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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Greystone Historic District

other names/site number Greystone Mill Village Historic District

2. Location

street & number 1-16 Becksides Rd, 1-29 Greystone Ave, 1-24 Oakleigh Ave, 1-40 Langsberries Ave, 2-20 Larchmont Ave North, 1-16 Larchmont Ave South, 1-15 St. Mary's Rd, 112-201 Waterman Ave not for publication

city or town North Providence vicinity

state Rhode Island code RI county Providence code 007 zip code 02911

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Frederick C. Williamson

11/16/2007

Signature of certifying official/Title Frederick C. Williamson, State Historic Preservation Officer
Rhode Island Historical Preservation and Heritage Commission

Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. 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
 - other (explain):

For

Signature of the Keeper

Edson H. Beall

Date of Action

1.2.08

5. Classification

Ownership of Property

(Check as many boxes as apply)

(Check only one box)

- private
- public-local
- public-State
- public-Federal

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

Number of Resources within Property

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

Contributing	Noncontributing	
56	5	building
1		sites
1	1	structures
		objects
58	6	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

5 (4 Buildings, 1 Structure)

6. Function or Use

Historic Functions

(Enter categories from instructions)

INDUSTRY/PROCESSING/EXTRACTION:

manufacturing facility

DOMESTIC: Multiple Dwelling, Single Dwelling

SOCIAL: Clubhouse

RELIGION: Religious Facility

RECREATION AND CULTURE: Monument/Marker

GOVERNMENT: Post Office

COMMERCE/TRADE: Specialty Store

Current Functions

(Enter categories from instructions)

INDUSTRY/PROCESSING EXTRACTION:

manufacturing facility

DOMESTIC: Multiple Dwelling, Single Dwelling

SOCIAL: Clubhouse

RELIGION: Religious Facility

RECREATION AND CULTURE: Monument/Marker

COMMERCE/TRADE: Business

VACANT: not in use

7. Description

Architectural Classification

(Enter categories from instructions)

No Style

Materials

(Enter categories from instructions)

foundation BRICK; STONE: granite; CONCRETE

walls SYNTHETICS: Vinyl; WOOD: Weatherboard

BRICK; METAL: Aluminum; ASBESTOS

roof ASPHALT; SYNTHETIC: rubber

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- X A owned by religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
X F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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 #

Areas of Significance

(Enter categories from instructions)

- INDUSTRY
ARCHITECTURE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

Ca. 1817, ca. 1822, mid-19th century, 1904-ca. 1940

Significant Dates

Ca. 1817/Ca. 1822 Anthony homes constructed

1904: first buildings constructed for J. Benn & Sons Co.

1939: ownership shifts to Worcester Textile Co.

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sheldon, Frank P., & Son

Primary location of additional data:

- State Historic Preservation Office
Other State agency
Federal agency
Local government
University
X Other

Name of repository: R.I. Historical Society, Providence Public Library, North Providence Historical Society

10. Geographical Data

Acreage of Property 28 acres

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

A. 19	0293063	4637652	C. 19	0293288	4637808
Zone	Easting	Northing	Zone	Easting	Northing
B. 19	0230900	4637703	D. 19	0293272	4637850
Zone	Easting	Northing	Zone	Easting	Northing

X See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Jenny R. Fields, Architectural Historian, and Matthew A. Kierstead, Industrial Historian

organization PAL date March 2007

street & number 210 Lonsdale Avenue telephone (401) 728-8780

city or town Pawtucket state RI zip code 02860

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name _____

street & number telephone N/A

state RI zip code 02911

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
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DESCRIPTION

Summary

The Greystone Mill Village Historic District is an intact 28-acre neighborhood of industrial, residential, social, and commercial buildings, constructed by the Joseph Benn & Sons Company between 1904 and 1912 to produce worsted woolen cloth and to provide for a workforce recruited from England.

The district is located in the extreme northwest corner of the city of North Providence, Rhode Island, along the Woonasquatucket River, which forms the west boundary of the district. The district boundary generally follows the lines of the Greystone Mill Plat, mapped in 1938, when the Benn Company sold each building lot in the village individually. It encompasses 58 contributing resources, six non-contributing resources, and one unevaluated potential archaeological site, laid out in a compact, regular pattern along Greystone and Waterman avenues, which intersect almost perpendicularly, forming the center of the village.

Waterman Avenue is a flat 30-foot-wide street that runs north-south, parallel to the river. Greystone Avenue is a narrower east-west street that rises gently to the east providing picturesque views of the wood-frame double houses that line both sides of the street in the village and contrast with the brick mill buildings along the river. The east end of Greystone Avenue terminates in the village and the west end extends past the mill, over the river into the town of Johnston. Most of the houses in the district are of wood frame construction; they are concentrated on Greystone Avenue or short side streets that connect to it. The houses have five-foot setbacks, rectangular rear yards, and low concrete retaining walls in places where the grade becomes steep. The center of the district is marked by a World War I memorial park and a wood-frame church. A linear brick and concrete apartment building known as Whitehall is located immediately south of the church on Waterman Avenue, between the mill and rocky, forested, undeveloped area that is not included within the district boundary.

The buildings in the district are in good condition and retain a substantial degree of architectural integrity. The exterior materials of the majority of the housing have been modernized, but the location, design, and structures of the buildings have not been altered. The application of vinyl siding over clapboards and the replacement of windows are the most prevalent changes.

The Greystone Mill was listed individually in the National Register in 2004.

Inventory

The inventory is arranged with the Greystone Mill complex first; other properties are arranged alphabetically by street and address number. Properties are described as contributing if they are associated with the development and growth of Greystone as an industrial village. A handful of properties date from the earliest years of development in Greystone—they are contributing because they document the appearance of Greystone before its early 20th-century development as a

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mill village. Properties described as non-contributing were either constructed after the period of significance or because they have been so altered that their original conformation is no longer clear.

Greystone Mill Complex

The number of resources in the Greystone Mill complex has changed since the 2004 National Register nomination. The remaining attached and freestanding, single and multi-story brick buildings of the Greystone Mill complex are situated in a triangular area of land formed by the river to the west, Greystone Avenue to north, and Waterman Avenue to the east. The buildings are visible from vantage points throughout the district and the east side of the mill complex abuts the rear yards of buildings on Waterman Avenue. Several buildings have been demolished as part of a recent redevelopment project. The remaining Greystone Mill buildings include: Main Mill (Building No. 1), a portion of the Weave Shed (Building No. 2), Dye House (Building No. 3), Finishing Building (Building No. 4, partially in Johnston), and the Singe House (Building No. 5). The Main Mill and Weave Shed were formerly connected, but are now freestanding and are counted in this document as separate contributing resources. The Dye House, Finishing Building, and Singe House are attached, and are therefore counted as one resource in this document. Ancillary freestanding resources include the Bonded Warehouse (Building No. 7)/Auto House and Stable (Building No. 8), and a Fuel Tank (in Johnston). The current redevelopment project involves the rehabilitation of the extant buildings for residential and commercial use, with the exception of the former Finishing Building (Building No. 4), which houses an active metal plating company, Greystone/Induplate. The interiors of the remaining buildings have been stripped of their textile machinery, and much of their mechanical equipment as well.

All elements of the Greystone Mill were erected between 1904 and 1911, and share a common and consistent vocabulary of exterior materials and features established by the initial design of the earliest buildings by Providence mill designer/engineer Frank P. Sheldon & Son Company. The subtly pitched gable "flat" mill roofs have overhanging wood cornices with plank soffits and fascia, exposed beveled rafter tails, and a simple wood crown molding at the gutter line. Weave sheds have north-facing sawtooth monitor roofs with simple wood crown moldings at the cornice. Walls are of brick masonry construction with narrow, protruding piers; and recessed, full-width spandrels, with corbeling below the cornice. The foundations, where exposed, are built of quarry faced granite blocks. Fenestration is consistent, with tall rectangular segmental arch windows with triple course, splayed, flush, header bond, brick segmental arch lintels and slightly protruding, quarry faced granite sills with multiple pane, double hung, wood sash predominating. Shorter rectangular or square windows of similar detail appear in scattered locations. Unless otherwise noted, these materials and features are common to the buildings described below and will not be repeated for every individual building description. With only two exceptions, the north elevation of the Main Mill and the west elevation of the Finishing Building, all walls are normal to one another. The long axes of the buildings are oriented north-northwest by south-southeast, however, for clarity of description, the Greystone Avenue elevation is referred to as the north elevation, the Woonasquatucket River elevation will be referred to as the west elevation, etc. Overall building footprint measurements appearing in the following descriptions are taken from the 1911 insurance map.

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Main Mill, Building No. 1 (1904, 1907): The Main Mill is a massive five-story, flat-roofed building measuring 694 ft long (east elevation)/675 ft long (west elevation) by 62 ft wide, covering a 42,439 sq ft footprint. This long, narrow building is oriented with its long axis running north-south. Two external elevator/toilet towers are attached toward the ends of the east side of the building. The flat roofs are built up with tarred gravel on planks. Many of the original 8-over-12 wood sash windows with moveable center-pivot lower sections remain, although some are covered with corrugated aluminum panels. A number of these window panels contain a variety of flush and protruding metal ventilation louvers and hoods, or small single pane hopper or awning type moveable windows. Window openings on the top (fifth) floor are shorter than those on the lower floors. The Main Mill was built in two sections, each constructed with its own tower. The first, built in 1904, was a 385 ft long south section attached to the 1904 section of the Weave Shed (Building No. 2) to the east, which was built concurrently (the 1904 section of the Weave Shed has been demolished). The 309 ft long north section was built in 1907. Both are identified as Building No. 1 on the 1911 insurance map, however, the old and new sections are identified, somewhat anachronistically, as Buildings 101 and 100, respectively, on the 1996 insurance map.

The north (Greystone Avenue) elevation is not perpendicular to the long east and west elevations; it is parallel to the intersecting angle of northeast-southwest oriented Greystone Avenue, giving it a chisel-like plan with an obtuse angled northwest corner and acute angled northeast corner, resulting in two extra window bays on the east elevation. This results in an east elevation that is 694 ft long, and a west elevation that is 675 ft long. The north elevation is seven window bays wide, with each bay containing covered windows. The third bay from the east end is a stairwell bay with short windows on the second, third, and fourth stories. The sill line of the basement windows drops in elevation to the west, following the ground intersection line. An elaborate electric lamp bracket constructed from bent steel pipe with ornate cast-iron tracery and mounting bezels extends from the northwest corner of the building.

The west (Woonasquatucket River) elevation is the longest completely exposed elevation. It is divided into 79 window bays. The northernmost bay (1st bay) is a full height hoist bay with original wood paneled double doors and picket safety gates on the fifth and second floors, and replacement wood doors on the other floors, all served by a block and tackle hoist I-beam above the fifth floor door. Proceeding south, the 34th pier is a double width pier and the 35th pier is slightly less wide than the 34th. The 35th bay marks the north end of the original 1904 section of the Main Mill. The 35th bay contains an administrative entrance with a modern replacement door. Several first floor windows to the north and south of this entrance are visible and contain modern replacement window sash. Proceeding south, the first floor of bays 62 through 65 are occupied by a raised concrete loading dock, with an original wood double door with diagonal tongue-in-groove plank panels in the 64th bay. The 69th bay is a vertical hoist bay similar to the first bay at the north end, with original doors on the second and third floors, and similar full-height doors occupy the first and second floor on the 70th bay. The 76th bay contains a metal clad fireproof door, and the 79th (last) bay contains replacement metal double doors.

The south elevation of the Main Mill contains seven, shallow, recessed, blank, brick bays with corbelled tops and protruding piers.

The east elevation is broken by the two, tall, attached elevator/toilet towers. The east elevation contains 81 window bays, two more than the west elevation. Because it is built into a shallow sloping hillside, only the second through fifth floors

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are exposed, with the second floor at ground level. Proceeding south from the north end, at the 12th bay the 24 ft by 22 ft north elevator/toilet tower rises above the roofline (a description of the towers follows below). The south elevator/toilet tower is located 140 ft north of the south end of the east elevation.

The Main Mill's prominent attached north and south elevator/toilet towers are identical in size and design. The towers rise almost twice the height of the Main Mill's roofline. Both are 24 ft by 22 ft in plan, with flat plank roofs with tar and gravel surfacing. The towers are divided into horizontal sections. The lower $\frac{3}{4}$ of each tower consists of a two-bay-by-two bay brick-walled shaft with two vertical recessed rectangular panels with corbelling at the top. These panels are blank on all but the east side, where pairs of arch-topped, double-hung, 4-over-6-pane windows appear at each floor level. The top of this lower section of each tower shaft is marked by a narrow quarry-faced brick string course, above which is a cube-shaped section, each side containing a broad, recessed Roman arch panel containing a bricked over round window opening with white painted keystone bricks at the four compass points. On both towers this section is stabilized by two horizontal bands of bolted sectional steel. Above this section is a row of corbelled brick machicolations. The towers are capped by overhanging cornices with a row of dentils made of terra-cotta blocks, also painted white. The north tower originally had window sash in the round openings, and the south tower had clock faces. The towers originally held 40,000-gallon water tanks for gravity-fed fire fighting lines. The north tank was later used for process water storage in the modern period. On the roof east of the south tower is a modern, square, two-by-two-bay, steel-framed, flat-roofed shed with corrugated metal siding and metal louvers. The roof formerly bore the legend "Greystone, RI" in large block letters, with an arrow, pointing north, painted on its surface.

