

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

received OCT 3 1984  
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See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Oakland Avenue Historic District

and/or common

2. Location

*Roughly bounded by Pembroke Ave.,*

street & number Eaton, Malbone, ~~and Sparrow Streets~~ and Dickens Sts.  
~~Oakland and Pembroke Avenues~~ not for publication

city, town Providence N.A. vicinity of Hon. Claudine Schneider congressional district #2

state Rhode Island code 44 county Providence code 007

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>		<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	N.A. in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple; see owners list on file at Rhode Island Historical Preservation Commission

street & number

city, town \_\_\_\_\_ vicinity of \_\_\_\_\_ state \_\_\_\_\_

5. Location of Legal Description

courthouse, registry of deeds, etc. Providence City Hall

street & number 25 Dorrance Street

city, town Providence state Rhode Island 02903

6. Representation in Existing Surveys

title Smith Hill, Providence has this property been determined eligible?  yes  no

date June 1980  federal  state  county  local

depository for survey records Rhode Island Historical Preservation Commission

city, town 150 Benefit Street Providence state Rhode Island 02903

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

Located in a densely built, urban neighborhood of Smith Hill, the Oakland Avenue Historic District is a cohesive group of 110 buildings along and adjacent to the central spine of Oakland Avenue. All but two buildings--a neighborhood store and a synagogue--were built as residences, and most (100) are detached two- and three-family dwellings erected between 1890 and 1930. The entire district is platted into fifty-by-one-hundred-foot lots on a rectilinear-grid street pattern; only a few lots are vacant--and they, in fact, were never occupied. Most of the buildings are set back slightly from the sidewalk line and occupy a significant portion of their lots. All the streets are tree-lined, a common yet notable feature of Providence's early twentieth-century neighborhoods. The similarity of the buildings in type, age, and siting and the uniformity of the landscaping contribute to the remarkable conformity of this district.

The multiple-family dwellings here are those forms typical in and characteristic of Providence's two- and three-family houses built during the late nineteenth and early twentieth centuries: the two-family house, the proto-triple-decker, the triple-decker, and the double-decker. Each of these cognate forms is visually and functionally distinct, but the sequence from one form to the next is generally chronological and--to a great extent--developmental.

The two-family dwelling was the first significant multiple-family dwelling type in Providence. Its most common manifestation was as a two-and-a-half-story wood-frame clapboard-clad structure set gable end to the street and with a side-hall plan. Size, trim, and fenestration vary considerably. Five of these houses stand in the Oakland Avenue Historic District, documenting the area's first development.

The proto-triple-decker represents the interim development between the two-family dwelling and the triple-decker. A significantly expanded version of the two-family form, it usually has greater square footage per floor, prominent front porches, a cross-gable roof, and a high attic story to provide ample room for a third unit under the eaves. Often associated stylistically with the domestic Queen Anne of the 1880s and 1890s, the proto-triple-decker often incorporates a picturesque treatment of the wall surface, such as patterned shingles or two cladding materials; turned-spindle porches; and bay windows, both on front and sides.

The triple-decker is the quintessential multiple-family dwelling built in Providence between about 1895 and 1925. It stands a full three stories--often three and a half--with three identical dwelling units, one to each story. The plan is an expanded version of the side-hall plan, with rooms arranged in two parallel rows and stairs at front and rear; the first-story unit usually has a separate entrance, while those on the second and third stories share a common entrance and stairhall. The prominent front porches play important functional and design roles on the triple-decker: these are

(See Continuation Sheet #1)

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either partial width, with a bay window or sun porch filling the remainder of the facade, or full width. Roofs on triple deckers are usually set gable end to the street or hip roofs with dormers. Original exterior cladding is either all clapboard or clapboard and shingle: this latter combination is usually found with clapboard on the first or first and second stories and shingle above. Like proto-triple-deckers, early triple-deckers occasionally share the turned-spindle porches of the Queen Anne; however, most were rendered in a less style-conscious mode.

The double-decker is a two-family house identical in form to the triple decker save for the reduction to two stories and two units. The plan, exterior articulation, roof forms, and cladding are as in contemporary triple-deckers. The double-decker is chronologically limited to the period between the end of World War I and the end of large-scale new residential development in the early years of the Great Depression.

The following inventory is inclusive for the Oakland Avenue Historic District. Unless otherwise noted, all buildings are of wood construction and set on brick foundations. Dates are all approximate, based on deed research and information from contemporary Providence street and house directories.

**CONTRIBUTING STRUCTURES**

**EATON STREET**

- 8-10 (1922): Triple-decker with partial-width front porches and end-gable roof. Built by George Nahagian, a grocer, who lived in one unit and rented the other two.
- 14-16 (1918): Triple-decker with partial-width front porches and end-gable roof. Built by Max Mazick, junk dealer, and Samuel Tress, poultry salesman; Mazick lived nearby at 34 Eaton Street (q.v.) until moving here in 1923.
- 15-17 (1926): Triple-decker with partial-width front porches and wide overhang on the end-gable roof. Built by Stephan Yeranian, a carpenter, who lived in one unit and rented the others.
- 19-21 (1926): Triple-decker with full-width front porches and end-gable roof. Built by Joseph Kleinman, a fruit dealer, who lived in one unit and rented the others.

(See Continuation Sheet #2)

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Eaton Street (cont.)

- 20 (1900): Proto-triple-decker with cross-gable roof. Built by Patrick J. Feeney, a policeman, who lived in one unit and rented the others.
- 23-25 (1926): Triple-decker with full-width front porches and end-gable roof. Built by Nathan Rouslin, who lived in one unit and rented the others.
- 27-29 (1926): Triple-decker with full-width front porches and end-gable roof. Built by Hyman Peck, a shoe dealer, who lived in one unit and rented the others.
- 34 (1918): Triple-decker with wraparound front-and-side porches and end-gable roof; a mirror image of 48-50 Eaton Street (q.v.). Possibly built by Harry Fisher and Abrams Butterman; owned and first occupied by Max Mazick, junk dealer (see 14-16 Eaton Street), who lived in one unit and rented the others.
- 35-37 (1917): Triple-decker with full-width front porches and end-gable roof. Built by Norman Shapiro; first occupied by John J. MacMillan, auto repairer, and James Greene, engineer.
- 38-40 (1917): Proto-triple-decker with end-gable roof. Built by Henry C. Reough, a conductor, who lived in one unit and rented the others.
- 39-41 (1925): Triple-decker with full-width front porches and wide overhang on the end-gable roof. Built by Hyman and Bessie Labush; first occupied by Max Simons, furrier; Solomon B. Rose, salesman; and David F. Collins, jeweler.
- 43-45 (1925): Triple-decker full-width front porches and wide overhang on the end-gable roof. Built by Leah Michaelson and Bessie Heller; their husbands, Abraham Heller and Samuel Michaelson were partners in Heller & Michaelson, waste and yarns. Both couples lived here.
- 46-48 (1917): Two-and-a-half-story, two-family house with end-gable roof. Built by John A. Fagrelus, blacksmith, who lived in one unit and rented the other.
- 47-49 (1925): Proto-triple-decker with partial-width front porches and cross-gable roof. Built by Pasquale Lombardi; first occupied by Rhomas Regan, foreman; James F. Wardsworth; and Nelson Hamelin, draftsman.

