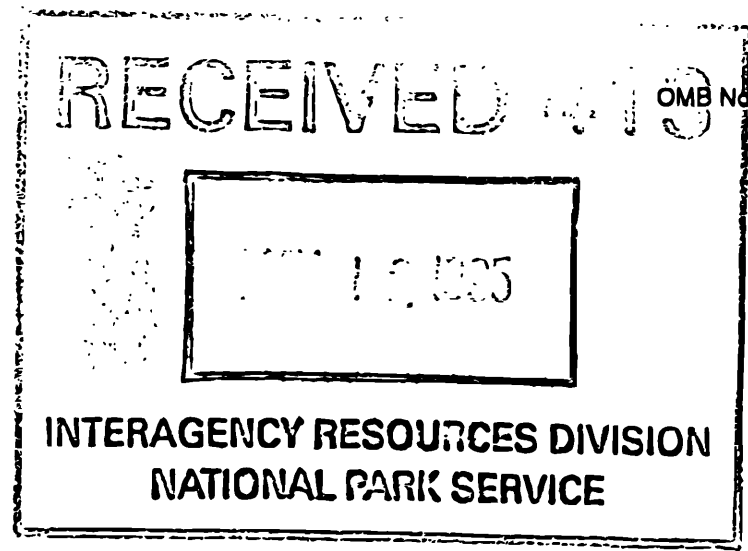


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



711

1. Name of Property

historic name: Blackstone Boulevard Realty Plat Historic District

other name/site number: _____

2. Location

street & number: roughly bounded by Blackstone Blvd., Rochambeau Ave., Holly St., and Elmgrove Ave.

not for publication: N/A

city/town: Providence vicinity: N/A

state: RI county: Providence code: 007 zip code: 02906

3. Classification

Ownership of Property: private

Category of Property: district

Number of Resources within Property:

Contributing	Noncontributing	
<u>152</u>	<u>28</u>	buildings
<u>1</u>	_____	sites
_____	_____	structures
_____	_____	objects
<u>153</u>	<u>28</u>	Total

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

Name of related multiple property listing: N/A

Property name Blackstone Boulevard Realty Plat H. D., Prov. County, RI

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register Criteria.

Frank C. Williamson
Signature of certifying official

___ See continuation sheet.
5/1/95
Date

State or Federal agency and bureau

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

___ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I hereby certify that this property is:

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

Edson H. Beall

Entered in the National Register

6/9/95

other (explain):

for Signature of Keeper

Date of Action

6. Function or Use

Historic: DOMESTIC

Sub: single dwelling

Current: DOMESTIC

Sub: single dwelling

Property name Blackstone Boulevard Realty Plat H. D., Prov. County, RI

7. Description

Architectural Classification:

LATE 19TH EARLY 20TH CENTURY REVIVALS

Other Description: _____

Materials: foundation	<u>BRICK, STONE</u>	roof	<u>ASPHALT</u>
walls	<u>WOOD, BRICK</u>	other	_____

Describe present and historic physical appearance.

X See continuation sheet.

8. Statement of Significance

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

Applicable National Register Criteria: A, C

Criteria Considerations (Exceptions): N/C

Areas of Significance: Architecture
Social History

Period(s) of Significance: 1915-1945 _____

Significant Dates: 1923 1926 _____

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: _____ Martin, Marshall B.
 _____ Aldrich, William T.
 _____ Wills, Royal Barry

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

X See continuation sheet.

Property name Blackstone Boulevard Realty Plat H. D., Prov. County, RI

9. Major Bibliographical References

See continuation sheet.

Previous documentation on file (NPS):

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

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: _____

10. Geographical Data

Acreage of Property: c. 40 acres

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
A	<u>19</u>	<u>301770</u>	<u>4635840</u>	B	<u>19</u>	<u>301780</u> <u>4635140</u>
C	<u>19</u>	<u>301490</u>	<u>4635180</u>	D	<u>19</u>	<u>301310</u> <u>4635390</u>
E	<u>19</u>	<u>301480</u>	<u>4635800</u>			

Verbal Boundary Description: See continuation sheet.

Boundary Justification: See continuation sheet.

11. Form Prepared By

Name/Title: Karen Parker & Arnold Robinson, Authors;
Wm McKenzie Woodward, Editor

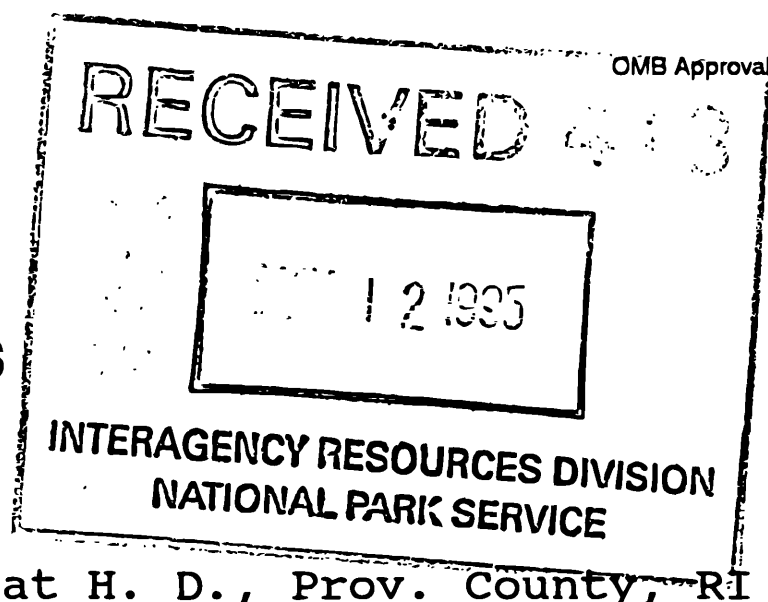
Organization: Providence Preservation Society / R.I. HP & H Comm Date: Jan. 95

Street & Number: 21 Meeting St. / 150 Benefit St. Telephone: 401-831-7440/277-2678

City or Town: Providence State: RI ZIP: 02903

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Description

The Blackstone Boulevard Realty Plat Historic District is an approximately forty-acre suburban residential neighborhood in the northeast corner of Providence. Within it are over 100 large, high-style houses on ample, meticulously landscaped lots that line wide, tree-lined streets, now as during the period of significance. Integrity of both individual properties and of the district as a whole remains extremely high.

Within the district's roughly trapezoidal area the streets generally follow a grid pattern. It is bordered on the east by Blackstone Boulevard, a broad north-south thoroughfare with two roadways separated by a landscaped esplanade, and on the south by Rochambeau Avenue. Holly Street and Elmgrove Avenue, both running generally north-south, lie just within the district's western boundary. Elmgrove Avenue continues in a gentle "S" curve to join Blackstone Boulevard at the district's northern boundary. Cole Avenue, a straight north-south street parallel to Elmgrove Avenue and Blackstone Boulevard, links Rochambeau to Elmgrove and serves as the spine for four perpendicular cross-streets: Intervale, Westford, Wingate, and Harwich Roads. Balton Road completes the grid, running north-south between Rochambeau and Intervale.

Houses in the district are located on large, wide lots that are 8,000, 10,000, or 12,000 square feet. A number of lots exceed even this generous size, and two large lots at the southern end measure 1.75 and 3.59 acres. At the time the plat was developed, the standard Providence house lot was 4,000 to 5,000 square feet. The use of deed restrictions in the design of the dwellings and in their placement within the lot affected the visual quality of the Blackstone Boulevard Realty Plat. Deed restrictions governed minimum lot size, minimum setback, distance between neighboring houses, and garage placement. With the exception of the two large lots, houses within the district are set back a uniform distance of twenty feet from the street.

Most dwellings in the plat were built in the late 1920s or early 1930s. They are typically clapboard, brick, brick-veneer, or stucco-covered wood-frame construction, executed in revival styles fashionable in the early and mid-twentieth century. Neo-Georgian and Tudor/Old English Cottage are the most prevalent, followed by Mediterranean, Norman/French Provincial, and a number of stylistic hybrids. Most properties have a garage, either incorporated into the house (more frequent in later construction) or built separately near the rear of the lot. The free-standing garages are often in the style of their houses.

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Individual lots are well—and often lavishly—landscaped. Meticulous planning and maintenance have produced yards with immaculately clipped and edged green lawns punctuated with trees, shrubs, and beds of a wide variety of native and exotic plants.

The integrity of the district is excellent. All buildings have been well maintained. Additions and alterations generally respect the character of original construction. Unsympathetic renovations are few, and generally limited to occasional replacement of original wood siding with aluminum or vinyl—but without removing trim—and inappropriate replacement windows—usually thermal-pane sash with imitation muntins.

Because development within the district did not fill the area before construction ceased during World War II, there are some twenty houses dating from 1946 to the present. New buildings are commensurate in quality with those associated with the period of significance but fall outside the fifty-year eligibility guideline of the National Register. These dwellings, fine examples of twentieth-century domestic architecture in their own right, have been included in the inventory of the district as non-contributing buildings. They should be reevaluated in the future for their contribution to the significance of the district.

In conclusion, the Blackstone Boulevard Realty Plat constitutes an distinguished collection of stylish early and mid-twentieth-century revival style dwellings as well as a representation of later contemporary styles—all designed and built by some of the locality's foremost architects and builders.

