

**PAWTUCKET DOWNTOWN HISTORIC PROPERTY
RECONNAISSANCE SURVEY**

Pawtucket, Rhode Island

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Submitted to:

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I. INTRODUCTION

In June 2004, the Pawtucket Department of Planning and Redevelopment (DPR) contracted PAL (The Public Archaeology Laboratory, Inc.) to conduct a reconnaissance survey of historic architectural properties within downtown Pawtucket. The primary goals of the project were to inventory historic properties, outline the significance and historic character of the downtown area, identify current preservation issues, and determine the potential for the creation of a National Register of Historic Places (National Register) district or districts within the study area. The study area as defined by the DPR includes parts of Broad Street, East Avenue, Exchange Street, High Street, Main Street, Maple Street, Montgomery Street, North Union Street, Park Place, Park Place Park, and Summer Street.

This report provides the results of the survey. It includes a summary of the criteria and methodology employed to conduct the survey; a brief narrative that summarizes the major events and trends that influenced the historical development of the downtown area; a discussion of current preservation issues facing the downtown architectural resources; an inventory of properties surveyed including photographs and National Register recommendations; and a base map that shows the location of properties surveyed, potential National Register district boundaries, and individual property evaluations.

PAL personnel involved in the survey included Stephen A. Olausen, senior architectural historian, who oversaw the project, and Matthew A. Kierstead, Industrial Historian, and Ileana Matos, Project Assistant, who performed the reconnaissance survey and background research. The participation of the DPR was critical to the success of project. The department staff provided Rhode Island Historical Preservation and Heritage Commission (RIHPHC) inventory forms and electronic mapping that was used in the production of the survey products, reviewed the survey products, and supplied support to the PAL staff throughout the project.

II. SURVEY METHODOLOGY

Survey Approach and Criteria

The survey was designed to provide baseline information about the location and potential significance of historic properties in downtown Pawtucket. The scope included consideration of the full range of historic period resources, including individual buildings, structures, objects, sites, and landscapes and groups of resources that are linked by a common theme or period of development. The relative significance of those properties was considered in terms of period, theme, architectural form and style, and geographic distribution. The following describes the methodology used to conduct the Pawtucket Historic Property Survey project.

Kickoff Meeting

PAL staff attended a kickoff meeting at the DPR offices on July 13, 2004 to discuss the project parameters and to walk the survey area with DPR staff and a representative of the RIHPHC. The walkover resulted in the identification of a range of property types representative of the development of downtown Pawtucket. PAL and DPR refined the boundaries of the survey, and the DPR supplied photocopies of RIHPHC inventory forms for the buildings in the area and an electronic version of an assessor's map of the survey area for use as the survey base map. After completion of the final report, PAL will present its findings at the earliest scheduled RIHPHC National Register Review Board meeting.

Research

A limited amount of background research was conducted to identify general construction dates and other readily available historical information about buildings in the survey area and to collect information about those that stand out as key components of a potential historic district. Research was conducted at the Rhode Island Historical Society (RIHS), Pawtucket City Hall, and PAL's reference library. Copies of existing National Register nomination forms, local historic district designation materials, and RIHPHC inventory forms for previously surveyed properties were obtained from the DPR and the RIHPHC. PAL staff examined Sanborn Map Company fire insurance atlases available at the RIHS that showed the project area at several points of its development during the late nineteenth and early twentieth centuries. The information contained in the RIHPHC *Statewide Historical Preservation Report P-PA-2, Pawtucket* (Roper 1978) served as a resource for information about the historical development of the downtown area. Previous cultural resource management reports, including the National Register nomination forms for the Pawtucket Multiple Resource Area (Roper 1980) and the Exchange Street Historic District (Kierstead 2002) were reviewed for information they contain about historic properties within the downtown.

Information gathered during the background research phase was used to produce a brief narrative that describes the district and its resources and summarizes the development of Pawtucket and the downtown area. The narrative was used to evaluate the relative significance of properties identified during the survey in terms of their association with the development of downtown Pawtucket from the mid-nineteenth century to the mid-twentieth century.