The interior floors of the Main Mill are divided longitudinally into two bays by a single central row of round cast iron columns. The floors and roof are of layered plank construction supported by structural steel I-beams, with the exception of the roof of the 1904 section, which is carried by timber beams. The floors are divided by transverse brick party walls located at the 34th pier (west elevation), the 69th pier (west elevation), 75 ft north of the south end of the building; and at the 74th pier (west elevation), 53 ft north of the south end of the building. Interior switchback staircases are located at the center of the north end, the west side of the 35th bay, near the south tower on the east side, and in the southwest corner. Freight elevators are located in the elevator/toilet towers, and several modern elevators connecting limited groups of floors are located inside the floor area. The second through fifth floors have wood plank mill flooring and are open with some minor partitioning for small departmental administrative offices, break rooms, etc. The first floor contains numerous modern partitioned paneled offices in the central part of the building near the administrative entrance at the 35th bay. The first floor contains the only remaining textile processing equipment. The area north of the administrative area is filled with massive concrete walls, pits, and piers and retains a few of the pumps and tanks associated with modern period wool sorting, dyeing, and washing. Heavy concrete piers supported dye house and washing equipment on the second floor above. The north end of the second and third floors house laboratory spaces that supported modern-period dyeing operations.

The first floor area north of the central administrative area was the location of the mill's mechanical equipment. The second floor of the area north of the 74th pier still clearly expresses its original function as a boiler room in the vestiges of its specialized construction. The east and west bays are divided by heavy riveted sectional steel columns rather than the

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round cast-iron columns seen in the rest of the mill. The ceiling is of true fireproof construction with segmental arch, mortared brick arches supported by parallel steel beams with exposed lower flanges. The walls in the former electrical generator and switchroom in the east half of the area are laid with glazed white tile.

As originally constructed, the section of the Main Mill south of the transverse brick wall at the 74th pier was the boiler house, and had its own name and number, Building No. 6. The former boiler house contained four coal-fired horizontal boilers, and a covered shed (no longer extant) extending from the west side for coal delivery via a spur track (no longer extant) from the Pascoag Branch of the New York, New Haven & Hartford Railroad in Johnston that crossed the Woonasquatucket River on a bridge (no longer extant) south of the boiler house and ran along the west side of the Main Mill for delivery of raw materials. The boiler house was extended further west to the east edge of the Woonasquatucket River in 1907 for a building (no longer extant) containing six vertical boilers, likely water heater units for wool processing. The tall, round, brick boiler smokestack (no longer extant) rose immediately south of the boiler house. A small pump house (no longer extant) containing two 1,000 gallon Knowles Underwriter fire pumps extended south from this part of the boiler house, and provided water pressure to a system of water mains and fire hydrants within and outside the mill buildings. At some point in the modern period the original boiler house was decommissioned and the boilers replaced with smaller, more efficient oil-fired units located east of the original units. The part of the original boiler house within the footprint of the Main Mill, originally an open, two-story-high area occupying the first and second floors, was converted to production space, and a concrete slab floor installed continuous with the existing wood plank second floor to the south.

The Main Mill housed a variety of woolen and worsted processes and equipment that changed locations over the life of the mill. In general, in the period of significance, the Main Mill housed the early steps of the process, including washing, sorting, carding, combing, drawing, roving, spinning, etc. (Associated Mutual Insurance Co. 1911). Weaving took place in the Weave Shed, dyeing in the Dye House, and finishing in the Finishing Building. During the second half of the twentieth century, dyeing operations moved to the lower floors at the north end of the Main Mill (IRI 1996).

Weave Shed, Building No. 2 (1904, 1911): The Weave Shed (Building No. 2) originally consisted of two attached one-story sheds, the west and east sheds, that were constructed at different times. Photographs and illustrations of the mill prior to about 1907 indicate that the west shed (Building 102 on the 1996 fire insurance map) was constructed contiguous to and contemporaneously with the Main Mill in 1904. It has been demolished as part of recent redevelopment activities. The remaining east shed of the Weave Shed (Building 103 on the 1996 insurance map) was added to the east side of the original 1904 west shed (Building 102) in 1911. It measures 308 ft long north-south by 114 ft east-west for a total footprint of 35,112 sq ft. It is a one-story brick-walled building with an original sawtooth roof incorporating 14 high, north-facing monitors. The building has no basement and a concrete slab floor. The east elevation is 28 bays wide, with all windows in the walls and monitor gable ends blocked with corrugated metal paneling. The eighth window bay north of the south end of the building has been cut down for a modern metal door. The west and south walls were formerly internal party walls to the adjacent weave sheds that have been demolished, and their painted former interior walls are now exposed. The internal structural framing system is metal with round steel columns supporting a

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grid of bolted steel I-beams carrying the steel-framed monitor roof structure. The original windows on the steep north faces of the monitors have been blocked off and the entire monitor roof sheathed with a modern rubber membrane roof.

The Weave Shed housed multiple rows of weaving looms driven by individual electric motors, and was originally lit by the ambient and reflected light from the north-facing windows in the steep sides of the sawtooth monitors, which were removed or blocked in the modern period.

Dye House, Building No. 3 (1911): The Dye House is located southeast of the Main Mill, east of and attached to the Finishing Building and the Singe House to the west. It has one high main story and a basement, with a complex overall plan measuring 58,226 sq ft overall that is divided into several rectangular sections. The majority of the building occupies a 315 ft north-south by 155 ft east-west rectangle west of the Finishing Building. This rectangle extends 40 ft south of the south elevation of the Finishing Building. This rectangle has a 163 ft north-south by 31 ft east-west extension running along the south end of the east elevation. A small 54 ft north-south by 37 ft east-west projection at the northwest corner originally touched the southeast corner of the Main Mill, but has been demolished. All sections share a continuous internal structural system consisting of a bolted structural steel frame with fireproof concrete cladding supporting a steel-framed sawtooth monitor roof consisting of 12 north-facing monitors. The section of roof west of the Finishing Building incorporates six large monitors, and the section to the north incorporates six slightly smaller monitors that extend west over the Singe House and western Dye House extension. The original windows on the steep north faces of the monitors have been blocked off and the entire monitor roof sheathed with a modern rubber membrane roof. Floors are built of concrete slabs on structural steel.

The south elevation contains 21 bays with blank brick spandrels with corbelling at the top. The central eight bays are obscured by a modern, 14 ft wide by 55 ft long truck loading dock with four metal roll doors with all-weather climate control diaphragms, and a personnel door on the east side with a welded steel deck and staircase. Several basement windows are covered with metal panels. A rectangular, concrete-walled water pit for dye house wastes was originally located south of where the loading dock is now located. The east elevation of the east extension is 17 bays wide, with original 6-pane, short segmental arch windows in the six monitor gable ends. The original first story windows are also visible and consist of 8-over-8 pane, double hung, wood sash units. The segmental arch basement windows are covered by metal panels. The second bay from the north end contains a modern metal frame entryway with glass windows, wood double doors, and an awning with the legend "Greystone Fabrics" on it. This entrance is opposite the Waterman Avenue gate and was the entrance to the administrative offices and retail fabric outlet store during the modern period of operations. The north elevation of the east projection is three bays wide. The east elevation of the remaining section of the Dye House to the north is 18 bays long, with three blank corbelled brick panels under each of the six monitor gables, with short windows in the gables blocked by metal panels. The three south bays incorporate a raised concrete truck loading dock with a metal roll door and a steel personnel door. The north wall was formerly and internal party wall to adjacent Building 13 (demolished), and the painted former interior wall is now exposed. The interior of the Dye House is mostly open, with modern office partitions in the vicinity of the Waterman Avenue entrance. The projection to the south is also partitioned off for offices.

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The north half of the Dye House was originally where the yarn and fabric was dyed. The south half included areas for gassing, examining, drying, tentering, pressing, and permanent finishing. During the early part of the modern period of operations the Dye House was leased for machine shop space.

Singe House, Building No. 5 (rebuilt 1911): The Singe House is located at the northwest corner of the Dye House, north of the Finishing Building. It is a 94 ft long north-south by 51 ft wide east-west, rectangular, brick-walled building with a basement and high first floor. Although identified separately on insurance maps, it is visually and structurally continuous with the Dye House, and its four north-facing sawtooth monitors are continuous with the monitors of the Dye House to the east and north. Its north, east, and west walls are party to adjacent attached buildings, and only the west elevation is exposed. It is 6 bays wide, with first floor windows with replacement casement sash in the two center bays, metal louvers in the other widow openings, and double replacement metal basement personnel doors. Each monitor end gable contains a short segmental arch window, two of which contain their original six-pane wood sash. The interior structural system is the same as the Dye House to the north and west, with a structural steel frame with fireproof concrete cladding.

Photographs and illustrations of the mill prior to about 1907 show a small, gable-roofed, 1½-story, 8-bay-by-2-bay, rectangular, brick-walled “dyeworks” building where the Singe House is located. The 1911 insurance map indicates that the Singe House was rebuilt in 1911. This reconstruction to its present configuration was apparently part of the 1911 expansion and construction of the Dye House.

Finishing Building, Building No. 4 (1911): The Finishing Building is the second, less visible, tall mill building in the Greystone Mill complex. It is a five-story, flat-roofed, 15,760 sq ft building located at the southwest corner of the complex, attached to the west side of the Dye House. In plan it is shaped like the letter “L,” with the short leg running north-south along the west side of the Dye House, and the long leg of the main section running east-west, spanning the Woonasquatucket River and ending just west of the Johnston bank. The building is similar to the Main Mill in many of its original construction and details. Unlike the Main Mill, where the windows are blocked by metal panels, many of the 8-over-12 pane, wood sash windows with center-pivot lower sections on the Finishing Building remain in place and exposed, with scattered examples replaced with metal casement units.

The longer, east-west section of the building is, like the Main Mill, 62 ft wide. The west (Johnston) elevation is not perpendicular to the long east and west elevations; it is parallel to the former railroad right-of-way, giving it a chisel-like plan with an obtuse angled southwest corner and acute angled northwest corner. The south elevation is 182 ft long and incorporates 21 bays. The exposed portion of the 203 ft long north wall is 152 ft long and includes 17 bays. The center of this wing spans the Woonasquatucket River on its brick piers, with nine piers in the river on the south elevation, and ten piers with chiseled icebreaker north faces on the north elevation. The south elevation is 21 bays wide, with a blank bay at the west end. The three west bays of the first floor are occupied by a raised concrete truck loading dock with a shed roof awning supported by steel poles sheltering a multiple panel wood roll door flanked by steel personnel doors. This loading dock is located where the mill railroad spur originally penetrated the building. The west elevation is seven bays wide. The modern entrance consists of a metal and glass doorway located atop a poured concrete porch with metal pipe railings

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on the steps. This entrance structure replaced an outbound-goods shipping house and railroad loading dock that extended west to a siding on the east side of the railroad main line track. Unlike the Main Mill, the roof of this section of the Finishing Building does not overhang the walls. As originally constructed, the long section of the Finishing Building had a brick roof parapet with a subtle stepped crown at the center of the short walls and two similar crowns on the long walls. This parapet incorporated long horizontal panels that bore the legend "Joseph Benn & Sons, Inc," and words advertising their products including, "Mohair" and "Alpaca." This parapet was removed in favor of a subtle roofline corbel at some point after the 1930s.

The smaller, short leg of this L-shaped building that extends to the north from the east end measures 72 ft long north-south by 51 ft wide east-west. The exposed section of the west elevation is eight bays wide. The north elevation is divided into four bays, the east one blank, with wide corner piers. The east elevation of this section is 13 bays long. The second bay from the south end is an elevator bay with a one-story, flat-roofed, concrete block elevator hoist house on the roof above.

The Finishing Building originally housed the final steps in cloth production including finishing, box making, storage, and shipping. It currently houses Greystone/Induplicate, an industrial plating operation.

Bonded Warehouse (Building No. 7) (1904)/Auto House and Stable (Building No. 8) (1910)

The Bonded Warehouse and attached Auto House and Stable are located west of the south end of the Main Mill, with their west elevations rising from the east bank of the Woonasquatucket River. Both buildings have one story, brick walls, shallow shed roofs sloping to the west with rectangular, pyramidal, copper-framed glass skylights, and granite block foundations exposed on the west (river) elevations. The Bonded Warehouse is located to the south and is a 92 ft long north-south by 30 ft wide east-west building. The east elevation contains a three bay wide, paneled, wood, sliding vehicle door with corrugated glass panes in the upper panels and a steel beam lintel. The west elevation over the river is blank. The later attached Auto House and Stable to the north consists of a second 92 ft by 30 ft building with a partition for the 30 ft stable at the north end. A manure bin was originally attached to the north end of the building. The Auto House/Stable section of the building is covered with a modern wood frame and vertical novelty board siding on the north and east elevations, and the west elevation is exposed brick with four segmental arch windows.

These buildings were originally used as secure warehouse space and for servicing horse-drawn, and later, internal combustion mill vehicles.

