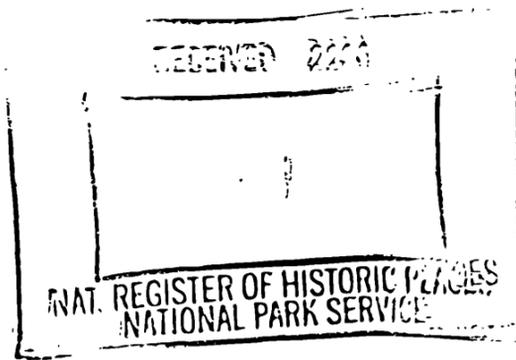


1227

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



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

1. Name of Property

historic name Downtown Pawtucket Historic District

other names/site number \_\_\_\_\_

2. Location

street & number various  not for publication

city or town Pawtucket  vicinity

state Rhode Island code RI county Providence code 007 zip code 02860

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Edward B. Anderson 11/28/2006  
Signature of certifying official/Title Date

Rhode Island Historical Preservation & Heritage Commission  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of certifying official/Title Date

\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the 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  
 See continuation sheet.
- removed from the National Register.  
 See continuation sheet.
- other (explain)

Signature of the Keeper

Date of Action

Patricia Andrews

4/5/2007

8. Statement of Significance

Applicable National Register Criteria

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

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A through G with checkboxes and descriptions.

Areas of Significance

(Enter categories from instructions.)

Community Planning and Development

Industry

Commerce

Architecture

Period of Significance

1871-1956

Significant Dates

1874; 1885; 1895; 1896-1897; 1899-1902; 1926

Significant Person

Cultural Affiliation

Architect/Builder

(See continuation sheet 1, Section 8)

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of repository

DOWNTOWN PAWTUCKET HISTORIC DISTRICT  
Name of Property

PROVIDENCE CO., R.I.  
County and State

**10. Geographical Data**

**Acreage of Property** approx. 14 acres

**UTM References**

(Place additional references on a continuation sheet.)

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

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

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Kathryn J. Cavanaugh, Consultant to the City of Pawtucket

organization \_\_\_\_\_ date June 30, 2006

street & number 197 6<sup>th</sup> Street telephone 401-273-4715

city or town Providence state RI zip code 02906

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

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

**Additional items**

(check with the SHPO or FPO for any additional items)

**Property Owner**

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

name \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 2050

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

# **National Register of Historic Places Continuation Sheet**

Section number \_\_\_\_\_ Page \_\_\_\_\_

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**Downtown Pawtucket Historic District, (Pawtucket MRA, now MPS)**

2., Street & Number

Various--

Roughly bounded by Broad St., Grant St., High St., East Ave. Ext. and Main St.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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**NARRATIVE DESCRIPTION**

The Downtown Pawtucket Historic District, containing 50 buildings (35 contributing) and one public open space in approximately 14 acres of land in the city's central business district, is roughly bounded by High Street on the east and Broad Street on the west; the irregular boundary includes parts of Exchange Street and Montgomery Street on the north, and parts of Main Street and East Avenue on the south. Other streets within the district include (from north to south) Grant, Summer, North Union, and Maple Streets.

Pawtucket is a compact, densely developed and populated industrial city of 8.94 square miles, located immediately northeast of Providence. The Blackstone River, the largest of Pawtucket's three major waterways, runs roughly north to south and divides the city in half; this river served as the boundary between Rhode Island and Massachusetts from the 17<sup>th</sup> century until 1862. The central business district is situated on the west side of the Blackstone River, where the topography slopes moderately down from north to south and declines more sharply from west to east, toward the river. Downtown's irregular, curving street patterns were laid out well before the automobile era and oriented to historic river crossings, including the Main Street and Exchange Street Bridges (near the southeast and northeast corners of the historic district, respectively), resulting in blocks of varying sizes and shapes.

The historic district's period of significance is 1871-1956: within that 85 year span, Pawtucket evolved from a village to an independent town (1874) and then to a city (1885), becoming Rhode Island's second largest city (behind Providence) by 1936. Nearly 75 percent of the district's inventory was built between 1871 and 1930: 13 buildings (25%) were constructed prior to 1900, and 24 buildings (48%) between 1901 and 1930. An additional 5 buildings (10%) were constructed between 1931 and 1956, and 9 more (18%) were built after 1960.

At the end of the Civil War, the area encompassed by the historic district was already fairly densely developed with a mix of residential, commercial, civic, institutional, and industrial uses, and this mix persisted during the period of significance even as a true central business district emerged in this downtown core. Today, the historic district's building stock is predominantly commercial (39 buildings, or 75%), built for retail, service, office, and automobile-related uses; but there are also two post offices, two recreational facilities, two industrial buildings, one library, one church, three houses, and two apartment buildings, one of which was originally built with retail on its ground floor.

Architectural styles represented include Late Victorian, Beaux Arts, Neoclassical, Colonial Revival, Art Moderne, and International. Despite this stylistic variety, the district's contributing historic buildings share many common characteristics. The typical building material is brick (often trimmed in stone or concrete) or stone; only three buildings are wood-frame, all of them late 19<sup>th</sup> century houses (9 and 10 Grant Street, and 47

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Montgomery Street). Heights range from 1 to 5 stories, but 2 or 3 stories are most common. Massing is typically rectangular, although some buildings have an unusual form (such as a triangle, a trapezoid, an “L,” an “H,” a “V”) to accommodate an irregular lot shape or the curve of a street. Proportions are generally vertical, although some 1- and 2-story commercial buildings are wider than they are tall. Buildings tend to directly abut their neighbors, face the street, and stand right at the edge of the sidewalk, with one or more storefronts directly accessible from grade level. Upper floors typically maintain a regular rhythm of window openings.

The district has one paved public open space, which was built in 1980 between 215 and 233-243 Main Street; and two vacant lots that are used entirely for parking: between 9-25 Broad Street and 1-3-3½ Exchange Street, and between 50-54 Exchange Street and 47 Montgomery Street. Although there are about a dozen other surface parking lots of varying sizes in the district, all are associated with a building on the same lot, and all but three are located to the side or rear of the building. Buildings with parking lots in front are 13-17 and 23 Exchange Street, which were built ca. 1902 and in 1895, respectively, and share a parking lot that was created in the late 20<sup>th</sup> century as a result of reconfiguring the Exchange Street right-of-way; and 45-49 Exchange Street, which was built after 1984.

Four buildings within the district are already listed individually on the National Register. The Deborah Cook Sayles Public Library, 13 Summer Street (1899-1902) and the Old Post Office, 1 Summer Street (1896–1897) were each nominated individually and listed in 1975 and 1976, respectively. The Elks Lodge, 27-37 Exchange Street (1926); and the Pawtucket Times Building, 23 Exchange Street (1895), with its attached Print Department Annex at the rear facing North Union and Montgomery Streets (1922), were listed in 1983 as part of a multiple resource area nomination that encompassed the entire city. In the immediate vicinity of this district are several other National Register properties, including Pawtucket City Hall and the Slater Mill National Historic Site, both on Roosevelt Avenue one block east of High Street; the Exchange Street Historic District, on the east side of the Blackstone River; and the Church Hill Industrial Historic District, less than a quarter mile southwest of Broad Street. Mixed residential, commercial, and industrial uses border the historic district on all sides.

**INVENTORY**

Properties are listed alphabetically by street, and then sequentially by the address number(s) shown on each building, including numbers on one or more storefronts. (Note that the “official” address recorded by the City of Pawtucket Tax Assessor’s office can be somewhat inconsistent with the address numbers displayed on the building - e.g., 9-25 Broad Street is officially known as 17-23 Broad in the assessor’s data base. A full list of assessor’s plat and lot numbers is included in the Verbal Boundary Description, Section 10, to identify formally all the properties included in the district.) Addresses herein also may differ from those noted in historical

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records, reflecting the renumbering of certain streets over time. Buildings on lots with more than one street frontage (e.g. sited at a corner, or extending through the depth of a block) are listed with the primary address first, followed by secondary addresses on other streets as applicable. Properties that do not have a visible or official street number (as indicated by “---“) are listed according to their location on a street in relation to other, numbered buildings.

Building names and construction dates were largely derived from research into historic maps and municipal directories. Note that when directories for Pawtucket first appeared in the late 1860s, they provided a list of named buildings and commercial blocks, but otherwise residents and businesses were only listed alphabetically; as of 1915 directories finally began to include a section listing all buildings and their occupants by street address. In the rare case where a building’s construction date and original occupant(s) could not be identified using maps and directories, deed research was also conducted.

Unless otherwise noted, a building is contributing to the historical and architectural significance of the district; buildings already listed on the National Register are designated “(NR, [year]).” Non-contributing buildings, designated “(NC),” are predominantly those constructed after 1956 and therefore too recent to be considered NR eligible. Given that virtually every building in the district has experienced some level of alteration in recent years, a historic building was deemed “(NC)” only where the primary façade has been completely covered over with modern materials; however some of these buildings may have evidence of their original design and materials underneath the modern façade, and if uncovered and restored in future, their status could be changed to “contributing.”

**Broad Street**

9-27 KINYON’S BLOCK, now McDEVITT BUILDING (1888; remodeled 1923 and mid-late 20<sup>th</sup> century). *(Photo #1)* A 3-story, flat roof with parapet, 11-bay, red brick, triangular-shaped commercial building with 7 storefronts (all altered), located at the corner of Broad and North Union Streets. Originally constructed in the Queen Anne style, with a 4-story corner tower; the top floor of the tower was removed and the remaining tower walls were clad in concrete in 1923 during an Art Deco-style remodeling, which also introduced opaque colored spandrel glass at the 2<sup>nd</sup> floor level of the tower (above the corner storefront at #9), a concrete door surround at the Broad Street entrance to the upper floors (#23), and added the name “McDevitt Building” to the top of the tower and over the Broad Street main entrance. This remodeling apparently extended to most of the Broad Street storefronts; surviving elements include the curving storefront (now partially clad in metal panels) at #15; opaque colored spandrel glass at #17; and

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**Broad Street, continued**

mosaic tile flooring with the name “McDevitt’s” within the recessed entrance to #21. All of the storefronts retain what is likely their early 20<sup>th</sup> century, if not original, configuration of recessed entrances with metal-framed glass doors, set between large, metal-framed plate glass windows, but some of the current storefront windows and doors are later replacement elements. In the late 20<sup>th</sup> century, aluminum siding was applied across the tall, continuous, wood and metal sign band above all of the Broad Street storefronts. The upper floors on Broad Street are divided by brick piers into 11 bays, 10 of which contain paired 1/1 double hung wood sash windows (those on the 3<sup>rd</sup> floor have transoms); the 11<sup>th</sup> bay (closest to the corner tower) has a brick-infilled 2-story shallow recess instead of window openings, which appears to be original. All window openings have sandstone lintels. A substantial corbelled brick and sandstone cornice, with brick parapet above, tops the building. On the North Union Street elevation, the ground floor level has been altered as well (late 20<sup>th</sup> century): there are three bays of brick-infilled arched window openings; a 3-bay storefront covered in applied wood panels, with large expanses of glass block above the windows and centered door; a secondary entrance containing non-original paneled wood door, sidelights, and infilled transom, with glass block above the doorway; and another 3-bay storefront with aluminum-framed windows and recessed center entrance, again with glass block above. (None of the North Union Street storefronts are presently numbered, or appear to be occupied.) Similar to the Broad Street façade, the upper floors on North Union have 10 bays of paired 1/1 wood windows, all topped with sandstone lintels. Myron T. Kinyon, an insurance agent (whose wife Mary Ann (Adams) Kinyon was the daughter of the previous owners of this lot), had this building constructed as an investment property. It first appears in the 1888 directory as “Kinyon’s Block,” and Kinyon himself had an office here. The other original tenants are not known, but an 1890 map shows six numbered storefronts along both street sides of the building, the YMCA on the 2<sup>nd</sup> floor, and offices on the 3<sup>rd</sup> floor. As of 1914 Kinyon’s Commercial School, founded by Myron’s son W. Hervey Kinyon to teach business skills (bookkeeping, shorthand, typing, etc.) was located here. By 1915 the W.H. McDevitt clothing store had moved into the storefront at #25, and as of 1921 the building was re-named “McDevitt’s Block.” The building remains in commercial use.

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**East Avenue**

- 34 McHALE BUILDING (1947). A 2-story, flat roof, brick, commercial building with 5 storefronts (minimally altered). The aluminum-framed storefronts all have recessed entrances with transoms; 4 of the storefronts have display windows that angle back into the volume of the building, while one has straight-sided display windows; the bulkheads are stone veneer panels, and the storefront cornice is metal. The recessed entrance to the 2<sup>nd</sup> floor (#44) is an aluminum-framed glass door surrounded by glass block. The 2<sup>nd</sup> floor has 11 bays of wood hopper or awning sash windows with fixed lights above and below, alternating with panels of glass block and white metal panels of the same width as the window sash. The building's cornice is concrete, with the date "1947" centered over the façade. This building replaced two 3-story late 19<sup>th</sup> century industrial/commercial buildings, one called the Jenks Building, that flanked a former street called Brown Avenue (which once connected East Avenue with Jenks Avenue; disappeared by 1917). Although the date 1947 is on the building, it first appears in the 1948 directory as the McHale's Building, at which time its ground floor occupants included Bob Gray's Tog Shop (men's clothes), Tapp Hamilton Company (shoes), the E.L. Freeman Company (stationers and engravers), and the Prudential Insurance Company of America; the upper floor housed real estate and law offices. The building remains in commercial use.
- 53 PAWTUCKET BOYS CLUB BUILDING (1902). *(Photo #9)* A 3½-story, flat roof, red brick, vaguely Georgian Revival clubhouse. The foundation and most trim elements, including main entrance surround, belt course, and window lintels, are granite; the front corners are marked by brick quoins. The 3-bay façade has a slightly projecting center pavilion containing the main entrance, which is surrounded by Doric columns and an entablature with a wrought iron balcony on top of it; on the 2<sup>nd</sup> floor level is an arched center doorway flanked by pairs of Corinthian-capped brick pilasters supporting a brick and stone entablature. Above the balcony doorway is applied metal lettering reading, "Pawtucket Boys Club." Above the 3<sup>rd</sup> floor windows there is a substantial copper cornice that wraps around both side elevations; above that cornice are two small windows in the facade (1<sup>st</sup> and 3<sup>rd</sup> bays), and a copper cap at the roofline. This building replaced a late 19<sup>th</sup> century 1-story commercial building (that had itself replaced an earlier dwelling), and stands on the site of the home of Pawtucket's first permanent settler, Joseph Jenks, who arrived in 1671. (No trace of Jenks' home survives.) The Pawtucket Boys Club was founded in 1900 by local industrialist Col. Lyman Bullock Goff in

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**East Avenue, continued**

memory of his son Lyman Thornton Goff (who had died that year at the age of 32) “for the purpose of promoting moral, social, physical, and intellectual improvement of the boys and youth of Pawtucket and vicinity.” The club opened in rented quarters on East Avenue with 157 boys in attendance on the first day, which gave Col. Goff the confidence to proceed with building a permanent clubhouse. Completed in 1902, this building originally contained a library, games room, three bowling alleys, and a swimming pool on the 1<sup>st</sup> floor; a large auditorium with seating for 800 and a motion picture projection room on the 2<sup>nd</sup> floor; and classrooms, exercise rooms, and music practice rooms. The club was specifically established to benefit underprivileged boys, but membership was offered to all without regard to religion, social class, or economic status; reputedly it was one of the first such recreation centers for urban boys in the country. By 1921-1922, the club had 2,854 members and was a local institution. Today the building is vacant, but slated for occupancy by medical offices.

COSTELLO BROTHERS BUILDING, now ADAMS FURNITURE BUILDING (1921, altered mid-late 20<sup>th</sup> century). (*Photo #9*) A 2-story, flat roof, red brick commercial building, 7 bays wide, with a single Art-Deco style storefront that has a deeply recessed center entrance and wraps around the northeast corner of the façade. At both north and south ends of the façade, the storefront has opaque glass that curves over the top of the plate glass display windows and then runs vertically along the side edges to the foundation, creating a visual framing element. The bulkheads are metal panels, and the windows and door are also framed in metal; a deep metal and plastic sign band above the storefront is not original. All of the 2<sup>nd</sup> floor windows have brick lintels and concrete sills; on the façade, the three center windows are shorter than those in the 1<sup>st</sup>, 2<sup>nd</sup>, 6<sup>th</sup>, and 7<sup>th</sup> bays (a configuration that appears to be original); the center window opening is boarded up and has a ventilation fan in it, but all other windows are metal 1/1 sash. Between the 2<sup>nd</sup> floor windows and the corbelled brick cornice are three horizontal panels outlined in brick. This building, which replaced a much smaller 2-story commercial building (standing by 1884), was constructed in 1921 for Costello Bros. Incorporated, a wholesale tobacconist and confectionery previously located at 15 North Main Street. Costello Bros. remained in business here until 1937; the Brunswick Bowling Alley apparently occupied either the 2<sup>nd</sup> floor or the basement in the 1930s. Costello Bros.’ successor in this building was the Smith-Harriet Furniture Company, one of more than

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**East Avenue, continued**

half a dozen furniture stores on this end of East Avenue in the 1930s-1950s. Adams Furniture Company, which was established at 340 Main Street in 1938, relocated to this building in 1967, and remains in business here today, the sole surviving furniture store on East Avenue.

**Exchange Street**

1-3  
(also 43-45 Broad;  
46 Summer)

BESWICK BUILDING (1891; remodeled ca. 1920-1930 and again mid-late 20<sup>th</sup> century *(Photo #2)*) A 3story, flat roof with parapet, brick and granite, handsomely detailed Late Victorian commercial building with four storefronts (one original) on a five-sided lot at the intersection of Exchange, Broad, and Summer Streets. The 1<sup>st</sup> floor level, clad entirely in granite, features two storefronts on Exchange Street flanking a recessed arched center entrance with stone voussoirs (#3); the aluminum and glass double doors with arched transom are replacement elements. The storefront left of the main entrance (#3½) is applied onto the façade and has the appearance of a mid-20<sup>th</sup> century diner, with metal bulkheads and piers framing the recessed entrance and a neon sign in the metal sign band; this storefront wraps around part of the Summer Street elevation. The storefront right of the main entrance (not numbered) has vertical board bulkheads and signband, metal-framed windows and door, and an off-center recessed entrance, all within the original wood enframing. A group of five wood colonnettes marks the corner of Exchange and Broad Streets. On the Broad Street elevation, the storefront at #45 appears to be original, with granite bulkhead, wood-framed double-hung storefront window under a transom, and wood double doors with large sidelights and a double multi-light transom; the storefront at #43 Broad has late 20<sup>th</sup> century applied vertical board wood siding and two glass block windows flanking a centered, paneled wood door. The Summer Street elevation has an Art Deco-style storefront applied to the façade (#46) and to a shallow 1-story brick addition that extends about 6 feet past the northeast corner of the building; this storefront has concrete bulkheads and narrow strips of opaque multi-colored glass surrounding three metal-framed windows and a recessed, off-center entrance. The upper stories are clad in brick, with granite trim including quoins, belt course, and window lintels, and a heavy bracketed metal cornice. On the 2<sup>nd</sup> floor level are two large wood-framed oriel windows: one semi-circular, above the main entrance, with “Beswick Building” in applied lettering on it, and the other rectangular, on the Broad Street

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**Exchange Street, continued**

elevation, with the date "1891" applied on it. Windows on the 2<sup>nd</sup> floor are paired, 1/1 double hung wood sash; on the 3<sup>rd</sup> floor are alternating paired and single window openings, all boarded up. At the rear of the building (facing an adjacent parking lot) are two small, modern 1-story wooden sheds. Built for Frances Beswick, widow of a saloon keeper and brewer who lived on the opposite corner of Exchange and Summer Streets in the early 1890s, this building is shown on an 1890 map as "being built;" it was apparently completed in 1891, as indicated by the date on the building, but the name "Beswick Building" does not appear in city directories until 1893. The building's original tenants are not known, but in 1915 a liquor store, pharmacy, and barber were on the ground floor, with offices for a dentist, a painter, a confectioner, and a real estate agent (Beswick & Glancy) on the upper floors. The barber shop at 45 Broad in 1915 was operated by Xaviere Bachand; in the 1920s he moved his shop to the corner of Exchange and Montgomery streets, and later built the Veloria Apartments there (see 50-52-54 Exchange Street). The building remains in commercial use.