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INVENTORY

All properties are contributing unless marked "NC"

BALTON ROAD

- 20 NC GUSTAF AND MARION L. SWEET HOUSE (1951): Elsworth Reed, builder. A one-story split-level, aluminum-sided dwelling with a cross-gable roof. A one-car garage is incorporated at basement level in the projecting wing. Sweet, a physician, had his office at 196 Waterman Street.
- 22 CHARLES H. HUDSON HOUSE (1929): R. S. Hamilton, architect; Frank N. Gustafson, builder. A one-and-a-half-story, weatherboard and brick, English Cottage dwelling with a cross-gable roof and entrance in the forward-projecting wing. Hudson was a manager for E. I. duPont de Nemours & Company.
- 25 FREDERICK E. AND ALBINA BODELL HOUSE (1928): William T. Aldrich (Boston), architect. A handsome dwelling designed in the manner of an 18th-century English manor house, set on a large lot partly surrounded by a brick wall. Constructed of hollow tile with Flemish-bond brick veneer, it has a two-and-a-half-story, hip-roofed main block with a one-and-a-half-story, hip-roofed, L-plan service and garage wing extending from one side. The house has a garden front on the south and an entrance front on the north. The seven-bay garden front has a central segmental-arch-pediment door surmounted by a stone bay with a shallow relief carving of a shouldered architrave around the window. The entrance front, overlooking a motor court framed by the main block and the service wing, has a three-bay, end-gabled entrance pavilion with a doorway framed by pilasters and a pediment. There are segmental relieving arches over the windows and segmental-arch roof dormers. This is one of the grandest and most costly houses erected in Providence in the 1920s. Bodell was a partner in Bodell & Company, a banking and brokerage firm.
- 32 CARL W. MILLER HOUSE (ca 1926): A two-and-a-half-story, brick-clad, Modern Colonial house with a central recessed doorway framed by pilasters and impostes with rosettes and an entablature broken by an architrave with a plinth block above, and flanked by bay windows. Miller was a professor at Brown University.

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Garage (before 1936): A single-bay, structure located behind the house, not visible from the street.

35 NC SIDNEY A. AND EDITH KANE HOUSE (1949): Royal Barry Wills, architect; Nerforth Brothers, builders. A one-and-a-half-story, weatherboard-sheathed Cape Cod cottage with a cross-gable roof and large center chimney. Kane was president of Senak Company of America.

38 ALLEN H. GRIMWOOD HOUSE (ca 1925): George W. Waterman, architect; Silvan Brothers, builder. A two-and-a-half-story shingled Colonial Revival dwelling with a projecting central vestibule and a front dormer. Grimwood was a salesman at H. A. Grimwood Company, lumber dealers at 1163 Westminster Street.

Garage (1925): A two-car, one-bay, gable-roofed, weatherboard-sheathed structure built contemporaneously with the house.

45 EDMUND J. AND MARGARET A. SULLIVAN HOUSE (1931-32): Edwin E. Cull, architect; A. H. Leeming & Sons, builder. A large, handsome, two-and-a-half-story brick dwelling in the Georgian Colonial style of the middle Atlantic region, with segmental-arch ground floor windows, paneled shutters, a modillion cornice, segmental-arch dormers, and a high hip roof with a flat central deck surrounded by a balustrade. Set on a corner lot, the house has two facades: one facing Balton Road and one facing a motor court off Intervale Road. The Balton Road front contains a recessed central doorway trimmed with Ionic pilasters on pedestals, a cushion-frieze entablature, and a segmental-arch pediment. The more elaborate courtyard front has a pedimented doorway in a central projecting entrance pavilion flanked by large bow windows. Sullivan, grandson of rubber magnate Joseph Banigan, lived with his new bride and parents in the family home at 254 Wayland Avenue until this house was completed. Like others in his family, he worked in manufacturing.

50 JOHN J. BIDDER HOUSE (ca 1926): A two-and-a-half-story, five-bay-facade, brick, Colonial Revival dwelling with a center entrance with sidelights. Bidder was the founder of the J. J. Bidder Cordage Company, manufacturers of cordage and rope, located at 251 Tockwotton Street.

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BLACKSTONE BOULEVARD

- 436 JEROME RICHMOND AND ELINOR C. FALES HOUSE (1927-28): Marshall B. Martin, architect. A large, handsome two-and-a-half-story, L-plan, cross-gable-roof, brick and half-timber Tudor Revival dwelling set on a corner lot. Its wings are arranged along the street frontages with the side wing projecting slightly beyond the front wing, forming an end-gabled pavilion at one end of the facade. There is also a gabled pavilion projecting from the side of the side wing. The main entrance, with a Tudor-arch stone enframingent, flanks the front pavilion. There are prominent front and side chimneys with flue columns topped by terra-cotta chimney pots. The upper stories of parts of the side wing are articulated with timber work infilled with stucco on the side and with chevron, herringbone, and other patterned brickwork on the end comprising the front pavilion. Fales was a cotton manufacturer. This is probably the best example of Tudor Revival in Providence.
- 450 ETHEL H. AND E. IRVING ROGERS, JR., HOUSE (ca 1928): A large and unusual two-and-a-half-story, cross-gable-roof, T-plan neo-Georgian brick dwelling with a projecting, angled entrance bay at one corner of the intersecting wings. The entrance is sheltered by a columned portico with a wrought-iron balustrade forming a balcony for a second-story window. Rogers was vice president of Parks Brothers & Rogers, jewelry manufacturers.
- 460 ALICE H. MORAN HOUSE (1935): Edwin E. Cull, architect; A. H. Leeming & Sons, builder. A two-and-a-half-story English Regency brick dwelling with slate hip roof, five-bay facade, and a slightly projecting, gabled center entrance pavilion. Delicate detailing includes a front door framed by leaded sidelights and semicircular fanlight; doors and windows set within blind arches; pilasters, quoins, and string course in raised brick; and a roof parapet with rosette ornamented copper coping. Alice H. Moran was the widow of Thomas V. Moran when she built this house.
- 470 NAHAM (NEAL) AND FLORENCE PANSY HOUSE (1947): John M. Sinclair, NC builder: A two-story three-bay-facade, stucco Mediterranean dwelling with a pantile hip roof, a central recessed, segmental-arch entry beneath a wrought iron balcony. Pansy was a rayon manufacturer.

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- 500 OSCAR AND LENORE LEACH HOUSE (1965): A two-story, five-bay-facade, NC brick-and-vertical-board, Southern Colonial dwelling with a central full-height three-bay Ionic entrance portico, and a flank-gable roof. The building incorporates a basement two-car garage. Leach was president of H. Leach Machinery Company.
- 514 ISAAC AND SUSAN F. ROSE HOUSE (ca 1929): Marshall B. Martin, architect. A large, two-story Mediterranean style building with a three-bay main block, articulated by raised, stuccoed quoin blocks, and set-back side wings, all covered by pantile hip roofs. It is accented with Renaissance-derived detailing executed in polychrome glazed terra-cotta, including a center entrance with engaged columns and a broken pediment, a triple-arched second-story window, and classical architraves surrounding some first-floor windows. First occupied by Isaac Rose, a partner in the Joseph Marcus & Company furniture dealership, this house may have been built for Richard F. Richardson, a developer responsible for the construction of several dwellings in the Blackstone Boulevard Realty Company Plat.
- 530 SAMUEL I. AND ROSE COHEN HOUSE (1938): David Shapiro, architect; Leo Sylvania, builder. A two-story, brick Colonial Revival dwelling with a slate hip roof. Georgian-derived detailing includes a central entrance pavilion with colonnettes and a wrought iron roof balustrade, blind fans over windows, quoins, and a modillion and dentil cornice. Cohen was president and treasurer of Providence Electric Company, Inc.
- NC Garage (1954): A two-car, single bay hip-roofed structure sheathed in weatherboard.
- 540 LOUIS AND FRANCIS KIRSCHENBAUM HOUSE (1954): D. Thomas Russillo, NC architect; Acme Building Company, builder. A weatherboard-, brick-, and stone-clad dwelling with a two-story end-gable-roof center section flanked by one-story flank-gable wings. The entrance is set to one side of the center section. Kirschenbaum was a partner in the law firm Kirschenbaum & Kirschenbaum. At about the same that the Kirschenbaums built this house, his law partner and relative built a house around the corner at 56 Wingate Road (q.v.).

COLE AVENUE

- 427 BRIDGHAM ESTATE SERVANTS QUARTERS (1925): Built approximately ten years after the main house at 460 Rochambeau Avenue (q.v.), this

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dwelling originally housed the Bridghams' servants, including John H. Stewart, gardener, and Frank Potter, chauffeur. This stuccoed two-story, gable-roofed structure was later converted into a single-family dwelling.

464 SAMUEL B. AND EDNA F. LEVY HOUSE (1941): John M. Sinclair, builder. A two-story, three-bay-facade, aluminum-sided, Colonial Revival dwelling with a central entrance porch and two-car garage attached to the main block on the northeast corner. Levy was president and treasurer of Lasco, Inc., and Levy-Anderson Company, a manufacturer of lockets and bracelets.

470 HORACE S. AND GERTRUDE G. DRYFOOS HOUSE (1941): John M. Sinclair, architect/builder. A two-story, hip-roof, shingle-clad dwelling with a front bay window and front door set to one side of the facade. Dryfoos was president of Kay Jewelry company.

Garage (ca 1941): Located behind the main house and not visible from the street.

486 WILLIAM E. AND ANNA G. SPRACKLING HOUSE (1925): A two-and-a-half-story, aluminum-sided, Colonial Revival dwelling with a triglyph frieze at the eaves, flank-gable slate roof, and segmental-arched dormers. The center entrance, with sidelights and elliptical fanlight, is set within a segmental-roofed porch flanked by flaring-metal-hood, multiple-pane bow windows, 1946 replacements for the original double-hung sash windows.

498 SAMUEL A. AND MARJORIE P. EVERETT HOUSE (1927): A two-and-a-half-story, five-bay-facade, brick-clad, five-bay-facade Colonial Revival dwelling with a central pedimented fanlight doorway with leaded-glass fan, and door surround with reeding and rosettes. The dwelling also has an arched second-story center window and pedimented dormers. Everett was president and treasurer of Calder Dentine Company, and Everett & Bannon Company, Inc.

507 FRANCIS O. AND MARY A. B. ALLEN HOUSE (ca 1926): A two-story, L-plan, asymmetrically massed, brick neo-Tudor dwelling covered by a cross-gable roof with one hipped end and one gabled end. A front chimney near the center of the facade is flanked on one side by a small one-story, shed-roofed bay and an adjoining two-story gabled entrance pavilion with a segmental-arch doorway surmounted by a tripartite

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segmental-arch window and wrought-iron balcony. Allen was treasurer of the Hazard Cotton Company.