Mill Dam (Before 1940)

A mill dam spans the river in the northwest corner of the district, forming a millpond located west of the Social Club off Greystone Avenue. The dam is constructed of a historic, 67-foot-long spillway with a masonry wall, a concrete apron, concrete abutments, and a concrete gate structure. The abutments and gate structure were rebuilt in 1997 and the embankments were added to and repaired multiple times. The spillway, which is the most significant feature of the dam, is

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unaltered and is more than 50 years old. The construction date of the spillway is unknown, but it is described in a 1940 survey of Rhode Island dams (RI DEM 1940). A dam was located on this site in the nineteenth century and was associated with the former nineteenth-century Greystone mill. The Benn Company, which acquired this mill site in 1904, did not use the dam to facilitate waterpower and would not have needed to enlarge it. The extant structure on the site is significant for its continuation of use as a dam and for the retention of its historic spillway.

Fuel Tank (by ca. 1930)

The Fuel Tank is located in Johnston, 115 ft south of the Finishing Building, on the west bank of the Woonasquatucket River. It is a cylindrical, 30 ft diameter, riveted sectional steel fuel oil tank with a capacity of 100,000 gallons. The tank is not in use and has a hole cut in it near the base. It was formerly surrounded by an oval, linear, raised earth spill containment berm (no longer extant). It was originally a rail-served storage tank for fuel oil for the mill boilers.

Beckside Road

Double Houses, 1-3, 2-4, 5-7, 6-8, 9-11, 10-12, 13-15, 14-16 Beckside Road (ca. 1910–1912)

Eight double houses are located on either side of Beckside Road, an east-west dead-end street in the north side of the district, west of Waterman Avenue. This cluster of double houses is one of four clusters of double houses in the district. The primary variation between each cluster is the type and presence of a roof dormer. The Beckside Road double houses are set back 5 feet from the street on small, rectangular lots. Each house is a one-and-one-half-story, five-bay by two-bay wood-frame building with an asphalt-clad end gable roof, vinyl siding, a brick foundation, and enclosed entrance porches on the side elevations.¹ The roof overhangs slightly exposing plank soffits, and two brick chimneys are located near the ridge on the rear (north or south) slope. Fenestration on the houses consists of one-over-one double hung replacement windows in rectangular openings flanked by vinyl shutters on the facade, and original 3-pane or replacement single-pane basement windows. The house at 9-11 Beckside Road retains historic two-over-two wood sash. With the exception of the two buildings at the corner of Waterman Avenue (1-3 and 2-4 Beckside Road) the Beckside Road double houses have a pair of short, double-hung windows near the roofline. The buildings at 1-3 and 2-4 Beckside Road are the same variant of double house as the houses on Greystone Avenue. This variant has an inset gable dormer with two double-hung windows at the center of the facade and rear elevations.

The entrance porches on the side elevations of each double house are one-story, one-bay by two-bay wood-frame structures with asphalt-clad hipped roofs. The porches are set on brick piers or concrete blocks in lieu of a foundation. The facade of each porch is the street (north or south) elevation. Each living unit in the double houses is accessible from a contemporary storm door flanked by original two-light or replacement one-light side lights. A tripled one-over-one double-hung replacement window and a single one-over-one double-hung replacement window is located on the side elevation of most of the porches. Two secondary entrances with modern metal doors and shed-roofed hoods are located on

¹ The house at 2-4 Beckside Road has a concrete foundation.

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the rear elevation of each double house. The house at 2-4 Becksides Road also has an identical entrance porch on the rear (north) elevation.

Alterations to the Becksides Road double houses include the removal or covering of the original exterior cladding, the replacement of the windows, and possibly the enclosure of the porches. Historical photographs of other streets in the district depict porches with turned wood columns that are only enclosed on the back third of the porch. The north elevation porch on the 2-4 Becksides Road house retains this porch configuration. Attached sheds with a similar massing as the entrance porches was a typical feature of British mill houses and is discussed in the significance section. The Becksides Road Double Houses retain a high degree of architectural and setting integrity.

Greystone Avenue

Greystone Social Club, 3 Greystone Avenue (1906)

The Greystone Social Club is located off Greystone Avenue in the northwest corner of the district. It faces south toward the mill and is sited parallel to the river in the corner of a large irregular lot west of Becksides Road, which is on a higher elevation than the Social Club. The Social Club is a two-story square, wood-frame building with a flat roof, vinyl siding and a painted brick foundation. The roof overhangs approximately one foot on each side and has vinyl soffits, metal flashing, and one of four original brick chimneys. Fenestration includes a minimal number of irregularly placed modern sliding windows. An original full-width porch remains intact on the west elevation, recessed beneath the second-story floor line. The porch is raised approximately 5 feet above grade. Painted, Tuscan wood columns support the second floor and a raking pediment over wood stairs on the south elevation. The north end of the porch is screened in and a plain wood balustrade with square balusters spans between the columns on the south end. The main entrance to the building is located off the porch at the top of the steps and consists of modern double doors within a plank surround. A secondary entrance with a modern metal door and awning is located near the middle of the east elevation. This entrance is accessible from a long concrete handicap ramp and concrete steps. Another set of concrete steps lead from the door to a fire escape on the north elevation. The building is surrounded on two sides by a paved parking area. The porch faces the river and a grass area enclosed by a chain-link fence.

The exterior walls of the building have been altered, but may be present underneath the vinyl siding. The original cladding was constructed of light-colored wood siding on the first story and darker, unpainted wood shingles on the second story. This contrast is repeated in the current vinyl siding. The original, regular, four-bay by four-bay fenestration pattern has also been altered. The original fenestration consisted of single and paired two-over-two double-hung wood sash windows with plank casings, and rectangular three-pane basement windows. These openings are filled in and covered over. Alterations to the roof include the removal of a wood cornice with dentils and the removal of four square brick parapets located on each elevation. The building retains its original structure, massing, location, and use. It has continually functioned as the social club for the residents of Greystone village since its construction for that purpose in 1906. The property is also the site of the Social Club's events, including water carnivals on the millpond adjacent to it. A historical pier oriented parallel to the porch of the Social Club is not extant.

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Boarding House, 1-3 Greystone Avenue (late nineteenth century)

The Boarding House is located on the north side of Greystone Avenue at the west end of the district and faces south toward the mill. The north (rear) elevation of the building is visible from the Greystone Social Club and the parking lot for the Social Club abuts the yard of the Boarding House. The building is sited on an east-west slope, so that the full basement is fully exposed on the west elevation. The Boarding House is a three-story, approximately six-bay by three-bay, rectangular building with a slightly pitched flat roof, aluminum siding, and a concrete foundation. The roof overhangs slightly and is ornamented by a simple wood cornice and a plain wood soffit. The basement level that is exposed on the west end of the building is clad in painted vertical boards. An enclosed one-story porch extends across the east half of the south elevation and an enclosed, two-bay by one-bay porch with a hipped roof is located on the north elevation. Fenestration on the building consists primarily of original, two-over-two double-hung wood sash windows spaced in a regular pattern and grouped singly. The exposed portion of the basement is lit by paired, six-over-six double-hung replacement windows. Entrances to the building include one modern pedestrian door at the basement on the north, west, and south elevations.

The west end of the basement level historically functioned as the Greystone Public Market, which had a storefront on the south elevation. The south elevation entrance is in the same location as the entrance to the store, but two, wide, eight-pane display windows with four-light transoms have been replaced with paired six-over-six windows. The first-story enclosed porch on this elevation was originally open. Square wood posts with simple brackets supported the deck and roof of the porch. A railing comprised of wood studs arranged in an X-pattern spanned between the posts. The remainder of the building historically functioned as a Boarding House and currently, the whole building is programmed as apartments. Based on architectural evidence, the building was constructed in the late-nineteenth century. Buildings are shown near this location on 1853, 1870, and 1882 maps of the area, but is unclear whether any of those buildings were on the site of the extant Boarding House (Beers 1870; Hopkins 1882; Lockwood and Cushing 1853). A historic advertisement of the Greystone Public Market also shows that the upper two floors and the east half of the building may have been additions to an earlier structure (McGowan 1997:37).

Double Houses, 2-4, 5-7, 8-10, 9-11, 12-14, 13-15, 16-18, 19-21, 20-22, 23-25, 27-29 Greystone Avenue (1904–1910)

Eleven double houses front Greystone Ave, immediately east and west of Waterman Avenue. The design of the Greystone Avenue double houses is the same as the Beckside Road double houses, with the exception that the Greystone Avenue houses have inset gable dormers in the center of the facade and rear roof slopes. The Greystone Avenue houses also have a wider variety of exterior cladding and porch conditions. All of the houses have asphalt-shingled roofs, brick foundations; and either asbestos shingled, vinyl, wood weatherboard, or aluminum sided walls. Two of the houses retain the original two-over-two double-hung wood sash and half retain the original plank window casing. Approximately one-quarter of the houses have partially open porches.

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Historical images of the Greystone Avenue double houses show well-manicured front and rear yards, two-over-two wood sash windows, and striped awnings over the porches and side elevation windows. Some of the porches also appear to have been screened-in.

6 Greystone Avenue House (early twentieth century)

The 6 Greystone Avenue House is located on the south side of Greystone Avenue between and across from double houses. The house is a one-and-one-half-story, approximately four-bay by two-bay wood-frame building with an asphalt-clad end-gable roof, vinyl siding, and a concrete foundation. It is approximately the same height as the double houses and has the same street setback, but is not as long. A shed dormer with rectangular sliding windows extends across most of the north slope of the roof and a single shed dormer is located on the opposite slope. Fenestration consists primarily of one-over-one double-hung windows, with the exception of a picture window with applied diamond-pane muntins on the facade. The main entrance is a modern door located at the west end of the facade. A secondary entrance is located near the center of the east elevation.

This house was owned by, but not constructed by the Benn Company. Although a building is shown near this location on nineteenth-century historical maps, the building appears to be of a later date. This house may be early-twentieth-century infill (Beers 1870; Hopkins 1882; Lockwood and Cushing 1853).

Oakleigh Avenue

Greystone Methodist Church, 1 Oakleigh Avenue (1904–1905; Modernized 1927; Addition 1934; Addition 1961)

The Greystone Methodist Church is located in the center of the district, at the corner of Oakleigh and Waterman avenues. The building is oriented north-south and faces north, with no setback from the sidewalk on Oakleigh Avenue. Low concrete retaining walls with recessed panels line a small yard between the church and Waterman Avenue. This yard is divided by a paved driveway that descends from Waterman Avenue, along the south elevation of the church to a parking area west of the Whitehall building. The south half of the yard has a low wall constructed of round stones and cement. Four sections of a historical, ornamental wrought iron fence remain in the yard. A paved parking area west of the church is accessible from Oakleigh Avenue.

The church is a one-story, two-bay by five-bay rectangular, wood-frame building, with a projecting entrance bay on the facade and a five-bay-long rectangular concrete block addition on the west elevation. The church was constructed in three phases, which included the construction of a two-bay by four-bay rectangular building with a front gable roof from 1904 to 1905, the addition of the gable-roofed entrance bay and a steeple, and the construction of the concrete block addition with a gable roof in 1961. The church was remodeled in 1926–1927, which may have been when the original structure received a more steeply-pitched gable roof and lancet-arch transoms over the windows. The main section of the church and the 1961 addition are linked by a one-story rectangular connector near the south end of the building. Each gable roof

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is covered in asphalt shingles and has an overhang with a plank soffit. The wood-frame 1904–1934 section of the building is clad in vinyl siding and has a cement foundation. Fenestration on this section of the church consists primarily of single, lancet arched openings with molded wood trim at the first-story. Each opening contains a rectangular four-pane window with a border of stained glass and a lancet arched transom that has been covered over. One window opening on the east elevation is obstructed by a rectangular projection. Four-light fan lights are located on the base of the steeple and each gable end and the basement contains three-light rectangular windows. Fenestration of the 1961 addition consists of rectangular openings with three vertically stacked metal awning windows on the first story, and single awning windows at the basement level.

The projecting entrance bay is slightly narrower and lower than the main block of the church. The facade is arranged symmetrically with one lancet-arched window opening on each side of a wide entrance. These two window openings retain the original lancet-arched transoms, which have a stained-glass border matching the rest of the window. The main entrance consists of a rectangular opening with modern double doors flanked by engaged piers beneath a gable hood supported by curved wood brackets. The wall beneath the hood is ornamented by a carved wood fan with a wood keystone. A round stained-glass window is centered above the main entrance. The window design consists of a quatrefoil with gridded tracery and a flower in the center. A three-tiered wood steeple is aligned above the window on the roof of the entrance bay. The steeple has a rectangular base with one fan-light on each elevation; an octagonal vent cupola with recessed panels and round-arched vents; and an octagonal, paneled top section that supports a short steeple clad in asphalt shingles and topped by a cross.

Another primary entrance to the church is located at the east end of the 1934 addition facade (north elevation). This entrance contains two double wood doors beneath a wide rectangular window. Fluted columns support a flat roof over the bay, which is ornamented by a molded wood cornice. A small, one-story rectangular projection in the center of the 1934 addition rear (south) elevation contains two secondary pedestrian entrances into the basement of the building.

The building still currently functions as a church. Although the exterior cladding has been altered, the church retains its original massing, location, and many of its architectural features.