(See Continuation Sheet #3)

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Eaton Street (cont.)

- 48-50 (1918): Triple-decker with wraparound front-and-side porches and end-gable roof; a mirror image of 34 Eaton Street (q.v.). Possibly built by Harry Fisher and Abrams Buttermann; first occupied by Henry A. Haskell, engineer; Isador Trotsky; and George W. Cowan, police sergeant.
- 51-53 (1926): Triple-decker with full-width front porches and wide overhand on end-gable roof; identical to 55-57 Eaton Street (q.v.). Probably built by Meier Fried; first occupied by Samuel Blackman, Morris Pressman, and Milton M. Frank, a salesman for the Union Paper Company.
- 55-57 (1926): Triple-decker with full-width front porches and wide overhang on end-gable roof; identical to 51-53 Eaton Street (q.v.). Probably built by Meier Fried; owned and first occupied by Louis Deluty, secretary of Biltmore Clothing Company, who rented the other units.
- 59-61 (1926): Triple-decker with full-width front porches and wide overhang on end-gable roof. Built by Isaac Gerstein, a poultry salesman, who lived in one unit and rented the others.

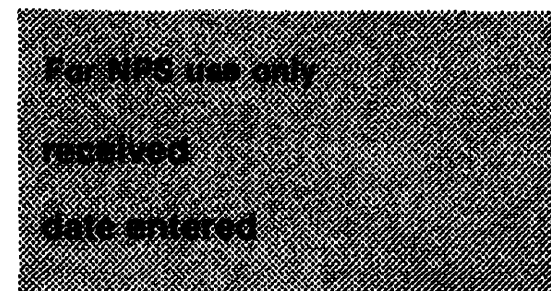
MALBONE STREET

- 42-44 (1924): Triple-decker with partial-width front porches and hip roof. Built by Julie Grolin and Becky Kaplan, who rented the building until moving here with their husbands in 1925. Benjamin Kaplan was a grocer; Morris Golin, a provisions dealer.
- 46-48 (1924): Triple-decker with partial-width front porches and hip roof. Built by Perety, Abraham, and Israel Fein; first occupied by Samuel Rosen, a salesman, and Theodore Rosenblatt, a glazier.
- 50-52 (1925): Triple-decker with partial-width front porches and hip roof. Built by Antonio Marra, a jeweler, who lived in one unit and rented the others.
- 58-60 (1924): Triple-decker with full-width front porches and end-gable roof. Built by Garabed Koligian; Charles Koligian, a grocer, lived in one unit, and the Koligians rented the other units.

(See Continuation Sheet #4)

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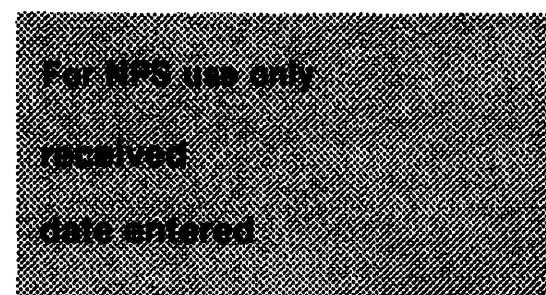
OAKLAND AVENUE

- 97 (1916): Triple-decker with partial-width front porches and end-gable roof. Built by Daniel J. MacMillan; first occupied by Ernest J. Gavin.
- 101-103 (1914): Triple-decker with partial-width front porches, end-gable roof, and aluminum siding. Built by Rosella O'Boyle; first occupied by Benjamin C. Bamford, clerk; Henry Roncoe, barber, Sadie Schoates, operator; and Walter Lampson, engineer.
- 109-111 (1912): Triple-decker with partial-width front porches and wide overhang on the end-gable roof. Built by Walter Clayton, a jeweler, who lived in one unit and rented the others.
- 113 (1895): Cross-gable-roof cottage with wraparound turned-spindle front porch. Built by Albert H. Smith of Gloucester, Massachusetts; Harry H. Flint, a machinist at Brown & Sharpe, occupied the house upon its completion and, after buying the property in 1917, remained here through the 1920s.
- 116-118 (1914): Triple-decker with partial-width front porches and end-gable roof. Built by Ernest L. King, a contractor, who lived in one unit and rented the others; by 1920, King had moved elsewhere.
- 120-122 (1914): Triple-decker with partial-width front porches (carried on colossal Tuscan columns) and hip roof. Built by Max E. R. Otto, a manager, who lived in one unit and rented the others; by 1920, Otto had moved elsewhere.
- 124-126 (1910): Proto-triple-decker with cross-gable roof, partial-width front porch on the first story, and aluminum siding. Built by Mary G. McCaffrey; her husband, James, was a watchman, and they lived in one unit and rented the others.
- 125 (ca. 1926): Foursquare, two-story, single-family dwelling with high hip roof. Built by Ida Horowitz; Samuel Horowitz, a grocer, lived here.
- 127-129 (1926): Triple-decker with full-width front porches and end-gable roof. Built by Ellen Stewart, who lived in one unit and rented the others.
- 131-133 (1922): Triple-decker with full-width front porches and end-gable roof. Built by Jacob N. Cohen, a roofer, who lived in one unit

(See Continuation Sheet #5)

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Oakland Avenue (cont.)

and rented the others. He moved to 196-198 Oakland Avenue (q.v.) upon its completion.

- 134-136 (1924): Triple-decker with full-width front porches, wide overhang on the end-gable roof, aluminum siding, and a storefront on part of the first story. Built by Rose Averman; her husband, Elias, was a grocer, and they lived in one unit and rented the others.
- 135-137 (1922): Triple-decker with full width-front porches and end-gable roof; identical to 131-133 Oakland Avenue (q.v.). Built by Jacob N. Cohen, a roofer, who lived next door at 131 Oakland Avenue.
- 138-140 (1924): Triple-decker with now-glazed full-width front porches, end-gable roof, and aluminum siding. Built by Max Shore as an income-producing property.
- 139-141 (1924): Triple-decker with full-width front porches and end-gable roof. Probably built by Beatrice Kortick; by 1927, owned and occupied by Morris Ludman, a junk dealer, who lived in one unit and rented the others. The Ludman family retained ownership until 1976.
- 142-144 (1926): Triple decker with partial-width front porches and wide overhang on end-gable roof. Built by Minnie Weisman; her husband, Hyman, was a tinsmith, and they lived in one unit and rented the others.
- 146-148 (1924): Triple-decker with full-width front porches and end-gable roof. Built by Louis M. Kortick as an income-producing property.
- 150-152 (1924): Triple-decker with partial-width front porches (now glazed) and end-gable roof. Built by Thomas R. Donovan, a steamfitter, who lived in one unit and rented the others.
- 154-156 (1924): Triple-decker with full-width front porches and end-gable roof. Built by Abraham Fine as an income-producing property.
- 158-160 (1924): Triple-decker with full-width front porches and end-gable roof. Probably built by Adolf Rotenberg; by 1926, owned and occupied by Morris Pulner, a salesman, who lived in one unit and rented the others.
- 162-164 (1924): Triple-decker with full-width front porches and end-gable

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Oakland Avenue (cont.)

roof. Built by Joseph Chernov, peddler, who lived in one unit and rented the others.