- 508 NEWTON P. AND MARY L. HUTCHISON HOUSE (ca 1925): A broad, low-slung two-story, five-bay-facade stuccoed dwelling with a pantile hip roof and a center entrance with fanlight within a porch with wrought-iron roof balustrade. Hutchison was a principal partner in Hutchison and Company, a banking and brokerage firm.
- 518 FREDERICK B. AND JACQUELINE N. THURBER HOUSE (ca 1926): A two-story, three-bay-facade stuccoed Mediterranean dwelling with a Baroque center entrance, corner pilasters, and blind arches with rosettes over the ground-floor windows. Thurber was president of Tilden-Thurber Jewelers when he and his wife built this house.
- 525 TOM AND JAYNE HOWICK HOUSE (1927): A large, handsome, extremely picturesque two-story, gable-roofed, L-plan Tudor Revival dwelling with brick, stucco-and-timber, and shingle wall cover, set on a corner lot with two wings along the street frontages. A projecting, gabled pavilion near the center of the main facade contains a broad, two-story, segmental-arch, quadripartite window under a drip mold and an off-center, one-story, projecting gabled entrance vestibule. To one side of the pavilion is a two-story, rectangular bay window covered by an extension of the roof slope. The facade wall continues beyond the end of this wing and is pierced by an arched gateway, while at the opposite end a prominent chimney anchors the intersection of the two wings. The subsidiary wing contains a two-car garage in a slightly projecting end bay and has dormer gable breaking the eaves line, a bow window, a side entrance, and a second-story French window with a balcony. Howick traded investment securities for H. M. Byllesby & Company. After the Stock Market Crash of 1929, the Howicks sold this house in 1930 to Robert B. Dresser, an attorney with Edwards & Angell, and moved into Dresser's former dwelling at 150 Everett Avenue.
- 526 WILLIAM G. AND JEANE THURBER HOUSE (1926-27): John Sinclair, architect/builder. An imposing two-story, three-bay, hip-roofed, stuccoed dwelling in the style of an antebellum Greek Revival southern mansion, with a full-height tetrastyle Composite-column portico and a central doorway with sidelights surmounted by a balcony with a classical balustrade. It was built for William G. Thurber, secretary of Tilden-Thurber Jewelers, and his wife Jeane, a native of the American South.

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- 540 ADOLPH W. AND GRACE M. ECKSTEIN HOUSE (ca 1937): Verna C. Salamonsky, New York, architect. A picturesque two-story, gable-roofed, three-bay dwelling of white-painted random-course ashlar masonry, with design features derived from American Colonial, Federal, and English Regency architecture. It has a recessed central entrance trimmed with fluted composite pilasters, incised bands of reeding and rosettes, an entablature with turned-up backband and dentils, a carved panel of foliage, and a leaded fanlight; a delicate Regency side porch with trellis-work arcade and supports; an arched dormer; and a bow window. It was designed for Providence physician Adolph Eckstein and his wife.
- 546 JAMES AND OLGA BARTLEY HORSE (ca 1927): A two-story, gable-roofed, English Medieval Revival style dwelling with random-coursed stone and stucco wall cover and a central gabled entrance pavilion containing a recessed doorway in a segmental-arch opening under a flaring hood. It was constructed for the proprietor of the Mohican Hotel and his wife.
- 560 WALTER F. AND MARGARET L. FARRELL HOUSE (ca 1936): A handsome two-story, gable-roofed, brick dwelling in the Georgian Colonial style of the mid-Atlantic region with paneled shutters and modillion cornice. Its elaborate central entrance with transom is framed by engaged columns and a modillion-trimmed segmental pediment. The house was built by the Murdot Company and became the home of Walter and Margaret Farrell in 1937. Farrell was president of the Union Trust Company, absorbed in 1957 by Industrial National Bank, now Fleet Bank.

ELMGROVE AVENUE

- 574 PAUL ANJOORIAN HOUSE (1968): A two-story, patterned-shingle dwelling set end to the street behind a parking forecourt with a stone wall at the street front. Paul Anjoorian was owner of the Armenian Rug Company.
- 578 CHARLES A. AND MABEL ROBBINS HOUSE (1940): Howard H. Pierce, builder. A two-story Garrison Colonial stone and shingle dwelling with bay windows under the second-story overhang flanking central entrance and an attached garage. Robbins was superintendent of the Prudential Company.
- 579 JAMES I. AND HAZEL SHEPARD HOUSE (ca 1925): A plain, two-and-a-half-story shingled dwelling with a central entrance porch on wrought-iron supports. Shepard was an attorney.

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Garage (1925): A single-story, gable-on-hip roofed, single-bay structure.

585 RALPH AND JENNIE GREGORY HOUSE (ca 1929): Dwight Seabury Company, architect. An L-plan, asymmetrical one-and-a-half-story, flank-gable-roofed, brick Tudor Revival dwelling with a small gabled front dormer and an off-center, end-gabled front projection fronted by a one-story, end-gabled vestibule containing an arched doorway with rusticated stone surround. The front gables have stucco-and timber detailing. The house, possibly constructed by developer Richard Richardson, was first owned and occupied by Ralph and Jennie Gregory. Gregory was president and treasurer of Goodwin & Gregory Company, Inc., processors of silver.

600 SAMUEL AND BETTY BEERMAN HOUSE (ca 1949): A two-story, shingled, hip-roof Contemporary dwelling with a side-hall entry, horizontal window bands, and garage prominently attached to the northeast corner of the facade. Beerman, president of Bette Rand Inc., and his wife Betty were the original occupants.

601 WINTHROP AND AGNES PARKS WINSLOW HOUSE (ca 1925): A two-and-a-half-story, cross-gable-roof, brick-veneer English Cottage dwelling with the main entrance set under a flaring hood on the side of a central projecting entrance pavilion with an end-saltbox-profile roof. Gabled front dormers break up through the eaves and a one-story, gable-roofed ell extends from the main block at the southeast corner. A low brick wall topped by a wrought-iron fence runs along part of the lot frontage. Winthrop Winslow, an agent for Massachusetts Mutual Life Insurance Company, and his wife purchased the house while it was under construction. When they bought the property, both house and garage were clad in stucco; the brick veneer was added in 1938. The Winslows moved down the street to 750 Elmgrove in 1936. This later became the home of Albert and Selma Pilavin, donors of an important collection of modern American art to the Museum of Art, Rhode Island School of Design.

Garage (1925): A one-bay, two-car brick-veneer structure with gambrel roof.

604 MICHAEL L. AND ELLA MULLANEY HOUSE (ca 1929): A picturesque two-and-a-half-story Tudor Revival dwelling of brick, stucco and half-timber, with cross-gable roof, gabled central projecting vestibule round-head front door. Mullaney was a dentist.

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Garage (1930): A two-car, one-bay brick structure with slate hip roof.

- 612 FERGUS J. AND MARY F. C. McOSKER (ca 1931): John F. O'Malley, architect. A picturesque two-story, L-plan, asymmetrical brick dwelling in the style of an Italian villa, set on a trapezoidal corner lot with the internal angle of the "L" facing the street. It has a pantile-covered hip roof; a recessed, arcaded entrance porch near the intersection of the wings; a projecting front stair bay with an arched landing window, covered by an extension of the roof slope; a trapezoidal, one-story, flat-roofed side sun porch with a high parapet and floral-bass relief panels in the wall; arched French doors on the ground of the main block and sun porch, with contrasting keystone and springer blocks; and extended-rafter eaves brackets with sawn profiles. McOsker, a Providence lawyer, moved here from Edgewood with his wife.

Garage (ca 1931): A two-bay, pantile hip roofed, brick structure attached to main house through an arcaded breezeway with fanlights over each door.

- 630 WILLIAM A. AND LAURIE GAMMINO HOUSE (1928): Oresto DiSaia, architect. A two-and-a-half-story, brick- and weatherboard-clad Colonial Revival dwelling, set on a raised terrace with extensive plantings, with a central arched, recessed entrance. Gammino, a contractor who later practiced law, and his wife moved here from Broadway, on the west side of Providence.

Garage (1928): A two-bay, gable-roofed, weatherboard structure.

- 640 GEORGE R. URQUHART HOUSE (ca 1929): John Roche, architect/builder. A brick, two-and-a-half-story English Cottage dwelling with an extended foreslope slate roof, a gabled front-end projection, and a central entrance under an arcaded porch. Urquhart's profession is listed as receiver in the Providence directories. This was later the home of Frank Licht (1916-1989), Rhode Island's first Jewish Governor, who served from 1969 until 1973.

- 650 OLIVER L. AND MARY D. THOMPSON HOUSE (1929): John Roche, architect/builder. A brick, two-and-a-half-story symmetrical English Cottage dwelling with a central gabled, brick entry porch with an arched opening. Thompson was a manager of the U. S. Rubber Company.

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Garage (1929): A two-stall brick structure located behind the main house and not visible from the street.

660 CHARLES F. AND LOUISE BACON HOUSE (1930): Leo Logan, builder. A two-and-a-half-story brick Federal Revival dwelling with an asymmetrical six-bay facade, sidelight and elliptical fanlight entrance within a shallow composite-column porch with dentil and modillion cornice and wrought-iron balustrade, blind fans over the ground floor windows. The slate roof has end-wall parapets and corner pedestals with urns. Bacon worked in investments.

Garage (1930): A two-car, one-bay, brick structure with hip roof.

666 VICTOR CONRAD HOUSE (1930): Evaristo Nanni, architect/builder. A two-and-a-half-story, five-bay-facade, brick Federal Revival dwelling with a central entrance porch with Ionic columns and wrought-iron balustrade and a tripartite second-story center window with a blind elliptical fan. Conrad was a physician.

Garage (1930): A two-car, one-bay, brick structure with hip roof.

670 ERNEST AND PEARL NATHAN HOUSE (ca 1941): A two-story, three-bay-facade, neo-Georgian aluminum-sided dwelling with broken-scroll-pediment center entrance, quoins, modillion-and-dentil cornice, hip roof, and an attached gable-roofed garage. Nathan was a chemical manufacturer.

678 SAMUEL AND REBECCA YOUNG HOUSE (1951): Samuel Lerner, architect; NC Paris Construction Company, builder. A single-story L-plan, hip-roof brick Ranch house with entrance recessed under a porch at the nook of the L, bow window to one side, and garage prominently placed in the projecting wing. Young was an owner of the Young Brothers Mattress Company.