Tenement, 2-24 Oakleigh Avenue (1904–1911)

The tenement building is located across from the church on the north side of Oakleigh Avenue and abuts the World War I memorial park to the east. It is set back approximately 10 feet from the street and retains a rectangular front lawn. Straight, concrete walkways lead from the street, to concrete entrance stoops. The north side of the lot is an alley between the tenement and the double houses on Greystone Avenue. The Oakleigh Avenue tenement is almost identical to the other four remaining tenements in the district, which are clustered on Langsberries Avenue and Larchmont Avenue North. The tenements vary slightly in length, modern exterior cladding, and the number of original features remaining. The tenements are divided into townhouse-style apartments, with separate entrances. Although this organization of apartments is referred to as a rowhouse tenement, the rowhouse term will not be used in this description, because the apartments are not attached freestanding units with separate roofs or a variation of exterior ornament.

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The Oakleigh Avenue tenement is a 12-unit-long, two-bay-deep, two-story, rectangular, wood-frame building with a flat roof, brick foundation, and asbestos-shingle siding. The roof has simple, molded wood cornices and no chimneys. Fenestration consists primarily of one-over-one replacement windows on the north, south, and east elevations. The west elevation of the building is blank. Each of the 12 living units in the Oakleigh Avenue tenement is accessible from separate entrances located on the facade. These entrances are covered by original shed-roofed hoods supported by carved, triangular wood brackets. The entrances located at the ends of the facade are single and the rest are paired. Most of the entrances have modern replacement doors. The first-story of the facade (south elevation) has one more window on either side of the entrances than the tenement buildings on Langsberries Avenue and Larchmont Avenue North. The rear (north) elevation of the Oakleigh Avenue tenement has metal fire escapes at the second floor, but no exterior doors. The original chimneys on the building have been removed, along with wood picket fences that historically separated the front yards. The concrete stoops are alterations.

Langsberries Avenue and Larchmont Avenue North

Tenements, 1-15, 2-20, 22-40 Langsberries Avenue; 2-20 Larchmont Avenue North (1904–1911)

Four out of six tenement buildings remain on Langsberries Avenue and Larchmont Avenue North in the northeast corner of the district. This cluster of tenements is located across Greystone Avenue from a large section of double houses. The tenements are set back approximately 5 feet from the street. A 10-unit tenement is located on the east side Larchmont Avenue North facing a vacant lot where another tenement of the same size has been demolished. A parking lot at the east end of Greystone Avenue abuts the south end of this building. The parking lot is partially surrounded by an irregularly coursed stone wall with a concrete cap. The rear elevations of two 10-unit tenements on the east side of Langsberries Avenue are visible from Larchmont Avenue North, which turns at a 90-degree angle and extends between the two buildings. Only one of two tenements remains on the west side of Langsberries Avenue, on the Greystone Avenue end. This tenement is an 8-unit building with a wood-frame garage on the north side of the lot. The other tenement was a 10-unit building that was demolished and replaced by a contemporary, non-contributing apartment building.

The general design of these tenement buildings is identical to the Oakleigh Avenue tenement described above. All of the tenements on Langsberries and Larchmont Avenue are clad in vinyl siding and have blank side elevations. The two tenements on the east side of Langsberries Avenue (2-20 and 22-40) each retain five original chimneys. Fenestration consists primarily of one-over-one replacement windows, although a small number of original two-over-two double-hung wood sash remain. The original wood window surrounds are missing from 2-20 and 1-15 Langsberries Avenue. All of the buildings except 2-20 Langsberries Avenue retain the original door hoods and most have modern replacement doors. The tenement at 2-20 Larchmont Avenue is the only tenement building with additional entrances on the rear elevation. There is a c. 1930 one-bay, one-story, wood-frame garage located behind the north end of the tenement at 1-15 Langsberries Avenue; it faces east. The garage has an asphalt-shingled front gable roof, wood drop siding, and a concrete foundation. Vertical wood siding with a rounded tip is located beneath the facade gable. The garage door opening and a rectangular

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window opening on the south side of it are covered with plywood from the interior. The window opening has a plain plank casing.

Larchmont Avenue South and St. Mary's Road

Double Houses, 1-3, 2-4, 5-7, 6-8, 9-11, 10-12, 13-15, 14-16 Larchmont Avenue South; 1-3, 2-4, 5-7, 6-8, 9-11, 10-12, 13-15 St. Mary's Road (1904-1911)

Fifteen double-houses line both sides of St. Mary's Road and Larchmont Avenue. St. Mary's Road and Larchmont Avenue are short streets in the east end of the district, located to the south of Greystone Avenue. The two streets run parallel to each other and are connected at the south end. This group of double houses is a variant of the building type described previously. This double-house variation includes the presence of shed-roofed inset dormers on the facade and rear elevations. All of the houses in this group have asphalt-shingled roofs, brick foundations; and either asbestos shingled, vinyl, wood weatherboard, or aluminum sided walls. Approximately one-quarter of the houses have partially open porches, three retain the original two-over-two windows, and half retain the original plank window casing. The porches on each house have either flat or hipped roofs.

One of the most well-preserved houses is 6-8 St. Mary's Road, which retains its original siding, plank trim, window surrounds, and porches. The porches on this house are constructed with a wood plank deck, two turned wood columns with square ends that support a flat roof with a molded wood cornice, and a railing with plain, square balusters. The enclosed portion of the porch contains a door on the facade and one window on the side. The roof and east (rear) elevation of the house at 1-3 Larchmont Avenue South was damaged during a recent fire. There is c. 1940 one-bay, one-story garage with an asphalt-clad pyramidal roof located to the south side of the double house at 13-15 Larchmont Avenue South. The building appears to be constructed of granite block covered in concrete parging. The facade (west elevation) contains a modern roll door.

Waterman Avenue

Double Houses 112-114, 116-118, 120-122, 124-126, 128-130, 132-134 Waterman Avenue (1904-1911)

Six double houses are located on the west side of Waterman Avenue at the south end of the district. The houses are set back approximately 5 feet from the sidewalk behind a low chain-link fence. The ground slopes down from east to west, so that the foundations of the houses are visible on the rear elevations. Concrete block retaining walls span between the houses on the rear elevation and separate the front yard from a paved driveway that also extends along the west side of the houses. Straight, concrete walkways lead from Waterman Avenue to steps in the retaining wall that allow passage to the driveway.

This group of double houses is the most variant of the building type, but is designed with many of the same architectural elements. Each Waterman Avenue double house is a one-and-one-half-story, six-bay by two bay, wood-frame building

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with an asphalt-clad side gable roof, vinyl or asbestos shingle siding, and a concrete block foundation. The roof has a plank soffit, two brick chimneys on the rear (west) slope, and an inset shed dormer containing two double-hung windows on the east and west elevations. Fenestration consists primarily of regularly spaced, single, one-over-one double-hung replacement windows at each story, including the basement level that is exposed on the rear elevation. The first house in the row, 112-114 Waterman Avenue, retains most of its original two-over-two double-hung wood sash.

The main entrances to each unit are located on flat-roofed side porches like the other groups of double houses, but in this variant, a full-width front porch connects the two entrance porches, forming one continuous wrap-around porch. The rear one-third sections of the side porches are enclosed. One house retains the original wood porch railing with turned balusters. The others have wood or metal replacement railings. One secondary entrance, covered by a shed-roofed awning with triangular wood brackets is located on each side elevation and abuts the west wall of the entrance porch. One additional entrance is located in the second south bay of the rear (west) elevation. On five of the houses, this entrance is within a concrete block enclosure with a slightly pitched gable roof. At least two of these entrances contain the original three-light transom and wood doors with three rectangular panels below a square light.

The alterations to the Waterman Avenue double houses are minor, like the other houses. These alterations include the covering or removal of original cladding; replacement of railings, windows, and doors; and the enclosure of a couple side porches. There is a ca. 1940 one-story, three-bay, rusticated concrete block garage with an asphalt-clad hipped roof is located between the rear elevation of 116-118 Waterman Avenue and the river to the west. The facade (east elevation) of the garage contains three modern roll doors set within a wood frame.

James Anthony House, 154-156 Waterman Avenue (1822–1823)

The James Anthony House is set back approximately 30 feet from the west side of Waterman Avenue. It is located between the Whitehall building and a non-contributing former mill overseer's residence that is now a significantly altered commercial building. The mill complex is highly visible to the west and from the yard of the house. The house is a one-and-one-half story, five-bay by two-bay wood-frame building with an end-gable roof and a historical one-story, long rectangular ell attached to the south elevation. The roof is clad in asphalt shingles, and has a molded wood cornice with gable returns and a brick center chimney. The walls are clad in vinyl siding. The fenestration pattern and entrance locations are historical, but the window openings contain replacement one-over-one double-hung sash. The window surrounds and flanking shutters on the facade are vinyl. Rectangular two-light windows light the basement. The main entrance to the house is located in the central bay of the facade and contains a modern door flanked by single side lights. Another primary entrance at the north end of the ell facade provides access into the ell, which is currently a separate living unit. Each section of the building also has exterior exits with modern doors.

Alterations to the building include the replacement or covering of the exterior cladding, the removal of an entrance portico with two tapered Tuscan columns supporting a flat roof, and the removal of a chimney from the ell. The original stone foundation appears to be altered with concrete, but is not clearly visible from the street. James Anthony constructed the

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house from 1822 to 1823. James was the son of Richard Anthony and helped his father run the first mill when the Anthony family owned it between 1816 and 1835.

Whitehall Building, 158-170 Waterman Avenue (1911)

The Whitehall Building is located on the west side of Waterman Avenue between the James Anthony House and the Greystone Methodist Church. It has almost no setback from the sidewalk and is situated at a higher elevation than the mill complex, so that the building overlooks it. Vehicular access to the site is provided by driveways at the north and south sides of the lot that lead to a paved, narrow parking area or accessway behind (west of) the building. The Whitehall Building was constructed for the Benn Company in 1911 and designed by Frank P. Sheldon. It is a three-story, L-shaped apartment building with a flat wood roof, and a full basement that is fully exposed above grade on the rear (west) elevation. The building is constructed of 7-inch-thick concrete walls and is faced with tan brick on the exterior. A cast-concrete cove cornice with a molded concrete crown at the bottom edge and seven courses of brick corbels below ornaments the top of the building on each elevation. Each elevation is divided into bays by brick piers and spandrels on the third (top) floor. These brick piers are paired at the corners of the building. The width and number of windows within each spandrel vary by elevation. The building is 16 bays long on the facade (east elevation), three bays wide on the north elevation, 17 bays long on the west elevation, and two bays wide on the south elevation.

The most prominent architectural characteristic of Whitehall is a continuous, cantilevered balcony that wraps around the entire building at the second story and is supported by cast concrete brackets. On the rear (west) elevation, the balcony extends across the first and second stories because the basement is fully exposed above grade on this elevation. Contemporary fluted metal columns provide support for a contemporary iron safety railing with a scroll pattern. The columns replicate the rhythm of the original columns, which were probably constructed of wood. A molded metal cornice ornaments the top of the balcony.

Fenestration on the building consists primarily of regularly spaced, single, recessed, rectangular openings with massive, protruding granite sills. Gauged brick lintels are located on all of the third-story window openings and many of the door openings. The majority of the window openings contain one-over-one double-hung replacement windows, with the exception of the first floor on the facade and north elevations. These window openings are square, have end-course brick sills, and contain replacement sliding windows. One of two double-width rectangular window openings at the south end of the west elevation contains original sash with three vertical panes and a horizontal rectangular transom.

The Whitehall Building has multiple entrances on each elevation that provide circulation from the building to Waterman Avenue, the parking area, the wrap-around balcony, and two fire escapes. Most of the entrances contain a modern metal storm door and an original wood door with a rectangular bottom panel and rectangular upper light or panel. The facade (east elevation) has eight entrances on the first story. Two sets of these doors are paired. The first story of the facade originally contained storefronts and varies from the rest of the building. The wall at this location is faced with red brick that terminates at a 1-foot-high protruding granite water table and has engaged cast-iron piers that rest on granite blocks 1-inch higher than the water table. More ornate entrances are located on the second story of the facade (east elevation). The

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second, fifth, sixth, tenth, twelfth, and fourteenth bays from the south contain original doors with single-pane side lights and transoms, defined by decorative concrete divisions. The second, sixth, and tenth bays contain a pair of doors.

A metal fire escape extends across both of the side (north and south) elevations of the building from the balcony to grade level. The north elevation has a pair of doors on the second story that open to the fire escape, and another pair of doors aligned below them on the first story. The first story of the north elevation is faced with the same red brick as the first story of the facade, but it does not have cast-iron piers or a granite water table. The south elevation contains one door on the first story and two basement level doors.

The west (rear) elevation of the building has eight entrances at grade like the facade. All of the entrances on the west elevation are singly spaced and half of them have concrete stoops. A wide, former opening with a granite sill and granite pier protector is located near the north end of the west elevation and is filled in. This opening may have formerly functioned as a loading bay. The first and second stories of the west elevation contain several single paneled doors that open to the balcony.

Most of the few alterations to the Whitehall building resulted from the conversion of the building from multi-use to completely residential. The building historically housed Greystone mill overseers in apartments on the upper floors. The first floor was occupied by a cooperative market and in 1912, the Greystone Post Office moved into the building from 2 Greystone Avenue. The north end of the building contained a chapel on the first floor and an auditorium above. The original, first-floor glass storefronts of the building are now the sections filled in with red brick and sliding windows. A brick sign attached to the cornice in the center of the facade has also been removed. With the exception of these changes and the replacement of the original windows, the building retains a high degree of its structural, architectural, material, and setting integrity.

