

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUN 28 1977
DATE ENTERED SEP 13 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

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

1 NAME

HISTORIC

Pine Street Historic District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

Pine, Friendship and adjacent cross streets -- NOT FOR PUBLICATION

CITY, TOWN

Providence

— VICINITY OF

#2 - Rep. Edward P. Beard

CONGRESSIONAL DISTRICT

STATE

Rhode Island

CODE

44

COUNTY

Providence

CODE

007

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: Social Service

4 OWNER OF PROPERTY

NAME

Various, Public and Private

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Providence City Hall

STREET & NUMBER

Dorrance Street

CITY, TOWN

Providence

STATE

Rhode Island

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

South Providence, Rhode Island

DATE

1977

— FEDERAL STATE — COUNTY — LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Rhode Island Historical Preservation Commission

CITY, TOWN

Providence

STATE

Rhode Island

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input 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

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

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

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

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

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

(See Cont. Sheet #1)

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

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

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

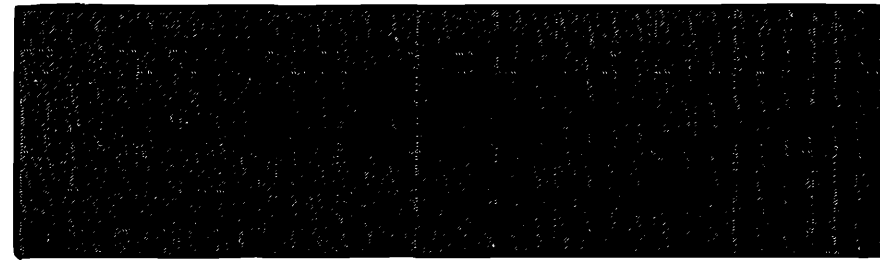
In the 1870s and 1880s detailing became more varied, adding Stick Style, Gothic Revival, and Queen Anne motifs to the classical and Italianate ornamentation already in vogue. A number of houses were built for multi-family use during this period and whatever their stylistic details, they generally adopted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

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

(See Cont. Sheet #2)

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

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

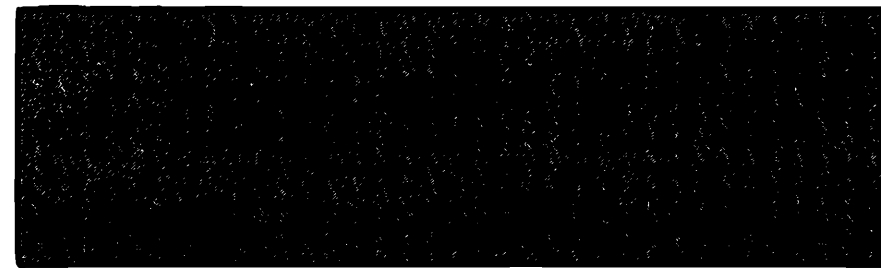
The three houses which D. Russell Brown built in the 1880s at 427, 429, and 431 Pine Street are representative of multiple-family dwellings in the Pine Street district (photograph #7). Each is two-and-one-half-stories with mansard roof, pedimented dormers, and one story entrance porch flanking a two-story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

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

(See Cont. Sheet #3)

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Pine Street Historic District Inventory

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

BEACON STREET

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

CONDUIT STREET

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

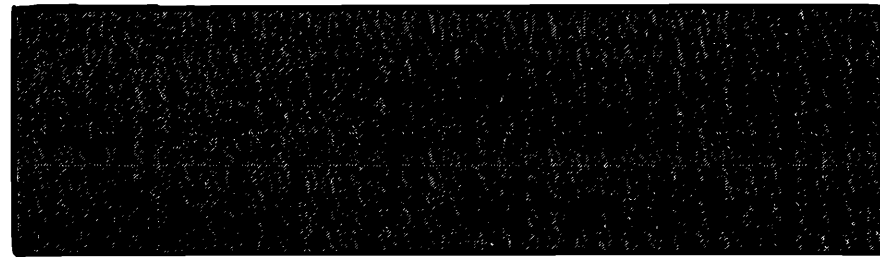
FRIENDSHIP STREET

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

(See Cont. Sheet #4)