163-165 (1906): Proto-triple-decker with partial-width front porches and cross-gable roof. Built by Gustav Miller, a planer, who lived in one unit and rented the others.

166-168 (1924): Triple-decker with full-width front porches and end-gable roof. Built by Morris Bezan, a fruit dealer, who lived in one unit and rented the others.

172 (1914): End-gambrel-roof cottage with full-width front porch, typical of small single-family dwellings of the early twentieth century. Built by John J. O'Neill, a jeweler, who lived here with his family.

173 (1910): Eng-gambrel-roof cottage with full-width front porch, typical of small single-family dwellings of the early twentieth-century. Built by Maude T. Machon, a dressmaker, who lived here with her family.

175 (ca. 1875?): One-and-a-half-story structure--perhaps a barn originally--converted to residential use; by 1894, it was the residence of Olaf Wieselquist. Sited at the rear of the same lot as 177 Oakland Avenue (q.v.).

177 (ca. 1894): Two-and-a-half-story, two-family house with end-gable roof. two-bay facade with bay window, and decorative tie-beams in gable ends of roof, bay window, and hood over entrance. Built by John T. Machon, a carpenter, who lived in one unit and rented the other.

180-182 (1910): Proto-triple-decker with partial-width front porches and cross-gable roof. Built by Robert A. Andrews, a car inspector, who lived in one unit and rented the others.

183-185 (1926): Triple-decker with full-width front porches and wide overhang on end-gable roof. Built by Robert Andrews, a car inspector who lived across the street at 182 Oakland Avenue (q.v.), as an income-producing property.

187-189 (1924): Triple-decker with full-width front porches and end-gable

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Oakland Avenue (cont.)

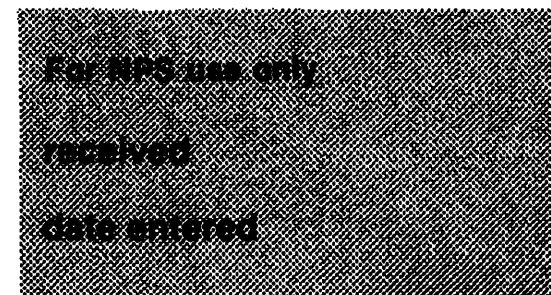
roof. Built by Dora Kushner; her husband, Jacob, was a peddler, and they lived in one unit and rented the others.

- 188 (1918): A handsome and picturesque wood-shingle-clad bungalow with ample porches and prominent cobblestone foundation and piers for the porch. Built by Delia A. Andrews; occupied and later owned (until 1958) by George R. Andrews, a dispatcher, and his wife, Minnie.
- 195 (1924): Typical early twentieth-century single family dwelling: a foursquare, two-and-a-half-story box with a high hip roof, bay windows, clapboard on the first story, and shingles on the second story. Built by Katie Hanzel; her husband, William, was a clerk.
- 196-198 (1924): Triple-decker with prominent central projecting bay and end-gable roof. Built by Jacob N. Cohen, a roofer, who lived in one unit and rented the others; he moved here from 131-133 Oakland Avenue (q.v.).
- 201 (ca. 1890): Two-and-a-half-story, two-family dwelling with two-bay facade and end-gable roof. Built by William Lovett, a clerk, who lived in one unit and rented the other.
- 200-202 (1926): Triple-decker with full-width front porches and wide overhang on end-gable roof. Built by Jacob N. Cohen, a roofer, who lived next door at 198 Oakland Avenue (q.v.).
- 204-206 (1926): Triple-decker with full-width front porches and wide overhang on end-gable roof. Built by Frank Sobolewski, a weaver, who lived in one unit and rented the others.
- 205 (ca. 1875): Two-and-a-half-story, two-family house set gable end to the street with three-bay facade and turned-spindle porch. Built by John Clarke, a salesman, who lived in one unit and rented the others.
- 207-209 (ca. 1929): Triple-decker with inset corner porches and end-gable roof. Built by Sarkis (also known as Alice) and Aronsiak Altoonian; Sarkis was a wireworker and occupied one unit and rented the others.
- 208-210 (1926): Triple-decker with full-width front porches under wide overhang of hip roof. Built by Morris Chase, auto repairer, who lived in one unit and rented the others.

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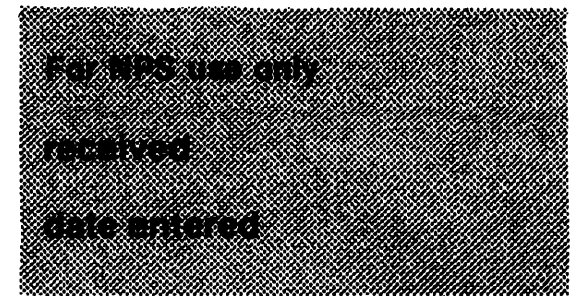
Oakland Avenue (cont.)

- 211 (1912): Proto-triple-decker with full-width front porches and cross-gable roof. Built by Patrick J. Kennedy, a teamster, who lived in one unit and rented the others.
- 212-214 (1926): Triple-decker with full-width front porches under wide overhang of hip roof. Built by Harry Brothman as an income-producing property.
- 216-218 (1926): Triple-decker with full-width front porches and end-gable roof. Built by Pearl Wiseman; her husband, Louis, was a businessman, and they lived in one unit and rented the others.
- 219-221 (1917): Triple-decker with partial-width front porches and end-gable roof. Built by Isaac Gerstein, a peddler, who lived in one unit and rented the others.
- 220-222 (1916): Triple-decker with partial-width front porches and end-gable roof. Built by Israel Heller as an income-producing property.
- 223-225 (1926): Triple-decker with full-width front porches and hip roof. Built by Joseph Robinson, a clothing merchant, who lived in one unit and rented the others.
- 224-226 (1916): Triple-decker with partial-width front porches and end-gable roof. Built by Max and Mary Blum as an income-producing property. By 1919, Isaac Yaffa, a fruit pedler, owned the property, lived in one unit, and rented the others.
- 227-229 (19 ): Triple-decker with full-width front porches and hip roof.
- 228 (1921): Small, one-story store with flat roof, parapet, and slightly modified storefront. Built by the Silver family as a grocery market, originally known as the Mayflower, this is a typical--but now rare--example of the early twentieth-century neighborhood market.
- 231-233 (1917): Triple-decker with full-width front porches and end-gable roof. Built by Lieb Garfinkle as an income-producing property; first occupied by John W. Williams, engineer; John Lecht, confectioner; and Benjamin Kaufman, drygoods.
- 232-234 (1916): Two-and-a-half-story, two-family dwelling with partial-width front porches and end-gable roof. Built by Max Mazick (see

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Oakland Avenue (cont.)

14-16 Eaton Street) as an income-producing property; first occupied by L. Mainey and John Howard, foreman.

- 237 (19 ): Triple-decker with partial-width front porches (carried on colossal Tuscan columns) and a loggia in the end-gable roof.
- 239-241 (1915): Triple-decker with full-width front porches and hip roof. Built by Elsie C. Miller as an income-producing property; first occupied by Owen Goodwin, plumber; J.W. Fletcher, Jr.; and John F. Donahue, salesman.

