

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

1. Name

historic Andrew Dickhaut Cottages Historic District

and/or common

2. Location

street & number 115-141 (odd) Bath Street, 6-18 (even) Duke Street, 377 Orms Street not for publication

city, town Providence N.A. vicinity of congressional district #2 Honorable Claudine Schneider

state Rhode Island code 44 county Providence code 007

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N.A. in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple, see owners list on file at R.I. Historical Preservation Commission

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Providence City Hall

street & number 25 Dorrance Street

city, town Providence state Rhode Island

6. Representation in Existing Surveys

title Smith Hill, Providence has this property been determined eligible? yes no

date June 1980 federal state county local

depository for survey records Rhode Island Historical Preservation Commission

city, town Providence 150 Benefit Street state Rhode Island

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Occupying approximately half of a long block in urban Smith Hill, the Dickhaut Cottages District comprises two groups of workers' cottages erected by one family and the house the family occupied during the time of construction. Eleven identical buildings, completed in 1882, line the east side of Bath Street. Seven others, built in 1897, line the west side of Duke Street. Typical of such late nineteenth-century residential development, these cottages are built close together on narrow lots and just at the sidewalk line.

The cottages take two basic forms. "Type A," including all those built in 1882, is a clapboard-sheathed, one-and-a-half-story structure set gable end to the street with a three bay facade, hooded entrance, side-hall plan, and a pair of windows in the gable end. "Type B," built in 1897, is similar, but a shed roof above the first story on the facade covers the turned-spindle entrance porch and a semi-octagonal-plan bay window.

All buildings within this district are wood-frame construction. All buildings are contributing.

BATH STREET

- 115 Type A. In 1892, this was the home of M. Lynskey, a toolmaker.¹
- 117 Type A. In 1892, this was the home of William and James Gaffney, machinists.
- 119 Type A. In 1892, this was the home of Fred^k L. Balcom and Sarah W. Brown, widow.
- 123 Type A, with a later front porch. In 1892, this house was occupied by machinists Charles Forsburg and Albert Swanson, laborers John A. Forsburg and Hilmer Olson, and filecutter Axel Petterson.
- 125 Type A, with later front porch. In 1892, this was the home of actor Daniel K. Jillson and his widowed mother, Elizabeth.
- 127 Type A. In 1892, this house was occupied by machinists James McDuff, James W. McLean, and J.W. Appleton.
- 129 Type A. In 1892, this house was occupied by machinists Hector and Daniel McIver.
- 131 Type A. In 1892, this house was occupied by laborer John C. Lindstrom.
- 133 Type A. In 1892, this house was occupied by laborers John L. Carlson

¹1892 is the first year for which house directories in Providence were organized by street address, and the occupants of these cottages between their completion and 1892 remains unknown.

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Bath Street (cont.)

and August Larson, boilermakers A. Johnson and John W. Lundin, and machinist William Miller.

- 137 Type A. In 1892, this house was occupied by laborers John Anderson and John Smith.
- 141 Type A. In 1892, this house was occupied by A. McIntyre, pattern-maker, and R. McIntyre, machinists.

DUKE STREET

- 6 Type B, now covered with asbestos shingles. The first resident was Lewis L. Brown, a carpenter.
- 8 Type B, now covered with asbestos shingles. The first occupants were Martha Linstram, a widow; her son John, a laborer; and her daughter Miss C.J. Linstram, a dressmaker.
- 10 Type B, now covered with asbestos shingles. The first occupants were Harootin Samoore, an operative, and Setrak Samoore, a foreman.
- 12 Type B, now covered with aluminum siding. The first occupant was David W. Culton, a carpenter.
- 14 Type B, now covered with asbestos shingles. The first occupants were Abraham S. Reiseroff, a bookkeeper, and Louis I. Silverberg, a jeweler.
- 16 Type B. The first resident was Mrs. Mary McLellan; by 1900 she had taken in three boarders.
- 18 Type B. The first residents were porter William Hartnett and laborers Richard Hartnett, Daniel Mackey, and John Mackey.

ORMS STREET

- 377 (ca. 1844): A T-plan Greek Revival cottage with a cross-gable roof and hexagonal cupola at the gable intersection. Nathan Baxter, who built the house, sold it almost immediately, and it changed hands often for over forty years until purchased in 1881 by Andrew Dickhaut, who lived here until his death in 1893. The house lot originally included all the land bounded by Bath, Smith, Duke, and Orms Streets; Dickhaut divided this land to build the cottages within the district.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca. 1844, 1882, 1897 Builder/Architect Andrew Dickhaut

Statement of Significance (in one paragraph)

The Andrew Dickhaut Cottages Historic District is significant to the history of architecture as a small, discrete, and intact group of late nineteenth-century worker's cottages. The worker's cottage is one of the most prevalent and least documented housing forms in American industrial areas. This group amplifies our understanding both of the type and the circumstances of its construction in Providence during the last two decades of the nineteenth century.