13-17  
(NC)

COMMERCIAL BUILDING (ca. 1902, altered late 20<sup>th</sup> c). A 1-story, trapezoid-shaped, flat roof with faux mansard, 3-bay, stucco-clad brick commercial building, with one storefront (much altered) featuring two modern metal-framed glass doors and a pair of small horizontally-proportioned slider windows. Located at the corner of Exchange and Summer Streets, this building is now set well back from the intersection following changes to the street and sidewalk alignments in the late 20<sup>th</sup> century; a small parking lot in front is shared with the adjacent Pawtucket Times Building (23 Exchange). The southeast elevation is attached to 41-45 Summer Street, next door. The 1902 and all later maps show the same trapezoidal footprint and 1-story height that this building has today. The 1902 map gives this building's address as 13-15 Exchange; its occupant at that time is unknown, but by 1912 James Lavell Jr. had a liquor store here. Later occupants included a furniture store and several restaurants. The building remains in commercial use.

This building is designated non-contributing because the faux mansard roof and modern stuccoed storefront completely obscure the original appearance of the façade, but historic features may survive underneath.

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**Exchange Street, continued**

- 23 (also 48-50 North Union) (NR, 1983) PAWTUCKET TIMES BUILDING (1895) and PRINT DEPT. ANNEX (1922 et seq): Robert Wilson, contractor for original building. *(Photo #6)* A 5 story, flat roof with parapet, granite and yellow brick, Colonial Revival-Romanesque Revival office building, with an annex of several attached 1 and 2 story, flat roof, red brick additions at the rear, extending toward both Montgomery and North Union Streets. Attached to the neighboring Elks Lodge (27 Exchange Street), the two together form one of the most distinctively urban assemblages in downtown Pawtucket. This building is also a local landmark, with painted signs below the side and rear rooflines that are visible from many vantage points. Following late 20<sup>th</sup> century changes to the street and sidewalk alignments, the building is now set back from Exchange Street and has a small parking lot in front, shared with 17 Exchange. *The Pawtucket Times*, the city's longest-running and most successful daily newspaper, was founded in 1885 by George O. Willard; ten years later, publisher David O. Black commissioned this building as the newspaper's permanent home. The Times Building Annex (built for the newspaper's Print Department) first appears in the 1922 directory; today it also houses a garage and loading dock. Both buildings remain occupied by the newspaper publishing company. (See NR nomination for full description and more information.)
- 27-37 (also 22 Montgomery) (NR, 1983) ELKS LODGE #920 (1926): John F. O'Malley, architect. *(Photo #6)* A 3-story, flat roof, handsomely detailed Spanish Renaissance Revival style commercial building, with 6 storefronts (all altered), located at the corner of Exchange and Montgomery Streets. Along with the attached Pawtucket Times Building (23 Exchange Street), this building forms one of the most distinctive urban streetscapes in downtown Pawtucket. Following late 20<sup>th</sup> century changes to the street and sidewalk alignments, its irregularly-shaped footprint is now set back from Exchange Street; a landscaped planting bed in front of the building contains 3 small granite markers (memorials to deceased Elks members) and a flagpole. The storefronts all have replacement windows and doors but appear to retain their original configurations. Pawtucket's Benevolent and Protective Order of Elks Lodge #920 was founded in 1904; this building was constructed on the site of the former Briggs Block (razed 1924), and was unique among Rhode Island Elks' Lodges of the time in that its 1<sup>st</sup> floor was designed to be rented out as commercial space. The Elks are first listed in the city directory at this location in 1929; they no longer occupy this building, but it remains in commercial use. (See NR nomination for full description and more information.) The Elks Lodge is particularly significant as one of three important city

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**Exchange Street, continued**

buildings designed by Providence architect John F. O'Malley of the firm O'Malley & Fitzsimmons, all now NR listed (the other two, outside the historic district, are Pawtucket City Hall, built 1933-1935, and Pawtucket West High School, built 1938-1939).

45-49  
(NC) COMMERCIAL BUILDING (after 1984). A 1 story, flat roof with faux mansard, red brick, 8-bay commercial building, with three metal-framed storefronts, located at the corner of Exchange and Montgomery Streets. The building is set back from Exchange Street with a small parking lot in front; it replaced a previous gas station, the footprint of which appears on the 1949 and 1984 maps. Part of the site of the High Street School (1880-1917; no trace remains). The building remains in commercial use.

50-54  
(also 29-31 Montgomery) VELORIA APARTMENTS, later VELORIA HOTEL (1928, altered late 20<sup>th</sup> century). *(Photo #11)* A 3 story, flat roof with stepped parapet, red brick, 5-bay by 4-bay mixed use building, with 5 storefronts on the ground floor (much altered) and multiple dwelling units on the upper floors, at the corner of Exchange and Montgomery Streets. The entire storefront level has been remodeled and now has different red brick on its walls, large square single-light metal-framed windows, and recessed storefront entrances; the same treatment wraps around the Montgomery Street elevation, where there is also a small 1-story red brick flat-roofed addition to the rear (north) elevation, slightly set back; the two storefront doors on this side are identified as 29 and 31 Montgomery. The main entrance to the upper floors is in a narrow 6<sup>th</sup> bay at the east end of the Exchange Street facade. The upper floors are of tapestry brick, trimmed with brick and cast stone or concrete elements, including a belt course with diamond decorations between each floor, and similar diamonds in the parapet. The original window configuration of paired 1/1 sash can be seen in the 1977 survey photo; sometime after that date, all upper floor windows were replaced with projecting metal-framed 3-sided "bay" windows, supported by simple metal brackets. The north (rear) elevation is clad in aluminum siding, and has two 2-story bay windows. Maps from 1880-1923 show a wood-frame dwelling with several additions at this location; in 1915, that house was occupied by Xaviere Bachand, a barber whose shop was in the Beswick Building (3 Exchange). As of 1924 there were four commercial businesses in Bachand's house, including his own barber shop. In 1928 Bachand razed his house and in its place built a lodging house called the Veloria Apartments; the name changed in 1931 to the Veloria Hotel. Xaviere Bachand continued to live and maintain his barber shop here until he died, after which his widow Claudia

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Bachand ran the hotel business until 1956. The hotel finally closed in 1965. This building is contemporary with another apartment building in the district (see 110 High Street), but was originally designed for mixed use; it remains in residential and commercial use today.

58-64

GRAHAM BUILDING (ca. 1926-1929; altered late 20<sup>th</sup> century). *(Photo #11)* A 2-story, flat roof with stepped parapet, 7-bay, red brick, L-shaped commercial building with 3 storefronts (all altered) and a central main entrance (#60) featuring a decorative cast stone surround. The double storefront to the left of the main entrance (#56-58) appears to retain its original configuration, with wood and glass center entrance flanked by metal-framed 4-light storefront windows and topped by 2-light transoms and a metal signband overhead; the windows themselves are replacements. The two storefronts to the right of the main entrance (#62 and #64) were apparently subdivided from one larger space (date unknown): both have center entrances, metal panel bulkheads and signbands, and replacement metal-framed windows and doors. The upper floors feature decorative "tapestry brick" and cast stone detailing, including belt courses with square and diamond ornaments above the storefront and 2<sup>nd</sup> floor levels. Windows on the 2<sup>nd</sup> floor are paired 1/1 double-hung wood sash. A 1-story rear addition (north elevation) is visible from Montgomery Street. Maps indicate that from 1880 through 1923, there were three or four 1- and 2-story, wood frame buildings at this location (then numbered 60, 66, 70, and 72 Exchange); while some were originally residences, all were in commercial use by 1923. H.L. Graham & Sons, plumbers, had been doing business at 66 Exchange since 1915. The current building first appears on the 1949 map, but directories indicate that it was constructed sometime between 1926 – when all of the previous businesses except for H.L. Graham & Sons had vacated the premises – and 1929, when six other new businesses were listed here, including an accountant's office on the second floor. The name "Graham Building" first appears in the 1934 directory. The building remains in commercial use.

65-69  
(NC)

R.I. AUTO SALES BUILDING (1925, altered late 20<sup>th</sup> century). A 2-story, flat roof, 5 bay by 2 bay commercial building with 2 storefronts (much altered), now clad in faux rubble stone and half-timbered stucco, at the corner of Exchange and High Streets. The main entrance (#69) at the northeast corner of the building has a metal and plate glass

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**Exchange Street, continued**

door under a projecting metal and glass box canopy; this is its original location, but the door and canopy are not original. All storefront windows are replacement metal-framed plate glass; a separate entrance on the Exchange Street façade is numbered 65. There are no 2<sup>nd</sup> floor windows. Originally constructed in brick with a decorative stepped parapet and different configuration of storefronts (see the 1977 survey photo). It was built on part of the site of the High Street School (1880-1917; no trace remains), and was first listed in the 1925 directory as the location of Rhode Island Auto Sales Incorporated. Nazaire Tetrault, auto dealer, had his office in the storefront at what was then #63 (now #69). A succession of auto-related businesses were located here through at least 1949. The building remains in commercial use and is partly vacant.

This building is designated non-contributing because modern materials completely obscure the original appearance of the façade, but historic features may survive underneath.

68  
(NC) BERGERON GETTY GAS STATION (1972). A 1-story, flat roof, metal-paneled gas station at the corner of Exchange and High Streets, with a storefront in its southeast corner and three garage bays on the south façade; one of the garage bays is in a 1-story concrete block addition to the west elevation. The garage is well set back from both Exchange and High Streets, and does not align with neighboring buildings. Maps indicate that there were three or four 1- and 2-story wood-frame buildings (all but one with High Street addresses) standing on this lot at least as late as 1949; originally residences, all were in commercial use as of 1923. The Bergeron Getty gas station is first listed at 68 Exchange in the 1972 directory. The building remains in a similar use today.

**Grant Street**

9 STRAUSS-APPELLES HOUSE (ca. 1871). *(Photo #13)* A 2-story, end gable asphalt roof, 2 bay by 2 bay, clapboarded, side hall plan, Italianate style single family house. The foundation is parged concrete applied over brick. On the 1<sup>st</sup> floor is a 1-story bracketed bay window next to the front door, which features a bracketed (but somewhat modified) entrance hood. All trim is wood; all windows are wood 1/1 double hung sash (there is a small attic vent in the front gable). The deep eaves may once have had

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brackets in them. This house is shown on an 1871 plat map of Montgomery and Grant Streets, sharing a corner lot with another house on Montgomery Street, and was probably built around that time given its resemblance to 10 Grant (also built 1871). The original occupant is not known, but in 1873 owner Isaac Strauss sold the corner lot with two houses to Augustus Appelles, a musician. Appelles at first moved into the house on the corner (then 9 Montgomery), but in 1876 he is listed as living on "Grant near Montgomery," and the 1877 directory gives his address as 9 Grant. Appelles had a brief business association with George Kolb – the two men operated a saloon called Kolb & Appelles on Main Street in 1874 – and ties between the two families persisted for some time: a John Kolb boarded with Mrs. Appelles here in 1879, and in 1888 George Kolb, then working as a carrier, apparently bought this house, living here at least until 1923. In 1902 George Kolb Jr., a textile shearer, also lived here. The house remains in single-family use. It is one of only 3 surviving 19<sup>th</sup> century residential buildings in the historic district (see also 10 Grant Street and 47 Montgomery Street), reminders of how the district originally had more residential uses than it does today.

- 10 NICKERSON-CLAPP HOUSE (1871; side addition late 20<sup>th</sup> century). A 2-story, end gable asphalt roof, 2 bay by 2 bay, clapboarded, side hall plan, Italianate style single family house (very similar to 9 Grant across the street). The foundation is parged concrete applied over brick. The front door retains its original bracketed entrance hood. All trim is wood; all windows are paired 1/1 wood double hung sash with bracketed lintels (the attic pair are boarded up). The deep eaves have brackets in them. The house is attached by means of a small 1-story concrete block hyphen on its west elevation to the garage addition at 69 Montgomery Street. In March of 1871 Nancy B. Nickerson, wife of Elias Nickerson of Smithfield, bought most of the land on the south side of Grant Street as a large vacant lot; within a few months the Nickersons had subdivided the land into several house lots and constructed at least two houses, moving into one (8 Grant) and selling the other, in November of that same year, to Emma P. Clapp, wife of William Clapp of North Providence, an attorney with the firm Blodgett & Clapp on Front Street. The Clapps lived here until 1880. The house remains in single-family use. It is one of only 3 surviving 19<sup>th</sup> century residential buildings in the historic district (see also 9 Grant Street and 47 Montgomery Street), reminders of how the district originally had more residential uses than it does today.

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**High Street**

- (NC) TAVARES NEWS VIDEO (after 1984). A small, 1-story, hip-and-shed asphalt roof, wood-frame commercial building clad in T-111 siding, with metal-framed glass door and several single-light windows. This newsstand, which does not appear on the 1984 map, is located on the west side of High Street just south of Exchange Street, at the northeast corner of the lot containing the Sovereign Bank (see 215 Main Street).
- 85 NEW ENGLAND TELEPHONE & TELEGRAPH BUILDING (1948; rear addition 1972). A 3-story, flat roof with parapet, red brick and sandstone, Colonial Revival style commercial building. The 1<sup>st</sup> floor is clad in sandstone, with the upper floors in brick trimmed in sandstone. Brick quoins divide the façade vertically into 7 bays; the 5<sup>th</sup> bay projects a few inches from the plane of the façade and is capped with a pediment that rises above the roofline, signifying the location of the main entrance. The front double doors are recessed, metal and glass replacement units with sidelights and multi-light transom. Windows are replacement metal 6/6 double-hung sash; openings on the 2<sup>nd</sup> and 3<sup>rd</sup> floors have sandstone surrounds with brick splayed lintels and sandstone keystones. The cornice is brick and sandstone. Constructed in 1947, the building has a 3-story addition at the rear northeast corner, built in 1972. The Providence Telephone Company had had a branch office in Pawtucket on Main Street since 1880; it moved to a site across the street from this one (see 100 High Street) in 1897. By the late 1940s the company had grown into a regional entity, and it likely constructed this new branch office in conjunction with changing its name to New England Telephone & Telegraph Company, which is first listed in Pawtucket directory at this address in 1948 (the 1949 map indicates that the building was built in 1947). Like its neighbor across the street, this building replaced three earlier wood-frame dwellings (81, 91, and 99 High Street, all standing by 1884); today it remains a branch office of what is now a national telecommunications company, Verizon.
- 100 PROVIDENCE TELEPHONE COMPANY BUILDING, later NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, now SALVATION ARMY BUILDING (1914). *(Photo #12)* A 2½-story, flat roof with parapet, red brick, Colonial Revival style commercial building, 4 bays wide by 10 bays deep, with a large addition at the northwest corner. The main entrance, in the 2<sup>nd</sup> bay on the east façade, has a heavy terra cotta surround with a pediment and curved brackets; the metal-framed glass door with

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sidelights and transom is not original. The 1<sup>st</sup> floor windows have splayed terra cotta lintels and keystones, while the 2<sup>nd</sup> floor windows have terra cotta keystones. (The 1923 map notes this building's fire-proof construction of brick and terra cotta walls, concrete floors and roof.) Window sashes are all metal-framed replacement elements but appear to mimic the original configurations: the façade windows have heavy vertical and horizontal mullions surrounding a large pane of glass, while those on the side elevations are 1/1 double hung sash with transoms. The cornices heavily ornamented with classical detailing. The Providence Telephone Company (founded 1879), had established a Pawtucket office in the Dexter Block on Main Street by 1880, and over the next 25 years it moved three times: to 210 Main Street in 1896, to 92-94-96 High Street (next door to this site; building no longer extant) in 1897; and finally, in 1914, to this brand new, fire-proof building then known as 102 High Street. Like its neighbor across the street, this building replaced an earlier wood-frame dwelling (96-102 High Street, standing by 1880). The Providence Telephone Company remained here until 1948, by which time its new office building had been constructed across the street (see 85 High); by 1949 this building was vacant, and remained so for most of the 1950s. The Salvation Army has occupied the building since 1960.

110

MONAST APARTMENTS (1927). (*Photo #12*) A large, 3-story, flat roof, red brick, Colonial Revival style multi-family residential building, with a roughly H-shaped footprint, at the corner of High and North Union Streets. The High Street façade, 5 bays wide, has two deeply recessed entrances (about 10 feet deep) in the 2<sup>nd</sup> and 4<sup>th</sup> bays; doors are replacement metal-framed glass units with sidelights. All four elevations of the building feature at least two 3-story bay windows; the North Union Street elevation (9 bays wide) has four bay windows. Window sashes are wood 6/1 double hung throughout, except in the sides of the bays which have 4/1 wood sash; window openings have brick lintels and concrete sills. The building has an elegant copper cornice, and the name "Monast Apartments" appears in applied copper lettering just under the cornice on both street facades. This is one of two contemporary apartment buildings in the district (see also 50-52-54 Exchange Street). It first appears in the 1927 directory, with four tenants listed; by the following year, there were 12 residents, and soon all 24 apartments (8 per floor) were fully occupied.

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120 DiSANDRO BUILDING, now CAPE VERDEAN CLUB (1951). *(Photo #12)* A 2 story, flat roof, red brick Art Moderne style commercial building, 4 bays wide by 3 bays deep, with 2 storefronts, at the corner of High and North Union Streets. The building's large, apparently original metal-framed glass storefronts are recessed back from the planes of the street facades, under a thick polished granite belt course, which has the date "1951" carved into it; the southeast corner of the building is rounded. The entrance to the 2<sup>nd</sup> floor is set at the north end of the High Street façade, and surrounded by polished granite; 2<sup>nd</sup> floor windows are a mix of Chicago style and 1/1 double hung wood windows, most of which appear to be replacements. Maps from 1880-1917 show a wood-frame dwelling at this location, which by 1923 had been replaced by a 1-story commercial building; despite its similar height and footprint, the 1923 building is clearly not the current one, given the date of 1951 on its façade. The name "DiSandro Building" first appears in city directories in 1952, at which time it housed the offices of the Equitable Electric Supply Company and the John Hancock Mutual Life Insurance Company. Today it is occupied by the Cape Verdean Club.

