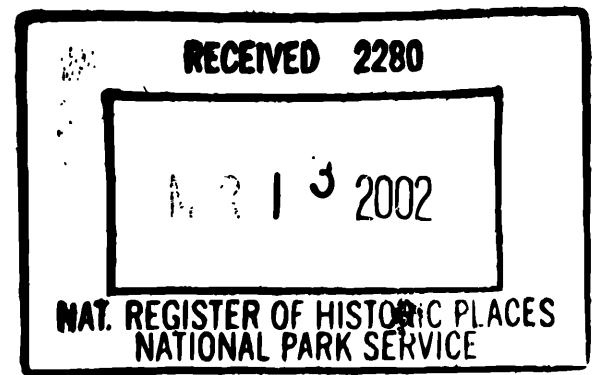


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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

GLC



1. Name of Property

historic name: Norwood Avenue Historic District

other name/site number:

2. Location

street & number: multiple

not for publication: N/A

city/town: Cranston and Providence vicinity: N/A

state: RI county: Providence code: 007 zip code: 02905

3. Classification

Ownership of Property: private

Category of Property: buildings

Number of Resources within Property:

Contributing	Noncontributing	
<u>30</u>	<u>3</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>30</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register: 0

Name of related multiple property listing: NA

Property name Norwood Ave. Historic District, Prov. Cty, Cranston and Prov., RI

7. Description

Architectural Classification : LATE VICTORIAN/Queen Anne
LATE 19TH CENTURY REVIVALS/Colonial Revival

Other Description:

Materials: foundation BRICK roof ASPHALT, TERRA COTTA
 walls BRICK other
WOOD/weatherboard, shingle

Describe present and historic physical appearance.

X See continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: locally

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions): N/A

Areas of Significance: ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period(s) of Significance: 1892-1952

Significant Dates:

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: B.S.D. Martin, architect
William R. Walker & Sons, architects

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

X See continuation sheet.

Property name Norwood Ave. Historic District, Prov. Cty, Cranston and Prov., RI

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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.

___ See continuation sheet.

Frederic P. Williamson
Signature of certifying official

Date 3/8/02

State or Federal agency and bureau

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

___ See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
___ See continuation sheet.
- determined eligible for the National Register
___ See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register

Edson R. Beall 4-20-2002

___ other (explain): _____

[Signature]
Signature of Keeper

Date of Action

6. Function or Use

Historic: DOMESTIC/single dwelling
multiple dwelling

Sub:

Current: DOMESTIC/single dwelling
multiple dwelling

Sub:

Property name Norwood Ave. Historic District, Prov. Cty, Cranston and Prov., RI

9. Major Bibliographical References

See continuation sheet.

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 -- Specify Repository: Providence Public Library

10. Geographical Data

Acreage of Property: c. 14 acres

UTM References: Zone Easting Northing			Zone Easting Northing				
A	<u>19</u>	<u>300130</u>	<u>4628160</u>	B	<u>19</u>	<u>300500</u>	<u>4627970</u>
C	<u>19</u>	<u>300500</u>	<u>4627900</u>	D	<u>19</u>	<u>300400</u>	<u>4627890</u>
E	<u>19</u>	<u>300000</u>	<u>4628080</u>				

See continuation sheet.

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

Name/Title: Karl Bodensiek, Consultant

Organization: Cranston Planning Department Date: 11/01

Street & Number: 869 Park Avenue Telephone: 401-461-1000

City or Town: Cranston State: RI ZIP: 02910

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DESCRIPTION

The Norwood Avenue Historic District is located in northern Cranston in the Edgewood neighborhood. It includes all the properties facing Norwood Avenue, from Broad Street to Green Memorial Boulevard, the eastern boundary of Roger Williams Park. The district includes 33 houses.

The buildings in the district are sited on moderate to large-sized lots. Building setbacks range from fifteen to fifty feet. The properties on the street are well maintained, with mature trees and plantings. The integrity of the structures is generally good, and most buildings from the period of significance are still in place.

Most of the houses were constructed between 1892 and 1933, though some were constructed in the early 1950s. Most are wood-frame buildings, but there are some brick structures as well. The district evinces the stylistic evolution of domestic architecture from the late nineteenth and twentieth centuries, with good representative examples of the Queen Anne and Colonial Revival styles, and more modest examples of the Tudor Revival, Dutch Colonial and Craftsman styles.