Field Survey

A team consisting of an architectural historian and architectural assistant conducted a reconnaissance survey of the downtown area in July and August 2004. The survey team walked the entire project area and inspected all of the properties within its boundaries. Information that was collected for each property included a street address, present and original use, name or type of property, architectural style, approximate date of construction, condition, integrity, character-defining features, and a preliminary opinion about the potential National Register eligibility of the property. Concentrations of properties sharing similar characteristics, themes, or relationships that were deemed potentially significant as a district were noted. Additional data, including notes about defining architectural characteristics, was collected for properties that appeared to be eligible for the National Register, either individually or as part of a historic district. The properties were photographed using a digital camera and recorded on a base map. A photographic inventory of properties that were identified during the reconnaissance survey is included in Appendix A. Each property was assigned a number corresponding to the map, inventory, and tables.

Data Entry

The information collected during the survey was entered into a Microsoft Access 2000 database program, which PAL used to analyze survey data and produce the property inventory.

Preliminary National Register Evaluation

The information collected during the field and research phases of the project was used to develop preliminary recommendations about the National Register eligibility of the properties surveyed. This evaluation was based on the relative integrity of the properties and the National Register criteria for evaluation. The National Register criteria are broadly defined to include the wide range of properties that are significant in American history, architecture, archaeology, engineering, and culture. The quality of significance may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. In general, a property must be at least 50 years old, retain a relatively high degree of its historic appearance, and meet one or more of the criteria established by the National Park Service.

The criteria allow for the listing of properties:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or are likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years are not considered eligible for the National Register.

However, such properties qualify if they are integral parts of districts that do meet the criteria, if they fall within one of the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

Report

This survey report includes a summary of the methodology employed and a historical context statement that outlines the broad themes of the downtown's development. The report identifies current preservation issues associated with the study area, and provides PAL's National Register recommendations. A bibliography of materials identified during the background research is also included. The report includes an inventory of properties inventoried during the survey including digital photographs (Appendix A), and a base map coded to denote contributing and non-contributing properties and potential historic district boundaries. Because the reconnaissance survey addressed all resources within the survey area limits, the database contains a relatively complete accounting of historic period properties in the project area. It may be used to guide additional intensive survey activities and as a tool to alert planners to historic properties that might be affected by proposed developments.

Products

Two (2) copies of the draft survey report including inventory, photographs, and base map were provided to the DPR and RIHPHC for review and comments. PAL addressed the DPR's and RIHPHC's comments on the draft report and produced two (2) unbound copies of the final product. PAL provided the electronic files for the final report in MS Word 2000 format to the DPR and RIHPHC. The final MS Access 2000 survey database for the intensive survey was also provided.

III. CHARACTER AND SIGNIFICANCE OF THE SURVEY AREA

The Pawtucket downtown survey area is an approximately 30-acre area on the west side of the Blackstone River that includes parts of Broad Street, East Avenue, Exchange Street, High Street, Main Street, Maple Street, Montgomery Street, North Union Street, Park Place, Park Place Park, and Summer Street. The majority of the area is located on the flat ground of the west river terrace, and an eastern portion of the area is located on land sloping down to the river. The survey area contains 67 resources, including 65 buildings, one park, and one monument. The following properties within the survey area are already listed in the National Register: Old Post Office at 1 Summer Street (1896–1897), Deborah Cook Sayles Public Library at 13 Summer Street (1899–1902), U.S. Post Office at 42 Montgomery Street (1932), Elks Lodge at 27–37 (Exchange Street (1926), Pawtucket Times Building at 23 Exchange Street (1895) and Garage at North Union Street (ca. 1923), St. Paul’s Church at 50 Park Place East (1901), and statue “Liberty Arming the Patriot” in Park Place Park (1897). The survey area also includes eleven resources in the Pawtucket Local Historic District (see base map and inventory).

The properties in the survey area are associated with the historical development of Pawtucket during the nineteenth and early twentieth centuries, a period that saw the city mature into a major industrial center. A variety of styles and types of nineteenth- and twentieth-century commercial, industrial, institutional, ecclesiastical, and residential architecture are present. The construction dates of the resources span from 1823 to the late twentieth century. The area’s dominant commercial and institutional building styles are Beaux Arts, Colonial Revival, Italian Renaissance, Late Gothic Revival, Romanesque Revival and International Style. Residential architecture in the area includes examples of the Federal, Greek Revival, and Second Empire styles.

