

The Wilbur Kelly House

Historic Structure Report

Blackstone River Valley National Historical Park

Lincoln, Rhode Island

August 2023

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LeeAnne R. Brooks, Architectural Conservator

August 2023

Cover Photo: The Kelly House, Rhode Island State Archive, (August 7, 1938)
Title Page: The Kelly House, Photo taken by the author, (2022)

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I. EXECUTIVE SUMMARY

Executive Summary

PROJECT LOCATION/SITE

The Wilbur Kelly House, located at 1075 Lower River Road in the village of Quinnville, town of Lincoln, and county of Providence Rhode Island, resides wihin a floodplain on a 21.81-acre parcel of land on the west bank of the Blackstone River. Located on its west facade is The Blackstone Canal. The site is subject to rain, snow, and other extreme climate conditions. The structure's location is 5.9 miles north of Pawtucket Rhode Island city center. It is owned by the state of Rhode Island's Department of Environmental Management (RIDEM), and is designated by the National Register as a contributing resource to the Old Ashton Historic District. Its current use is as a museum on the lower level with an apartment located above. The house is part of, and is surrounded by, Blackstone River State Park. It is within the boundaries of Blackstone River Valley National Historical Park (BLRV). A conservation and preservation easement has been attached to the property with the National Park Service acting as easement holder. The surrounding area is primarily suburban with housing developments located nearby.

PURPOSE AND SCOPE

This Historic Structure Report (HSR) focuses on the Wilbur Kelly House located in Lincoln, Rhode Island. BLRV's goal for this project is to gain a broad understanding of the building and its history through physical and archival research/documentation as well as to acquire a framework for the long-term stewardship of Kelly House. Ultimately, it furnishes information needed to design future projects that will preserve both the historical and architectural integrity of the structure.

The report also achieves National Park Service-wide goals of providing baseline research and documentation of a locally significant structure; and to enhance public awareness and understanding of a fundamental resource to the newly established Blackstone River Valley National Historical Park by making the HSR available to park staff, visitors, researchers, and educators. The report was written in accordance with National Park Service (NPS) Director's Order #28: *Cultural Resource Management Guideline*, which defines the level of investigation for this report is "thorough."[1]

This HSR further adheres to NPS guidelines that are found in NPS Preservation Brief #43 – *The Preparation and Use of Historic Structure Reports*.[2] Included are chapters entitled Historical Background and Context, Chronology of Development and Use, Current Physical Description, Recommended Treatment and Use, and Identification of Character-Defining Features (CDF) that provide answers to the following questions:

1 National Park Service [NPS] Director's Order #28: Cultural Resource Management Guideline Part 1 Developmental History, (National Park Service, n.d.)

2 NPS Preservation Brief #43: The Preparation and Use of Historic Structure Reports, (National Park Service, n.d.)

- What is the historical context and architectural significance of the structure during its period of construction and later periods?
- When was the structure built and by whom?
- What is the structure's overall historical significance and what are its periods of significance?
- Who has owned and occupied the structure throughout its 200-year history?
- How has the appearnce, materials, exterior/interior configuration of the structure changed over time?
- What parts of the structure are original?
- Which belong to other periods of significance?
- Which features of the structure do not contribute to its significance or define its character?
- What is the structure's current physical condition, layout, and features?
- What is the structure's character-defining features?
- What types of treatment are recommended in the future?

STATEMENT OF SIGNIFICANCE

The purpose of the statement of significance for a national park is to describe why a structure is important in a regional, National Park Service-wide, or global context. It is intrinsically linked with and supports the stated purpose and mission of the park, which reflects the scholarly facts and principles known both currently and at the time of establishment of the park. As stated in *The Blackstone River Valley National Historical Park Foundation Document,* the park was established to:

> ". . . preserve, protect, and interpret the nationally significant historical and cultural Resources of the Blackstone River Valley including lands, waterways, and structures that exemplify our nation's industrial heritage . . ."

BLACKSTONE RIVER VALLEY

Blackstone River Valley is nationally significant under National Criteria A (associated with events that have made a significant contribution to the broad patterns of our history) for powering America's entrance into the industrial age. Following the immense success of Slater Mill, the country's first cotton mill (also located within BLRV), other entrepreneurs were inspired to construct mills, first within the Blackstone River Valley, and eventually throughout New England, and beyond, transforming our nation from farm to factory. In conjunction with the industrialization movement was the need for efficient transportation of heavy cargo between mills. The Blackstone Canal was constructed in 1824–1828, and when combined with the coming of the Railroad, our nation's industrial endeavors grew exponentially. The Blackstone River Valley was transformed from a quiet valley to an industrial and economic powerhouse.

THE KELLY HOUSE

Although the the Kelly House is located within Blackstone River Valley National Historical Park, it is significant within its own right. It is considered locally significant under Criteria A (associated with events that have made a significant contribution to the broad patterns of our history) due to its connection to the Kelly Mill, the first cotton mill in Lincoln, Rhode Island. It has also been designated as a contributing resource to the Old Ashton Historic District.

METHODOLOGY AND RESEARCH CONDUCTED

ARCHITECTURAL INVESTIGATION

Some of the information provided in this report is derived from on-site physical observation and architectural investigation. Physical investigation techniques included documentation of building materials, photography, and physical examination of existing building fabric. Architectural documentation was recorded on digital PDF survey forms.

During the week of October 31, 2022, a non-invasive, on-site architectural investigation was undertaken at Kelly House by architectural conservator LeeAnne Brooks on behalf of Blackstone River Valley National Historical Park. Preservation Brief 17, *Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* was used to guide the recording and analysis of architectural and historic features of the Kelly House and its surrounding landscape.[3] A follow-up visit was done on February 20-24, 2023 to complete the on-site, physical investigation and documentation of the Kelly House.

DOCUMENTARY RESEARCH

Research was performed at local, regional, and national repositories. Sources consulted included textual records, historic manuscripts, maps, architectural drawings, and still photographs at multiple repositories. Secondary research was also performed at multiple internet resources. Relevant secondary research covered readily accessible documentary and published resources including secondary textual and cartographic documentation.

Archival research was performed at the following institutions:

RHODE ISLAND STATE ARCHIVES:

The Rhode Island State Archives holds records of projects completed at or near Kelly House over time by the state Department of Transportation. The George Washington Highway Viaduct project produced 1930s photos that revealed the Kelly House, gas-o-meter, and tenament building.

3 *Lee Nelson, Preservation Brief 17, Architectural Character - Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character, National Park Service, U.S. Department of the Interior, Heritage Preservation Services. 1982.*

RHODE ISLAND HISTORICAL SOCIETY (RIHS):

The RIHS library has the state's largest archival collection relating to Rhode Island. It houses a large collection of journals, photos, maps, newspapers, manuscripts, and primary sources. Specifically, their archive has the company records of the Lonsdale Company – the company that Wilbur Kelly worked for, and to whom he sold the Kelly House.

LIBRARY OF CONGRESS:

The Library of Congress has an extensive collection of relevant maps and photos.

NEWSPAPERS.COM (ON-LINE):

Newspapers.com is the ". . .largest online newspaper archive consisting of 842 million+ pages of historical newspapers from 26,800+ newspapers from around the United States . . ." Key information was discovered through the use of this archive.

HAYNES/DEBOER ASSOCIATES, ARCHITECTS:

The architectural firm of Haynes/deBoer has worked extensively on other Blackstone River Valley National Historical Park's structures. Their work has generated a large collection of relevant architectural drawings. It is hoped that they have more current floor plqa drawings of the Kelly House.

RESEARCH FINDINGS

Some of the more significant research findings included, but were not limited to, the following:

- A tentative build date of 1835 has been established.
- The south section of the building has been established to be an addition built sometime between 1835 and ca. 1850.
- The Wilbur Kelly House was used as a rental property for most of its early existence.
- A gas-o-meter and two-story tenament house were located in the Kelly Mill Village until sometime after 1938.
- The Wilbur Kelly House property was designated as a super-fund site in 2001. The Owings Corning Company mitigated the site in June of 2005.
- The Wilbur Kelly House was placed in a conservation and preservation easement in 2021. The NPS is the easment holder.

RESEARCH RECOMMENDATIONS

Although research for this project was thorough, there is potential in the future for additional Kelly House research:

- There is potentially further information to be gleaned from the Rhode Island Historical Society archive. Time constraints prohibited a comprehensive review of the archive. The archive contains over 200 volumns of Lonsdale Company records.
- It is recommended that a door panel study be conducted which could shed further light on door chronology.
- A door and window hardware study could provide further chronological information.
- Further understanding of the evolution of the Kelly House could be gained through assisted infrared thermography.

ADMINISTRATIVE DATA

Table 1: Location of Site	
National Park:	Blackstone River Valley National Historical Park
Preferred Structure Name:	The Kelly House
Secondary Names:	The Wilbur Kelly House The Captain Wilbur Kelly House Wilber Kelly House Wilber Kelley House Kelley House Christopher Kelly House Superintendents House
Location:	1075 Lower River Road Quinnville, Lincoln
County:	Providence County
State:	Rhode Island
Ownership:	Rhode Island Department of Environmental Management (RIDEM)
Historic Easement Holder:	National Park Service
GPS & UTM Location:	Latitude: 41° 52′ 40″ N Longitude: 71°22′ 58″ W Zone: 19 298230 4645500

NATIONAL REGISTER OF HISTORIC PLACES

NRIS: 84002037

Designated: The Wilbur Kelly House has been determined to be a contributing resource to the Old Ashton Historic District on the National Register for Historic Places on July 16, 1984. Old Ashton Historic National Register documentation is included within the "Historic Resources of Lincoln, Rhode Island" National Register form. The district, as a whole, derives its primary significance under criterion A (associated with events that have made a significant contribution to the broad patterns of our history) at the local level as a significant site of America's Industrial Revolution.

Recommendation: In 1984 the Old Ashton Historic District was placed in the National Register of Historic Places. The district is the site of the historic Kelly Mill and Village. It was determined in the 1984 National Register nomination form that the Kelly House was a contributing resource to the district. That determination of the Kelly House is ideal and appropriate. The house derives its significance from its association with the canal, and the Kelly Mill and Village of which it was a part. If separated from the Old Ashton Historic District its significance is diminished and it becomes individually ineligible for the National Register.

RECOMMENDATIONS

The future architectural treatment of the Kelly House has yet to be determined. It continues to be used as a museum and apartment. The method of treatment is dictated by its level of significance, architectural integrity, current condition, and its intended use. Any treatment should follow The Secretary of the Interior's Standards for the Treatment of Historic Properties. Every effort should be made to preserve its historic character-defining features, which are described in this report. (See Chapte V)

In addition, any work on the structure should be photographically documented and retained in NPS and RIDEM files. Extensive work should be documented with both photographs and a written project completion report. If replacement materials are installed, a representative sample of the historic material should be saved, cataloged, and placed in the building's artifact collection. Every attempt should be made to replicate the size, scale, and other details of original deteriorated materials. New replacement materials should also be date-stamped to distinguish them from surviving historic building fabric.

The Secretary of Interior's Standards for the Treatment of Historic Properties provides four general treatment approaches for the treatment of historic buildings and are described as follows:

PRESERVATION

> Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

Preservation would sustain the Kelly House at its current appearance and configuration. Ongoing maintenance and repair of the building would continue, emphasizing the retention of the building's character-defining features. More extensive work would follow the philosophy of replacement-in-kind. Upgrading of building systems could be carried out, being careful not to damage or detract from historic character-defining features. This treatment would be appropriate if the choice were made to retain the building but not open it to the public.

REHABILITATION

> Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Rehabilitation would adapt the Kelly House to a new, compatible use. This is the most lenient treatment, allowing alterations and additions that are nevertheless both respectful of, and preserve, the building's historic character-defining features. Such a treatment would be appropriate if it is decided to use the structure as a meeting space, overnight summer housing, or museum interpretive space.

RESTORATION

> Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

Restoration would return the Kelly House to its historical appearance during its period of significance by preserving existing character-defining features, removing non-historic features, and reconstructing missing historic features. Building systems could be upgraded, being sensitive to the retention of historic

character-defining features. Such a treatment would be appropriate if it is decided to continue the Kelly House's use solely as a museum.

A logical restoration target date for the Kelly House is during its 1800-1899 period of significance. Although the building has been changed over a long period of time, it is feasible to restore the structure. Such a restoration could be partial or complete, beginning with the exterior and finishing with the interior. Exterior restoration would entail conservation and repair of existing historic character-defining features, removal of non-historic features, and reconstruction of missing historic features. Likewise, interior restoration would preserve existing character-defining features, remove non-historic features, and install historically appropriate features. Restoration should employ an architectural conservator and/or historical architect to achieve an authentic reconstruction of missing historic elements based on documentary sources and physical evidence.

RECONSTRUCTION

> Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

Reconstruction is not an appropriate treatment for the Kelly House because it is an intact structure.

II. HISTORICAL BACKGROUND AND CONTEXT

HISTORICAL BACKGROUND AND CONTEXT

INTRODUCTION

This section briefly discusses the history of the Wilbur Kelly House and the context within which that history took place. Much is known about the nearby Blackstone Canal and River, and the mill history surrounding them. However, currently there is limited information about the Kelly Mill, House, and Mill Village located north of Pawtucket on the Blackstone River and Canal.

Most of what has been written about the Wilbur Kelly House discusses its role in the larger story of the Blackstone Canal and the various mills clustered on its banks. Unlike some historic houses, nothing of great historical importance happened within its walls. No national historical figure lived or performed great feats in the Kelly House. It was not created by an important architect of the time. The Kelly House's main contribution to history is found within its proximity to the mill. The Kelly Mill complex was one of the first mills built after Samuel Slater started the cotton milling boom that became the Industrial Revolution. It was the first mill built in what is now Lincoln, Rhode Island.[1] Simply put, the Kelly House and its inhabitants had a front row seat to this country's industrial history in the making.

