammar school, and another primary school was needed. (It is a testament to Edgewood's burgeoning school-age population that a site was chosen only four blocks south of Norwood Avenue.) In 1897 George R. Babbitt sold (for \$10) a 129-by-172-foot lot at what was then the northeast corner of Shaw and Marion Avenues to the Town of Cranston for the purpose of building a school.¹² The Shaw Avenue School is depicted on the 1900 Sanborn map as a two-story wood-frame structure with two small porches flanking a center pavilion – a typical schoolhouse design of its day.

As of 1900, the Shaw Plat Historic District had twenty-seven houses (eighteen of which survive today; the remainder were replaced with other buildings during the period of significance), a yacht club, a casino, and a school. For some unknown reason, very few buildings were constructed here between 1901 and 1910, but each was an important addition to the district. The Mary C. and Chester W. Barrows House at 1874 Broad Street (ca. 1905) appears to be the work of Providence architects Hilton & Jackson; Chester Barrows was a judge in Providence Superior Court. The massive and elaborately detailed Colonial Revival style William P. Stowe House, also known as "Bonnie View," at 1312 Narragansett Boulevard (also ca. 1905) (*see Photo #5*), stood on a roughly one-acre lot overlooking Shaw Avenue, the Edgewood Yacht Club, and Narragansett Bay; Stowe was a Providence jewelry manufacturer. (Bonnie View's second owner, William G. James, treasurer of the Elizabeth Mills, built the small ca. 1920 cottage at 1 Shaw Avenue, which at the time was part of his property, apparently as a residence for his gardener; *see Photo #6*.)

A major new addition to the historic district was the Edgewood Yacht Club's 1908 clubhouse, which replaced an earlier structure that had burned down. This distinctive two-story building topped with a cupola was constructed on pilings over the water, with porches wrapping around all four sides (NR, 1989), providing an attractive setting for the popular club's marina and its recreational sailing, racing, and social activities. Edgewood Yacht Club's clubhouse was one of the few waterfront facilities to survive the Hurricanes of 1938 and 1954, and it remained a Narragansett Bay landmark until early 2011, when an electrical malfunction during a major snowstorm sparked a devastating fire. The building was destroyed, but the membership plans to rebuild, and meanwhile the club maintains an active schedule of sailing programs from its docks at the foot of Shaw Avenue (*see Photo #6*).

The Shaw Avenue Plat

As documented in the Edgewood multiple property submission, the advent of the automobile and its relatively rapid assimilation into American life had a great impact on suburban development in metropolitan Providence, as elsewhere. The Ford Model T, the first affordable mass-market vehicle, was introduced in 1908 and contributed to the escalation of car ownership and usage nationwide (by 1910 there were over 5,000 cars in Rhode Island). Correspondingly, streetcar use peaked in the U.S. during the early 1920s, and then began a steady decline. The automobile had a profound impact on community development, whose range and scope

¹² Cranston Deeds, Book 90, Page 276.

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was now limited only by the availability of decent roads and the perception of what constituted reasonable or convenient travel time. Arterial routes connecting centers of population, such as Broad Street, typically became the settings for institutional and commercial buildings, while sparsely settled areas that had previously been poorly (or not at all) served by mass transit became more attractive for residential development. Over time there was an increasing tendency for new development plats to contain wider streets and larger lots with wider frontages, to accommodate both on- and off-street parking.

Within the Shaw Plat Historic District, the two replats recorded at the dawn of the Automobile Age had little impact in terms of overall community planning: street widths were already well established, and those house lots not yet built upon were, for the most part, already generous enough to accommodate driveways and garages should homeowners desire them.