World War I Memorial Park, Waterman Avenue at Oakleigh Avenue (ca. 1919)

The World War I Memorial Park is located on an irregularly shaped lot on the west side of Waterman Avenue between Greystone and Oakleigh avenues. The park incorporates concrete walls and piers, concrete paths lined with rounded curbs, and granite monuments with metal plaques. The focal point of the park is a group of three granite stones with copper name plaques, located in the center of the west side of the park. The outer two stones are rectangularly cut and the central stone is rougher in form. A straight, concrete pathway aligned with the central granite stone extends west from Waterman Avenue to a semi-circular pathway around the granite monuments. The corners of the straight pathway are marked by concrete piers with recessed panels and cannon-ball spherical concrete caps, but the caps are missing from the two piers closest to the street. Another spherical capped pier remains at the corner of Waterman and Oakleigh avenues, and two are incorporated into a concrete wall with recessed panels that spans the west boundary of the park. Two piers with curved supports at the bottom flank Greystone Avenue across the street from the park. Steps at the southwest corner of the park lead from Oakleigh Avenue to a straight sidewalk leading to the monuments and a diagonal sidewalk leading through the park to Waterman Avenue. The west wall becomes taller near the center of the park, behind the granite monuments. This section of wall is more elaborate. It has paneled square concrete piers at each end, a wide stipple-

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surfaced concrete panel with three rectangular panels below, and three concrete tablets on top of the wall that read "1914 Greystone 1919." The park is in good condition, although some of the concrete is stained or cracked.

194 Waterman Avenue House (mid-nineteenth century)

This house is located at the northwest corner of Waterman and Greystone Avenues. The house faces east and is set back approximately 20 feet from Waterman Avenue and 10 feet from Greystone Avenue. The house is a one-and-one-half-story, two-bay by four-bay, rectangular wood-frame building with an asphalt-shingled front-gable roof, vinyl siding, and a brick foundation. The roof has a slight overhang, wood cornice with wood gable returns, and two brick slope chimneys. The walls are ornamented with vinyl trim made to look like plank corner boards. The original plank window casings have also been replaced with faux-plank vinyl surrounds. Fenestration consists of rectangular openings with one-over-one double-hung replacement windows at the first and second stories, and single-pane awning basement windows. The facade windows are flanked by vinyl shutters. The main entrance to the house is centered on the facade. The entrance contains a modern door and has a Classical surround made of vinyl. A straight, concrete walkway extends from Waterman Avenue to the main entrance. A concrete driveway leads from Greystone Avenue to a modern garage northwest of the house.

This house may have been one of the nineteenth-century houses on Greystone Avenue that was occupied by workers of the first mill at Greystone, formerly located southwest of the Greystone Social Club. A building is shown on the site of this house on an 1853 map of the area (Lockwood and Cushing 1853). Most of these houses were demolished by the time the Benn Company built worker housing.

Richard Anthony House, 201 Waterman Avenue (ca. 1817)

The Richard Anthony House is situated on the middle of a sloped lot on the east side of Waterman Avenue, across from Becks Road. The house is setback approximately 35 feet from the street. Granite steps extend from the street up to an elaborate main entrance. Three, 3-foot-high granite piers with pointed tops remain at the head of a paved driveway on the south side of the lot. These piers historically supported a wood picket gate, which was part of a fence that spanned the front of the property. Currently, the rear (east) half of the yard is enclosed by a contemporary wood fence. The south side of the property abuts a double house on Greystone Avenue and the east side abuts the back of a tenement lot on Langsberries Avenue.

The Richard Anthony House is a two-and-one-half-story, five-bay by two-bay, wood-frame Federal style house with a historic, one-story, gable-roofed wood-framed ell on the east (rear elevation). The house has wood weatherboard siding and wood corner quoins that terminate beneath the gable returns of the roof. The roof is clad in asphalt shingles and has two large brick chimneys on the ridge that vent 10 fireplaces and two brick ovens on the interior. The ell also has one brick ridge chimney. A one-story wood porch wraps the facade (west) and south elevations of the house and obstructs the foundation. The porch dates to the early twentieth century. Plain wood columns support the flat roof of the porch, which is ornamented by a simple molded cornice. Slender turned balusters with square bases and tops form a railing that spans between the columns. Fenestration on the house consists of one-over-one replacement windows on the first and second

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stories with six-over-six windows in the gable ends. The main entrance to the house is located in the central bay of the facade. The entrance consists of a rectangular door opening flanked by stained glass sidelights with wood panels beneath and a segmental arched transom panel with wood plank arranged in a fan pattern. The original door in the main entrance has been replaced with a stained-glass door. Stained glass also fills the side lights.

Few alterations have been made to the house. It was constructed around 1822 by Richard Anthony, the owner of the first mill at Greystone from 1816–1835.

Non-Contributing Resources

Greystone Mill Complex Footbridge (after 1953)

One noncontributing footbridge crossing the Woonasquatucket River is located south of the mill. It is of welded steel construction with a steel grate deck. The bridge is located approximately 100 ft south of the Finishing Building, and is approximately 85 ft long. This bridge was built to provide mill workers with access to an employee parking lot on the Johnston Side of the Woonasquatucket River. Historically there were footbridges located west of the Main Mill, however, the current units, drawn outside the boundaries of this nomination, are all less than 50 years old based on appearance and method of construction.

17-21 Langsberries Avenue (2000)

A three-unit, two-story, rectangular wood-frame building was constructed on the site of a former tenement in 2000. The massing and setback of the new building is similar to the tenements, but it is slightly taller, not as long, and has an end gable roof. The building has vinyl-clad walls, a concrete foundation, and projecting gable hoods with no brackets over the entrances. Fenestration consists of single and paired one-over-one double-hung windows.

**Commercial Building and Remnants of Mill Overseer's House, 146 Waterman Avenue (House: ca. 1840;
Altered to Commercial Building: ca. 1950/late twentieth century)**

A masonry commercial building is located on the west side of Waterman Avenue between the group of six double houses and the James Anthony House. The building is comprised of three sections including two late-twentieth-century one-story wings on either side of a two-story, five-bay-wide block with a flat roof. This middle section of the building is the remains of a former mill overseer's house. The original house was a five-bay by five-bay wood-frame building with a flat roof, wood weatherboard siding, and wood quoins at the corners. It had a regularly spaced fenestration pattern of

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rectangular, two-over-two double-hung windows on both stories and a central entrance with a segmental arched transom. A full-width, one-story porch with a roof balustrade extended across the south elevation of the building. The middle section of the extant commercial building is clearly the same building, due to its massing, fenestration pattern, and location, but it is significantly altered. The facade of the former house is faced with brick and the side elevations are faced with a layer of gypcrete, shaped to form the illusion of a concrete pier and spandrel wall. The two window openings on each side of the main entrance have been combined into one large opening and all of the windows and doors have been replaced. The porch was demolished and the two wings added to the building. The building appears stripped of any original materials and architectural features. It is too altered to contribute to the historical significance of the district.

Garages (6-8 St. Mary's Road, 112-114 Waterman Avenue, 194 Waterman Avenue) (mid- and late twentieth century)

A ca. 1950, one-story, two-bay brick garage with an asphalt-clad front-gable roof faces east at 6-8 St. Mary's Road. At 112-114 Waterman Avenue, a one-story, one-bay vinyl-sided garage with a metal-clad front gable roof is located south of the double house. The door bay is wide and filled in with vinyl. A one-story, one-bay wood-frame garage with an asphalt-clad front-gable roof, vinyl siding, and a modern roll door faces south at 194 Waterman Avenue.

Potential Archaeological Site

Site of the first mill at Greystone

The site of a nineteenth century mill is located in the northwest corner of the district, immediately east of the river on the north side of Greystone Avenue. The site is an irregularly-shaped paved lot with a chain-link fence along the south and east sides. The first mill at this location was constructed in 1813 and was rebuilt twice after fires in 1872 and 1877. Ruins of the mill remained extant until the late 1970s. The ruins have been subsequently filled in and are no longer visible. The east fence line appears to be aligned with a historical right-of-way between the nineteenth-century mill site and the Boarding House, south of the Greystone Social Club and mill dam. The site of the former mill may have potential to yield archaeological evidence of historical waterpower infrastructure associated with the former mill and the site may include remains of the mill foundation.

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STATEMENT OF SIGNIFICANCE

Summary

The Greystone Mill Village Historic District is significant for its associations with Rhode Island's worsted wool industry during the early twentieth century and as a physical expression of company paternalism, where an employer plays a role in providing for the social needs of its employees. The district also possesses significance as a relatively intact collection of resources that reflect the distinctive characteristics of a planned industrial development and historic textile mill architecture and engineering.

The Greystone Mill Village Historic District includes about five dozen contributing buildings, two contributing structures, and one contributing site associated with the construction and development of an early-twentieth-century, company-built mill village erected around the Greystone Mill, a full-production worsted woolen mill. The mill and village were constructed for Joseph Benn & Sons, an English manufacturing company that opened branch operations in North Providence, Rhode Island, in 1904 to avoid the high U.S. tariffs on foreign woolen goods to better compete in the U.S. markets. The company created the mill village from 1904 to 1912 for a workforce that the company transplanted from the Yorkshire and Lancashire regions of England to Greystone. Taken over by the Worcester Textile Company just before World War II, the mill was one of the last and largest full-production worsted plants in New England when it closed in 1999.

The buildings and layout of the mill village are typical of industrial company-planned designs in Europe and New England in the late nineteenth and early twentieth century. The mill and Whitehall buildings are examples of the work of the notable Rhode Island engineering firm of Frank P. Sheldon & Son, which was among the most active textile mill designers in New England during the early twentieth century. Although the machinery was removed from the mill and cosmetic changes have been made to buildings in the village, the district retains its original layout, almost all of the original buildings, and a high degree of architectural and associative integrity. The principal period of significance for the district is 1904-1919, when Greystone was developed as an industrial village. Some nineteenth-century buildings which date from an earlier period of industrial development in this area remain in place to document the appearance of the neighborhood before Greystone was constructed. In addition, a small group of other contributing resources were constructed after 1919, but they are closely related to the operation of the mill—the mill dam is most significant.

Historical Significance

Early Industrial Development of the Greystone Mill Village Site

The area later known as Greystone was initially the site of the Cooper Farm, one of five large farms that dominated the North Providence economy during the late eighteenth century. The Angell family owned a large tract of land on the Johnston side of the river adjacent to the Greystone village site, which is now known as the neighborhood of Graniteville

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(Nebiker and Wright 1976:3)². Captain Olney Angell, along with Peleg Williams and Materson Latham, developed the first mill privilege at Greystone in 1813, when they built a dam and two-story stone cotton mill north of the current Greystone Mill on the north side of Greystone Avenue in 1813. Three years later, they sold the mill to Richard Anthony, a founder of the Coventry Company mill at Anthony in Coventry, Rhode Island. Anthony made cotton yarn and cloth at this mill until 1835, when he sold it to Joseph Wescott who enlarged the building and installed yarn spinning frames in 1862.

The name "Greystone" appears to date from this era, and an 1835 map of North Providence shows "Anthony's Greystone Mill" (Lockwood and Cushing 1835). The first buildings erected in the Greystone district included Richard's and his son, James Anthony's homes at 154-56 and 201 Waterman Avenue, and three buildings on Greystone Avenue, west of Waterman Avenue, that were associated with the early mill (Lockwood and Cushing 1835). By 1853, this section of Greystone Avenue encompassed 11 buildings, including the early mill, and a house was constructed at 146 Waterman Avenue (Lorican and Christie 1853). In 1872 the first mill building burned and was rebuilt by James & George Campbell for rag paper production. It burned again in 1877 and was partially rebuilt by the White Brothers of Chepachet who used it as a gristmill. In 1882 it was the property of Messrs. James Campbell & Son, who made wool shoddy and later sold their property to the Joseph Benn & Sons Company in 1903 as part of that company's land purchases for the Greystone Mill (Bayles 1891:185; Providence Board of Trade Journal 1903a). The building was used as a storehouse by the Greystone Mill during the twentieth century. It was still standing as late as the early 1950s, and was a visible ruin in the late 1970s. The ruins have been subsequently filled in and are no longer visible.

During the nineteenth century, the Johnston side of Greystone Avenue was also developed. Although a few Greystone mill workers may have occupied these buildings in the early twentieth century, historic buildings on this section of the street are not included within the Greystone Mill Village Historic District because their significance is associated with the history of Graniteville, farm development of Johnston, and early turnpike-related taverns. Two former Angell family farm houses in Graniteville are individually listed on the National Register of Historic Places for those reasons and for their associations with the Angell family. The Greystone Mill Village Historic District is a visually distinct, compact collection of buildings located within the Greystone Mill Plat formerly owned by the Joseph Benn & Sons Company and mapped by the city of North Providence in 1938.

Just after the turn of the twentieth century, Joseph Benn & Sons Company, a woolen manufacturer founded in 1860 at Bradford, Yorkshire, England, sought to establish a branch manufacturing facility in the U.S. The move was part of a trend in British woolen production as a number of similar firms constructed branch plants in the U.S. during the nineteenth and early twentieth centuries to avoid high tariffs on foreign woolen goods and enable the companies to better compete in the U.S. markets (Greene and Greene 1996:71). The cost of production was thought to be lower in the U.S. when freight charges and tariffs were factored in (Providence Board of Trade Journal 1906a:566). Examples of other British firms that established plants in the U.S. include the Bradford Company, which relocated to Barre, Massachusetts,

² The Angell family is descended from Thomas Angell who immigrated to America from England in 1631, as an apprentice to Roger Williams. As early settlers of Johnston, the extended Angell family owned a significant amount of land in that town and the neighboring town of North Providence.