There are a few post-1952 buildings in the district, which have been designated non-contributing; nonetheless, the Norwood Avenue Historic District constitutes a notable assemblage of buildings from the late nineteenth and the first half of the twentieth century in a largely unaltered setting.

Contributing buildings include those that retain sufficient integrity to accurately represent the historical development of a plat in the Edgewood neighborhood. Contributing buildings are defined as those constructed before 1952 which retain in their exterior form, size, scale, mass, materials, design, and setting the appearance of the district during its period of significance.

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INVENTORY

Broad Street

1739 FREDERICK ALDRICH HOUSE (1892): A 2½-story, end-gable, Shingle Style house with wide overhanging eaves. The 1896 directory lists Frederick Aldrich as a baker.

Garage: A 1-story, 3-bay, hip-roof clapboard structure.

Norwood Avenue

225 PERLEY WYMAN HOUSE (1923): An end-gable, 2½-story vernacular house, with a 2-story, 2-level front porch, and hip-roof dormers, clad with weatherboard at the first floor level and shingles above. Wyman was a contractor and construction engineer.

Garage: A 1-story, 1-bay, end-gable, clapboard structure, with an open breezeway.

229 FREDERICK ADAMS HOUSE (c. 1892): A 2½-story, end-gable Queen Anne house, vinyl-sided, but retaining a sawn vergeboard, with an enclosed 1-story corner entry porch and a projecting 2-story bay on the east side. Adams, son of jewelry manufacturer and principal Norwood Avenue land speculator Dewey Adams, was also a jeweler.

Garage: A 1-story, 1-bay, end-gable, clapboard structure.

232 EDMUND SAYLES HOUSE (1901): A large hip roof, 2½-story Colonial Revival clapboard house with pedimented dormers and a symmetrical 3-bay façade with a scroll pediment entryway flanked by bowed side bays, second-floor Palladian and oval windows; and a 2-story hip-roof rear corner wing. Edmund Sayles was a real estate agent. The second owner, Lithuanian immigrant Samuel Priest (?-1927), was owner and founder of the Imperial Printing and Finishing Company in Cranston, and part owner of the Berry Mineral Water Company. The house was later owned by the nearby St. Paul's Church and used as a convent

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from 1950-1984.

- 233 HARRY T. MULRY HOUSE (1931): An end-gable, 2-story, 3-bay Dutch Colonial house, clad with vinyl, with central gable porch and a 1-story enclosed side porch with flat roof and balustrade. Harry Mulry was an automobile dealer.
- Garage: A 1-story, 2-bay, end-gable, clapboard structure.
- 234 CHARLES C. NEWHALL HOUSE (1892, William H. Walker & Son, Architects): A large and elaborate 2½-story shingle Queen Anne house with a cross-gable roof, complex massing incorporating projecting bays, a porte-cochere on the east side, and an ornately detailed front porch featuring a broad pediment filled with garland-and-swag ornament.
- 237 EDWARD CARR HOUSE (1933): A brick, 2-story English Cottage-style house with a slate, cross-jerkinhead roof, and a projecting hip roof bay window and stone arch doorway at the façade. Carr sold bakers' supplies; rooms in the house were let to clergy from St. Paul's Church during the 1930s.
- Garage: A 1-story, 2-bay, hip-roof clapboard structure.
- 246 LEWIS H. HARRIS HOUSE (1892): A 2½-story, 3-bay, hip-roof Queen Anne house, clapboarded with a central front entrance tower, and cross-gable side bays. Harris was an inventor and manufacturer of machinery in Boston.
- Garage: A 1-story, 2-bay, hip-roof clapboard structure.
- 251 CALVIN DEAN HOUSE (1922, B.S.D. Martin, architect): A 1½-story shingle bungalow with a broad gable roof, braced overhanging eaves, a central gable dormer, enclosed porch with an octagonal corner bay, and a front entry framed by brick piers capped with paired brackets. Calvin Dean was a manufacturing jeweler and president of one of the largest jewelry findings businesses in Providence.
- Garage: A 1-story, 2-bay, flank-gable shingle structure.