The Shaw Avenue Plat of 1910, recorded by Arthur T. Scattergood, extended from Narragansett Boulevard westward about 500 feet along the south side of Shaw Avenue; it covered four lots from the Edgewood Subdivision that had each contained over 12,000 sq.ft., as well as a corner lot of about 17,400 sq.ft. that had previously been the site of two of George Babbitt's rental cottages at 1327 and 1329 Narragansett Boulevard, which apparently had been demolished by this time. The Shaw Avenue Plat reconfigured this property into seven lots, ranging from about 7,800 sq.ft. to 14,000 sq.ft., with frontages on Shaw ranging from 60 to 102 feet; the corner lot measured 90 feet on Shaw and 120 feet on the Boulevard. Scattergood kept the largest lot, where he built the first two-family house in the district, the Arthur T. Scattergood House (1910-1911) at 84-86 Shaw Avenue (*see Photo #7*). Intended as a rental property, this large double house with side-by-side dwelling units may have been inspired by similar examples in the Arnold Farm Plat just a couple of blocks to the north. The first tenants in the house were a manager and a rubber goods dealer. Scattergood, president of the A.T. Scattergood Company (makers of home furnishings) of Providence, resided at 41 Bluff Avenue, two blocks to the south (outside this historic district). The other four houses built in this plat (two of them on double lots) between 1911 and 1939-1939 are all Shingle or Colonial Revival in style: 1329 Narragansett Boulevard, 78, 92, and 100 Shaw Avenue .

The George R. Babbitt Partition Plat

Meanwhile, in 1912 George R. Babbitt died, and to aid in the disposition of his estate, a partition plat of his lands was recorded. The Babbitt Partition Plat map of 1912 indicates that only six lots from the 1895 Edgewood Subdivision had not yet been sold; everything else either had been built upon, or at least had been transferred to other owners. The six vacant lots still owned by Babbitt's estate were all on Marion Avenue, and four of those flanked the section of the street that ran perpendicular to Shaw Avenue. The only lot that did not retain the same dimensions that it had had on the 1895 Edgewood Subdivision was a lot behind the Shaw Avenue School, which had shrunk from about 16,000 to 12,000 sq.ft. (the balance had been conveyed fifteen years earlier to the Town of Cranston for the schoolhouse lot).

The Babbitt Partition Plat map also illustrates nine identical cottages that had just been built (in 1911-1912) as rental properties on the north side of Marion Avenue (*see Photo #8*). Babbitt's widow Mary P. Babbitt

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inherited 15, 19, and 23 Marion Avenue (which were sited on an L-shaped lot that was created from a 10,000 sq.ft. lot plus about one-third of what had been the corner lot at Marion and Narragansett Boulevard; these houses now all stand on their own individual lots). Son Samuel F. Babbitt (whose name is not indicated on this plat map but does appear on the relevant title cards) inherited 27, 31, 35, 39, 43, and 47 Marion Avenue (which were sited in pairs on lots of about 10,000 sq.ft., all later subdivided so that each house now has its own lot), as well as two other rental properties at 1331 and 1333 Narragansett Boulevard, the six vacant lots on Marion Avenue, and the family home at 130 Shaw Avenue. The corner lot at 1335 Narragansett Boulevard went to Samuel's sister Marion Babbitt, who apparently inherited it from her mother; for some unknown reason, that house is not shown on this map.

The historic district experienced its greatest building boom concurrent with the rise of automobile use in the Providence metropolitan area. Between 1911 and 1930, forty-one new houses were constructed in the district, including the six houses constructed in a back-to-back group by noted local builder Evangeliste Turgeon: three Shingle and Dutch Colonial style houses at 100, 104, and 116 Shaw Avenue, and three Four-Square style houses at 51, 55, and 57 Marion Avenue (*see Photo #9*). This period also brought few more two-family houses to the district: the Emma L. Flint House at 1299-1301 Narragansett Boulevard, ca. 1911, a late example of the Shingle Style (a contemporary twin of that house, at 1295-1297 Narragansett Boulevard, was demolished in 1999); the George H. Flint House at 79-81 Shaw Avenue, ca. 1920; the John L. Fehlberg House at 107-109 Shaw Avenue, ca. 1910-1913; and the Henry E. Smith House V at 192-194 Shaw Avenue (the former site of the Edgewood Casino), ca. 1913. These forty-one new houses exhibited numerous variations on the Colonial Revival style (often featuring deep cornices with elongated modillions), as well as other styles and types of the period such as Bungalow and Four-Square. Many of these new houses had garages, built concurrently or shortly afterwards. Among the notable new additions to the district were a pair of twin (mirror-image) houses with brick first floors, standing perpendicular to each other at 1305 Narragansett Boulevard (1928-1929) and 73 Shaw Avenue (1926-1927), both built by Axel E. Johnson (*see Photo #10*); and a large brick and clapboard Dutch Colonial house with matching garage at 95 Shaw Avenue, built by noted local builder Benjamin Rakatansky.