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and several others that relocated to Lowell and Lawrence, Massachusetts. Closer to Greystone Mill, the Lister family's Centerdale Worsted Mills operated plants at Stillwater in Smithfield, Centerdale and Allendale in North Providence, and Olneyville in Providence, Rhode Island (Bicknell 1920:3-5).

In 1903, Joseph Benn & Sons Company chose the Greystone privilege, which at that time was located in a sparsely settled agricultural area with the exception of a few mill houses associated with the original Greystone mill, as the site for their new mill. The property owner, James Campbell's son Elisha J. Campbell, sold the old mill and several parcels of land immediately south of Greystone Avenue to Joseph Benn & Sons Company in November 1903 (Bayles 1891:185; Providence Board of Trade Journal 1903a). The remainder of the property west of Waterman Avenue, which is currently occupied by the Greystone Mill was part of the J.C. Collins estate in 1880 (Stone 1880). Collins also owned a tract of land east of Waterman Avenue, which he likely owned until the Benn Company purchased it in 1903. Collins lived in the Richard Anthony House, the only building on aforementioned property in 1880. The boundaries of this land tract as depicted on an 1880 map are the same as this section of the district on the Benn Company's 1938 Plat (Stone 1880; Waterman Engineering Company 1938). In 1880, B. Clark occupied the James Anthony House at 154-56 Waterman Avenue and Z. Whipple occupied the house at 146 Waterman Avenue.

The Joseph Benn & Sons Company and the Greystone Mill Village

The Joseph Benn & Sons Company incorporated under Rhode Island laws in 1903 and by North Providence vote was exempted from taxes for 10 years (Providence Board of Trade Journal:1903b:491). In 1904, the company immediately commenced construction of the Greystone mill complex and surrounding village for approximately 1,000 English employees at an estimated cost of \$2.5 million. This development represented the last major industrial investment of its kind in North Providence (Bissland 1962). Construction began after the Benn Company hired noted Providence mill engineer Frank P. Sheldon to plan and design their new Greystone mill complex in the west side of the district. The first section to be built was the south half of the five-story Main Mill and its attached elevator/toilet tower (Building No. 1) and the attached west section of the Weave Shed (Building No. 2; non-extant) in 1904. In 1906 the company announced plans for a five-story addition to the north, which would employ 300 new operatives. The construction contract was awarded to J.W. Bishop and the addition was completed in 1907 (Associated Mutual Insurance Company 1911; Providence Board of Trade Journal 1906b:506). In 1908, the Benn Company announced plans for another major expansion project that included a five-story extension at the south end of the mill, extending over the Woonasquatucket River for fabric finishing (Finishing Building/Building No. 4). As their success increased, the Benn Company completed a third expansion project in 1911, which included the construction of the Dye House (Building No. 3), the Finishing Building (Building No. 4), and the Tank House (Building No. 10; non-extant); an eastward expansion of the Weave Shed; and modifications/rebuilding of the Singe House (Building No. 5) and Building 13 (non-extant). The existing mill machinery was rearranged at this time to make room for new equipment (Providence Board of Trade Journal 1908:541).

The Benn Company constructed and expanded the Greystone Mill Village in phases that likely corresponded with expansions of the mill complex. The first buildings erected in the village included social necessities located near pre-existing streets, such as the church in 1904, and the Greystone Social Club in 1906. These buildings are still some of the

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closest buildings to the mill and helped establish the heart of the district. A pre-existing public market that operated in the ground floor of the Boarding House on Greystone Avenue and Greystone's first post office, which opened at 2 Greystone Avenue in 1906, further contributed to this social center (Greene and Greene 1996:7;1997:86). "Crosby's fish and chips shop" was located in a pre-existing building immediately in front (south) of the Social Club, but was demolished by 1938 (Greene and Greene 1997:101; Waterman Engineering Co. 1938). The exact order of construction of each of the housing types in the district is unknown, but the houses are organized into distinct groups of one building type in the same location. The double houses on Greystone Avenue and the tenement on Oakleigh Avenue were probably constructed first, because they are located closest to the mill in the center of the district, near a few pre-existing buildings. Based on a review of the 1910 U.S. Census records of the district and the 1913 city directory for North Providence, Benn Company employees appear to have been assigned housing randomly (Union Publishing Company 1913; U.S. Census Bureau 1910). The Benn Company constructed the Whitehall building in 1911, at the end of their construction period, in conjunction with their largest expansion of the mill. This building is the most elaborate building in the village and was professionally designed by Frank P. Sheldon to house a cooperative market, the Greystone Post Office, a chapel, an auditorium, and apartments for mill overseers. The completion of the Whitehall building represents the Benn Company's pinnacle of construction. It may have been the last building they constructed in the district and was the only building programmed to combine multiple community services. An approximately 13-acre portion of the Benn Company's land located west of Waterman Avenue, south of St. Mary's Road, and south and east of Larchmont Avenue was never developed. The company donated this land to the City of North Providence around 1941 (Hall 1941). The city subdivided a narrow strip of this property and created a public park on it across from the Whitehall building in 1965 (Sasso 1965).

The establishment of company-built towns was a practice intended to attract and retain employees through improved living conditions; to improve efficiency through the close proximity of destinations and common daily routines; to ease immigration by forming a community with the same cultural values; and to impose social order. In New England, mill villages with company-built buildings were typically constructed to mitigate a lack of housing in close proximity to the mill, but in England, the construction of new villages or towns presented a solution to overcrowding issues caused by the Industrial Revolution. The paternalistic, moral issue of providing adequate housing and improving the quality of life of the working class gained international interest from architects and manufacturers during the second half of the nineteenth century, especially in England (Garner 1984:5-10). The Benn Company, being an English concern, adopted the paternalistic approach to management and development. This approach suited Greystone Village well because the company created the majority of the neighborhood from vacant land with few residential-supportive services and because the entire community was recruited from England at once. The unique feeling of community and collective identity that resulted from the creation of Greystone Village is still highly regarded in the public memory of North Providence residents (Bissland 1962; Hale 1946; Sasso 1965).

The Benn Company paid for the passage of its new employees to move from Yorkshire and Lancashire England to Greystone. Shortly after the mill workers settled in 1904, they organized the Greystone Social Club. The club met in a room in the nineteenth-century Greystone Mill until 1906, when the Benn Company provided them with their own building, with a pool room on the first floor, hall on the second floor, and dock on the millpond for recreational use

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(Associated Mutual 1911). The Social Club organized most of the events in the village, including dances, water carnivals, swimming contests, boat races, diving contests, ice hockey matches, and cricket and soccer games. After the Benn Corporation donated an athletic field on Angell Avenue to the club, the members organized their own cricket and soccer teams, called "Benn's Mohairs." The field is located in Johnston across the river from the social club building, but is not included in the Greystone Mill Village district because it has been altered into a contemporary baseball field. A 1946 reflection on the Social Club included the statement that the club was "the mecca for every male in the village" and that "During prohibition, beer was brewed in the clubhouse basement from good English formula." The members of the club bought the clubhouse from the Benn Company in 1938 and still occupy it today, although the water events and cricket matches ceased before the mid-twentieth century (Bissland 1962; Hale 1946; Sasso 1965).

As expected of a company village, the Benn Company controlled many aspects of daily life in Greystone. The company provided free water and electricity, collected the garbage in the village, and employed full-time staff to maintain the interior and exterior of the houses. Electricity was shut off at midnight on Saturdays and residents were expected to keep manicured lawns and gardens (Bissland 1962). Historic images of the community depict well-maintained lawns lined with picket-fences (Greene and Greene 1997:98, 101-102). Greystone residents lived on a company schedule, consisting of a 60-hour work week and an annual one-week vacation in August. During the annual vacation, 90 percent of the residents left town; all of the businesses in the village either closed or ran on holiday hours (*Providence Journal* 1926). The Benn Company paternalism also resulted in a feeling of security in Greystone, partially because of the company's needs to retain employees and building tenants. Like other company villages, Greystone included different classes of housing and rents varied depending on the tenant's wages. The loss of tenants or need to recruit new employees in company towns required additional expenditures, so companies that owned housing typically attempted to avoid layoffs or significant wage reductions that initiated strikes (Garner 1984:12). In a 1962 newspaper article that included recollections about life in Greystone from former Benn Company employees, residents remarked how the mill took care of all the chores in the village, and came to the financial aid of families with economic problems, often reserving the jobs of employees who could not work temporarily (Bissland 1962).

The Joseph Benn & Sons Company was listed in *Davison's Textile Blue Book*, a U.S. textile industry standard directory, beginning in 1906. The company withheld statistics for production capacity, employment, and machinery. The company was first listed as a comber, spinner, weaver, and dyer of alpaca and mohair in 1906. Harrison Benn was listed as president until 1913, when Englishman George H. Kerslake, assumed the position. In 1913 the company was said to "comb, spin, and weave alpaca and mohair linings and dress goods, mohair coatings, all counts mohair yarns, single-and two-fold" and included dyeing and finishing. These processes and products were listed for the duration of the company's tenure at Greystone. In 1924 the Joseph Benn & Sons Company reincorporated as the Joseph Benn Corporation, Inc. (Davison 1906, 1913, 1924). About 1938 ownership of the Joseph Benn Corporation passed into the hands of an English company that was uninterested in operating a plant in the U.S., and the mill was closed. In June 1938, Benn appointed real estate agents G.L. & H.J. Gross, Inc. to sell the company's dwellings, and stipulated that they first be offered to the existing tenants or mill workers in appreciation of the loyal work of the employees. The first plat of Greystone Village dates to this sale. About 1940 a small portion of the mill was used for flax processing for linen fiber (Bissland 1962; Gross and Gross 1938; Waterman Engineering Co. 1938).

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Worcester Textile Co., Inc. 1940–1999

In 1939 the Worcester Textile Company purchased the Greystone Mill and began making fine worsted fabrics for menswear. The Worcester Textile Company was founded in Worcester, MA, by Herbert and Edgar Gregson, graduates of Bradford Technical College in Bradford, England. Herbert specialized in yarn spinning and Edgar in cloth weaving. They came to America and established their company in 1919. The Gregsons operated geographically separate spinning and weaving plants in Worcester for 10 years. In 1929 the company moved to Valley Falls, Rhode Island, where they found a larger mill and more flexible labor laws, as women were not allowed to work after 11:00 p.m. in Massachusetts. Ten years later they had outgrown the Valley Falls plant, and purchased the Greystone Mill when it became available with the departure of the Joseph Benn Corporation (Edgerly 1979; Miller 1997).

In 1941 *Davison's Textile Blue Book* listed the Worcester Textile Company for the first time, and indicated that the company had 150 employees operating 3,600 worsted spindles, and 96 broad looms, and performed dyeing and finishing. In 1942 employment rose to 500, and in 1946 the number of broad looms rose to 104. In 1948 operators included the Flax Processing & Linen Co., maker of linen yarns, with 7,200 spindles. This company appears to have been a short-lived tenant and was not listed again. Worcester Textile apparently continued to invest in new equipment, and in 1950 the number of worsted wool spindles rose to 5,400, and the number of broad looms rose to 120 (Davison 1941, 1942, 1946, 1948, 1950). The Gregsons, known as "the two masters," believed in "everyday good management practice," including extreme fairness to employees, installation of up-to-date equipment, close attention to details, and keeping waste to a minimum. They initiated profit sharing with all employees in 1941 (*Providence Journal* 1969).

During the Worcester Textile Company's tenure, Greystone Mill was retrofitted with architectural and mechanical elements of "controlled conditions" and materials handling improvements designed to improve the atmospheric conditions and efficiency of operations. Control of air quality, including temperature, moisture, and associated static electricity was important in the textile industry, and facilitated reliable, precise fiber handling operations. Industrial air conditioning began as early as 1906, and became more widespread after the 1921 introduction of the Carrier Corporation centrifugal chiller. Controlled conditions plants became more prevalent in the 1940s (Bradley 1999:173–176). The blocked windows seen at many New England textile mills are commonly thought to be associated with responses to the early 1970s energy crisis, however, this feature at Greystone Mill, and the remaining Carrier chillers, blowers, and ventilation ducts are evidence of modern period efforts to retrofit the complex for controlled conditions. During the first half of the twentieth century the ideal mill form shifted from vertical to horizontal. This was in part because of materials handling changes including the forklift truck in the World War I era and standardization of the shipping pallet by 1930. These innovations made work most efficient in tall, one-story buildings with smooth floors and high floor loading capacities and the loft became an inefficient form (Bradley 1999:104–105). At Greystone Mill, the pallet elevator at the south end of the Main Mill, internal pallet conveyor network, and dedicated, limited-floor travel elevators are evidence of efforts to improve materials handling through mechanization.

