

United States Department of the Interior
National Park Service

MAR 27 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Olney Street-Alumni Avenue Historic District
other names/site number _____

2. Location

street & number See continuation sheet. n/a not for publication
city, town Providence n/a vicinity
state Rhode Island code RI county Providence code 007 zip code 02906

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>79</u>	<u>12</u> buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	_____	_____ sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ objects
	<input type="checkbox"/> object	<u>79</u>	<u>12</u> Total

Name of related multiple property listing: _____

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Frank C. Williams 22 March 1989
Signature of certifying official Date
Rhode Island Historical Preservation Commission
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.

other, (explain:) _____

Beth J. Savage 5-11-89

Signature of the Keeper Date of Action

8. Statement of Significance

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

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1880-1938

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

MULTIPLE/see inventory entries

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

The Olney Street-Alumni Avenue Historic District contains an important record of suburban residential development and architecture on the East Side of Providence from 1880 to 1938. The buildings in the district exhibit a consistency in age, type, scale and architectural quality that results in a homogeneous urban design while displaying a broad architectural vocabulary. Styles represented in the district reflect the mainstream East Coast conservative designs characteristic of Providence and include Queen Anne, and Colonial and Georgian Revivals along with some eclectic Tudor and Arts and Crafts-inspired buildings. The structures are predominantly architect-designed and custom built. The neighborhood also contains an important record of early "auto house" (garage) buildings. This was a neighborhood of choice and reflects the economic success that had been achieved in Providence during this period when the city was at its zenith as an industrial center. The property owners who lived here were educators, industrialists, and corporate officers who directed the companies that drove the thriving Rhode Island economy. The neighborhood also reflects the new suburban-style development pattern that would continue to occur in Providence's East Side from Hope Street to the Seekonk River and in Elmwood.

Although Olney Street was a road by the late 1600s, the land around Olney Street remained in large privately owned tracts until almost 200 years later. In the late 1800s, the land was subdivided for the erection of grand, single-family residences commissioned by an emerging upper-middle class of manufacturers, businessmen, professionals, and a few academicians from neighboring institutions.

Olney Street linked the early Providence settlement with the Blackstone River Falls at Pawtucket. In 1684, the Providence town council ruled that the paths traversing the dry area through

See continuation sheet

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:

Rhode Island Historical Preservation Commission

10. Geographical Data

Acreege of property c. 20 acres

UTM References

A	<u>1,9</u>	<u>3 0,1 2,2,0</u>	<u>4,6 3,4 1,2,0</u>
	Zone	Easting	Northing
C	<u>1,9</u>	<u>3 0,1 0,4,0</u>	<u>4,6 3,3 9,8,0</u>

B	<u>1,9</u>	<u>3 0,1 2,6,0</u>	<u>4,6 3,4 0,0,0</u>
	Zone	Easting	Northing
D	<u>1,9</u>	<u>3 0,1 0,2,0</u>	<u>4,6 3,4 0,2,0</u>

See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By Howard Kittell, Assistant Director, Amy Jordan, Director
of Education, and Wendy Nicholas, Executive Director
 organization Providence Preservation Society date December 1988
 street & number 21 Meeting Street telephone 401-831-7440
 city or town Providence state Rhode Island zip code 02903

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National Register of Historic Places Continuation Sheet

Section number 2 Page 1

12-103 Alumni Ave.; 194-230 Arlington Ave.; 2 Brenton Ave.; 99-
114 Morris Ave.; 250-366 Olney St.; 65-69 Weymouth St.

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interrupt the regularity of the streetscape.

The houses on the west side of Arlington sit comfortably back from the sidewalk, while those on the east side are sited relatively close to the street. The overall feeling of the district is of tree-lined streets behind which emerge generous residences richly articulated and detailed.

The structures in the Olney Street-Alumni Avenue Historic District have remained virtually unaltered since the time of their construction. With but few exceptions the residences retain their original surface materials and architectural detailing as well as traditional landscape patterns. The buildings are well maintained and, with the resurgent interest in late Victorian and Colonial Revival architecture, considerable efforts are underway to preserve these important resources.

INVENTORY

Contributing structures in the district date from the early 1880s through the 1930s and illustrate the evolution of stylish American domestic architecture from the late Victorian Queen Anne style through the transitional Queen Anne/Colonial Revival to the academic Georgian Revival of the post-1900 era. It is a neighborhood principally of individually commissioned, architect-designed dwellings of ample proportions and rich architectural articulation. Unless otherwise noted, all houses are sheathed in clapboard, have flank-gable roofs, and are contributing elements to the district. An NC following the address identifies non-contributing structures.

ALUMNI AVENUE

- 24 George M. Snow House (1896): Wilcox & Congdon, architects; Robert Patterson, builder. A 2½-story, transitional Queen Anne/Colonial Revival house with symmetrical massing and asymmetrical fenestration. The porch is set within the mass of the structure with broad eaves under a bellcast hip roof. George Snow was an agent for Wm. Pickhardt &

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Alumni Avenue (cont.)

Kuttroff on South Water Street, dealers in dye stuffs and chemicals.

Garage, (between 1919 and 1937): A one-story, two-bay, concrete-block structure with hip roof.

- 26-28 House (c. 1885): H.B. Ingraham, architect; P.A. & H.F. Sanford, builders. An elaborately massed, 2½-story, shingled Queen Anne residence with ornamentation removed. The only double house in the district, the house was built by the Yearly Meeting of the Friends of New England. In 1890, #26 was occupied by Reverend Charles C. Varney, the resident minister for the nearby Friends School (now Moses Brown School). Varney, a graduate of the Providence Friends School, had taught in Maine and Canada and served as the minister of the Society of Friends in New York City before returning to the Providence Friends School in 1889. Charles A. Varney, student, is also listed as a boarder at #26 in 1889. As early as 1890, #28 was occupied by John A. Carter, secretary for the American Supply Company.