From the mid-seventeenth century to 1862 the Blackstone River served as the political boundary between Massachusetts and Rhode Island. “Pawtucket Village” evolved on either side of Pawtucket Falls, located at the Main Street Bridge, just east of the survey area. The village on the west bank was part of Providence until 1765, when it was set off as part of a new town, North Providence. In 1874, an eastern portion of North Providence merged with Pawtucket to form the present political boundaries. Pawtucket was incorporated as a city in 1885 (Roper 1978:4–5).

Pawtucket Falls is generally regarded as the birthplace of the American Industrial Revolution. It was there in 1793 that the mechanical skill of the Wilkinson family and textile machinery knowledge of Samuel Slater were combined to create Slater Mill, site of the first successful mechanized cotton spinning in the United States. In subsequent years the riverbanks were developed with a substantial number residential, commercial, industrial, and institutional buildings. By 1830 the city’s population was 3,300. Pawtucket’s industrial expansion slowed after a general economic downturn in 1829, but picked up again after the construction of the Boston & Providence Railroad and the Providence & Worcester Railroads through the city in the 1840s. The city experienced another burst of industrial prosperity during the Civil War boom that lasted until the Panic of 1873. Pawtucket became an important producer of yarn, thread, and specialty fabrics including calicoes, woven haircloth, worsted braid and cotton wadding, and bootlaces. Other Pawtucket products included textile and mill supplies, metalworking and machine tool building, nuts, bolts and screws, and leather belting (Roper 1978:3, 11–12, 15).

In the 46 years between the incorporation of the city in 1874 and 1920, downtown Pawtucket assumed much of its density and visual character. During that span the population of the city more than tripled to a total of 64,248. The central business district expanded and the buildings that were erected reflect confidence in continued prosperity. Development crept west away from the Blackstone River to Broad and North Union streets in the 1880s, and by 1900 Broad and Main streets became solidly lined with

business and commercial blocks. A large and distinctive commercial district grew up around Main and Pleasant Street and Roosevelt Avenue. Eventually Pawtucket became second only to Providence in Rhode Island in terms of population and industrial importance, and the downtown rivaled its neighbor in abundance and variety of goods. Many of the earlier commercial and institutional buildings included in the survey were built during this period (Roper 1978:19, 21, 23, 26).

The general decline of New England's textile industry after World War I had a severe impact on Pawtucket's development. The Blackstone Valley's cotton industry, which began to fall off significantly by 1923, almost completely dissolved during the Great Depression of the 1930s. During the Depression, the city's population dropped by some 4,300 people between 1930 and 1936. Mayor Thomas P. McCoy averted financial collapse of Pawtucket in the 1930s by orchestrating daring financial maneuvers, while simultaneously improving many city services. Pawtucket was one of the first cities to benefit from the federal recovery programs initiated by President Franklin D. Roosevelt. McCoy utilized those programs for the construction of new building including City Hall Constructed in 1935 on the west bank of the Blackstone River, City Hall looms over the downtown area (Roper 1978:33–35). Although suburban development began to increase with the rise of the automobile, downtown Pawtucket remained the center of commercial activity. This period saw the addition of several significant buildings in the downtown area, as well as construction of several characteristic pattern brickwork commercial buildings.

At the start of World War II, Pawtucket experienced a brief economic boom as its remaining industries retooled to support the war effort, but by the end of the war, the economy again went into recession before stabilizing in the early 1950s. Mid-twentieth-century development within the downtown area also expressed a similar trend. In 1956, the City Planning Commission formed and began the development of a municipal master plan. Five years later the Pawtucket Redevelopment Agency was created to undertake an urban renewal project in the downtown business section. These planning and redevelopment activities were partly triggered by the construction of the Pawtucket River Bridge and Interstate 95 in the 1950s and 1960s. Though met with some local opposition, the Pawtucket section of I-95 was constructed through the center of the city and officially opened in 1963. As a result of the new highway, located $\frac{1}{4}$ mile east of the downtown, traffic patterns were altered to incorporate a one-way circulator through the downtown area (Roper 1978:34–36).