This period also saw the introduction of commercial uses in the district, on Broad Street just north of Shaw Avenue (conveniently near a streetcar stop). In 1913 Albin J. Johnson opened the Edgewood Greenhouses in a single building (seen on the 1917 city atlas, no longer extant) at 1860 Broad, at the corner of Shaw, and in 1916 Bertrand T. Tillinghast built a one-story, concrete-walled automobile repair garage next door at 1850 Broad. In 1927 Albin Johnson built a long brick commercial building in front of his expanded greenhouses, sited on the Broad Street sidewalk; this was mostly one story tall, but two stories at its northern end, and had four (later, five) storefronts (*see Photo #11*). The Edgewood Greenhouses retail shop occupied one storefront, and the others were leased to a meat market, an ice cream shop, and another retail store. (Johnson, meanwhile, after renting living space in various nearby buildings for a few years, built his own home behind the greenhouses at 193 Shaw Avenue ca. 1924-1925.) The greenhouses had vanished by mid-century, but the commercial building and the garage next door survive; both are in retail use today.

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With the building boom in the historic district and a corresponding population boom in Edgewood, the Shaw Avenue School no longer met the needs of the neighborhood's school-age population by the late 1920s. The City of Cranston acquired the portion of Marion Avenue running south from Shaw Avenue along the west side of the school, as well as the four remaining unbuilt lots on both sides of that right-of-way, for the purposes of building a new, much larger school. The old school building was demolished, and in 1931 the Edward S. Rhodes School opened at 160 Shaw Avenue (*see Photo #12*) as a primary school serving students in kindergarten through sixth grade. This three-story, imposing brick Colonial Revival-style building, with a parapeted flat roof, stone trim, and two columned entrance pavilions on its façade, exhibits typical design elements for an early 20th-century public school; its interior featured ten classrooms and an auditorium. It stands about 46 feet back from Shaw Avenue (consistent with George R. Babbitt's original deed restriction) on a nearly 78,000 sq.ft. lot, with a playground behind it. Edward S. Rhodes (1864-1928) was a 10th-generation descendant of Zachariah Rhodes, one of the original settlers of Pawtuxet and Edgewood. Edward's father Thomas H. Rhodes had founded Rhodes-on-the-Pawtuxet, a pavilion for clambakes and boat rentals situated on the Pawtuxet River, in 1872; Edward and his brothers Thomas H. and Arthur A. Rhodes (who was Mayor of Cranston when this school was built) inherited the business in 1898 and expanded it into one of Rhode Island's premier social and recreational facilities (NR, 1978). Cranston directories list Edward S. Rhodes as a salesman living at 1 Rhodes Place in Pawtuxet Village – right next to "Rhodes," as it is still familiarly known – from 1911 until his death. His namesake school is still an elementary school today.

The Flint Land Company Plat

In 1932 the final replat in this historic district was recorded: the Flint Land Company's tiny plat of six lots at the eastern end of the block bounded by Broad Street, Shaw Avenue, Narragansett Boulevard, and Columbia Avenue. (Two additional lots, at the corner of Shaw and the Boulevard, are shown on the map but were already owned by others.) This was the first replat to affect land on the north side of Shaw Avenue since the D.R. Childs Plat of 1872. All of the lots in this plat already had houses standing on them by 1932, indicating the purpose of this plat was to adjust lot lines among these properties. Lot sizes ranged from about 6,500 to over 17,000 square feet, with street frontages of 62 to 112 feet. Of the portion of this plat that lies within the historic district, Lot 4 was 1295-1297 Narragansett Boulevard (demolished 1999); Lot 5 is 1299-1301 Narragansett Boulevard (Lot 4 is now its side yard); and Lot 6 is 79-81 Shaw Avenue. The map also illustrates a diagonally divided corner lot, the two halves of which were not owned by Flint Land Co.; the two houses thereon also predate this plat: 1305 Narragansett Boulevard and 73 Shaw Avenue.