Garage (between 1919 and 1937): A concrete block building with hip roof.

- 30 House (c. 1884): H.B. Ingraham, architect. A 2½-story, transitional Queen Anne/Colonial Revival residence with rectangular mass, generally symmetrical fenestration, central porch and broad hip roof. The house was built by the Yearly Meeting of the Friends of New England. The earliest known resident is a Miss Caroline Chase who moved to the house in 1891 from Barnes Street.
- 34 Frederick Rueckert House (1924): Charles Lockwood and Alfred Shurrocks, architects. A 2½-story, five-bay-facade Georgian Revival house, well proportioned with elaborately detailed porch and entryway. It occupies an ample double lot. Frederick Rueckert was a lawyer.

Garage (1923): A one-story concrete block structure.

- 52 John Metzger House (1907): A 2½-story, late-Queen Anne

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Alumni Avenue (cont.)

house with a cross-gable roof. The residence has been altered with an addition on the side and synthetic siding. John Metzger was a druggist.

NC Garage (post 1937): A single-bay frame structure.

56 Norman S. Taber House (c. 1929): J.M. Sinclair, architect. A 2½-story, five-bay-facade, brick Georgian Revival with slate roof and barrel-vault dormers. The semicircular entrance porch has fluted Corinthian columns. A wood-frame house was built on this property between 1884 and 1892 by the Yearly Meeting of the Friends of New England; the original house was moved, destroyed, or--least likely--drastically altered to its current Georgian Revival appearance.

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

62 Alfred Metcalf House (1891): An elaborate 2½-story, brick, stone and clapboard Queen Anne house, asymmetrically massed with a recessed porch and bay, and oriel windows; the cross-gable roof has a variety of dormers. Metcalf managed the estate of Henry J. Steere at the time he built this house.

Garage (between 1919 and 1937): A single-bay brick structure with high hip roof.

64 Isabelle B. Nichols House (1884): A 2½-story, clapboard and shingle, cross-gable-roof, Queen Anne house with ornamental multi-paned upper sash, and a porch with an unusual trelliswork railing. This appears to be the earliest extant structure in the district. Isabelle Nichols was the widow of manufacturer Charles A. Nichols.

Outbuilding (pre 1937): A 1½-story shingled structure with gable roof and shed dormers.

95 Alexander Churchill House (c. 1909): A 2½-story shingle-clad house with rectangular mass, high hip roof, and three-

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Alumni Avenue (cont.)

bay facade. Craftsman influence is seen in the entrance porch and broad eaves. Alexander Churchill was a lawyer.

NC Garage (post 1937): A one-story, single-bay, shingled structure with hip roof.

96 Horatio E. Bellows House (c. 1908): Hoppin & Field architects; N.U. Favoie, builder. A 2½-story, brick and stucco, cross-gable-roof house. The large front porch has massive, square brick piers spanned by a slat balustrade. This house is akin to other contemporary dwellings in scale and massing, but its bracketing and fenestration recall elements of the Arts and Crafts movement. Horatio Bellows was a patent lawyer.

99 William B. Mason House (1919): A boxy, 2½-story shingle and brick house with a high hip roof. The house is an Arts and Crafts variation of the American four-square. The garage is attached under side ell.

100 Otis E. Randall House (c. 1909): Hilton & Jackson, architects; W.P. Cassavant, builder. A 2½-story, brick, Georgian Revival house with five-bay facade, elaborate frontispiece, and slate roof with central dormer. Randall was a professor at Brown University.

Garage (between 1919-1937): A brick structure with bell-cast, slate hip roof.

103 Richard & Lorretto Hurley House (1916): Jackson, Robertson & Adams, architects. A wide, 2½-story, brick-and-frame, Georgian Revival house reminiscent of mid-Atlantic structures. Symmetrically massed with asymmetrical fenestration. Longitudinal gable roof with a secondary cross-gable at either end. Richard Hurley was a real estate dealer.

NC Garage (post 1940): A single-bay flat-roof structure.

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ARLINGTON AVENUE

- 194 Albert Gerald House (1904): Hilton & Jackson, architects; T.B. Ross & Son, builders. A 2½-story, brick Georgian Revival house with a three-bay facade, ornate Doric frontispiece, elaborate modillion cornice and corner parapets surmounted by urns. Albert Gerald was a lawyer with Edwards and Angell.
- Garage (between 1919 and 1937): A single-bay, brick structure with parapets on the front gable.
- 195 Newton P. & Marie Hutchinson House (c. 1913): A stuccoed, 2½-story, five-bay-facade Georgian Revival house set end to street with altered sun porch. Newton Hutchinson was a broker.
- 200 Fillebrown-Gilbert House (1901): F.W. Sweatt, architect; Irving Bros., builders. L.W. Kent, architect; Daniel Larson, builder (1940). Georgian Revival. The house was built in 1901 as 375 Olney Street. Herbert Fillebrown was a secretary with the Teft Machine Company. There is an indication that the 1938 hurricane had done extensive damage to the roof and wooden siding. In 1940, owner John J. Gilbert made alterations to the house including the brick veneer and high hip roof. After the remodelling, the address of the house became 200 Arlington Avenue. The original form of the 1901 structure is not known. Gilbert was a physician.
- Garage (c. 1924?): A one-story brick structure.
- 201 Arthur H. Smith House (1911): B.S.D. Martin, architect; John McPherson, builder. A 2½-story, five-bay-facade, brick Federal Revival house with elliptical-fanlight entrance within a central gable-roof entrance porch with paired Tuscan columns. The house has a slate roof with pedimented dormers. A two-story side ell contains the garage. Arthur Smith worked in the coal industry.
- 215 Peck-MacKinney House (1906): Thornton & Thornton, architects. An elaborate 2½-story shingle and half-timbered Tudor Revival residence with high hip roof and asymmetrical cross gables on the facade. Mrs. Peck, who never lived

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Arlington Avenue (cont.)

here, sold the house to Mr. and Mrs. Harold A. MacKinney soon after its completion. MacKinney was a clerk at the American Screw Company, located at the western end of Olney Street.