**Main Street**

208-210 (NC) SLATER TRUST BUILDING, also INDUSTRIAL NATIONAL BANK (1960): Leonard S. Muir, architect, Rowley Construction Company, builders. *(Photo #5)* A 1-story, flat-roof, curved 3-bay façade, polished granite International style commercial building at the corner of Main Street and East Avenue. Both street facades have bands of vertically-proportioned large single-light metal-framed windows flanking the main entrance (#208) at the curved northeast corner of the building. The entrance is slightly recessed, with metal-framed double-leaf glass doors, and an adjacent rectangular granite pylon that rises well above the roofline and originally functioned as a sign board. All materials and major architectural features appear to be original. A matching granite retaining wall runs along the East Avenue street edge of a parking lot behind the building. Maps from 1880-1949 show a large, L-shaped, 4-story masonry building in this location; its ground floor was occupied by the Post Office in the late 19<sup>th</sup> century, as well as by a succession of banks throughout its existence, including the Providence County Savings Bank (which moved next door to 216 Main in 1901), the Slater National Bank (here as of 1884), and the First National Bank; the upper floors housed a variety of professional offices. From 1915 to 1959, the former building was listed in directories as the Slater Trust Building, a

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name that continued to be associated with the current building from its construction in 1960 through at least 1984; banking uses also continued here (later occupied by Fleet

National Bank) until at least 1984. In the late 20<sup>th</sup> century this building was occupied by the Pawtucket Boys and Girls Club; it is currently vacant, but slated for occupancy by medical offices.

215  
(NC)

R.I. HOSPITAL TRUST NATIONAL BANK, now SOVEREIGN BANK (1977): Robinson Green Beretta Corporation, of Providence, architects. *(Photo #5)* A 2-story, flat-roof, white brick commercial building at the corner of Main Street and High Street. The primary façade is oriented perpendicular to Main street, facing west toward the adjacent "Pawtucket Plaza," with a large, metal-framed plate glass door and windows; a similar metal and glass secondary entrance on the High Street (east) elevation is reached by a flight of nine concrete steps enclosed by a tall white brick wall. The Main Street (south) elevation has a band of vertically proportioned large single-light metal-framed windows at street level, and five bays of smaller metal 1/1 double hung sash on the 2<sup>nd</sup> floor. In the parking lot behind the building is a large, freestanding metal canopy serving drive-through ATM and teller windows. A small newsstand, Tavares News Video, is situated at the far northeast corner of this lot, uphill from the bank (see High Street, above). This building replaced two earlier commercial buildings, the LeFavour Building at the corner, 205 Main Street (1874) and the Cleveland Building next door to the west (1877), 207-209 Main, both demolished in 1969-1970. The R.I. Hospital Trust Company National Bank moved here from across the street (see 216 Main). The building is still in its original use, now occupied by Sovereign Bank.

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(NC)

PAWTUCKET PLAZA/LAWRENCE A. McCARTHY MALL (1980). An approximately 2,600 sq.ft. brick-paved public open space, sheltered by a steel-framed canopy with barrel-vaulted glass roof, on the north side of Main Street situated between 215 and 231-247 Main. (At the time this plaza was constructed, a similar glass canopy also covered the entire length of this block of Main Street, which was then a pedestrian mall closed to vehicular traffic.) The plaza includes an abstract sculpture/fountain surrounded by a stone seating wall, with a bronze plaque indicating that the plaza was dedicated in 1980 by then-Mayor Dennis M. Lynch, in memory of Lawrence A. McCarthy, Mayor of Pawtucket from 1951-1953 and 1954-1966. A stone stairway at the

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north side of the plaza leads up to a parking lot behind 231-247 Main. This plaza was constructed in part on the site of a former street, Meeting Street, which is shown on maps from 1880–1949 running north from Main Street to Baptist Street (also gone); the two vanished streets led to and were named for the early 19<sup>th</sup> century First Baptist Meeting House, which formerly stood at the corner of High and Summer Streets (demolished 1957; see 8-10 Summer).

- 216 PROVIDENCE COUNTY SAVINGS BANK, later R.I. HOSPITAL TRUST NATIONAL BANK (1901, west addition 1948): addition designed by Thomas A. James Company of Boston and built by F.A. McKenzie of Providence. (*Photos #5, #3*) A 3-story, flat-roofed, 6 bay, marble and brick, elaborately detailed Neoclassical style commercial building. The façade and all of its trim, as well as the rooftop parapet, are white marble; the sides and rear and brick, and the raised foundation is granite. The original 1901 building has a rusticated 1<sup>st</sup> floor containing storefront display windows in the 1<sup>st</sup> and 2<sup>nd</sup> bays, and the main entrance in the 3<sup>rd</sup> bay. Above the dentiled storefront cornice is a central 2-story pavilion with Ionic columns, surmounted by heavy dentiled cornice, pediment, and parapet. On the 2<sup>nd</sup> floor of the façade are two arched-top windows with keystones, one on either side of the central pavilion, featuring 2/2 double hung wood sash underneath a fanlight; the center window has elaborately sculpted detailing over its flat projecting lintel, scalloped leaded glass transom, and 2/2 wood sash. The 3<sup>rd</sup> floor façade windows also have 2/2 sash (without transoms). All of the window and door openings on the façade are trimmed in marble. Windows at the sides and rear of the building are metal, 3/3 double hung sash with wire glass; in some windows, the glass is pebbled rather than clear. The original wood storefront windows and entrance doors were replaced in the mid- to late 20<sup>th</sup> century with aluminum-framed units, but their configuration (plate glass with multi-light transoms) is similar to the original; four of these are enclosed on the interior, and were used as display windows; one was converted to a walk-up teller window in the late 1950s. (The bank occupied the entire ground floor level.) The sign band over the storefront once had applied lettering identifying the name of the bank, which can still be discerned despite the late 20<sup>th</sup> century alteration of inscribed, painted lettering reading “Albert J. Vitale Building” (a previous owner). The 1948 addition to the west side of the original bank is also 3 stories tall and 3 bays across, with its façade clad in white marble; it stands a few inches forward of the original bank. The marble façade detailing complements that on the original building: both storefront

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and main cornice treatments carry across, while the upper floors have much simpler marble window trim. The interior, including main banking hall, upper floor offices, and basement vault and offices, is largely intact. This building and its addition replaced two earlier, 3-story commercial or mixed use buildings, one unnamed at 212-216 Main (built by 1880) and the other first known as the Edith Block, later Liggett's Building, at 218-220 Main (built by 1887). Before constructing this building in 1901, the Providence County Savings Bank had been located next door at 210 Main Street; by 1923, the bank had been absorbed by the R.I. Hospital Trust Company National Bank, one of the state's major financial institutions, which remained here until its new branch office was constructed across the street (see 215 Main). The building is presently unoccupied but being renovated for mixed uses (artist's studio, offices, and residential).

222-226  
(NC)

R.I. HOSPITAL TRUST BANK INSTALLMENT LOAN DEPARTMENT BUILDING (1965). (*Photo #5, #3*) A 1-story, flat-roof, stucco and marble commercial building, with 2 storefronts (altered). The configuration of the storefronts, with entrances at the east and west ends, respectively, appears to be original. The east storefront (#222) has a deeply recessed entryway with straight sides, marble wall panels (matching 216 Main, next door), aluminum framed double glass doors with solid metal sidelight panels and a 4-light transom. The west storefront (#226) has a recessed entryway with one angled and one straight side, aggregate stone veneer wall panels, an off-center aluminum-framed single glass door with one glass sidelight and an infilled transom. The tall bulkhead below the storefront windows has applied panels of aggregate stone veneer. A large wooden signboard with simple molded trim is situated above a continuous awning over the two storefronts; above the signboard, the façade is stuccoed all the way up to the roof, which has no cornice. Maps from 1880-1923 show a 4-story commercial building here called "Dexter Block," while the 1949 and 1984 maps show only a 1-story building (with an identical footprint). The name "Dexter Block," however, appears in directories at this location from 1874-1964. The 5-story Wheaton-Toole Building at 228 Main (next door to the west), whose top two floors were added in 1922, has no 3<sup>rd</sup> or 4<sup>th</sup> floor windows in its east elevation overlooking the roof of this building, which would seem to be consistent with a 4-story height for the Dexter Block at that time; however, the 3-story west addition of 1948 to the R.I. Hospital Trust Bank then at 216 Main (next door to the east) does have 3<sup>rd</sup> floor windows in its west elevation overlooking the roof of this building, which would seem to indicate that the Dexter Block had either been considerably shortened, or

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replaced, by 1948. If the Dexter Block did indeed lose its upper three floors sometime between 1922 and 1948, then theoretically it is possible that the 1-story current building is all that remains of it; however, the fact that the name "Dexter Block" disappears from city directories as of 1965 would seem to indicate that the older building was in fact replaced by the current building, constructed as a satellite office for the R.I. Hospital Trust bank next door. This conclusion is reinforced by the use of matching white marble in the entryway of the east storefront, directly abutting the bank building. The building is still in commercial use.

228-230

WHEATON-TOOLE BUILDING (1892; top two floors added 1922): addition designed by Monahan and Mickle of Pawtucket. (*Photo #5, #3*) A 5-story, flat-roof, red brick, Late Victorian style commercial building with copper, cast iron, and red sandstone trim, and one storefront (altered). The building mass is slightly angled to follow the curve of the street. The façade is 4 bays wide, with the main entrance in the 1<sup>st</sup> bay, adjacent to a 3-bay storefront with its own center entrance. The main entrance (#228) surround is either stone or stucco, painted a brownstone color; a similar pier frames the west edge of the storefront. The original main entranceway is quite tall, and its wooden frame and large glass transom appear to be original, but the door itself (with sidelights and transom) is a smaller wood replacement unit fitted into the larger opening. The aluminum-framed storefront windows and door are replacement elements, but the original storefront configuration with deeply recessed center entrance (#230) has been retained; the bulkheads are painted wood. Above the 1<sup>st</sup> floor, 1/1 double hung wood sash windows are arranged in an alternating pattern of singles and pairs; windows in the 2<sup>nd</sup> and 4<sup>th</sup> bays have copper and cast iron surrounds and panels between floors. On the 2<sup>nd</sup> floor over the main entrance, the window has a decorative wrought iron French balcony and is sheltered by copper roof that mimics Spanish clay tiles. The 4<sup>th</sup> floor windows have splayed sandstone lintels. The bracketed ornamental metal cornice and sign band at the top of the building includes applied lettering reading "1892 – Toole Building – 1922." Constructed an investment property for Dr. James K. Wheaton (on the site of his home known as "Walker House," where he had lived since 1864); the original business tenants are not known. In 1915 the R.L. Rose Company, bakers and fancy grocers, occupied the storefront level, with various professional offices and service businesses on the 2<sup>nd</sup> floor, and Alcazar Hall on the 3rd. In 1922 Dr. Wheaton sold the building to one of his tenants, William K. Toole, whose hardware store had moved into the ground floor storefront the

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previous year. Toole had the building enlarged with a 2-story rooftop addition carefully designed to blend in with the older façade (architects Monahan & Mickle also designed 25 Maple Street). In the 1940s, the S.S. Kresge Company's "5-and-10-cent store" was located here, one of several discount department stores on Main Street in that era. The upper floors have consistently held an average of a dozen different tenants over the years. The building is still in commercial use.

233-243  
(NC)

SHOPPER'S MALL, now PAWTUCKET MUTUAL INSURANCE COMPANY BUILDING (1979). *(Photo #4)* A 2-story, flat-roof, 8-bay, white brick and stucco commercial building. Seven of the façade's 8 bays are recessed behind the wall plane and separated by piers; in the 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> bays, both the 1<sup>st</sup> and 2<sup>nd</sup> floors are recessed. Each bay has a horizontal band of vertically proportioned single-light metal-framed storefront windows, all with reflective glass. Of the 7 storefront entrances on this elevation, only two appear to be functional: #235 is an employees' entrance, and #233 is a delivery entrance and mail room. Windows on the 2<sup>nd</sup> floor are metal-framed horizontal bands. This building replaced three earlier commercial buildings on this site: the Lee's Block at 215-223 Main (1874-1972), the Music Hall Building at 227-239 Main (1877-1938), and the Mason Building, 249-253 Main (1888-1973). The 1979 directory lists the Shopper's Mall "under construction" at 225 Main; businesses here in the early 1980s included two restaurants, a financial services office, clothing and shoe stores, a bookstore and gift shop, and the recruiting office for the U.S. Marine Corps. The building is still in commercial use, now entirely occupied by the Pawtucket Mutual Insurance Company, as an adjunct to its headquarters building around the corner (see 25 Maple Street).

236-238  
(NC)

INDUSTRIAL TRUST COMPANY BUILDING (1900-1901; altered mid-late 20<sup>th</sup> century): William Walker & Son, architects; Sheldon Construction Company, builders. *(Photo #3, #5)* A 2- and 2½-story, flat roof with copper-clad dome, brick with stone veneer, commercial building with 2 storefronts (much altered). Historic images indicate that this building originally had a Neoclassical façade similar to that of 216 Main Street (also built 1901), with Corinthian columns, arched main entrance and 2<sup>nd</sup> floor window openings, and a balustrade on top of the roof, behind which was a large copper-clad dome. The dome is the only element that survives (visible from oblique angles). Today, mirror-image metal-framed storefronts have side-by-side recessed center entrances, wood

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paneled bulkheads, and a continuous metal storefront cornice. Above the storefront cornice is an applied wooden signboard, partially removed; on the 2<sup>nd</sup> floor level is a large oval-shaped metal applied signboard. The upper façade, clad in stone veneer, has no windows. In an advertisement in the 1900 city directory, the Pawtucket branch of the Providence-based Industrial Trust Company bank, then located at 255 Main, announced that by fall 1900 it would move into its new building across the street at 236 Main Street; and indeed it was listed there (albeit with the address 238 Main) in 1901. The bank remained in business here as the building's sole occupant until 1951. The date of the façade renovations is not known (elements of the original may survive underneath), but had occurred by 1984: a photo of that date shows a Sacco's discount store in this location, with the large oval sign in place. The building is presently vacant.

This building is designated non-contributing because the modern façade completely obscures its original appearance, but historic features may survive underneath.

242-246  
(NC)

FLETCHER'S ROW, also WOOLWORTH'S BUILDING (ca. 1887; altered mid-late 20<sup>th</sup> century). (*Photo #3, #5*) A tall 1-story, flat roof, concrete-faced brick commercial building with 3 storefronts (much altered). The storefront level retains its original configuration of two deeply recessed entrances flanked by large display windows, but the original eastern storefront has been subdivided into two spaces, and all of the metal-framed windows and doors, as well as the wooden bulkheads, wooden signband, and concrete tile upper façade are all replacement elements. A ca. 1910 photo shows this building with two storefronts, each with a deeply recessed center entrance flanked by wood-framed glass display windows with transoms, capped with a continuous wooden sign band and a very deep, elaborate bracketed cornice, which itself is topped with a decorative, fan-shaped element over the eastern storefront (#244). The 1977 survey photo shows the present, modern façade. "Fletcher's Row" first appears at this location in the 1887 directory, and is shown on the 1890 map as a 1 story building with 2 storefronts. In 1912 the F.W. Woolworth Company 5-and-10-cent store moved into Fletcher's Row, replacing the former F.M. Kirby's 10-cent store, and sharing the space with George A. Vaka's confectionery shop (Kirby's and Vaka's are both seen in the ca. 1910 photo). Woolworth's remained in business at #242-244 Main until 1975; the space at #246 was later occupied by a linen shop and a men's clothing retailer. Although the name "Fletcher's Row" disappeared from directories in 1930 (which normally would be taken

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as evidence that the building had been demolished and replaced), in this case the similarities in the configuration and proportions of the façade, seen in both historic and contemporary photos, led to a conclusion that the current building is indeed Fletcher's Row, albeit now much altered.

This building is designated non-contributing because the modern façade completely obscures its original appearance, but historic features may survive underneath.

250-254

W.T. GRANT BUILDING, now POAMLANDS MALL (1934; altered mid-late 20<sup>th</sup> century). (*Photo #3, #5*) A 2-story, flat-roof, 5-bay, yellow brick and terra cotta commercial building, with 2 storefronts (altered). The 1<sup>st</sup> floor level is clad in terra cotta, and all the trim is terra cotta as well: the storefront and rooftop cornices, the upper floor window surrounds, and the ornamentation on the stepped brick parapet, including a sign band with carved lettering reading "W.T. Grant Building" at the cornice line. The storefronts likely date from the renovation of this building from a department store to a shopping mall (by 1984), but most of their elements (bulkheads, pilasters, columns, and doors) are wood; the metal-framed storefront windows angle back from the plane of the façade to a recessed center entrance of double doors behind two freestanding columns. A large terra cotta band containing a wooden signboard is mounted above the storefronts. Windows on the 2<sup>nd</sup> floor are 9/9 double hung wood sash organized in alternating groups of threes and twos. The building's interior (seen through the main entrance) has tin ceilings, metal columns, wood floors, and a basement stairway with a decorative metal railing, all of which are likely original; the subdivision of the interior space was done sometime in the 3<sup>rd</sup> quarter of the 20<sup>th</sup> century. The Grant Building replaced an earlier commercial building known as the Cohen Block – home to, among other businesses, Adolph Cohen boots and shoes – which appears on maps and in directories at this location from 1890 to 1933. The W.T. Grant Company department store is first listed at this address in 1934, and remained in business until 1974, one of several major department stores on Main Street in the early-mid 20<sup>th</sup> century. By 1984 the Mill River Arcade shopping center, with 22 tenants, was here. The building has recently been sold and is slated for occupancy by restaurants and design businesses.

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255-261      PACIFIC NATIONAL BANK, also SAFE DEPOSIT BUILDING, later PAWTUCKET INSTITUTION FOR SAVINGS/PAWTUCKET SAFE DEPOSIT & TRUST COMPANY (1890; top floor added 1937). *(Photo #4)* A 5-story, 5-bay, flat-roof, red brick, modified High Victorian Gothic commercial building with one storefront, at the corner of Main and Maple Streets. The deeply recessed main entrance (#255), situated at the east end of the Main Street façade, has a polished granite surround and terrazzo walls and floor (3 steps up from street level). A 3-bay corner storefront, with its own centered entrance (#261), wraps around the Maple Street side of the building, with granite bulkheads and cast stone storefront cornice; the metal-framed storefront windows and door (with transoms and sidelights) are modern replacements; curved awnings attached over the storefront windows and door do not fit the openings. The building's upper floors are highly decorated, with a copper cornice above the 4<sup>th</sup> floor level, cast stone and brick trim, pairs of windows on the 2<sup>nd</sup> and 3<sup>rd</sup> floors grouped vertically and recessed into tall pointed arches, and multi-story turrets at the southwest and southeast corners of the building, both of which also have pointed arched window openings at the 4<sup>th</sup> floor level. Original windows were 1/1 wood double hung sash, many of which survive (those in the southeast turret are curved sash). A 4-story red brick section at the rear of the building (seen from Maple Street) projects forward from the main block approximately one foot, but is otherwise compatible in materials and detailing with the original building, and was apparently constructed at the same time, for the building's footprint does not change on any historic maps from 1890-1984. The original building was 4 stories tall; a 5<sup>th</sup> floor added in 1937 is built out to the wall plane of the original and mimics the rounded southwest corner turret, but has a continuous ribbon of alternating large glass block and 1/1 aluminum framed double hung sash windows. The Pacific National Bank, then located at 201 Main Street, constructed this building as its new headquarters in 1890 (it appears on the 1890 map as "being built" and 4 stories tall); by 1892 it was also known as "Safe Deposit Building." In 1900 the Pacific National Bank merged with the Pawtucket Institution for Savings, the city's oldest bank (originally chartered in 1828, and again in 1836), which moved into this building from its previous location in the Lefavour Building at the corner of Main and High Streets. (The proposed widening of High Street in 1899 forced the Pawtucket Institution for Savings to find a new home, and its merger with Pacific National Bank provided the perfect location.) The Pawtucket Institution for Savings and the associated Pawtucket Safe Deposit & Trust Company remained in business here until 1971, after which a succession of jewelry stores occupied the corner

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storefront; the upper floors have consistently housed a variety of professional offices and service businesses (including, in the mid-20<sup>th</sup> century, the architectural firms of Monahan & Mickle, and Irving Haynes and Associates).