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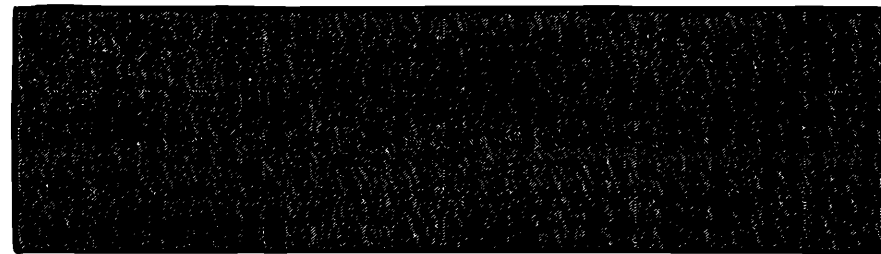
FRIENDSHIP STREET (cont)

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

(See Cont. Sheet #5)

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FRIENDSHIP STREET (cont)

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

LINDEN STREET

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

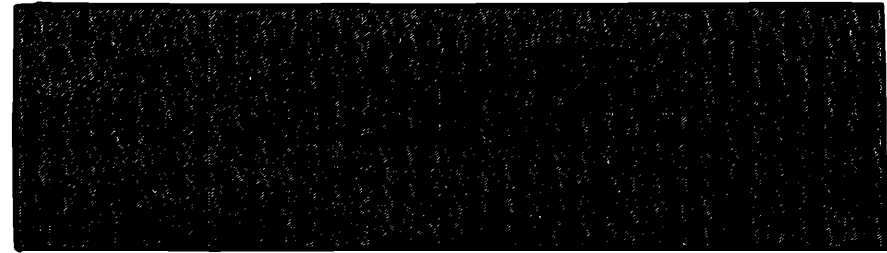
MAPLE STREET

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

(See Cont. Sheet #6)

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MAPLE STREET (cont)

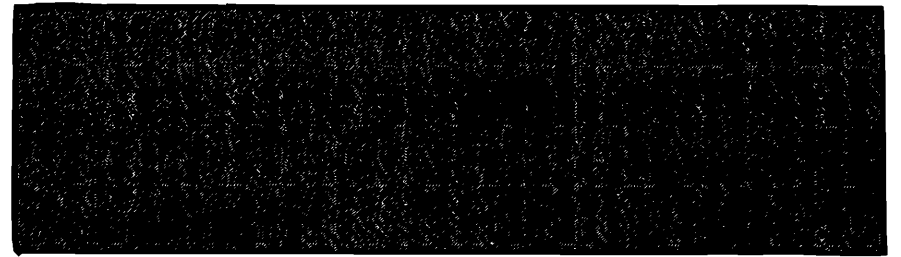
42. House, c. 1860. A 2½-story, end-gable, house with 3-bay front and side-hall doorway with sidelights and molded cap, sided with asphalt shingles. This was a two-family house in 1892, housing a schoolteacher and a cabinet maker.
43. Ann Murray heirs' house, c. 1860. Almost identical to 42 Maple Street.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

PINE STREET

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

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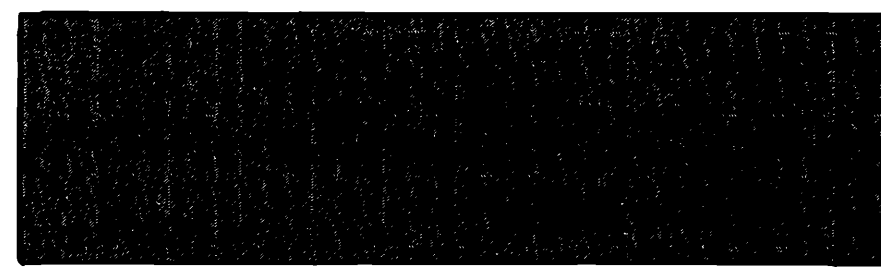
PINE STREET (cont)

