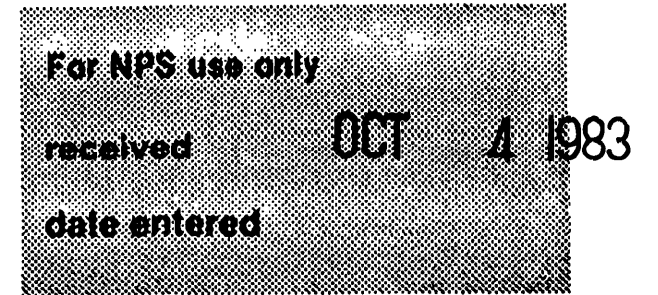


**United States Department of the Interior  
National Park Service**

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



Continuation sheet 49

Item number 7

Page 49

NAME: South Street Historic District  
LOCATION: Portions of South Street, Fruit Street and Meadow Street  
OWNERS: Multiple; see owners list on file at Rhode Island Historical Preservation Commission  
CONDITION: Good, Fair; Altered; Original Site (except 13 South Street, moved within the district, c. 1890)

**DESCRIPTION:**

The South Street Historic District comprises a short, mid-nineteenth-century, middle-class residential street lined with detached, framed dwellings of generally modest proportions and character. The district is located on the eastern side of the Seekonk River in central Pawtucket, near the crest of the gentle hillside which slopes up from the riverbank in the vicinity of Division Street. Interstate-95 slices into this hillside less than a hundred yards away from the northern end of the district; the empty lots and modern commercial structures of the East Riverview urban renewal area have crept to within a block or two of the district's western flank. A fragmented nineteenth-century residential area provides a buffer zone along this western flank while similar neighborhoods, suffering equally from modern intrusions, border the district on the south and east. Just abutting the South Street Historic District at its northeastern corner is one edge of the Quality Hill Historic District--a fashionable residential area dating from the nineteenth and early twentieth centuries. The two historic districts are, socially and architecturally, quite distinct.

The South Street Historic District is a two-block-long, mid-nineteenth-century residential enclave. Twenty-one detached, wooden dwellings line the street from a point just north of Fruit Street to South Street's termination at Meadow Street. All twenty-one of these houses were built in the nineteenth century--fifteen of them between 1827 (when South Street was first laid out) and 1850, and six more between 1850 and 1900. While most of these buildings appear to have been designed as single-family residences originally, there are a few scattered double houses and two-family houses on the street, along with a pair of present-day single-family dwellings which originally may have been mid-nineteenth-century craftsmen's shops.

The houses in the South Street Historic District are generally modest in size and design. About half of the buildings are story-and-a-half cottages, and there is evidence to suggest that at least one or two of the larger houses originally may have been of similar size. Stylistically, the vernacular Greek Revival predominates; the Carrique House at 19-21 South Street, is the best preserved example of that style within the district. A notable Grecian Doric porch fronts the William Occleston Double House at 37-39 South Street; and the doorway of the Joseph Pearce

(See Continuation Sheet # 50)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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received OCT 4 1983  
date entered

Continuation sheet 50

Item number 7

Page 50

House (II) at 10 South Street is a vernacular Greek Revival design, featuring a running fret below a pedimented cornice. The earlier Federal style is represented in the district by the 1828 Joseph Spaulding House on the northern corner of Fruit and South Streets; Italianate influences can be seen in several of the buildings which were erected or remodeled in the years after mid-century. Finally, the effects of the picturesque eclecticism popular in the late nineteenth century can be seen in the remodeled features of the Taber-Carrique House at 26 South Street, and in the Queen Anne ornament of the Amasa Carrique House at 34 South Street.

The houses in the district, by and large, are set fairly close to the street, with rather shallow front yards. Most of those houses which possess deeper front yards are arranged in a row along the eastern side of South Street in the middle of the district, giving a slightly (and gracefully) "bowed" appearance to the eastern street facade. Individual lot sizes along the street vary; while some houses are flanked by broad side lawns, others are set almost against their lot lines with virtually no side yards. The alternation of these closely built sections with the more open stretches of the street facade results in a pleasantly irregular rhythm for the whole. There are no significant modern interruptions of this nineteenth-century street facade on either side of South Street.