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- 253 NC MORRIS K. DIWINSKY HOUSE (1956): An end-gable ranch house with an open, flat roof entrance porch and multi-paned picture window in the façade, clad with shingles; the front gable is covered with textured plywood.
- 254 Garage: A 1-story, 1-bay, end-gable concrete block structure.
HERBERT S. TANNER HOUSE (1901): A 2-story, hip-roof, 3-bay, cubical brick house, the center bay has a curved portico supported by Doric columns with balustrade and octagonal window above. Tanner operated H.S. Tanner Jewelry at 40 Westminster Street in Providence, which specialized in watch and clock repair.
Garage: A 1-story, 2-bay, hip-roof brick structure.
- 255 NC WILLIAM F. WHALEN HOUSE (1961): A hip-roof ranch house, faced with ashlar on the façade and brick on the sides, with a pedimented projecting corner bay and two bay windows.
- 259-61 WILLIAM B. BANIGAN CARRIAGE HOUSE (c.1899): A 1½-story, 3-bay, gambrel-roof Colonial Revival structure, with pedimented dormers and a large cupola; formerly a carriage house, with shingled end-walls and brick-faced façade, the center bay, an elliptical arched carriage door is now filled in with a picture window.
- 262 WALTER A. GRIFFITH HOUSE (1896): An end-gable, 2½-story Queen Anne house, with clapboards on the first level and shingles above, a second floor oriel, and a 2-story bay on the façade. Griffith was partner with his father in R. L. & W. A. Griffith, at 129 Eddy Street in Providence, manufacturers of moderate- and fine-grade jewelry. Their specialties were charms and lockets.
- 272 BENJAMIN DILLON HOUSE (c. 1900): A 2½-story, hip-roof Queen Anne/Colonial Revival house with paired bay windows on the façade above a curved porch (now enclosed) which wraps around the side as an open porch and porte-cochere, and a two-story projecting bay on the opposite side with a Palladian window and hip roof. Henry A. Carpenter, the second owner, was a

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principal in A. Carpenter & Sons Foundry Company in Providence, which merged with General Fire Extinguisher Company of Cranston, where he became plant manager in 1913. He was president of the Providence Chamber of Commerce in 1917 as well as member of the Edgewood Yacht Club and Casino.

Garage: A 1-story, 1-bay, hip-roof concrete block structure.

273 THOMAS DISANTO HOUSE (c. 1952): A 2½-story, 3-bay flank-gable, brick Colonial Revival house with an elaborate cornice and broken pediment at center flanked by two curved, multi-paned bay windows.

Garage: A 1-story, 2-bay, hip-roof brick structure.

276 FRANK E. OLDS HOUSE (1905): a 2½-story, end-gambrel Queen Anne/Colonial Revival house, shingled, with a 2-story front bay and a 1-story, partially open porch with Ionic columns. Frank Olds was a broker.

Garage: A 1½-story, 3-bay, gambrel-roof clapboard structure.

277 NICHOLAS BERNARDONI HOUSE (c. 1950): A 2-story, 3-bay, hip-roof, brick-faced cubical house with a central curved portico and tall windows on the first floor.

Garage: A 1-story, 2-bay, hip-roof brick structure.

280 ARCHIBALD O. JOSLIN HOUSE (1921): A 2½-story, 3-bay cubical house with a tile hipped roof, an ogee-arched central portico, and a 1-story enclosed porches on each end.

Garage: A 1-story, 2-bay, hip-roof brick structure.

283 DENISON G. MARKHAM HOUSE (1892): A 2½-story, hip roof Colonial Revival house with bracketed eaves, an arched pediment dormer and a 2-story, 2-bay gabled projecting block tied to the main structure with a single-story, flat-roof, semi-circular porch. A Civil War veteran, Markham was a principal in the firm of Ballou, Cram & Markham in Providence, wholesale dealers in woodenware, crockery and glassware. He retired in 1892 upon

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constructing this house, and died here in 1917. David F. Sherwood, who owned the house from 1918 until his death in 1923, was the president of Sherwood Ice Company and of Sherwood Realty Company. His wife Louisa lived here until her death in 1941.

Carriage House: A 1½-story, 1-bay, end-gable clapboard structure, with a dormer and an open porch.

286 ALBERT J. NICHOLS HOUSE (1894): A 2½-story, 3-bay, hip roof Queen Anne/Colonial Revival house with a 1-story front porch, a 2-story bay, and a large hip roof dormer on the façade. Nichols was a partner in the home furnishings company Ballou, Johnson and Nichols, (formerly Ballou, Cram & Markham). Nichols joined the firm in 1894, the year he built his house. His neighbor Markham built the house across the street upon retiring from the same company in 1892.