- 230 Frederick A. Ballou Carriage House (1900): Martin & Hall, architects; M.N. Bennett, builder. (See 366 Olney Street) A 2-story Georgian Revival barn with a high, slate, gambrel roof and wood and copper cupola. The facade has a richly detailed central projecting pavilion with segmental arch roof. Major additions to the rear include an attached garage. In 1956, owner William M. Mauran converted the carriage house to a dwelling. Architect Pat Acciardo drew up the plans for this project, which included the additions to the rear of the structure.

BRENTON AVENUE

- 2 Mary Julia Abby Grinnell House (1886): Franklin J. Sawtelle, architect; Richard Haywood, builder. A 2½-story clapboard and shingle Queen Anne residence with cross-gable roof, projecting semi-octagonal bay on Olney Street elevation, second floor overhang supported on ornate brackets, and panelwork in the gable ends. The attached garage was added to the main structure after 1940.

MORRIS AVENUE

- 99 Friends Meeting House (1953): Albert Harkness, architect.
NC A high-studded, brick clad building set gable-end toward Olney Street with a high basement on the eastern side of the steeply-sloping site; detail on this reductionist Georgian building is limited to tall, segmental-arch windows and a pedimented hood over the principal entrance. When the Friends' House of Worship at Meeting and North Main Streets was removed for the construction of a new fire station, they built a new meeting house here, on land originally owned by the New England Yearly Meeting of Friends and used as a campus for Moses Brown School.

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Morris Avenue (cont.)

100 William H. Kennerson House (1906): Hilton & Jackson, architects; W.D. Cassavant, builder. A 2-story, three-bay-facade, Arts-and-Crafts-influenced residence; diamond-pane bay windows flank the recessed central entrance. A massive stone chimney stands on the building's south elevation. Kennerson was a professor of mechanical engineering at Brown.

Garage (c. 1906): A one-story, single-bay frame structure with jerkenhead hip roof.

114 Louis & Belle Salk House (1950-2): Waterman Coneth, NC builder. A 2-story stone and clapboard modern-movement residence with low-pitch roof and asymmetrical fenestration.

OLNEY STREET

250 George Thurston House (1888): C.F. Sanford, builder. A 2½-story, shingled, transitional Queen Anne/Colonial Revival structure with a high hip roof, broad bracketed eaves, and dormers. The house has prominent front projecting bay with Palladian window, side porch and "free-style" Colonial Revival detail.

Garage (between 1919 and 1937): A concrete block, two-bay structure below a hip roof with center dormer.

251 Amey Dexter House (1899): Allan Morrison, builder. A 2½-story clapboard Queen Anne house with a broad, partially inset porch, high cross-gable roof, and a side tower. There is a hint of Colonial Revival detail in the cornice and porch detail.

Garage (between 1909-1918): A three-bay, concrete-block structure with hip roof. The garage is shared with 349 Hope Street.

256 George Thurston House (1889): C.F. Sanford, builder. A 2½-story clapboard and shingled Queen Anne house with complex cross-gabled roof. The side tower has been truncated and additions made to second and third floors

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Olney Street (cont.)

above the side porch. George Thurston began his career with the American Screw Company as a clerk, and worked his way up through treasurer to vice president by 1928.

Carriage House (1889-1908): A 1½-story, two-bay, frame structure with gable roof and cupola.

- 257 Abbie Potter House (1900): Martin & Hall, architects; Robert McGhee, builder. A 2½-story, early Colonial Revival residence with three-bay facade, single-bay center semicircular porch, heavy trimwork, hip roof above a broad, bracketed eave with central ornaments and dormer. In 1901, Henry O. Potter of D. Remington & Son is listed as a boarder here. Abbie Potter lived elsewhere.

Barn (1900): A 1½-story structure, architecturally similar to the main house.

- 258 Florence K. Miller House (1938): Barker & Turoff, architects, Peter Martielli & Sons, builders. A 2-story brick residence with gable end toward street and broad cross gable.

- 259 Frederick Sibley House (1913): Thomas H. Doane, builder. A 2½-story shingled Colonial Revival structure with a transverse gable roof with broad dormer, three-bay facade, symmetrical mass, asymmetrical fenestration, and a central entrance porch with offset doorway. The second floor projects out above the first on shingled consoles. The house displays a subtle Arts and Crafts influence. Frederick Sibley was a superintendant at Broadstreet's Insurance Agency.

Garage (between 1919 and 1937): A single-story, two-bay, shingled structure with bellcast hip roof.

- 260 Alfred Harrison House (1896): Wallis E. Howe, architect. A 2½-story, three-bay-facade, hip-roof, Georgian Revival house with two curved bays on the west side, a deep front porch with Tuscan columns on pedestals, a parapet balustrade, and a porte-cochère on the east side. Early

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Olney Street (cont.)

maps indicate that the entrance to this house was originally on the west side but was later moved to the south or street facade. Harrison was a chemical manufacturer.