Like many groups of low-income housing of the nineteenth century in Providence, the Dickhaut Cottages were built by a real-estate speculator--not by individual owner/occupants or the large companies that employed most of those who lived in such dwellings. Andrew Dickhaut (1843-1893) came to Providence from New York in 1863 and engaged in the provision and market business; at the time of his death, the "well-known butcher" was the proprietor of an extensive establishment on Weybosset Street.¹ Dickhaut's investment in real estate seems to have begun in the late 1870s or early 1880s and was heaviest on Smith Hill. In addition to these cottages, Dickhaut erected others on Fillmore and Lydia Streets as well as a nine-unit, wood-frame row on Bernon Street. Dickhaut retained ownership of all these units and rented to the occupants. Dickhaut's heirs retained ownership of the Bath Street cottages after his death and built the Duke Street group in 1897. All these cottages remained in family ownership until 1911, and the Bath Street cottages have always remained in single ownership as income-producing property.

The rental market for these cottages was the growing immigrant population attracted to Smith Hill largely because of the industries in the adjacent Woonasquatucket River Valley: Brown & Sharpe Manufacturing Company, Nicholson File Company, American Locomotive Works. Early residents of the Bath Street cottages in particular included toolmakers, machinists, filecutters--many of them recent Scandinavian emigrants who began to settle on Smith Hill in the 1880s. Early occupants of the Duke Street cottages represent more of the late nineteenth-century ethnic cross-section typical of the neighborhood: Irish, Armenian, Scandinavian, Jew.

¹"Death From A Carbuncle," Providence Evening Bulletin, 14 December 1893.

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Architecturally these cottages represent the continuation of vernacular forms first used for mill housing during the early years of the nineteenth century. The most minimal domestic forms had originally provided the basis for the modest worker's cottage, and the type, once established, proved remarkably resistant to change. The three-bay-facade cottage with side-hall entrance and gable roof set end to the street was common before 1800 and continued throughout the nineteenth century as an inexpensive, functional single-family dwelling type. The Type A cottage illustrates the persistence of this type, its corner brackets and hooded entrances the only referents to its 1882 date. Type B cottages were made slightly more modish with turned-spindle porches and bay windows. While other forms of low-income housing--notably the two-family house and the triple-decker--were more often finished with more elaborate detail, these small, almost mass-produced cottages were basic shelter, both functionally and visually. Their function and circumstance no doubt informs their appearance: they were built in quantity and cheaply by one developer to be rented cheaply, while other low-income housing had a much higher incidence of builder and owner occupancy.

9. Major Bibliographical References

"Smith Hill, Providence," Statewide Historical Preservation Report,
P-P-4. Rhode Island Historical Preservation Commission, June, 1980.

10. Geographical Data

Acreeage of nominated property c. 1.25 acres

Quadrangle name Providence

Quadrangle scale 1:24,000

UTM References

A 19 298560 4633900
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

The boundary of the Andrew Dickhaut Cottages Historic District is shown as the dotted line on the accompanying map, "Andrew Dickhaut Cottages (See Continuation Sheet #3)

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title William McKenzie Woodward, Principal Historic Preservation Planner

organization R.I. Historical Preservation Comm. date November 15, 1983

street & number 150 Benefit Street telephone 401-277-2678

city or town Providence state Rhode Island

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature William McKenzie Woodward