290 PATRICK DALEY HOUSE (1913): A 2½-story, 2-bay, hip roof clapboard Foursquare house with a single-story, flat roof porch and a hip roof dormer. Daley was in the liquor distributing business.

Garage: A 1-story, 1-bay, end-gable clapboard structure.

291 AUGUSTUS EILENBERG HOUSE (1923): A 1½-story, end-gabled, brick English Cottage-style house with a hip roof enclosed porch, a short central entry tower with arched door, and a gabled bay with mullioned window. Eilenberg was in the clothing trade.

Garage: A 1-story, 1-bay, end-gable brick structure.

294 DANIEL J. SEYMOUR HOUSE (1913): A 1½-story, 3-bay, flank-gambrel Dutch Colonial house, now clad with vinyl, with a recessed entry, shed dormer, and front deck. Seymour was a merchant and salesman.

295 J. DANFORTH EDWARDS HOUSE (1925): A 1½-story, clapboard English-style house, with jerkinhead roof, pedimented front entry, a large shed dormer and a porte-cochere on the east side.

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Garage: A 1-story, 1-bay, end gable clapboard structure.

297-99 WALTER E. WILLIAMS HOUSE (1907): A 2½-story, end-gambrel clapboard Colonial Revival double house with two bay windows under a wide, flat-roof open porch; there is a central projecting bay above the porch and shed dormers on each side of the gambrel. Walter E. Williams is listed as an engineer in the 1911 Cranston Directory. In 1922, at #299 he is listed as a farmer; his brother, Chester A. at #297 is listed as a machinist.

Garage: A 1-story, hip-roof clapboard structure.

302 BERT HORTON HOUSE (c. 1903): A 2½-story, end-gambrel clapboard Colonial Revival house with an enclosed porch and bay window, and 2-story projecting bays at each side. Bert Horton was a photographer with Horton Brothers, located at 87 Westminster Street in Providence.

Garage: A 1-story, 2-bay, hip roof clapboard structure.

303 P CHARLES J. DAVOL HOUSE (c.1904): A 1½-story, gambrel-roof Queen Anne house clad with brick on the first level and clapboards above, with a recessed porch, a porte-cochere topped by an enclosed porch at the right, and an enclosed porch, balcony and turret on the left. Davol was president of the Davol Rubber Company, founded 1878, in Providence.

Carriage House: A 1-story, 1-bay, end-gable clapboard structure.

307-09 NC SOUDHIDA-DONG HOUSE (1988): Two 2-story, 3-bay, flank-gable Garrison Colonial houses, off-set, and connected at the right-rear and left-front corners to form a double house.

310 HARRY L. JACOBS HOUSE (c. 1906): A 2½-story, hip roof clapboard-and-shingle Queen Anne/Colonial Revival house, with an open side porch, an enclosed front porch with pedimented bay above, an oriel window, a projecting bay, and large cross gable. Jacobs was president of the Bryant and Stratton School

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(predecessor of the present Bryant College).

Garage: A 1-story, 2-bay, hip-roof clapboard structure.

314 FREDERICK V. KENNON HOUSE (1918): A 2-story English-style house, with a tile jerkinhead roof, a symmetrical façade, a central gable entry flanked by projecting window bays and recessed porches; brick on the ground floor, stucco on the second floor.

Garage: A 1-story, 1-bay, hip-roof stucco structure.

324 EDWARD N. COOK HOUSE (1918): A 2½-story, 3-bay, hip-roof cubical house with a central, flat-roofed, portico and a flat-roof, single-story porch on each end, one open, the other enclosed.

Garage: A 1-story, 2-bay, hip-roof clapboard structure.

330P JOHN W. BOOTH HOUSE (c. 1899): A 2-story, hip-roof Colonial Revival house, with textured plywood siding and a tile roof; there is a flat-roof enclosed porch. Booth was a jeweler.

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Photographs

Photographer: Karl Bodensiek

Date: November, 2001

Negatives: Rhode Island Historical Preservation & Heritage Commission
150 Benefit Street
Providence, RI 02903

(The above information applies to all photographs)

Photo #1

View: North side of Norwood Avenue. Left to right: Denison G. Markham House, 283 Norwood Avenue; Nicholas Bernardoni House, 277 Norwood Avenue; and Thomas DiSanto House, 273 Norwood Avenue.

