

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

For HCRS use only

received **OCT 13 1982**
date entered

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

1. Name

historic Hay and Owen Buildings

and/or common

2. Location 101 and 117-135 Dyer St.

street & number ~~Hay Building, 117-135 Dyer Street~~
~~Owen Building, 101 Dyer Street,~~ _____ not for publication
 city, town Providence ~~NA~~ vicinity of No. 2, Rep. Claudine Schneider
 congressional district
 state Rhode Island code 44 county Providence code 007

3. Classification

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

4. Owner of Property

name Hay Building--Hay Building Associates (See Continuation Sheet #1).
 street & number 117 Dyer Street
 city, town Providence _____ vicinity of state R. I. 02903

5. Location of Legal Description

courthouse, registry of deeds, etc. City Hall
 street & number 25 Dorrance Street
 city, town Providence state Rhode Island 02903

6. Representation in Existing Surveys

title Downtown Providence has this property been determined eligible? yes no
 date October 1980 _____ federal state _____ county _____ local
 depository for survey records Rhode Island Historical Preservation Commission
 city, town Providence state Rhode Island

7. Description

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

Describe the present and original (if known) physical appearance

The Hay and Owen buildings are located on a trapezoidal site formed by the intersections of Pine, Hay and Dyer Streets, in downtown Providence (see diagram). The buildings appear to be combined into a single block, with their adjoining east facades facing the Providence River. The two structures, however, are separated by a firewall with no interconnecting passages.

The Owen Building, erected in 1868, occupies the northern end of the site. When first built, the structure was divided by a gangway which ran northwest-southeast from Pine to Dyer Streets. By 1882 the passage was covered or built over. A two-bay indentation in the west facade remains from this division (fig. 1). A similar indentation in the east elevation was filled in ca. 1900. To the north of the original passage way the building rises to five stories, with the fifth floor under the mansard roof. The southern section of the Owen Building is four stories with a flat roof, capped by a bracketed metal cornice which runs the entire length of the building.

The east, north, and west facades are sixteen, seven, and thirteen bays, respectively. Photographs from the turn of the century show that the filled in gap on the east facade was already altered to include four levels of large, rectangular windows, each three bays wide. Windows have six-over-six sash throughout, except for narrower four-over-four sash in the pairs in the middle bay of the north facade. Granite ornamental work is kept to a minimum within the flat wall of red, pressed brick. Small corbelled window ledges protrude slightly from the wall surface. Flat lintels, flat brick arches and rounded arches with pointed keystones are found above the windows of the second, third and fourth stories, respectively.

Although ground floor details have been altered, massive granite piers as well as cast-iron columns and cornice remain along the north, east, and west facades. Three pointed lintels mark the entrance to the central portion of the north facade. A single doorway in the middle leads to what is now a restaurant in the basement. Access to additional street-level retail space and to offices above is made from side entrances on Dyer and Pine Streets.

The principal elevation of the Owen block faces north, at the beginning of Pine Street. The five-story facade is seven bays wide, including two truncated corners facing northeast and northwest and the central three-bay section which protrudes six inches from the facade (Fig. 2). This central emphasis is reinforced by the granite-framed entrance and the paired windows above it on each story. Above the cornice line, two striated, brick chimneys rise from the central portion to frame a metal-clad dormer, also with paired windows. Two single dormers flank the chimneys to either side. On the second floor of the central section, pointed lintels connect to a double arch group that surrounds a checkerboard brick pattern, evoking a vague Palladian reference. On the third level a flat lintel above the pair of 4/4 windows in the central portion serves to underscore the words "Owen Building," carved above in granite.

(See Continuation Sheet #2).

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

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Continuation sheet 1 Item number 4 Page 2

Hay Building (cont.)

Russell R. Shippee, 117-135 Dyer Street, #1A, Providence, Rhode Island 02903

Parnassus Realty, 123 Dyer Street, Providence, Rhode Island 02903

Ira L. Schreiber, 117-135 Dyer Street, #2B, Providence, Rhode Island 02903

Home Owners Title Guarantee Co., 123 Dyer Street, Providence, Rhode Island
02903

P & G Realty Associates, 123 Dyer Street, Providence, Rhode Island 02903

Owen Building

Ekim Company, 101 Dyer Street, Providence, Rhode Island 02903

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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Continuation sheet 2

Item number 7

Page 2

Adjacent to the Owen Building, on the southern portion of the lot, is the Hay Building, constructed in 1867. The Dyer and Hay Street facades of the four-story structure are sixteen and fifteen bays, respectively. The truncated southeast corner facing the intersection of Friendship and Dyer Streets is one bay wide. A slate-shingled mansard roof with board-and-batten dormer windows contains the fourth floor (Fig. 4). "1867" is worked into the roof slates at the southeast corner.