Other mid- to late-twentieth-century impacts within the downtown area include the Slater Urban Renewal Area project of 1966, which involved a 57-acre tract stretching northward on both sides of the Blackstone River from I-95 to Exchange Street. The Urban Renewal Project significantly impacted the historic character of the area immediately east of the survey area, and many lots were cleared for new commercial or multifamily residential buildings and parking lots. Today some of the downtown area buildings lack architectural context due to removal of surrounding buildings, resulting in a loss of visual continuity (Roper 1978:28,36). Notable examples of late-nineteenth and early twentieth-century buildings do survive, and mid-twentieth-century construction included several good examples of period architecture that contribute to the variety of styles in the downtown area.

IV. SURVEY RESULTS

Reconnaissance Survey Results

PAL identified a total of 67 properties within the survey area that met the survey criteria during the reconnaissance survey (Table 1). Each of the individual properties surveyed were evaluated to determine potential eligibility for listing in the National Register. PAL identified one area that appears to be eligible for listing in the National Register as a historic district. This area contains 61 properties, twelve of them noncontributing. PAL identified fourteen properties within the district that appear to be individually eligible for listing in the National Register. PAL identified three properties less than 50 years old that may contribute to a National Register district once they reached the 50-year mark. The survey inventory (Appendix A) provides a list, photographs, and National Register recommendations for all properties surveyed. The survey base map (Figure 1, Back Pocket) shows the location of properties surveyed, potential National Register historic district boundaries, and individual property evaluations.

Table 1. List Of Properties Surveyed.
(Survey numbers correspond to inventory and base map)

Survey No.	Address	Historic Name	Date	Style
33	17-23 Broad Street	Kinyon Building/McDevitt Building	1887-1888	Commercial
51	34 East Avenue	McHale Building	1947	International
50	53 East Avenue	Pawtucket Boys Club	ca. 1902	Colonial Revival
49	65 East Avenue	Adams Furniture	ca. 1923	Commercial
32	3 Exchange Street	Beswick Building	1891	Commercial
31	5-13 Exchange Street	Mindelo Restaurant	ca. 1970	Other
30	23 Exchange Street	Pawtucket Times Building	1895	Commercial
15	27-37 Exchange Street	B.P.O.E. Lodge # 920	1927	Italian Renaissance
14	45 Exchange Street	Exchange Street Café	ca. 1980	Other
12	50-54 Exchange Street	Commercial/Apartment Building	ca. 1930	Commercial
11	58-60 Exchange Street	Graham Building	ca. 1926	Commercial
10	64 Exchange Street	Getty Gas Station	ca. 1960	Other
9	69 Exchange Street	(commercial building)	ca. 1930	Other
4	85 High Street	Bell Telephone Co./Verizon	1948	Colonial Revival
5	100 High Street	Providence Telephone Co./The Salvation Army	ca. 1914	Colonial Revival
6	111 High Street	Monast Apartments	ca. 1930	Colonial Revival
7	120 High Street	Disandro Building	1951	International Style
52	208 Main Street	Industrial National Bank	ca. 1960	International

Survey No.	Address	Historic Name	Date	Style
65	215 Main Street	Sovereign Bank	ca. 1980	Other
53	216 Main Street	Providence County Savings Bank /Hospital Trust National Bank	1901	Classical Revival
54	222-226 Main Street	Newport School of Hairdressing	ca. 1925	Other
55	228-230 Main Street	Toole Building	1892	Commercial
64	233-243 Main Street	Pawtucket Mutual Insurance Co.	ca. 1980	Other
56	236-238 Main Street	Industrial Trust Company	ca. 1902	Other
57	242-246 Main Street	Melissa's Coiffures & Boutique	ca. 1923	Other
58	250-254 Main Street	W.T. Grant Building	ca. 1930	Commercial
63	255-261 Main Street	Pacific National Bank	ca. 1890	Commercial
59	256-276 Main Street	Municipal Garage	1977-1978	Other
62	269-275 Main Street	(commercial building)	ca. 1949	Other
34	285 Main Street	China Inn Restaurant	ca. 1970	Other
61	286-292, 300-320 Main Street	Pawtucket Institute for Savings/Pawtucket Trust Co.	1964,	Other
35	335-337 Main Street	M.J. Gallagher Building	1921	Commercial
37	356 Main Street	(commercial building)	ca. 1949	Other
38	389-393 Main Street	Steam Fire Engine Company No. 2	ca. 1870	Romanesque
41	420 Main Street	New No. 2 Fire Station	ca. 1905	Romanesque
60	25 Maple Street	Pawtucket Mutual Insurance Company	1906, 1936	Classical Revival
22	9 Montgomery Street	(shoe store)	ca. 1925	Colonial Revival/Gothic
13	42 Montgomery Street	U.S. Post Office	1932	Colonial Revival
16	47 Montgomery Street	(residence)	ca. 1902	Second Empire
17	51 Montgomery Street	Sign Printing	ca. 1925	Commercial
18	61-71 Montgomery Street	Thorpe Auto Co.	ca. 1925	Other
19	66 Montgomery Street	Old King Market	ca. 1923	Other
21	81 Montgomery Street	Tin Shop	ca. 1925	Commercial
20	81-A-B Montgomery Street	Jewelry Manufacturing	ca. 1923	Commercial
29	Montgomery/North Union Street	Pawtucket Times Garage	ca. 1923	Other
28	29-31 North Union Street	Bernstein's	ca. 1930	Other