Photo #2

View: North side of Norwood Avenue. Left to right: Charles J. Davol House, 303 Norwood Avenue (Providence); and Soudhida-Dong House (NC), 309 Norwood Avenue.

Photo #3

View: South side of Norwood Avenue. Right to left: Edward N. Cook House, 324 Norwood Avenue; Frederick V. Kennon House, 314 Norwood Avenue; and Harry L. Jacobs House, 310 Norwood Avenue.

Photo #4

View: Samuel Priest House, 232 Norwood Avenue, photographer facing south.

Photo #5

View: Charles C. Newall House, 234 Norwood Avenue, photographer facing south.

Photo #6

View: Calvin Dean House, 251 Norwood Avenue, photographer facing north.

Photo #7

View: Herbert S. Tanner House, 254 Norwood Avenue, photographer facing south.

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Photo #8

View: Thomas DiSanto House, 273 Norwood Avenue, photographer facing north.

Photo #9

View: Augustus Eilenberg House, 291 Norwood Avenue, photographer facing north.

Photo #10

View: J. Danforth House, 295 Norwood Avenue, photographer facing north.

Photo #11

View: Charles J. Davol House, 303 Norwood Avenue (Providence),
photographer facing north.

Photo #12

View: Frederick V. Kenyon House, 314 Norwood Avenue, photographer facing south.

(8-80)

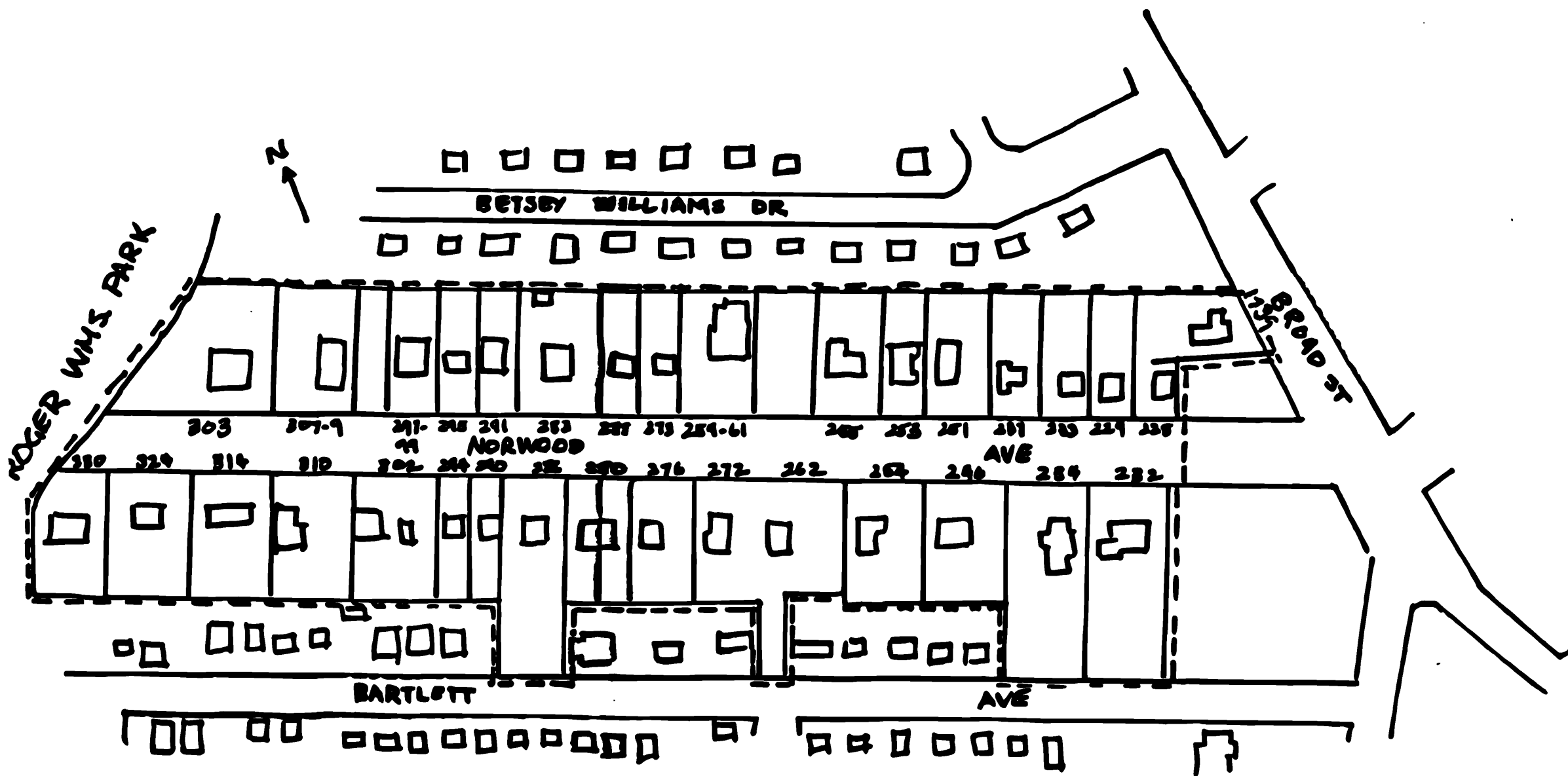
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SKETCH MAP
NORWOOD AVE HISTORIC DISTRICT
CRANSTON RI