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

(See Cont. Sheet #8)

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PINE STREET (cont)

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

(See Cont. Sheet #9)

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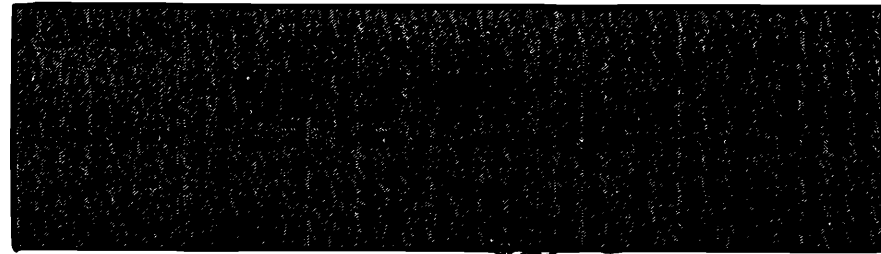
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PINE STREET (cont)

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

(See Cont. Sheet #10)

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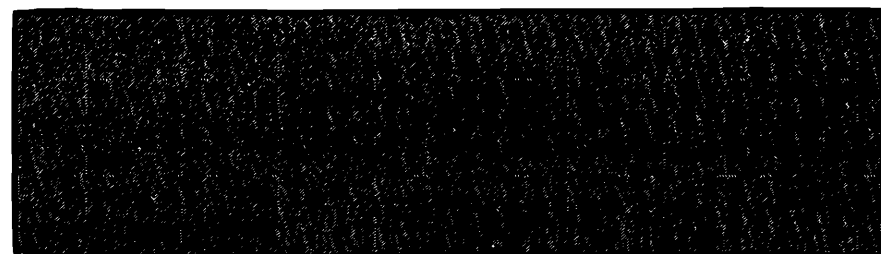
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PINE STREET (cont)

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

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PINE STREET (cont)

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

(See Cont. Sheet #12)

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PINE STREET(cont)

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

POINT STREET

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

(See Cont. Sheet #13)

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POINT STREET (cont)

325. House, c. 1875. A 1½-story, end-gable house with a bracketed entrance hood, sided with asbestos shingles.
31. William H. Hudson house, 1839-1857. A 2½-story, end-gable, clapboarded, vernacular house with a 3-bay front, a pedimented side-hall doorway, and side windows placed at the cornice line. This is one of the oldest houses in the district and was built by Hudson, a carpenter-housewright, on a lot subdivided from the Providence Aqueduct Company tract.
37. House, c. 1870. A 3-story, flat-roofed house with a bracketed cornice, a 4-bay front, a sawn-trim wood porch, and sided with asbestos shingles.

SOMERSET STREET

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

STEWART STREET

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

8 SIGNIFICANCE

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

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

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

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

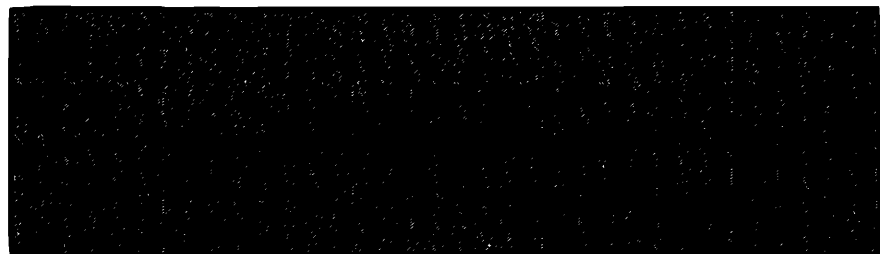
The Pine Street Historic District developed relatively late in the city's history. For two centuries following the founding of Providence Plantations in 1636, the area was vacant land. The compact part of Providence lay to the northeast, across the Providence River, and the Pawtuxet Road, a major thoroughfare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