Survey No.	Address	Historic Name	Date	Style
66	25 Park Place	"Liberty Arming the Patriot" Monument	1897	Classical Revival
67	25 Park Place	Wilkinson Park	1818	Other
39	45 Park Place	(commercial building)	ca. 1923	Commercial
40	400 Park Place	(commercial building)	ca. 1923	Commercial
48	36 Park Place East	Dempsey House	1891-1894	Classical Revival
46	42 Park Place East	Metropolitan Life Insurance Co.	1956	International
44	50 Park Place East	St. Paul's Church	1901	Late Gothic Revival
36	1 Park Place West	Lynch Building	1967	International
47	67 Park Place West	Baker/Hanley House	1823	Federal
45	71 Park Place West	Park Place Congregational Church	1935	Colonial Revival
43	75 Park Place West	Samuel J. Ladd House	1842-1846	Greek Revival
42	81 Park Place West	Church Hill School	1889	Queen Anne
1	1 Summer Street	Old Pawtucket Post Office/Pawtucket Public Library	1896-1897	Beaux Arts
23	10 Summer Street	(medical building)	ca. 1970	Other
2	13 Summer Street	Deborah Cook Sayles Public Library	1899-1902	Classical Revival
3	20 Summer Street	Pawtucket YMCA	1905	Colonial Revival
24	21-23 Summer Street	Henry F. Arnold Livery Stable	1880-1890	Commercial
25	26 Summer Street	Weinberg Glass Shop	ca. 1902	Commercial
26	31-33 Summer Street	Family Service Society	ca. 1925	Commercial
27	43-45 Summer Street	(commercial building)	ca. 1923	Commercial
8	62 Union Street	(Electrical supply)	ca. 1960	International Style

The downtown Pawtucket area still retains numerous buildings that retain sufficient integrity to warrant further research for possible listing in the National Register. The area at the North Union Street–Summer Street intersection and extending north on Montgomery Street contains a cluster of surviving historic buildings that represent historic commercial and light industrial uses and are architectural complements to the adjacent buildings already listed in the National Register (Figure 2). Five properties in this area appear to be individually eligible for listing in the National Register.



Figure 2. View looking east Summer Street.

The south side of Main Street, although it contains several original commercial buildings with altered storefronts, includes some outstanding intact late nineteenth and early twentieth-century historic commercial buildings. The streetscape as a whole retains the overall rhythm, massing, and feeling of its mid-twentieth-century appearance (Figure 3). Two properties in this streetscape appear to be individually eligible for listing in the National Register.



Figure 3. View looking east on Main Street.

The buildings surrounding Park Place Park, most of which are already included in the Local Historic District and two of which are listed in the National Register, represent a range of themes and styles important to the area’s history and architecture (Figure 4). Four properties in this area appear to be individually eligible for listing in the National Register.



Figure 4. View looking northwest from Park Place.