This report is broken into sections reflecting relevant time periods in the Kelly House history and building chronology. The first era covers pre-history, the settling of Rhode Island, and the beginning of milling in Lincoln, Rhode Island and continues to the year Wilbur Kelly died. The second era begins in 1846 with the Kelly House entering long periods of rental tenants, and ends with the sale of the Kelly House from Lonsdale Company to Macklands, Inc. The third era covers the entire time Macklands, Inc. owned the house to when they sold to the state of Rhode Island. The fourth and final era covers Rhode Island's ownership to the present day.

The architectural elements at Kelly House have been assigned numerical labels to help make their identification simpler. Annotated floorplans are located in Appendix A-1.

1 Unknown, "Old Ashton Historic District," National Register Nomination form, National Park Service, (July 16, 1984).



Figure 2.1. Benjamin Franklin DeCosta, "Verrazano the Explorer: Being a Vindication of his Letter and Voyage," A.S. Barnes & Company, New York, 1880.



Figure 2.2. A conjectural drawing of Slater Mill as originally constructed in 1793. *(Old Slater Mill Association Archives.)*

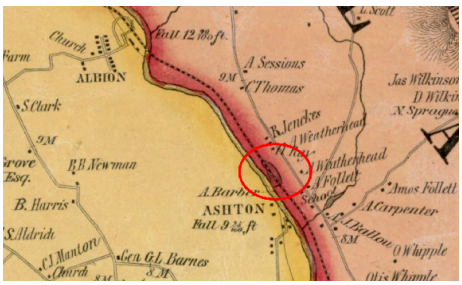


Figure 2.3. Henry F. Walling, Map of Providence County Rhode Island, G.C. Brown Publisher, 1855.

1524–1846

The land that now comprises the area around Lincoln, Rhode Island has been inhabited for tens of thousands of years. The First Peoples of this land are the Narragansett, and they are still here. In the years leading up to the colonization of this area, the Narragansett's area of residence and influence was comprised of what are now several states in New England.

The first known European contact with the Narragansett was in 1524 when explorer Giovanni de Verrazzano visited Narragansett Bay (Figure 2.1). In late 1636, Roger Williams crossed the Seekonk River and began the process of negotiating a settlement in present-day Providence, Rhode Island. After Metacom/King Philip's War, Anglo settlers gained a much stronger hold over land in the area, continuing their process of colonization for the next century. Following the American Revolution, citizens in the new state of Rhode Island sought to further distance themselves by introducing internal manufacturing. [2]

By 1809 the thirteen acres on which the Kelly House now sits was purchased by a local group of investors who were looking to join the water-powered cotton-milling boom that began in 1793 by Almy, Brown and Slater, at Slater Mill in Pawtucket, Rhode Island (Figure 2.2). [3] Each investor brought either money or land to the deal which determined what percentage of the existing 30 shares would be theirs. The group named the new enterprise Smithfield Cotton & Woolen Manufactory and it became the first textile mill built in what is now Lincoln, Rhode Island.

Local farmer and partner Simon Whipple, by virtue of his large investment of mill and mill village land, became the largest shareholder in the company, which was also sometimes known as the Olney Mill. George Olney was the second largest investor who went on to buy a portion of Simon Whipple's shares soon after the company was established (Figure 2.4). With foresight, the investors bought land located on both sides of the Blackstone River in order to protect their vital water source.[4]

As part of their water management plan, their agreement required that Simon Whipple build a dam in 1809 that could be tested for viability before building the mill (Figure 2.3). The nearby woodlands

2 Allison Horrocks, Mark Mello, in correspondence with the author, August 21, 2023.

3 Nicole Dotzenrod, "Learn of Lincoln's villages and the industries that shaped them," (The Valley Breeze, October 14, 2021).

4 Doug Reynolds, "Interpretive Prospectus Wilber Kelly House Site," (Unknown, n.d.), 8.



Figure 2.4. (left) "Olney Factory," James Stevens,"An 1832 Topographical Map of the State of Rhode Island and Providence Plantations. *(Digital Commonwealth. org)*



Figure 2.5. Wilbur Kelly, 1782. *(Blackstone River Valley National Historical Park archive)*

were used as the source of building materials for the Kelly Mill and Mill Village. A stone saw mill was constructed on the west side of the river, north of the mill site to process lumber. A grist mill was constructed nearby.[5] The next year they began construction on a 30-by-60-foot, two-story, mill and four mill worker houses.[6] The mill was made of either wood or stone. [7] The mill was powered by water from the Blackstone River (then known as the Pawtucket River) and furnished with mill equipment made by Wilkinson machine shop and others. [8] By 1819 a fifth house was added to the village. This was probably a mill worker's house, as the superintendent's house (Kelly House) was built in about 1835.[9]

The mill and village took ten years to build due to financial hardships created by embargos implemented during the War of 1812. At one point during the war, they were forced to close temporarily. Additional financing was used to bring the site operational in late 1819 and 1820. This financing was most likely responsible for the mill's "Sinking Fund Mill" nickname. [10]

WILBUR KELLY

Born in Barnstable, Massachusetts in 1782, Wilbur Kelly rose from unknown beginnings, and grew to be a highly ambitious man (Figure 2.5). As a young man he rose to rank of captain on a Brown & Ives Company ship, the *Ann & Hope* (Figure 2.6). In 1809, at 27 years old, he had been working for merchants Brown and Ives for over 10 years. The following year Kelly married Abby Elizabeth Whipple, the only child of prominent landowner, Christopher Whipple. They went on to have four children: Abby Whipple, Christopher Whipple, George, and Robert Lewis.[11] When he married into the Whipple family, he became part of a local family that had prime land holdings along the Blackstone River in the area where one day the Kelly House would stand.

At the age of 33, before he retired from the sea, he took

5 Ibid. 9.

6 Unknown, "Old Ashton Historic District," (National Register Nomination form, July 16, 1984),3.

7 Sources disagree on the original mill's construction. The 1984 National Register Nomination form claims the original mill was made of wood, while historian Doug Reynolds claims the original mill was made of stone and notes that RIHS records make no mention of wood.

8 Doug Reynolds, "Rhode Island History," (The Rhode Island Historical Society, May 1991), 9.

9 Ibid. 10.

10 "Interpretive Prospectus Wilber Kelly House Site," 9.

11 Ibid. 2.



Figure 2.6. Ann & Hope, Brown and Ives merchant ship, captained by Wilbur Kelly, n.d. *(Blackstone River Valley National Historical Park archive)*

his last major sea voyage where he recorded the fastest Atlantic crossing to East Asia at that time.[12]

After leaving Brown & Ives in January of 1816, Kelly joined a group of investors in the Wenscutt Cotton Mill in north Providence.[13] By September of the same year, Wilbur's debts prompted a Sheriff's sale of his portion of the mill. Wilbur returned to the sea as captain of small packet trips to Philadelphia and other U.S. ports.[14]

After a few years Kelly turned his hand to milling once again when on November 28, 1823, he bought controlling interest in the Smithfield Cotton & Woolen Company for $5,000. Kelly bought 17 acres, buildings, and equipment; and he obtained the rights to use an access road that crossed Simon Whipple's land.[15]

Near to the Kelly House, a village was built containing a two-story company store, where employees used credit for purchases.[16] There was also a saw mill (the grist mill, mentioned above did not survive long into to Kelly's ownership), a hog shed, ice house, cow, horse, and hay barns, a dam, and five workers houses.[17] It is known that families could rent one of the worker's houses, but there is no known record of the tenants who lived in the worker houses. [18] The majority of the 17 acres was originally farmland which Kelly continued to farm. He grew hay and kept work horses to pull barges on the canal. During slow times at the mill, he put mill workers to harvesting hay and taking care of the livestock (Figure 2.7). [19]



Figure 2.7. Haying at Kelly Mill, n.d. *(Blackstone River Valley National Historical Park archive)*

Mill workers worked 12-hour days, 6 days a week. Kelly employed 12 men, 37 women, and 11 children.[20] In many cases the men continued to work on the farm while the women and children worked in the mill.[21] It is unknown what Kelly paid his mill workers, but a study of mill worker's wages in 1832 New England showed an average yearly wage of $250.[22] The cost of living at Kelly

12 "Rhode Island History," 7.
13 "Interpretive Prospectus Wilbur Kelly Site," 5.
14 "Interpretive Prospectus Wilbur Kelly House Footnotes," 2.
15 "Interpretive Prospectus Wilbur Kelly Site," 7.
16 "Interpretive Prospectus Wilbur Kelly House Footnotes," 31.
17 Ibid. 39.
18 Ibid. 4.
19 "Rhode Island History," 11.
20 "Interpretive Prospectus Wilbur Kelly House Footnotes" 27.
21 "Interpretive Prospectus Wilbur Kelly Site," 14.
22 Ibid. 13.

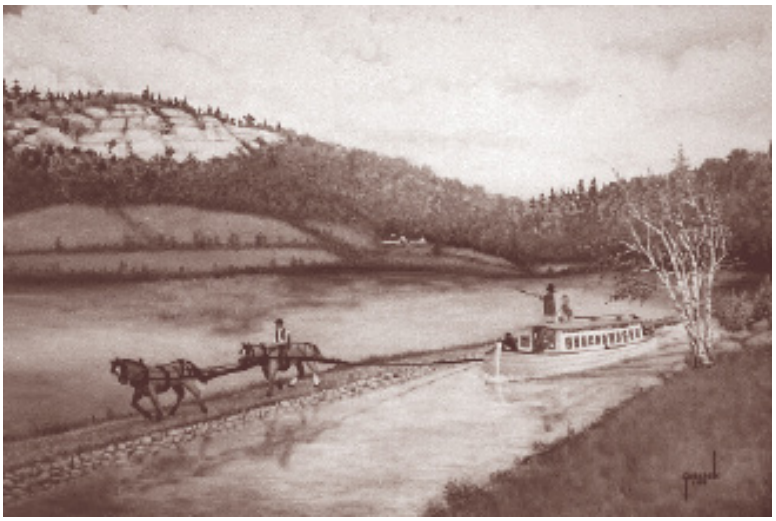


Figure 2.8. Illustration from engraving of the Blackstone Canal from an advertisement for the Providence & Worcester Boat Company, 1829 *(Walking Tour, Blackstone Canal, (Blackstone Heritage Corridor. Inc.)*

Mill Village was taken out of a mill worker's pay. This method of manufacturing has been coined the "Rhode Island" system.[23]

In the mid-1820s Kelly served as Director of the Union Insurance Company of Providence, Rhode Island.[24] More importantly, he served on the Board of Directors of the Blackstone Canal Company (Figure 2.8).[25] It is unknown why Kelly bought the mill property. One can only speculate as to what Kelly's plan was when purchasing controlling interest in the Smithfield Cotton and Woolen Company. Unfolding events soon after he bought the mill suggests that Kelly successfully speculated on the mill and the soon to be built Blackstone Canal.

In 1826, for the sum of $1, Kelly sold to the Blackstone Canal Company the land needed to build their canal through his property. [26] An agreement was made that the canal company would build a bridge over the canal, joining the mill worker's houses to the village, and another for horses to pass near the saw mill located north of the village. Kelly agreed to extend the eastern side of the dam to create a large pond extending north over the remainder of his land. The canal was built through the village during the 1820s leaving little room for later mill or village expansion. [27]

That same year (1826) Kelly sold direct control of the mill, mill village, and site to the Lonsdale Water Power Company (Lonsdale Water), on whose board he sat, for $900 and an unknown amount of company stock. He also accepted the job of head agent for Lonsdale Water for $500 a year. The Lonsdale Water Power Company was founded and owned by, among others, Brown & Ives.[28]

While the canal was still under construction, the first boat traveled through Kelly's Mill Village. A writer traveling on board wrote:

> At Kelly's factory, a remarkably neat establishment directly upon the canal, we were greeted by the smiling faces of scores of neatly dressed females who thronged the windows of the factory. The banks for some distance here are lined

23 "Interpretive Prospectus Wilbur Kelly House Footnotes" 17.

24 Ibid. 10.

25 "Rhode Island History," 43.

26 Ibid. 43.

27 Nicole Dotzenrod, "Learn of Lincoln's Villages and the Industries that Shaped Them," (The Valley Breeze, October 14, 2021). Accessed 3/16/23. https://www.valleybreeze.com/news/learn-of-lincolns-villages-and-the-industries-that-shaped-them/article_f73fe5d0-2b76-11ec-acdd-afdebf19c64c.html

28 "Interpretive Prospectus Wilbur Kelly Site," 15-17.



Figure 2.9. Blackstone Canal and Kelly Mill, 1903. *(Blackstone River Valley National Historical Park archive)*

with good stone wall, and it is perhaps the prettiest section of the route up to Albion.29 (Figure 2.9)

Kelly continued to run the mill as Agent for Lonsdale Water, while taking an active part in the construction of the canal and managing the mill and farm. In July of 1831, Kelly noted in the mill's ledgers that "hay got in to barn up to Tuesday night, July 17-12 loads, Wednesday 18-4 loads, new barn [sic] 19-2 loads, new barn," illustrating the ongoing farming activities carried out by mill workers.[30] (Figure 2.10)

There is some confusion regarding where Wilbur Kelly lived from the time he bought the mill in 1823 to when we know he lived in Providence Rhode Island in 1831.[31] The confusion arises from the fact that he worked and sometimes stayed at Kelly Mill, while he owned a house in north Providence[32]

29 Ibid. 12.



Figure 2.10. Children haying at Kelly Mill, n.d. *(Blackstone River Valley National Historical Park Archive)*

30 Construction Accounts of Building Mill 1831-1832, Lonsdale Company Records, MSS 9 SG2 Series B Vol 3A_Construction Accounts of Building of Mill 1831-32, (Rhode Island Historical Society).

31 "Interpretive Prospectus Wilbur Kelly Site," 12.