PEMBROKE AVENUE

- 15-17 (1928): Double-decker with hip roof and inset front corner porches. Built by Jacob Pricher, who lived in one unit and rented the other.
- 19-21 (1926): Triple-decker with partial-width front porches and hip roof. Built by Anna M. Stockley; her husband, George, was Assistant Manager for Metropolitan Life Insurance Company, and they lived in one unit and rented the others. The building is still in Stockley ownership.
- 25-27 (1911): Proto-triple-decker with partial-width front porches, cross-gable roof, and aluminum siding. Built by Duncan Taylor as an income-producing property; first occupied by John J. Tierney, mailman.
- 33-35 (1919): Proto-triple-decker with full-width front porches and cross-gable roof. Built by Harry Shatkin as an income-producing property; first occupied by Delbert Wicks, foreman; George Evans, grocer; and Sylvester J. Bowers, electrician.
- 37-39 (1925): Triple-decker with full-width front porches and end-gable roof. Built by Sigmund Robinson, a clothing merchant, who lived in one unit and rented the others.
- 41-43 (1925): Triple-decker with full-width front porches and end-gable roof. Built by Samuel Robinson as an income-producing property; first occupied by Morris Goldman, foreman; Irving Saltzman, gentlemen's furnishings salesman; Leo Raphael; and David Robinson, clerk.
- 45-47 (1926): Triple-decker with prominent central projecting bay and end-gable roof. Built by John Drespel as an income-producing property; first occupied by David E. McArthur, freight agent.

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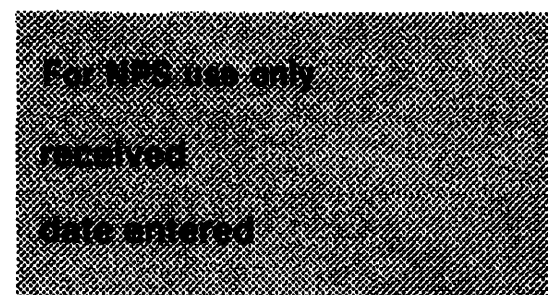
Pembroke Avenue (cont.)

- 49-51 (1925): Triple-decker with full-width front porches and end-gable roof. Built by Henry Matzner, a plumber, who lived in one unit and rented the others. 2
- 53-55 (1925): Triple-decker with full-width front porches and wide overhand on end-gable roof. Built by Henry Matzner, a plumber, who lived next door at 49-51 Pembroke Avenue (q.v.).
- 57-59 (1925): Triple-decker with full width front porches, end-gable roof, and aluminum siding. Built by Mary and Max Blum, a fruit dealer, who lived in one unit and rented the others; the Blums had owned other property in the neighborhood, including 224-226 Oakland Avenue (q.v.).
- 61-63 (1925): Triple-decker with partial-width front porches, end-gable roof, and aluminum siding. Built by Mollie Perlow; her husband, Samuel, was a clothing merchant, and they lived in one unit and rented the others.
- 71 (1911): Cross-gable-roof, single-family cottage with inset front porch and aluminum siding. Built and occupied by George Bolis, a carpenter.
- 73-75 (1924): Triple-decker with full-width front porches and end-gable roof. Built by Ida Kessler; her husband, Benjamin, was a tinsmith, and they lived in one unit and rented the others.
- 77-79 (1925): Triple-decker with full-width front porches and end-gable roof. Built by Israel Fine, a carpenter, who lived in one unit and rented the others.
- 81-83 (1915): Triple-decker with full-width front porches and wide overhang on hip roof. Built by Teles Rogers as an income-producing property; first occupied by John Gardner, shipping clerk; Carl F. Carlson, musician; Charles G. Harris, diesinker; and J. Mildred Woods, stenographer.
- 85-87 (1908): Triple-decker with partial-width front porches on first and second story, overhanging third story, and end-gable roof. Built by George E. Johnson as an income-producing property; first occupied by Arthur Bell, manager; Frank H. Lee, machinist; and Enoch Woods, moulder.

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Pembroke Avenue (cont.)

- 95-97 (1925): Triple-decker with partial-width front porches, enclosed sun porches, wide overhang on end-gable roof, and aluminum siding. Built by Rachel Belilove; her husband, William, was an auto repairer, and they lived in one unit and rented the others.
- 99 (1920-21): End-gambrel-roof cottage with full-width front porch, typical of small single-family dwellings of the early twentieth century. Built by Herbert T. Machon, a contractor. Other members of the Machon family lived in a nearly-identical dwelling nearby at 173 Oakland Avenue (q.v.).
- 101-103 (1931): Double-decker with inset front porches on corner and hip roof. Built by Gussie Friedman; her husband, Morris, was a manufacturer of overalls, and they lived in one unit and rented the other.
- 105-107 (1928): Double-decker with inset front porches on corner and end-gable roof. Built by Martha Dickens, who lived in one unit and rented the other.
- 109-111 (1928): Double-decker with inset front porches on corner and end-gable roof. Built by Max J. Richter as an income-producing property; first occupied by Samuel Bander, textiles, and John J. Rouslin, dentist.
- 113-115 (1928): Double-decker with inset front porches on corner and end-gable roof. Built by Annie Cornfield; her husband, Eugene L., was a salesman, and they lived in one unit and rented the other.
- 117-119 (1926): Double-decker with full-width front porches and wide overhang on end-gable roof. Probably built by Max Richter (see 11-13, 15-17, 19-21 Sparrow Street). Samuel Sherman, an accountant, bought the property in early 1927; he lived in one unit and rented the other.
- 125-127 (1926): Double-decker with full-width front porches (posts replaced with modern wrought iron), wide overhang on end-gable roof, and aluminum siding. Built by Meyer White, a painter, and Bert E. Israel, a manager, who each occupied a unit.

(See Continuation Sheet #12)

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date entered

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Pembroke Avenue (cont.)

- 129-131 (1926): Double-decker with full-width front porches, end-gable roof, and aluminum siding. Built by Max J. Richter (see 133-135, and 137-139 Pembroke and 11-13, 15-17 and 19-21 Sparrow Street) as an income-producing property; first occupied by Louis Brill, accountant, and Samuel Lovett, manager.
- 133-135 (1926): Double-decker with full-width front porches and end-gable roof. Built by Max J. Richter (see 129-131 and 137-139 Pembroke and 11-13, 15-17 and 19-21 Sparrow Street) as an income-producing property; first occupied by Harry Brazner, president of Atlantic Burlap Company, and Mrs. Sarah Rose.
- 137-139 (1926): Double-decker with full-width front porches and end-gable roof. Built by Max J. Richter (see 129-131 and 133-135 Pembroke and 11-13, 15-17 and 19-21 Sparrow Street) as an income-producing property; first occupied by Abraham R. Silverman, manager of Gilmore's Pretty Shoes, and Charles Sigal, grocer.
- 141-143 (1926): Double-decker with inset front porches on corner and end-gable roof. Built by Max J. Richter, who sold it immediately to its first occupant, Maurice Winograd, beverage merchant.
- 145-147 (1926): Double-decker with inset front porches on corner and end-gable roof. Built by Max J. Richter, who sold it immediately to Polly and Morris Dunder, a painter and paperhanger; the Dunders lived in one unit and rented the other.
- 151-153 (1918): Triple-decker with partial-width front porch on first story (reduced from full height of building) and end-gable roof. Possibly built by Harry Fisher and Abrams Butterman (see 34 and 48-50 Eaton Street); first occupied by William E. Sullivan, salesman; Charles P. Holland, grinder; and Charles E. Benoît, adjuster.