Most of the South Street houses have undergone alterations at some point or another during their histories; a few of them have been remodeled rather extensively. Artificial siding or inappropriate wooden shingles now hide the original clapboards on many of the houses and some of the buildings have a slightly run-down appearance. None, however, show any obvious signs of serious neglect. At least one house, the Joseph Spaulding House at 30 Fruit Street, has been restored.

INVENTORY OF CONTRIBUTING STRUCTURES IN THE SOUTH STREET HISTORIC DISTRICT

All properties date from the period of significance and, even when moderately altered, retain sufficient integrity to convey their historic identity. All buildings are of wooden construction.

FRUIT STREET

- 21 Joseph Spaulding House (1828). A 1½-story, 5-bay, gable-roofed Federal cottage with northern ell; now carefully restored. It was built for a cabinetmaker, who may well have produced the beautiful (if simple) tiger maple front staircase himself. Entered on the National Register, 2 October 1976.

MEADOW STREET

- 50 Alden Sibley Shop/Dwelling? (1842-48?, et seq.). A 1½-story, flank-gable cottage with an enclosed porch on its front facade and a short

(See Continuation Sheet # 51)

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Inventory—Nomination Form

For NPS use only

received

OCT 4 1983

date entered

Continuation sheet 51

Item number 7

Page 51

## Meadow Street (cont.)

eastern wing. It may have originally been built by Alden Sibley, a machinist, as a shop, but if so, it was soon converted to residential use.

- 56-58 Kelly House (between 1882 and 1895). A 2½-story, end-gable, Late Victorian two-family house with a coved and bracketed cornice; now covered with asbestos siding. The virtually identical house next door (62-64 Meadow Street) was also erected for John and Katherine Kelly--both buildings were clearly intended as income-producing properties.

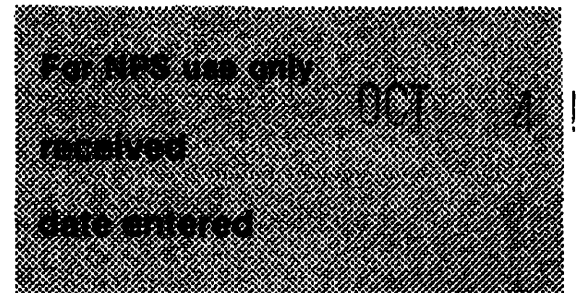
## SOUTH STREET

- 9-11 Bridget Manning House (1893). A typical late-nineteenth-century, 2½-story, gable-fronted house. The exterior has been very little altered, and still retains its modest Queen Anne trim.
- 10 Joseph Pearce House (II) (between 1838 and 1845). A 2-story, 5-bay, central-chimney dwelling with a very handsome Greek Revival front doorway; now covered with asbestos siding. It was built for Pearce, a bricklayer, but may never have been occupied by him, as he owned several other houses on School and South Streets.
- 13 Horace Read House (1827 et seq.). This 2-story, 5-bay, central-entry dwelling appears to have been built facing Fruit Street originally and to have been moved back and turned to face South Street when 9-11 South Street was built in the 1890s. Structural evidence indicates that the house originally stood just a single story high--the present ground floor being a late-nineteenth-century insertion. Horace Read was a painter by trade. Though it has been moved, the Read House appears to have originated within the district and to have been moved no more than 75 feet, and remains today a visually important part of South Street's western street line, it is deemed to be visually and historically an integral part of the district.
- 14 Joseph Pearce House (I) (between 1828 and 1845). A 2-story, 5-bay, central-chimney dwelling with extensive, added rear ells. The exterior walls are now covered with aluminum siding. See also 10 South Street.
- 15-17 Elisha Marchant House (between 1832 and 1844). A 1½-story, flank-gable cottage, now covered with aluminum siding. It was apparently built for Marchant, a mariner, on the southern end of the original Horace Read lot (see 13 South Street.)