32 Ibid. 12. Kelly lived at two addresses in Providence, 49 Benefit St. in 1830, and 37 Benefit by 1832.



Figure 2.11. Portraits of Nicholas Brown Jr. and Thomas P. Ives, 1836. *(Blackstone River Valley National Historical Park Archive)*



Figure 2.12. Lonsdale Premium Long Cloth, advertisement, n.d.. *(Blackstone River Valley National Historical Park Archive)*

as early as 1823.[33]

By 1831 Lonsdale Water Power Company began building its first new mill and village (Mill No. 1) a few miles south of Kelly Mill at what is now Lincoln, Rhode Island. It was up and running in 1832 when they started building Mill No. 2. This truly was Rhode Island's boom time for cotton mills as the state's mill inventory had already jumped to 119 operating mills.[34] Lonsdale Water Power Company was renamed as Lonsdale Company when chartered in 1834. The founding partners were Nicolas Brown, John Carter Brown, Thomas Poynton Ives, Moses Brown Ives, Robert Hale Ives, Edward Carrington, and Wilbur Kelly (Figure 2.11). Between 1816 and 1834 Wilbur Kelly transitioned from ship's captain to part owner and board member of the second largest textile company in the country. [35] Kelly's long-time association with the owners of Brown & Ives had been clearly a good one.

As Lonsdale Company's agent, Kelly was responsible for many different duties such as acquiring land for future mill sites on either side of the Blackstone River, dealing with customers, and sourcing cotton (Figure 2.12). [36] He was paid a salary of $1,350 per year and earned regular raises eventually topping out at $2000 per year.[37] The measure of his success can be found in comparing his salary against farm workers in 1846 making between $192 to $216 per year.[38]

Although there is no date of construction for the Wilbur Kelly House, it is probable that it was built around 1835 when Kelly's son Christopher took over the management of Kelly Mill and Village (known at this time as Upper Mill) as superintendent.[39] Kelly's son George also worked for Lonsdale as a bookkeeper.[40] Very soon after Lonsdale Company was chartered, their main focus shifted to the newer and larger mills; however, they continued to use Kelly Mill and Village as a "sheeting" factory, and farm that continued to

33 "Interpretive Prospectus Wilbur Kelly Site," 12.

34 "Interpretive Prospectus Wilbur Kelly House Footnotes," 13.

35 "Interpretive Prospectus Wilbur Kelly Site," 24.

36 Numerous Wilbur Kelly deeds found on file by the author at Central Falls, Rhode Island Clerk's Office confirm this process.

37 Ibid. 37.

38 Library Guides, "Prices and Wages by Decade: 1840-1849," (University of Missouri, June 7, 2023). Accessed June 7, 2023 https://libraryguides.missouri.edu/pricesandwages/1840-1849

39 "Rhode Island History," 6.

40 "Interpretive Prospectus Wilbur Kelly Site," 29.



Figure 2.13. Providence and Worcester Railroad logo. *(Business Wire/Berkshire Hathaway, https://services.businesswire.com/about-us)*

show a profit for years.[41]

In 1844, Moses Ives and Wilbur Kelly speculated on a project that would eventually eclipse all of the work they had done to create the Blackstone Canal. As early capitalists, they were on the forefront of the newest technology when they chartered the Providence and Worcester Railroad (Figure 2.13). The railroad began operations in 1848, running along new track laid, in places, on the Blackstone Canal's towpath. [42] The canal operated in limited form until the end of 1848. [43]

Wilbur Kelly died in October of 1846. He was a man of his time. His ambition propelled him from a unknown beginning to being in the right place at the right time, where he took advantage of all of the opportunities presented to him. While he supported the Rhode Island system of milling for its humane treatment of mill workers, he joined the Rhode Island anti-abolition movement.[44] His life reflected the success he found with Lonsdale. He was elected the president of the American Insurance Company and he served on the boards of Lonsdale and the Providence and Worcester Railroad.[45]

It is unknown when Christopher Kelly left the superintendency of Kelly Mill. Wilbur's son George took over upon Wilbur's death and stayed until 1848 when Charles Nourse became the mill's new superintendent.[46] It is unknown if he lived at the Wilbur Kelly House. Wilbur Kelly's wife Abby served as a board member at Lonsdale Company until the 1852. It was at this time that company records show that she, and all other members named Kelly, ceased to be associated with the company.[47]

1846-1942

With Kelly's death and the withdrawal of the Kelly family from the Lonsdale Company, written documentation on the Kelly House nearly dries up. The most prolific writer on the topic, Doug Reynolds, follows the history of the Kelly House only in conjunction with his main subject—the Lonsdale Company. Although Londsdale owned the Kelly House, they did not appear to have utilized it in any remarkable way. By the beginning of the twentieth century sources [48] suggest the house was used, and in the past had been used, as rental property, but there is no complete record of tenants that lived there during this time frame.[49]

41 "Interpretive Prospectus Wilbur Kelly House Footnotes," 37.

42 Ibid. 41.

43 Kevin Klyberg, in correspondence with the author, August 16, 2023.

44 "Rhode Island History," 14.

45 "Interpretive Prospectus Wilbur Kelly House Footnotes," 41.

46 Ibid. 41-42.

47 Ibid. 42 & 53.

48 Kevin Klyberg, in conversation with the author, June 14, 2023.

49 A large archive filled with Lonsdale Company records is stored at the Rhode Island Historical Society. It is clear that Reynolds writing was partially based on research from the archive. What is not clear is if he looked at all the relevant material stored there. The time needed to thoroughly research this archive exceeded the amount of time allowed for this report.

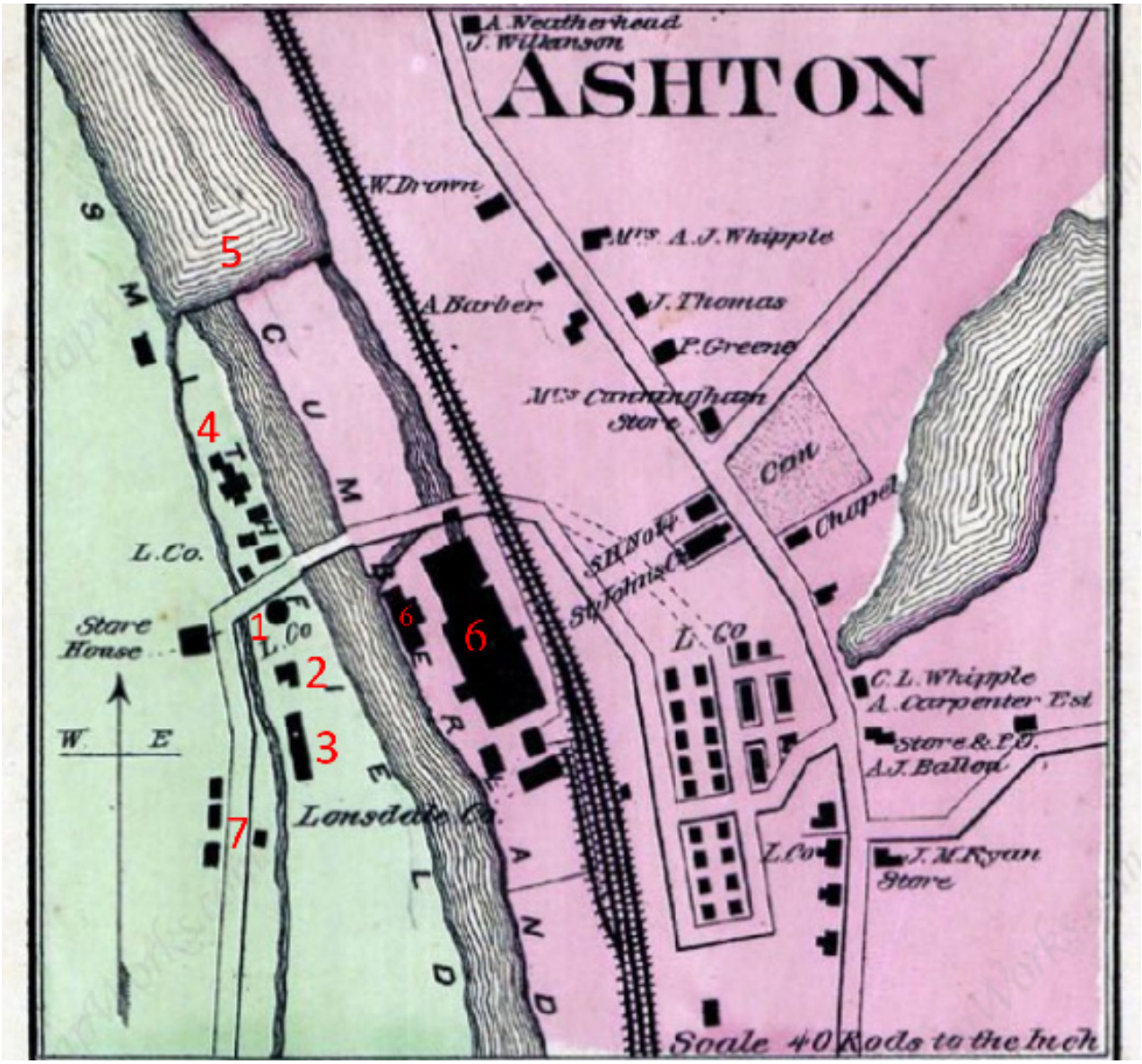


Figure 2.14. Atlas of the State of Rhode Island and Providence Plantations, D. G. Beers & Co., 1870. #1-Gas-o-meter, #2 - Kelly House, #3 - Tenement House, #4 - Kelly Mill, #5 - Kelly Dam, #6 - Mill #4, #7 - Four mill worker houses. *(Blackstone River Valley National Historical Park Archive)*

The Blackstone River flooded regularly throughout the seventeenth and eighteenth centuries. One source lists the recorded floods in New England from 1635 to 1955. Eleven floods occurred during this time frame in the area within which the Kelly House sits. An 1815 flood was recorded when the Kelly dam needed to be repaired due to flood damage.[50] There was flooding in 1867 and 1868. A contemporary account of the 1867 flood said:

> The names of the rivers upon which the heaviest damage fell are the Woonasquatucket, Pawtuxet, Blackstone … So great and disastrous a flood has not occurred there for over thirty years.[51]

50 "Interpretive Prospectus Wilber Kelly House Site," 9.

51 M. T. Thomson, W. B. Cannon, M. P. Thomas, G. S. Hayes, et al., "Historical Floods in New England," (United States Department of the Interior, 1964), 35.

The 1868 flood was said to be ". . . terrible and disastrous." Although the house is in a location that could be subject to flooding, and is likely to have experienced a flood, there is no documentation that confirms the Wilbur Kelly House was affected by any of these floods.

An 1870 map provides the first detailed view of the Kelly House, Mill, and Village (Figure 2.14). As seen on this map, the Kelly House is sitting within an industrial site. The larger mill across the river, and all its associated buildings, dominates the drawing. The house is drawn as an "L" shape clearly showing the south addition, but does not show the current bathroom addition. The site is littered with multiple storehouses and other structures that were larger than the Kelly House. On this map, a gas-o-meter was located north of the house, and a tenement building was located south of the house.[52] A gasometer was a common sight, especially in commercial settings, in the nineteenth century. It was used to safely store gas that was used in the mill structures.

In 1871 the town of Lincoln was created out of the the town of Smithfield. The new boundaries encompassed the entire Kelly Mill site and house. By 1890 Kelly Village and the surrounding area was known as Quinnville.[53] It is not certain how the name came to be attached to the mill village area, but one hypothesis is that it was named after the Quinn family who, in the 1890s, lived near Martins Way and owned Quinn Quarries in Cumberland County, Rhode Island. [54]

There are a series of rare, early photos taken of Kelly Mill and the surrounding area. An undated photo taken from the canal-side of the structure shows the west elevation with the 1845 stone addition attached to the south wall (Figure 2.15). [55] Another photo taken near to the same time shows the river-side view of the east wall (Figure 2.16). [56] In both of these photos it is obvious that the builders of Kelly Mill probably used other nearby Rhode Island mills as templates for their design.

Architectural features common to Rhode Island cotton mills of this era included clerestory windows in the roof to provide maximum interior light for the workers to see what they were doing. A loading hatch was built into the roof so goods could be loaded out of the upper stories directly into canal boats. And finally, the bell tower used to call mill workers to their jobs and to release them at the end of the day. The tower likely housed stairs used to access all floors, and

52 Unknown, "Atlas of the State of Rhode Island and Providence Plantations," (D. G. Beers & Co., 1870). Accessed January 12, 2023. https://shop.old-maps.com/rhode-island/towns/1870-state-atlas-ri/cumberland-rhode-island-1870-old-town-map-reprint/

53 Nicole Dotzenrod, "Learn of Lincoln's villages and the industries that shaped them," (The Valley Breeze, October 14, 2021). Accessed 3/16/23. https://www.valleybreeze.com/news/learn-of-lincolns-villages-and-the-industries-that-shaped-them/article_f73fe5d0-2b76-11ec-acdd-afdebf19c64c.html

54 Patrick Anderson, "Secluded hamlet on the banks of the Blackstone," (The Providence Journal, Providence, Rhode Island, November 24, 2017). Accessed 3/16/23. https://www.providencejournal.com/story/lifestyle/home-garden/2017/11/24/neighborhood-of-week-quinnville-is-quiet-hamlet-tucked-into-banks-of-blackstone-river/13749386007/