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

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

(See Cont. Sheet #14)

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

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

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

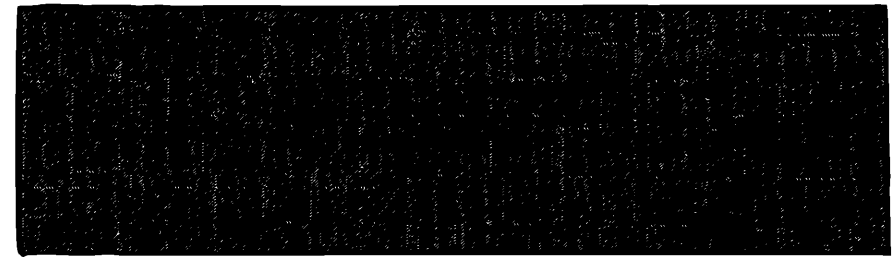
The Tallman family comprised a third group of builders residing in the Pine Street district. William and Esek Tallman, members of the important Greek Revival period firm of Tallman and (James C.) Bucklin, both lived at several different addresses on Pine, Pearl, and Clifford streets between 1830 and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

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

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

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

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

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**NATIONAL REGISTER OF HISTORIC PLACES
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Gorham Manufacturing Company in 1879. Four years later he moved into a new house at 24 Linden Street - remaining in the neighborhood.

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

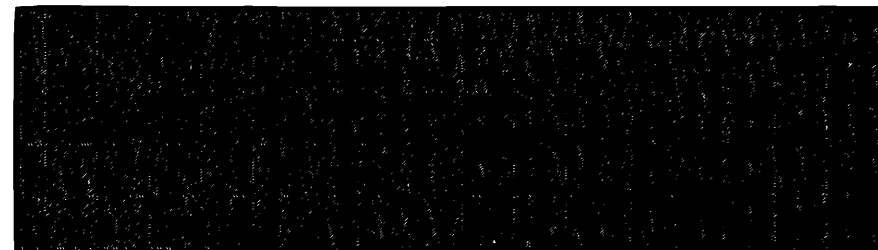
A degree of upward mobility was still possible for many residents at the turn of the twentieth century, and this helped to maintain the middle-class character of the neighborhood at a time when immigration and the growth of the industrial work force were creating working-class neighborhoods to the south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

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

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CONTINUATION SHEET

17

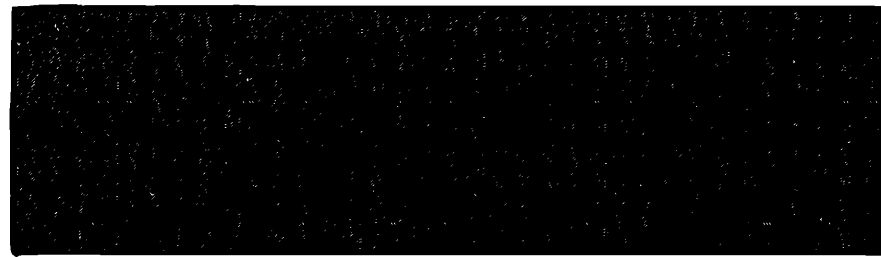
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notorious lack of stability. Fluctuations of fashion or contraction of the local economy frequently returned the small independent manufacturers to the ranks of skilled labor. Perhaps to protect against the real possibility of bankruptcy, ownership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