NC Garage (post 1937): A single-story, two-bay, frame structure.

261 Annie O. Sweet House (1903): Cauldwell & Gould, architects; J.J. Bekeau, builder. A 2½-story transitional Colonial Revival/Queen Anne residence with projecting bays, broad eaves with modillion blocks, and a deck-on-hip roof. The entrance porch is probably a replacement. George W. Sweet, the husband of Annie O. Sweet, was a treasurer of his family's picture and frame business on Westminster Street.

Garage, (between 1919 and 1937): A single-story, two-bay brick structure with hip-roof.

263 William A. Schofield House (1903): B.S.D. Martin, architect; Lavoie & Trattier, builders. A 2½-story, hip-roof Queen Anne/Colonial Revival house with a circular corner tower. The projecting central pavilion has a large double-door entrance with sidelights and transom, and is sheltered by a semicircular, Tuscan-column portico below a second-story Palladian window. On the west side is a large stained-glass window at the principal stair landing. William Schofield was a jewelry manufacturer.

Garage (between 1909-1918): A 1½-story structure with hip roof; the garage is similar in detail to the main house.

274 Stephen W. Sessions House (1893): Franklin J. Sawtelle, architect; O. Hobbs, builder. A 2½-story, clapboard-and-shingle Queen Anne house set gable end toward Olney Street. The principal entrance is within a one-story porch on the Brenton Avenue side; the house's address was on Brenton Avenue until 1930. Sessions worked in the fruit and produce business on Canal Street.

Garage (between 1909 and 1918): A single-story, brick, two-bay structure with hip roof.

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Olney Street (cont.)

275 James P. Tierney House (1905): Stone, Carpenter & Willson, architects; H.R. Evans, builder. A 2½-story, Queen Anne/Colonial Revival house with hip roof and round corner bay incorporated into the house's mass. The central, double door entrance with fanlight is sheltered by a balustraded semicircular Ionic porch below an oriel window on the second story. Tierney was a partner in the firm Tierney-Colgan, a steam-fitting and plumbing company on Westminster Street.

Garage (c. 1905): A single-story, two-bay structure with hip roof surmounted by a cupola.

278 Walter S. Hough House (1904): Frederick A. Field, architect; John McLeod, builder. A 2½-story, end-gable, shingled Queen Anne/Colonial Revival house with a two-story front porch (now partially glazed) and elaborate architectural detail. Hough was manager of Wightman & Hough, manufacturing jewelers at 7 Beverly Street.

Carriage House (c. 1901): A large 2½-story, three-bay structure with bellcast hip roof and center pediment.

281 Frederick W. Marvel House (1904): Norman M. Isham, architect; A.E. Westcott, builder. A 2½-story, gambrel-roof, five-bay-facade, Georgian Revival house; the Tuscan column entrance porch has a niched pediment reminiscent of designs by Benjamin Latrobe or Thomas Jefferson, notably the latter's design for Pavilion IX at the University of Virginia. Frederick Marvel (1869-1938) was a professor of physical education and director of athletics at Brown University. The university's Marvel Gymnasium was named for the owner of this house.

NC Garage (post 1937): A single-story, two-bay, concrete-block structure with hip roof.

295 Berton Kile House (1906): W.T. Robertson, architect; John McLeod, builder. A 2½-story, brick and shingle, gable-roof house with Craftsman influence. Kile was a principal in Kile & Morgan Company, lumber brokers.

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Olney Street (cont.)

Garage (c. 1906): A 1½-story single-bay structure contemporaneous with the house.

- 306 Elizabeth Eddy House (1898): Clarke & Spaulding, architects; Bowen & Doane, builders. A shingled, gambrel-roof Queen Anne/Colonial Revival cottage with inset front porch and varied dormers. Irving P. Eddy was a dentist.

Garage (between 1909 and 1918): A one-story, single-bay frame structure with gable roof.

- 309 Emily & Antoinette Hoag House (1902): D.W. Belcher, builder. A 2½-story, shingled, hip-roof house with three-bay facade, balustraded, center-entrance porch with Tuscan columns and paired dormers in roof.

Garage (between 1919 and 1937): Two-bay, cinder-block garage with hip roof.

- 310 Walter B. Jacobs House (1898): H.K. Hilton, architect; Williams Bros., builders. A clapboard-and-shingle, Queen Anne/Colonial Revival house with Tuscan-columned front porch and a complex, two-story gambrel roof. A semicircular bay on the south elevation and a semi-octagonal, 3-story turret on the facade break the mass of this house. The form of this house is similar to the trademark houses of Gould & Angell (see 332 and 336 Olney Street); Hilton trained with Gould & Angell. Walter Jacobs was the principal of the nearby Hope Street High School (demolished, located at the southeast corner of Hope Street and Alumni Avenue), and professor of pedagogy at Brown University.

Garage (between 1909-1918): A one-story, Craftsman-influenced structure.

- 314 Alice Chusmin House (1952): Harry Marshall, architect; NC Artcraft, builders. A one-story, brick house. This contemporary house was built to replace a late 19th-century house designed by Angell & Swift, architects, for Charles C.

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Olney Street (cont.)

Darling.