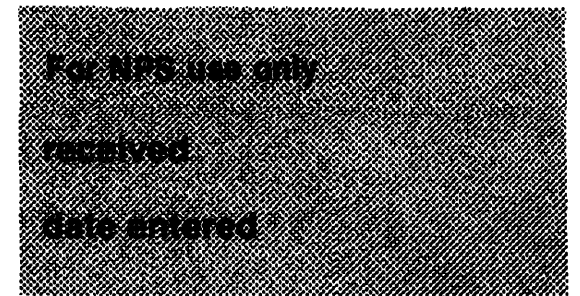
SPARROW STREET

- 11-13 (1926): Triple-decker with full-width front porches and end-gable roof; identical to 15-17 and 19-21 Sparrow (q.v.). Built by Max J. Richter as an income-producing property.
- 15-17 (1926): Triple-decker with full-width front porches and end-gable roof; identical to 11-13 and 19-21 Sparrow (q.v.). Built by Max J. Richter as an income-producing property.

(See Continuation Sheet #13)

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Sparrow Street

- 16-18 (1925): Triple-decker with full-width front porches and end-gable roof; identical to 20-22 Sparrow (q.v.). Built by Anna Volpe as an income-producing property; first occupied by Albert Friedlander, salesman; William White, jeweler; and Philip F. Sugarman, motion-picture operator.
- 19-21 (1926): Triple-decker with full-width front porches and end-gable roof; identical to 11-13 and 15-17 Sparrow (q.v.). Built by Max J. Richter as an income-producing property; first occupied by Benjamin Goldstein, clothing salesman; Charles Jacobson, salesman; and Abe Jogolinzer, sheet-metal worker.
- 20-22 (1926): Triple-decker with full-width front porches and end-gable roof; identical to 16-18 Sparrow Street. Built by Anna Volpe as an income-producing property; first occupied by Jacob Levine, carpenter, and William L. Kessler, gasoline dealer.

NON-CONTRIBUTING STRUCTURES

OAKLAND AVENUE

- 145 (1954): Temple Beth David-Anshei Kovno Congregation; Tom Russillo, architect. A symmetrical brick structure with an applied tetra-style pedimented portico. The home of two Smith Hill congregations which merged in 1970, this relatively recent building represents an important and longstanding ethnic component in the Smith Hill area and in this particular neighborhood. Temple Beth David, a Conservative synagogue, was established on lower Chalkstone Avenue in 1892, where it remained until moving to this building. Anshei Kovno Congregation, founded by emigrants from Kovno, Lithuania, also dates from the turn of the century; their synagogue was located on lower Orms Street, where they continued to worship until merging with Temple Beth David in 1970. Since 19 , the building has housed a community center.

PEMBROKE AVENUE

- 31 (1937): "Cape Cod" type cottage with several later additions, including two-story corner porch on front. Built as a single-family dwelling by Anna and Maurice Prager; now converted to multiple-family use.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates \_\_\_\_\_

Builder/Architect \_\_\_\_\_

## Statement of Significance (in one paragraph)

The Oakland Avenue Historic District is significant to the history of architecture as a concentrated and well-preserved collection of late nineteenth- and early twentieth-century multiple-family dwellings. Multiple-family housing is a widespread and significant component of Providence's architectural heritage, and the buildings within this district are those particularly associated with urban, industrial, southern New England: the two-family house, the proto-triple-decker, the triple-decker, and the double decker. The triple-decker and the slightly later double-decker are abundantly present here, comprising over three-quarters of the structures in the district.

Multiple-family housing in Providence became significant and--not coincidentally--identifiable as a distinct vernacular form during the last third of the nineteenth century. Providence's industrial and economic growth attracted a large European emigrant population after 1840. These early immigrants often lived in crowded tenements created from the city's oldest, worst maintained dwellings; by the 1870s and 1880s, these immigrants and their children were moving into modern, multiple-family housing, and many of them were building--or at least buying--their own homes.

As Providence's population reached its peak years, between 1890 and 1930, multiple-family housing in Providence found its densest form, the triple-decker. That the triple-decker was Providence's densest solution for lower income housing is significant; other northeast cities routinely built higher structures and even denser rows of attached dwellings or flats. The triple-decker in Providence was almost immediately perceived as and associated with low-income housing and--by and large--adverse living conditions: the spread of the triple-decker form was deplored in John Ihlder's The Houses of Providence, A Study of Present Conditions and Trends (1916). Its construction continued, however, well into the 1920s, as seen in the numbers built in this district.

Located at the western edge of the Smith Hill neighborhood, the Oakland Avenue Historic District was one of the last "inner city" areas to develop. Through much of the nineteenth century, this land was part of the Eaton family's country seat, "Oaklands." The estate was platted and first offered for sale in 1871, but only a handful of single-family houses were built--and these outside this district. One two-family house, 205 Oakland Avenue, dates from this era. By 1910, only eight buildings had been built in this district, but between 1910 and 1929, ninety-nine new dwellings--most triple- and double-deckers--had been built. The area, by this time, had long been served by street cars, along Smith Street to the south and Douglas Avenue to the north; however, the presence of over

(See Continuation Sheet #14)



## 9. Major Bibliographical References

"Smith Hill, Providence," Statewide Historical Preservation Report, P-P-4. Rhode Island Historical Preservation Commission, June 1980.

## 10. Geographical Data

Acreeage of nominated property c. 16 acres

Quadrangle name Providence, RI

Quadrangle scale 1:24,000

### UTM References

A 

19	298410	4634760
Zone	Easting	Northing

B 

19	298280	4634240
Zone	Easting	Northing

C 

19	298080	4634280
Zone	Easting	Northing

D 

19	298200	4634800
Zone	Easting	Northing

E 

Zone	Easting	Northing

F 

Zone	Easting	Northing

G 

Zone	Easting	Northing

H 

Zone	Easting	Northing

### Verbal boundary description and justification

The boundary of the Oakland Avenue Historic District is shown as the dotted line on the accompanying map, "Oakland Avenue Historic District," (See Continuation Sheet #15)

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

## 11. Form Prepared By

name/title William McKenzie Woodward, Principal Historic Preservation Planner

organization R.I. Historical Preservation Comm. date November 15, 1983

street & number 150 Benefit Street

telephone 401-277-2678

city or town Providence

state Rhode Island 02903

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

*Frank C. Williams*

title

date 20 Feb 1984

### For NPS use only

I hereby certify that this property is included in the National Register

**Entered in the National Register**

date 11-1-84

Keeper of the National Register

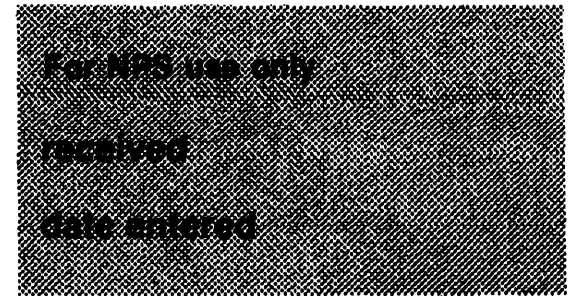
Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
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eighty garages--many contemporary with their adjacent houses--suggests that public transportation was not the key to this area's development