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Significance

The Norwood Avenue Historic District is significant as an example of a typical pre-World War II suburban subdivision whose development spans the streetcar and early-auto eras. The district is well preserved and distinctive in its combination of typical and atypical attributes of this type of development. The district is also significant for its exemplification of the trends that influenced the development of the Edgewood neighborhood in eastern Cranston. The district's social history illustrates Edgewood's development from Providence's most fashionable suburb in the 1870s and 1880s to its post-World War II role as a solidly middle-class neighborhood. Architecturally, the district's buildings document this process, through a range of types and styles, from very fine Victorian houses to moderate-scale, mid-twentieth-century builder's houses.

Pre-World War II plats are typologically different from post-war subdivisions: they are more likely to be laid out in an orthogonal grid (straight streets, perpendicular intersections, rectangular lots); they usually (but not always) have fewer lots; the lots are usually smaller (4,000-5,000 square feet is typical) and usually deeper than they are wide; front setbacks are not deep (often less than fifteen to twenty feet, sometimes zero, with siting right at the sidewalk); and the build-up usually occurs over a long span of time, typically from the layout of the plat in the late 1800s right up to the 1950s-60s-70s. An example of this type, Norwood Avenue is both typical and unusual. It is orthogonally laid out, is relatively small-to-average in terms of number of lots, and was built-up between 1880 and 1961. However, the width of the street (eighty feet) is greater than average, setbacks are relatively deep, and the size of the lots is very generous (16,000 square feet and larger). The standard lot size here of 100 by 160 feet is unusual for a suburban development of its era, but typical of the Elmwood neighborhood.

The Norwood Avenue Historic District is part of the expansive neighborhood of Edgewood which developed between the 1870s and 1960s. Set in eastern Cranston, with the advantages of proximity to Providence and a waterside location, Edgewood was the largest and most fashionable suburb in the metropolitan area for many decades. In its physical aspects and its social history, Norwood Avenue is typical of its larger neighborhood as well as illustrative of its pattern of development.

Originally farm land, Edgewood contained only twenty houses and two

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hotels in 1870. The construction of the first horse railroad from Providence through the area in 1870 improved its accessibility. The character of the area began to change in the late 1870s after the purchase of land by William Hall. Hall was a realtor who began to develop the area for residential use. (His wife is credited with giving the Edgewood neighborhood its name.) Several farms were eventually platted, and development increased rapidly in the 1880s and 1890s.

From the first, Edgewood attracted wealthy business people from Providence who were drawn by its convenience to the city, the natural beauty of the bay, and its proximity to Roger Williams Park, Providence's largest open landscape, created in 1871.

Development evolved linearly along the streetcar lines down Broad Street and Narragansett Boulevard. Lateral expansion followed as settlement increased, stimulated by the installation of electric streetcars in 1892, which made the trip quicker and cleaner. The Edgewood Casino was constructed on Shaw Avenue in about 1890, and the building erected in 1908 by the Edgewood Yacht Club, bounded in 1889, still stands at the foot of the street.

Typical of the people who settled in Edgewood were William S. Cherry of Cherry and Webb, whose house stood on Narragansett Boulevard; George L. Vose, a jewelry manufacturer who built his home on Broad Street; and George R. Babbitt, president of the American Oil Company, who resided on Shaw Avenue.