690 WALTER S. AND MARGUERITE H. H. STEWART HOUSE (ca 1935): Leo Logan, builder. A picturesque two-and-a-half-story, five-bay-facade, neo-Georgian brick dwelling. The central arched entrance is surrounded by wrought-iron trelliswork applied to the walls; windows are accented with flat arches and wrought-iron balconies; and the cornice is trimmed with dentils. Upon its completion Leo Logan sold the house to Marguerite Stewart, wife of Walter Stewart, president and treasurer of W. S. Stewart, Inc., auto dealers.

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- 696 JOHN R. AND MARION WHITE HOUSE (ca 1930): Leo Logan, builder. A brick, two-and-a-half-story, five-bay-facade, Federal Revival dwelling with center entrance with sidelights and elliptical fanlight within a semi-circular-plan porch with Composite columns and a wrought-iron roof balustrade, dentil porch and eaves cornice, and blind arches over the ground floor windows. White was a principal in John R. White and Son Company
- NC Garage (1953): A two-car, one-bay, brick structure with slate gable roof.
- 702 PIERRE AND CAROLINE BRUNSCHWIG HOUSE (ca 1928): Leo Logan, builder. A brick, two-and-a-half-story, three-bay-facade Colonial Revival dwelling with a central fanlight entrance within a pedimented Ionic-pilaster frame, paired bow windows, and a slate roof. It has a frieze of reeded panels and rosettes breaking up through the eaves cornice. Brunschwig worked for L. Levy & Company, manufacturer of imitation stones.
- Garage (before 1936): A two-car, two-bay, brick structure with slate gable roof.
- 710 ELLEN F. ANDERSON HOUSE (ca 1928): This house was one of several built by Leo Logan and purchased on speculation by Richard and Irene Richardson. A two-story, three-bay-facade, slate-hip-roof, brick dwelling combining both Tudor and Georgian features, including a center entrance porch with a flaring hood on brick and wrought iron supports and banded windows under shallow relieving arches. Ellen F. Anderson was the widow of Samuel Anderson when she moved here.
- Garage (before 1936): A two-car, one-bay, brick structure with slate hip roof.
- 715 J. HOWARD AND ESTELLE A. McGRATH HOUSE (1935): Milton R. Kenyon, architect. A brick, two-and-a-half-story, cross-gable-roof, L-plan, Tudor Revival dwelling with gabled dormers breaking through the eaves, stucco-and-half-timber trim in the dormers and gable ends, a one-story, projecting entrance vestibule flanking the front wing, and a bay window. The house was probably built by contractor Joseph T. Majeau and was subsequently sold to J. Howard McGrath (1903-1966), who at that time was United States Attorney for Rhode Island and an associate in the Providence law firm of Theodore Francis Green, then

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Governor of Rhode Island. McGrath lived here while serving as Governor of Rhode Island from 1941 to 1945.

716 GEORGE F. AND JULIEN M. O'SHAUNESSY HOUSE (1929): Philip Franklin Eddy, architect; Leo Logan, builder. A picturesque two-story, cross-gable-and-hip-roof, Tudor Revival brick dwelling with asymmetrical facade of multiple projected front gables of varying depth flanking a center entrance with a rusticated stone surround and a flaring hood. A front chimney with terra-cotta pots rises prominently to the west of the entrance, and the facade wall extends beyond the end of the house mass to screen a side terrace reached through an arched, wrought-iron gate. The house was built by contractor-developer Leo Logan and later sold to Julien O'Shaunessy, wife of George F. O'Shaunessy, partner in the law firm of O'Shaunessy & Cannon. From 1911 to 1919, Mr. O'Shaughnessy was the first Irish-American from Rhode Island to serve in the United States House of Representatives.

Garage (1929): A two-car, one-bay, brick structure with slate hip roof.

722 EVERETT J. AND MABEL C. HORTON HOUSE (ca 1928): A two-and-a-half-story, cross-gable-roof, brick-and-half-timber, Tudor Revival dwelling with a limestone-framed round-arch center entrance with recessed door a label mold above, flanked to the west by a projecting pavilion with stucco-and-timber gable. Horton was the proprietor of E. J. Horton & Company, wholesale flour dealers.

NC Garage (1946): A three-bay, brick-and-half-timber structure with a slate roof.

730 ROBERT L. AND CAROLINE S. GILMAN HOUSE (1930): B. S. D. Martin, architect; Bowen & Aikess, builders. A handsome, amply proportioned, brick, two-and-a-half-story, five-bay-facade Federal Revival brick dwelling with a modillion cornice, gabled dormers, and paired end chimneys at the roofline. The center entrance has sidelights and an elliptical fanlight set within an elaborate porch of paired Composite colonnettes and a roof turned porch balustrade with urn finials; above the porch is a Palladian window set under an elliptical relieving arch with fan-pattern spandrel infill. Gilman was vice president of Coated Textile Mills, Inc.

Garage (1930): A one-bay, two-car, brick and weatherboard structure with gabled roof and circular window above door.

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738 HERBERT R. AND NELLIE W. DEAN HOUSE (1926): An ample story-and-a-half shingled Dutch Colonial cottage with a front veranda recessed under the roof slope, a broad front shed dormer, and a central entrance framed by sidelights and a transom light. This house is reminiscent of the Dutch Colonial houses of New York and New Jersey. Its south-facing orientation, on axis with the northern terminus of Cole Avenue, is particularly impressive. Dean was an insurance agent and an officer of the Shepley Land Company.

Garage (1926): A two-car, one-bay, weatherboard-sheathed structure with a gable roof.

741 JOSEPH K. AND SYLVIA LEVY (1950-51): Barker & Turoff, architect; Vincent Nanni, builder. A two-story brick-and-vertical board, Southern Colonial dwelling with a hip roof and a full-height central portico with a two-bay attached garage. Joseph K. Levy, of the Senak Company of America, and his wife, Sylvia, were the first occupants.

750 HIRAM W. AND CHARLOTTE L. EMERY HOUSE (ca 1930): Monahan & Meikle, architect; Frank N. Gustafson, builder. A large, two-and-a-half-story, five-bay-facade, gambrel-roofed, Georgian Revival dwelling with brick end walls, a weatherboard-sheathed facade, central entrance with sidelights and a blind elliptical fan, modillion and dentil cornice, and central Palladian dormer flanked by pedimented dormers. Emery, a wire manufacturer, and his wife lived at the Wayland Manor, 500 Angell Street, after their marriage in 1929, until moving here upon the completion of this house. In 1936 Mr. and Mrs. Winthrop Winslow moved here from 601 Elmgrove Avenue.

753 EDITH C. THORNTON AND EDITH T. CABOT HOUSE (1930): Harry Marshak, architect; Carl Hyman, builder. A 2-story, hip-roof dwelling of brick with cream-colored stone trim, executed in a hybrid neo-Georgian/Spanish Colonial Revival style. The symmetrical main block has quoins, rusticated first-floor window surrounds with stepped-triangle lintels containing escutcheon reliefs, and a central entrance bay with a shouldered door architrave containing a relief panel of anthemion and palmettes surmounted by a shallow wrought-iron balcony fronting a French window with rusticated jambs. It was built for two widows who were members of a family with financial interests in the Coats & Clark Mill in Pawtucket.

Garage (1938): A two-car, one-bay, brick structure with slate gable roof.

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- 757 MACK M. AND SYLVIA FORMAN HOUSE (1938): Muir & Rigney, architects; Leo Silvia, builder. A picturesque dwelling of stucco, stone, and rustic weatherboard modeled after the vernacular farm buildings of northwestern France. It is a two-and-a-half-story, cross-gable-roof, L-plan structure with a conical-roofed, cylindrical entrance tower at the intersection of its wings. Forman was a salesman.
- Garage (1938): A weatherboard, one-bay, two-car, slate-gable-roof structure.
- 760 HARRY B. AND RUTH E. MEAD HOUSE (1928): Marshall B. Martin, architect. A long, two-and-a-half-story, cross-gable-roof, asymmetrically massed Tudor Revival dwelling of brick, stone, and half-timber, with shed and gabled front dormers; an off-center, gabled front projection containing an oriel window and stucco-and-timberwork in the gable; leaded casement windows grouped in horizontal bands, and a Tudor-arch entrance with Tudor-rose spandrel reliefs under a label mold, set in a rusticated stone surround flanked by a massive stone front chimney with terra-cotta chimney pots. Mead was a Brinks Express Company salesman.
- 767 HENRY J. AND MARION L. HASSENFELD HOUSE (1930): Harry Marshak, architect. A large, two-story, cross-gable-roof, asymmetrically massed Medieval Revival dwelling of brick, stone, stucco-and-timber, and weatherboard. An off-center, gabled front projection, flanked by a tall front chimney with tile inserts and terra-cotta chimney pots, contains stucco-and-timber and weatherboard cladding in the gable and a subsidiary gabled, projecting entrance bay with a doorway surrounded by random-course ashlar masonry and a broad limestone Tudor arch surmounted by timberwork infilled with stucco and patterned brickwork. Hassenfeld was secretary and treasurer of Pawtucket-based Hassenfeld Brothers, Inc., manufacturers of leather novelties, the parent company of Hasbro Industries, one of the country's largest toy manufacturers.
- Garage (1930): A stucco and wood, two-bay structure with a gable roof.
- 768 FRED H. AND ADELLE F. PERKINS HOUSE (ca 1929): William T. Aldrich (Boston), architect. A long, two-story, hip-roofed, neo-Georgian style brick dwelling with tall end-wall chimneys, bricks laid to resemble dentils at the cornice, and a delicate vine-covered Regency-style front porch with a flaring roof supported by a trelliswork arcade. The house was originally painted white, and had an elaborate

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Neo-Georgian pale fence (now missing) which was very important to the picturesque quality of the house and its suburban setting. Prominently sited at the intersection of Elmgrove Avenue and Blackstone Boulevard, it is a key visual anchor of the district. It was designed for investment broker Fred Perkins and his wife.

FOURTH STREET

- 274 PIERILS T. HERMAN HOUSE (ca 1931): A story-and-a-half English Cottage dwelling with a gable roof, stucco and half-timber cladding with brick and stone accents, three-bay facade with eaves overhanging the front entrance, and a gable-roofed, stucco attached garage. Herman was a manager.