A cursory survey of the original owners and occupants of this neighborhood provides a basic understanding of the market for this kind of housing. Ethnic breakdown of builders of the structures with the district shows predominantly Jews (59%); a handful of Irish (8%), Armenians (4%), and Italians (4%); and the remainder (26%) unknown. Over sixty percent of those who built multiple-family dwellings here occupied them upon completion or shortly thereafter. As is common in neighborhoods of multiple-family dwellings, several owner occupants owned several nearby properties. Further typical of such neighborhoods is the frequency of changes in tenancy from year to year, as suggested by the house directories. A quick reading of the directories for the 1910s and 1920s also reveals a number of similar names and places of work, suggesting that relatives and co-workers often lived close to one another: in at least one property (43-45 Eaton Street), business partners jointly owned and occupied a triple-decker. Occupations of these early owners and occupants include a broad range from teamster and junkman to doctor and engineer; most, however, were merchants or in industrial-related (often textiles) jobs. In sum, this multiple-family-dwelling neighborhood was home to lower- and lower-middle-income, first- or second-generation immigrant families who often lived near relatives and worked in similar jobs or for the same company.

## 9. Major Bibliographical References

"Smith Hill, Providence," Statewide Historical Preservation Report, P-P-4. Rhode Island Historical Preservation Commission, June 1980.

## 10. Geographical Data

Acreeage of nominated property c. 16 acres

Quadrangle name Providence, RI

Quadrangle scale 1:24,000

### UTM References

A 

1	9	2	9	8	4	1	0	4	6	3	4	7	6	0
Zone			Easting				Northing							

B 

1	9	2	9	8	2	8	0	4	6	3	4	2	4	0
Zone		Easting				Northing								

C 

1	9	2	9	8	0	8	0	4	6	3	4	2	8	0
Zone			Easting				Northing							

D 

1	9	2	9	8	2	0	0	4	6	3	4	8	0	0
Zone		Easting				Northing								

E 

Zone			Easting				Northing							

F 

Zone		Easting				Northing								

G 

Zone			Easting				Northing							

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

The boundary of the Oakland Avenue Historic District is shown as the dotted line on the accompanying map, "Oakland Avenue Historic District," (See Continuation Sheet #15)

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

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organization R.I. Historical Preservation Comm. date November 15, 1983

street & number 150 Benefit Street telephone 401-277-2678

city or town Providence state Rhode Island 02903

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national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Frank C. Williamson

title   date 20 Feb 1984

### For NPS use only

I hereby certify that this property is included in the National Register

for Alvina Byers  
Keeper of the National Register

date 11-1-84

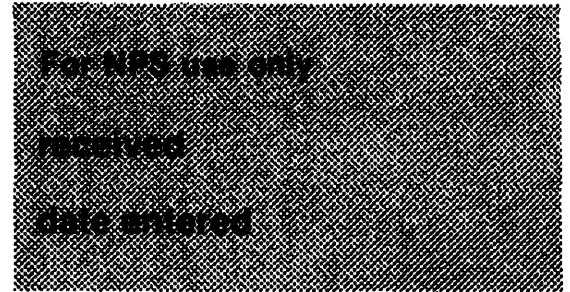
Attest:

date

Chief of Registration

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



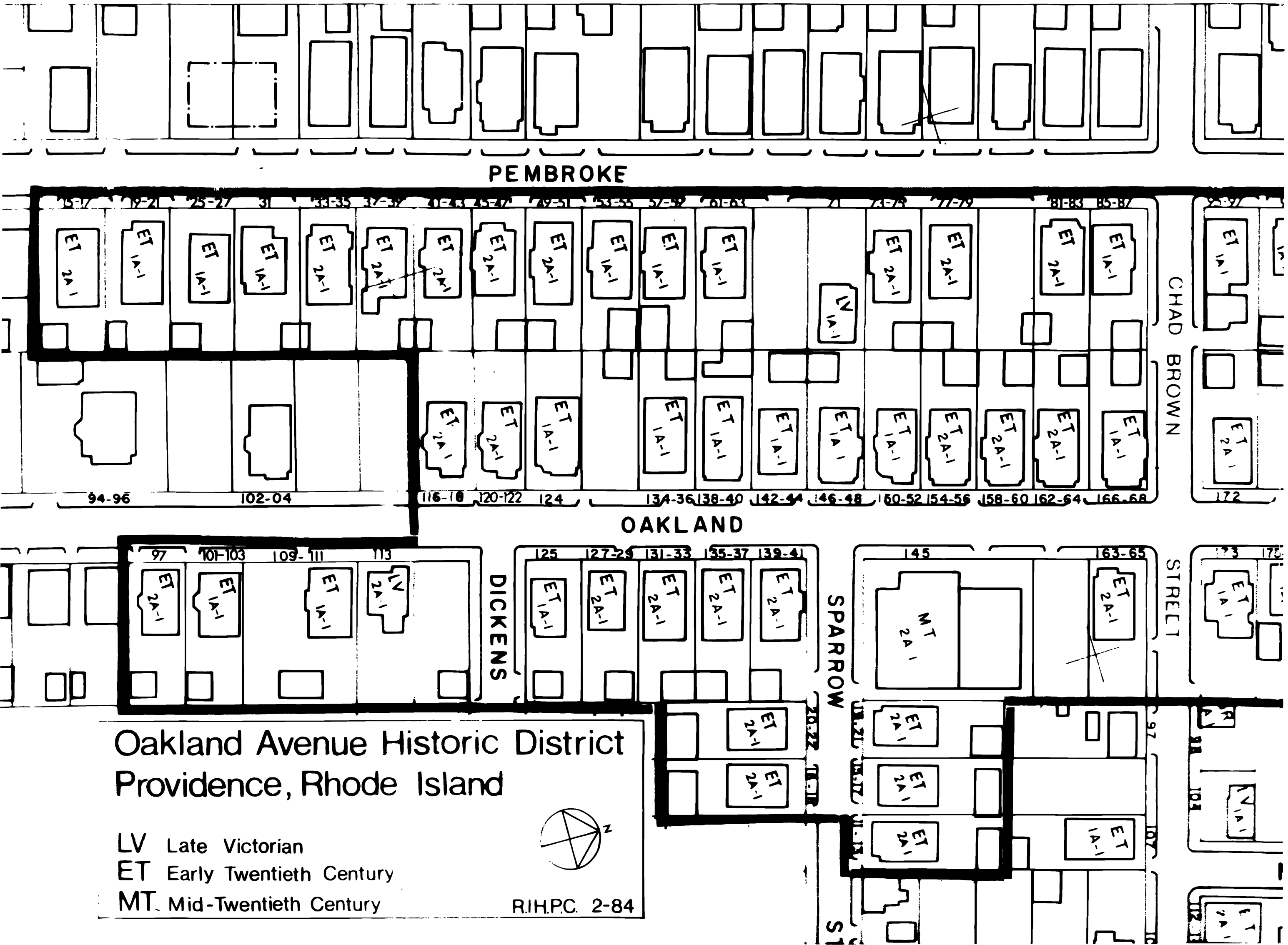
Continuation sheet 15

Item number 10

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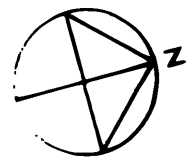
and drawn at the scale of 160 feet to the inch.