As was true elsewhere in the Providence metropolitan area, housing construction in the historic district ground to a virtual halt during the Great Depression and the early years of World War II. Only four houses were built here between 1931 and 1941: 87, 90, 81, and 123 Shaw Avenue. Double that amount – eight new houses – were built in the 1940s and 1950s, and they represent an evolution of styles and housing types that was beginning to be seen elsewhere in Edgewood and the greater Providence area. The 1940s saw the advent of a new style, Garrison Colonial, of which there are examples at 189 Shaw Avenue and 67-69, 77, and 81 Marion Avenue (*see Photo #13*). The district also has three ranch houses, the earliest of which is the Murray J. and Irene Cohen House at 85 Marion Avenue (1953-1954) (*Photo #13*); the other two at 63 and 63A Marion

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Avenue were built in the mid to late 1960s, and even though they date to just outside the period of significance, they still fit within its historic context and share its architectural vocabulary.

The last building constructed during the period of significance represents a different type of housing altogether, one that signaled Edgewood's continuing popularity as a residential neighborhood even after it had largely reached full build-out: the apartment building. Edgewood has six mid-20th century Modern-style two-story apartment buildings; this district's lone example is the Executive House Apartments at 1890 Broad Street (*see Photo #14*), built in 1961-1963 in a U-shaped configuration with a continuous second-floor balcony overlooking a courtyard, and a large, glass-curtain-walled entrance lobby extending into a carport. The apartment building stands partly on the site of what had been the very first house in the Allen Shaw Plat., thus bringing the history of the Shaw Plat full circle.

Since being built out, the Shaw Plat has had a stable history and it has retained its original character to a high degree with almost no substantial changes in its overall configuration. Only three buildings have been demolished since the end of the period of significance in 1962; two of them victims of fire; those sites remain unbuilt. All of the recent new construction in the district has occurred on the east side of Narragansett Boulevard, where "The Castle" was demolished and replaced with five single-family houses that, although clearly of late 20th-century vintage, are compatible with the prevailing architectural character of the district.

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SHAW PLAT

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Edgewood Historic District – Arnold Farm Plat, Cranston, R.I. (2010)

Edgewood Historic District – Taft Estate Plat, Cranston, R.I. (2003)

Edgewood Yacht Club, 3 Shaw Avenue, Cranston, R.I. (1989)

Historic and Architectural Resources of the Edgewood Neighborhood, Cranston, R.I. (2009)

Norwood Avenue Historic District, Cranston, Rhode Island (2002)

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Co., 1872.

Card 9: Edgewood Plat Belonging to Geo. R. Babbitt, Charles D. Wilbur, & Jonathan E. Jones,
by J.A. Latham, July 1882.

Card 82: Subdivision of the Edgewood Plat Belonging to George R. Babbitt, by J.A. Latham,
August 1895.

Card 188: The Shaw Avenue Plat, Belonging to Arthur T. Scattergood, by Goff & Schofield,
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Card 206: Partition Plat of Lands in Cranston, R.I. Belonging to George R. Babbitt, Dec., by
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[END SECTION 9]

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Additional Documentation

ADDITIONAL DOCUMENTATION

Map List

U.S.G.S. 7.5' Providence Quad.
Edgewood Historic District – Shaw Plat Historic District Boundary Map
Cranston City Clerk Plat Card 29: “Plan of Land in Cranston Belonging to Allen Shaw,” 1867.

Photo List

Property Name: Edgewood Historic District – Shaw Plat
City: Cranston
County: Providence
State: R.I.