HARWICH ROAD

- 6 WRIGHT D. AND ELSA M. HEYDON HOUSE (1929): Evaristo Nanni, architect. A two-story, five-bay-facade, pantile-hip-roof, brick dwelling with a pedimented center entrance framed by colonnettes and side-lights, tripartite second-story center window; and projecting sun-porch on the west side. Heydon was secretary/treasurer of Central Real Estate Company, Inc.
- 7 JACOB AND PEARL SHORE HOUSE I (ca 1938): Samuel Lerner, architect; Leo Logan, builder. A two-and-a-half-story, gable-roof, neo-Georgian dwelling with a center entrance framed by sidelights and pilasters, paired first-story bow windows, wood quoins, brick end walls, and modillion cornice. It is picturesquely sited on a corner lot surrounded by a white picket fence embellished with rambling rose bushes. Shore was a retail and wholesale produce dealer. The Shores subsequently built the Neo-Colonial house down the street at 48 Harwich Road.
- 15 GRANVILLE S. AND EULA S. STANDISH (1928): John Roche, architect/builder. A two-story, three-bay-facade, Dutch Colonial dwelling with a slate, flank-gambrel roof, shed dormers, and a projecting center entrance pavilion. The first story is clad in brick; the second, in weatherboard. Standish was president/treasurer of the advertising firm of Standish-Barnes Company, Inc., and later Newport Porter Advertising Co. and Re Vode, Inc., manufacturers of toilet articles.

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Garage (1929): A four-bay, brick-clad, hip-roof structure.

- 21 JOHN J. BANIGAN HOUSE (1929): Edwin E. Cull, architect; J. H. Baum, builder. A restrained, two-story, brick, hip-roof, Colonial Revival dwelling set end to street, with a center broken pediment doorway on its east side, heavy dentil cornice, and a center arched dormer. The original owner was manufacturer John Banigan, perhaps a relative of Joseph Banigan, the rubber magnate.

Garage (1929/1938): A single-bay, hip-roof, brick-clad structure.

- 36 DWIGHT D. BOOLE HOUSE (1927): A two-story, brick-clad English Cottage dwelling with an arched center entrance set within a gable-roof porch, plain bargeboard trim, and an attached two-car garage. Boole was office manager at Bodell & Company, dealers in investment securities, at 32 Custom House Street. His employers, Frederick and Joseph Bodell, lived just south of here on Cole Avenue.
- 39 WILLIAM H. JORDAN HOUSE (ca 1927): A brick, two-and-a-half-story, five-bay-facade Federal Revival dwelling with a center entrance with semicircular-plan porch, tripartite second-story center window, modillion cornice, and Palladian window center dormer. Jordan was a physician who moved here from Broad Street.
- 48 JACOB AND PEARL SHORE HOUSE II (ca 1942): Royal Barry Wills, Boston, architect. A five-bay-facade, weatherboard-sheathed, Cape Cod cottage with an overscaled roof, massive center chimney, center entrance, 12-over-12 windows, and an attached side garage wing topped by a cupola. Wills, a nationally known Boston architect who specialized in the creation of sumptuous neo-Colonial suburban homes, designed this house for Jacob Shore, proprietor of Providence's American Super Market, and his wife, who had previously constructed a neo-Colonial residence at 7 Harwich Road.
- 51 JAMES AND BERTHA SINCLAIR HOUSE (1928): Harry A. Lewis, architect; Emil Nelson, builder. A two-and-a-half-story, three-bay-facade, shingle-covered, Colonial Revival dwelling with a center entrance with sidelights and elliptical fanlight and a side chimney. Sinclair was a superintendent.
- 59 HARRY I. AND ETHEL ZITSERMAN HOUSE (ca 1952): A single-story,

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NC vertical board and brick, Contemporary dwelling with a flat roof and attached garage. The Zitsermans moved here from Whitmarsh Street in Elmwood.

65 JOHN M. AND MARGARET McDERMITT HOUSE (1928): Evaristo Nanni, architect/builder. A brick, two-and-a-half-story, five-bay-facade, slate-hip-roof dwelling with sun porches flanking each end of the facade and two-story wings behind the porches, and an ædicular Federal/Greek Revival center entrance, and broad eaves with modillion detailing. McDermitt was a mechanical engineer.

Garage (1929): A two-bay, weatherboard-sheathed structure with a gable roof.

70 MARSDEN PERRY, JR., HOUSE (ca 1927): A very large-scale two-and-a-half-story, brick and aluminum-sided Federal Revival dwelling in Federal-derived style, with a recessed center entry set within a segmental-arch porch. An addition was made to the rear of the house, in 1991, connecting it to an enlarged garage. Perry, son of one of Providence's wealthiest and most powerful industrialist/financiers, was an assistant superintendent.

HOLLY STREET

20 HERMAN F. MacGUYER HOUSE (ca 1928): A shingle-clad, Dutch Colonial dwelling with a five-bay facade, a sweeping roof with a full-length shed dormer, full-width front porch, and side lights framing the center entrance. MacGuyer was secretary and treasurer of Patton-MacGuyer Co. and Patton-MacGuyer Realty Co. located on the corner of Baker Street and Virginia Avenue. Mr. MacGuyer was also treasurer of the General Fitting Co. at 100 Baker Street.

Garage (after 1936): A two-car, single-bay, shingle-clad structure with a gable roof.

29 FRANKLIN D. CROWELL HOUSE (1928): F. B. MacIntyre, builder. A two-story, three-bay-facade, Dutch Colonial dwelling with a center entrance with sidelights and a leaded fanlight, flanking tripartite windows on the first story, a sunporch on the north side, and a sweeping gambrel roof with full-width dormers. Crowell worked in investments.

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Garage (1928): A two-car, one-bay, weatherboard-sheathed structure with gable roof.

- 32 MARGARET DARLING HOUSE (1935): Nathan Harris & Sons, builder. A two-and-a-half-story, three-bay-facade Colonial Revival dwelling with brick on the first story and wood shingles above, sidelights framing the center entrance set within a small porch, and large bay windows on either side of the front door. Mrs. Darling was the widow of George Darling when she built this house.

Garage (1935): A two-car, one-bay, slate hip-roof structure, clad in brick and shingle.

- 44 HARRY C. AND KATHERINE M. ORNDORFF HOUSE (ca 1929): A two-and-a-half-story, three-bay-facade brick Georgian Revival dwelling with a pedimented center entrance, large bay window to either side of the front door, and slate roof. Orndorff worked for a manufacturing company.

Garage (ca 1929): A two-car, brick structure, with a slate gable-roof.

- 51 IRVING J. GLANTZ HOUSE (1951): Henry Markoff, architect; Vincent NC Nanni, builder. A shingle and brick Ranch house with a prominent bow window on the east end of the house and an attached garage on the west. Glantz worked for the Eastern Yarn Co.

- 54 CARL A. AND PEARL MOSES HOUSE (ca 1933): A two-and-a-half-story, five-bay-facade, weatherboard-clad Colonial Revival dwelling with center entrance within segmental-arch porch with latticework infill, tripartite second-story center window, and slate, roof. Moses was a vice president with Fireman's Mutual Insurance Company, at 10 Weybosset Street.

Garage (ca 1933): A two-car, two-bay, weatherboard-clad structure with slate, gable roof.

- 61 CHARLES PHILLIP AND NANCY F. BARBER HOUSE (1935): Harold M. Eye, architect; Peter E. Carlson, builder. A two-story, brick and weatherboard sheathed, hip-roof dwelling with segmental-arch-pediment center entrance and front chimney. Located on a corner lot, the driveway is located on the north side of the property; it is here that

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the relocations of windows and doors has occurred. Charles P. Barber was manager of the gravure department at the Providence Journal.

- 74 BENJAMIN M. MCLYMAN HOUSE (1930): Arthur Rushton, builder: A two-and-a-half-story, three-bay-facade Colonial Revival dwelling clad in weatherboard, with a center entrance within a gable-roof front porch over the center entrance. McLyman was a lawyer.

Garage (1930): A two-car, single-bay, weatherboard-clad structure with a gable roof.

- 80 WILLIAM A. AND MARY B. STELLING HOUSE (1929): Oresto DiSaia, architect; DiSandro Bros., builders. A shingled two-and-a-half-story, three-bay-facade, English Cottage dwelling with an asymmetrical facade with multiple predominant front gables and prominent shed dormers. A shingled two-car garage is attached to the building.

INTERVALE ROAD

- 1 G. FRED AND BEULAH M. SWANSON HOUSE (1930): Louis S. Murphy, builder. A two-and-a-half-story, hip-roof, rusticated-brick and weatherboard Tudor Revival dwelling with a projecting bracketed vestibule and massive center chimney. Multi-level landscaping allows for two car garage beneath house. Swanson was owner of G. Fred Swanson, Inc., a steel-products dealer.

- 10 HOUSE (ca 1955): A single-story Ranch house with prominent two-car garage in projecting wing and Colonial detailing, including entablature-like fascia board, entrance framed by fluted pilasters and dentil course, multiple-pane picture windows, and paneled shutters.

- 11 FERRAND S. STRANAHAN HOUSE (1928): Marshall B. Martin, architect/builder. A two-and-a-half-story, five-bay-facade, shingled dwelling with center entrance with sidelights and blind elliptical fan and a second-story Palladian center window. Stranahan was an examiner for Title Guarantee Company of Rhode Island, 66 South Main Street.

Garage (1928): A one-bay, two-car, weatherboard-clad structure with a gable roof.