The district boundary is drawn to include a dense concentration of triple-deckers and double-deckers built primarily between 1890 and 1930; the boundary excludes adjacent concentrations of buildings that are contemporary but typologically distinct.

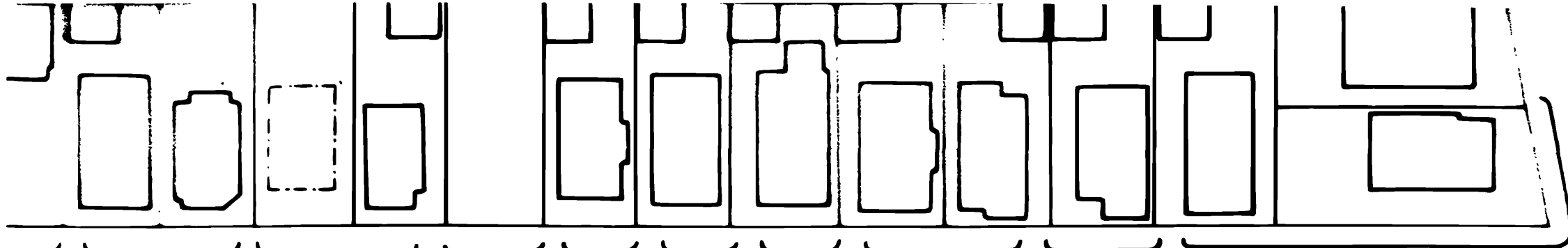


# Oakland Avenue Historic District Providence, Rhode Island

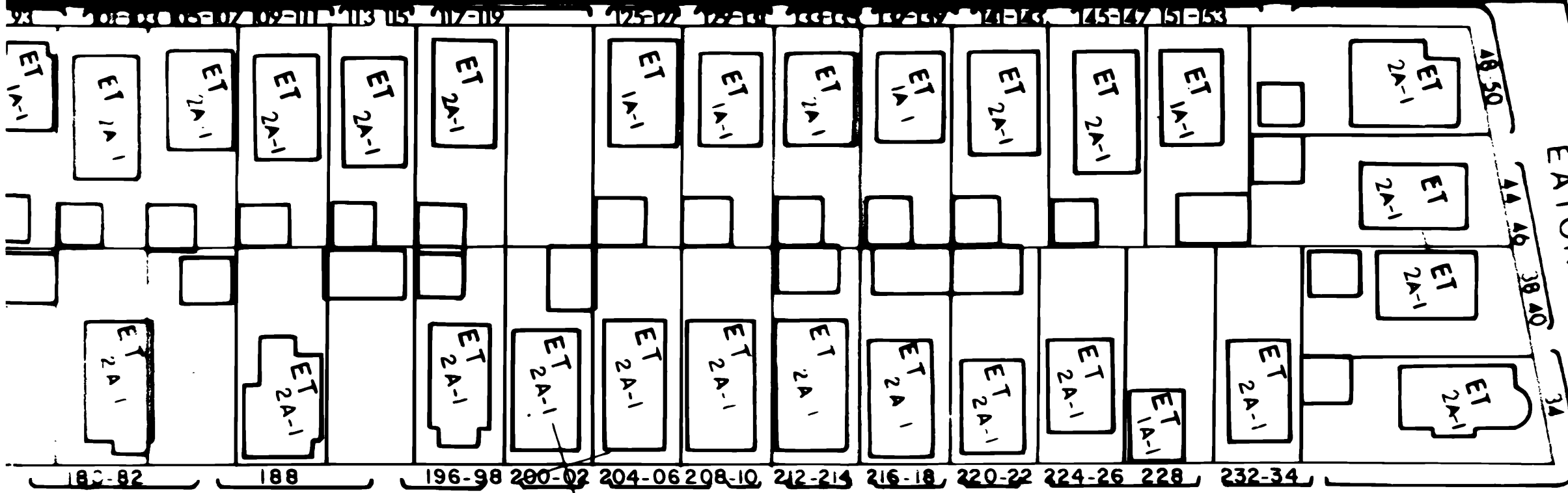
- LV Late Victorian
- ET Early Twentieth Century
- MT Mid-Twentieth Century



