



Broadway-Armory Historic District, Amendment  
Name of Property

Providence County, Rhode Island  
County and State

**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.)

Contributing	Noncontributing	
5	1	buildings
		sites
		structures
		objects
5	1	total

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

N/A

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions.)

DOMESTIC: multiple dwelling  
\_\_\_\_\_  
COMMERCE/TRADE: specialty store  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions.)

DOMESTIC: multiple dwelling  
\_\_\_\_\_  
WORK IN PROGRESS  
\_\_\_\_\_  
COMMERCE/TRADE: specialty store  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions.)

MID 19<sup>TH</sup> CENTURY: Greek Revival  
\_\_\_\_\_  
LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN  
\_\_\_\_\_  
MOVEMENTS: Commercial Style  
\_\_\_\_\_  
LATE VICTORIAN: Queen Anne  
\_\_\_\_\_  
LATE VICTORIAN: Second Empire  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions.)

foundation BRICK, GRANITE, CONCRETE  
\_\_\_\_\_  
walls WOOD  
\_\_\_\_\_  
SYNTHETICS  
\_\_\_\_\_  
roof ASPHALT, SYNTHETICS  
\_\_\_\_\_  
other WOOD, BRICK  
\_\_\_\_\_

**Narrative Description**

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

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**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.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations**

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

ARCHITECTURE

**Period of Significance**

1830-1910

**Significant Dates**

**Significant Person**

N/A

**Cultural Affiliation**

**Architect/Builder**

N/A

**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):**

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of repository

Providence Preservation Society Revolving Fund

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10. Geographical Data

Acreege of Property Approximately 1 acre

UTM References

(Place additional references on a continuation sheet.)

1	1	9	2	9	8	7	9	1	4	6	3	2	5	3	0
	Zone		Easting					Northing							
2															

3															
	Zone		Easting					Northing							
4															

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 Susanna E. Prull & Kim A. Smith

organization Providence Preservation Society Revolving Fund date August 29, 2007

street & number 24 Meeting Street telephone 401.272.2760

city or town Providence state Rhode Island zip code 02903

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 20503

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**DESCRIPTION**

This proposed amendment to the Broadway-Armory Historic District is located at the eastern edge of the existing district and consists of six buildings along Broadway and Dean Streets. The buildings located on Broadway face north, and the buildings located on Dean Street face west. These properties are contemporary with those already included in the district, and like their counterparts, are stylish mid- and late- nineteenth-century residential buildings. One is an early twentieth-century commercial building with novelty wood siding. The remaining five buildings are two-, two-and-a-half, three- and three-and-a-half story, wood-sided multi-dwelling units with period wood ornament.

The block of buildings to be included in the district is bordered by the existing district on the west, and modern buildings to the north, south and east.

**Inventory**

Contributing elements within the Broadway-Armory Historic District are defined as those sites, buildings, structures, and objects that relate visually and historically to the district's areas of significance between 1830 and 1910, the period in which it substantially achieved its present form.

**Broadway**

144-

146 Oliver Johnson House (ca. 1835-40): A large, rectangular, three-story, three-by-six bay, front gable-roofed, Greek Revival-style building, clad in wood clapboards with a moderate pitched asphalt-shingled roof and full-story brick foundation. A large, three-story addition with multiple rooflines extends off the back of the main block.

The first floor of the main block is constructed of brick. The façade fronting Broadway has a modern, aluminum-frame storefront. The left storefront entrance consists of a recessed, aluminum-framed-glass door, with a single-pane transom and single-pane sidelights. Large plate glass storefront windows fill the center of the facade. The entrance to the building's upper stories is to the right of the storefront. It is a four panel wood door with fixed square window and a fixed transom above. A wide, plain frieze extends across the façade above the first floor level. The second and third stories exhibit typical Greek Revival detailing; a symmetrical façade with corner pilasters and a pedimented gable with a fixed, triangular, multi-paned window in its center. Windows are replacement, double-hung, two-over-two, wood sash windows.

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The building appears on the *1857 Map of Providence*, indicating a construction date before the map was produced. In 1867, the address of this building changed from 40 to 80 Broadway and later changed to 144 Broadway. Over the years from 1882 to 1908, the *Providence Atlas* maps show that the rear of the building changed many times with several additions removed and new ones attached. During this time, merchant Oliver Johnson and his wife Cordelia occupied the building, which was owned by Lewis Najac. After Oliver Johnson's death, Cordelia Johnson rented rooms to boarders until her death in 1917. Around this time, the rear portion of the building was detached from the main block. By 1926 the small detached building was removed and this large lot was divided into two lots. A small lot was created around the original house and a very large, brick garage was constructed in the new lot. At this time, 144-146 Broadway was owned by Antonio Cappelli. The first floor of the residential building was likely converted into a storefront after World War I, when many buildings along Broadway were converted into business and professional uses. The building is currently occupied by the vintage store Rocket to Mars on the first story and residential units on the second and third stories.