Photographer: Kathryn J. Cavanaugh

Date: February 2012

Location of files: R.I. Historical Preservation and Heritage Commission, 150 Benefit St., Providence, RI 02903

Photo #1 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0001

View looking northeast of the Freelove F. and Beriah N. Gaffet House (ca. 1877-1882), 1868 Broad Street. This is the oldest house in the historic district and the only (vernacular) example of the Second Empire style.

Photo#2 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0002

View looking southwest at the George R. Babbitt House (ca. 1895). Babbitt was a major landowner and developer in the historic district. This Shingle/Queen Anne style single-family home represents the type of dwelling built on Shaw Avenue for upper-income residents. Although it could not be definitively documented, the house resembles the work of Providence architects Gould & Angell.

Photo#3 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0003

View looking northeast of several houses constructed by Henry E. Smith ca. 1895-1900. From left to right: his own Shingle-style residence at 179 Shaw Avenue, and three other rental properties (one Shingle/Queen Anne, two Gothic Revival) at 171, 165, and 161 Shaw Avenue. These are among the earliest houses in the district and illustrate the quality of housing in the district that was constructed both for owner-occupants and for tenants.

Photo #4 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0004

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View looking northwest of several Late Victorian houses constructed by George R. Babbitt ca. 1895. From left to right: 1335, 1333, and 1331 Narragansett Boulevard. These were all constructed as rental properties, and are the survivors of what was originally a matched set of five houses with open, wrap-around porches. These houses share some basic design elements (height, roof form, porch) with the nine cottages later built by Babbitt just around the corner on Marion Avenue, ca. 1911-1912 (see Photo #4).

Photo #5 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0005

View looking southeast of the William P. Stowe House, called “Bonnie View” (ca. 1905), at 1312 Narragansett Boulevard. This is the biggest and most elaborate Colonial Revival style house in the district, built for a Providence jewelry manufacturer, and stands on a high bluff overlooking Narragansett Bay.

Photo #6 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0006

View looking southwest at 84-86, 90, and 92 Shaw Avenue. The Arthur T. Scattergood House at 84-86 Shaw Avenue (ca. 1910-1911), a rare example of a double house in the district. Scattergood recorded a small development plat, the Shaw Avenue Plat, here in 1910; this is the first house built in that plat, and was constructed as rental property. At 90 Shaw is the last of five houses built in this plat, the Colonial Revival style Margaret A. Barrett House (1938-1939). Beyond that is the Dutch Colonial style Margaret Scattergood House, 92 Shaw (1914-1916), which was also built as rental property.

Photo #7 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0007

View looking northeast of the Edgewood Yacht Club’s docks at 3 Shaw Avenue, and its current office at 1 Shaw Avenue (ca. 1920), which was originally built as a gardener’s cottage by the owner of “Bonnie View” at 1312 Narragansett Boulevard. The EYC clubhouse that formerly stood at the foot of Shaw Avenue was destroyed by fire in 2011.

Photo #8 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0008

View looking northwest of six of the nine early 20th century houses on Marion Avenue constructed by George R. Babbitt ca. 1911-1912. From right to left: 19, 23, 27, 31, 35, and 39 Marion Avenue. These were all constructed as rental properties, and were originally a matched set of eight with open, wrap-around porches (a ninth house at 15 Marion had a slightly different design). These houses share some basic design elements (height, roof form, porch) with the earlier Babbitt cottages just around the corner on Narragansett Boulevard (see Photo #3) and may have been inspired by those earlier examples.

Photo #9 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0009

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View looking northeast of three Four-Square style houses likely built by noted local builder Evangeliste Turgeon between ca. 1913-1916. From left to right: the John M. and Lizzie T. Lewin House, 57 Marion Avenue (1912-1913); the Christine and John H. Persson House, 55 Marion Avenue (ca. 1916); and the Flora B. and Arthur L. May House, 51 Marion Avenue (ca. 1913). Turgeon also built three Dutch Colonial style houses directly behind these three on Marion, at 104, 108, and 116 Shaw Avenue.