title State Historic Preservation Officer date January 5, 1984

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

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Continuation sheet 3

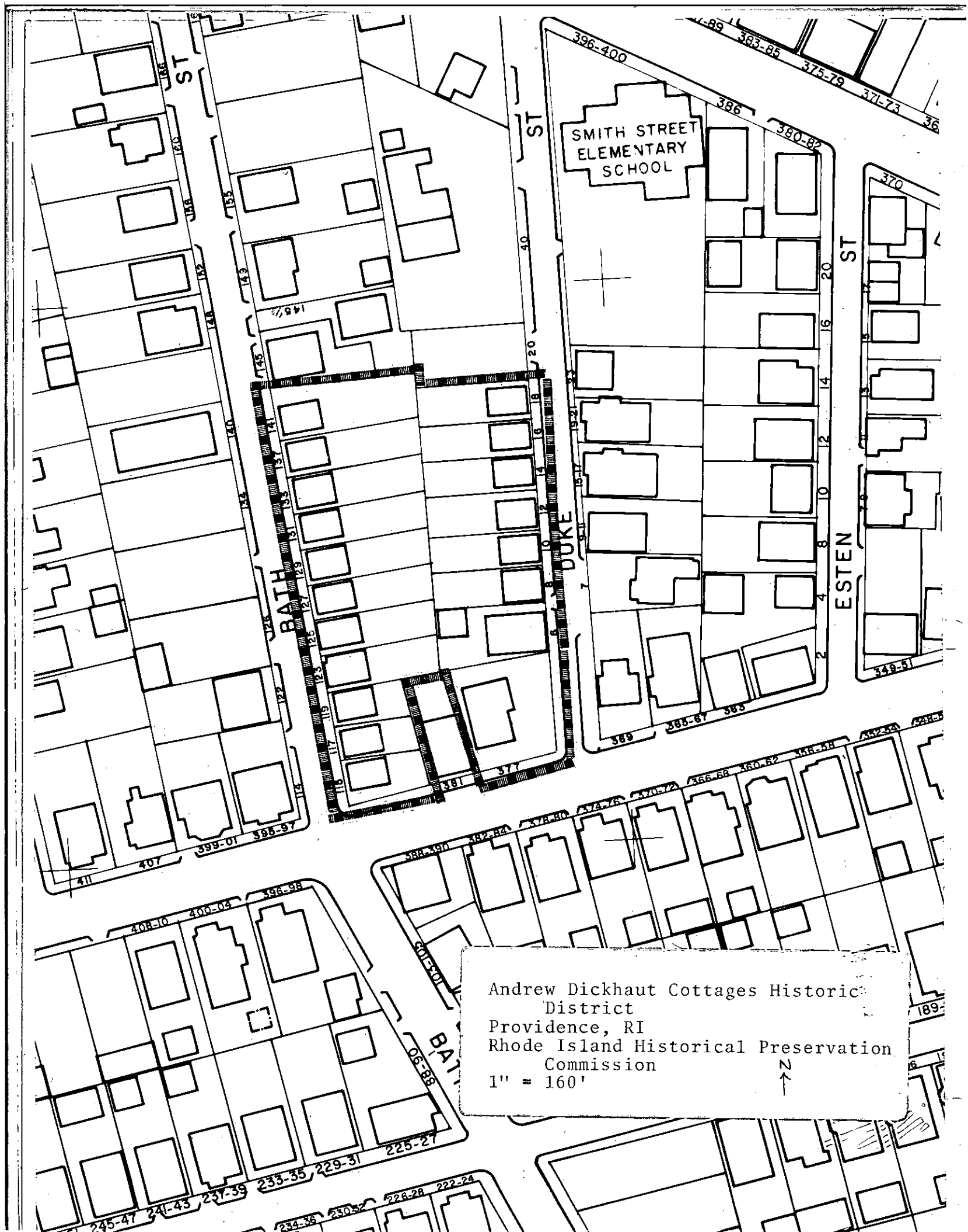
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Historic District," and drawn at a scale of 160 feet to the inch.

The district boundary is drawn to include a dense concentration of workers' houses built by one family in 1882 and 1897 as well as the house the family occupied.

The boundary excludes a single property, 381 Orms Street, not associated with the Dickhaut family or its buildings.



SMITH STREET
ELEMENTARY
SCHOOL

BATH

ST

DUKE

ST

ESTEN

Andrew Dickhaut Cottages Historic
District
Providence, RI
Rhode Island Historical Preservation
Commission
1" = 160'





ANDREW DICKHAUT COTTAGES HISTORIC DISTRICT
Providence, Rhode Island

Photographer: Warren Jagger

Date: 1979

Negative filed at: Rhode Island Historical
Preservation Commission
150 Benefit Street
Providence, RI

View: Bath Street, view from northwest.

Photo #1



ANDREW DICKHAUT COTTAGES HISTORIC DISTRICT
Providence, Rhode Island

Photographer: Warren Jagger
Date: 1979
Negative filed at: Rhode Island Historical
Preservation Commission
150 Benefit Street
Providence, RI

View: Duke Street, view from the southeast.

Photo #2

Andrew Dickhaut Cottages Historic District
Providence, RI

UTM: A 19 298560 4633900