(See Continuation Sheet #52)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet 52

Item number 7

Page 52

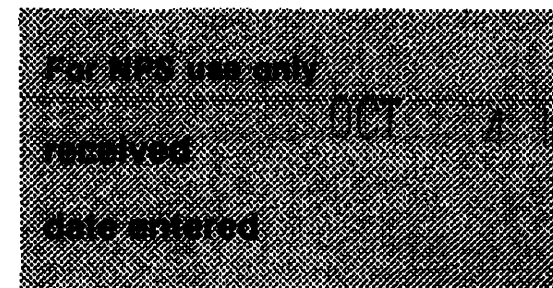
South Street (cont.)

- 19-21 Carrique Double House (1845-46). A well-preserved, 1½-story, Greek Revival double cottage with later, flat-roofed southern ell. It was built for the Pawtucket merchant, Richard Carrique, who then occupied the slightly earlier Taber-Carrique House (26 South Street) across the street.
- 26 Taber-Carrique House (1834-35 et seq.). A 2-story, 5-bay, central-chimney house with added 2-story, central front porch (second story enclosed) and later rear ells. The house was heavily remodeled in the late nineteenth century--it may have stood only a story-and-a-half high originally. It remains a pivotal building on a large corner lot in the center of the district. It was built in 1834-35 for Constant Taber, a painter-glazier, but was almost immediately sold to Richard Carrique, a partner in Carrique & Allen, Pawtucket merchants. Carrique's partner built the house at 30 South Street, directly across Division Street in the 1840s.
- 27 Margaret Irwin House (between 1850 and 1852). A 1½-story, 5-bay, flank-gable cottage, now much remodeled.
- 30-32 Joseph A. Allen House (between 1842 and 1845, et seq.). A 2½-story, 5-bay, central-hallway house with flank-gabled roof and a gabled 2-story southern wing. The original, Greek Revival house appears to have been remodeled in the Italianate style in the mid-1850s. Despite its asbestos siding and an unfortunate 1939 shed dormer on the front roof slope, the house still maintains a commanding presence and occupies a critical corner site. Its original owner was Richard Carrique's business partner, Joseph T. Allen. The two merchants' houses on the opposite corners of South and Division Streets form a crucial central focus for the South Street Historic District.
- 33 Carpenter-Conway Shop/Dwelling (1847-48, 1854-55). A 1½-story, 5-bay, central-entry cottage, now covered with aluminum siding. Horace Carpenter, a house carpenter living on Prospect Street, appears to have built a carpenter's shop on this lot (the South Street end of Carpenter's larger, Prospect Street house lot) in 1847-48. In 1854, Carpenter subdivided his house lot and sold this, the easterly end of it, with a carpenter's shop building still standing upon it to Hannah Conway. Within a year, Conway had either converted the shop building into a dwelling, or had erected a new dwelling-house upon the same site.
- 34 Amasa W. Carrique House (1893-94). A 1½-story, gable-fronted side-hall cottage in the Queen Anne style. Asbestos siding now covers the lower-story walls, but ornamental staggered-butt

(See Continuation Sheet #53)

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

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



Continuation sheet 53

Item number

7

Page 53

South Street (cont.)

shingles survive on the second floor, along with other typical Queen Anne ornamental details on the front porch and in the gable end. Carrique, a grocer, appears to have been the son of Richard Carrique and to have grown up in the family homestead at 26 South Street.