The downtown Pawtucket area was once a densely built and economically vibrant commercial area. The appearance of the area and its historic architectural resources have been affected by economic and social trends that have plagued many urban areas during the twentieth century. The decline of the textile and supporting industries that began after World War I was the start of downtown Pawtucket’s decline as a service center for the surrounding area. The popularity of the automobile and development of suburbs drew residential and commercial activity away from the downtown core, and by the 1960s the area was in decline. The Slater Urban Renewal Project of the mid-1960s removed a swath of historic structures from the banks of the Blackstone River and adjacent Roosevelt Avenue, immediately east of the survey area. Since

that time the downtown area has suffered from a lack of overall vision that takes historic preservation or sensitive design review into account.

Pawtucket's downtown streetscapes have been impacted by demolition of historic buildings for parking lots or for replacement by new construction. In many cases new construction did not take into account the context of the historic structures around it. This activity has resulted in a loss of visual cohesion of some streetscapes, squares, and intersections in the downtown area. Lack of design review for alterations or signage has resulted in insensitive treatment of historic storefronts and facades and loss of historic integrity. Flagging residential and commercial activity has resulted in inconsistent investment and upkeep of the downtown's buildings. While some prominent buildings have been targeted for rehabilitation and house viable commercial enterprises, many more are underused, vacant, or have been altered inappropriately.

Because of these problems, downtown Pawtucket offers a significant opportunity for sound preservation planning and investment. The building stock is in relatively good condition and many of the properties retain sufficient integrity to warrant investment in restoration. In many cases the walls of these buildings are original fabric, and alterations simply consist of replacement windows or other minor alterations.

V. SURVEY RECOMMENDATIONS

National Register Historic District

The Pawtucket Downtown Historic Property Reconnaissance Survey identified an area that appears to be eligible as a downtown Pawtucket historic district containing 61 properties, twelve of them noncontributing (Table 2). This area appears eligible for listing as a National Register historic district at the local level under Criterion A in areas including commerce, communications, education, entertainment/recreation, landscape architecture, and religion; and under Criterion C in the areas of architecture and community planning and development. The area contains a concentration of buildings 50 years old or older that retain a moderate to high degree of integrity and that represent the major architectural styles and historical themes that characterize the downtown Pawtucket area.

Table 2. Properties Within a Potential Downtown Pawtucket Historic District.

(Survey numbers correspond to inventory and base map)

Survey No.	Address	Historic Name	Date	Style	Status
33	17-23 Broad Street	Kinyon Building/McDevitt Building	1887-1888	Commercial	C
51	34 East Avenue	McHale Building	1947	International	C
50	53 East Avenue	Pawtucket Boys Club	ca. 1902	Colonial Revival	C
49	65 East Avenue	Adams Furniture	ca. 1923	Commercial	C
32	3 Exchange Street	Beswick Building	1891	Commercial	C
31	5-13 Exchange Street	Mindelo Restaurant	ca. 1970	Other	NC
30	23 Exchange Street	Pawtucket Times Building	1895	Commercial	C
15	27-37 Exchange Street	B.P.O.E. Lodge # 920	1927	Italian Renaissance	C
14	45 Exchange Street	Exchange Street Café	ca. 1980	Other	NC
12	50-54 Exchange Street	Commercial/Apartment Building	ca. 1930	Commercial	C
11	58-60 Exchange Street	Graham Building	ca. 1926	Commercial	C
9	69 Exchange Street	(commercial building)	ca. 1930	Other	NC
4	85 High Street	Bell Telephone Co./Verizon	1948	Colonial Revival	C
5	100 High Street	Providence Telephone Co./ The Salvation Army	ca. 1914	Colonial Revival	C
6	111 High Street	Monast Apartments	ca. 1930	Colonial Revival	C
7	120 High Street	Disandro Building	1951	International Style	C

Table 2. Properties Within a Potential Downtown Pawtucket Historic District.

(Survey numbers correspond to inventory and base map)