Families like these could afford architects, and Edgewood today has the largest concentration of architect-designed domestic architecture in Cranston, and the area includes handsome examples of all the styles popular in the late nineteenth and early twentieth centuries, including Eastlake, Queen Anne, Colonial Revival, and Shingle styles. Development of individual dwellings continued in Edgewood into the 1920s resulting in a number of houses which reflect that era's domestic architecture.

In the 1930s, the attractions of Edgewood remained, but large tracts of empty land did not. As a result the decade witnessed construction of apartment buildings, an innovation in the city which anticipated much of today's recent residential construction, and the filling-in of isolated empty lots throughout the neighborhood.

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The great hurricane of 1938 damaged some houses and claimed many of the fine old trees along Narragansett Boulevard, and in the decades following World War II changing living patterns diminished Edgewood's prestige somewhat. Nevertheless, in physical form the area remains one of Cranston's most impressive. Set between Roger Williams Park and Narragansett Bay, and marked by wide streets and good-sized lots, Edgewood has a more open feeling than most suburban neighborhoods, providing excellent vistas of the large, well-designed houses that line the streets. The uniformity of scale and setback and the well-landscaped front lawns, make Edgewood an impressive historic area.

Norwood Avenue was laid out in 1873 by partners Albert Arnold, William H. Hall, and Horace Horton as the Williams Park Plat. They envisioned at the onset a wide, tree-lined boulevard linking Broad Street, a principal thoroughfare, in Providence. The Williams Park Plat comprised thirty-four building lots, 100 feet wide by 160 feet deep, on both sides of the proposed avenue, two of which, facing Broad Street, were double in size. The 16.31-acre plat was derived from the 28-acre farm of Stephen H. Williams, who financed the surveying and division process in 1872 by mortgaging the property through four individuals: Earl Potter, Preston Day, David Waldron and Royal Horton, Horace's brother.

Development on Norwood Avenue was a three-phase process: initial land speculation to 1892; the construction of large residences to 1907; and the further subdivision of lots and construction of more modest buildings into the 1930s and the early 1950s. The developers' vision for Norwood Avenue is represented on the Williams Park Plat map, published as a marketing device. Three Edgewood buildings are illustrated: the residences of John Wheeler, Joseph Sweet, and John Butts. The inclusion of these buildings on the plat map implied a standard of quality the developers intended to reach.

Through the 1870s and 1880s, a number of Williams Plat lots were sold and resold by speculators; one lot was bought by Simon Page in 1874 for \$8,050; six lots were purchased by Horace Horton, with his partner Henry Anthony, in the 1880s. Dewey F. Adams, a jewelry manufacturer from Providence, bought two large lots in 1880 and erected the plat's first dwelling, since demolished, on lot number 1. In 1891, he purchased four additional lots, numbers 7 through 10, which he held as investments, subdividing and selling them over the ensuing two decades.

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From the 1890s through the 1910s, development proceeded following the pattern laid out by original platting and influenced by several changes in the surrounding area. In 1890, Norwood Avenue, still a private road, was ceded to the town. At the same time, plans were underway for the expansion of Roger Williams Park, and in 1892, 285 acres of Cranston was annexed by the City of Providence, including the western portion of the Williams Park Plat. The construction of Park Boulevard, now named Green Memorial Boulevard, resulted in the loss of four lots from the plat. In addition, this caused the demolition of the William Booth House (c. 1880), the only other structure standing on Norwood Avenue prior to 1892, which stood on the westernmost lot, number 17. Norwood Avenue connected to the park by the close of the century: in 1895, the annual report of the park commissioners noted that work on the Park Boulevard was nearly completed, while Norwood Avenue and Park Boulevard do not appear in the Providence city directory until 1900. In 1892, Broad Street underwent a major widening and rebuilding and, most significantly, saw the introduction of electric traction trolleys, the first such line operated by the Union Railroad Company. These activities had direct results on Norwood Avenue: in 1892 five lots were bought and improved. From this point to 1907, eleven additional buildings were constructed.