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

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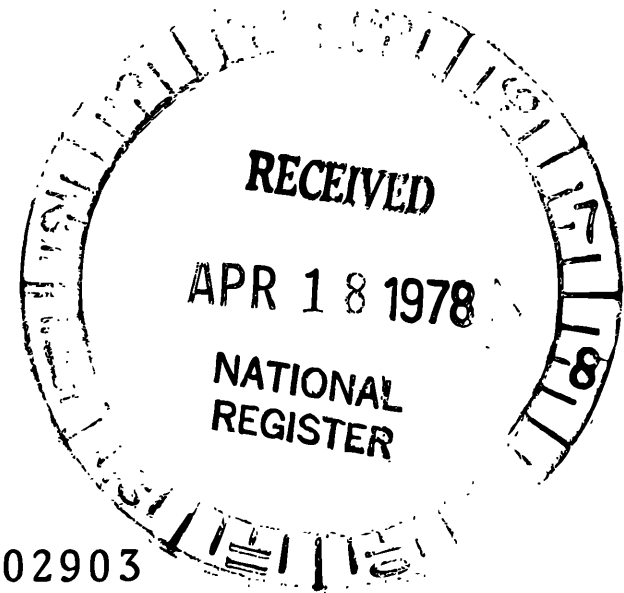
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southwest along the center-line of Friendship Street to the center-line of Pearl Street; then northwest along the center-line of Pearl Street to the back lot line of lot 96, plat 23; then southwest along the back lot lines of the lots on the south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

Owners of Record of Property in Pine Street Historic District

List Revised 2/15/78

Existing Structures



PINE STREET

- * ✓ 347, 351, 352,
372, 388,
Joe Musone
Musone Realty
6 Conduit St.
Providence, R.I. 02903
- 350
§ Rose M. Bergeron
122 Stewart Street
Providence, R.I. 02903
- 353
§ Myrtle I. Luther
364 Pine Street
Providence, R. I. 02903
- 362
§ Mr. Larry L. Ocheske
362 Pine Street
Providence, R.I. 02903
- 364, 368,
§ Peter Robotti
48 East 52 Street
New York, N.Y. 10022
- * ✓ 377
Paul Campbell
377 Pine Street
Providence, R.I. 02903
- 378
Roland O. Campbell
380 Pine Street
Providence, R.I. 02903
- 383
§ Chin Sang Tung
383 Pine Street
Providence, R.I. 02903
- 392
§ Roy Hilterman
153 Hillard Avenue
Warwick, R.I. 02886
- * 391
§ Joe Mussone Realty
6 Conduit Street
Providence, R.I. 02903
- * ✓ 399
389
408
Senco, Inc.
399 Pine Street
Providence, R.I. 02903

PINE STREET (continued)

400 Margie Marie Banks
400 Pine Street
Providence, R.I. 02903

406 Odella Deshaies
406 Pine Street
Providence, R.I. 02903

407 Michael Meiselman
45 Barbour Drive
Providence, R.I. 02906

413 Micah Leo
25 Pinetop Road
Barrington, R.I. 02807

422, 428, 430,
431, 434 Talbot House, Inc.
428 Pine Street
Providence, R.I. 02903

421 Pineview Realty, Inc.
155 Parkside Avenue
Warwick, R.I. 02886

427, 442, 477,
478, Edward Falk
21 Lexington Avenue
Cranstons, R.I. 02910

429 Robert L. Holston
218 Gallatin
Providence, R.I. 02907

441 Robert Malouin
55 Jacksonia Drive
North Providence, R.I. 02911

446 Archie P. O'Hearn
446 Pine Street
Providence, R.I. 02907

445 Guy Realty Corp.
696 Cranston Street
Providence, R.I. 02907

458 Albert W. Bilodeau
39 Union Avenue
Providence, R.I. 02909

PINE STREET (continued)