Survey No.	Address	Historic Name	Date	Style	Status
52	208 Main Street	Industrial National Bank	ca. 1960	International	C
65	215 Main Street	Sovereign Bank	ca. 1980	Other	NC
53	216 Main Street	Providence County Savings Bank Building/Hospital Trust National Bank	1901	Classical Revival	C
54	222-226 Main Street	Newport School of Hairdressing	ca. 1925	Other	C
55	228-230 Main Street	Toole Building	1892	Commercial	C
64	233-243 Main Street	Pawtucket Mutual Insurance Co.	ca. 1980	Other	NC
56	236-238 Main Street	Industrial Trust Company	ca. 1902	Other	C
57	242-246 Main Street	Melissa's Coiffures & Boutique	ca. 1923	Other	C
58	250-254 Main Street	W.T. Grant Building	ca. 1930	Commercial	C
63	255-261 Main Street	Pacific National Bank	ca. 1890	Commercial	C
35	335-337 Main Street	M.J. Gallagher Building	1921	Commercial	C
37	356 Main Street	(commercial building)	ca. 1949	Other	NC
38	389-393 Main Street	Steam Fire Engine Company No. 2	ca. 1870	Romanesque	C
41	420 Main Street	New No. 2 Fire Station	ca. 1905	Romanesque	C
60	25 Maple Street	Pawtucket Mutual Insurance Company	1906, 1936	Classical Revival	C
22	9 Montgomery Street	(shoe store)	ca. 1925	Colonial Revival/Gothic	C
13	42 Montgomery Street	U.S. Post Office	1932	Colonial Revival	C
16	47 Montgomery Street	(residence)	ca. 1902	Second Empire	C
17	51 Montgomery Street	Sign Printing	ca. 1925	Commercial	C
18	61-71 Montgomery Street	Thorpe Auto Co.	ca. 1925	Other	NC
19	66 Montgomery Street	Old King Market	ca. 1923	Other	C
21	81 Montgomery Street	Tin Shop	ca. 1925	Commercial	C
20	81-A-B Montgomery Street	Jewelry Manufacturing	ca. 1923	Commercial	C
29	Montgomery/North Union Street	Pawtucket Times Garage	ca. 1923	Other	C
67	25 Park Place	Wilkinson Park	1818	Other	C

Table 2. Properties Within a Potential Downtown Pawtucket Historic District.

(Survey numbers correspond to inventory and base map)

Survey No.	Address	Historic Name	Date	Style	Status
66	25 Park Place	"Liberty Arming the Patriot" Monument	1897	Classical Revival	C
39	45 Park Place	(commercial building)	ca. 1923	Commercial	NC
40	400 Park Place	(commercial building)	ca. 1923	Commercial	NC
48	36 Park Place East	Dempsey House	1891-1894	Classical Revival	C
46	42 Park Place East	Metropolitan Life Insurance Co.	1956	International	C
44	50 Park Place East	St. Paul's Church	1901	Late Gothic Revival	C
36	1 Park Place West	Lynch Building	1967	International	C
47	67 Park Place West	Baker/Hanley House	1823	Federal	C
45	71 Park Place West	Park Place Congregational Church	1935	Colonial Revival	C
43	75 Park Place West	Samuel J. Ladd House	1842-1846	Greek Revival	NC
42	81 Park Place West	Church Hill School	1889	Queen Anne	C
1	1 Summer Street	Old Pawtucket Post Office/Pawtucket Public Library	1896-1897	Beaux Arts	C
23	10 Summer Street	(medical building)	ca. 1970	Other	NC
2	13 Summer Street	Deborah Cook Sayles Public Library	1899-1902	Classical Revival	C
3	20 Summer Street	Pawtucket YMCA	1905	Colonial Revival	C
24	21-23 Summer Street	Henry F. Arnold Livery Stable	1880-1890	Commercial	C
25	26 Summer Street	Weinberg Glass Shop	ca. 1902	Commercial	C
26	31-33 Summer Street	Family Service Society	ca. 1925	Commercial	C
27	43-45 Summer Street	(commercial building)	ca. 1923	Commercial	C
8	62 Union Street	(Electrical supply)	ca. 1960	International Style	NC

District Boundary Justification

The potential historic district boundaries recommended by PAL closely follow the survey boundaries, and were chosen to encompass an area containing the highest concentration of historic buildings with a moderate to high degree of integrity that represent the architectural, commercial, civic, institutional, ecclesiastical, and light manufacturing themes that characterize the downtown area (see Figure 1). The boundaries were drawn to exclude, where possible, properties less than 50 years old, residential properties at the periphery, and properties with poor architectural integrity. The east boundary at East Avenue Extension and High Street is drawn on the line of the west edge of the impact area of the Slater Urban Renewal Project, an area now characterized by new construction, parking lots, and a modern highrise apartment building at Exchange Street (Figure 5).