- 148 Daniel Remington House (ca. 1835–40): A modest, L-shaped, two- and- a- half story, three-by-four bay, Greek Revival-style building with a front gable roof and a granite foundation. A two-story ell is attached to the south elevation. The building is clad in wood clapboards and has symmetrically arranged, two-over-two, double-hung, wood sash windows. Both stories of north elevation of the rear ell have a tall, arched, four-over-four, wood sash window facing the street. Two, large, interior brick chimneys rise from the roof near the west elevation. The side hall entry is situated on the east end of the north façade and is elevated from street level. Granite steps lead to a flat-roofed, Doric columned portico that shelters a six-panel wood door with a single light transom and four-light sidelights over wood panels. Engaged corner pilasters rise to meet the gable pediment, which is bracketed and has a six-over-six, wood window set in the center. Between 144-146 and 148 Broadway is a private walled entrance with a door that leads to the space between the two buildings. It has simple decorative details that imitate the cornice and pilasters on the main building.

The architectural style of the building indicates that this building was constructed ca. 1835–40. The building appears on the *1857 Map of Providence*, indicating a construction date before the map was produced. Daniel Remington purchased the lot for \$3,700 from J. William Monroe on March 29, 1853, and lived there until 1870 when he moved to 115 Broadway. In 1867, the address of this building changed from 42 to 82 Broadway and later changed to 148 Broadway. Remington was the owner of Daniel & Sons, a manufacturing firm in Providence. Between 1882 and 1895, an ell and a garage (later 148 "rear") were attached to the rear of this building. By 1899, the garage was enlarged and in 1907, a new, long, rectangular, wood structure (150 Broadway) was built adjacent to the house. This new

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building connected to the garage in the rear of the lot. The residential building continued to house boarders into the 1930s and the garage was occupied by several auto service stations including McLully Auto Repair Shop (1917–21). The garage was eventually added to the same lot as 150 Broadway. The house now has four residential units and the long, rectangular building and attached garage are on a separate lot at 150 Broadway.

150NC Edmund Abbott Building (1907–1908): A long, rectangular, one-story, wood-frame commercial building with novelty wood siding, a concrete foundation, and a flat roof. The north elevation has a tall parapet that wraps one bay to the rear of the building. A small, concrete block exterior chimney is attached to the building's east elevation. The siding on the east elevation transitions from clapboards to an exposed frame with vertical slats of wood nailed to the inside. The same material is applied beneath the roofline as a type of entablature and runs from the chimney to the rear of the building. On the front façade, there is a large, rectangular, modern, single-pane, vinyl window with simple decorative wood trim and an entrance with a modern metal door and a two-pane, wood-frame transom. A large, square, modern, plate glass window is located on each of the east and west elevations. Rectangular and square, modern, vinyl replacement windows with simple wood trim are symmetrically arranged along the east and west elevations. A wood double door along the east elevation opens out into the alley between 148 and 150 Broadway. The building runs along the western diagonal boundary between 150 and 156-158 Broadway and connects to a large trapezoidal-shaped brick garage that fills the end of the lot. The garage has a flat roof and a large modern metal storefront window and entrance facing the street.

The wood building, originally 152 Broadway, was constructed ca. 1907–1908 on the property of 148 Broadway. On February 26, 1907, the City of Providence recorded an intent-to-build form filed by Edmund Abbott, a physician and owner of 148 Broadway. The record states the intent to “build a building for office”, which was likely an office for Dr. Abbott. In 1916, Edmund Abbott no longer owned 148 or 152 Broadway. The new occupant of 152 was listed in the *1916 Providence City Directory* as the Broadway Art Upholstery Company. Successive occupants included Auto Electric Repair Company, Giant Storage Battery Company, and Electric Company Inc., auto electricians, and White Electric, an appliance repair shop and later a coffee shop under the same name. In 1936, the address changed from 152 to 150 Broadway. Both the wood building and the brick garage are located within the same lot and address. The brick garage originally belonged to 148 Broadway, but was later combined with 150 Broadway. Today the connected buildings are occupied by a hair salon.

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156-

158 William O. Todd House, 1892-1893: A massive, rectangular, two-and-one-half-story, Queen Anne-style building with a cross-gable roof and a three-and-one-half-story turret on the northwest corner of the north-facing façade. The roof is sheathed with asphalt shingles and is pierced by two, interior brick chimneys at the center of the east and west elevations. A small gable-roofed dormer exists at the north edge of the east elevation. The building is situated on a high brick foundation and is clad in wood clapboards, decorative wood shingles, and applied vinyl siding. Simple, decorative belt courses separate the stories. Each large gable end has a pronounced flared eave that projects out over the first and second stories of the building. Beneath the eaves on the west elevation (and originally on the east elevation) are a row of decorative brackets. The small, recessed porch at the east end of the north façade has decorative Doric columns and balustrade. At the east end of the façade's second story is a projecting bay window with a row of decorative brackets beneath. The west elevation has a projecting two-and-one-half-story projecting bay that is sheltered beneath its overhanging gable. The building's windows are primarily modern, vinyl replacement sash in original openings. Original, wood sash remain in the peaks of the gables and on in the east elevation where the main interior staircase is located.