- NC Garage (post 1937): A one-story, single-bay brick structure with hip-roof.
- 315 Charles Mumford House (1902-4): Sawtelle, Robertson & Shurrocks, architects; M. Budlong, builder. A 2½-story hip-roof, Colonial Revival house with the side to the street. The entrance is an elaborate, Corinthian, aedicular opening in the center of the three-bay facade which is framed by pilasters. The hip roof has elaborate dormers. There is a broad, one-story porch across the street elevation. The garage, in the basement of side ell, appears to be a later alteration. Charles Mumford was an architect with the firm C.R. Makepeace & Company, mill engineers.
- 329 Emma Butts House (1902): Sanders & Thornton, architects; Orray A. Butts, builder. A 2½-story, shingle, hip-roofed house with a semi-octagonal corner turret. In 1903, the Providence City Directory lists the following occupants: Emma A. Butts, clerk, Chester R. Rice, baggage master, John C. Rice, conductor for N.Y., N.H. & H. Railroad.
- 332 Richard Henry Deming Houses (1902): Angell & Swift,
& architects. A mirror-image pair of 2½-story Queen Anne/
336 Colonial Revival houses with Tuscan-column porches and oriel windows. The 2-story gambrel-roof is set end toward the street. Deming (1842-1902) was a cotton broker who built these houses as an investment and lived at 66 Burnett Street. He served briefly under then Colonel Burnside in the Civil War. Later involved in Providence civic affairs, he was instrumental both in the expansion of Roger Williams Park and in the reorganization of the Providence Police Force. The first residents of these houses were Howard Greene (332), a clerk, and Joseph Fowler (336), a bank teller.
- NC Garage (#322) (post 1950): A modern brick structure with a flat roof.
- Garage (#336) (between 1919 and 1937): A two-bay, gambrel-

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Olney Street (cont.)

roof building with a design reminiscent of the main house.

- 340 Amey T. Smith House (1909): Murphy, Hindle & Wright, architects; V.W. Beck, builder. A 2½-story, shingle-and-brick, cross-gable-roof Craftsman house with some pseudo-half timbering and false trusswork in the eaves. The inset porch is to the side.

Garage (between 1918 and 1937): A single-story, two-bay structure with battered brick walls and slate hip roof.

- 350 George M. Baker House (1911-12): B.S.D. Martin, architect. A 2½-story, brick and clapboard, hip-roof, Colonial Revival house with a projecting, pedimented entrance pavilion with rusticated wood siding flanked by Ionic pilasters. By the age of 24 in 1886, Baker owned his own refining and smelting company on Mathewson Street. He moved the expanded company in 1892 to the corner of Clifford and Page Streets, and in 1899, started a second plant in Attleboro. Baker's company specialized in the refining and smelting of jewelry manufacturers' gold and silver scrap.

Garage (between 1918 and 1937): A one-story, brick-and-slate three-bay structure with chauffeur's apartment.

- 353 Simeon B. Tilley House (1902): Sawtelle, Robertson & Shurrocks, architects; John McLeod, builder. A 2½-story, clapboard, Colonial Revival house with hip roof and dormers. The massing of the structure reflects Queen Anne antecedents. The house has a major single-story addition to the rear. Tilley was a clerk at George F. Young & Bros. Cigars on Westminster Street. The house now serves as the residence of the headmaster of Moses Brown School.

- 360 George H. Cahoone House (1915-17): Jackson, Robertson & Adams, architects. A 2½-story brick, gambrel-roof, Georgian Revival house with five-bay facade, barrel-vaulted, center-entrance porch on Ionic columns. There are marble lintels above the windows, and three dormers. George Cahoone was a jewelry manufacturer.

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Olney Street (cont.)

NC Garage (post 1937): A single-story, three-bay, brick and slate structure.

365 Rose Magid House (1925): A 2½-story, brick, five-bay-facade, Georgian Revival house with recessed one-bay pavilions at either end, hip roof, and dormers. Samuel M. Magid was a manufacturer, serving as secretary and treasurer for the Little Nemo Manufacturing Company and the Brier Manufacturing Company, owned by his wife's family.

Garage (between 1925 and 1937): A two-bay brick-and-stone structure with parapet wall and urns on the parapets.

366 Frederick A. Ballou House (1900): Martin & Hall, NC architects. An imposing 2½-story, brick, dormered, gambrel-roof, end-wall chimney, five-bay facade, Georgian Revival house with a 2½-story gambrel-roof wing to the west, and an open porch on the east. Ballou worked in the jewelry manufacturing company of B.A. Ballou & Co. which his father had established in 1868 when he purchased the assets of Rathbone & Richards. The younger Ballou was treasurer and general manager, and later succeeded his father as president of the company. B.A. Ballou & Co. specialized in fine jewelry for retail sale and findings (safety catches, pin stems, clasps, etc.) for other manufacturing jewelers. Their trademark, "Star-B," was stamped on their cuff links, key chains, locket, bracelets and other staple wares.

Garage (c. 1956): Single-bay brick structure with flat roof.

WEYMOUTH STREET

65 Otis Randall House (c. 1912): Clarke, Howe & Homer, architects; Cassavant, builder. A 2½-story, brick Georgian Revival house, with a symmetrical five-bay facade and a Tuscan-column porch. The entrance is surrounded by elaborate leaded fan and sidelights. There is a semi-elliptical bay on the south side of the dwelling. The slate roof has three segmental-arch dormers. Randall was a professor at Brown.

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Weymouth Street (cont.)

- 69 Ambrose Gordon House (1901): Martin & Hall, architects; J. McGregor, builder. A 2½-story house with a semi-octagonal corner tower on the northwest corner, a small entrance porch (with a projecting vestibule) on the southwest corner, broad eaves, and a hip roof. Gordon was a bookkeeper.

Garage (between 1919-1937): A two-bay, frame structure with hip roof.