Photo #10 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0010

View looking northwest of a pair of mirror-image Colonial Revival style houses (with the deep modillioned cornices shared by several other houses) built by Axel E. Johnson at 73 Shaw Avenue (left) in 1926-1927 and 1305 Narragansett Boulevard (right) in 1928-1929. The house at 73 Shaw was built as rental property, while Johnson lived next door at 1305 Narragansett Boulevard. This is one of several examples in the district of high-quality housing built for rental purposes by an owner who lived close by.

Photo #11 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0011

View looking northeast of the Albin J. Johnson Building (ca. 1927) at 1852-1864 Broad Street, one of two early 20th century commercial buildings in the district; this design is typical of that type in that era. (The Tillinghast Garage at 1850 Broad Street, next door, has a deeper setback and thus is not visible in this photo.). Johnson was the proprietor of the Edgewood Greenhouses, which had been located at the corner of Broad Street and Shaw Avenue since 1913; the greenhouses were demolished sometime after 1956.

Photo #12 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0012

View looking southwest of the Edward S. Rhodes School (1931) at 160 Shaw Avenue. This Colonial Revival building replaced an earlier, smaller late 19th century Shaw Avenue School.

Photo #13 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0013

View looking northeast at three mid-20th century houses on Marion Avenue. From left to right: the Murray J. and Irene Cohen House at 85 Marion (1953-1954); the Irving and Martha Kaufman House at 81 Marion (1951-1952); and the Milton and Sarah P. Bickford House (1941-1943) at 77 Marion. These represent the evolution of domestic buildings types and styles in the World War II and post-war era. The Cohen house is an example of the small house that followed the bungalow and preceded the Ranch; and the Kaufman and Bickford houses are both in the Garrison Colonial style.

Photo #14 of 14 — RI_Providence Co_Cranston_Edgewood HD-Shaw Plat_0014

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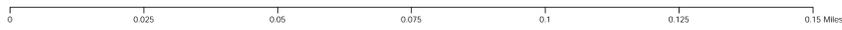
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View of the Executive House Apartments, 1890 Broad Street, facing southwest, showing the west, north, and south elevations of the U-shaped building, including its glass-walled entrance lobby and carport. This is the sole Modern style building, and the sole apartment building, in the district.

[END SECTION 10]