55 Unknown, Kelly Mill, Rhode Island Department of Environmental Management, n.d.

56 Photo, Kelly Mill, National Park Service – Blackstone River Valley National Historical Park Archive, n.d.

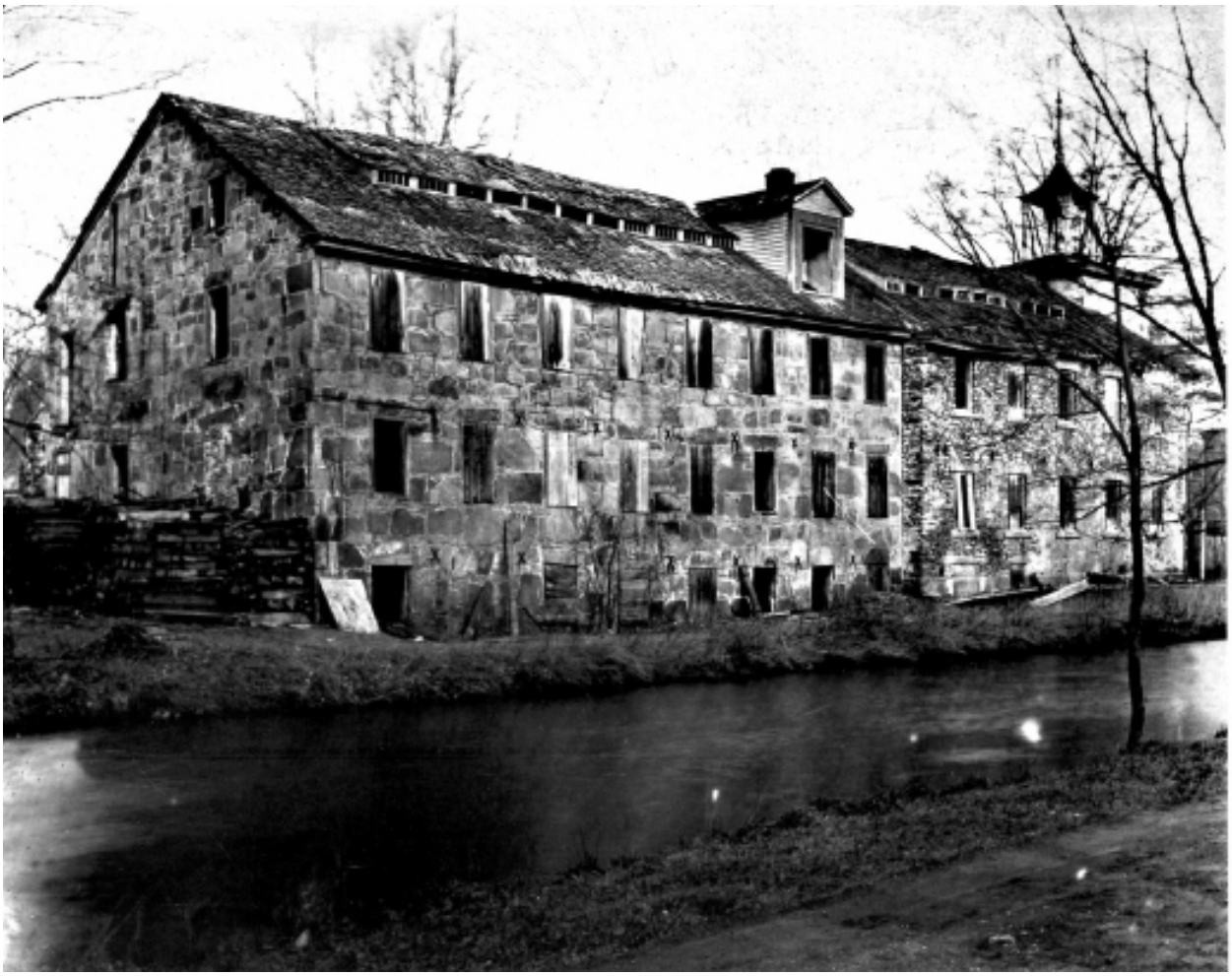


Figure 2.15. Kelly Mill, taken sometime after 1845. *(Blackstone River Valley National Historical Park Archive)*



Figure 2.16. Undated photo of the east wall of Kelly Mill. *(Blackstone River Valley National Historic Park Archive)*

also to isolate machinery away from the stairs where fire could spread from floor



Figure 2.17. Great Trunk Railroad located behind mill workers houses, 1912. *(The Valley Breeze).*

to floor.[57] This style of mill building was common to all mills in the area. [58]

The final photo in this series of Kelly Mill bears the date of 1903 and shows the village from a vantage point never before seen.[59] Its viewpoint is looking north towards Kelly dam. The towpath is visible on the west side of the canal. It is in this photo where the beginnings of dereliction begin to show. The mill and its neighboring structure are in decline. Trash is piled up further downstream next to the mill. Although there are no known images of Kelly House taken at this time, one can only surmise how the dereliction seen here affected Kelly House.

In 1912 construction began on the Great Trunk Railroad, located behind the mill workers houses on Lower River Road. Construction was in progress when the owner of the railroad died on the *RMS Titanic*.[60] The railroad was never completed (Figure 2.17).

Beginning sometime in 1934, the state of Rhode Island began construction on the George Washington Highway. The highway crosses the Blackstone River at Ashton via the Ashton Viaduct. Construction was well underway in 1935 when a series of photos were taken of the ongoing project. It is in these photographs where we get the first images of the Kelly House and the remains of the mill village. The gasometer seen on the 1870 map is still standing, and a 2½-story tenement house is also visible for the first time (Figure 2.18). [61] Unfortunately, the mill is not visible in the photo and sources confirm that the Kelly Mill was "obliterated" by the construction of the viaduct.[62]

57 LeeAnne Brooks, Lauren Laham, "Slater Mill Historic Structure Report," (Historic Structure, Research and Documentation Branch Historic Architecture, Conservation, and Engineering Center, National Park Service, Northeast Region, 2018), 20.

58 Rebekah Kreiger, in correspondence with the author, August 16, 2023.

59 Unknown, Kelly Mill, (National Park Service – Blackstone River Valley National Historical Park Archive, n.d.).

60 Unknown, (The Valley Breeze, October 14, 2021). Accessed June 8, 2023.

61 Unknown, Kelly House & Tenement, (Rhode Island Department of Transportation), 1935.

62 Unknown, "Old Ashton-Quinnville," (Society of Architectural Historians – SAH Archipedia. n.d.).



Figure 2.18. Top: A) Tenement House, B) Kelly House, C) Gas-o-meter. Bottom: A) Tenement House, B) Kelly House, C) Gas-o-meter. January 1, 1935 & April 4, 1935. *(State of Rhode Island Archive).*

The first known photo with Kelly House as the subject was taken in April of 1938 (Figure 2.19). In this photo it is noticeable how little the Kelly House has changed from the house seen today compared to its appearance in 1938. Written on the reverse side of the photo is the handwritten inscription "Quinn property, Looking N.E. at [illegible]." [63] There were two Quinn families living on Lower River Road listed on the 1930 census, but it is impossible to determine which family lived at the Kelly House as house numbers have changed over the years.[64]

In September 1938 a hurricane considered "one of the most destructive storms

63 Unknown, Kelly Mill, (Rhode Island Department of Environmental Management, 1938).

64 U.S. Census Bureau, "Population Estimates, 1930 (V1930) – Lincoln, Rhode Island," accessed June 1, 2023. https://www.ancestry.com/discoveryui-content/view/8926245:6224?tid=&pid=&queryId=782e2aed7aefd1f90af78b5f50be0105&_phsrc=wQY525&_phstart=successSource



Figure 2.19. Kelly House, southwest oblique, August 7, 1938. *(State of Rhode Island Archive).*

in American history," struck the east coast of the United States. After landing at Long Island, New York, the hurricane struck the coast of Rhode Island and Connecticut "causing more than 600 deaths, mostly in Rhode Island, and $400 million in property damage."[65]

According to Carl G. Paulsen of the Department of the Interior:

> … a wave of floods in all the stream channels on the timbered slopes of the New England hills and in the larger rivers, inundating, destroying, or damaging all within the flood plains … Major damages were inflicted upon many cities and towns, and upon railroads, highways, mills, dams, and other improvements which for convenience and largely of necessity had been constructed within, on, or over natural channels of flow. [66]

Although documentary evidence confirms the hurricane did hit the Quinnville

65 Unknown, "Learn about the Hurricane of 1938, at Saylesville Meeting House," (Valley Breeze, October 16, 2013). Accessed June 8, 2023. https://www.valleybreeze.com/news/lincoln/learn-about-the-hurricane-of-1938-at-saylesville-meeting-house/article_a37fc3d8-275c-5f52-81bf-03d03adb298c.html

66 Carl G. Paulsen, "Hurricane Floods of September 1938," (United States Department of the Interior, 1940), 12.

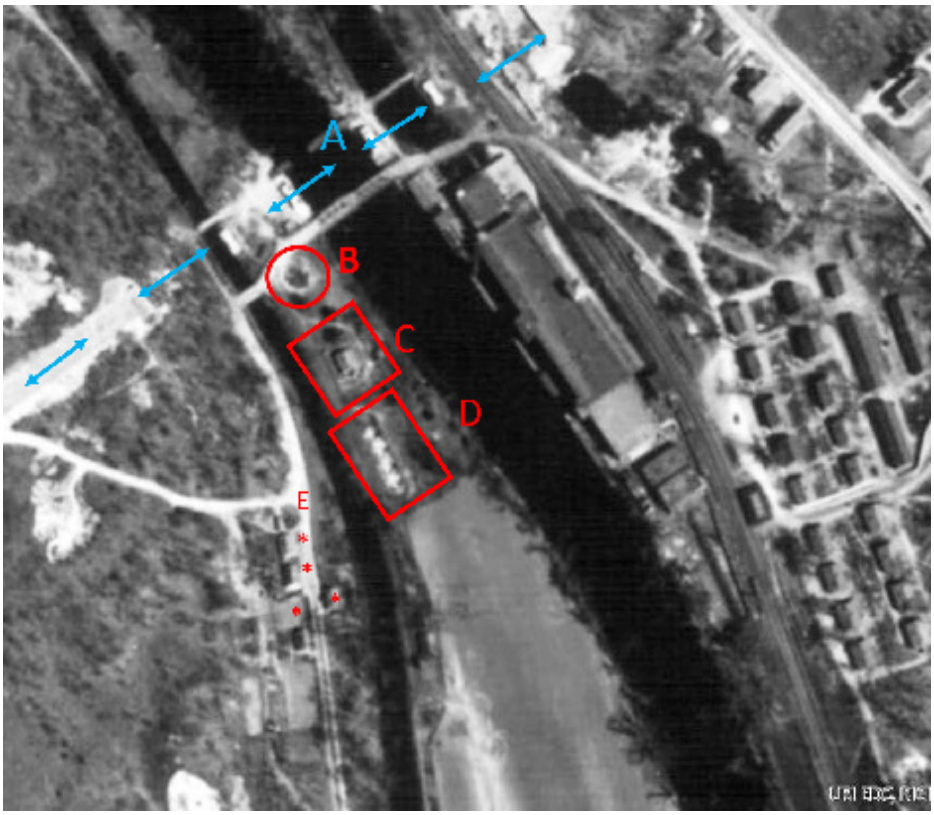


Figure 2.20. 1950 Aerial photo of Kelly House and associated structures. A: Ashton Viaduct under construction. B: Gas-o-meter. C: Kelly House. D: Tenament House. E: Mill worker houses. *(State of Rhode Island, Division of Statewide Planning, Aerial Photography)*

area, it is unknown what, if any, damage was done to the Kelly House.[67]

1942–1986

During the 1940s, Lonsdale divested itself of the large mill across the river from the Kelly House. In 1941, and in very poor repair, the mill was bought by Owens Corning Fiber Glass Company who then began a refurbishment of the structure throughout the 1950s.

There is no information regardingthe Kelly House's use and condition; in fact there is no specific information about the house and mill site until the sale of the house by Lonsdale Company to Edward A. McNulty on November 30, 1942.[68] It is unclear exactly how the McNulty's used the land and house, but they owned a sand and gravel road construction company called Mack Construction, and could have used the land for business purposes. It is most likely that the house continued to be used as a rental property.

An aerial photo taken in 1950 shows the entirety of the Kelly Mill and Village site (Figure 2.20). The house and gasometer are visible, but it appears that the

67 Unknown, "Drowns in Canal," (Newport Mercury, December 2, 1938).

68 Bargain and Sale Deed from Lonsdale Company to Edward A. McNulty, November 30, 1942, (City of Lincoln, Rhode Island, Deed Book 50, page 338. Lincoln Clerks Office, Lincoln, Rhode Island).

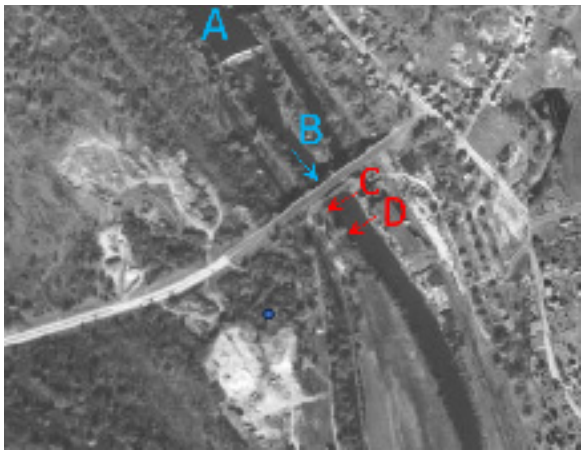


Figure 2.21. Aerial photo of Kelly House and site. A: Dam. B: Ashton Viaduct. C: Gas-o-meter. D: Kelly House, 1951. *(State of Rhode Island, Division of Statewide Planning, Aerial Photography)*



Figure 2.22. 1975 Map of Ashton *(Pawtucket Quadrangle Rhode Island - Massachusetts," U.S. Geological Survey, 1975)*

tenement had been newly demolished, giving it an approximate build date of ca. 1870 and end date of ca. 1939. In this photo the construction of the Ashton viaduct is underway. It illustrates just how close the construction of the bridge was to the Kelly House.[69]

A second aerial photo was taken in 1951 (Figure 2.21). Construction of the George Washington Highway was complete by this time. The Kelly House and gasometer are visible in the photo.[70]

Continuing storms plagued Rhode Island. Three hurricanes (*Carol, Connie, and Diane*) landed in Rhode Island between 1954 and 1955.[71] Although the Ashton bridged was wiped out, [72]there is no definitive information regarding the Kelly House during any of these storms; however, hurricanes *Connie* and *Diane* hit within one week of each other, causing the Blackstone Dam in Massachusetts to break, flooding the Blackstone River as far as at least Pawtucket.[73]

Beginning sometime in the late 1950s or early 1960s the Hevey family lived in the Kelly House. Mr. Hevey was a pensioner with Mack Construction. They were truck farmers who kept pigs, cows, and chickens on the 17 acres. Over time the Heveys' debris, trash, and large truck trailers began to overtake the area near the house. Mr. Hevey was given a lifetime tenancy at the Kelly House, and although it is unclear when he left, he was known to have stayed beyond the sale of the building in 1986, but was gone by 1990.[74]

In 1974 Edward McNulty's wife and son transferred the property to their company called Macklands, Inc.[75] An updated 1975 United States Geological Survey map shows that by that time the Kelly House was the only

69 Kim A. Gelfuso, Aerial Photography, (State of Rhode Island, *Division of Statewide Planning, Aerial Photography,* 1939). Accessed June 14, 2023.https://planning.ri.gov/planning-areas/data-center/aerial-photography

70 Kim A. Gelfuso, Aerial Photography, (State of Rhode Island, *Division of Statewide Planning, Aerial Photography,* 1951-1952). Accessed June 14, 2023. https://planning.ri.gov/planning-areas/data-center/aerial-photography

71 Unknown, "Flooding in Rhode Island," (National Oceanic and Atmospheric Administration, n.d.). Accessed January 11, 2023. www.weather.gov/safety/flood-states-ri

72 Kevin Klyberg, in correspondence with the author, August 18,2023.

73 "Slater Mill Historic Structure Report," 80.