- 35 Alfred Pearce House (1846-47 et seq.). A 2½-story, gable-fronted dwelling with a single-story open porch along the long southern side. The central doorway under this porch is probably the original entrance; the bracketed doorway and bay window on the South Street facade are likely the products of a later nineteenth-century remodeling. The identities of the original occupants of the house are not known; Pearce is the earliest known owner--his name appears on an 1848 map.
- 36 John & Stephen Perry House (between 1841 and 1846). A 2-story, end-gable, Greek Revival house of the 3-bay, side-hall form. The front gable is treated as a rudimentary pediment, with a full cornice return (making this the most "correct" interpretation of the Grecian temple form on South Street). The bracketed doorhood is a later addition; the building is presently covered with asbestos siding. Built for John and Stephen Perry, the house may have originally been occupied only by the former, as the 1846 tax list records Stephen Perry as a Smithfield resident.
- 37-39 William Occleston Double House (between 1841 and 1846). A 1½-story, flank-gable, Greek Revival double house with a notable Grecian Doric front porch. Asbestos siding and the shed-roofed front dormer are modern alterations. Built for William Occleston, a Pawtucket engraver, the house is a two-family version of Occleston's contemporary single-family dwelling next door (41 South Street).
- 38 Henry Tefft House (between 1870 and 1880). A typical 2-story, gable-end, side-hall house, with bracketed doorhood and eaves; now covered with wood shingles. Henry Tefft, described in the 1870s directories as an "overseer," purchased the Perry House at 36 South Street in 1866. This slightly later house at #38 was erected for Tefft upon the southern half of the old Perry lot.
- 40 Kelly-Lennon House (1874). A typical, 2-story, gable-end, side-hall house, with bracketed doorhood and eaves and a 2-story bay window on the facade. Asphalt siding covers the second-story walls, wood shingles, the first. It was built for William Kelly, but sold almost immediately to Mary Lennon, a widow.

(See Continuation Sheet #54)

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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Continuation sheet 54

Item number 7

Page 54

South Street (cont.)

- 41 William Occleston House (between 1841 and 1846). A 1½-story, flank-gabled Greek Revival cottage with the remains of a notable Grecian front doorway and porch (porch columns removed; replaced with modern wrought-iron openwork supports). Exterior walls are now covered with wood shingles. Occleston, an engraver, had this house and the strikingly similar double house next door (37-39 South Street) built at about the same time. A logical assumption would be that the engraver occupied this, the single-family dwelling, himself, while renting out the two units in the double house next door.

PERIOD: 1800-1900

AREAS OF SIGNIFICANCE: Architecture; social/humanitarian

SPECIFIC DATES: Various

BUILDER/ARCHITECT: Various; unknown

SIGNIFICANCE:

The South Street Historic District possesses historical significance as the earliest coherent residential neighborhood remaining in Pawtucket. The twenty-one properties within its bounds preserve, to a very large extent, the fabric, scale, and rhythm of a mid-nineteenth-century, middle-class residential neighborhood. Nowhere else in Pawtucket has a similar neighborhood image been preserved so completely.

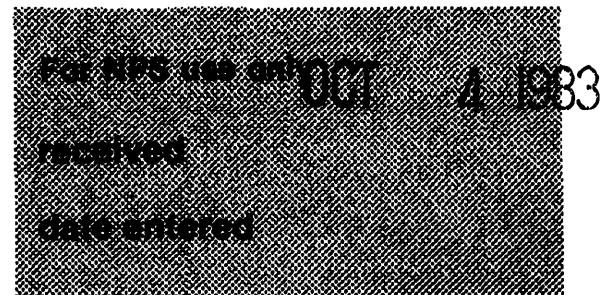
South Street was laid out across a stretch of open hillside lying just south and east of what was then the built-up center of Pawtucket, Massachusetts, around 1827. This section of gently sloping hillside belonged at that time to Dan Robinson, a Pawtucket yeoman whose own house formerly stood near the foot of Fruit Street. It was Robinson himself who subdivided his back land into houselots, and the new street on which they fronted was commonly referred to as "Robinson Street" in the earliest deeds to property here.

Dan Robinson's subdivision was laid out at a time when Pawtucket's early cotton industry was booming. In this atmosphere of general prosperity, Robinson's houselots began selling quickly, chiefly to the upper-middle-class tradesmen and artisans--bricklayers, painters, cabinet-makers, etc.--whose skills found ready employment in the thriving industrial village. Only two or three houses had actually been erected on the Robinson land, though, before the disastrous Crash of 1829 virtually halted construction throughout the Blackstone Valley. Only when times improved again in the 1830s and 1840s did the South Street neighborhood

(See Continuation Sheet #55)

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

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



Continuation sheet 55

Item number 7

Page 55

begin to really fill in. A dozen or more new houses were erected along the street in these two decades; their owners included a trio of merchants and a mariner in addition to a representative sampling of tradesmen. Only five more houses were ever built along the street (and one carpenter's shop, it seems, was converted into a dwelling), all of this construction and reconstruction taking place before the end of the nineteenth century. No major buildings have been erected, or demolished.