Although the period of significance for the Greystone Mill Village ends in 1957, the Worcester Textile Company continued to produce fine worsted yarns and fabrics until 1999. This unusual phenomenon in New England textile

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manufacturing can be attributed to the legacy of “everyday good management practice” instituted by Edgar and Herbert Gregson. Their management philosophy was perpetuated by Edgar’s son, Raymond, who took over as president in 1962, and continued to frequently replace machinery, offer a wide variety of products, and enable production flexibility. The company expanded from menswear fabrics into women’s designer lines in the 1980s, and employed approximately 700 people. The company’s sales jumped by two-thirds in a three-year period in the late 1980s. The company went into heavy debt in the late 1990s, and a venture capital firm assumed the debt in exchange for company stock. Shortly thereafter the mill was placed in receivership, the assets liquidated, and the looms sold to a company in Pakistan. When it closed in September 1999 the Worcester Textile Company’s Greystone Mill was the last full-production, vertically integrated worsted mill in New England (Edgerly 1979; Maynard 1999; *Providence Journal* 1969, 2000; Smith 1999a, 1999b; Smith and Murphy 1999; Toohar 1988).

Architectural/Engineering Significance

Design of the Company Mill Village

Late-nineteenth- and early-twentieth-century industrial company towns and villages were designed to provide adequate housing and to function efficiently, with destinations easily accessible from manufacturing facilities. The buildings in the Greystone Mill Village exemplify some typical principles of company-planned developments and popular building types. The Greystone Mill Village is especially significant as an example of an English mill village, constructed in New England, during an international movement to improve the life of the working class. The life of the worker was a primary issue discussed at the first international forum for housing improvements, held at the Paris Exposition in 1889. This exhibition included displays of model worker housing. Between 1892 and 1910, eight more housing congresses that included industrial housing concerns were held in Europe and attended by the United States Bureau of Labor (Garner 1984:110–111).

The plan of the Greystone Mill village is designed with a regular, functional street pattern and small, but not overcrowded lots. Each apartment has at least one and more commonly, two private egresses and access to a small yard. Although Greystone is a compact community, the housing areas are clearly separated from the manufacturing site. The housing was historically buffered from the mill by tall trees and the landscape was improved through visually unifying fences and regular maintenance. These characteristics were tools the companies used to provide a more desirable environment for its employee residents (Garner 1984:68–70).

Greystone Village has three types of housing including the double house, rowhouse-style tenement, and more elaborate Whitehall apartment building, that likely served different income classes. The double house is an evolution of the early-nineteenth-century one-and-one-half-story, gable-roofed frame weaver’s cottage, which continued as a popular, economic and acceptably comfortable building form through the late nineteenth and early twentieth centuries (Garner 1984:93–95). Manufacturing companies found double houses more suitable for mill workers with families and considered them more appropriate for avoiding overcrowding than large apartment blocks. Double houses were upheld as examples of model housing at the housing congress meetings in the 1890s. The design of double houses with entrance porches on the side

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elevations is a British and European characteristic. These porches housed privies that required separate entrances. Privies were located on the inside of New England houses, where space was more available, so the side porches were unnecessary. The double houses at Greystone are a hybrid of New England and English characteristics, with English side porches, but frame (rather than masonry) construction (Garner 1984:105–114). The row-house style tenement buildings present at Greystone are also a popular English industrial building type. Rowhouses and large apartment buildings were typical forms of worker housing in England in the early nineteenth century, and by the late-nineteenth century, architects concerned with quality of living began redesigning these types of buildings. Apartment buildings or tenements with back-to-back apartments were outlawed and the “rowhouse arrangement” of apartments with individual entrances was encouraged (Garner 1984:102–106).

The Whitehall Building is an anomaly in the Greystone district and is representative of the experimentation with and elevation of the status and quality of worker housing between 1870 and 1910. Unlike the frame housing at Greystone, Whitehall was professionally designed by a notable engineer, and erected at the considerable cost of \$250,000 (Bissland 1962; Kulik & Bonham 1978:130; Sasso 1965). The expanse of windows on the building and impressive cantilevered balcony offer many opportunities for light and air. The building is also a notable and early example of the use of reinforced concrete for a large-scale residential or commercial building, more commonly used for warehouse or factory construction at the time. The use of concrete as a structural component is expressed confidently at Whitehall in the continuous cantilevered balconies that wrap around the building.

Greystone Mill

Greystone Mill is a large, representative example of a state-of-the art ca. 1900 textile mill. The Main Mill and Finishing Building are examples of the expression of the nineteenth-century tradition of long, narrow, multistory buildings, and the Weave Shed and Dye House are examples of the transition to flat, one-story production sheds.

The Main Mill is a large example of the “industrial loft,” a specialized type of building often associated with textile manufacturing, consisting of two or more stories in a long narrow configuration. This shape was developed in the nineteenth century to satisfy the combined needs for interior light and linear power transmission via lineshafting. Useable floor space was maximized by concentrating vertical circulation in exterior towers that typically held water tanks for gravity-fed firefighting systems (Bradley 1999:29–34, 93). These buildings employed fire resistive, or “slow-burning” construction, with heavy, brick, self-supporting outer walls with narrow piers and wide window spandrels, and internal firebreak walls. The interior framing system, which supported the floor load, consisted of widely spaced, heavy timber (or sometimes cast iron) posts, timber or steel beams, and thick, multilayer plank floors, providing limited surfaces for fire to take hold. Interior structures sometimes also included limited examples of true British “fireproof” construction using brick arches and steel beams, a method not widely used in U.S. factories. This type of construction is found in the Greystone Main Mill boiler room, and represents 1 percent of the floor construction in the complex (Bradley 1999:117–121, 126–129, 155; Brooks 1906:50, 54–68; IRI 1996; Wermiel 2001).

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The Weave Shed (Building No. 2) and Dye House (Building No. 3) are examples of the single-story production shed, or “weave shed” as it was known in textile mills. This building type, with its distinctive multiple monitor sawtooth profile roof, was known as the “British weave shed roof.” This form began to appear in the U.S. in the 1880s, but did not come into general use in New England until after 1900. This type of building evolved because of several factors. The interior structure of the older, vertical mill buildings could not withstand the vibration of the increasingly large weaving looms being introduced at the time, and the advent of direct electrical drive using individual motors allowed for more flexible arrangement of machinery. The weave shed employed a 30-60-90-degree triangle monitor roof profile, glazed on the short north side to allow interior diffusion of indirect natural light over a wide enclosed space. The new building form allowed vibration free, rationally arranged, well lit production space, which enabled precision operation and increased output per machine (Bradley 1999:192–193; Cole 1926:95, 98; Kulick and Bonham 1978:22).

Frank P. Sheldon

Greystone Mill and the Whitehall Building were designed by engineer Frank P. Sheldon, one of the most prolific mill engineers in New England during the early twentieth century. Sheldon was born in Providence on February 16, 1846. He had a natural aptitude for engineering and gained firsthand experience through mill employment in Rhode Island and Massachusetts. In 1870 he designed the first automatic machine screw threading machine for the American Screw Company. He then chose to apply his practical experience to the establishment of a mill engineering business, and designed many prominent plants in New England and the southern states over the next 45 years. He served as director of textiles for the U.S. at the Paris Exposition Universelle Internationale in 1900. He was listed in Providence city directories as a mill engineer with Westminster Street offices until 1913. He died August 17, 1915 (*Providence Journal* 1915:14). After his death in 1915, Frank P. Sheldon’s son continued the business, and in 1921, F.P. Sheldon & Son published *A Half Century of Achievement*, a 50th anniversary corporate retrospective. By then the firm offered a wide variety of industrial plant design, equipment and construction services, including textile mills for all fabrics. The book summarized the firm’s accomplishments, and listed clients and illustrated buildings. Examination of their client list reveals that the firm had 566 contracts with 289 clients, 27.7 percent of which had multiple contracts with the firm, in 20 U.S. states and four Canadian provinces. Sixty-seven of those clients were located in Rhode Island, representing 23.1 percent of all clients, with 116 contracts, or 20.5 percent of the firm’s entire output. Most major regional textile concerns were included in the firm’s client list. The firm was known for research and development of industrial building features and innovation in the use of sawtooth roofs (Sheldon 1921; Woodward 2003).

Frank P. Sheldon’s career evolved during a period when factory design evolved from the practice of the “mill doctor” to the professionalization of industrial engineering. Many firms like F.P. Sheldon, Lockwood Greene, and others came to prominence in the late nineteenth century. These firms grew from the formal training and practical experience of individuals, who later formed consulting practices, and established the specialty field of industrial engineering by 1910 (Bradley 1999:18–21, 81–83). Many practitioners like Sheldon, advocated research—his company publications included treatises on testing roofing materials, heat transmission through types of sash, and evaluation of natural illumination in sawtooth roofs. The 1921 corporate retrospective contained a summary of its calculated approach to weave shed geometry in an accompanying article originally published by the American Society of Mechanical Engineers (Sheldon 1921).

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F.P. Sheldon & Son executed eight contracts for Joseph Benn & Sons Company by 1921 (Sheldon 1921). It is not clear which buildings were included but the limited number of buildings and the marked continuity of their detail and design suggest an exclusive Sheldon-Benn relationship.

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Maps

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1911 *Joseph Benn & Sons, Inc. "Greystone Mills" (Worsted Mill) Greystone, R.I. Serial No. 9736, Index No. 15776, May 17, 1911, Boston, MA.*

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1853 *Map of the Town of North Providence, Rhode Island.*

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1880 *Map of the Town of North Providence, RI.*

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Continuation of UTM References

- E. 19.0293307.4637864
- F. 19.0293310.4637829
- G. 19.0293362.4637840
- H. 19.0293452.4637677
- I. 19.0293412.4637638
- J. 19.0293372.4637633
- K. 19.0293324.4637705
- L. 19.0292612.4637669
- M. 19.0293427.4637297
- N. 19.0293299.4637366
- O. 19.0293275.4637357
- P. 19.0293249.4637382
- Q. 19.0293269.4637397

Boundary Description

- Beginning at a point at the northwest corner of Map 20, Parcel 21 (20/21) in North Providence, Rhode Island
- east to a point at the northeast corner of 20/608
- southeast along a line of convenience across Waterman Avenue to a point at the northwest corner of 20/603
- east to the northeast corner of 20/603
- north to the northwest corner of 20/601
- east to the northeast corner of 20/589
- south to the southeast corner of 20/589
- east to the northeast corner of 20/579
- south to the southeast corner of 20/583
- west to the southwest corner of 20/583
- southwest and northwest along St. Mary's Road to the southeast corner of 20/595
- west to the southeast corner of 20/595
- north to the south tip of 20/606
- northwest to the southeast corner of 20/607
- west across Waterman Avenue to the southeast corner of 20/639 at Oakleigh Avenue
- south along the west side of Waterman Avenue to the southeast corner of 20/636
- west to the southwest corner of 20/636
- northwest along the east bank of the Woonasquatucket River to a point at 20/32 located immediately south of the footbridge south of 20/817

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-
- west across the Woonasquatucket River and Johnston/North Providence city boundary to the southwest corner of Map 39, Parcel 338 (39/338) in Johnston, Rhode Island
 - northwest along the west property line of 39/338 to the northwest corner of 39/338
 - east along the north property line of 39/338 across Woonasquatucket River and Johnston/North Providence city boundary to a point near the southwest corner of Map 20, Parcel 662 (20/662) in North Providence, Rhode Island
 - north along the east bank of the Woonasquatucket River and across Greystone Avenue to a point on the east bank of the river on 20/21 across from 20/612, at the southeast corner of the mill dam
 - west across the Woonasquatucket River and Johnston/North Providence city boundary to a point on the west bank of the river at the southwest corner of the mill dam
 - north along the west bank of the river to a point at the northwest corner of the mill dam
 - east across the Woonasquatucket River and Johnston/North Providence city boundary to a point at the northeast corner of the mill dam
 - north to the point of beginning

Boundary Justification

The boundaries include the full extent of all historic elements and certain associated landscape features that contribute to the significance of the Greystone Mill Village Historic District. The boundaries generally follow the Greystone Mill Plat recorded by the city of North Providence, Rhode Island and mapped in 1938. The boundaries also follow legally recorded property lines, roads, and natural watercourses. Lines of convenience cross one private road and the Woonasquatucket River and North Providence–Johnston boundary at the south end of the district.