The east facade on Dyer Street is composed of cast iron columns with glass infill on the ground floor. On the second and third levels of the Hay and Dyer Street facades the red brick walls are devoid of ornamentation except for granite quoining at the corners, a simple metal cornice below the roofline, and granite letters that spell out "Hay Buildings" in the center of the Dyer Street elevation between the second and third levels.¹ Six-over-six sash windows are capped by narrow splayed lintels. First floor windows of the Hay Street facade have been filled in.

On floors two and three the original warehouse loft space remains unchanged as of this writing. Load bearing walls and heavy timber framing are exposed (Fig. 5). The fourth floor has been subdivided into office space and the ground floor is being outfitted for retail use. The interior of the Owen Building has been completely modernized for office and retail space.

¹The plural name, "Hay Buildings," makes reference to the building which stood until ca. 1930 on the southwest corner of the lot at Hay and Pine Streets. Although the demolished structure may date from the same time as the existing Hay Building, its exact date of construction is unknown.

8. Significance

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

Specific dates 1867, 1868 **Builder/Architect** (See Continuation Sheet #3).

Statement of Significance (in one paragraph)

The Hay and Owen buildings are significant for their architectural and historical associations with the commercial life of Providence during the latter half of the nineteenth century. The buildings are two remaining examples of the historic warehouse blocks once common to the Weybosset Bridge vicinity of downtown Providence.¹

In their present setting, surrounded by parking lots and a highway entrance ramp, the Hay and Owen buildings are the only survivors of a once densely built harborside district. When the two blocks were erected over a century ago, however, the immediate area was a bustling center of commerce at the heart of Providence's port. Ever since the erection of the Market House, in 1773, the Weybosset Bridge area had become headquarters for market vendors. Within a century, docks and warehouses were built along South Water and Dyer Streets in order to accommodate the growing number of fruit and produce merchants. Goods arrived by steamship and by freight cars which were drawn by dummy engines over rails laid on Dyer and South Water Streets (Fig. 6).

George and Smith Owen (born 1805 and 1809, respectively), builders of the Owen block, were proprietors of a jewelry manufacturing firm located on Broad Street and later on Snow Street, in Providence. Although George and Smith Owen never located their jewelry business in their Dyer Street building, George's sons, George Jr. and Charles D. (born 1840 and 1841, respectively) makers of "worsted yarns," and known as the Owen Brothers, occupied the Owen block beginning in 1878. The structure might have been remodeled at this time into its present form.

Alexander Duncan, builder of the Hay Building, was a Scottish immigrant (born 1805) who was related by marriage to Cyrus Butler, the prominent builder of Providence's Arcade (1828) and for whom the Butler Exchange of 1873 was named. After practicing law in New York state for several years, Duncan moved to Providence and became a business associate of Butler in 1839. Soon after the Providence and Worcester Railroad was organized he became its president in 1847. Although Duncan removed to England in 1863, he kept his financial ties with Providence and continued to visit annually. The construction of the Hay Building in 1867 was one of his later business ventures.

¹Weybosset Bridge is the man-made junction over the Providence River which connects the East Side with downtown Providence.

9. Major Bibliographical References

Biographical Cyclopedia of Rhode Island, on file at Rhode Island Historical Society.

(See Continuation Sheet #4).

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Providence

Quadrangle scale 1:24,000

UMT References

A

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

B

Zone		Easting					Northing							

C

Zone		Easting					Northing							

D

Zone		Easting					Northing							

E

Zone		Easting					Northing							

F

Zone		Easting					Northing							

G

Zone		Easting					Northing							

H

Zone		Easting					Northing							

Verbal boundary description and justification

Plat 20, Lot 96

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

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Howard Maurer/Consultant

organization Rhode Island Historical Preservation Commission date September, 1982
August 1980

street & number 150 Benefit Street

telephone 401-277-2678

city or town Providence,

state Rhode Island 02903

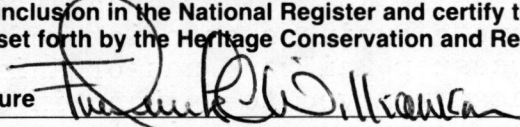
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature



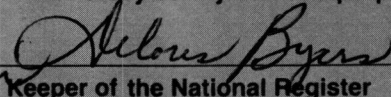
title _____ date September 30, 1982

For HCRS use only

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

Entered in the
National Register

date 11/12/82

for 
Keeper of the National Register

Attest:

date

Chief of Registration

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date entered

Continuation sheet 3

Item number 8

Page 2

The Hay and Owen buildings had similar uses. Wholesale produce and dry goods merchants occupied the buildings' upper floors. Retail stores and services, including creameries, groceries, printers and tinware merchants inhabited ground floor shops. Eventually trade patterns changed as merchants consolidated their business practices. In 1918 a group of produce dealers organized the Governor Dyer Cooperative Market on a tract of land in the Woonasquatucket valley between Promenade Street and Davis Park. By 1927 the Providence Terminal Produce Market opened on former railroad property on the south side of Harris Avenue. At this time most Dyer and South Water Street merchants moved to the newer sites. Many former warehouses were left underutilized. As the need for parking space downtown became acute after World War II, several warehouse blocks adjacent to the Hay and Owen buildings were demolished.

The well-built Hay and Owen structures are noted for their fine pressed brick, modest, delicate details and small, human scale. The overall composition of the Owen facade shows a greater resemblance to Alfred Stone's contemporary Thayer Street Grammar School (1868, demolished 1950) than to his firm's slightly later Cheapside Block on North Main Street (1874, extant). The fenestration of both the Owen Building and the Grammar School appears to be "punched out" of a flat wall plane. The brick surface is still the predominant element of the solid-void arrangement. In contrast, the Cheapside elevation is chiefly a hierarchical composition of windows. The brick and stone structural members serve to organize and articulate the fenestration. The Owen block's rather conservative window treatment marks the building as one of Stone's earliest works.

The Hay and Owen buildings are both excellent examples of the Providence waterfront warehouse block of the mid-1800s, and are among the last of this architectural type left in the unit that almost "reads" as one building. Today the buildings are well-preserved. Although given new uses, they retain much of their original fabric and character.

Builder/Architect: Hay Building--Alexander Duncan, builder;
Owen Building--Alfred Stone, architect; G. and S. Owen
builder.

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Continuation sheet

4

Item number 9

Page 2

Cady, John Hutchins. The Civic and Architectural Development of Providence: 1636-1959. Providence: The Book Shop, 1957.

Chase, David W. "Providence Preservation Society Records of the Owen Building," on file at the Providence Preservation Society, April, 1973.

*Onorato, Robert J. "Providence Architecture 1859-1908: Stone, Carpenter and Willson." Rhode Island History, August-November, 1974, pp. 87-96.

*Providence Sunday Journal Business Weekly, November 27, 1966.

Representative Men and Old Families of Rhode Island, on file at Rhode Island Historical Society.

United States Department of the Interior
National Park Service

Hay and Owen Buildings
Providence County
RHODE ISLAND

Working No. 10/13/82-2880
Fed. Reg. Date: 2.1.83
Date Due: 11/11/82 11/27/82
Action: ACCEPT 11/12/82
 RETURN
 REJECT
Federal Agency: _____

Entered in the _____
National Register _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

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

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Average of nominated property _____

Quadrangle name _____

USFT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



Hay and Owen Buildings
117-135 Dyer Street and 101 Dyer Street
Providence, Rhode Island

Warren Jagger, Photographer August 1982
Negative: Rhode Island Historical Preservation
Commission