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Photographer: Howard J. Kittell
Date: July 1988
Negative filed at: Rhode Island Historical Preservation

Commission

Photo #1: 263 and 275 Olney Street, view southeast.
Photo #2: 281 and 295 Olney Street, view southeast.
Photo #3: 310 and 306 Olney Street, view northwest.
Photo #4: 34 Alumni Avenue, view north.
Photo #5: 56 Alumni Avenue, view north.
Photo #6: 64 Alumni Avenue, view north.
Photo #7: 103 Alumni Avenue, view southwest.

Photographer: Amy S. Jordan
Date: July 1988
Negative filed at: Rhode Island Historical Preservation

Commission

Photo #8: 257 Olney Street, Carriage house, view south.
Photo #9: 275 Olney Street, view south.
Photo #10: 281 Olney Street, view south.
Photo #11: 306 Olney Street, view north.
Photo #12: 329 Olney Street, view south.
Photo #13: 332 Olney Street, view northeast.
Photo #14: 336 Olney Street, view northwest.
Photo #15: 230 Arlington Avenue, view northwest.

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Cat Swamp and Great Swamp should be public thoroughfares. Thus Olney Street, which had previously terminated at Hope Street, was extended easterly and then northerly through Cat Swamp along what are today Morris and Cole Avenues and Sessions Street. Hope Street, formerly Ferry Road, formed the easternmost boundary of the original house lots deeded to the first settlers in the 1630s. It ran from Olney Street along the crest of College Hill southerly to flatter ground, where it eventually connected with a ferry and later a bridge across the Seekonk River. In 1825 a turnpike extended to Pawtucket from the Olney Street terminus of Hope Street. Known as East Avenue, that road became public in 1872.

The advent of public transportation aided the development of the area. In 1867 the Union Railroad Company began operating a horse railroad line along Hope Street, with a northern terminus at Olney Street.

Providence's population growth following the Civil War led to the rapid expansion of residential neighborhoods. The introduction of good public transportation, the improvements of roads and the extension of public sewers and water lines allowed people to move to the outskirts of established residential neighborhoods. Easy access to downtown Providence made this area an attractive location for Providence's wealthier citizens.

Platting of house lots in the Olney Street-Alumni Avenue Historic District began in 1861 with the division of Candace Allen's estate, including land on the north side of Olney Street extending approximately 350 feet east from Hope Street. Her 1860 will divided her land into four equal parts devised to her brother, Crawford Allen; Eliza Harriet Allen, wife of her brother Zachariah; Phebe Allen, wife of her brother Philip; and to the children of her sister Lydia Dorr: Anne A. Ives (wife of Moses Brown Ives), Allen Dorr, Mary T. Ames (wife of Samuel Ames), Sullivan Dorr, Candace C. Carrington (wife of Edward Carrington), and Henry C. Dorr. Crawford Allen received twenty-three lots on Olney and Camp Streets, including eight lots fronting on the north side of Olney Street and encompassing 44,380 square feet. These house lots were sold in the 1880s by his widow Sarah Slater Allen.

The area south of Olney Street was a part of a 300-acre farm owned by Moses Brown, who, in 1814, gave a 43-acre tract of

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land from the northwest corner of his farm to the Yearly Meeting of Friends of New England for establishment of a boarding school. The Friends have operated the Providence Friends School (known as Moses Brown School since 1908) on that site ever since. During the early years of the school, the property was exempt from taxation. A law passed by the General Assembly in 1876 eliminated that preferred status, and the property became subject to a tax which soon amounted to approximately four thousand dollars. The Friends consequently commissioned William S. Haines to draw up a subdivision of some of their lands in 1877. He platted seventy-eight lots along the east side of Hope, the south side of Olney, and in the area north of the Moses Brown School campus. He further indicated where new streets might go. In 1884, J.A. Latham resurveyed the land and the Friends erected some houses which they sold or rented. Haines' 1877 plat was not recorded with the city until June 30, 1893. At that time, some extant houses were shown on the north side of Alumni Avenue between Hope Street and Pennington Avenue.

The north side of Olney Street, east of Sarah Allen's land to Pennington Avenue belonged to Stephen Arnold and the Estate of Caleb F. Harris, a tract totaling approximately 516,000 square feet. In June, 1885, "The Beacon Hill Plat of choice Villa lots" was platted by C.E. Paine for Stephen Arnold, et al. Seventy-six lots were laid out and the north-south streets of Brenton and Boylston Avenues were indicated.

Both plats designated lots of between 5,000 and 20,480 square feet, large enough to appeal to an upscale market. The streets, especially Olney, were generous in width. Additionally, the Plat of the Friends School Estate stipulated that "Purchasers of land on this Plat are prohibited from placing any building, portico, or piazza within 20 feet of any street or avenue...", thus assuring that the consistency of the streetscape would be maintained.

During the latter half of the 1890s, many civic improvements were made to the Olney Street-Alumni Avenue area. In 1896, the section of Olney Street that turned north was renamed Morris Avenue. In 1898, the new extension of Olney from Morris to Arlington was graded. Water and sewer pipes were laid in this area in 1897 and 1898. In 1901, funds were allocated for the grading, curbing, building and paving of Arlington Avenue from Lloyd Avenue to Olney Street and Olney Street from Hope Street to

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Morris Avenue.

By the early 1900s, the Olney Street-Alumni Avenue area had all the amenities necessary to attract successful Providence citizens to this new neighborhood of choice. At this time, upper-middle class Providence citizens were building houses on land available at the outskirts of the established residential neighborhoods of College Hill and Elmwood. Many new residents moved to the Olney-Alumni neighborhood from other parts of the East Side, while others came from the West Side of Providence. The majority of the new owners held high-ranking positions with business and manufacturing companies. Others were professionals, including several lawyers and a dentist. This distribution of professions reflects the industries that were booming in Providence at this time.