Legend

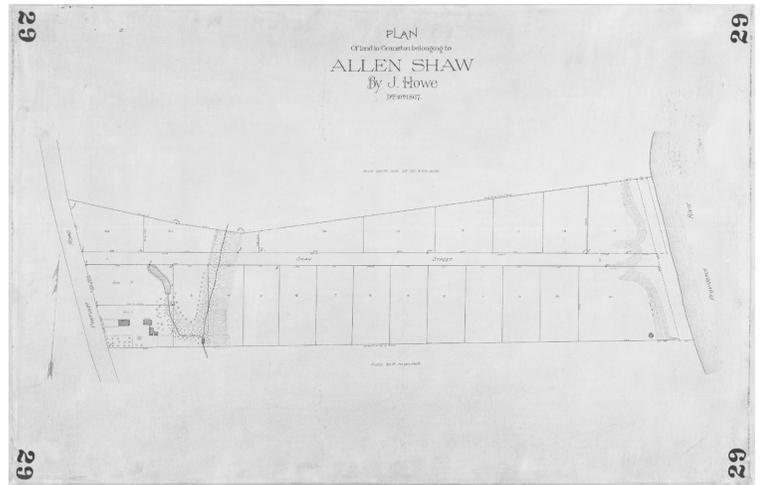
- Non-Contributing Properties
 - Edgewood Historic District Properties (Contributing)
- | | | |
|---|--|--|
| <p>Land Use (Buildings)</p> <p>LANDUSEDESCRPT</p> <ul style="list-style-type: none"> Single Family Two Family Three Family Four Family Five Family Apartments six or more Other Residential Mixed Use | <ul style="list-style-type: none"> Small Business Large Commercial Use Industrial Commercial Land Cemetery FFOS Uses Golf Course Municipal Uses State Uses Federal Uses Religious/Chaitable/Xcharter | |
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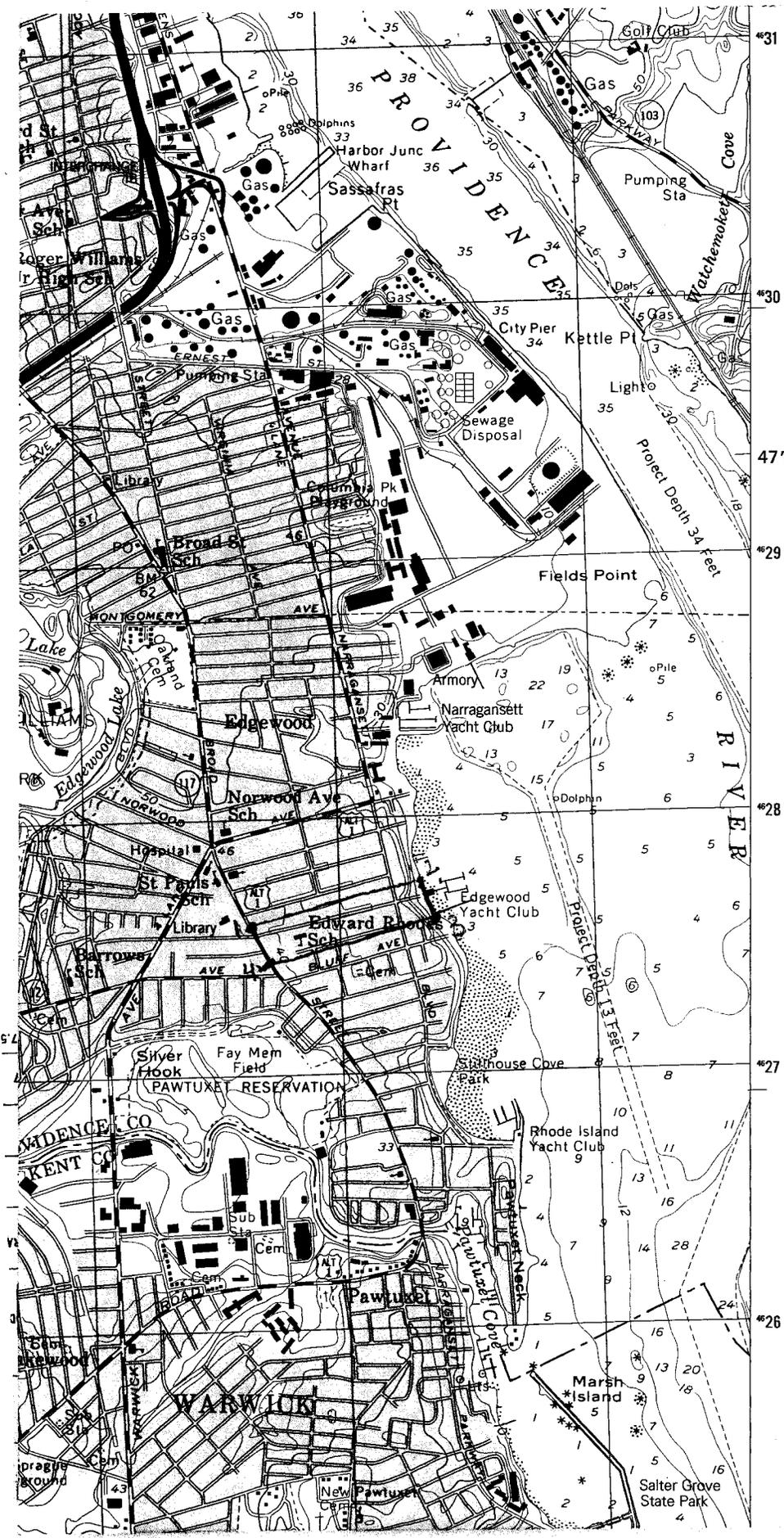
The Edgewood Historic District - Shaw Plat

City of Cranston, RI

January 28, 2013



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 SHAW PLAT
 GRAN STON (PROV. CO.)
 R.I.

UTM -
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 2: 19-301340-4627740
 3: 19-301400-4627600
 4: 19-300740-4627440











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