461 Peter LeFebvre
7 Congress Avenue
Providence, R.I. 02907

469 Raymond G. Bilodeau
80 King Phillip Avenue
Bristol, R.I. 02809

471 to 475 Stanley H. White, III
6 Lunn Street
Riverside, R.I. 02915

*✓ 481 Mrs. Isador Schectman
238 Garden City Drive
Cranston, R.I. 02920

485 Francois Bertram Drolet
485 Pine Street
Providence, R.I. 02907

489-91 Frank Baptista
491 Pine Street
Providence, R.I. 02907

LINDEN STREET

12 Luella C. Bergin
12 Linden Street
Providence, R.I. 02907

14-16 Mr. Isador Schectman
238 Gardent City Drive
Cranston, R.I. 02920

18 Helen G. Zimber
18 Linden Street
Providence, R.I. 02907

*✓ 24 Mr. and Mrs. Leo A. Bessette
24 Linden Street
Providence, R.I. 02906

37 Derby Construction
1359a Broad Street
Providence, R.I. 02905

SOMERSET STREET

41 Robert F. Williams
41 Somerset Street
Providence, R.I. 02907

FRIENDSHIP STREET

379 William B. Jasinowski
379 Friendship Street
Providence, R.I. 02907

377 Marjorie Gail Gray
377 Friendship Street
Providence, R.I. 02907

367 Bradford H. Whitford Estate
Foster, R.I. 02825

363 Earl H. Lagasse
363 Friendship Street
Providence, R.I. 02903

347 Oliver D. Carter
20 Searle Street
Providence, R.I. 02905

333 Voon Lam Chan
333 Friendship Street
Providence, R.I. 02903

325 Nicholas Mantas
325 Friendship Street
Providence, R.I. 02903

321-3 Antone Britto
321 Friendship Street
Providence, R.I. 02903

317-9 Abraham Mayberg
1401 Warwick Ave. Apt. 321
Warwick, R.I. 02988

305 Joseph A. Vinacco
50 Willow Street
Providence, R.I. 02909

301 Fulford Realty Co., Inc.
107 Stewart Street
Providence, R.I. 02903

293 Robert E. Droppa
63 Narragansett Avenue
East Providence, R.I. 02915

290 Providence City Clerk's Office
Attn: City Property Committee
City Hall
Providence, R.I. 02903

FRIENDSHIP STREET (continued)

289-291 George S. Adams, Sr.
291 Friendship Street
Providence, R.I. 02903

285 Stanley E. Valacer, Sr.
285 Friendship Street
Providence, R.I. 02903

CONDUIT STREET

2 Gene Zinni
97 Woodbine
Cranston, R.I. 02910

* 6 Musone Realty
6 Conduit Street
Providence, R.I. 02903

SEEKELL STREET

* 31, 37 Musone Realty
6 Conduit Street
Providence, R.I. 02903

75 Anna Toutoian
64 Winthrop Road
Warwick, R.M. 02988

MAPLE STREET

38 Irving X. Gorman
111 Westminster Street
Providence, R.I. 02903

42 Evelyn M. Scott & Pauleen Perry
199 Jefferson
Warwick, R.I. 02988

43 Get Chong Dong
43 Maple Street
Providence, R.I. 02903

47 Abdulmalek. A. Ahmed
47 Maple Street
Providence, R.I. 02903

PINE STREET HISTORIC DISTRICT

(Vacant Property Owners)

Plat 24

204	Packard Realty Corp. 359 Pine Street Providence, R.I. 02903
201	Janice Manufacturing Co., Inc. 128 Stewart Street Providence, R.I. 02903
51 79,60	123 Stewart St. Corp. 123 Stewart Street Providence, R.I. 02903
88	Camp Investment Co., Inc. 174 Bracken Street Cranston, R.I. 02910
91	Edward Falk & wife, Ida 21 Lexington Ave. Cranston, R.I. 02910
81	R. Daniel Harrop 1071 Main Street W. Warwick, R.I. 02893
84 * 64, 63	City Clerk's Office Attn: City Property Committee City Hall Providence, R.I. 02903
85	Cambridge Associates, Inc. 211 Atlantic Avenue Providence, R.I. 02907
86	Louis G. Carr 27 Princeton Ave. Providence, R.I. 02907
223	Charles Colby 356 Pine Street Providence, R.I. 02903
231	Fulford Realty Co., Inc. 107 Stewart Street Providence, R.I. 02903
228	Joseph A., John J., Richard and Anthony Uinacc 50 Willow Street Providence, R.I. 02903

Plat 24 (continued)