**Maple Street**

25 PAWTUCKET MUTUAL INSURANCE COMPANY BUILDING (1906, north side addition 1936): addition designed by Monahan & Meikle of Pawtucket. A 2½-story, 5-bay, flat-roof, red brick Classical Revival commercial building, with raised cast stone foundation and cast stone trim. Sited on a hill sloping down from north to south, so that the primary entrance in the 5<sup>th</sup> bay on the Maple Street (west) façade is approximately ½ story below the window in the 1<sup>st</sup> bay; the metal and glass door is a modern replacement. The bays on the façade are articulated by brick pilasters with stone bases and capitals. First floor windows are 1/1 double hung wood sash with fanlights (and curving wrought iron railings in front of each sash); 2<sup>nd</sup> floor windows are 1/1 double hung wood sash windows with transoms. Trim elements include a belt course between the 1<sup>st</sup> and 2<sup>nd</sup> floors, a heavy, decorative cornice, and urn finials on top of the rooftop parapet. Applied metal lettering on the parapet reads “1906 – Pawtucket Mutual Insurance Company – 1936.” The 2½-story north side addition was designed to integrate seamlessly with the façade of the original building, but its north elevation, visible across an adjacent parking lot, features very large, horizontally proportioned window openings with continuous cast stone sills at both 1<sup>st</sup> and 2<sup>nd</sup> floor levels; these originally held glass block but are now infilled with opaque panels trimmed in metal strips to mimic the 1/1-with-transom window configurations seen on the façade. This building occupies the site of two 19<sup>th</sup> century wood-frame dwellings previously known as 9 and 13 Maple (demolished by 1906 and by 1933, respectively). The Pawtucket Mutual Fire Insurance Company was founded in 1873 and originally located on Mill Street (now Roosevelt Avenue); by 1905 the company had relocated to 205 Main Street, and in 1906 it constructed a brand new headquarters here on Maple Street. The company, presently known as the Pawtucket Mutual Insurance Company, remains in business at this location today, and now also occupies the adjacent building at 231-247 Main.

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9

PAWTUCKET SPIRITUALIST CHURCH (ca. 1922-1930; alterations and additions late 20<sup>th</sup> century). (*Photo #14*) A 1-1/2 story, cross-gable-roof, 3-bay, red brick institutional/commercial building with Gothic-inspired detailing. Two pairs of 18-light wood-framed storefront windows flank a center entrance, which is a double-leaf paneled arched-top wood door with transom lights, set into a wood surround of pilasters and entablature, beneath a brick pointed arch that contains a stone rosette. Similar pointed arches surmount the two 9/9 wood double hung sash windows on both north and south elevations at the 1<sup>st</sup> floor level; there are small round 9-light wood windows in the north and south gable ends of the roof. Small buttress piers with stone caps mark the building's front corners. The roof is clad in standing seam metal. This building was renovated some time after 1977. At the rear is a small 1-story brick ell that appears to match the materials and detailing of the original building, topped with a late 20<sup>th</sup> century 1-story synthetic-stucco-clad modern addition; behind that is another 1-story, wood frame addition with partially enclosed roof deck, also late 20<sup>th</sup> century. Although the two additions are slightly taller than the original building, they are fairly unobtrusive. This building replaced an earlier, 1½ story wood frame dwelling, which appears on maps from 1880-1923; the 1949 and 1984 maps do not indicate masonry materials but do show a different footprint. A plaque on the building states "Pawtucket Progressive Spiritualist Lyceum, 1921." Directories indicate that 9 Montgomery was a single family residence prior to 1921, when the Pawtucket Spiritualists Association began to occupy this location, but given that the 1923 map shows a wood-frame building still in place here, it appears that the Spiritualists moved into that older building at first, and erected the current building at a later date. The name Pawtucket Spiritualist Church first appears at this address in the 1930 directory, and would seem to be consistent with the brick materials and Gothic-Revival inspired detailing that gives this building something of an ecclesiastical character. (Spiritualists believed they could communicate with the dead; whether the Pawtucket Spiritualists Association actually considered itself to be an organized religion is unknown. The name "Pawtucket Progressive Spiritualist Lyceum," which implies something closer to an educational facility or venue for public gatherings than a house of worship, may well have been an alternate name for this organization, but was not found in any city directories, either before or after 1921.) The church remained here until 1941, after which the building was vacant for several years, then as of 1949 converted to commercial use, occupied by the Equitable Electric Supply Company With the two rear additions (now a private residence), the building is now in mixed use.

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- 42 U.S. POST OFFICE (1933). (*Photo #14*) A 2-story, front gable and flat roof, red brick and sandstone Classical Revival style commercial building, facing the intersection of Montgomery Street, Exchange Street, and Goff Avenue; at 15 bays wide and 3 bays deep, the building is slightly V-shaped to accommodate the curve of the corner. The massing is composed of two flat-roofed wings (each with a secondary entrance) flanking a gable-roofed, temple-fronted center section that contains the main entrance. Situated at the top of a wide flight of 8 stone steps, and set back behind two freestanding Corinthian columns underneath an elaborately articulated pediment that contains applied gold lettering reading "United States Post Office," the main entrance is decorated with sandstone voussoirs and cartouche; above the replacement metal-framed glass double doors is original molded wood paneling and a fanlight. The secondary entrances in each wing also feature replacement metal-framed glass doors, but retain their original woodwork and classically detailed sandstone surrounds; the left wing entrance has its original stone steps, while the right wing entrance has a more recent and relatively unobtrusive concrete wheelchair ramp. Sandstone trim elements include a water table; inset panels with swag detailing between the 1<sup>st</sup> and 2<sup>nd</sup> floors, a large swag and heavy modillions in the pediment, and a heavy cornice. Windows on the 1<sup>st</sup> floor are 8/12 double hung wood sash; on the 2<sup>nd</sup> floor are 8/8 double hung wood sash. The north side elevation contains a loading dock. Maps from 1880-1902 show railroad tracks running along the west side of Montgomery Street from Miller Street south to Exchange Street, and then southwest past the intersection of Broad Street and Railroad Avenue (now Goff Avenue), where the depot stood; the present site of the Post Office building was then occupied by freight yards. Between 1902 and 1923, the tracks and other railroad-related structures were all removed, but the site remained undeveloped until this Post Office was constructed; it first appears in city directories in 1933, and on the 1949 map. This is the latest in a series of locations for downtown Pawtucket's main post office, which was previously situated in the Old Post Office Building at 1 Summer Street, and prior to that in the former Dexter Block at what is now 208-210 Main Street. The post office still operates from this location.
- 47 NELSON DAY HOUSE (1886). A 2-1/2 story, mansard roof, wood frame, side hall plan, single family house (now multi-family), 2 bays wide by 5 bays deep, originally designed in the Second Empire style but much altered. The brick foundation has been parged in concrete, the walls are clad in asbestos shingles, and the mansard is clad in

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aluminum siding; gable-roofed dormers in the mansard have asphalt roof shingles. The façade contains a two-story bay window and an entrance under a bracketed hood; the paneled wood multi-light front door and sidelights are a recent installation. All windows are aluminum 1/1 double hung replacement sash. A 3-story bay window on the south side elevation contains a secondary entrance that is not original; another secondary entrance behind that bay window has a bracketed hood similar to that over the front door, and is likely original. A 1 story, hip asphalt roof, concrete block, single-car garage (built sometime between 1924 and 1949) stands southeast of the house. In 1885 Nelson Day of Pawtucket, a brush maker, purchased this property as a vacant lot from Olney Arnold, who was president of the First National Bank and a member of one of Pawtucket's leading families. The 1886 directory lists Day living in this house (at which time its address was 7 Montgomery), and the house first appears on the 1890 map. Nelson Day lived here until he sold the house in 1910; around 1915 it was converted to 3-family use, and in 1949 it was a lodging house. The house remains in multi-family use. It is one of only 3 surviving 19<sup>th</sup> century residential buildings in the historic district (see also 9 and 10 Grant Street), reminders of how the district originally had more mixed land uses than it does today.

**GARAGE (by 1949):** A 1-story, hip roof, concrete block garage, first shown on the 1949 map.

49-51

**THORPE ELECTRIC COMPANY BUILDING (1925; renovated late 20<sup>th</sup> century).** A 1-story, flat roof with parapet, red brick commercial building with 2 storefronts (altered), 4 bays wide and 3 bays deep. The 1<sup>st</sup> and 3<sup>rd</sup> bays retain their original wood 12-light storefront windows with transoms; the 2<sup>nd</sup> bay is infilled with metal panels, and a solid metal door (numbered 51); the 4<sup>th</sup> bay has a large opening with a wood panel garage door. The tapestry brick above the storefront level displays a series of concrete diamonds, with larger diamonds over the pedestrian and garage entrances; the parapet has a metal cap. There is a (shorter) 1-story addition at the rear (east elevation; date unknown). This building replaced an earlier, 1½-story wood frame dwelling, which appears on maps from 1880-1923 (its original address was 9 Montgomery); as of 1925, all residential uses were gone, the Thorpe Electric Company ("auto electric repairs") was located at 51 Montgomery, and the address 49 Montgomery made its first appearance, indicating the presence of two storefronts. The current building is first shown on the 1949 map, when it

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was occupied by a sign painting company. Occupancy in this building has turned over fairly frequently ever since 1925, typically alternating between the building trades and auto-related businesses. It remains in commercial use as an architecture and design studio.

61-71

LIBERO BERNARDINI & COMPANY BUILDING, later THORPE AUTO COMPANY BUILDING (1913; addition by 1949; altered late 20<sup>th</sup> century). A 2-story, flat roof with parapet, red brick commercial building, 5 bays wide and 6 bays deep. The much altered 1<sup>st</sup> floor level is clad in stucco, with mailboxes inset into a blind 1<sup>st</sup> bay, small single-light metal-framed windows in the 2<sup>nd</sup> and 4<sup>th</sup> bays, a recessed entrance (#69) with metal and glass door in the 3<sup>rd</sup> bay, and a 2-light metal-framed plate glass storefront window with heavy vertical mullion in the 5<sup>th</sup> bay. (The 1977 survey photo indicates that these alterations all occurred after that date.) The 2<sup>nd</sup> floor façade is original; all windows are replacement metal-framed 1/1 double hung sash; the 1<sup>st</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> bays have a single sash, while the 2<sup>nd</sup> and 5<sup>th</sup> bays have paired sash. Above and below the cast stone or concrete cornice, the tapestry brick façade includes diamond-shaped ornaments in a similar material; the brick parapet has a concrete or cast stone cap. A 1-story, flat roof, stucco-clad addition to the north elevation is well set back from the street with a parking lot in front and has two garage bays; it is attached by means of a later concrete block hyphen to the house behind it at 10 Grant Street. Maps from 1880-1902 show two 1½-story wood frame dwellings on this lot (once known as 15 and 15-1/3 Montgomery, later 65 and 69 Montgomery). The first commercial use on this site is recorded in the 1913 directory, when Libero Bernardini moved his confectionery business (L. Bernardini & Company) to #65 and his home to #69. Bernardini first arrived in Pawtucket in 1910, when he opened an ice cream shop at 31 Broad Street (where he also lived) and, with partner Nicola Bertozzi, established two confectionery shops on Main Street. Within a year of relocating his confectionery business to Montgomery Street, Bernardini was also making ice cream here. The 1915 and 1923 directories list the Co-Operative Ice Cream Company and Frank T. Sibley & Company printers at #65, and Libero Bernardini's home at #69; both businesses are also shown on the 1923 map, which is the first to illustrate the current building's footprint. In 1949 the Thorpe Auto Company occupied the entire premises, and built a two-bay garage addition on the site of the house at #69. The building remains in commercial use.

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**Montgomery Street, continued**

- 66           AUTOMOBILE JOURNAL PUBLISHING COMPANY BUILDING, later TIMES SQUARE TIRE COMPANY BUILDING (1921; altered late 20<sup>th</sup> century). A 2-story, shallow side gable roof, painted red brick loft-type industrial building at the corner of Montgomery and Humes Streets. The Montgomery Street façade is 16 bays wide, consisting of a series of segmental arched window openings on both floors, each window separated by brick piers; a slightly recessed entrance in the 8<sup>th</sup> bay is accessed by two concrete steps and contains a modern wood door; a secondary entrance with arched transom in the 1<sup>st</sup> bay of this façade is boarded up, as are all of the windows. The Humes Street façade is 4 bays wide; an entrance in the 3<sup>rd</sup> bay (up 3 concrete steps) has been closed down and modern steel double doors installed. Segmental arched window openings on the 1<sup>st</sup> floor are boarded up, but the 2<sup>nd</sup> floor openings contain pairs of metal 1/1 double hung replacement windows. (The 1977 survey photo shows all windows extant on the Humes Street façade.) The segmental arched window openings on the rear (west) and side (north) elevations are also boarded up. Maps from 1880-1902 show railroad tracks running along the west side of Montgomery Street from Miller Street through this site south to Exchange Street, and then southwest past the intersection of Broad Street and Railroad Avenue (now Goff Avenue), where the depot stood. Between 1902 and 1921, the tracks were removed and Humes Street was extended eastward all the way to Montgomery Street. This building first appears in the 1921 directory, listed at “Montgomery corner Humes,” and housing the Automobile Journal Publishing Company, which here produced *ABC Series Automobile and Mechanical Handbook, Accessory and Garage Journal, Automobile Journal, Automobile Trade Mailing List, and The Motor Truck*. The 1923 map shows the current building footprint. From 1923-1926, one of the building’s two floors held the Grand Skating Rink, replaced by the Grand Dance Hall in 1927; in 1928 the Times Square Tire Company moved in to share the premises with the publishing company, and the building gained its official street address of 66 Montgomery. The building has been used both for light manufacturing and commercial purposes ever since. It remains in commercial use.
- 75           ROBERT C. REETZ & COMPANY BUILDING (1913, altered 2005). (Photo #13) A 1-story, shallow front gable roof, flat roof, 5 bay by 7 bay, painted rusticated concrete block industrial building at the corner of Montgomery and Grant Streets. Its present appearance is the result of a late-2005 rehabilitation effort, which restored all of the windows (which had previously been infilled and closed down), infilled a pedestrian and a garage doorway

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Montgomery Street, continued

on the Montgomery Street elevation, and created another pedestrian entrance on the Grant Street elevation. On the Montgomery Street façade, the 1<sup>st</sup> bay is a pedestrian entrance with 2 concrete steps, a solid wood door, and 2 light transom; the 2<sup>nd</sup> bay is a 32-light wood-framed storefront window, with a heavy vertical mullion dividing it into two 16-light sections, and 3 transom lights; the 3<sup>rd</sup> bay is a garage door opening, now fitted with a solid, vertical board infill panel; the 4<sup>th</sup> bay is a 12/8 wood sash window (the lower sash may be an awning or hopper, rather than double hung); and the 5<sup>th</sup> bay is a very carefully infilled former doorway (materials match the surrounding walls and trim exactly; the doorway can be seen in 1977 and 2005 survey photos). The Grant Street elevation has a new, deeply recessed, gated center entranceway set within a former window opening; windows are all wood, 12/8 sash (the lower sashes may be awning or hopper windows, rather than double hung). All window and door openings have flat concrete lintels; other trim elements include concrete quoins and water table; the cornice is metal. This building is attached to 81 Montgomery, next door to the north. It first appears in the 1913 directory as the location of Robert C. Reetz & Company, an ad inside the front cover of this directory reads: "R.C. Reetz & Co, Copper and Galvanized Iron, Cornice and Skylight Work, Finials, Metallic Skylights, Gutters, Conductors, Ventilators, Copper, Tin and Corrugated Iron Roofing and Metallic Shingles. Repairing promptly attended to and all work of every Description known to the Sheet Metal Workers' Trade." The current footprint first appears on the 1917 map (it replaced an earlier 2 ½ story wood frame dwelling, seen on maps from 1880-1902 and variously identified as #9, then #19, and finally #75 Montgomery). Reetz remained in this location through 1942, and then moved next door to 81 Montgomery; the 1949 map and directory indicate that the next occupant here was a jewelry manufacturer, Danoco Incorporated. The building is currently occupied by artists' studios.

81

H.W. TYAS COMPANY SERVICE STATION (1924; altered late 20<sup>th</sup> century). (*Photo #13*) A 1-story, flat roof with stepped parapet, 5-bay, red brick commercial building. At the 1<sup>st</sup> and 5<sup>th</sup> bays are modern metal and glass doors with boarded up transoms; the 2<sup>nd</sup> and 4<sup>th</sup> bays formerly held storefronts, each of which have been infilled with plywood and two pairs of narrow, single-light windows; the 3<sup>rd</sup> bay contains a large metal garage door. A metal storefront cornice runs the length of the façade; the parapet is capped with a metal cornice. This building, which is attached to 75 Montgomery next door to the south, replaced an earlier, 2½- or 3-story wood frame dwelling, shown on maps from

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1880-1923; directories indicate that residential uses ceased in 1924, when the H.W. Tyas Company Service Station was first located here. Three years later, the name of the business changed to Downtown Garage. In 1949 the R.C. Reetz & Company sheet-metal-working business relocated here from next door at 75 Montgomery. The building is presently occupied by an artisan furniture-maker.

**North Union Street**

29-31  
(NC) CHICKERING BLOCK, later BERNSTEIN'S BUILDING (1892; altered late 20<sup>th</sup> century). A 1-story, flat roof with parapet, red brick and concrete block commercial building with 2 storefronts (much altered). The original appearance of the façade is not known; it is presently covered with a brown brick veneer up to about 6.5 feet in height, with vertical standing seam metal above (the original parapet is visible behind this metal when viewed from either side of the building). The metal-framed storefronts have continuous bands of vertically proportioned windows flanking two deeply recessed entrances; both entrances have terrazzo flooring showing the name "Bernstein's." The Chickering Block first appeared in the 1892 directory, and on the 1902 map as a 1 story building with 6 storefronts. The building's height, siting, and footprint remained unchanged on all later maps through 1984; while the name "Chickering Block" disappears from directories in 1964, usually a sign that a building had been demolished, in this case physical evidence indicates that only a new façade was applied to this building at that time. Bernstein's Incorporated was a clothing store ("ladies and gentlemen's outfitters") that had been located in the Chickering Block since 1915, and it remained in business at this location until 1973. It seems likely that the façade was altered after Bernstein's left the building; it remains in commercial use.

This building is designated non-contributing because the modern façade obscures its original appearance, but historic features may survive underneath.