74 Kevin Klyberg, in discussion with the author, June 14, 2023.

75 Bargain and Sale Deed from Lonsdale Company to Edward A. McNulty, November 30, 1942, (City of Lincoln, Rhode Island, Deed Book 124, page 206-210. Lincoln Clerks Office, Lincoln, Rhode Island).



Figure 2.23. Two of the mill worker houses located on Lower River Road. *(Google Maps, 2012)*

mill village building left standing on the east side of the canal (Figure 2.22).[76] The five mill worker houses are visible on Lower River Road (Figure 2.23). The gasometer was removed at an unknown date.

1986 TO PRESENT

On December 23, 1986, Macklands, Inc. sold the Kelly property to the state of Rhode Island.[77] In 1990, the EPA listed the "Mackland Farm/Kelly House" as an area of concern due to ground water contamination found.[78] On December 12, 2001 the EPA initiated a limited site investigation at Kelly House in support of the Ashton Mill "Brownfield" redevelopment project. They found that, "The measured concentrations near the Kelly House are low and are expected to attenuate naturally."[79] Finally, in June of 2005 the Owens-Corning Company began excavations where the tenement site basement was located. They excavated 3,451 tons of fiberglass-containing materials from the site.[80]

76 U.S. Geological Survey, "Pawtucket Quadrangle, Rhode Island-Massachuetts," (United States Department of the Interior Geological Survey, 1977). Accessed January 19, 2023. https://ark.digitalcommonwealth.org/ark:/50959/6m314d59r

77 Bargain and Sale Deed from Macklands, Inc. to the State of Rhode Island and Providence Plantations, November 30, 1942, (City of Lincoln, Rhode Island, Deed Book 206, page 310. Lincoln Clerks Office, Lincoln, Rhode Island).

78 Army Corp of Engineers, "Third Five Year Review Report, Peterson/Puritan, Inc. Superfund Site, Operable unit 1, Towns of Cumberland and Lincoln, Providence County, Rhode Island," (U.S. EPA Region 1, Boston, MA., September 24, 2012), 3.

79 Ibid. B5.

80 Unknown, "Reuse and the Benefit to Community Peterson/Puritan, Inc. Superfund Site," (U.S. EPA, 2012), 10.

A rehabilitation project was begun at Kelly House in 1990[81] and then again in 2000 to prepare for the building's new use as the Captain Wilbur Kelly House Museum.[82] The museum has been operating intermittently since that time.

In 2021 the Wilbur Kelly House and 85 acres of land was placed under a conservation and preservation easement, with the Department of the Interior-National Park Service acting as the easement holder (enforcement). Because the site is a former commercial manufacturing site, hazardous substances were noted in the easement to include petroleum products, polynuclear aromatic hydrocarbons and metals.[83]

The Wilbur Kelly House is located in Blackstone River State Park. It continues to be open seasonally as a state-owned museum. Its second-floor apartment is currently rented to a state employee.

81 Clifford M. Renshaw Architects, "Restoration of the Wilbur Kelley [sic] House," (Rhode Island Department of Environmental Management, July 1990), 1-11.

82 Kevin Klyberg, in discussion with the author, June 14, 2023.

83 Unknown, "Blackstone River State Park Conservation and Preservation Easement Deed," (National Park Service Archive, March 27, 2021).

III. CHRONOLOGY OF DEVELOPMENT AND USE

Chronology of Development and Use

OVERVIEW

We have no way of knowing the makeup of the Wilbur Kelly House when it was first built. The lack of Kelly House's architectural history has been somewhat improved by on-site surveys done by the author over a period of four months in 2022 and 2023. Record keeping and the popular usage of digital cameras has increased the amount of data available to conduct a building chronology. A new molding profile study provides additional chronological data which helped to fill in some of the gaps in the house's structural history. The process of analyzing old photographs and maps, studying secondary sources, and the interviews of those living in the area during the latter part of the twentieth century through to today, it is possible to track some of the physical changes within the site and building envelope.

In many respects the chronological history of the Kelly House is straightforward. It has had only four owners. Its use as a single-family residence was constant until several decades ago when the state opened the house as a museum. It is currently used as a seasonal museum in the lower level and an apartment on the second story. The integrity of the structure is mostly intact, with only a few known renovations taking place during its 198-year history.

METHODOLOGY

This chronology is based on both primary and secondary documents, photographs, and drawings found at public and private repositories, and the Blackstone River Valley National Historical Park Archive. On-site physical inspection and analysis was conducted during multiple site visits. All information related to rehabilitation projects is primarily based only on construction planning documents, as completion reports were either not generated or available.

This report is broken into sections reflecting relevant time periods in the Kelly House history and building chronology. The first era covers the 1809 beginning of milling in Lincoln, Rhode Island and ends in 1846, the year Wilbur Kelly died. The second era begins in 1846 with the Kelly House entering long periods of rental tenants, and ends with the sale of the Kelly House from Lonsdale Company to Macklands, Inc. The third era covers the entire time Macklands, Inc. owned the house to when they sold the house to the state of Rhode Island. The fourth and final era covers Rhode Island's ownership to the present day.

The architectural elements at the Kelly House, such ase windows, doors, and stairs have been assigned numerical labels to help make their identification simpler. Annotated floorplans are located in Appendix A-1.

INTRODUCTION

Any study of the Kelly House can be challenging. It has to begin with the understanding that, as of the writing of this report, there is no visual or written early description of the house. There are no early drawings or photographs. There has never been any maintenance records listing work done on the building for a majority of its existence. It was not until 1870 when the Kelly House was 35-years old, that a map showed the Kelly House drawn in the shape of an "L," similar to what can be seen today.

The first photo of the house was taken in 1935 by employees of the Rhode Island Department of Transportation. Although the focus of the photo was not the Kelly House, it can be seen in the background along with a nearby tenement house and gas-o-meter. The Kelly House was 103 years old when, in 1938, the first known photograph of Kelly House was taken. Through the study of the photograph, it was immediately apparent that the house had changed very little since 1938. There is not another known photograph of the house until one was taken sometime after 1968.

Photos taken early into the state's ownership, show the house and surrounding land in poor condition. The first interior photos of the structure were taken by the state in the early 1980s, prior to their major rehabilitation project in 1990.



Figure 3.1. *1832* "A Topographical Map of the State of Rhode Island and Providence Plantations," James Stevens. (*Digital Commonwealth.com*)

1809–1846

1832

The first image of the Kelly Mill and Village shows on an 1832 map.[1] Labeled "Olney Factory," the mill appeared with three, unlabeled, square-shaped structures located between the Blackstone River and the Blackstone Canal (Figure 3.1). The lack of detail makes it impossible to determine what those squares represented.

1834

An annual Lonsdale Company statement in 1834 listed the Kelly Mill and Village site with five worker's houses. There was no mention of the Kelly or Superintendent's House.[2]

1835

Doug Reynolds, staff historian of the Blackstone River Valley National Heritage Corridor Commission, has been the most prolific writer and historian on the Kelly House. In his work "Rhode Island History," written for the Rhode Island Historical Society, he claims the Kelly House was "probably built in 1835 as a home for Christopher Kelly, then the manager of Lonsdale Company's factory there." [3] There is no description of what the house looked like as originally constructed.

ca. 1835

A molding profile study was undertaken by the author which provided the only information we have about the Kelly House interior prior to ca. 1980. It allows us to know that R109 was part of the original design, and that R101, R102, and R106 have retained all of their original moldings. We now know that those three rooms look very much as they did in 1835. It is still unknown if Wilbur Kelly finished the second story at the time of original construction.

1 James Stevens, "A Topographical Map of the State of Rhode Island and Providence Plantations," (James Stevens, Newport, R.I., 1832). Accessed 12/21/22. https://ark.digitalcommonwealth.org/ark:/50959/ht250326t Digital Commonwealth.org

2 Doug Reynolds, "Interpretive Prospectus Wilber Kelly House Footnotes," (Unknown, n.d.). 24.

3 Doug Reynolds, "Rhode Island History," (The Rhode Island Historical Society, May 1991), 6.

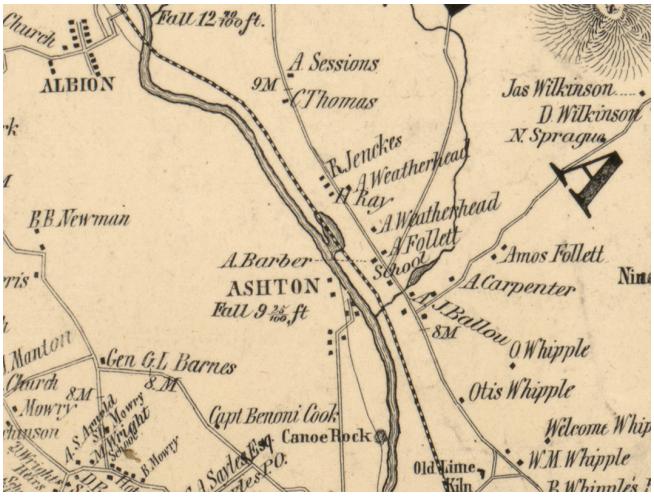


Figure 3.2. 1851, "Map of Providence County, Rhode Island." *(Library of Congress)*

1846–1942

1849

An annual Lonsdale Company statement listed the structures at "Ashton," the name by which the site was known by this time (Figure 3.2). At the top of the list a "1 ½ story dwelling for superintendent."[4] This provides the first identifiable mention of the Kelly House in known sources.

ca. 1850

Sash-sawn floor joists under R103 confirm that it was built sometime between 1836 and ca. 1850, thus shortening the timing evidence found on the 1870 map (Figure 3.3). This information is bolstered by finding that the foundation of the main house is continuous, but does not include R103's foundation, which was clearly built at a different time.

The aforementioned profile study identified a Type 2 molding in R103 and R109. It bears a strong resemblance to the 1836 Type 1 molding, but it is distinct. It is very common to find later, similar moldings that, in an attempt to match the original, have aa similar design, but lack in their degree of elaborateness. Type 2's molding has additional value in that its location within the south addition confirms that R103 was indeed an addition and not original to the house. Although the same molding was found in R109, it is unknown why Type 2 molding is found in that room.

The final product of the south addition project left two potential bedrooms, a kitchen (R103), and the stairwells on the first story to fill the space in the back of the house in ca. 1850.

1851

An 1851 Henry F. Walling map of Providence County Rhode Island shows Kelly Mill and Village in more detail (Figure 3.2). [5] The pond, located north of the village is illustrated. A road appears to be at generally the same location as the current Lower River Road. The road passes the five mill houses located on Lower River Road and crosses over the canal, dead-ending at the river. The Kelly House is visible on the canal with the Blackstone River at its back. There are four unidentified structures, two located next to the house and two north of the house. All structures are represented as small squares with no visible

4 "Interpretive Prospectus Wilber Kelly House Footnotes," 38.

5 Henry F. Walling, "Map of Providence County, Rhode Island, with some of the adjacent towns, Providence R.I., (G.C. Brown, Publisher, 1851). https://www.loc.gov/item/2013591359/ Accessed April 5, 2023

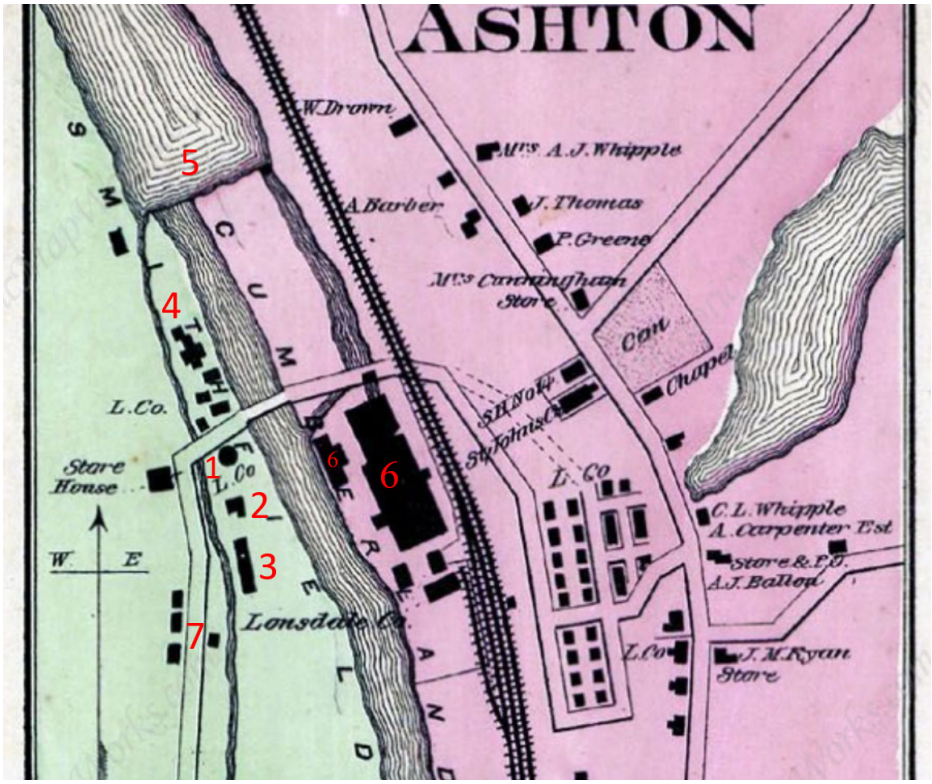


Figure 3.3. 1870, "Rhode Island State Atlas." #1: Gas-o-meter, #2: Kelly House, #3: Tenament House, #4: Kelly Mill, #5: Dam, 6: Ashton Mill, 7: mill worker houses. *(D.G. Beers & Co.)*

architectural details. It is not entirely clear if the map is drawn accurately. For instance, Kelly Mill is known to have at least two sections built by 1845, but it too was drawn as a simple square or rectangle in this and earlier maps.