R.I.H.P.C. 2-84

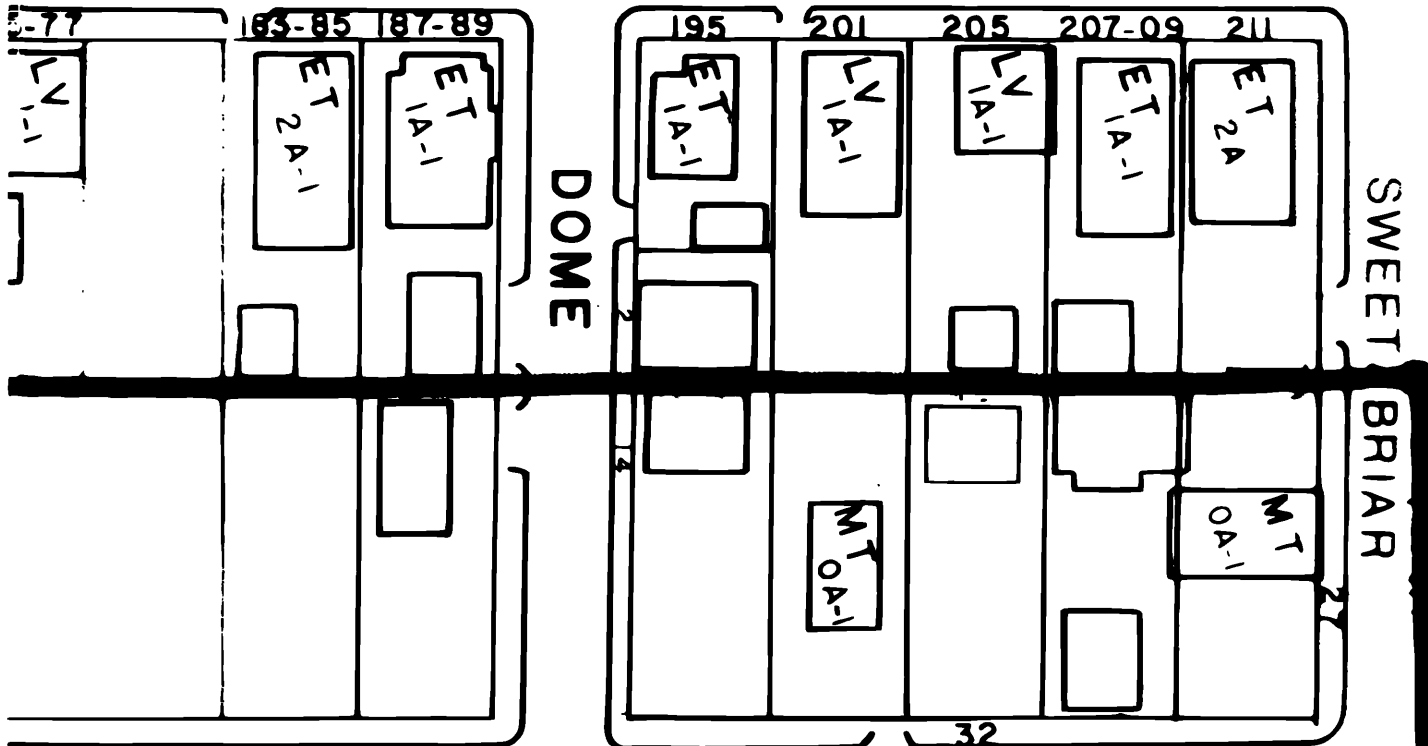


AVE



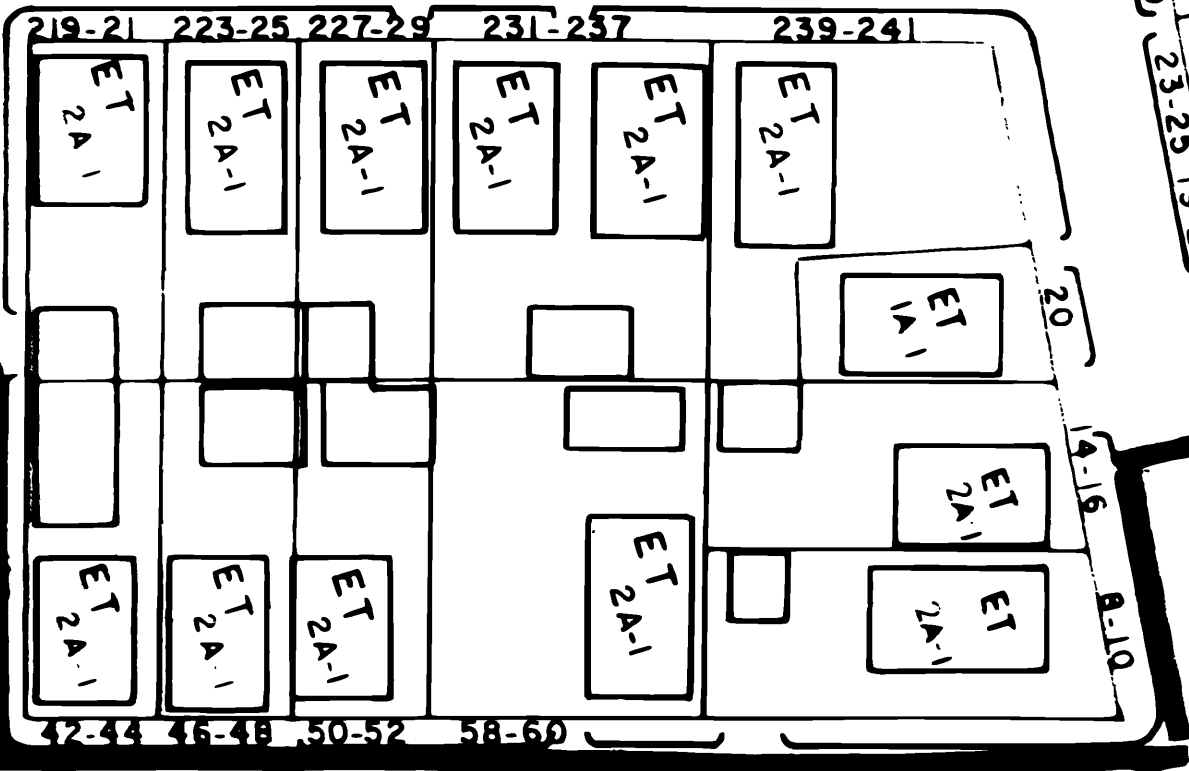
EATON STREET

AVE

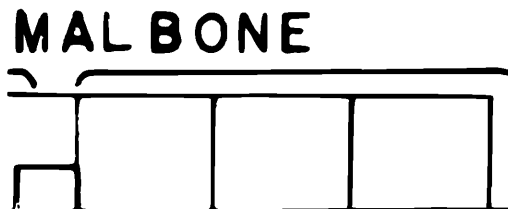
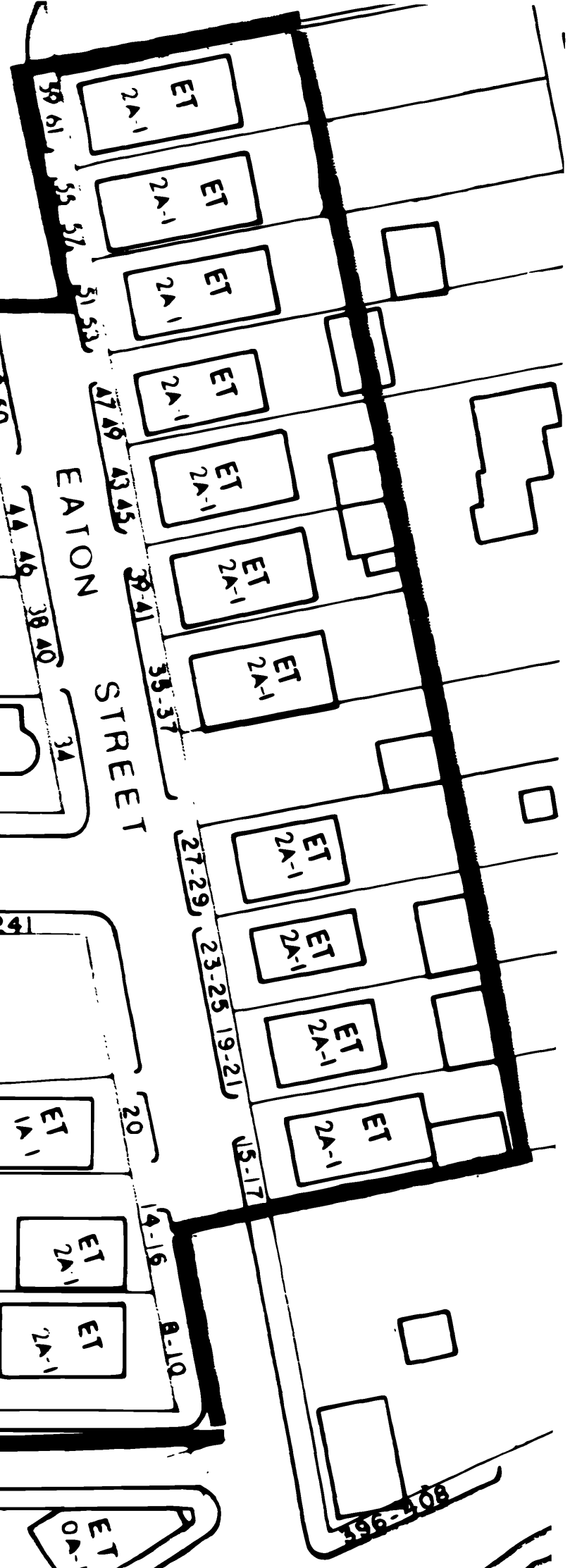


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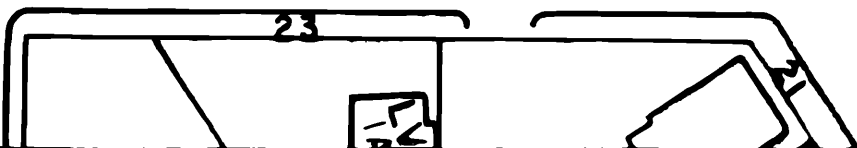
SWEET BRIAR



S



MALBONE



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