62  
(NC) IRISH-AMERICAN HALL, later EQUITABLE TRADE UNION BUILDING (ca. 1929, altered 1961-1962). A 1-story, flat roof, red brick commercial building, originally constructed to the front property line but now set back about 10 feet; a concrete pad in front of the building is part of the foundation of the original structure, the front portion of which was removed in 1961-1962. The façade, now deeply recessed under a self-

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supporting canopy attached to the roofline, has granite veneer bulkheads and piers framing two metal-framed storefronts with center entrances. The side elevations have metal-framed multi-light replacement windows; the north side also has two brick piers near the front of the building. A small 1-story brick addition at the rear (date unknown) creates a "T"-shaped footprint. The Irish American Association had been located at this address since 1921, at which time the building here was a 1½-story wood frame dwelling (first seen on the 1890 map). Both the street address and the name Irish-American Hall disappeared from directories from 1923-1930, and then reappeared from 1931-1960; but this building is seen in a 1929 photo, which shows a side-gable roofed perpendicular section at the front of the present building, subsequently removed. The 1929 photo also shows 6/1 wood windows in the façade of the missing front section, as well as on the west side elevation of the surviving building. The 1961 directory says that 62 North Union was "under construction," but the west side elevation of the current building is identical to that in the 1929 photo (save the replacement windows), so apparently "under construction" referred to removing the front section of the building and creating a new façade. In 1962 the Equitable Trade Union moved in, remaining here until 1973. The building is presently vacant.

This building is designated non-contributing because the front portion of the original building was removed, changing its setback and its façade. These alterations have not yet aged sufficiently to be evaluated for their own significance.

**Summer Street**

1  
(NR, 1976)

OLD PAWTUCKET POST OFFICE, later MUNICIPAL WELFARE BUILDING, now part of PAWTUCKET PUBLIC LIBRARY (1896-1897; addition 1981): William M. Aiken and James Knox Taylor, consecutive Supervising Architects of the U.S. Treasury. *(Photo #7)* A tall 1-story, wedge-shaped, red brick and granite with cast stone trim, highly ornamented Beaux Arts style building, with its original entrance set in a domed tower at the corner of Summer and High Streets. Since NR listing, the original corner entrance has been infilled with a concrete panel and metal-framed, single-light window, matching other replacement windows and doors (mimicking their original configuration) throughout the building. This building served as the downtown post office until a new post office was built at 40-42 Montgomery Street in 1933; it was then acquired by the

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**Summer Street, continued**

City of Pawtucket and from 1933 to 1967 served as the Municipal Welfare Building. In 1981 it was combined with the Dorothy Cook Sayles Memorial Library next door by means of a connecting addition (see 13 Summer Street); since that time the two buildings together have served as the downtown library branch. (See NR nomination for full description and more information.)

8-10  
(NC)

HOCHMAN BUILDING (1977): Robinson Green Beretta Corporation, architects. A 1- to 2-story, flat roof, 4-bay, white brick and concrete commercial building near the corner of Summer and High Street, set into a hillside that slopes down to the south and east, so that the east end of the building is nearly a full story below the grade of Summer Street. The Summer Street (north) façade features three vertical strips of metal-framed, reflective glass single-light windows above and below metal panels; the metal and glass main entrance (#10) is set back from the northwest corner of the building under a tall, flat, metal cornice; a stone plaque near the door reads "Hochman Building 1977." The entrance to #8, of similar materials, is on the east elevation within a partially enclosed 2-story exterior stairway. Also on this lot, near the sidewalk right at the corner of Summer and High Streets, is a small granite marker with a bronze plaque identifying the "Original Site of the First Baptist Church, Pawtucket, Rhode Island, organized 1805, destroyed by fire November 17, 1957;" no trace of that earlier building is visible on site today. The Hochman Building stands west of where the church originally stood, on the site of two earlier 2 story wood-frame dwelling houses located at 8 and 12 Summer Street, both seen on maps as early as 1880 and demolished between 1923-1949. Edward L. Hochman, a podiatrist, had his medical office here from 1977 through at least 1984, and shared the building with other professional offices.

13  
(NR, 1975)

DEBORAH COOK SAYLES PUBLIC LIBRARY (1899-1902; renovated 1962-1967; addition 1981): Cram, Goodhue, and Ferguson of Boston, original architects; Millman and Sturgis of Providence, architects for the 1960s renovations. (Photo #7) A 1- to 2-story, T-shaped, granite, Classical Revival style building set on top of a small hill and well back from the street; the original main entrance was within a projecting pavilion at the top of a very wide, long flight of stone steps. Renovations in the early 1960s primarily affected the interior, although most of the building's windows were replaced with metal-framed, fixed-single-light, tinted glass at that time. In 1981, a 1-story beige brick and concrete addition was constructed between the library and the adjacent Old

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Pawtucket Post Office (see 1 Summer Street), combining the two buildings into a single, enlarged library facility. This unobtrusive addition is well set back from Summer Street and from the façade of the Post Office building, aligning with the façade of the original library. Deborah Cook Sayles was the wife of Pawtucket's first mayor, Frederick L. Sayles, who donated this land and the funds to the city to build a library in her memory. (See NR nomination for full description and more information.)

20 YOUNG MEN'S CHRISTIAN ASSOCIATION BUILDING (1905-1907; additions 1966 and 1974): Charles Greene Everett of Pawtucket, architect. *(Photo #8)* A 4-story, flat roof with parapet, red brick Georgian Revival institutional building at the corner of Summer and Maple Streets, 11 bays wide by 5 bays deep. The raised foundation, water table, and belt course are all granite. The Summer Street (east) façade is composed in 5 sections, divided by brick quoins and alternating 3 bays and 1 bay of windows; the two 1-bay sections project a few inches forward of the plane of the façade. The centered main entrance is framed within pairs of cast stone columns and an entablature with carved lettering reading "Young Men's Christian Association;" the wood multi-light double doors with sidelights and transom appear to be original. A concrete wheelchair ramp (date unknown) with decorative wrought iron railing is fairly unobtrusive on this elevation. There are two entrances to the building, one on the east side and one the south side. All windows throughout the building are replacement vinyl double glazed double hung sash with interior muntin grids matching what was likely the original configuration: typically, 12/12, with some variations. On Summer Street, the 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> floor window openings have splayed cast stone lintels with keystones, while the 4<sup>th</sup> floor openings have flat cast stone lintels with keystones. The Maple Street (south) façade is composed in 3 sections separated by brick quoins, with a center entrance with cast stone surround and entablature; the door here is a single-leaf modern metal-framed glass replacement with sidelight and transom. The 1<sup>st</sup> and 2<sup>nd</sup> floor windows are set in groups of 12/12 flanked by very narrow 6/6 sashes; the 3<sup>rd</sup> floor has similar configurations, alternating with pairs of 12/12 sash. The north side elevation is 5 bays wide with a variety of sizes and configurations of windows: on the 1<sup>st</sup> floor are one 12/12 and four groups of 6/6-12/12-6/6 sashes, all with splayed brick lintels and cast stone keystones; on the 2<sup>nd</sup> floor are a short, horizontally proportioned 8/8, three groups of 6/6-12/12-6/6, and one bricked-in window opening; on the 3<sup>rd</sup> floor is a normal-sized 8/8, three arched window openings with wood fanlights over two replacement 6/6-12/12-6/6 sashes (the glass panes

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**Summer Street, continued**

here have odd proportions) and one bricked-in opening; and on the 4<sup>th</sup> floor, all 12/12 sash. A large and unsympathetic 3-story, flat roofed, brick and concrete addition to the west elevation (built 1966) houses a swimming pool; other than its recessed, metal-framed glass entrance on Maple Street, this addition has no fenestration on its east or south elevations, its mass instead broken up by recesses at the 1<sup>st</sup> floor level and variations in materials. At the southwest corner of the building is a large, modern concrete block enclosed loading dock (built 1974). The building's cornerstone is inscribed with the insignia of the YMCA and the dates 1889 and 1905, although city directories do not list the YMCA at this address until 1907. The Young Men's Christian Association, founded in London in 1844, had a mission to provide both evangelical and educational services to young men employed in various industries. The YMCA's first American branch was established in Boston in 1851, and by 1856 the national YMCA was promoting the spiritual, mental, and physical health of young men, particularly those newly arrived in industrialized urban areas, by providing temporary room and board, help with finding a job and a place to live, spiritual sustenance, moral guidance, and opportunities for physical exercise and social interaction. By 1860, over 205 Associations in the U.S. and Canada boasted 25,000 members. Pawtucket's YMCA was founded in 1889 and originally located on the 2<sup>nd</sup> floor of the Kinyon's Block (see 9-27 Broad Street) before moving to this new facility, offering dormitories as well as a reading room, parlor, game room, swimming pool, gymnasium, and bowling alley for members' use. (Note that prior to the construction of this building, Maple Street did not extend all the way north to Summer Street; the YMCA Building and the Maple Street right-of-way are located on the site of two earlier 2-story wood frame dwellings at 20 and 20-1/3 Summer, both of which appear on the 1880 map and were demolished to make way for the construction of this building.) The YMCA still occupies this building.

21-23  
(also 49-59 N. Union St)

HENRY F. ARNOLD LIVERY STABLE, also SUMMER STREET STABLES, later FELDMAN FURNITURE BUILDING (1892; altered mid-late 20<sup>th</sup> century). A 3-story, flat roof, red brick, very large and irregularly massed Late Victorian style commercial building with 1 storefront at the corner of North Union and Summer Streets. The southwest corner of the building is beveled and features a 2-story neon "Feldman Furniture" sign at the 2<sup>nd</sup> and 3<sup>rd</sup> floor levels. The foundation is painted granite; granite belt courses wrap around the southwest corner above the storefront and at the cornice line, which features a heavy bracketed metal cornice; there are two brick chimneys

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visible above the North Union Street roofline. A modern storefront at the southwest corner on the 1<sup>st</sup> floor level (#23) wraps around both street facades, and is painted white; the metal-framed plate glass windows have opaque colored glass bulkheads and transoms. On the Summer Street façade, 2<sup>nd</sup> floor windows are wood 2/2 double hung sash, and all 3<sup>rd</sup> floor windows are boarded up. All window openings are trimmed with granite lintels and sills. The North Union Street elevation is divided into 6 flat-planed sections, following the curve of the street. Reading from west to east (from Summer Street toward High Street), the 1<sup>st</sup> section includes the corner storefront; above that, 2<sup>nd</sup> floor windows are paired wood 1/1 double hung sash, and all 3<sup>rd</sup> floor windows are boarded up; a terra cotta sign inscribed “How Do The Beasts Groan” (a Biblical verse) is attached between the 2<sup>nd</sup> and 3<sup>rd</sup> floor levels. The 2<sup>nd</sup> section east of Summer Street is slightly recessed from the plane of the 1<sup>st</sup> and 3<sup>rd</sup> sections; the 1<sup>st</sup> floor level has brick infill around pairs of wood 1/1 windows with concrete sills; the upper floor levels are clad in wood, with swags below the 2<sup>nd</sup> floor windows, raised panels below the 3<sup>rd</sup> floor windows, and brick corbelling above. The remaining sections are red brick, with two extant garage doors and one infilled garage or loading door, and mostly pairs of wood 1/1 double hung sash windows on the upper floors. Ghosts of painted signs for “Arnold Garage” and “Feldman’s Furniture” can be seen on this elevation. Henry F. Arnold was the proprietor of the Broad Street stables in 1891, when he first appears in city directories; an advertisement boasts “37 fine livery horses, and almost every description of carriage,” available 24 hours a day. In 1892 Arnold took his son Frank on as a partner, and moved the stables to this new building (the largest of its kind in the city), with 176 horse stalls on the ground floor and two floors of carriage storage above. The stables were accessed from North Union Street, while the three storefronts on Summer Street were occupied by various small, mostly auto-related businesses. In 1921, H.M. Arnold & Son Company converted this building to a vehicular garage, and maintained that business until 1940. In 1945 Feldman’s Furniture Company moved in, with retail space on Summer Street and storage on North Union; Feldman remains in this location but no longer maintains a retail presence here.

26-28  
(also 33-41 N. Union St.)

COMMERCIAL BUILDING (ca. 1922, rear addition by 1949; altered mid-late 20<sup>th</sup> century). A 2-story, flat roof, painted brick commercial building with 3 storefronts (altered) at the corner of Summer and North Union Streets. The three storefronts and the original entrance to the 2<sup>nd</sup> floor are all on North Union Street (none presently numbered;

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the northernmost storefront (#41) has its entrance at the corner. The two storefronts closest to the northwest corner of the building (#39 and #41) are much altered: the corner storefront has narrow single-light wood windows with glass transoms, while the adjacent storefront has large wood-framed windows partially or wholly infilled with wood panels; both storefront doors are paneled wood with glass transoms. The entrance to the 2<sup>nd</sup> floor (#35) is a paneled wood door under an arched glass transom. The storefront closest to the south end of the building (#33) has large wood-framed plated glass windows and a recessed solid panel wood door with transom, which may be most similar to the original configuration. On the 2<sup>nd</sup> floor are several large, single-light wood framed windows with transoms; groups of three of the same; and two bay windows, one each on the west and north elevations, projecting forward of the storefront cornice; the east (rear) elevation of the 2<sup>nd</sup> floor is clad in aluminum siding and appears to be partly constructed of wood rather than brick. A 1-story brick and concrete block ell (built by 1949) stands on an abutting lot (#26) with a parking lot in front; the main entrance (#28) is now located at the junction of the two buildings. Maps and directories are not entirely clear about when this building was constructed; maps from 1880-1890 show two, 1 ½ and 2 story, wood-frame dwellings at 24 Summer and 33 North Union (at the corner of Summer); the 1902, 1917, and 1923 maps all show a 1 to 3 story mixed use building at the corner of Summer and North Union, with varying footprints over those years, and the 1917 map indicates that the building was wood frame, so the current building must be later. The footprint on the 1923 map is the same as today, but shows a 2 to 3 story mixed use building. The house at 24 Summer remained in place from 1902 through 1923, but the 1949 map shows the house gone and the present 1 story ell behind the commercial building (presently on a separate lot with the address 28 Summer). In directories, address changes between 1921 and 1922 would seem to confirm that the present building was new in 1922, at which time it housed Motor Supply Company (#33 North Union, auto accessories), Pawtucket Valet System (#35, clothes cleaning and repairs), and Mrs. Martha Howland lodging (also #35), and Harry Siperstein's cigar store (#39). All suggestion of residential uses disappears as of 1949, which may indicate that the partial 3<sup>rd</sup> floor was removed around that time. The building is presently used as a glass sculptor's studio.

31-33  
(also 44 N. Union St.)

MORRIS PLAN COMPANY BUILDING, later CHAMBER OF COMMERCE BUILDING (1924; altered mid-late 20<sup>th</sup> century): Robert Salon of Pawtucket, architect. (Photo #10) A 2-story, flat roof with parapet, yellow brick, V-shaped commercial

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**Summer Street, continued**

building, at the corner of Summer and North Union Streets. The storefront at the beveled southeast corner of the building (#29) contains a modern metal-framed double-leaf door with sidelights, and a sign (“Tom’s Restaurant”) covering the transom area above; wood framed storefront windows wrap around both street facades and have metal-framed plate glass replacement windows beneath wood multi-light transoms. The Summer Street façade, 5 bays wide, has a second storefront (#31) adjacent to the corner one, also framed in wood, with metal-framed plate glass windows flanking a recessed center entrance; at the west end of the façade is the entrance (#33) to the 2<sup>nd</sup> floor level, with a replacement metal-framed glass door with one sidelight and transom recessed under a pedimented wooden door hood. The North Union Street façade, also 5 bays wide, has two additional storefront windows, one infilled with T-111 siding (not numbered), which appears to be associated with the restaurant space; and the other apparently in its original configuration with wood framed plate glass windows, a recessed wood and glass door with wood transom (#44). Above the storefront level on both facades, wooden sign boards with molded edges are attached over all the storefront windows, below a wood storefront cornice. The upper floor windows are all 1/1 wood double hung sash, mostly arranged in pairs on both street facades. The building has a concrete foundation and is trimmed in concrete or cast stone as well as copper and some kind of green marbled stone, featured in diamond details on the parapet. The cornice is copper. This building was constructed on the site of a former 2 story wood frame dwelling (44 North Union), which is seen on maps from 1880-1917 (note that prior to 1890, Summer Street ended at North Union, and did not extend all the way west to Exchange Street). The current building first appears in the 1924 directory as the location of the Pawtucket branch of the Morris Plan Company of R.I., a financial services company (loans and investments); on the 2<sup>nd</sup> floor were a dressmaker and a trucking business office. By 1925 there were six other tenants on both floors, in addition to the Morris Plan Company The Pawtucket Business Chamber (later known as the Pawtucket-Blackstone Valley Chamber of Commerce) was located here from 1949-1970.

43-45

EDLE COHEN FURNITURE BUILDING (1910; altered mid-late 20<sup>th</sup> century). *(Photo #10)* A 2-story, flat roof, red brick commercial building, 5 bays wide by 3 bays deep, with 3 storefronts (altered) and a rear ell (date unknown). The 1<sup>st</sup> story has two metal-framed glass storefronts (#41 and #43), each with metal paneled bulkheads and piers, and a recessed, metal-framed glass door. At the western end of the façade is an entrance to

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**Summer Street, continued**

the upper floors (#45), a modern metal-framed glass door recessed into an opening clad in the same metal panels as found under the storefronts. Above the storefronts are a sign band and a dentiled wood cornice; the roof also features a large molded wood cornice. On the 2<sup>nd</sup> floor, all the windows have segmental arch openings; the 1<sup>st</sup> bay has a single 1/1 double hung window, while the other four bays have pairs of 1/1 double hung windows. A similar fenestration pattern is seen on the east side elevation. Edle Cohen's furniture store is first listed at 43 Summer Street in city directories in 1910 (by 1915 it was a secondhand furniture business); this building first appears on the 1917 map as the Cohen Building, a 2 story masonry structure. As of 1916 there was also a barber shop here, at #41, which persisted under various Italian operators through at least 1949. The address 45 Summer (referring to 2<sup>nd</sup> floor spaces) first appears in 1921, by which time the name of the furniture store had changed to Slater Furniture Company; tenants at #45 began to be listed in 1923. Later businesses here (through the mid 1980s) included a stationery store, a candy store, a photo supply shop, and a tailor.

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**LIST OF PHOTOGRAPHS**

Photograph information items 2–5 are the same for all photographs, as below.

2. Providence County, Rhode Island
3. Kathryn J. Cavanaugh, photographer
4. June 2006
5. Original negatives on file at:  
Rhode Island Historical Preservation & Heritage Commission  
150 Benefit Street  
Providence, RI 02903

Items 1, 6, and 7 for each photograph follow:

1. 9-27 Broad Street, Kinyon-McDevitt Building
6. View looking north from Main St. (Trinity Square); Broad St. is at left, North Union St. at right.
7. Photograph #1

1. 1-3 Exchange Street, Beswick Building
6. View looking east from Goff St.; Summer St. is at left, Broad St. at right. In left background is 41-45 Summer Street, Edle Cohen Furniture Building.
7. Photograph # 2

1. Buildings shown, from right to left:  
250-254 Main, W.T. Grant Building  
242-246 Main, Fletcher's Row/Woolworth's Building  
236-238 Main, Industrial Trust Company Building  
228-230 Main, Wheaton-Toole Building  
222-226 Main, R.I. Hospital Trust Bank Installment Loan Dept. Building  
216 Main, Providence County Savings Bank/R.I. Hospital Trust Bank Building  
208-210 Main, Slater Trust Company/Industrial National Bank Building  
The building in the right foreground is not in the district.  
At left (north side of Main Street) are portions of 255-261 Main, Pacific National Bank/Safe Deposit Company Building, and 233-243 Main, Shopper's Mall.
6. South side of Main Street, looking southeast from Maple Street.
7. Photograph #3

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1. 255-261 Main, Pacific National Bank/Safe Deposit Company Building, and 233-243 Main, Shopper's Mall.  
One-story building in foreground is not in the historic district.