1867 & 1868

Two back-to-back floods in 1867 and 1868, one described as a "terrible and disastrous flood . . . So great and disastrous a flood has not occurred there for over thirty years." hits the Blackstone River. The general lack of Kelly House history prevents us from knowing if the house was damaged or affected by these floods, but its location on the Blackstone River certainly left the building vulnerable to flooding.[6]

1870

At around 1870 the Kelly Mill and Village started to physically decline. It is at this time that the mill began being used as a storehouse for Lonsdale

6 M.T. Thomson, W.B. Gannon, M.P. Thomas, G.S. Hayes, et al, "Historical Floods in New England, Geological Survey Water-Supply Paper 1779-1964," (United States Department of the Interior, Geological Survey, 1964), 98.

Company.[7] It is unknown how, or if, this would have affected the Kelly House.[8]

The first detailed look at the Kelly House and its surroundings can be found in a map drawn in 1870 (Figure 3.3). [9] The entire mill village is represented on this map. Kelly House is drawn in the shape of a "L," showing the one-story addition attached to the south elevation. This is the first appearance of the addition on any map, as earlier maps used simple rectangles to represent each structure. It is most likely earlier maps were just drawn using little detail, leaving off the one-story addition of the structure in favor of simplicity. There is no sign of the bathroom addition currently located on the east side of the structure.

1887

A U.S. Geological Survey map of Ashton shows no change from the map of 1870.[10]

1895

Two maps were published by Everts & Richards in 1895. They are somewhat unreliable due to the differences between them. One map shows Kelly Mill but not the tenement. The other shows the tenement but not the mill. This contradiction throws the reliability of both drawings into question. The one thing they agree on is that the bathroom addition at the Kelly House had not been added at this time.[11]

1934–1938

The construction of the Washington Highway's Ashton viaduct prompted the creation of a series of photographs in the area where the construction was taking place (Figures 3.4 & 3.5). [12] In 1935 two photos were taken from a temporary

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7 Unknown, "Old Ashton Historic District," (National Register Nomination form, July 16, 1984), 25.

8 Unknown, "Old Ashton-Quinnville," (Society of Architectural Historians – SAH Archipedia. n.d.). Accessed 3/16/23. https://sah-archipedia.org/essays/RI-01-0003-0001-0007

9 Unknown, "Rhode Island State Atlas," (D.G. Beers & Co., 1870).

10 Henry Gannett, Chief Geographer, "Topography Mass-R.I., Providence Quadrangle, Surveyed in 1885 & 1887," (U.S. Geological Survey, Printed 1894 & 1911). Accessed April 6, 2023. Harvard University, Harvard Map CollectionUSGS15RI_PROVIDEN_5415988150https://iiif.lib.harvard.edu/manifests/view/ids:2126741

11 Unknown, "Lincoln, Rhode Island, Providence County, Rhode Island 1895 Atlas," (Everts & Richards. 1895). Accessed February 14, 2023. https://wardmapsgifts.com/products/lincoln-rhode-island-1895 Unknown, Cumberland Town, Rhode Island, Providence County, Rhode Island 1895 Atlas, Everts & Richards. 1895. https://historicmapworks.com/Map/US/10111/Cumberland+Town/Providence+County+1895/Rhode+Island

12 Photograph, (Rhode Island Department of Transportation Archive, 1935).



Figure 3.4. January 1, 1935, Kelly House, Gas-o-meter, Tenement House, looking south. A: Tenament House, B: The Kelly House, C: Gas-o-meter. *(Rhode Island Department of Transportation)*



Figure 3.5. April 4, 1935, Kelly House, Gas-o-meter, Tenement House, looking south. A: Tenament House, B: The Kelly House, C: Gas-o-meter. *(Rhode Island Department of Transportation)*

bridge built over the Blackstone River looking towards Kelly House.[13] A gas-o-meter and Kelly House are clearly visible further down river. These photographs are the only two known photos of the two-story tenement building located south of the Kelly House. The Kelly House, although somewhat obscured by a metal truss bridge in the foreground, can be seen with two chimneys, each located in the same location as today. The bathroom addition, looking very much like today, can be seen attached to the east wall. The north wall contains two window openings each, on the first and second stories. D109.1 had not been installed as of this time.

1938

The first known photograph of the Kelly House as the subject, was taken as part of the viaduct construction photos in August of 1938 (Figure 3.6). [14] Remarkably few differences can be seen in the photograph compared to the Kelly House's present appearance. A handwritten caption on the back of the photograph says:

> Position: Quinn property W of Bridge
> Direction: Looking N.E. at ___ of 3rd pier C.
> Objective: Perspective

It is unknown if the house was rented by someone named Quinn or if the notation is referring to the Quinnville area.

One of the most striking differences from how the house looks today is that D104.1 is filled with a different door. In 1938 it was filled with a two-light, half-wood panel door, topped by what appears to be the same four-light transom that can be seen at that location today. The door's style indicates it was made sometime in the latter quarter of the nineteenth century, which verifies the door cannot be from the original 1835 build date of the house.

Poor photo resolution causes difficulty in determining the roofing material on the house in 1938. It is possible it is made of roofing felt or tar paper. There are no gutters lining the west elevation, but a rain diverter is located over D101.1. The D101.1 surround, with sidelights and unique Greek Revival pediment and frieze above the door, appear to be no different from today. The pilasters on the northwest and southwest corners of the building are intact, but distance prevents the viewing of the finer moldings located above them.

The siding appears to be made of wood. The window openings on the west elevation contain 6/6 sash, while the single, west façade window opening in the one-story addition is filled with 12/1 sash. It is possible that the lower sash are open, which would prevent full understanding of the window's configuration. A single window opening in the second-story is visible (W205.1). It, too, has a 12/1 configuration and the same "open-window" caveat applies to this window as well. The distance from which the photo was taken and its poor quality prevent

13 Photograph, (Rhode Island Department of Transportation Archive, 1935).
14 Ibid.



Figure 3.6. 1938, The Kelly House, southwest oblique. *((State Board of Public Roads/Department of Public Works negatives and photographs, c. 1913-1968).)*

a full assessment of the building or its condition.

A catastrophic hurricane hit the coast of Rhode Island and Connecticut one month after the photo mentioned above was taken (September 1938). Although there is no data stating that the Kelly House was affected by the storm, a description of the storm suggests that storm damage could have been possible in Lincoln:

> A hurricane, an ocean storm wave, and floods combined their forces of violence in September to produce destruction of life and property probably exceeding any previous single natural disaster in the history of the nation. A tropical hurricane crossed Long Island and the coast of Connecticut and Rhode Island, where the gales and inundations caused almost unimaginable damage.[15]

A local tragedy helps to confirm that storm damage did indeed come to Quinnville and most likely affected the Kelly House. A local Quinnville man drowned in the canal while clearing it of hurricane debris. Unfortunately, it is impossible to know how much damage occurred at the Kelly House.[16]

ca. 1969

A photograph taken sometime around 1969 shows a very different Kelly House (Figure 3.7). The wood siding was either gone or covered by asphalt siding. The

15 "Historical Floods in New England," 86.

16 Unknown, "Drowns in Canal," (Newport Mercury, December 2, 1938).



Figure 3.7. ca. 1969, The Kelly House, northwest oblique. *(Historic American Engineering Record - HAER)*

architrave and sidelights at D101.1 were present but the door was replaced with a two-light, half wood-panel door that was very similar in style and date to the one pictured at D104 in 1938. The entire door and surround were in need of paint and was in poor condition. The pilasters on the north west and south west corners were either taken down or were covered by the siding. The elaborate Greek Revival cornice and frieze was visible, but its finer molding was not visible in this photograph.

The window openings on the first-story, west elevation and W108.1 are filled with 6/1 sash. There were screens present in some of the window openings. W203.1 upper sash was not completely visible; however, it appears to have had an eight-light lower sash. The roof was covered with asphalt shingles, and the central-ridge chimney was made of brick with a large chimney cap. A large antenna is attached to the one-story addition on the south side of the house.

1975

By 1975 all of the surrounding buildings in Kelly Village were gone, leaving the Kelly House as the only structure left on the island between the Blackstone River and Canal. The mill workers' houses across the canal were still present



Figure 3.8. ca. 1980, The Wilbur Kelly House prior to rehabilitation, south west oblique. *(Blackstone River Valley National Historic Park Archive)*



Figure 3.9. ca. 1980, The Wilbur Kelly House, note the build-up of trash around the house. *(Blackstone River Valley National Historic Park Archive)*

on Lower River Road.[17]

ca. 1980

A group of six undated exterior photos appear to be taken sometime after the state bought the property, but prior to their rehabilitation project.[18] The land around the house is full of old tires, metal barrels, car windshields, and other debris (Figure 3.8). The exterior walls are covered with vinyl siding. Gutters

17 Unknown, "Pawtucket Quadrangle Rhode Island - Massachusetts," (U.S. Geological Survey, 1975). Accessed January 1, 2023. https://ark.digitalcommonwealth.org/ark:/50959/6m314d59r

18 Photos, Blackstone River Valley National Historic Park Archive, ca.1980.



Figure 3.10. ca. 1980, The Wilbur Kelly House, R102 looking northeast. *(Blackstone River Valley National Historic Park Archive)*



Figure 3.11. ca. 1980, The Wilbur Kelly House, R103 looking southeast. *(Blackstone River Valley National Historic Park Archive)*

lined the west façade as well as the west wall of the one-story addition. There are no gutters on the east façade. D101.1 is painted black with a white storm door, but details of the door itself cannot be seen. The sidelights and panels are visible; and the architrave above the door is present but is missing some of its finer wood trim accents. A security light is attached to the architrave. The door filling D104.1 is different from today and the one pictured in 1938.

The north wall is only partially visible. D109.1 had not been added as of this time. The remaining visible windows are filled with 6/1 sash or a four-light casement window (R105). Most of the windows were protected by either storm windows or screens. The Greek Revival style pilasters on the north west and south west corners were no longer there. The decorative cornice and frieze was missing also. D104 had a small stoop with one concrete step. The stoop

and stairs now located on the north wall were not present. A concrete-block chimney is attached to the east retaining wall (Figure 3.9). A propane tank is situated on the west façade at the joint between the house and the south, one-story addition.

The group of ca. 1980 photographs included multiple views of the interior of the building. (Figures 3.10 & 3.11) These photographs are the first known photos taken of the interior of the Kelly House. The table below lists the elements that were either removed or altered were particularly helpful in informing the Kelly House Chronology (Figure 3.12).

Table 2: 1989–1990 Pre-Construction Documentation	
R001	Foundation collapsing, dirt floor, deteriorating joists – multiple lumber support posts, painted joists, painted chimney framing.
ST001.1	Different north wood wall.
R101	Wallpaper on walls, linoleum flooring, ceiling light fixture and D101.1 different from today.
R102 (Figure 3.10)	Entire room half tiled with wallpaper above, tile baseboard, light fixture, linoleum, W102.1 & .2 filled with 6/1 sash with rope/weight construction and different styled aprons. CL102.1 – existing wood shelving matches current shelving, linoleum flooring.
R103 (Figure 3.11)	Carpet, FP103.1 (bricked-up) face is ½ brick and ½ lathe with oil stove, differnt door handle on D103.3, security number pad located to the south of D102.2 in R103, motion sensor over D103.5 and 103.6. CL103.1 – Wet room with sink, beadboard cabinets below, wood shelving on south and north walls, linoleum flooring. W103.2 - 6/1 configuration.
ST103.1	No stair light
R104	D104.1 – old door, Unknown light fixture.
R105	Plywood flooring, toilet in south west corner, chair railing, ceiling light fixture, wood baseboard. Same casement window and hardware as today.
R106	Linoleum flooring, 19th century light fixture, built-in cupboard with wood door, Fireplace boarded up, hardwood flooring.
R107	Pictured prior to the installation of ST109.1.
R108	Central light fixture, crown molding, FP108.1 boarded up with stove pipe hole.
R109	Pictured prior to the installation of ST109.1. Crown molding, hardwood flooring, closet in north west corner.
R201	Vestibule before R203, Knob & Tube electrical, ceiling light fixture above ST103.1, ceiling light fixture near where R202 is today, hook railing along west wall in what will be R202. No gate on ST103.1. Vinyl over hardwood flooring running N/S. Stove pipe hole in west wall. Portion of wall enclosing space where ST109.1 and R202 will be. No baseboard registers.
R203	Ceiling fixture, no baseboard heat registers.
R204	Ceiling fixture
R205	No baseboard registers
	Hardware on D205.1 is different, no baseboard heat registers.