This large residential, two-unit building was built in 1892-93 by H.K. Hilton Architects for William O. Todd. The intent-to-build record from May 1892 indicates that it was to be a "2 1/2 story wood two tenement building." The *1893 Providence City Directory* lists Alfred B. Pitkin at 156 Broadway as the first resident. Pitkin was a Providence businessman and owner of A.B. Pitkin Machinery Company located on Cove and Washington Streets. In 1899, William A. Wright purchased the building from Todd and lived at 156 Broadway with Samuel Wright and several boarders. The building most recently had six residential units. Today, the building is undergoing an extensive interior and exterior rehabilitation.

**Dean Street**

226 John G. Hastings House (1873): A two-and-a-half story, Second Empire building with gable-and shed-roofed dormers on its prominent Mansard asphalt roof. The symmetrical two-bay primary façade faces west on Dean Street, and is nicely embellished. It features a two-story projecting bay on the left side, with wood paneled base and brackets above each story. The wood paneled section between the first and second stories has been blocked in and covered with asphalt shingles. The flat roofed, bracketed entry portico has square wood columns with a tall paneled column base that sits on the raised granite entry stair. One of the columns has been replaced by a modern square replacement. The paneled column base mimics the engaged columns that flank the classic-style entry. The entry has a wood and glass paneled door topped with a single-light transom, and surrounded by four-light sidelights. Above the entry



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portico on the second story is a single window capped with a gable-roofed window hood. The façade is topped by the bracketed Mansard with gable roofed dormers. A second two-story projecting window bay is located on the south elevation and is located towards the front of the building. This bay features its original configuration, with wood paneling below the windows and bracketed roofs above each storey. The building is clapboarded and has wood two-over-two, two-over-one and one-over-one window configurations. There are several fixed wood storms remaining on the building, but the majority of them are modern aluminum replacement storms. The lower Mansard soffit is bracketed and the upper roof cornice features simple wood trim. Wood corner boards and a watercourse accent the building's edges. The foundation is raised several feet and is painted brick. The building footprint follows the slanted lot line on the north side, and its east side sits inches from the second building on the lot, 230 Dean Street.

226 Dean Street shares a single city lot with 230 Dean Street. This multi-family structure was built in the summer and fall of 1873. A request for a building to be razed and an Intent to Build were filed with the City of Providence on August 2, 1873. The *1857 Map of the City of Providence* shows one large building on the lot; the footprint takes up nearly the whole site. Based on the *City of Providence Tax Ledgers*, it is conjectured that this large building was demolished. When the property was reevaluated on October 15, 1873, the lot now had two houses on it. The value of the buildings at that time more than tripled from its prior evaluation, a year earlier. The Intent to Build does not give specific information about the structures the owner planned to build but the *1875 City Atlas of Providence* shows the two buildings as they currently exist. The Hastings family was in the fish & oyster business, and lived in a unit in the Second Empire property for many years until they sold the property in January of 1914. They rented out the remaining units to middle-class people who worked in Providence. The former address of this property was 75 Dean Street. The current owner does not live in the building but has owned it for more than sixty years. The building houses four rental units.

- 230 John G. Hastings House (1873): A three-and-a-half story vernacular Victorian tenement house with minimal detailing that sits directly on the sidewalk. The front elevation, which faces west on Dean Street, has a three-bay symmetrical façade with an end gable roof. A single window is centered in the gable pediment. A side hall entry is located on the south edge of the primary façade, and has a flat roofed, bracketed door hood. From sidewalk level, two steps lead up to the recessed entry door, which is multi-paned glass and wood paneled, set beneath a narrow single light transom flanked by four light sidelights with wood paneled inserts at the base. Plain wood pilasters and watercourse line the edges of the structure. The south and east elevations of the property have few windows, as they are closely surrounded by non-residential structures. Wood six-over-six and two-over-two double-hung windows exist in original window openings, covered in some cases by replacement aluminum storms. The

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basement is raised only centimeters from ground level, and is brick that has been stuccoed over. The steep gable roof is covered with asphalt shingles.