6. North side of Main Street, looking east from Park Place.

7. Photograph #4

1. Buildings shown, from left to right:

208-210 Main, Slater Trust Company/Industrial National Bank Building

216 Main, Providence County Savings Bank/R.I. Hospital Trust Bank Building

222-226 Main, R.I. Hospital Trust Bank Installment Loan Dept. Building

228-230 Main, Wheaton-Toole Building

236-238 Main, Industrial Trust Company Building

242-246 Main, Fletcher's Row/Woolworth's Building

250-254 Main, W.T. Grant Building

At right (north side of Main St.) is a portion of 215 Main, R.I. Hospital Trust Bank, now Sovereign Bank

6. South side of Main Street, looking southwest from High Street

7. Photograph #5

1. 27-37 Exchange Street, Elks Lodge, and 23 Exchange Street, Pawtucket Times Building

6. View looking southeast from Montgomery Street

7. Photograph #6

1. 13 Summer Street, Deborah Cook Sayles Public Library, and 1 Summer Street, Old Pawtucket Post Office

6. View looking northeast from Summer Street

7. Photograph #7

1. 20 Summer Street, Y.M.C.A. Building

6. View looking southwest from Summer Street

7. Photograph #8

1. 65 East Avenue, Costello Brothers Building, and 53 East Avenue, Pawtucket Boys Club

6. View looking northwest from East Avenue

7. Photograph #9

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1. 31-33 Summer Street, Morris Plan Company Building, and 41-43-45 Summer Street, Edle Cohen Furniture Building
6. View looking northwest from Summer and North Union Streets
7. Photograph #10
  
1. 50-54 Exchange Street, Veloria Apartments, and 56-58-60-62-64 Exchange Street, Graham Building
6. View looking northwest from Exchange Street
7. Photograph #11
  
1. 100 High Street, Providence Telephone Company Building; 110 High Street, Monast Apartments; and 120 High Street, DiSandro Building
6. View looking northwest from High Street
7. Photograph #12
  
1. 81 Montgomery Street, H.W. Tyas Company Building; 75 Montgomery Street, R.C. Reetz Building; and 9 Grant Street, Strauss Appelles House
6. View looking northeast from Montgomery and Humes Streets
7. Photograph #13
  
1. Right foreground, 9 Mongtomery Street, Pawtucket Spiritualist Church; left background, 42 Montgomery Street, U.S. Post Office. At left is a portion of the Pawtucket Times Building Annex.
6. View looking north from Montgomery and North Union Streets
7. Photograph #14

[End Section 7.]

Name of Property

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

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

Category of Property

(Check only one box.)

- buildings, district, site, structure, object

Number of Resources within Property

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

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, total.

Name of related multiple property listings

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

Historic Resources of Pawtucket (1983)

Number of contributing resources previously listed in the National Register

4

6. Function or Use

Historic Functions

(Enter categories from instructions.)

- COMMERCE/TRADE/business; professional; financial institution; specialty store; department store
INDUSTRY/manufacturing facility
SOCIAL/clubhouse; civic
GOVERNMENT/post office
EDUCATION/library
RELIGION/religious facility
DOMESTIC/single dwelling; multiple dwelling

Current Functions

(Enter categories from instructions.)

- COMMERCE/TRADE/business; professional; specialty store
SOCIAL/clubhouse; civic
GOVERNMENT/post office
EDUCATION/library
DOMESTIC/single dwelling; multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

- LATE VICTORIAN/Italianate; Queen Anne; Renaissance
LATE 19th & EARLY 20th CENTURY REVIVALS/Beaux Arts; Colonial Revival; Classical Revival/NeoClassical
MODERN MOVEMENT/Moderne/Art Moderne

Materials

(Enter categories from instructions.)

- foundation STONE/Granite; CONCRETE
walls BRICK; STONE/Marble; CONCRETE; WOOD/Weatherboard
roof ASPHALT
other STONE/Granite, Marble; TERRA COTTA; CONCRETE; WOOD (Trim Elements)

Narrative Description

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

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**Significant Architects/Builders (contributing buildings only)**

**Architects:**

- Cram, Goodhue and Ferguson, Boston
- Aiken, William M. and Taylor, James Knox, U.S. Treasury, Washington, DC
- O'Malley, John F., O'Malley & Fitzsimmons, Providence
- William Walker & Son, Providence
- Everett, Charles Greene, Pawtucket
- Salon, Robert, Pawtucket
- Monahan & Mickle, Pawtucket
- Thomas A. James Company, Boston
- Millman and Sturgis, Providence

**Builders:**

- Wilson, Robert
- McKenzie, F.A., Providence
- Sheldon Construction Company

**NARRATIVE STATEMENT OF SIGNIFICANCE**

The Downtown Pawtucket Historic District illustrates a key theme in Pawtucket's historical development: its maturation and peak prosperity as an industrial city between the Civil War and World War I, an era that witnessed the evolution of a true urban downtown filled with banks, insurance companies, department stores, retail and service shops, professional offices, media and communications companies, recreational facilities, and civic buildings. Further, the district contains a distinguishable group of associated resources that reflect the distinctive characteristics of several styles of late 19<sup>th</sup> and early to mid 20<sup>th</sup> century architecture and construction, including Late Victorian, Beaux Arts, Neoclassical, Classical Revival, Colonial Revival/Romanesque Revival, Spanish Renaissance Revival, and Art Moderne, as well as good examples of early 20<sup>th</sup> century commercial and industrial typologies. The district encompasses the largest surviving concentration of buildings constructed during the period of significance (1871–1956), including four previously listed on the National Register: the Deborah Cook Sayles Memorial Library (listed in 1975), the Old Pawtucket Post Office (in 1976), the *Pawtucket Times* Building and Annex, and the Elks Lodge (both in 1983 as part of a Multiple Resource Area nomination). While many individual buildings have been altered to some degree, and a few were lost or replaced with late 20<sup>th</sup> century construction, the district's overall visual and architectural character remains consistent with that of a densely built, late 19<sup>th</sup> and early 20<sup>th</sup> century urban downtown.

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The Downtown Pawtucket Historic District is situated two blocks west of the Blackstone River and is oriented to two major river crossings, the Main Street Bridge near the south end of the district and the Exchange Street Bridge near the north end. From the 17<sup>th</sup> century until 1862 the Blackstone River, which divides Pawtucket roughly in half north to south, was the official but much-disputed boundary line between Rhode Island and Massachusetts. The colonial-era "Pawtucket Village" developed on both sides of the river adjacent to Pawtucket Falls, a few hundred feet north of today's Main Street Bridge. The village on the west side of the river was part of Providence until 1765, when it was set off as part of a new town called North Providence. The Massachusetts side of the village belonged to the Town of Rehoboth until 1812, when it became part of the new Town of Seekonk; in 1828 Seekonk was subdivided, and the east village of Pawtucket became its own town. In 1862 the U.S. Supreme Court finally resolved the two states' long-standing argument over boundaries, and Pawtucket, Massachusetts was transferred to Rhode Island's jurisdiction. In 1874, the west village of Pawtucket, then still in North Providence, was finally merged with the Town of Pawtucket, creating a single municipality, which was incorporated as a city in 1885.

In the southeastern corner of the district, Main Street and East Avenue are adjacent to the site of the initial formal settlement of Pawtucket by Joseph Jenks, a skilled ironworker who in 1671 purchased 60 acres of land on the west side of the Blackstone, expressly intending to use the water power of Pawtucket Falls for manufacturing. (The Blackstone River descends 438 feet in elevation along its 46-mile course from Worcester, Massachusetts to Providence; the last 50 feet of drop occurs in the river's final two-mile run through Pawtucket, and 30 feet of that drop are at Pawtucket Falls.) The river was fordable just below the falls, and Jenks chose that location to build a forge and dwelling house, on the south side of today's Main Street. Nothing remains of this initial settlement, but the forge was sited near the Main Street Bridge (outside the historic district), and the family home stood on the site of the present Pawtucket Boys' Club (53 East Avenue).

Joseph Jenks's forge became a successful, multi-generational family business, specializing in ships' anchors, firearms, and assorted tools, household implements, and equipment for hunters, fishermen, farmers, and other local residents. Their success attracted more settlement to Pawtucket as well as additional industrial development on both sides of the river, including sawmills, grist mills, oil mills, potash manufacture, and shipyards. By 1790 the village consisted of about 50 houses on either side of the Blackstone, several well-established industrial enterprises, and a few roads, including Main Street, which crossed the river just below the falls and linked the village with both Providence and Boston. The village center, consisting of houses, small businesses and mills mixed together, was clustered around the Main Street Bridge, but Pawtucket did not yet have any school, church, civic buildings, or even a clear-cut identity, with half the village in one town and state, and half in another.

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In 1790 Pawtucket's destiny as a major American manufacturing center was sealed when the combined efforts of Moses Brown, a wealthy merchant from Providence, Oziel Wilkinson and his five sons, all master metalworkers, and Samuel Slater, an English machinist and mill overseer with expertise in the patented Arkwright system of textile machinery, produced the first successful mechanized cotton yarn spinning mill in the United States. This was the beginning of the American Industrial Revolution. That original mill, doing business as Almy & Brown, operated in rented quarters until 1793, when Samuel Slater, William Almy, and Smith Brown partnered up to build a new mill on the west side of Pawtucket Falls. Now known as the Old Slater Mill, it stands today as part of the Slater Mill National Historic Site (two blocks east of the historic district). Pawtucket was especially well suited to developing a local textile industry: its swift streams and strong waterfalls provided numerous sources of power; the water was naturally soft, which made working, dyeing, and bleaching yarn and cloth much easier, while the humid climate would help keep fibers pliable for spinning and weaving. Pawtucket was also full of skilled artisans (cottage spinners and weavers, carpenters, tanners, and most significantly, metalworkers), constituting a ready-made workforce that could quickly adapt to existing manufacturing practices and potentially also innovate new machinery, new products, and new methods of production. (Oziel Wilkinson's son David Wilkinson, for example, invented the slide lathe and constructed Rhode Island's first power loom.) Pawtucket had the necessary access to land and water transportation routes for bringing in raw materials and for distributing finished goods. All of these advantages, combined with proximity and easy access to Providence (which had not been blockaded during the Revolutionary War, allowing its wealthy merchant class to continue to make significant profits in international trade) made Pawtucket a good bet for financiers looking for lucrative new investment opportunities in manufacturing.

By 1817 there were thirteen textile mills as well as assorted machine shops and other industrial buildings for textile-related functions (bleaching, dyeing, block printing) ranged along the banks of the Blackstone River in Pawtucket. The village continued to grow through the first half of the 19<sup>th</sup> century: from perhaps 75 families in 1790, Pawtucket had just under 2,200 residents on both sides of the river in 1822, and within the next decade that total increased 50 percent, to over 3,300 people by 1830. Development expanded on both sides of the river, with commercial and civic uses largely directed to the west side, mingling with houses and mills there and forming the foundation of today's central business district. In 1793, the same year that Old Slater Mill was built, Pawtucket's first school (later converted to the town hall) was erected by public subscription on the east side of High Street near its intersection with Summer Street; in 1800, the First Baptist Meetinghouse was built across the street from the school (other religious denominations were permitted to meet there as well). In 1807 Pawtucket's first post office opened on Main Street, and in 1813 its first financial institution, Manufacturers' Bank, was established, with Oziel Wilkinson as president. (None of these buildings survive.) Also in 1813, the Valley Falls Turnpike (now Broad Street) was built from Main Street north to the town of Smithfield; in 1825 the Providence and Pawtucket East Turnpike (now East Avenue) was built from Main Street south to

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Providence. These and several other new roadways of this period all strengthened Pawtucket's connections to neighboring communities and to a regional transportation network, supporting its manufacturing economy.

An 1829 collapse in the market for cotton goods devastated Pawtucket's business and manufacturing communities; recovery was slow, but eventually boosted by the arrival in 1847 of the Providence and Worcester Railroad line, with a depot at Broad Street and Railroad Avenue (now Goff Street, just west of the historic district; the depot no longer exists). The Boston and Providence line followed suit the next year, making Pawtucket a pivotal transportation hub. New industries, such as nuts and bolts, leather belts and laces, and slaughterhouses, began to appear in undeveloped areas north and west of the riverside mills. More banks and other businesses as well as residences were established in the village center, gradually spreading out from Main Street and East Avenue to adjacent blocks to the west and north. Walling's 1855 map of Pawtucket (see Roper, p. 15) shows all of the streets in the Downtown Pawtucket Historic District, although Summer Street did not yet extend its full length from High Street west to Exchange Street, and Maple Street did not yet reach all the way from Main Street north to Summer Street. Except for parts of Exchange, Broad, and Montgomery Streets, the historic district was already densely lined with buildings by 1855 (although nothing prior to 1871 survives today).

The Civil War kicked Pawtucket's manufacturing economy into high gear once again, a boom period that lasted (notwithstanding some intermittent economic downturns, including the Panic of 1873) until the early 20<sup>th</sup> century, when increasingly stiff competition from Southern cotton mills began to eat away at Pawtucket's (and Rhode Island's, and New England's) previous dominance of that industry. Several nationally and internationally prominent Rhode Island manufacturing plants were established in Pawtucket in the latter half of the 19<sup>th</sup> century, including the Conant-Coats thread mill, founded in 1868 (which grew into the world's leading thread manufacturer and Pawtucket's largest employer); Royal Weaving Company, established in 1888 (Pawtucket's first, and later one of the world's largest, silk mills); Hope Webbing Company, established 1889 (within a decade, the largest and best equipped mill complex of its kind in the country); and Philips Insulated Wire Company, founded 1893 (which helped Pawtucket become a world leader in that industry). All of these and many other mills and factories contributed to a period of tremendous physical, economic, and social growth, giving Pawtucket the density, texture, and scale of a modern industrial city. Its population increased more than 500 percent between 1830 and 1875 (from 3,300 to 18,464 people), and tripled again by 1920 (to 64,238). Many of the newcomers were foreign-born (as was typical across Rhode Island, particularly in other manufacturing centers). By 1920 Pawtucket's largest immigrant population groups hailed from (in this order) England, French Canada, Ireland, Scotland, Portugal, and Italy, with others from elsewhere in Northern and Eastern Europe and the Mediterranean. New neighborhoods grew up around outlying mills and factories, and filled in the gaps between older residential enclaves. As of 1861 a horse-drawn streetcar system was established to facilitate transportation on major local streets and to neighboring Providence and Central Falls; this was later

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improved with street railways. Public utilities – natural gas, electricity, telephone, water and sewer services – were all introduced in the 1870s–1890s. Pawtucket also matured politically after the two sides of the river were finally united as a single municipality in 1874, and then became a city in 1885. By 1936, Pawtucket had 72,213 residents and was Rhode Island’s second largest city, eclipsed only by Providence.

In the 1880s, the architectural character of Downtown began to change, and a true central business district emerged. Sizeable new masonry commercial, public, and civic buildings replaced older, small-scale wood-frame houses, shops, and commercial blocks, an evolution that proceeded from Main Street south along East Avenue, and north along Broad and High Streets to Exchange Street and beyond. Historic maps from 1880-1902 show a mix of masonry and wood-frame commercial buildings clustered on Main Street and on the cross streets closest to it (High Street, Broad Street, East Avenue), while mostly single-family, wood-frame, residential structures predominated on upper High, Maple, Exchange, Summer, North Union, and Montgomery Streets. By 1923 almost all of the wood frame buildings in this area, particularly the houses, were gone, and today only three survive, all north of Exchange Street: the Strauss-Appelles House (9 Grant Street, ca. 1871; *Photo #13*) and the Nickerson-Clapp House (10 Grant Street, 1871), both Italianate cottages; and the Nelson Day House (47 Montgomery Street, 1886), originally built in the Second Empire style.

Post-1885 development in Downtown was of a distinctly urban character: typically made of brick (or sometimes stone), ranging in height from one to five stories, standing shoulder-to-shoulder with its neighbors and directly on the public sidewalks, and representing one of several distinct building types: commercial blocks designed for multiple tenants, with one or more storefronts on the ground floor and, if two or more stories, office space and/or meeting halls above (15 examples in the district); single-story or multi-story commercial buildings designed for a single retail or office occupant (16 examples); and public and civic buildings (five examples).

The wide range of businesses historically found in the late 19<sup>th</sup> and early 20<sup>th</sup> century Downtown included ready-made clothing and shoes, shoe repair, tailors and cleaners, barbers and hairdressers, department stores, five-and-dime stores, specialty shops, restaurants and coffee shops, automobile accessories, household goods and furnishings, confectioners, hardware stores, groceries, bakeries, professional offices (physicians, dentists, lawyers, architects, real estate agents), printers, plumbers, electricians, media and communications companies, banks, insurance companies, liquor stores, hotels, bars, movie theatres, music halls and performance venues, bowling alleys, and even some light manufacturing. Development occurred in two distinct phases, from 1885 to about 1906, when the city’s manufacturing-based economy was still robust; and from 1910 to 1929 (with a scattering of new buildings after 1930), a period in which all of New England began to suffer the decline of its cotton and other textile-related industries: a decline exacerbated by the Great Depression, notwithstanding brief periods of wartime amelioration. Notwithstanding the continued presence of other manufacturing enterprises (primary and fabricated metals, printing, and paper), the eventual loss of Pawtucket’s textile industries after

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World War II was a severe blow to the local economy, with significant ramifications for Downtown Pawtucket's physical development in the latter half of the 20<sup>th</sup> century.

Buildings constructed in the first flush of urbanism (1885–1906) typically illustrated the latest architectural styles: evidence of Pawtucket's newly minted civic pride, increasing sophistication, and optimistic vision of a future of unlimited prosperity. The first generation of commercial blocks designed for multiple retail and office tenants included the Queen Anne style Kinyon Block (9-27 Broad Street, 1888, with Art Deco modifications in 1923; *Photo #1*) and the Late Victorian style Beswick Building (1-3 Exchange Street, 1891; *Photo #2*) and Wheaton-Toole Building (228-230 Main Street, 1892, with two floors added in 1922, designed by Pawtucket architects Monahan & Mickle; *Photos #3 and #5*). Henry F. Arnold's massive Summer Street Stables (21-23 Summer Street, 1892) – the largest livery stables in Pawtucket when it was built – also falls into this category, with several leased storefronts along its Summer Street façade; this building likewise exhibits Late Victorian detailing, along with a unique terra cotta plaque on its west elevation containing the Biblical verse, "How Do The Beasts Groan." (Two other late 19<sup>th</sup> century examples of this type, Fletcher's Row at 242-246 Main Street (1887), and the Chickering Block at 29-31 North Union Street (1892), have modern facades.) All of these remain in commercial use today.

Also built during the boom years were several commercial buildings originally designed for a single occupant: three banks, an insurance company, and a newspaper.