These structures represent some of the finest examples of Late Victorian domestic architecture in Cranston. Built for the most part for Providence residents, these are large houses constructed in the Queen Anne and Colonial Revival styles. The most notable of these buildings are the Charles C. Newhall House (1892, William H. Walker & Son, architects), perhaps the best Queen Anne house in Edgewood, and the Edmund Sayles House (1901), the most elaborate of Cranston's Colonial Revival buildings. Both Newhall and Sayles were in the real estate business. Other land owners on Norwood Avenue at this time included Providence executives Charles J. Davol, president of the Davol Rubber Company, Henry A. Carpenter, owner of the A. Carpenter & Sons Foundry Company, and William B. Banigan, general manager of the Marvel Rubber Company.

During the 1910s, two large Colonial Revival buildings were constructed, the Frederick V. Kennon House and the Edward N. Cook House, both built in 1918. These proved to be the exception for the remaining houses built on Norwood Avenue: from the 1920s on, the scale of new construction was smaller. In addition, lot sizes were reduced, as earlier speculators tried to maximize their investment now that Edgewood was the scene of increased building activity. The first houses built on these

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smaller lots were the Patrick Daley House and the Daniel J. Seymour House, two Colonial Revival dwellings built in 1913 on adjacent 6400 square foot lots. These lots were subdivided from 8/10 of lot 10, one of the four lots purchased by Dewey F. Adams in 1892. In 1925, lot 26 was divided into two equal parcels. In this instance, the lot, which had been owned by Dennis Markham prior to his death in 1917, passed through three owners before being purchased by Augustus Eilenberg, who in 1923 built his own house on the eastern half and sold the remaining half to J. Edwards Danforth in 1925. The Eilenberg House is a good example of the Tudor Revival style and has several counterparts throughout Edgewood.

Construction on Norwood Avenue in the 1920s and 1930s was typical of the automobile-oriented suburb. Most of the building took place on the north side of the street, which had been slower to develop. The homeowners of this period tended to be merchants and small business owners, such as Eilenberg, a clothier, and Harry Mulry, an automobile dealer. Calvin Dean, a manufacturing jeweler, built an architect-designed bungalow in 1922. During the late 1930s and 1940s there was virtually no building on Norwood Avenue, as for much of the rest of the state. In the early 1950s, two new residences were added to the building stock; the houses at 273 and 277 reflect earlier houses in their size, scale, mass, and Colonial revival detail. Later buildings from the 1950s, 1960s, and 1980s (ranch houses at 253, 255, and 307) fill in the last available land on Norwood Avenue but differ in scale, size, and mass from the earlier buildings.

Historically, the Norwood Avenue Historic District represents the pattern of development in Edgewood both as it was initially conceived by large-scale developers and as it was realized through the process of suburbanization that occurred over four decades of home building effected by individual property owners.

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Geographical Data

Verbal Boundary Description

The boundaries of the Norwood Avenue Historic District are drawn to include all of the original lots of the Williams Park Plat which retain structures from the period of significance (1892-1952). The district is part of a larger neighborhood, Edgewood, which may be eligible as a whole, but insufficient survey and evaluation has been completed. The buildings of the Norwood Avenue Historic District are qualitatively (if subtly) different from the buildings which face Betsey Williams Drive (to the north) and Bartlett Avenue (to the south), developed somewhat later, though with a similar history. The original Williams Plat lots facing Broad Street are now developed as a commercial strip.

Verbal Boundary Justification

The Norwood Avenue Historic District includes properties on both sides of Norwood Avenue (roughly east-west) between Broad Street and Roger Williams Park. All of the Cranston properties are located on Assessor's plat 2. Beginning at the southwest corner of lot 1521 the boundary passes along the rear lot lines of lots 1524, 1527, 1530, 3083, and 1533; around the west, south, and east lines of lot 1536 to the southwest corner of lot 1909; along the rear lot lines of 1909, 1539, 1907, and 1542; around the west, south, east, and south (again) lines of 1545, then along the south lot lines of 1548 and 1551; around the west, south and east lines of 1554 to the southwest corner of 1557; along the south and east lines of 1557, across Norwood Avenue to the southeast corner of 3492, then north to the south line of 3388, along the south, east and north lines of 3388; then along the north lines of 1563, 3623, 1564, 3470, 1566, 1567, 3956, 1568, 1569, 3907, 1570, 3559, 1571, 2635, 1572, and 3893 to the Providence-Cranston city line. Providence properties are located on Assessor's plat (?). The boundary passes along the north line of lot 7, crosses Norwood Avenue, and runs west along the north lines of lots 9 and 10, south along the west line of lot 10, then east along the south line of lot 10 to the point of beginning.