Exterior, view from the southeast

Photograph 1



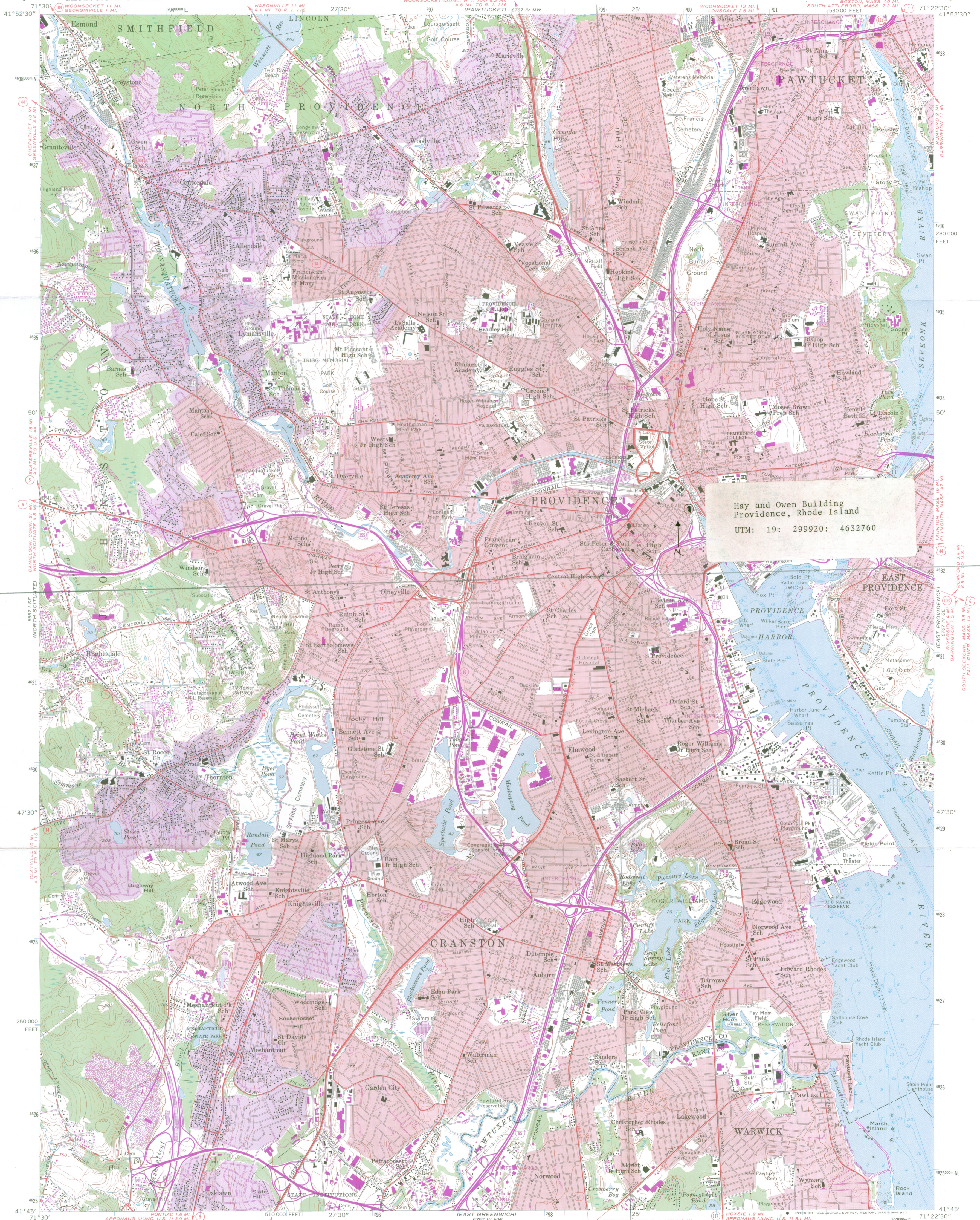
FREEMAN ST

W SHIPPEE

FOR SALE
BY CALL
WE SHOW
401-5354

LEONIA





Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE

Culture and drainage in part compiled from aerial photographs
taken 1955. Topography taken from 1:31 680 scale map of
Providence 7.5 minute quadrangle, surveyed 1934-1935. Revised 1957

Hydrography compiled from USC&GS charts 278 (1954)
and 352 (1957)

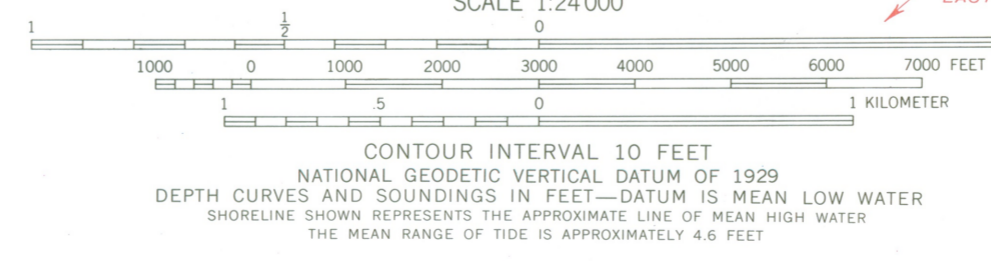
Polyconic projection. 1927 North American datum
10,000-foot grid based on Rhode Island coordinate system
1000-meter Universal Transverse Mercator grid ticks,
zone 19, shown in blue