Figure 3.12. Table 2: 1989-1900 Pre-Construction Documentation

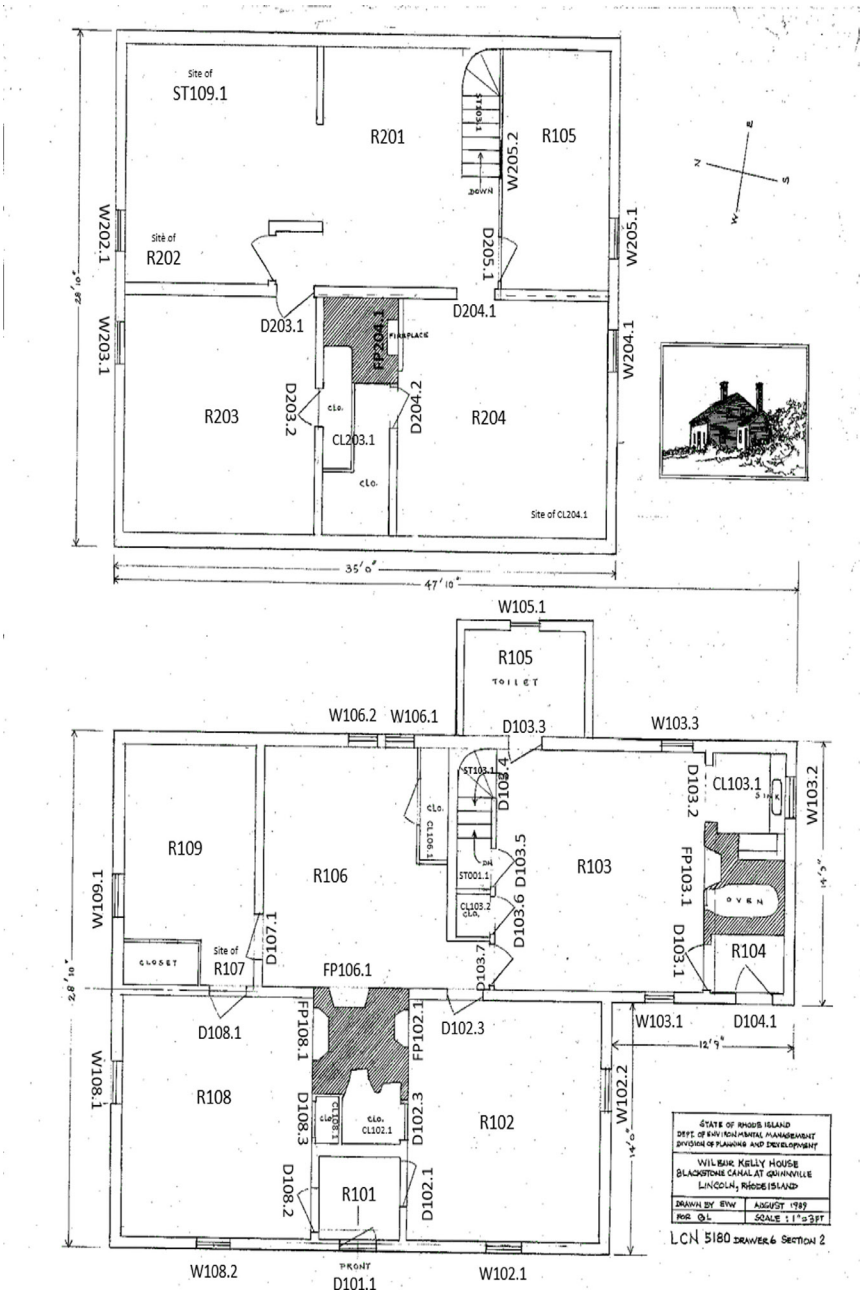


Figure 3.13. 1989 Floor plan sketch. (*Rhode Island Department of Environmental Management*)

1989

First- and second-story floorplan sketches from 1989, show the configuration of the living space within Kelly House prior to the 1990 rehabilitation project (Figure 3.13). [19] The second-story configuration was somewhat similar to that of today, except that ST109.1 had not yet been built, and in its place were bedrooms on both floors. The first-story bedroom (R109) had a closet located on the west wall. The north wall exterior entrance (D109.1) had not yet been added.

19 Floorplan, "Wilbur Kelly House, Quinnville, Lincoln, Rhode Island," (State of Rhode Island Department of Environmental Management, Division of Planning and Development, August 1989).

Although D102.2 is missing in this drawing, the original casement found on D102.2 confirm that this door was present and was most probably just left off

Table 3: Exterior Work	
Foundation	Repoint. Rebuild retaining walls located at basement door. Remove existing chimney and flue at rear retaining wall foundation. Relay masonry on west wall near south corner, and northeast corner. Repair dry laid stonework at southwest and southeast corners of one-story section. Repair stonework at southeast corner of the lower stair landing. Apply new parging to interior basement stone walls.
Sill and Sheathing	Inspect sills and sheathing. Repair sills, realign sills, and other structural elements. Replace sill at southwest corner and middle of east wall.
Siding	Remove all extraneous material and remaining nails from previous coverings. Replace any historic siding with over 3" cracks or deteriorated. Retain or repair existing siding, if possible. Paint.
Roofing Sheathing Flashing	Remove roofing and flashing, if needed. Inspect sheathing and repair or replace. New roof flashing all around. Replace shingles with either asphalt shingles or Western Red Cedar. Install new barge board with crown molding.
Dormer Roof	Install new dormer roof. Add new rafters so accommodate new dormer.
Gutters/Downspouts	Install new ½ round, copper, gutters and downspout.
Chimneys	Repoint and install new flashing (lime mortar to match). Inspect and clean flues. Install new 1½ inch bluestone cap on south section chimney. Remove antennae off of south chimney.
Cornice	Repair or replace cornice.
Wood Trim	Retain, repair, or replace deteriorated eave and rake moldings. Restore paneled corner posts, and entrance pediment at D101.1 and west wall. Install new crown molding on corner columns. Paint.

Figure 3.14. Table 3: Exterior Work, 1990.

of the drawing. CL103.1 contains a sink and countertop.

1990

A set of construction drawings were made in 1990 for a large rehabilitation project at Kelly House. [20] The tables above and below are a list of the planned work listed by category (Figures 3.14 & 3.15)). [21]

20 Clifford M. Renshaw Architects, "Restoration of the Wilbur Kelley [sic] House," (Rhode Island Department of Environmental Management, July 1990), 1-11.

21 This list is based on planning documents only. It is unknown which of these items were actually finished, as completion reports were either not done or were unavailable.

Table 3: Exterior Work	
Doors	Replace D001.1, frame, and sill. Restore decorative panel above D101.1 Install new wood door on D101.1 Install new door at D104.1 Paint.
Windows	Repair and reglaze transom at D104.1 Install new sash, frames, exterior casings, and storm windows. Install new flashing above window headers. Repair sidelights and panels at D101.1 Paint.
Entry	Install D109.1 on north wall with new oak threshold. Install new stairs and stoop on north wall – with stone veneer. Install new door, threshold at D104.1 (keep existing transom) Install new concrete slab, stairs with stone veneer, wrought-iron railing, at D104.1 Install new concrete slab with bluestone pavers at D101.1. Install new wood threshold at D101.1.

Table 4: Interior Work	
Electrical	Install complete new electrical, lighting, and alarm system. Install two breaker panels (one on first-story, one in second-story apartment.
Mechanical	Install two new complete gas-fired heating systems. Install two separate gas meters. Connect to city water supply and sewer lines.
Plumbing	Install new plumbing equipment, including new roof vents. Provide rough plumbing for future sink under W103.2. Install new toilet and sink in R105
Joists	Replace joists under R105. Add beam east to west in one-story section. Add beam east to west under R108. Add beam east to west under R102 & R103. Add beam east to west under ST001.1. Add beam north to south under R109 & R106. Added beams supported by steel posts.
Insulation	Install 6” batt insulation between joists in R001. Insulate R105.
Flooring	R105 - Remove and replace existing flooring and subflooring. Remove existing carpet, linoleum, and underlayment. Repair existing flooring. Replace missing or warped to match original in all. R103 – repair flooring. Paint.

Table 4: Interior Work	
Walls	Retain all existing plaster if possible. Reattach loose plaster with screws. Replaster where needed. Install two new bedrooms, living room, bathroom, closet, and kitchen on second-story (with cabinets and appliances). Remove wainscoting from inside CL103.1. Repair wainscoting in R103. Install new shelf in R105. Open up west wall and repair in R106.
Trim	Retain and repair existing trim. If needed, install new trim to match. Use existing baseboard on south wall of R204. Replace missing pegs on peg rail on the west wall of R103. Replace broken hooks on peg rail in R104.
Doors	Adjust existing doors. Replace missing hinges, screws, and other hardware. Paint. Reinstall door on built-in cabinet in R106 west wall.
Windows	Install new casing around W202.1 and W204.1.
Ceilings	Repair all existing plaster ceilings.
Fireplaces	Plaster face of FP103. Repair masonry at old stovepipe in FP103. Repair FP106. Plaster face of FP106. Plaster face of FP108.
Stairs	Replace existing basement staircase (ST001). Install ST109.

Figure 3.15. Table 4: Interior Work, 1990.

1997

In 1997 Haynes, DeBoer Associates Architects provided drawings for a small project at Kelly House. It is unclear whether this project was meant to finish work planned in 1990 but was left undone, or if this was new work. In addition to structural work, DeBoer also designed landscaping for around the house. The list is small with the addition of a new door at D103.2; installation of grab bars in R205; repair or replace W105.1; repair stoop and steps at D104.1; patch and/or repair existing wood floors prior to painting them; install stainless-steel sink in CL103.1; plaster all fireplace box openings; and patch and repair existing plaster if needed.

2022

A project was completed in 2022. D101.1 and D104.1 were both repaired, and both thresholds and stoops were rebuilt. Water ingress near the stoop at D104.1 has been habitually gaining entrance to the sill and foundation nearby, and was probably responsible for the foundation damage mentioned in 1990 planning documents (Figure 3.16). The Greek Revival style pilasters, cornice, and some of the dentil molding on the northwest and southwest corner were rebuilt (Figure





Figure 3.16. 2022, Water ingress and dry-rot at stoop at D104.1 is a reoccuring problem. Repair included the rehabilition of the stoop, railing, and stairs. *(Blackstone River Valley National Historic Park archive)*

3.18). During that process original, horizontal, wood planks that were used as sheathing lines the walls underneath the existing wood siding (Figure 3.17). It is likely that similar planking was used on internal walls as well, because vertical planks were found in the west and north wall in ST001.1. W102.2, W103.2, and W109.1 sills were repaired. Some of the west and east wall water table boards were replaced. [22] Peeling paint was scraped and the entire house was painted.



Figure 3.17. 2022, Wide, original sheathing with framing marks on the south west and north west corners of the building. *(Blackstone River Valley National Historic Park Archive)*



Figure 3.18. 2022, Repairs to cornice and corner trim. *(Blackstone River Valley National Historic Park Archive)*

22 Rebekah Kreiger, in correspondence with the author, August 16, 2023

MOLDING PROFILE STUDY

Objective

The profiles of interior woodwork moldings were recorded in every room of the Kelly House. The objective of recording molding profiles was to aid in the understanding of the evolution of the woodwork in interior rooms, thus allowing for the greater understanding of the Kelly House's architectural history. Every period in architectural history has moldings that are unique to their time, making them a dateable element in historic houses. Woodwork elements included baseboards, doorway, and window trim. Rooms in which moldings were recorded are located on the first and second-story rooms of the building.

The initial walkthrough of the Kelly House revealed a Greek Revival-style dwelling with a single room addition on the south east corner (R103), and another small addition on the east wall of the building (R105). Because so little was known about the Kelly House, it was important to utilize every available method of documentation to help fill in the large gaps in its architectural history. A molding profile study is one of the many tools used to accomplish that goal.

Methodology

Molding profiles were recorded using a wire molding profile gage. This is accomplished by pressing the gage against a molding, allowing the wires to move and conform to the shape of the molding. A full-scale tracing of the profile was then made in the field, and later transcribed for this report. The transcribed profiles on the following pages are representative and not drawn to scale.

Findings

It was found that the Kelly House contained two different types of baseboard, five different types of window and door trim, one type of chair railing, and one type of hook railing. With the use of applicable reference material, it was possible to date many of these types, and to spot trends in the information gathered. The area of least change in the house is the front hall and parlor (R101 & R102), and R106. All three rooms contain the exact same Type 1 moldings dating to 1825-1835, confirming this area to be the most intact and original. [23] Molding found inside D106.1 contains a later molding added, most probably, during the 1990 rehabilitation project.

The rest of the rear of the building is more problematic. R103 and R109 (from before the 1990 rehabilitation) share the same 1835- ca. 1850 moldings (Type 2). It appears an attempt was made to copy the original Type 1 moldings, and as is usually the case, the Type 2 molding is less elaborate and only resembles Type 1. None of the reference material used listed such a molding. It appears to be undatable using this method, but its value is in its similarity to Type 1 molding, and its location within the south addition and in R109. This indicates

23 Barbara Yocum, "The Shelton House at Rural Plains Historic Structure Report," (Historic Architecture Program, Northeast Region, National Park Service Lowell, Massachusetts, August 2012), F-12.

change in the building, and we had a relatively small window of time for that change because the south addition was built sometime between 1836 and when it appears on a map in 1870.

Although we are dealing with a lean history at the Kelly House, pairing molding profile analysis with the little bit we do know provides enough information to better interpret the structure in final analysis. First, we know that Wilbur Kelly's son Christopher lived in the house. He lived there with six other people, including his wife, three children, a 20–25-year-old male, and a 40–50-year-old female. We do not know who the older man and woman were, or what their relationship was to the Kelly family. [24]We also know that a man named Charles Nourse followed the Kelly's as mill Superintendent. He lived there with his wife Mary, his three children and a 22-year-old domestic servant named Ann Galahah.

The only sleeping area for a large family and family servant at the Kelly House would have been on the second story, in the kitchen (R106), or in the stair hall (before the construction of the south addition). It is unlikely they all slept together in the kitchen; and it is unknown when the upper story was first finished to accommodate bedrooms. Given the lack of space for anywhere else to sleep, it is likely at least some of them slept on the second floor. This alone could give us a suggested build date of 1835–ca. 1850 for the finishing of the second floor. The lack of current early moldings on the second floor suggests that either it was not finished in the 19th century, or the 1990 rehabilitation removed any trace of it. This possibility seems unlikely as the photos from 1980 show elements still present today.