The proximity of the neighborhood to several schools attracted a few owners with academic careers, including the Principal of Hope High School, the resident minister of the Providence Friends School and several professors at Brown University. Other occupations of original owners in this district include a druggist, a clerk, and a superintendent.

While the vast majority of the houses in the Olney Street-Alumni Avenue Historic District were not built with garages, some were constructed later in the 1910s, as automobile usage grew in popularity. The early proliferation of garages or "auto houses" is a further indication of the prosperous nature of the residents of this district, especially as this area continued to have easy access to public transportation.

Home ownership in this district has changed on average fewer than eight times per property. Property turnover was slightly greater during the 1920s and 1940s than in other decades. This neighborhood has been a stable one of predominantly upper-middle-income owner-occupied residences ever since the time of its development.

As the emergence of Providence as an industrial center through the nineteenth century parallels that of the nation, so the architectural development of the city is in many ways a microcosm of national architectural currents. However, it still retained its own special local flavor and characteristics. The architecture in the Olney Street-Alumni Avenue Historic District

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represents one chapter of this stylistic development. It documents the taste of upper-middle income families in the late nineteenth and early twentieth centuries: conservative, East Coast mainstream domestic design.

Abutting the northeastern edge of the College Hill National Historic Landmark District, the Olney-Alumni neighborhood is one of several late nineteenth-century neighborhoods that developed in overlapping succession along the eastern side of Hope Street in a northward progression. However, this district's period of development extends over several additional decades, spanning the period that has come to be known as the American Renaissance. Its buildings reflect the transition of American domestic architecture from the fanciful Queen Anne of the 1880s through the early Colonial Revival to the "academic" Georgian Revival of the 1910s, 1920s, and 1930s. While the houses display variations in stylistic format and ornamentation, there is a consistency of mass, scale and relationship to the street that gives the area a distinct homogeneity. It was and continues to be a neighborhood of choice.

The architectural character and significance of the Olney Street-Alumni Avenue Historic District was achieved between 1880 and 1940. Several other East Side neighborhoods, notably Cooke Street and Stimson Avenue, were also being developed at this time. However, both were largely complete by 1900, while the Olney Street-Alumni Avenue Historic District experienced its single greatest growth period from 1900 to 1910, when 45 percent of the structures were erected. Of the fifty-three principal buildings in the district, fourteen were constructed between 1884 and 1899, thirty-four were constructed between 1900 and 1930, and three were constructed subsequent to 1940 and are considered to be non-contributing (314 Olney Street and 99 and 114 Morris Avenue).

Similar to the pattern on Stimson Avenue and Cooke Street, the Olney-Alumni houses were predominantly custom-built residences. Forty-two of the fifty-three principal structures in the district were architect-designed, while a slightly greater number were commissioned by the first occupants. Top architectural firms of the day were commissioned for this fashionable neighborhood. Of these architects, the most widely known outside of Providence was Norman Isham (281 Olney Street), while well-known local firms included Angell & Swift (332 and 336

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Olney), Stone, Carpenter and Willson (275 Olney), Hilton & Jackson (100 Alumni, 194 Arlington, 100 Morris, and 310 Alumni), Hoppin & Field (96 Alumni and 278 Olney), and Martin & Hall (230 Arlington, 257 and 366 Olney and 69 Weymouth). These firms were catering to the fashionable residential trade during this period when Providence was an industrial capital.

The neighborhood contains four principal building styles. These include the Queen Anne of the 1880s to roughly 1900, characterized by elaborate massing and complex roof structures, ornate porches, often contained within the structure's mass, and a variety of materials, with essentially non-classical detailing; the transitional Queen Anne-Colonial Revival styles from roughly 1890 to 1900 that demonstrate more restrained massing and roof forms, increased symmetry, and free-style classical elements and motifs; and a more formal Colonial Revival style from the 1890s to 1920, characterized by regularity of mass and roof line, and colonial or classical motifs for entrances, cornices and dormers applied to usually square or rectangular hip-roof structures. The last dominant style is the "academic" Georgian Revival that began in the first decade of the 1900s and extended up through the 1930s. These houses demonstrate a consistency in format, generally having a five-bay facade with central entrance under a single-bay classically dressed porch, transverse gable roof with dormers and exhibiting an almost rigid symmetry.

Two minor styles that also appear are the Tudor Revival characterized by asymmetrical massing, roof forms and fenestration (295 and 340 Olney and 215 Arlington) and the Craftsman or Arts-and-Crafts style showing a consciously designed rustication and expression of structure.

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MAPS

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Hopkins, G.M. Atlas of the City of Providence, RI and Environs. 1937.

Hopkins, G.M. Plat Book of the City of Providence, Rhode Island. 1918.

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National Park Service

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Section number 9 Page 9.2

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Island. 1908.

Primary Location of additional data: State historic preservation
office -- Rhode Island Historical Preservation Commission

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National Park Service

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UTM References: (cont.)