600	Derby Construction, Inc. 1359 Broad Street Providence, R.I. 02905
75, 76, 69, 70	Milton Fox and wife, Sheila 70 Twelfth Street Providence, R.I. 02906
78	Anthony Colafrancesco and wife, Alice 594 River Avenue Providence, R.I. 02908
71	Charitable Foundation 100 Taber Ave. Providence, R.I. 02906
72	Amcan Realty, Inc. 81 Plain Street Providence, R.I. 02903
61	Winnie B. Franklin & Dora F. Vidmar 350 Universtiy Street SanFrancisco, California
202	State of Rhode Island Governor J. Joseph Garrahy State House Providence, R.I. 02908

Plat 23

Lots:

21	Guy Realty Corp. 696 Cranston Street Providence, R.I. 02907
91	Jean Petrarca, Edna Krantz, Norma Andrade (Winters), Edward M. Winters, Donna L. Winters, David R. Winters, 145 New York Avenue Providence, R.I. 02905
* 92, 22, 87 6, 111, 96, 95	Providence City Clerk Attn: City Property Committee City Hall Providence, R.I. 02903
89, 86	Albert M. Bilodeau and wife, Alice 39 Union Avenue Providence, R.I. 02903
23	Joseph M. Driscoll and wife, Shirley 451 Pine Steeet Providence, R.I. 02903
88	Robert A. Dipanni 64 Stadden Street Providence, R.I. 02907
750	John Trementozzi and wife, Lucy 196 Nelson Street Providence , R.I. 02908
82, 83, 84	Wonderful Realty Corp., Inc. 9 Steeple Street Providence, R.I. 02903
298	Milton Fox and wife, Sheila 70 Twelfth Street Providence, R.I. 02906
297	Richard L. Lacy 227 Chapmans Avenue Warwick, R.I. 02986
107, 108	Louise G. Carr 27 Princeton Avenue Providence, R.I. 02907
106	Sheldon L. Gerber 696 Elmgrove Avenue Providence, R.I. 02906

Plat 23

100 Doris Z. Wood
3 Bryon Blvd.
Warwick, R.I. 02888

102, 115 Charitable Foundation
100 Taber Street
Providence, R.I. 02920

98 James P. Mallon
80 Dexter Street
Providence, R.I. 02909

741, 9 Robert Malouin and wife, Helen
55 Jacksonia Drive
North Providence, R.I. 02911