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- 20 ALBERT E. AND EDITH M. TURCONE HOUSE (1947): Erminio Migliori,
NC architect; John Turcone, builder: A two-story, slate-hip-roof, three-
bay-facade brick dwelling with a Tudor-arch center entrance and
modillion cornice. Turcone was a dentist who worked at 298 Broadway.
- NC Garage (1947): A single-car, single-bay, slate hip-roofed brick-clad
structure.
- 22 THOMAS F. AND MARY FOGARTY HOUSE (1958): T. Frederick Norton,
NC architect; Armand Cappelette, builder. A two-story, three-bay-facade
pedimented-center-entrance, neo-Colonial dwelling clad with weather-
board on the facade and shingle on the sides. Fogarty was a
physician.
- NC Garage (1957): A two-bay, two-car, weatherboard structure with gable
roof.
- 24 HENRY AND CORNELIA LEVAUR HOUSE (1941): Joseph Carpentier, builder.
A brick, two-and-a-half-story, three-bay-facade Colonial Revival
dwelling with gable-roof entrance porch flanked by multiple-pane bay
windows and dentil-and-modillion cornice. Henry Levaux was president
and treasurer of Henry Levaux, Inc., a Rhode Island distributor for
Plymouth and DeSoto automobiles.
- Garage (1941): A two-car, one-bay, brick structure with slate roof.
- 33 PETER H. BARDACH HOUSE (1958): D. Thomas Russillo, architect. A one-
NC and two-story, flat-roofed, stone and horizontal-board-sheathed
Contemporary dwelling on a corner lot, with curved corner entrance
bay, broad overhanging eaves, horizontal window bands, and
cantilevered, shelf-like hoods over the entrance and garage door. It
is somewhat reminiscent of Frank Lloyd Wright's Usonian houses of the
1930s and 1940s. Bardach was president and treasurer of Bergere,
Inc., a jewelry manufacturing firm.
- 41 EMERY J. SAN SOUCI HOUSE (1926): A brick, two-and-a-half-story,
three-bay-facade Colonial Revival dwelling with a gable-roof center-
entrance porch, a sunporch on the west side, and three pedimented
front dormers. The attached weatherboard-clad, garage has been
converted into living space, and a large four-pane casement window has
replaced its door. When he built this house, San Souci (1857-1936)
was serving as Collector of Customs at the U. S. Customs House on

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Weybosset Street. More importantly, San Souci served as Governor of Rhode Island from 1921 to 1923.

42 WILLIAM L. ADAMS HOUSE (ca 1925): A brick, two-and-a-half-story, five-bay-facade Colonial Revival dwelling with a center entrance set within a gable-roof porch, modillion cornice, and sunporch on the west side. Adams was treasurer at Union Electric Supply Company, 60 Pine Street.

49 JOSEPH P. EGAN HOUSE (ca 1926): A weatherboard-sheathed, two-and-a-half-story, three-bay-facade Dutch Colonial dwelling with sweeping gambrel roof and shed dormers and a large-scale center entrance set within a gabled hood supported by brackets. Egan was general manager of The Elmwood Furniture Co. Inc, 110 Elmwood Avenue.

Garage (1952): A two-car, one-bay, gable-roof, weatherboard-sheathed structure.

50 WILLARD F. AND JEANETTE M. EASTWOOD HOUSE (1928): Marshall B. Martin architect. A stucco-brick-and-half-timber, two-and-a-half-story, L-plan Tudor Revival dwelling with single projecting front gable, cross-gable roof, entrance porch in the angle between the wings, oriel window on projecting front gable, and rustic-weatherboard dormers breaking the eaves. The house, built on property owned by Susan H. Crombe, was first occupied by Willard F. Eastwood and Jeannette M. Eastwood, who eventually purchased it in 1936. Eastwood was manager of the Albert S. Eastwood Lumber Dealership.

59 PETER AND ADA MOGAZEL HOUSE (ca 1963): A two-story, brick and vertical board, flank-gable roofed Contemporary style structure with multiple casement windows, partly recessed ground floor and prominent two-vehicle carport on the west end. Mogazel was a dentist.

60 JOHN CONGDON HOUSE (ca 1926): A stuccoed two-and-a-half-story, three-bay-facade Modern Colonial dwelling with a center entrance within a gabled porch, oriel windows in the outer bays of the second story, and a sunporch on the west side. Congdon was secretary of Union Trust Company, 62 Dorrance Street, a general banking and trust business.

Garage (1926): A two-car, one-bay, flat-roof stuccoed structure.

65 HOUSE (ca 1980): A two-story, brick-and-vertical-board Contemporary

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NC style dwelling with projecting garage wing and side hall entrance under angled flat roof. Both entryway front and side of garage are dressed with fieldstone.

70 HENRY B. CONGDON HOUSE (ca 1926): A two-story, three-bay-facade, pantile-hip-roof, stucco Mediterranean dwelling with an arcaded semi-circular-plan center entrance porch, wrought-iron grillwork on first-story windows, and balustraded terrace to the west. Congdon worked for Anderson & Company, an investment securities company at 923 Hospital Trust Building.

ROCHAMBEAU AVENUE

378 HELEN TUBBS HOUSE (ca 1931): A shingled two-and-a-half-story, three-bay-facade Colonial Revival dwelling with center entrance set within a segmental-arch-roof porch with trellis-work infill and gable-on-hip roof. The first occupant was widow Helen Tubbs.

Garage (before 1936) A two-car, two-bay, weatherboard structure with gable roof.

392 CHARLES C. AND MARY L. CORNELL HOUSE (ca 1929) A shingled, two-story hip-roof, three-bay-facade dwelling with glazed center entrance porch topped by a balustrade, curved strut and extended joist bracketing at eaves, and side porch with trellis-like supports. Cornell was a general contractor.

Garage (before 1936): A two-bay, weatherboard structure with hip roof.

460 WILLIAM E. AND CLARA A. BRIDGHAM ESTATE (1915 et seq.): Eleazer B. Homer, architect. A large property at the intersection of Rochambeau and Blackstone Boulevard, surrounded by a stone wall partly topped with barbed wire and by wrought-iron and chain-link fencing. The main house, a large stuccoed, two-story Mediterranean dwelling, has several wings projecting from the main block and a pantile-clad, low pitched hip roof covering its rambling, asymmetrical mass. Among the outbuildings are a Scandinavian vernacular log hut with a sod roof (1937). A two-story, stucco-covered dwelling at 427 Cole Avenue (q.v.) originally served as quarters for a gardener and a chauffeur and is now in separate ownership. The landscaping includes a stone fountain, a maze of hedges, an orchard, a grape arbor, flower and

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vegetable gardens, and informally planted shrubs and trees disposed about terraced grounds with walkways and stairs. In its present form the estate dates from 1915, when the main house was constructed for Rhode Island School of Design instructor William E. Bridgham and his wife, Clara. The property had been part of a mid-19th century farm (the date 1849 is carved into the stone wall on the Rochambeau Avenue side) encompassing the area from Elmgrove Avenue to Blackstone Boulevard north of Rochambeau Avenue. By the 1860s it had come into the possession of prominent Providence businessman and financier Robert H. Ives, who constructed a farmhouse here and maintained greenhouses and gardens. The Bridghams purchased the site of the farmhouse and greenhouses from the Beverly Land Company, a firm established by the heirs of Ives's daughter Elizabeth A. I. Gammell to manage the Gammell family's extensive East Side real estate holdings. It is from the Beverly Land Company that the Blackstone Boulevard Realty Company purchased its land for development.

WESTFORD ROAD

6 GEORGE W. BRADBURN HOUSE (ca 1928): A stuccoed two-story, three-bay-facade, pantile-hip-roof, Mediterranean dwelling with bay windows flanking an elaborate Baroque entrance with garland-intertwined columns. Bradburn was treasurer of Bradburn Motors, Incorporated, 680 Elmwood Avenue.

Garage (before 1936): A two-car, one-bay, flat-roof, stuccoed structure.

7 MORRIS AND PEARL ZIMMERMAN HOUSE (ca 1956): A single-story, brick Contemporary Ranch dwelling with a low hip roof, prominent attached garage, and entry porch recessed under the roof mass. Zimmerman was president and treasurer of Jeans Inc.

14 BERNARD AND GLADYS RAPAPORT HOUSE (ca 1952): A brick, two-story, three-bay-facade neo-Colonial dwelling with central doorway with fluted pilasters, leaded sidelights, and blind elliptical fan above. Rapaport was a physician.

NC Garage (after 1952): A three-car, single-bay, brick-clad structure with a gabled roof.

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15 NATHAN WESTCOTT HOUSE (ca 1926): An amply proportioned shingled, two-and-a-half-story, five-bay-facade Colonial Revival dwelling with center entrance set within a gable-roof porch. Westcott was a clerk at Fletcher Manufacturing Company, at 47 Charles Street.

Garage (before 1936): A two-car, one-bay, shingle-clad structure with gable roof.

20 PAUL ANJOORIAN HOUSE II (1971): A two-story, vertical-board-sheathed Contemporary dwelling with an end-gable roof and prominent driveway and garage. Anjoorian, owner of the Armenian Rug Company, previously lived at 574 Elmgrove Avenue.

NC Garage (1971): A two-car, vertical-board-sheathed, end-gable-roof structure.

21 JACQUES W. AND LAURA V. HAMM HOUSE (ca 1931): A brick-stucco-and-half-timber, L-plan, two-and-a-half-story, slate cross-hip-roof Tudor Revival dwelling with multiple projecting front gables, entrance pavilion at the intersection of the wings, and hooded bay and bow windows.

Garage (after 1936): A two-car, single-bay, stucco structure with a gable roof.

41 EDWARD G. AND DOROTHY B. LYON HOUSE (ca 1931): A brick two-and-a-half-story, five-bay-facade Federal Revival dwelling with center entrance set within a gable-roof porch, dentil cornice, slate roof, and three segmental-arch dormers. Lyon had advanced from clerk to vice president of the Hazard Cotton Company, 26 North Main Street, when he moved to this larger, more elaborate house from just down the street at 52 Westford Road.

51 CHARLES J. AND MARION E. BURKE HOUSE (ca 1927): A stuccoed two-story, three-bay-facade, pantile-hip roof Mediterranean dwelling with center entry set within an enclosed porch with arched openings and blind arches over the windows. Burke was a salesman.

52 EDWARD G. LYON HOUSE (ca 1925): A stuccoed two-and-a-half-story, three-bay-facade dwelling with center entrance set within a shed-roof porch and extended-rafter eaves and brackets. Lyon was a clerk at 26 North Main Street. He later moved down the street to a more elaborate house at 41 Westford Road.

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Garage (before 1936): A two-car, single-bay, stuccoed structure with a gabled roof.