The building at 230 Dean shares its lot with the house at 226 Dean Street. This multi-family structure was built in the summer and fall of 1873. A request for a building to be razed and an Intent to Build request were filed with the City of Providence on August 2, 1873. The *1857 Map of the City of Providence* shows one large building on the lot; the footprint takes up nearly the whole site. Based on the *City of Providence Tax Ledgers*, it is conjectured that this large building was demolished. When the property was reevaluated on October 15, 1873, the lot now had two houses on it. The value of the buildings at that time more than tripled from its prior evaluation, a year earlier. The Intent to Build does not give specific information about the structures the owner planned to build, but the *1875 City Atlas of Providence* shows the two buildings as they currently exist. The Hastings family was in the fish & oyster business, and lived in a unit in 226 Dean Street for many years until they sold the property in January of 1914. They rented out the remaining units to middle-class people who worked in Providence. The address of this building was formerly 73 Dean Street. The current owner does not live in the buildings but has owned it for more than sixty years. The building currently houses three rental units.

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**Photographic Information**

The information for numbers 1 through 5 below is the same for all photographs:

1. Broadway-Armory Historic District, Amendment
2. Providence County, Rhode Island
3. Suzanna Prull, and Thomas D'Ovidio, photographers
4. December 2006
5. Original digital files stored at: Rhode Island Historical Preservation and Heritage Commission  
150 Benefit Street, Providence, Rhode Island, 02903

The information for numbers 6 and 7 for each photograph follows:

6. South side of Broadway, from left to right, #144, #148, #150, and #156-58
7. Photograph #1
  
6. South façade and west elevation, #156-58 Broadway
7. Photograph #2
  
6. East side of Dean Street, #226 (left) and #230
7. Photograph #3

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**SIGNIFICANCE**

It is proposed to expand the boundary of the Broadway-Armory National Historic District to include this additional small area, as it includes useful examples of Greek Revival and Victorian residential buildings. As for the district as a whole, these buildings document changes in Providence's expanding urban landscape during the mid-19<sup>th</sup> century up until the turn of the century. The proximity of this area to industries made it a popular and convenient area to live for the urban middle class. These residential buildings housed professionals and blue collar workers including owners of Providence businesses, dressmakers, manufacturing agents, machinists, salesmen, waiters, weavers, dyers, carpenters, bakers, and jewelers. These buildings are included in the Broadway-Armory local historic district.

The small building at 150 Broadway, evaluated here as NC, may in the future be evaluated as C. The existing nomination for the Broadway-Armory Historic District identifies the district as an important concentration of Victorian and early 20<sup>th</sup> century houses which documents the expansion of residential neighborhoods in Providence during the period of significance. It is possible that the period of significance may in the future be seen as somewhat longer than at present. The history of the district includes the presence of a large Italian-American community and the conversion of many residential buildings for commercial uses. If appropriately evaluated in the future in the larger context, 150 Broadway may be C.

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**BIBLIOGRAPHY**

*Broadway-Armory Historic District – National Register Nomination.* Prepared by James Gibbs and Richard Harrington, April 1974.

*Providence City Directory, 1850 -1935,* Providence City Archives, City Hall, Providence, Rhode Island

*Providence Deed Records.* Providence City Archives, City Hall, Providence, Rhode Island.

Book/Page

84/249 - 144-146 Broadway

132/499 - 148 Broadway

*Providence Tax Ledgers, Series A, B, C, D, &E.* Providence City Archives, City Hall, Providence, Rhode Island.

**MAPS**

*Map of Providence, 1857. C# 3(14) (15).* Providence City Archives, City Hall, Providence, RI.

*Providence City Atlas Books.* Providence City Archives, City Hall, Providence, Rhode Island.

1875 Providence Atlas Map

1877 City Atlas of Providence, vol. III, Ward 7&8

1882 Providence Atlas Book, Plate 6

1895 Providence Atlas Book, Plate 4

1908 Providence Atlas Book, Plate 4

1918 Providence Atlas Book, Plate 4

1926 Providence Atlas Book, Plate 4

1937 Providence Atlas Book, Plate 4

*Sanborn Insurance Company Maps.* ProQuest Information and Learning's Digital Sanborn Maps, 1867-1970, Providence Public Library, Providence, Rhode Island.

1905, 1920-21, 1937, 1951.

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**GEOGRAPHICAL DATA**

**Verbal Boundary Description**

The properties to be added to the Broadway-Armory Historic District through this amendment are identified by the Providence Assessor's Office as:

Map 25 Parcel 140 (144-146 Broadway)

Map 25 Parcel 023 (148 Broadway)

Map 25 Parcel 143 (150 Broadway)

Map 25 Parcel 022 (156-158 Broadway)

Map 25 Parcel 044 (226 Dean Street)

Map 25 Parcel 044 (230 Dean Street)

**Boundary Justification**

The properties to be added to the Broadway-Armory Historic District through this amendment conform to the historic and architectural contexts of the existing district. The boundary includes a complete cluster of buildings adjacent to the existing district.









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