116 McKendall Land Co., Inc.
735 Elmwood Avenue
Providence, R.I. 02907

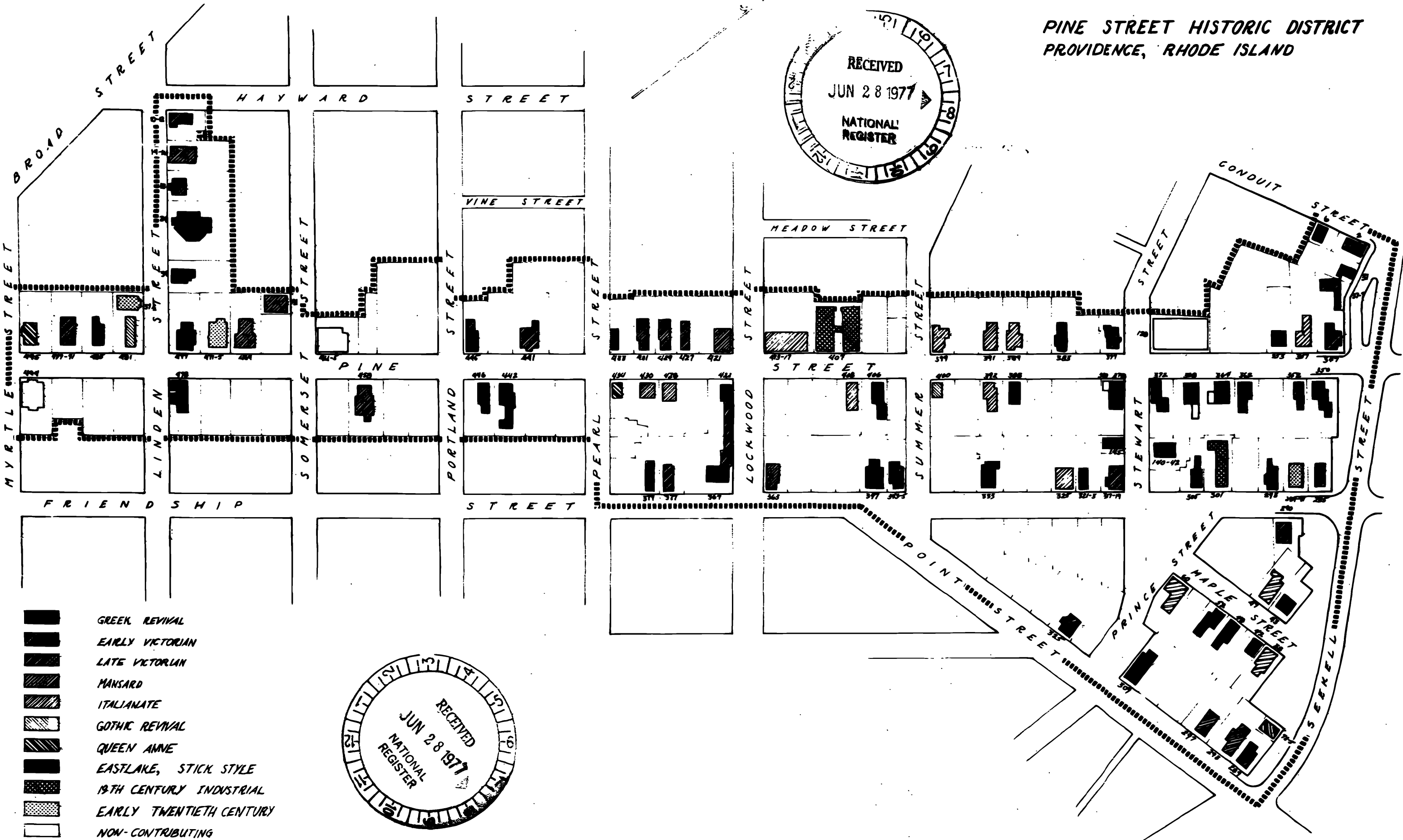
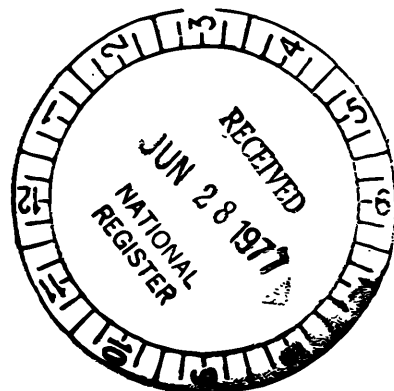
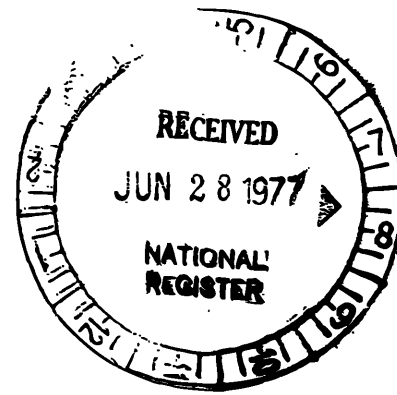
Plat 29

387, 196,
386 Daniel L. Giovannucci
1340 Hartford Avenue
Johnston, R.I. 02919

384 Michael Meiselman and Judith Meiselman
270 Weybosset Street
Providence, R.I. 02903

383 Micah Leo and wife, Priscilla
25 Pinetop Road
Barrington, R.I. 02807

PINE STREET HISTORIC DISTRICT
PROVIDENCE, RHODE ISLAND



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

NOT TO SCALE