- 61 THOMAS F. AND MARGARET BURKE HOUSE (ca 1927): A brick, two-and-a-half-story, five-bay-facade, neo-Federal dwelling with center entrance set within semicircular-plan porch and pedimented dormer windows. The tripartite second-story center is flanked by multiple-pane oriel windows. Burke was the proprietor of Burke Realty Company.

Garage (before 1936): Located behind the main house, the structure is not visible from street

- 62 CHARLES F. GORMLY HOUSE (ca 1926): A shingled two-and-a-half-story, three-bay-facade dwelling with pedimented center entrance, sunporch on the west side, and dormers with round-head windows. Gormly was a physician with offices at 221 Thayer Street.

- 70 JOHN W. W. HOLDEN HOUSE (ca 1926): A shingled two-and-a-half-story, three-bay-facade Colonial Revival dwelling with a center entrance set within a gable-roof porch and a porte-cochère on the east side. Holden owned a novelty business in the Jackson Building, 511 Westminster St.

Garage (before 1936): A two-car, one-bay, weatherboard-sheathed structure with a gabled roof.

WINGATE ROAD

- 5 FREDERICK A. AND M. ROSAMOND COUGHLIN HOUSE (1931): J. M. Sinclair, architect. A brick, two-and-a-half-story, five-bay-facade Federal Revival dwelling with a center entrance framed by fluted pilasters with lambs tongue and acanthus caps, impostes with rosette braces, segmental-arch pediment, and leaded fanlight. Coughlin was a physician with offices at 224 Thayer Street.

Garage (before 1936): Located to the rear of the main house, the structure is not visible from the street.

- 6 BENJAMIN P. MOULTON HOUSE (1929): Philip Franklin Eddy, architect; John Roche, builder. A brick, two-and-a-half-story, five-bay-facade Colonial Revival dwelling with center entrance set within a gable-roof porch, sunroom on the west side, and steep-pitched gable roof.

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Moulton was treasurer of Remington Printing Company, 10 Abbott Park Place, and vice-president of MAC Plan, Inc., of Rhode Island, brokers of industrial loans, at 78 Weybosset St.

Garage (1928): A two-car, two-bay, brick structure with slate gable-on-hip roof.

- 14 JESSE AND BESSIE W. SWEET HOUSE (1928): Philip Franklin Eddy, architect. A brick, two-story, slate-hip-roof, three-bay-facade dwelling with a center entrance framed by sidelights and elliptical fanlight and set within a small porch and broad bracketed eaves. Sweet was the owner of Sweet & Company, cotton brokers in Room 806, 58 Weybosset St.

Garage (1928): A brick-walled structure built concurrently with the house.

- 15 HERBERT B. AND CORINNE POTTER HOUSE (1929): Harry Marshak, architect; Alice and Carl Hyman, builders. A brick, two-and-a-half-story, five-bay-facade Georgian Revival dwelling with sidelight-and-elliptical-fanlight-framed center entrance set within a full-height semicircular Composite portico and dentil eaves cornice. Potter was director and vice president of the Providence Public Market Co. at 380 Westminster St.

Garage (1920): A two-car, two-bay, brick-clad structure with a slate hip roof.

- 21 LEO AND SARAH F. LOGAN HOUSE (1936): Harry A. Lewis, architect. A brick two-story, slate-hip-roof, three-bay-facade dwelling with half-timbered, gable roof entrance porch. Logan worked in the insurance and real estate business and played an active role in the development of this part of Providence.

- 22 WILBUR F. BERRY HOUSE (1926): A brick, two-and-a-half-story, L-plan slate-cross-gable-roof Tudor Revival dwelling with a major projecting front gable, shed-roof vestibule, and front chimney. Berry was president and treasurer of Wilbur Manufacturing Company, producer of woolen and worsted goods, at 75 Baker St.

- 41 W. STANLEY AND IRENE B. BARRETT HOUSE (1926): A handsome two-and-a-half-story, five-bay-facade dwelling modeled after the Colonial houses of Pennsylvania, with a fieldstone first story, shingle-clad upper

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story, a center entrance framed by fluted pilasters and a broken-scroll pediment, and a garage wing fronted by an unusual, shallow, arched porch-like projection. Barrett was chief executive of Barrett & Company, investment brokers.

- 53 THEODORE BATES PIERCE HOUSE (1928): Marshall B. Martin, architect/builder. A modest, handsome brick, story-and-a-half, three-bay-facade slate parapeted-gable-roof, Tudor Revival dwelling with stone-surrounded Tudor-arch center banded casement windows and dormers that break the eaves cornice. Pierce was treasurer of the Kinney Company, a jewelry manufacturer located at 14 Blount Street.

Garage (1928): A one-car, two-car, weatherboard and brick-walled structure with slate gable roof.

- 54 JOHN R. AND SYBIL H. LOWNES, JR. (ca 1927): A two-and-a-half-story, five-bay-facade, Federal Revival dwelling in middle Atlantic regional style with elaborate tripartite center entrance set within a gable-roof porch, second-story center Palladian window, and modillion eaves trim. Lownes, was superintendent of the Rhode Island Dyeing Co. Inc., at 105 Whipple St.

Garage (before 1936): A two-car, single-bay, weatherboard clad structure with gable roof.

- 56 ISIDORE AND SYLVIA KIRSHENBAUM HOUSE (1953): A crisp brick, two story, three-bay-facade, hip-roofed, Modern Colonial dwelling with center entrance framed by pilasters and flanking picture windows. Kirshenbaum was a lawyer with Kirshenbaum & Kirshenbaum, 86 Weybosset St. At about the same that the Kirshenbaums built this house, his law partner and relative built a house around the corner at 540 Blackstone Boulevard (q.v.).

Garage (1953): A two-car, one-bay, brick-clad structure with a hip roof.

- 61 ROBERT T. LOUTTIT HOUSE (1928): H. M. Achim, architect/builder. A brick, two-story, three-bay-facade, slate-hip-roof dwelling with a center gabled, projecting vestibule and projecting patterned-brick cornice band. The house remained vacant until 1933, when it was inhabited by the vice president and secretary of Louttit Garage Co. Inc., 954 Westminster; and secretary of Louttit Laundry Company, 307 Broad St.

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70 HAMILTON E. CRAY HOUSE (ca 1926): A brick, two-and-a-half-story, five-bay-facade Federal Revival dwelling with center entrance set within a porch with Chinese Chippendale balustrade, flat arches, with stone keys over the windows, and a second-story tripartite center window with elliptical fanlight. Cray was owned several gasoline stations around the city and had a downtown office in the 1414 Turks Head Building.

Garage (before 1936): A two-car, one bay, brick structure with a gabled roof.

71 ALAN H. AND ELEANOR FRANK HOUSE (ca 1960): A shingled two-and-a
NC half-story, three-bay-facade Neo-Colonial dwelling with a center entrance framed by narrow pilasters and sidelights. Frank worked for the Union Paper Co.

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Photographs

- 3) Photographer: Robert O. Jones
- 4) Date: 1981
- 5) Negative: R.I. Historical Preservation and Heritage Commission

The above information applies to all photographs.

- 6) View: 716, 722, 730, 738 Elmgrove Avenue, view to northeast
- 7) Photo #1 of 13

- 6) 722, 730, 738 Elmgrove Avenue, view to northwest
- 7) Photo #2 of 13

- 6) 436 Blackstone Boulevard, view to southwest
- 7) Photo #3 of 13

- 6) 507 Cole Avenue, view to northeast
- 7) Photo #4 of 13

- 6) 508 Cole Avenue, view to west
- 7) Photo #5 of 13

- 6) 518 Cole Avenue, view to northwest
- 7) Photo #6 of 13

- 6) 525 Cole Avenue, view to east
- 7) Photo #7 of 13

- 6) 526 Cole Avenue, view to northwest
- 7) Photo #8 of 13

- 6) 540 Cole Avenue, view to southwest
- 7) Photo #9 of 13

- 6) 730 Elmgrove Avenue, view to north
- 7) Photo #10 of 13

- 6) 768 Elmgrove Avenue, view to north
- 7) Photo #11 of 13

- 6) 48 Harwich Road, view to northeast
- 7) Photo #12 of 13

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- 6) 41 Wingate Road, view to southeast
- 7) Photo #13 of 13

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Significance

The Blackstone Boulevard Realty Plat Historic District, principally developed between 1915 and 1945, is a planned suburban residential area within the City of Providence furnished with stylish architecture and originally populated by upper-income homeowners of Yankee, Irish, Jewish, French-Canadian, and Italian ancestry. As such, it achieves significance in the areas of architecture and social history.

The Blackstone Boulevard Realty Plat's distinguished collection of revival-style homes, many designed and constructed by some of the locality's foremost architects and builders, is among the finest in Rhode Island. Houses here exhibit a consistency in age, type, scale, and architectural quality. The plat's original property owners were professionals, business executives, and entrepreneurs descended from Yankee families and Irish, Jewish, French-Canadian, and Italian immigrants, who represented both the economic success of Providence at the turn of the century, and the rising status and affluence that individuals from a variety of ethnic backgrounds achieved during this period.

The district was once part of a marshy area lying well north of Roger William's original 1636 settlement. For more than two centuries, development concentrated along the eastern ridge of the Moshassuck River Valley known as College Hill and on the west side of the Providence River. The outlying territory at the city's northeast corner was far removed from developed areas and remained sparsely settled until the early twentieth century; it was home to institutions, like nearby Butler Hospital and Swan Point Cemetery (both listed in the National Register), and a handful of farms.

The expansion of suburban areas on the East Side, the city's neighborhood of choice, was assisted by the development of transportation networks. The introduction and improvement of public transportation from the 1860s through the 1910s created an opportunity for more people to move to suburban neighborhoods. The construction of Blackstone Boulevard, the district's western boundary, between 1890 and 1892 improved access to this section of Providence, and consequently encouraged development of an upper-income residential neighborhood in this area. In the early twentieth century, increasing automobile ownership and use further accelerated suburban development.