Figure 5. View looking north on High Street

The boundary east, north, and west of Montgomery Street is drawn to exclude single and multi-family houses and apartment buildings (Figure 6).

The boundary at Exchange and Broad streets is drawn to exclude modern buildings, including two high-rise apartment buildings (Figure 7).



Figure 6. View looking west from Montgomery Street.



Figure 7. View looking northwest on Exchange Street.

The boundary in the Main Street/Hill Street vicinity sets the Park Place Park area off from the Church Hill National Register Historic District (Figure 8).

The boundary south of Park Place Park is drawn to exclude peripheral modified residential buildings and modern apartment houses (Figure 9).

Individually Eligible Properties

PAL identified fourteen properties within the potential district that appear to be individually eligible for listing in the National Register (Table 3). These properties appear to be eligible for listing in the National Register at the local level under Criterion A in areas including commerce, communications, education, entertainment/recreation, and religion; and under Criterion C in the areas of architecture and community planning and development. These properties appear to be individually eligible based on their relative architectural merit, physical integrity, and significance of their historical role. These resources could be listed through preparation of individual nominations, or collectively through amendment of the Pawtucket Multiple Resource Area nomination. One of these resources, the Baker-Hanley House at 67 Park Place West (1823), was previously determined individually ineligible by the RIHPHC. It is the sole surviving Federal style brick dwelling in downtown Pawtucket, and should be reevaluated for National Register eligibility.



Figure 8. View looking west on Main Street.



Figure 9. View looking southwest on Park Place.

Table 3. Properties Recommended as Individually Eligible for the National Register.
(Survey numbers correspond to inventory and base map)

Survey No.	Address	Historic Name	Date	Style
33	17-23 Broad Street	Kinyon Building/McDevitt Building	1887-1888	Commercial
50	53 East Avenue	Pawtucket Boys Club	ca. 1902	Colonial Revival
32	3 Exchange Street	Beswick Building	1891	Commercial
4	85 High Street	Bell Telephone Co./Verizon	1948	Colonial Revival
5	100 High Street	Providence Telephone Co./The Salvation Army	ca. 1914	Colonial Revival
53	216 Main Street	Providence County Savings Bank Building/Hospital Trust National Bank	1901	Classical Revival

Survey No.	Address	Historic Name	Date	Style
55	228-230 Main Street	Toole Building	1892	Commercial
35	335-337 Main Street	M.J. Gallagher Building	1921	Commercial
60	25 Maple Street	Pawtucket Mutual Insurance Company	1906, 1936	Classical Revival
48	36 Park Place East	Dempsey House	1891-1894	Classical Revival
47	67 Park Place West	Baker/Hanley House	1823	Federal
45	71 Park Place West	Park Place Congregational Church	1935	Colonial Revival
42	81 Park Place West	Church Hill School	1889	Queen Anne
3	20 Summer Street	Pawtucket YMCA	1905	Colonial Revival

The three properties less than 50 years old that would contribute to a district, the Metropolitan Life Insurance Lynch Building at 42 Park Place East (1956), the Industrial National Bank at 208 Main Street (ca. 1960), and the Lynch Building at 1 Park Place West (ca. 1967), should be reevaluated once they reached the 50-year mark.

Additional Recommendations

The Pawtucket Downtown Historic Property Survey provides information that can be used to formulate planning policies that will help to preserve the community character and quality of life in Pawtucket.

Suggestions for further survey and planning activities that might be undertaken by the DPR are as follows:

- The City should nominate the area or individual properties identified in the survey results as apparently eligible for listing in the National Register.
- The City should consider designating the potential historic district or districts as local historic districts, using the National Register recommendations as a guide, although the boundaries of local and National Register districts would not need to directly coincide.
- The results of the downtown survey should be integrated into any municipal master planning process and documents.
- Information included in this survey is a starting point for further research and inventory activities. The inventory and map produced as part of the project should be considered living documents that may be added to and revised as new information comes to light.

VI. REFERENCES

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Roper, Stephen J.

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1884, 1902, 1923, 1949. Fire insurance maps for Pawtucket, RI. On file at the Rhode Island Historical Society, Providence, RI.

APPENDIX A

INVENTORY OF PROPERTIES SURVEYED