All of Pawtucket's major banks had long been concentrated on Main Street when, in 1890, the Pawtucket Institution for Savings, the city's first and longest-lived savings bank (chartered in 1828 and again in 1836), partnered with the Pacific National Bank to construct an elaborately detailed, High Victorian Gothic style, 4-story brick and stone building at the corner of Main and Maple Streets (255-261 Main Street; a 5<sup>th</sup> floor was added in 1937; *Photo #4*). While the Pacific National Bank soon disappeared from the city's stable of financial institutions, the Pawtucket Institution for Savings and its allied Pawtucket Safe Deposit & Trust Company remained in what became more familiarly known as the Safe Deposit Building until 1971. Around the turn of the 20<sup>th</sup> century, Main Street was further enhanced by two very high-style Neoclassical banking halls. In 1900-1901 the Industrial Trust Company built itself a new one-story headquarters with a columned, white marble façade and copper dome on the roof, designed by Providence architect William Walker & Son (236-238 Main Street); this bank remained in business on Main Street until 1951, after which its building was converted to retail use and its façade was modernized. Also in 1901, the Providence County Savings Bank opened a new three-story branch (216 Main Street), whose pedimented white marble façade is one of the most intact and attractive on the street today. The Providence County Savings Bank was acquired by the Rhode Island Hospital Trust Company, one of the state's oldest banks, in 1923; Hospital Trust added a three-story addition to the west side of the bank in 1948 (designed by Boston architect Thomas A. James Company), and in 1965 constructed a

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separate one-story abutting building for its installment loan department (222-226 Main Street). (*Photo #5.*) Hospital Trust remained in business on the south side of Main Street until 1977, when a new branch directly across the street was completed (215 Main Street, now Sovereign Bank).

Supplementing Main Street's numerous banking houses were several insurance companies, one of which still survives. The Pawtucket Mutual Fire Insurance Company was founded in 1873 and originally located on Mill Street (later North Main Street, now Roosevelt Avenue); by 1905 the company had relocated to 205 Main Street, and in 1906 it constructed a brand new headquarters at 25 Maple Street, half a block north of Main Street. The 2½-story Classical Revival building was enlarged in 1936 with an addition to its north elevation designed by Pawtucket architects Monahan and Mickle, who apparently excelled in seamlessly incorporating additions into existing façades (they also designed the two-story rooftop addition to the Wheaton-Toole Building). This company, presently known as the Pawtucket Mutual Insurance Company, remains in business at this location today, and now also occupies the adjacent modern building at 233-243 Main Street.

The Colonial Revival/Romanesque Revival *Pawtucket Times* Building at 23 Exchange Street (NR listed), was built in 1895 for what is now Pawtucket's longest-running daily newspaper. Pawtucket had had a series of short-lived weekly newspapers in the 19<sup>th</sup> century, of which only one was truly successful: the *Pawtucket Gazette and Chronicle*. In early 1885 that paper introduced its (and the city's) first daily edition, the *Evening Chronicle*, but within a few months a new competitor came onto the scene. The *Pawtucket Evening Times*, a daily newspaper founded by George O. Willard in April 1885, enjoyed instant popularity and eventually put the *Gazette and Chronicle/Evening Chronicle* out of business. In 1890 David O. Black, manager of the *Providence Telegram*, purchased the *Times*, and over the next six years proceeded to increase its circulation nearly 500%. In light of this exponential growth, Black decided that the *Times* offices at 170 Main Street were too small, and in 1895 he commissioned a new headquarters building at 23 Exchange Street (*Photo #6*). The first issue published in this new building was dated March 1, 1896, and the paper continues to be published here today. In 1922 a large annex to the rear (also NR listed) was constructed to house the newspaper's Print Department; this annex and several later additions now reach all the way to North Union and Montgomery Streets.

Around the turn of the 20<sup>th</sup> century, Downtown Pawtucket also acquired two landmark public buildings as well as new headquarters for two major local civic institutions. The U.S. Government expressed its own confidence in Pawtucket's future by constructing a major new central Post Office on a prominent site at the corner of High and Summer Streets in 1897. This ornate, Beaux-Arts style building, designed by W.M. Aiken and J.K. Taylor, supervising architects of the U.S. Treasury, was immediately lauded as one of the city's most beautiful (1 Summer Street, NR listed; *Photo #7*). Shortly thereafter, the city's first Mayor (1886-1887), industrialist Frederick Clark Sayles, announced the donation of land and funds to the City to construct a new library building on Summer Street next to the post office, in memory of his wife, who had died in 1895. The Pawtucket Library

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Association dated back to 1852; Sayles assembled a committee of experts to help plan a state-of-the-art library facility, and their recommended innovations, including open stacks, Sunday hours for the city's working people, and no age limits for children, made Pawtucket's new library one of the most progressive of its era in the country. The monumental, Classical Revival style Deborah Cook Sayles Memorial Library (8-10 Summer Street, 1899-1902, NR listed; *Photo #7*), designed by Cram, Goodhue & Ferguson of Boston, is one of only two buildings in the historic district sited upon a rise, well set back from the street, with a broad flight of stone steps leading up to the main entrance, emphasizing its architectural as well as cultural importance to the city. In 1981 the Old Post Office and the Library were connected by means of a small, unobtrusive addition that allowed the Library to expand into the neighboring building; both remain in that function today.

During this same period, the local business community funded the construction of a new Colonial Revival style headquarters building for the Pawtucket branch of the Young Men's Christian Association, an organization dedicated to improving the physical, intellectual, and spiritual health of young men, particularly those newly arrived in urban areas, looking for work and living away from their families for the first time. The Pawtucket branch of the YMCA had been founded in 1889, but in little more than a decade had outgrown its first home on the second floor of the Kinyon Block. The new building on Summer Street, diagonally across from the library, offered dormitories, a swimming pool, a gymnasium, classrooms, and lounges for reading and socializing (20 Summer Street, 1905-1907; *Photo #8*). Similarly intentioned, local manufacturer Col. Lyman B. Goff established the Pawtucket Boys Club in 1900 for the purpose of promoting the moral, intellectual, physical, and social health of boys and youth in Pawtucket and environs; although the club was specifically focused on serving the underprivileged, membership was open to all boys and youth regardless of religion, social class, or economic status, reportedly making this club one of the first organizations of its kind in the country. Goff donated the land and funds to build a Colonial Revival style clubhouse (53 East Avenue, 1902; *Photo #9*), dedicated to the memory of his deceased son; the club provided exercise rooms, gymnastic equipment, a library, a swimming pool, three bowling alleys, a movie theatre, game rooms and classrooms. The YMCA is still in its original use; the Boys Club is presently vacant but slated to be occupied by medical offices.

By 1910 a major national economic shift was underway, as southern textile mills competed successfully with long-established northern mills. In Pawtucket, in Rhode Island, and in New England in general, early signs of a decline in manufacturing were already evident when the Downtown Pawtucket Historic District underwent its second, more gradual phase of urban development: three buildings constructed between 1910 and 1920, and nine between 1921 and 1929; only five more buildings were constructed between 1930 and 1956, a telling epilogue to the end of the boom years. With a few exceptions, buildings of this later generation tended to be smaller and less architecturally ambitious, with only modest ornamentation (perhaps indicative of the city's down-scaled expectations), but the three principal subtypes are still recognizable. This second phase of urban

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development also produced a handful of non-commercial buildings, concentrated in the northern part of Downtown.

Commercial blocks built for multiple occupancy in this era included the Edle Cohen Furniture Building (43-45 Summer Street, 1910; *Photo #10*), an unnamed commercial building at 28 Summer Street (1922), the Morris Plan Company Building (31-33 Summer Street, 1924; *Photo #10*), the Thorpe Electric Company Building (49-51 Montgomery Street, 1925), the Spanish Renaissance Revival style Elks Lodge (27-37 Exchange Street, 1926; *Photo #6*), and the Graham Building (58-64 Exchange Street, 1926-1929; *Photo #11*). All of these except the Elks Lodge are one or two stories; most have rooftop parapets; and all are readily recognizable as early 20<sup>th</sup> century commercial buildings, even with modern storefronts. The Morris Plan, Thorpe Electric, and Graham Buildings all have tapestry brick (with diamond-shaped ornamentation) above the storefront level. The 3-story Elks Lodge is particularly significant as one of three important city buildings designed by Providence architect John F. O'Malley of the firm O'Malley & Fitzsimmons, all now NR listed (the other two, outside the historic district, are Pawtucket City Hall, built 1933-1935, and Pawtucket West High School, built 1938-1939). The Elks Lodge was also unique among other Elks Lodges in Rhode Island of the time, in that this building was designed so that its ground floor could be rented out as commercial space.

Two examples of early 20<sup>th</sup> century single-use office buildings are found in Downtown, both built by the same entity: the telephone company. The Providence Telephone Company, founded in 1879, had established a Pawtucket office in 1880 on Main Street; in 1897 the company moved to 98 High Street. (None of its earlier buildings survive). In 1914, the telephone company built a Colonial Revival style, 2½-story, fire-proof building (100 High Street; *Photo #12*), next door to its previous location. The Providence Telephone Company remained there until 1948, by which time its name had changed to New England Telephone Company, and a new, larger, three-story office building, also Colonial Revival in style, had been constructed across the street (85 High Street). The later phone company building is still in its original use, now occupied by the local office of a national communications company, Verizon. Since 1960, the Salvation Army – like the YMCA and the Boys Club, an important Pawtucket civic institution – has occupied the earlier phone company building.

By 1900 Downtown's department stores and specialty shops already rivaled those in Providence for their quality and variety, and the second generation of urban development added to that collection several new commercial buildings designed for single occupancy use. Libero Bernardini's two-story brick confectionery and ice cream factory, built in 1912 on the north side of Downtown (61-71 Montgomery Street), has a much-altered storefront level but retains its original façade on the 2<sup>nd</sup> floor, including the same kind of tapestry brick ornamentation seen on the later Thorpe Electric Company Building next door (49-51 Montgomery), Morris Plan Company Building on Summer Street, and Graham Building on Exchange Street. In 1921 the Costello Brothers Building (65 East Avenue; *Photo #9*) was built for a wholesale tobacconist and confectioner that had previously

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been located at 15 North Main Street (formerly Mill Street, now Roosevelt Avenue). This two-story brick building has an interesting Art Deco-inspired storefront that may be original, with opaque black glass at the edges of the display windows. The Costellos remained in business here until 1937 (a bowling alley also rented out space in the building in the 1930s), after which the store was occupied by a succession of furniture retailers, of which there were easily half a dozen on this end of East Avenue in the 1930s to 1960s. Adams Furniture, which has occupied the Costello Building since 1967, is the only surviving furniture retailer on East Avenue. An early commercial building on Main Street, the 1-story Fletcher's Row (242-246 Main Street, ca. 1887), originally built with two storefronts, was converted to department store use in 1912 by the F.W. Woolworth Company; Woolworth's stayed in business here until 1975, after which the façade was modernized. (Another example of this type of single-use commercial building, at 13-17 Exchange Street, built ca. 1902, also has a modern façade.)

While furniture stores clustered on the south side of Downtown, banks and department stores on Main Street, and public and civic buildings on Summer Street, the north side of Downtown apparently developed in a more free-form fashion in the early 20<sup>th</sup> century, with a mix of auto-related and light manufacturing, apartment buildings, a social hall, and a modest church. (Note that most of this construction occurred before Pawtucket first adopted land use zoning in 1927.) Two industrial buildings were erected first, and right across the street from each other. The Robert C. Reetz Company Building (sheet metal workers) is a 1-story rusticated concrete block structure – the only use of that building material in the historic district – at the corner of Montgomery and Grant Streets (75 Montgomery Street, 1913; *Photo #13*); while the Automobile Journal Publishing Company Building (publishers of five separate auto-related periodicals) at the corner of Montgomery and Humes Streets is a good early 20<sup>th</sup> century example of a loft-type industrial building, with brick pier construction, a long rectangular 2-story mass, and numerous segmental arched window openings (66 Montgomery Street, 1921). The H.W. Tyas Service Station (81 Montgomery Street, 1924; *Photo #13*), next door to the Reetz Building, is the earliest of the auto-related buildings in this area and was a repair shop, not a filling station, so it stands right at the sidewalk line and resembles a typical brick commercial building of the period. The R.I. Auto Sales Building at the corner of Exchange and High Streets (65-69 Exchange Street, 1925) was built as an auto dealership, and represents the earliest example of that purpose-built use in the district; its façade has been modernized. None of these four buildings is presently in its original use.

Downtown has two historic apartment buildings, built about a year apart and standing little more than two blocks away from each other, but representing two different subtypes. The Monast Apartments (110 High Street, 1927; *Photo #12*) was designed solely for residential purposes, with an unusual H-shaped footprint and multiple dwelling units on each of its 3 floors; whereas the Veloria Apartments (50-54 Exchange Street, 1928; *Photo #11*), also 3 stories with a more customary rectangular footprint, was originally built as a lodging house (later operated as a hotel, until 1965) with several storefronts at street level. As noted above, Pawtucket's

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population continued to grow, albeit more slowly, between 1920 and 1936 (from 64,238 to 72,820), so this trend logically coincides with the introduction of a few multi-family residential structures in and around the Downtown area. Both buildings are still in their original residential or mixed commercial/residential uses today.

Two unique buildings of this era in the northern part of Downtown happen to stand virtually next door to each other. The Pawtucket Spiritualist Church (9 Montgomery Street, ca. 1922-1930; *Photo #14*) is much smaller than any of the city's more mainstream historic ecclesiastical buildings: a 1½-story, small brick structure with Gothic-inspired pointed arch detailing, stone rosettes and stone-capped buttress piers. It is not known whether this was an actual house of worship or simply a meeting place for Spiritualists (who believed they could communicate with the dead), but the word "church" is found in city directories associated with this building for almost two decades, and the character of its ornamentation does seem to express a religious connotation. The Spiritualists used this building until 1941; it was later converted to commercial use and now has both business and residential occupancy. Right around the corner from the Spiritualists is the former Irish American Hall (62 North Union Street, ca. 1929); this one-story, T-shaped brick building was a social hall until 1960, when it was converted to commercial use and its façade was altered by removing the front crossbar of the "T." This building, with two storefronts, is presently vacant.

By the 1920s, Downtown Pawtucket had largely achieved full build-out; its streets were solidly lined with mostly masonry buildings of varying sizes and purposes, collectively exhibiting a pedestrian scale and orientation (notwithstanding the increasing popularity of the automobile), and evoking either their owners' or the entire community's best hopes for continued prosperity in both modest and grand architectural manner. Shortly after its incorporation as a city, Pawtucket's citizens, in a burst of civic awareness and pride, decided to celebrate the 100<sup>th</sup> anniversary of Samuel Slater's first water-powered cotton spinning mill. The Cotton Centenary of 1890 was a huge coming-out party for Pawtucket: a solid week of parades, regattas, bicycle and horse races, a gala ball, dinners, speeches, and a vast exhibition of cotton machinery and products. A souvenir booklet was published, outlining the city's history and its high expectations for future progress. This type of commemoration became a regular tradition (although never again on so grand a scale) as Pawtucket continued to celebrate major milestones in similar fashion over the next several decades: the 250<sup>th</sup> anniversary of its founding, in 1921; the Golden and Diamond Jubilee anniversaries of its incorporation as a city, in 1936 and 1961; and a Sesquicentennial Cotton Celebration, in 1940. Meanwhile, in 1897 a slim volume of photos of major Pawtucket landmarks was published, including views of several then-brand-new downtown buildings, such as the Post Office, the Pawtucket Times Building, the Pacific National Bank/Safe Deposit Building, and the Summer Street Stables. The souvenir programs of the later anniversary festivities all contain numerous "then and now" photos of various Pawtucket landmarks and of downtown streetscapes, so it is clear that as a community, Pawtucket was both aware and appreciative of its heritage and of the visual character that its downtown had achieved by the early 20<sup>th</sup> century.

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But that awareness and appreciation were not strong enough to withstand the challenges Pawtucket faced when the bottom fell out of Rhode Island’s cotton textile industry after World War I. Despite diversity in the type of manufactured products made in Pawtucket – yarn, thread, woven cotton and worsted wool cloth, silk, lace, finished garments, leather belts, boot and shoe laces, braid and trim, insulated wire, machines, hardware, and tools – much of this production was tied to the cotton textile industry. With increasing competition from southern cotton mills; rising labor strife over hours, wages, and working conditions; and escalating production costs, many textile mills and textile-related factories throughout New England faltered after the war ended, and the Great Depression forced a high percentage out of business. Notwithstanding a brief revival during World War II, cities like Pawtucket, whose economy was so dependent on cotton manufacturing, fell on hard times. From 1930 to the mid 1950s, very little new development occurred in Downtown Pawtucket; meanwhile the rise of the automobile and the beginning of a national trend toward suburbanization (for industrial and commercial as well as residential development) would prove to have additional, significant impacts on Downtown. During this period (1930-1956), only five buildings were constructed in the historic district – again, representing the three common types seen in earlier phases of development.

The first post-1930 building to appear was the most grand: a new U.S. Post Office at Montgomery and Exchange Streets (42 Montgomery; *Photo #14*), constructed in 1933. This monumental, Colonial Revival style civic building with pedimented front pavilion and two wings was substantially larger than the Old Post Office at Summer and High Streets (which was subsequently converted to municipal offices), and remains downtown’s main post office today. Like the Sayles Library, this Post Office is well set back from the street and has a broad flight of stone steps leading to its main entrance; and like its predecessor, this “new” Post Office is a notable architectural landmark on the Downtown landscape. But the circumstances of its construction, in the aftermath of the Great Depression, were very different. Pawtucket’s mayor, Thomas P. McCoy, took advantage early of the federal government’s economic recovery programs in an effort to stave off the city’s financial collapse, with the result that Pawtucket received not only a new Post Office, but also a new City Hall, high school, municipal stadium, and filtration and water plant (all but the Post Office are outside the historic district).

The two-story W.T. Grant Building (250-254 Main Street, 1934; *Photo #3*) was built in 1934 next door to the Woolworth’s Building as a department store; the W.T. Grant Company was this building’s sole occupant until 1975 (after which it was converted to a multi-tenant shopping mall). This is the only surviving purpose-built early 20<sup>th</sup> century department store on Main Street, and its handsome yellow brick and terra cotta-ornamented façade testifies to at least one retailer’s optimism that the city would come out of the Great Depression and survive the decline of the cotton textile industry.

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After the end of World War II, two two-story multi-tenant commercial buildings were constructed in Downtown: the McHale Building (34 East Avenue, 1947), with its distinctive use of glass block on the façade; and the Art Moderne style DiSandro Building (120 High Street, 1951; *Photo #12*), with its curved corner storefront. Both of these buildings remain in commercial use today. As noted above, the New England Telephone Company also built a new office building on High Street in 1948.

In the late 1940s, the federal government began negotiating with individual states about the proposed construction of a nationwide highway system. Interstate 95 was planned to closely follow the course of Route 1 from Maine to Florida, passing through a number of urban centers including Pawtucket. The concept of a high-speed, multi-lane highway skirting Downtown Pawtucket’s central business district was the subject of fierce debate within the city, and at first the business community strongly resisted the plan, fearing that the highway would diminish commercial and manufacturing activity, displace residents, and reduce the amount of taxable property, all of which would further damage the city’s already fragile economy. But eventually, these outcomes came to be viewed as the necessary price to pay in order to improve accessibility to Pawtucket’s central business district and surrounding manufacturing areas, and thereby attract new business investment. In 1954, Mayor Lawrence A. McCarthy convinced the Pawtucket City Council to approve the plan for a new, elevated bridge over Division Street (several blocks south of Main Street), the first piece of what was to become the North-South Freeway (Interstate 95) through the city. In 1956 the State of Rhode Island condemned the land to construct the new Division Street overpass, and the 700-foot span was completed in 1958. By that time the city’s political and business leaders were united in their support for the forthcoming Interstate 95: “At the ceremonies opening the new Freeway link to traffic, great confidence in its beneficial effects was expressed by attending officials. The Mayor declared: ‘We are going from an old-fashioned New England city into a modern, up-to-date community, accessible and convenient for business and industry.’ Leading businessmen called the bridge an asset to downtown shopping.” (Blair Report, Part 4, page 1.) The remaining sections of I-95 through Pawtucket, about a quarter-mile south of the central business district, were completed in 1963. Over 1,000 residents were displaced, and over 300 buildings demolished, to create the I-95 right-of-way.