VERBAL BOUNDARY DESCRIPTION;

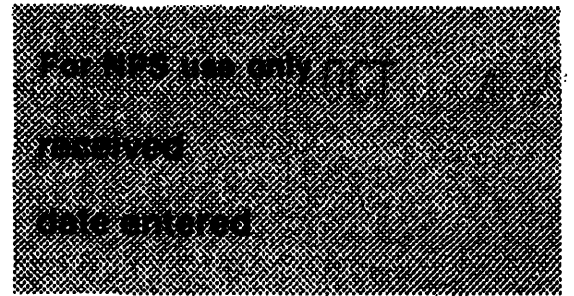
All of the properties in the South Street Historic District are located in Pawtucket Assessors' Plat 23, to which reference may be made for a more complete description of the individual properties.

Beginning at a point on the easterly side of South Street, at the northwesterly corner of lot 642; thence easterly, and southerly along the northerly and easterly lines of lot 642 to the northeasterly corner of lot 495; thence southerly and westerly along the easterly and southerly lines of lot 495, to the northeasterly corner of lot 496; thence southerly and westerly along the easterly and southerly lines of lot 496 to a point on the northerly side of Division Street directly opposite the north-easterly corner of lot 169; thence southerly across Division Street to the northeasterly corner of lot 169; thence southerly along the easterly line of lot 169 to a point on the northerly line of lot 311; thence easterly, southerly and westerly along the northerly, easterly and southerly lines of lot 311, to the northeasterly corner of lot 168; thence southerly along the easterly lines of lots 168 and 322 to the southeasterly corner of lot 322; thence westerly along the southerly line of lot 322 to the northeasterly corner of lot 167; thence southerly and westerly along the easterly and southerly lines of lot 167 to the northeasterly corner of lot 466; thence southerly and westerly along the easterly and southerly lines of lot 466 to the southwesterly corner of said lot; thence westerly across South Street to the southeasterly corner of lot 290; thence westerly and northerly along the southerly and westerly lines of lot 290 to a point on the southerly line of lot 510; then westerly, northerly, and easterly along the southernly, westerly, and northerly lines of lot 510 to the southwesterly corner of lot 173; thence northerly along the westerly lines of lots 173, 113, 172 and 171 to the northwesterly corner of lot 171; thence easterly along the northerly line of lot 171 to the southwesterly corner of lot 170; thence northerly and easterly along the westernly and northerly lines of lot 170 to a point on the southerly side of Division Street directly opposite the southwesterly corner of lot 460; thence northerly across Division Street to the southwesterly corner of lot 460; thence northerly along the westerly line of lot 460 to the northwesterly corner of said lot; thence westerly along the southerly line of lot 150 to the southwesterly corner of lot 150; thence northerly along the westerly lines of lot 150, 364, and 363 to the northwesterly corner of lot 363; thence northerly across Fruit Street

(See Continuation Sheet #56)