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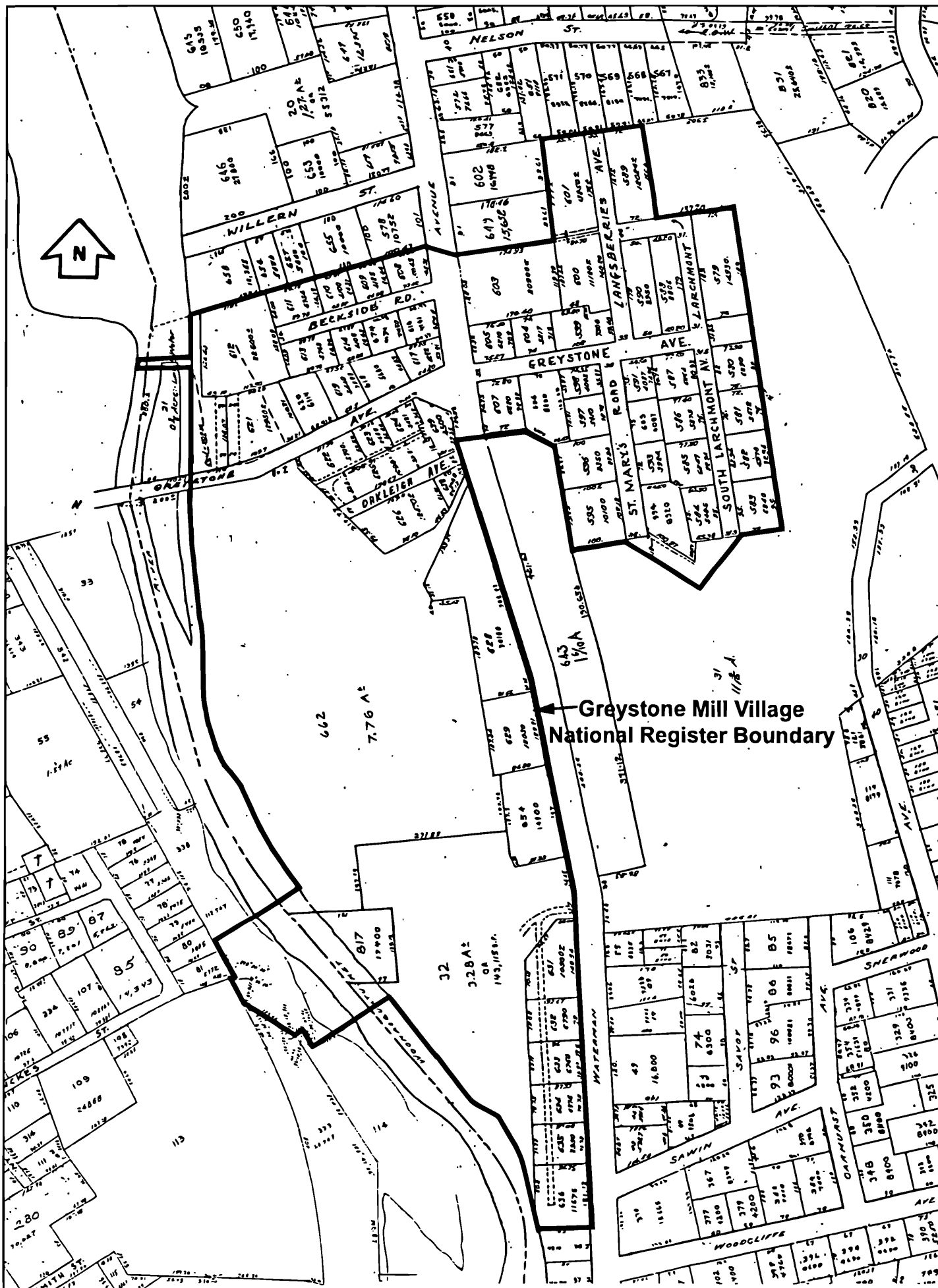
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Assessor's Map, North Providence Map 20/Johnston Map 39



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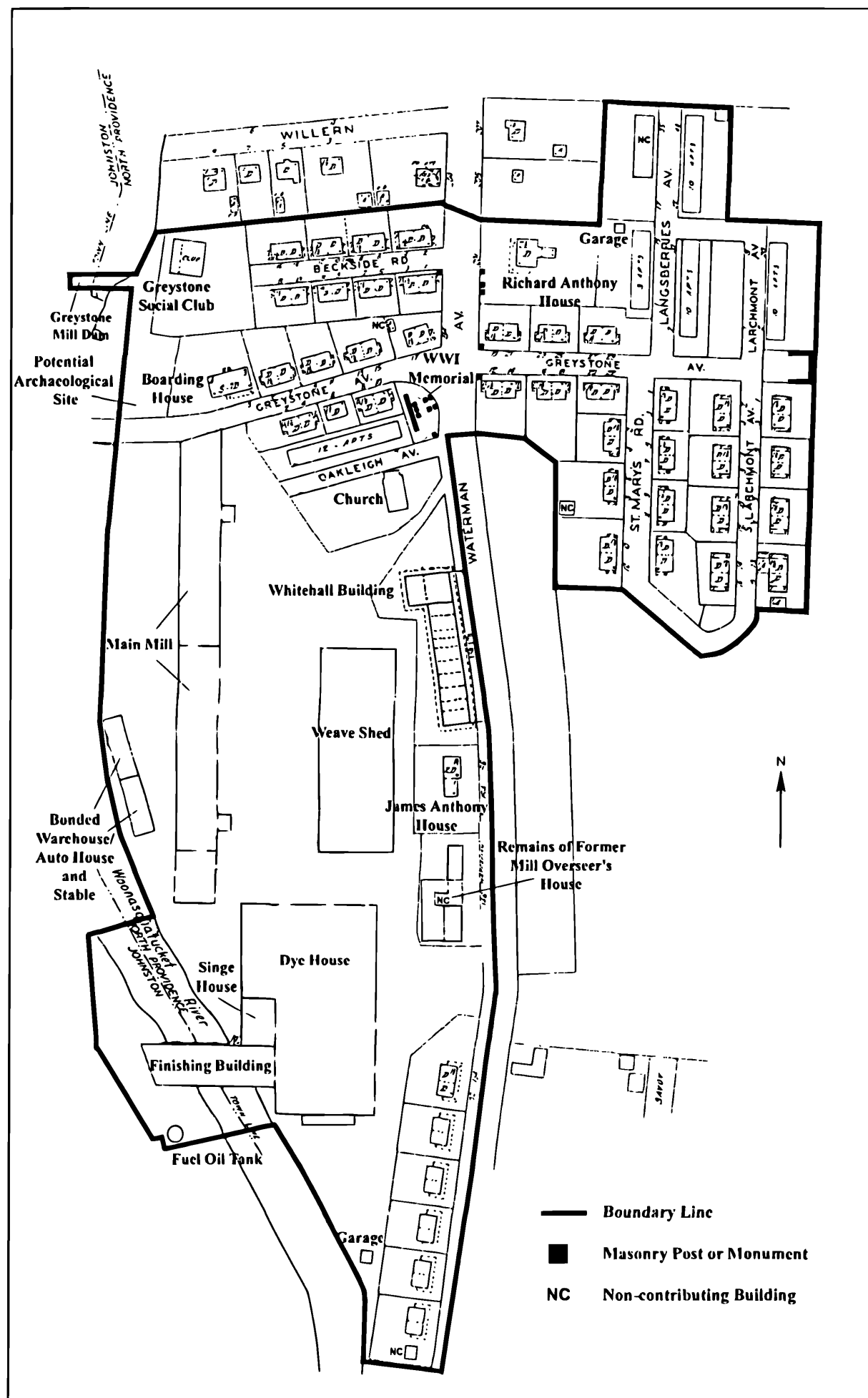
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Greystone Mill Village Site Plan, PAL 2007



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Greystone Mill Plat Map, 1938



North Providence Assessor's Office, North Providence, RI.

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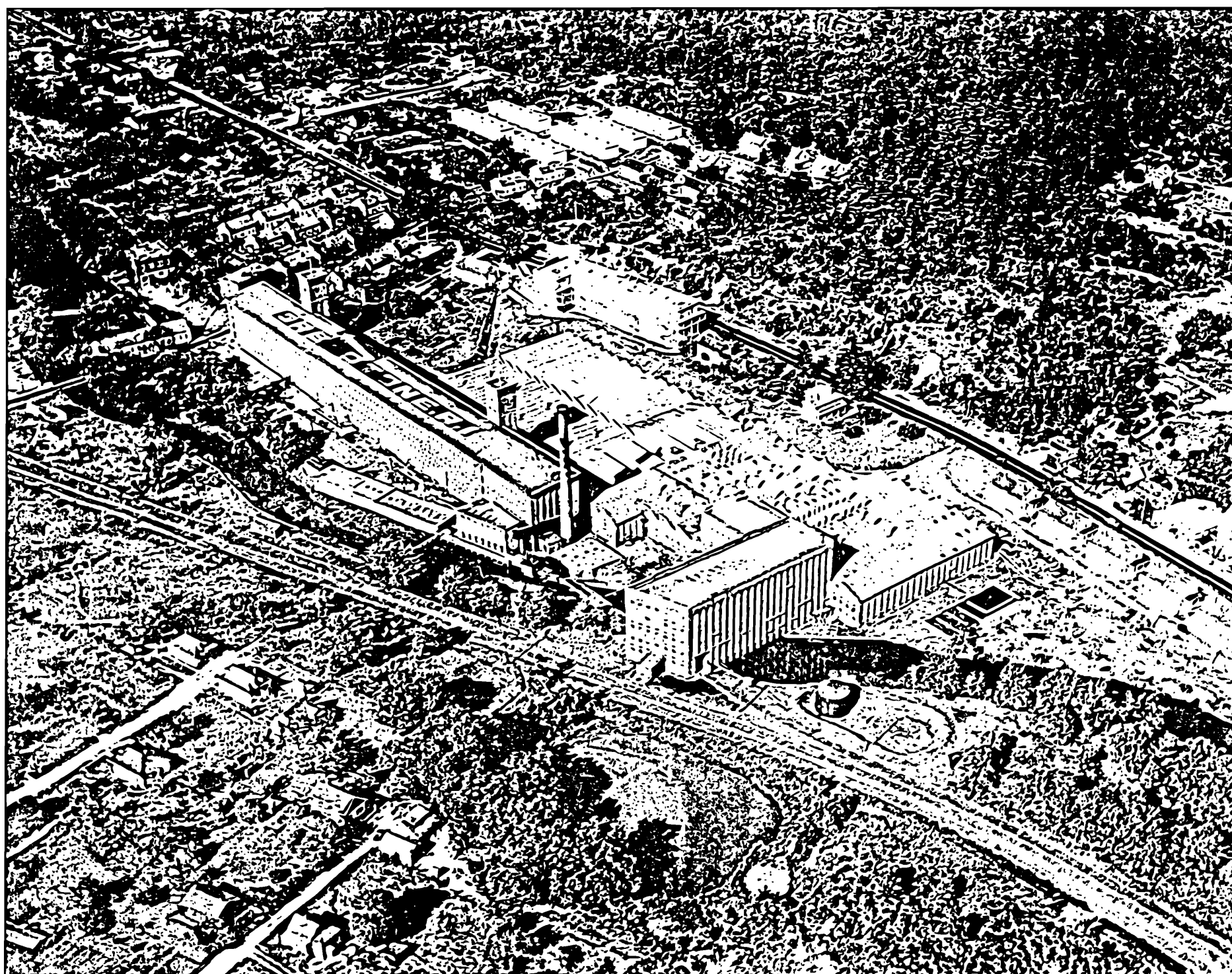
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Aerial Photograph of Greystone, circa 1929



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Historic photograph of Greystone looking east, 1927



Thomas E. and Barbara A. Greene, *Images of America: North Providence*. Arcadia Publishing Company, Dover, NH, 1996.

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PHOTOGRAPHS

1. Social Club, Boarding House, and Main Mill, Greystone Mill Village Historic District
2. North Providence, Providence County, Rhode Island
3. Mathew Kierstead, Alyssa Wood, and Jenny Fields
4. February and March, 2007
5. United States Military Academy, West Point, New York
6. General view of northwest end of district, looking southeast from Johnston
7. Photo 1 of 16

Items number 2-5 are the same for all subsequent photographs.

1. Whitehall Building, Church, Oakleigh Avenue Tenement, and 8-10 Greystone Avenue, Greystone Mill Village Historic District
6. General view of center of district, looking southwest from Waterman Avenue
7. Photo 2 of 16

1. Main Mill and Finishing Building, Greystone Mill Village Historic District
6. View of mill complex, looking southeast from Johnston
7. Photo 3 of 16

1. Dye House and Finishing Building, Greystone Mill Village Historic District
6. View of mill complex, looking northwest, near Double Houses on Waterman Avenue
7. Photo 4 of 16

1. Becksides Road Double Houses, Greystone Mill Village Historic District
6. View looking west down Becksides Road from Waterman Avenue
7. Photo 5 of 16

1. Social Club, Greystone Mill Village Historic District
6. View of Social Club, looking northeast from parking area
7. Photo 6 of 16

1. Boarding House, Greystone Mill Village Historic District
6. View looking east on Greystone Avenue from mill
7. Photo 7 of 16

1. Greystone Avenue Double Houses, Greystone Mill Village Historic District

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6. View of east side of Greystone Avenue, looking east from intersection with Waterman Avenue
7. Photo 8 of 16

1. Church, Main Mill, and Oakleigh Avenue Tenement, Greystone Mill Village Historic District
6. View looking west down Oakleigh Avenue from Waterman Avenue
7. Photo 9 of 16

1. Larchmont Avenue Tenements and South Larchmont Avenue Double Houses, Greystone Mill Village Historic District
6. View looking southeast at Larchmont Avenue, from rear parking area of 22-40 Langsberries Avenue
7. Photo 10 of 16

1. St. Mary's Road Double Houses Greystone Mill Village Historic District
6. View looking north on St. Mary's Road
7. Photo 11 of 16

1. Waterman Avenue Double Houses, Greystone Mill Village Historic District
6. View looking southwest on Waterman Avenue at south end of district
7. Photo 12 of 16

1. James Anthony House, Greystone Mill Village Historic District
6. View looking northwest on Waterman Avenue
7. Photo 13 of 16

1. Whitehall Building, Greystone Mill Village Historic District
6. View looking southwest on Waterman Avenue
7. Photo 14 of 16

1. Whitehall Building, Greystone Mill Village Historic District
6. View looking east towards Waterman Avenue from mill complex
7. Photo 15 of 16

1. Richard Anthony House, Greystone Mill Village Historic District
6. View looking northeast on Waterman Avenue
7. Photo 16 of 16

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Greystone Mill Village Photo Key, PAL 2007