E: 19-300980-4634020
F: 19-300980-4633940
G: 19-300720-4633920
H: 19-300720-4634100

Verbal Boundary Description

The northwest corner of the Olney-Alumni Historic District is at the northwest corner of plat 8 lot 430. The boundary follows easterly along the northern lines of lots 430 and 108 and the west and north lines of lot 431 to the northeast corner of lot 429. It then proceeds south along the east line of lot 429 to the northwest corner of lot 379 and then easterly along its northern line to Brenton Street. Crossing Brenton Street to the northwest corner of lot 364, it proceeds easterly along the northern lines of lots 364, 377 and 353 to Boylston Street. Progressing easterly across Boylston Street, the boundary picks up at the northwest corner of lot 352 and continues across the northern lot lines of lots 352, 351, and 163 to Morris Avenue. Crossing Morris into plat 11, the boundary proceeds easterly at the northwest corner of lot 68 and continues northeasterly along the north lines of lots 68, 86, 80, 44, 74, 64 to Arlington Avenue. The boundary follows the east line of lot 64 southward to the northwest corner of plat 86 lot 287 and follows this lot line to the lot's northeast corner and then proceeds south along the eastern lines of lots 287, 258 and 129, turning the corner to the southwest corner of lot 129 and crosses Arlington Avenue to the southeast corner of plat 11 lot 98. Turning southwest, it follows the south and west lot lines of lot 98 to the southeastern corner of lot 101, and then southwest to the southwestern corner of lot 94 at Weymouth Street and then to the northwest corner of this lot. The boundary crosses Alumni Avenue into plat 11 and follows the west lines of lots 89, 55, and 69, at the northwest corner of lot 69 the boundary crosses Weymouth street to the southeast corner of lot 72. From here it follows the south boundary line of this lot and proceeds due west, crossing Morris Avenue at the northeast corner of lot 24. The boundary then follows the east line of this lot to its southeast corner and then proceeds west

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along the south lines of lots 24, 25, 43, 92, 111, 87, 42, 123 and 78. It then proceeds northward along the west property line of lot 78 to the lot's northwest corner. It then moves west along the south property line of lot 59 to its southwest corner and continues north to Olney Street. From this point it moves westward to the southwest corner of plat 8 lot 430 and then northward returning to the point of origin at the northwest corner of this lot.

Boundary Justification

The boundary is drawn to encompass the concentration of late nineteenth- and early twentieth-century residential architecture which defines the character of the district. Major streets, Hope Street and Arlington Avenue, have historically marked west and east boundaries of the neighborhood. The housing to the north and east of this area is generally of a later date, while south and west of the district are the Moses Brown School and College Hill Historic District, both listed on the National Register of Historic Places.

On the west, the east edge of Hope Street forms the boundary; the buildings on the west side of Hope Street differ from those in the district in character and age (Hope High School and a row of 3-deckers on Hope between Olney Street and Carrington Avenue). The southern edge of the boundary separates the nominated properties from the playing fields of Moses Brown School. The western and northern boundaries of the district are not so clearly defined as the west and south bounds--here the district does not have distinct and apparent visual "edges." On both the west and north the district blends into an area of similar houses without a discernible visual break.

The district boundaries are drawn to encompass a nucleus of historic resources dating principally from 1880-1938. The boundaries on the north and west sides of the district include this concentration and are informed by and refer to (though they are not perfectly congruent with) historic plat boundaries. Houses north of the boundary on Carrington Avenue (in the Candace Allen Plat) differ in age and character from the houses in the district; most are multi-family 3-deckers. In general, houses on the east and west sides of Brenton and Boyleston Avenues and on the west side of Morris Avenue (in the Arnold and Harris Plat)

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differ from those in the district in scale, character, and date of construction. On the east side of Morris Avenue are a number of houses which share some of the characteristics of those in the district (especially 125 and 141 Morris Avenue) and might have been included in the bounds of the district. They were developed as part of the Freeman Plat, which may itself be eligible for the National Register and are being studied for inclusion in the Register as part of a proposed Freeman Plat Historic District. Most of the properties in the district were built on lots in the Friends School Estate, except for those on the north side of Olney Street between Hope Street and Morris Avenue and three houses on Arlington Avenue (195, 201, and 215). All of these are consistent in age, scale, and character with the houses of Friends School Estate. The houses on Olney are included because they relate historically and visually to the development of the district's spine; those on Arlington are included because they form the end point of the visual axis of Olney Street and because they "close" the district's long corridor.

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Olney Street-Alumni Avenue Historic District PROVIDENCE CO., RI

ADDITIONAL DOCUMENTATION APPROVAL

Alvina Byer 4/15/92

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National Park Service

APR 6 1992

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Olney Street (cont.)

NC Garage (post 1937): A single-story, three-bay, brick and slate structure.

365 Rose Magid House (1925): A 2½-story, brick, five-bay-facade, Georgian Revival house with recessed one-bay pavilions at either end, hip roof, and dormers. Samuel M. Magid was a manufacturer, serving as secretary and treasurer for the Little Nemo Manufacturing Company and the Brier Manufacturing Company, owned by his wife's family.

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 89000333

Date Listed: 05/11/89

Olney Street--Alumni Avenue
Historic District
Property Name

Providence
County

RI
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

5-11-89
Date of Action

Amended Items in Nomination:

Statement of significance: Criteria

Criterion A was inadvertently checked.

This information was confirmed with Pam Kennedy, RISHPO, by telephone.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

MARTIN LUTHER KING JR.
ELEMENTARY SCHOOL

LIPPITT

ST

DWIG




ST

HOWELL

OLNEY - ALUMNI HISTORIC DISTRICT

Providence, Rhode Island

LEGEND:

-  Contributing structure
-  Non-Contributing structure
-  District Boundaries



AVE

CARRIN

December 1988

Rhode Island Historical Preservation Commission
Providence Preservation Society
City of Providence

SCALE: 1" = 80'



ST

250

256

251

ARRINGTON

CARRINGTON AVE

BRENTON

BOYLSTON

MORRIS

250

256

258

260

274

278

306

310

314

114

OLNEY

251

257

259

261

263

275

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24

26-29

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64

AVE



MORRIS

BARBERRY

ARLINGTON

AVE.

WEYMOUTH

ALUMNI

AVE

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