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

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



Continuation sheet 56

Item number 7

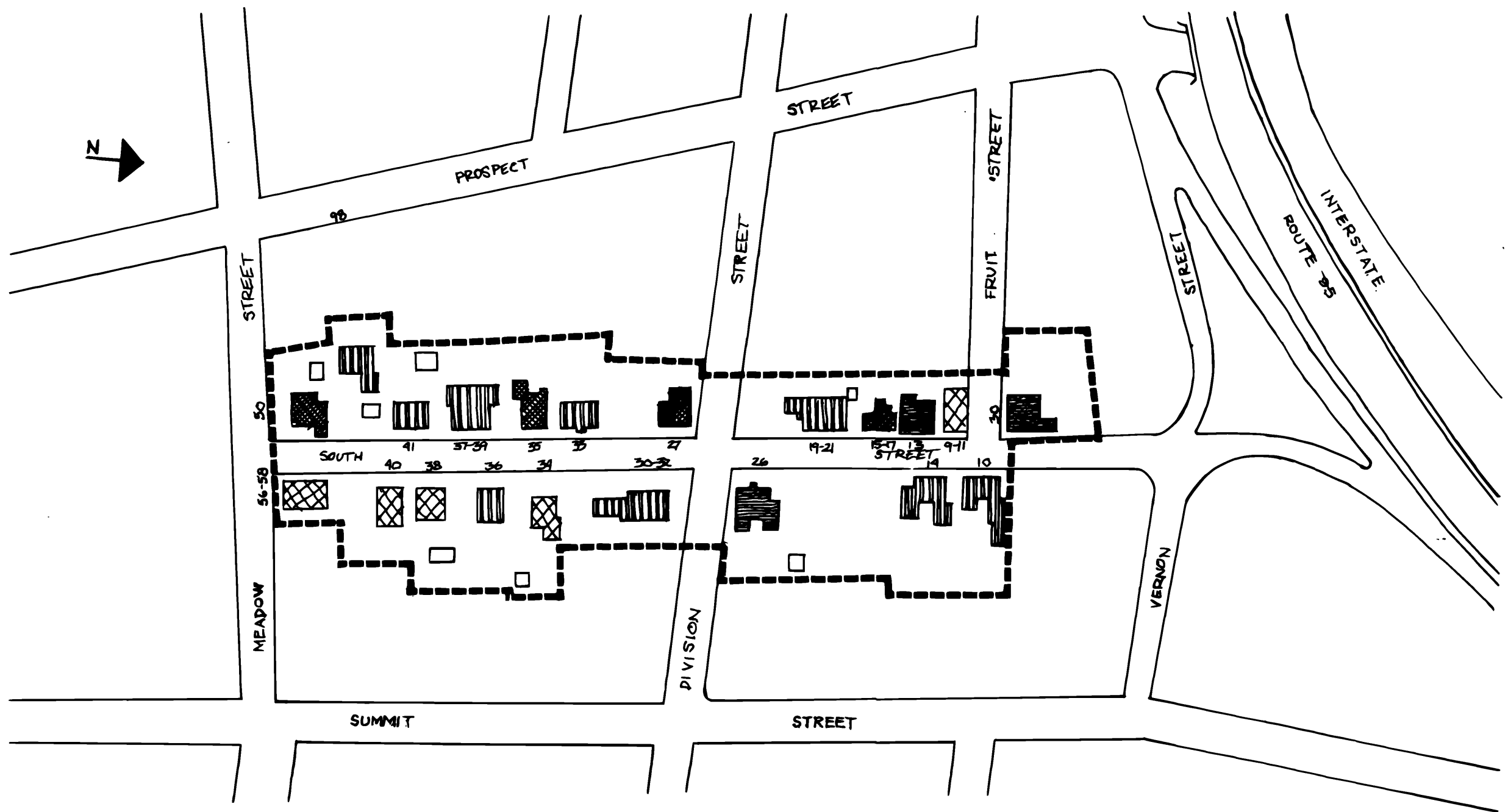
Page 56

on a continuation of the same line to a point on the southerly line of lot 157; thence westerly, northerly, easterly, and southerly along the southerly, westerly, northerly, and easterly lines of lot 157 to a point on the westerly line of South Street directly opposite the northwesterly corner of lot 642; thence easterly across South Street to the point of beginning. The boundary is drawn to include all properties which relate directly to the significance of the district and to exclude non-contributing properties.

ACREAGE: c. 4 acres  
LEVEL OF SIGNIFICANCE: Local  
UTM: A 19 302400 4638220  
B 19 302680 4637960  
C 19 302420 4637900

(See Continuation Sheet #57)





SOUTH STREET HISTORIC DISTRICT  
PAWTUCKET, RHODE ISLAND



- FEDERAL (1775-1840)
- ▨ GREEK REVIVAL (1825-1865)
- ▩ EARLY VICTORIAN (1840-1870)
- ⊠ LATE VICTORIAN (1865-1910)
- OUTBUILDINGS

SEPTEMBER 1983