Red tint indicates areas in which only
landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines
visible on aerial photographs. This information is unchecked

VILLAGE GREEN ASSOCIATES, Inc.
LAND SURVEYING PLANNING TECH. SERVICES
11 NORTH RD., PEACE DALE, RHODE ISLAND 02889

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALES BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



Revisions shown in purple compiled from aerial photographs
taken 1970 and 1975. This information not field checked
Purple tint indicates extension of urban areas

PROVIDENCE, R. I.
N4145—W7122.5/7.5
1957
PHOTOREVISED 1970 AND 1975
AMS 6767 IV SW—SERIES V815



STATE OF RHODE ISLAND AND PROVIDENCE PLANTINGS

HISTORICAL PRESERVATION

Old State House
150 Benefit Street
Providence, R. I. 02903
(401) 277-2678

September 30, 1982

Ms. Carol Shull, Chief of Registration
National Register of Historic Places
U.S. Department of the Interior
440 G Street, N.W.
Washington, D.C. 20243

Dear Ms. Shull:

Enclosed are the completed National Register nomination forms for twenty-four Rhode Island properties: three historic districts and seventeen individual properties included in the Woonsocket Multiple Resource Nomination and two historic districts and two individual properties in Providence.

Properties being nominated in Woonsocket include: Cato Hill Historic District Amendment, bounded by Main, Railroad, Arnold and Blackstone Streets; The North End Historic District, bounded by Harris Avenue, Winter Street, Prospect Street, Summer Street, Spring Street, and Blackstone Street; The South Main Street Historic District, South Main Street from Mason Street to Andrews and Bradford Streets and adjacent North Ballou, Ballou, and Coe Streets; St. Ann's Church Complex, Cumberland Street, Gaulin Avenue, and Elm Street; The Alphonse Gaulin, Jr., House, 311 Elm Street; (The Former) St. Andrews Episcopal Chapel / Farrow Temple, 576 Fairmount Street; Woonsocket District Courthouse, 24 Front Street; Grove Street Elementary School, 312 Grove Street; The Henry Darling House, 786 Harris Avenue; The Logee House, 225 Logee Street; Hanora (Ballou/Harrison/Lippitt) Mills, 1 Main Street; The Woonsocket Civil War Monument, Monument Square; The Linton Block, 3-5 Monument Square; St. Charles Borromeo Church Complex, North Main, Daniels, and Earle Streets; The Frank Wilbur House, 1273 Park Avenue; The Pothier House, 172 Pond Street; The John Arnold House, 99 Providence Street; The Smithfield Monthly Meeting of Friends Meeting House, Parsonage, and Cemetery; The Jenckes Mansion, 837-839 Social Street; and The 1761 Milestone, 640 South Main Street.

Properties in Providence being nominated include Rhodes Street Historic District, both sides of Rhodes Street west of Eddy, also adjacent properties on Alphonso and Janes

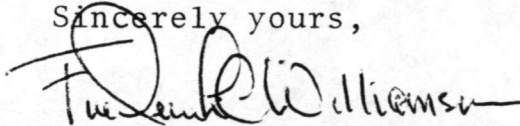
September 30, 1982

Streets; Wesleyan Avenue Historic District, Wesleyan Avenue Historic District, Wesleyan Avenue between Taylor and Broad Streets and adjacent portions of those streets; Aylesworth Apartments, 188-194 Broad Street; and Hay and Owen Buildings, 117-135 Dyer Street. The Woonsocket properties are located in Congressional District 1 represented by the Honorable Fernand J. St Germain; the Providence properties are in Congressional District 2 represented by the Honorable Claudine Schneider.

Notification procedures required by law have been followed. The nominations together with all public comments (copies of which are enclosed) have been reviewed by the Rhode Island Review Board, and the nominations were approved.

Pursuant to the National Historic Preservation Act of 1966, as amended in 1980, as State Historic Preservation Officer for Rhode Island, I hereby nominate properties documented in the Woonsocket Multiple Resource Nomination, Rhodes Street Historic District, Wesleyan Avenue Historic District, The Aylesworth Apartments, and The Hay and Owen Buildings to the National Register of Historic Places.

Sincerely yours,



Frederick C. Williamson
State Historic Preservation Officer

/aa
Enclosures