In gambling that an interstate highway traversing the city center would make Downtown Pawtucket more competitive with suburban business locations, the City also aimed to reap the greatest possible benefits from that new highway, including federal funding for urban renewal activities to revitalize its central business district. In 1956 – at the very end of the historic district’s period of significance – Pawtucket formed a City Planning Commission and began, for the first time in the city’s history, to develop a municipal master plan. Four years later, “Downtown Pawtucket and the Freeway” was completed: a four-part plan prepared by a Providence city and regional planning consulting firm called Blair Associates, and popularly known as the Blair Report. Part 1 of the Blair Report described Downtown’s physical inventory; Part 2, its economic framework; Part 3, traffic and parking issues; and Part 4, the redevelopment plan. The 1960 Blair Report established a

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vision for Downtown Pawtucket's future that was systematically accomplished over the next several decades. Among the changes implemented: a one-way traffic circulator to direct the flow of vehicles to and around Downtown; a large-scale redevelopment program in a 57-acre area lining both riverbanks, dubbed the Slater Urban Renewal Project; and a pedestrian mall (closed to vehicular traffic) along a one-block stretch of Main Street (between High Street and Park Place) and on Maple Street.

In 1961, the Pawtucket Redevelopment Agency was created; in 1965 work began on the Slater Urban Renewal Project, and over the next 20 years much of the existing building stock immediately adjacent to the Blackstone River was cleared out and either replaced with new large-scale commercial and multi-family residential development, or paved over for parking lots. The present, predominantly one-way traffic patterns in Downtown were established, with curving new street alignments at the intersections of Main Street, East Avenue, and High Street; High and Summer Streets; and Exchange, Broad, and Summer Streets. The pedestrian mall (extended further west along Main Street, and north along North Union Street to Summer Street) finally became a reality in the late 1970s, lasting into the 1980s. The Blair Report's redevelopment program was also supplemented by several follow-up plans, including "Pawtucket '76" in 1974, which aimed to celebrate the Bicentennial by extending redevelopment efforts west of the Slater Urban Renewal Area, into and beyond most of the area now contained in the Historic District. Compared to earlier urban renewal efforts, "Pawtucket '76" was unusual in that it was largely financed with city and private dollars, rather than federal funds: the City of Pawtucket committed \$1 million for property condemnation, clearance, and new construction in the 47-acre Pawtucket '76 project area, while local businesses pledged to spend another \$5.4 million on a variety of other projects.

The Blair Report paid very little attention to what are now considered historic buildings in Downtown Pawtucket, since most of Downtown's building stock was then only about 30 to 80 years old. (One exception was the Old Slater Mill, which had been the subject of ongoing preservation efforts by the Old Slater Mill Association since 1924. Pawtucket was notably able to utilize federal urban renewal funds – which typically precluded preservation and rehabilitation of historic structures – to save and restore Old Slater Mill along with the Wilkinson Mill and the Sylvanus Brown House. These three properties today comprise the Slater Mill National Historic Site.) In 1960, many Downtown buildings were old enough to have become worn down and out-of-date, but not quite old enough to be deemed "historic" and therefore viewed as assets that could contribute to downtown revitalization. On the contrary, Pawtucket's aging late 19<sup>th</sup> and early 20<sup>th</sup> century commercial buildings were generally seen as a detriment to the economic rebirth of the central business district: "...it is probable that many of these buildings are reaching a point of obsolescence beyond which they will lose usefulness as places to transact business." (Blair Report, Part 1, p. 19.) This point of view was hardly unusual in older American cities in the mid-20<sup>th</sup> century, a time when federal and state policymakers as well as city planners generally espoused a philosophy of urban renewal through demolition and redevelopment.

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Rhode Island’s first efforts at promoting historic preservation as public policy came about in this same period, but the concept of preserving and rehabilitating large groups of historic buildings as a tool for urban revitalization was still in its infancy – and its success unproven – at the time. One of the first historic preservation planning documents in the United States to advocate such an approach, in the College Hill and Fox Point neighborhoods of Providence, was published in 1959, and Rhode Island enacted historic district zoning enabling legislation in 1960. But these efforts initially focused more on residential neighborhoods than on central business districts. Providence, for example, also published a downtown revitalization plan in 1960 that advocated replacing and/or modernizing much of the building stock (largely built between 1828 and 1928). A lack of financial resources precluded Providence from carrying out most of its 1960 revitalization plan, and as a result urban renewal had a limited impact on the capital city’s historic central business district. But Pawtucket aggressively pursued federal dollars, committed a substantial amount of its own funding, and convinced the local business community to invest in urban renewal projects, and as a result was much more successful in carrying out its own 1960 and subsequent Downtown revitalization plans.

Much of this redevelopment occurred in the immediate vicinity east, south, and west of the Historic District, where now stand several high-rise apartment buildings (most providing housing for low and moderate income senior citizens), large-scale commercial buildings, and sizeable parking lots. But some of it also occurred within the historic district. Several late 19<sup>th</sup> century buildings on the north side of Main Street were demolished and replaced with new construction in the late 1970s. The two newer 2-story buildings are not particularly distinguished architecturally, but one was built as a bank (215 Main Street, 1977; *Photo #5*) and the other as a shopping mall (233-243 Main Street, 1978; *Photo #4*), and both were consistent in use as well as in height, siting, and materials with older Main Street buildings, helping this important Downtown street to retain its characteristic urban feeling. (Between these two late 1970s buildings is Downtown’s only public open space, a small paved plaza created in 1980 and dedicated to Mayor Lawrence A. McCarthy, who served from 1951-1953 and 1954-1966, presiding over the first decade of urban renewal efforts Downtown.) On the south side of Main Street, two 4-story buildings were replaced with new 1-story construction in the early 1960s. At the corner of East Avenue, the Slater Trust Company Building/Industrial National Bank demolished its own late 19<sup>th</sup> century building and constructed a new bank in the International style (208-210 Main Street, 1960; *Photo #5*); a distinctive granite pylon rises to the equivalent of 2 stories in height, helping to anchor this corner visually if not physically; and again, the banking use was entirely consistent with Main Street’s long history as Pawtucket’s financial district. A few doors down the street, the Rhode Island Hospital Trust Company acquired the site of the former Dexter Block and constructed an annex for the installment loan department of its own bank next door (222-226 Main Street, 1965; *Photo #5*). Elsewhere in the historic district, the YMCA on Summer Street received a substantial rear addition, containing a new swimming pool (“natatorium”) in 1966; a gas station was built at the corner of High and Exchange Streets (68 Exchange) in 1972; the 2-story Hochman Building (medical and professional offices) was constructed across the street from the public library (8-10 Summer

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Street) in 1977; and a 1-story commercial building was built at the corner of Exchange and Montgomery Streets (45-49 Exchange) on the site of a former 1940s-era gas station after 1984. The small 1-story Tavares newsstand at the corner of High and Summer Streets was also built after 1984.

During the second half of the 20<sup>th</sup> century, many Downtown historic buildings had their storefronts updated, and six received entirely new modern facades, in a clear effort to make them more attractive to customers and thereby increase business: the Industrial Trust Company Building (236-238 Main, 1900-1901, altered after 1951; *Photos #3 and #5*); the Irish American Hall, later Equitable Trade Union Building (62 North Union Street, ca. 1929, altered 1961-1962); the Chickering Block, later Bernstein's Incorporated (29-31 North Union Street, ca. 1892, likely altered after 1973); the Woolworth's Building, formerly Fletcher's Row (242-246 Main, ca. 1887, altered after 1975; *Photo #3*); a commercial building at 13-17 Exchange Street (ca. 1902, date of alterations unknown); and the R.I. Auto Sales Building (65-69 Exchange Street, 1925, altered after 1977). It is possible that historic architectural features survive underneath these modern facades, and historic photos have been located for four of the six, which may enhance prospects for appropriate rehabilitation or restoration in future, particularly if they become eligible for federal and state historic tax credits through National Register listing.

In 1975-1977, the R.I. Historical Preservation Commission conducted a citywide survey of Pawtucket's historic resources, and published the survey report in 1978. By that time, Pawtucket had already accomplished many of the major recommendations of the Blair Report and its successor plans, but after the late 1970s, the focus of downtown revitalization efforts began to move away from urban renewal and toward historic preservation. In the last two decades, working with the Preservation Society of Pawtucket (founded 1978) and the Rhode Island Historical Preservation & Heritage Commission, the City has made concerted efforts to identify and protect historic buildings and to promote preservation activities citywide. Seven historic districts (containing 234 structures) and 37 individual buildings have been added to the National Register. In 1989 the City adopted local historic district zoning (which now applies to 210 public and private properties), and in 2000 it began offering financial incentives in the form of property tax relief to owners who request local historic district designation – a unique program in Rhode Island to date.

The historic district has not seen any further demolition, major new construction, or modernizing of older facades since the late 1970s/mid 1980s; as of 1991, when Pawtucket's Comprehensive Plan was updated for the first time since 1965, the City has recognized and promoted historic preservation as a strategy for economic development. Some of the more high-profile preservation and adaptive reuse projects recently completed in Downtown have occurred outside the historic district, but within the district several buildings have recently been or are currently being renovated in a historically appropriate manner while being adapted to new uses (e.g. 216 Main Street, which is in the local historic district, 9 Montgomery Street, and 75 Montgomery Street; *Photos*

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*#5, #14, and #13, respectively*). This nomination, in fact, fulfills one goal of the 2003 update to the Comprehensive Plan: to expand National Register designations in the city. Downtown also now has a Neighborhood Association of residents and local business owners, which actively promotes the preservation and adaptive reuse of historic buildings as a tool for downtown revitalization.

The R.I. Historical Preservation Commission's 1978 report on Pawtucket's historic resources, and the subsequent 1980 Multiple Resource Area National Register Nomination covering the entire city (listed 1983), both indicated that urban renewal efforts of the 1960s and 1970s had diluted the architectural context and visual continuity of Downtown Pawtucket's historic late 19<sup>th</sup> and early 20<sup>th</sup> century streetscapes, to the extent that Downtown was not deemed eligible for National Register listing as a historic district. But now that nearly 25 years have passed since the last time Downtown was studied for its National Register potential, the City of Pawtucket requests that the earlier determination be reconsidered.

Of the 50 buildings in the proposed Historic District, 35 are contributing, comprising 70 percent of the district's inventory. Of those 35, 6 were ineligible for National Register listing in 1978 or 1983 due to their age, but now are more than 50 years old and deemed contributing, thus increasing the total number of contributing buildings from just over half to nearly three-quarters of the district's inventory. All 35 contributing historic buildings retain a fair to good degree of architectural integrity, particularly on their upper floors. Storefronts typically have experienced the majority of alterations, but in many cases these changes can be considered reversible.

Furthermore, the City's first formal comprehensive planning efforts, which began in the mid-1950s (at the very end of the historic district's period of significance), were part of a continuum of events contributing to the broad patterns of Pawtucket's history. While the significance of those events has yet to be fully evaluated and understood, the Blair Report arguably demonstrated the same ambition and optimism for the city's future, and had a similarly profound impact on the physical face of Downtown, that had marked historically significant phases of Downtown's development more than half a century earlier. The 6 historic buildings that were modernized in the latter half of the 20<sup>th</sup> century (12% of the inventory) at least were not demolished: their integrity was seriously diminished, but not irretrievably destroyed, and an opportunity exists to use physical or documentary evidence to recapture and enhance some of that integrity, at least in terms of design elements. The 9 buildings constructed after 1960 (18% of the inventory) clearly represent their own time, but whether or not they might be determined to be contributing buildings at some point in the future, they are nevertheless consistent enough (in type, materials, size, and siting) with surrounding historic buildings that Downtown's historic architectural and visual character is maintained more than undermined by their presence, particularly on Main Street (*Photos #3 and #5*).

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In representing important periods in the city's historical development, and for maintaining its urban architectural character and distinctive sense of place, especially in comparison to the almost exclusively modern development that surrounds it on three sides, the Downtown Pawtucket Historic District retains sufficient integrity and meets Criteria A and C for National Register listing.

[End Section 8.]

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[End Section 9.]

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**UTM COORDINATES (Continued)**

	Zone	Easting	Northing
5 –	19	302160	4638820
6 –	19	302080	4638560
7 –	19	301940	4638640
8 –	19	302000	4638740
9 –	19	301940	4638820
10 –	19	301920	4638920
11 –	19	302000	4638960

**VERBAL BOUNDARY DESCRIPTION**

The Downtown Historic District, roughly bounded by Main Street on the south, High Street on the east, Exchange Street, Manchester Street, and Miller Street on the north, and Broad Street on the west, includes the following properties:

Assessor's Plat 43A, Lots 161, 171, 195, 374, 381, 418, 428, 437, 453, 456, 483, 514, 540, 560, 561, 582, 583, 591, 592, 593, 594, 611, 627, 628, 629, 630, 632, 639, and 640.

Assessor's Plat 43B, Lots 69, 72, 73, 102, 185, 261, 465, 502, 532, 533, 562, 600, 613, and 614.

Assessor's Plat 53B, Lots 45, 62, 63, 586, 587, 617, 620, 621, 622, and 623.

*Note: AP 43A/561 and 43B/6, are vacant lots used for parking, and thus not included in the inventory.*

**VERBAL BOUNDARY JUSTIFICATION**

The district boundaries encompass that part of Pawtucket's central business district where the greatest concentration of historic buildings still survives, and where the streetscapes still provide a strong sense of a late 19<sup>th</sup> and early 20<sup>th</sup> century urban center despite the loss of some buildings and the intrusion of some modern structures. Immediately outside the east, south, and west district boundaries, the visual and architectural character changes dramatically, with late 20<sup>th</sup> century commercial buildings and residential towers of a larger

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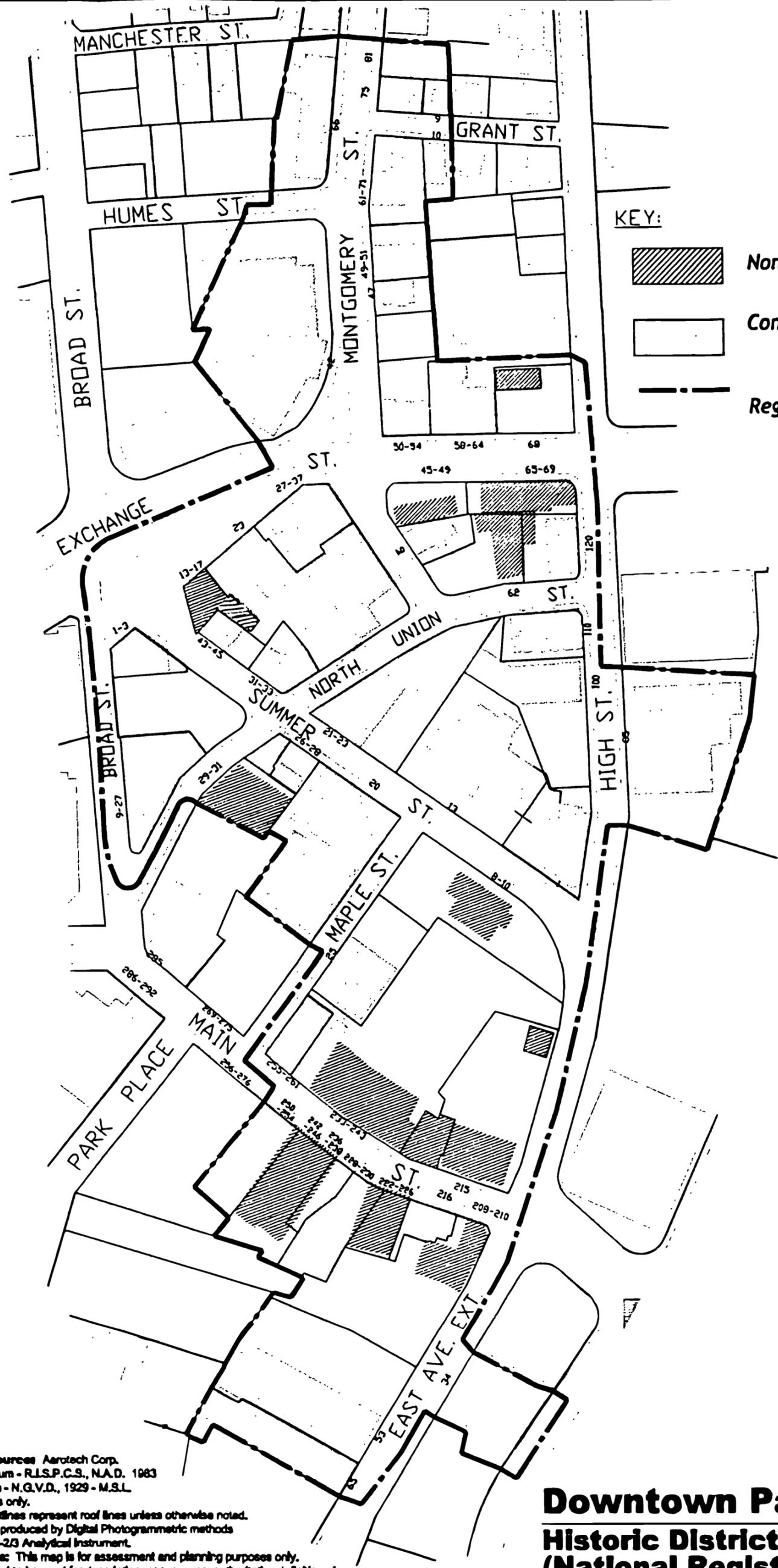
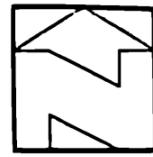
Section Number 10

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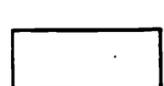
massing, scale, and height than is prevalent inside the historic district, as well as sizeable surface parking lots, and new retail buildings with large parking lots in front of them: the result of urban renewal and redevelopment efforts in Downtown Pawtucket in the latter half of the 20<sup>th</sup> century. At the north end of the district, buildings immediately outside the boundaries are mostly residential and typically constructed of wood, again representing a different visual and architectural character than is prevalent in the historic district. (Some of these residential buildings are of late 19<sup>th</sup> and early 20<sup>th</sup> century vintage, and may merit further study to determine their National Register eligibility as a separate district.)

[End Section 10.]



**KEY:**

 **Non Contributing**

 **Contributing**

 **National Register Boundary**

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Base map Sources: Aerotech Corp.  
 Horizontal Datum - R.L.S.P.C.S., N.A.D. 1983  
 Vertical Datum - N.G.V.D., 1929 - M.S.L.  
 Plan and Spots only.  
 All Building outlines represent roof lines unless otherwise noted.  
 This map was produced by Digital Photogrammetric methods  
 on a WILD BC-2/3 Analytical Instrument.  
 Property Lines: This map is for assessment and planning purposes only.  
 It is not intended to be used for description, conveyance, authoritative definition of  
 any legal boundary, or property line. This is not a survey product and should  
 not be construed as such.

# Downtown Pawtucket Historic District (National Register Nomination, 2006)