In the nineteenth century the site now occupied by the Blackstone Boulevard Realty Plat was a farm owned by the Ives and Gammell families,

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who maintained gardens and greenhouses on the property to supply their College Hill homes with fresh produce and flowers. In 1899 the Gammell family conveyed ownership of their farm to the Beverly Land Company, a family-controlled corporation, presumably in anticipation of parcelling the property for sale. In the ensuing twenty-four years, however, the company sold only one plot, to William and Clara Bridgham for their house and gardens at 460 Rochambeau Avenue, at the corner of Blackstone Boulevard.

In 1923 Ira Lloyd Letts and Fred Anderson organized the Blackstone Boulevard Realty Company, purchased the unsold holdings of the Beverly Land Company, and commissioned local civil engineer W. H. G. Temple to lay out streets and approximately one hundred house lots. A land transfer with Swan Point Cemetery, holder of land to the north, permitted the creation of the broad S-curve extension of Elmgrove Avenue to Blackstone Boulevard. Physical evidence of this cooperation is the alignment of the northern end of Elmgrove Avenue with the entrance drive to Swan Point Cemetery, an improvement in access to the cemetery. Cole Avenue was lengthened to join Elmgrove Avenue, and Balton, Intervale, Westford, Wingate and Harwich Roads completed the grid. The plat was subsequently expanded westward in 1926, in the Blackstone Boulevard Realty Company & East Avenue Replat. Executed by engineer Samuel S. Moon, the expansion included the layout of Holly Street and additional lots along Elmgrove Avenue. Included in this replat were some undeveloped lots from the East Avenue Plat (originally laid out by S. B. Cushing & Co. in 1875).

Development of the Blackstone Boulevard Realty Plat began the same year that Rhode Island passed legislation allowing for municipal zoning controls. Before zoning was legalized, developers routinely relied on deed restrictions to ensure consistent development patterns within residential plats. The deed restrictions within the Blackstone Boulevard Realty Plat far exceed the controls of zoning and thus reveal a desire to create a distinctive enclave. These restrictions governed lot size, setbacks of houses and garages, and distance between neighboring houses. The plat's standard 8,000- to 12,000-square-foot lots (in contrast to the standard Providence lot of 4,000 to 5,000 square feet) reflects a scale of development geared to large houses and to affluent residents who owned one or more automobiles. The setback requirements, larger lot size, and wide, boulevard-like streets give the district a visual character quite distinct from neighboring residential areas.

Revivalist styles of the early twentieth century characterize the high-style architecture of the Blackstone Boulevard Realty Plat.

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Approximately eighty per cent of the plat's houses and garages fall into this category. As Virginia and Lee McAlester note:

After [World War I], fashions in domestic architecture shifted toward...period styles.... The resulting burst of period fashions drew on the complete historical spectrum of European and Colonial American housing styles and dominated domestic building during the 1920s and '30s.¹

The Blackstone Boulevard Realty Plat amply documents this phenomenon. The district contains the state's very best concentration of Georgian, Tudor, Mediterranean, and Norman/French Provincial Revival domestic architecture. Typical of early twentieth-century revivalism, which looked to an increasingly broader range of earlier architecture to reinterpret, architects and designers created a variety of hybrids as well, blending, for example, forms from one source with detail from another.

A large percentage of district houses and garages were designed by well-known local and regional architects. Among those who each designed several houses in the area are William T. Aldrich (Boston), Edwin Emory Cull, Philip Franklin Eddy, B. S. D. Martin, Marshall B. Martin, and Harry Marshak. Developers such as Leo Logan and John Roche each provided both design and construction services for many houses.

Dwellings were constructed both for individual clients and by developers for sale on a speculative basis. Development occurred from the mid-1920s until construction activity ceased during World War II. The land had not been completely developed, however, and some twenty houses were built after 1946. Greatest development occurred between 1925 and the Crash of 1929. In the wake of the crash, construction slowed considerably, and a number of houses built on speculation in 1929-30 did not sell for a few years. Construction dropped from about twenty-four houses in 1929-30 to about seven during the period from 1931-33 (this count is approximate due to the "circa" dates assigned to some properties).

The Blackstone Boulevard Realty Plat Historic District is a bellwether to local social history. It attracted an interesting and unusual group of residents, economically homogeneous but ethnically heterogeneous. Most homeowners in the plat were upper-income professionals, business execu-

¹Virginia and Lee McAlester, A Field Guide to American Houses (New York, 1991), p. 319.

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tives, or proprietors of commercial or industrial concerns. Ethnically they were a rich mixture of Yankee, Irish, Jewish, French-Canadian, or Italian ancestry. The Blackstone Boulevard Plat documents dramatic changes in Providence's social structure in the 1920s and 1930s. By that time, individuals from non-Yankee backgrounds were becoming prominent figures in the community, and began to achieve rising social status and affluence.

The district attracted four prominent politicians. Three governors lived here: Emery J. San Souci, the state's second French-Canadian governor, moved here in 1926, after his term of office; J. Howard McGrath, a leader in the Bloodless Revolution by state Democrats in 1935 and the second Irish Governor, and Frank Licht, the first Jewish governor, both lived here while serving as governor. George F. O'Shaunessy was Rhode Island's first Irish-American United States Representative.

The district displays interesting settlement patterns. At least four families built or occupied a succession of houses here: the Winslows at 601 and 750 Elmgrove, the Anjoorians at 574 Elmgrove and 20 Westford Road, the Shores at 7 and 48 Harwich Road, and the Lyons at 41 and 52 Westford Road. Several professional colleagues became neighbors: Dwight Boole, who worked at Bodell & Company, built his house at 36 Harwich Road, up the street from his employers, brothers Frederick and Joseph Bodell, on Cole Avenue; John Congdon (60 Intervale Road) and Walter Farrell (560 Cole Avenue) were both employees at the Union Trust Co.; and both principals, and probably relatives, in the law firm Kirschenbaum & Kirschenbaum built here, at 540 Blackstone Boulevard and 56 Wingate Road. Further investigation along these lines should reveal important social trends in the neighborhood and throughout the city.

The Blackstone Boulevard Realty Plat Historic District typifies the American upper-income suburban residential neighborhood of the early twentieth century. It retains integrity of location, design, setting, materials, workmanship, feeling, and association and embodies the distinctive characteristics of early twentieth-century suburban development patterns and revival style architecture. It documents social patterns at a time of great change.

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Verbal Boundary Description and Justification

The boundary of the Blackstone Boulevard Realty Plat Historic District is shown as a heavy black line on the accompanying map entitled "Blackstone Boulevard Realty Plat National Register District," drawn at a scale of one inch equal to eighty feet.

More specific boundaries follow: The eastern boundary of the proposed Blackstone Boulevard Realty Plat Historic District begins at the southeast corner of the lot of 460 Rochambeau Avenue and runs to the northeast corner of that same lot. The boundary then runs west along the northern edge of 460 Rochambeau Avenue to 427 Cole Avenue, continuing west across Cole Avenue to the eastern edge of the double lot line of 25 Balton Road. The boundary then runs north along the eastern edge of 25 Balton, and 464 Cole, to the northeastern edge of 470 Cole Avenue where it runs easterly across Cole Avenue along the northern edge of 41, 49, 59, and 65 Intervale Road, ending at the northeast corner of 436 Blackstone Boulevard. The eastern boundary again picks up at the northeast corner of the lot of 436 Blackstone Boulevard and continues southerly along the eastern lot edges of 450, 470, 500, 514 Blackstone Boulevard, 70 Harwich Road, and 538, and 540 Blackstone Boulevard to the southeastern corner of 768 Elmgrove Avenue. The northern boundary continues westerly from the southeastern corner of 768 Elmgrove along the southern lot edge of 760, 750, 738, 730, and 722 Elmgrove Avenue to the southwestern corner of 716 Elmgrove. The boundary follows Elmgrove Avenue southwesterly along the westernmost lot edge of 710, 702, 696, and 690 Elmgrove ending at the northwestern corner of that lot. The western boundary continues northward along Elmgrove Avenue along the western lot edge of 678, 670, 666, and 650 Elmgrove, ending at the center point of the western edge of that lot. At this point the boundary continues west to the northwestern corner of 80 Holly Street and continues southwesterly along the westernmost lot edge of 74 Holly Street, 274 Fourth Street, 54, 44, and 32 Holly, ending at the southwest corner of 20 Holly Street. The boundary follows the lot line of 20 Holly east and then north to the northeastern edge of that lot, then crosses over Holly Street in an easterly fashion continuing along the southern lot edge of 29 Holly Street to the southeastern lot edge, then continues south along the eastern edge of 25 and 19 Holly to the southeastern lot edge of 19 Holly. The boundary then bears east along the southern lot edge of 578 Elmgrove Avenue to the southeastern edge of that property and continues south along the eastern edge of 574 and 572 Elmgrove Avenue ending at the southeastern corner of 572 Elmgrove. The southern boundary runs easterly across Elmgrove Avenue along the southern edge of 579 Elmgrove, 378 and 392 Rochambeau Avenue, continuing east across Balton Road to the southwest corner of 25 Balton

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Road, continuing southeast along the southeast edge of 25 Balton, across Cole Avenue and along the southern edge of 460 Rochambeau Avenue.

Boundary Justification

The boundaries for the proposed Blackstone Boulevard Realty Plat Historic District are based on historical plat boundaries and are drawn to include only the land holdings which were purchased and developed by the Blackstone Boulevard Realty Company. This includes one parcel of the original plat of the Beverly Land Company that was already developed when the Realty Company made its initial land purchase: the William and Clara Bridgham Estate at 460 Rochambeau Avenue.

The remainder of the property was platted in two phases. The first phase, The Blackstone Boulevard Realty Company Plat, was platted in October of 1923 by W. H. G. Temple, with concentrated development along Elmgrove Avenue, Cole Avenue, and Blackstone Boulevard. The second phase, The Blackstone Boulevard Realty Company and East Avenue Replat, surveyed by Samuel S. Moon in June of 1926, concentrated development along Elmgrove Avenue and Holly Street. This later plat incorporated undeveloped parcels from the East Avenue Plat, platted by S. B. Cushing & Co. in 1875.

Not included in the district is the area along Linden Drive. This was originally the site of the Joseph J. Bodell Estate (1928, demolished 1954). The dwellings that have been constructed subsequent to the demolition have not been included in this nomination for they fall outside the fifty-year eligibility guideline and do not contribute to the significance of the district.