It is not known what R109 was originally meant for, but we now know its window and door moldings were updated when the south addition was added to the house. It is unknown why this update took place. The project to enlarge R103 and update R109 left two potential bedrooms, a kitchen (R103), and the south basement (ST001.1) and second floor (ST103.1) stairwells to fill the first story space in the back of the house in ca. 1850.

This is a reasonable theory that is backed up by physical evidence. The door and window trim found in both R109 and R103 match, showing them to have been added at the same time. The foundation of the main house is continuous but it does not include R103 or R105's foundations. The south addition has floor joists cut with a sash saw. This provides us with a construction window of 1836–ca. 1850 for R103 as it currently exists.

24 U.S. Census Bureau, "Population Estimates, 1840 – Smithfield, Rhode Island," accessed June 1, 2023. https://www.ancestry.com/discoveryui-content/view/3378258:8057?tid=&pid=&queryId=80b7bba6dbfd35ca0d6e5f0c96475fce&_phsrc=wQY737&_phstart=successSource

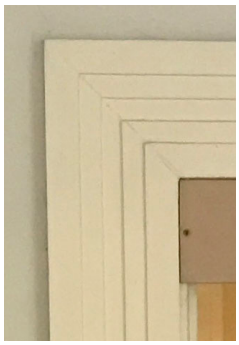
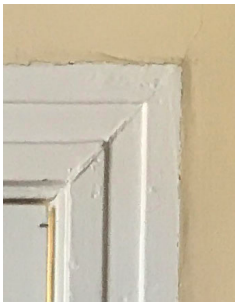
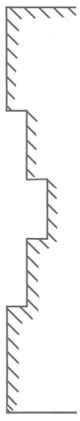
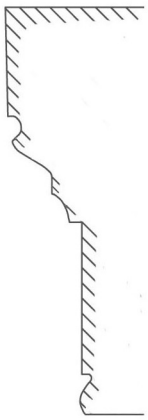
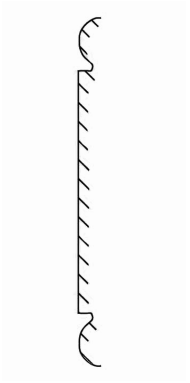
Table 5: Molding Profiles				
				
				
Type 1 [26]	Type 2	Type 3 [27]	Type 4 [28]	Type 5 [29]
ca. 1835	1835- ca.1850	ca. 1825	1835- ca.1850	Prior to ca. 1980. Common to the 18th through the 21st centuries.
Approximately 5.5" Wide	Approximately 4" Wide	Approximately 4.5-6.25" Tall	Approximately 4" Wide	Approximately 3" Tall
Location: D101.1 D102.1-4 interior D102.1 & .3 exterior W102.1 &.2 D103.7 exterior D106.1 interior W106.1 & .2 D107.1 exterior D108.1 interior D108.2 both sides D108.3 interior W108.1 & .2	Location: D102.2 exterior W103.1 & .3 D103.1 - .7 interior D107.1 interior D108.1 exterior (R109, prior to the addition of ST109.1)	Location: R101 R102 R104 R106 R108	Location: D103.1 exterior D103.2 exterior D104.1 interior D202.1 exterior D203.1 both sides D203.2 interior D204.1 exterior D204.2 both sides	Location: R103 R104 R106 R202 R205

Figure 3.19. Molding Profile Table #5

26 Barbara Yocum, "The Shelton House at Rural Plains Historic Structure Report," Historic Architecture Program

27 Ibid, F-9.

28 Patricia Bovers, "Molding Profiles," National Park Service, North Atlantic Region, Boston MA, 1991. 90. Northeast Region, National Park Service Lowell, Massachusetts, August 2012. F-12.

29 "The Shelton House at Rural Plains Historic Structure Report," F-10.

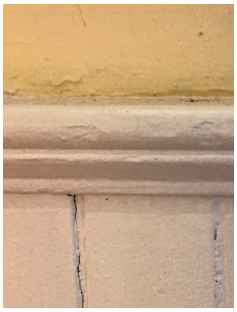
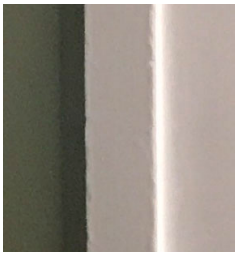
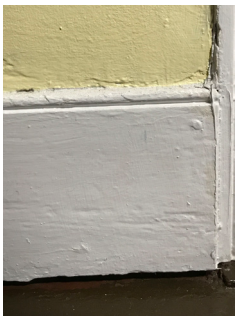
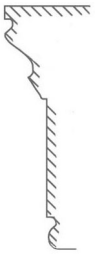
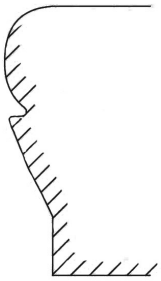
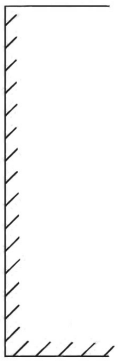
Table 6: Molding Profiles			
			
			
Type 6	Type 7 [30]	Type 8	Type 9
1990	ca. 1837	Unknown. This type of molding is found during the 18th-21st centuries.	ca. 1990 This type of baseboard is common to the 18th through the 21st centuries. Its age is determined by its height. Common to 18th-21st century.
Approximately 4" Wide	Approximately 2" Tall	Approximately 2.75" Wide	Approximately 2.25" Tall
Location: W103.2 W105.1 D103.2 D103.3 exterior D109.1 interior W109.1 D201.1 interior W201.1 W202.1 D202.1 interior W203.1 D204.1 interior	Location: R103	Location: D106.1 exterior D205.1 exterior D204.3 exterior	Location: R107 R109 R201 R202 R203 R204 R205

Figure 3.20. Molding Profile Table #6

30 "Molding Profiles" 92.

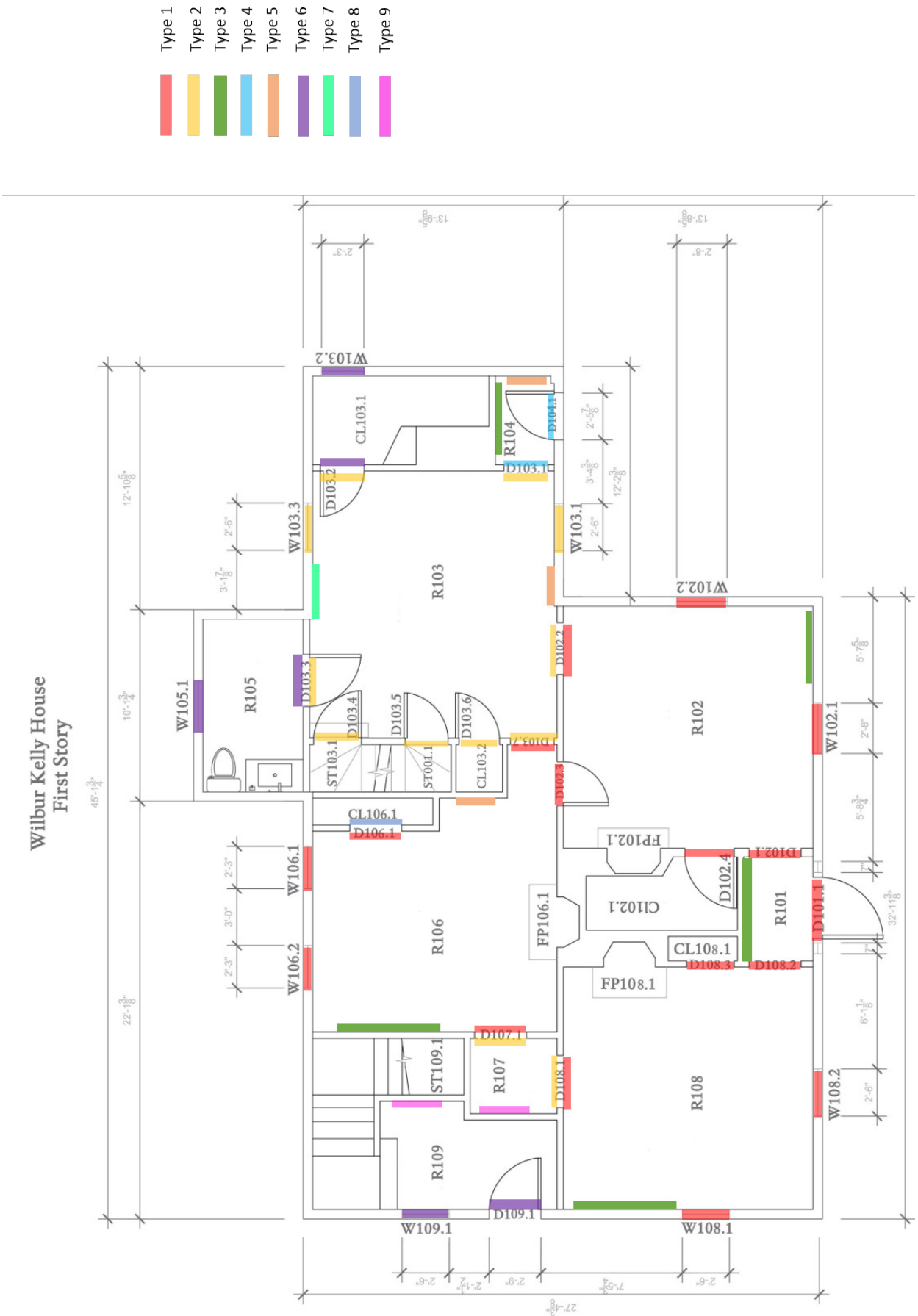


Figure 3.21. Molding Profile Map - First Story

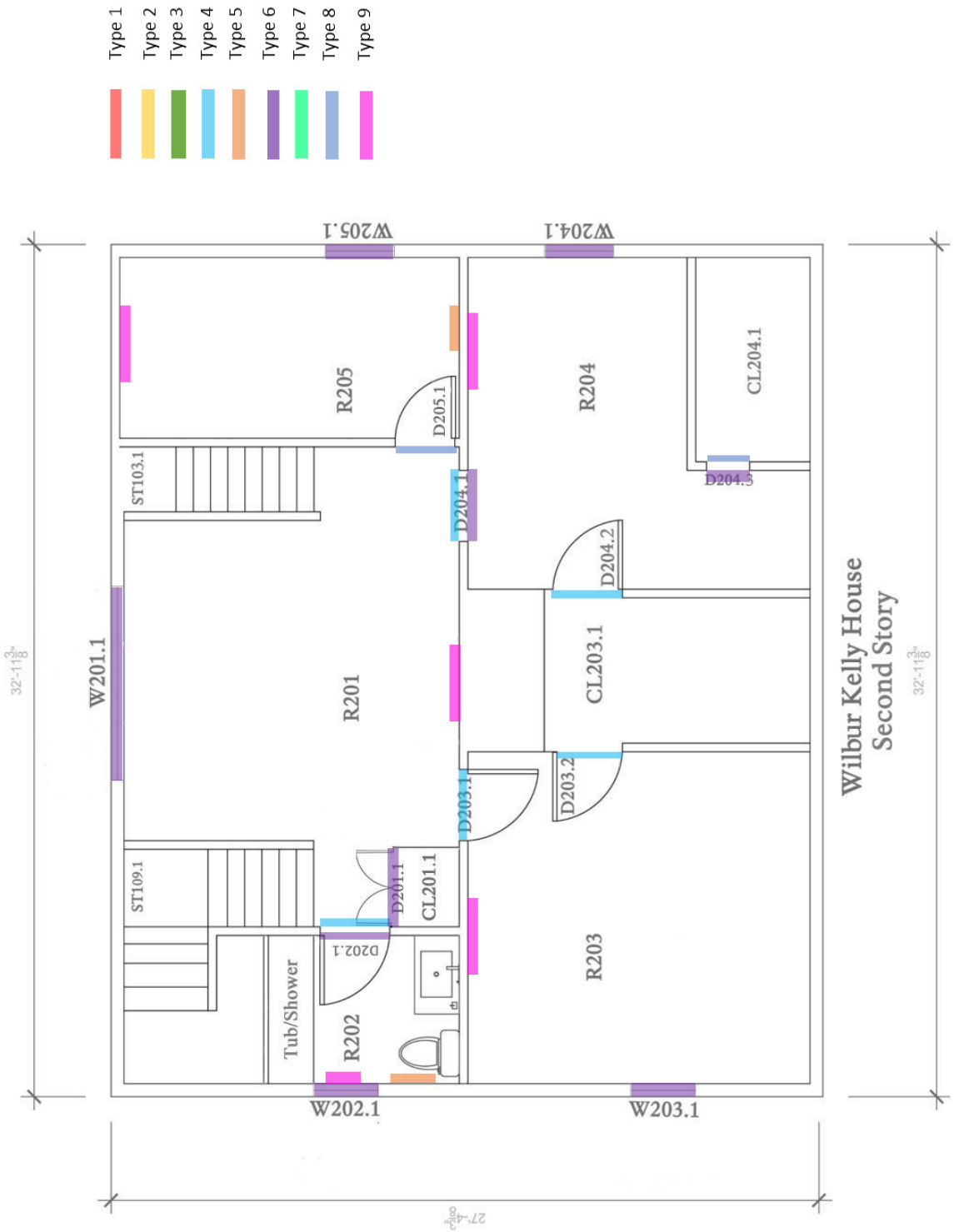


Figure 3.22. Molidng Profile Map - Second Story

IV. CURRENT PHYSICAL DESCRIPTION



Figure 4.1. 1075 Lower River Road, Providence County, Rhode Island. (Courtesy of Providence County, Rhode Island, GIS)

Current Physical Description

GENERAL INFORMATION

The Wilbur Kelly House, at 1075 Lower River Road, is located within Providence County in Lincoln, Rhode Island. It is part of the Blackstone River Valley State Park and Blackstone River Valley National Historical Park. It sits on a mostly level, 21.81-acre parcel of land that was designated as part of the Old Ashton Historic District in 1984. It is accessed via Lower River Road which crosses over a metal and asphalt bridge to meet with the canal towpath. The Blackstone River runs to the rear, or east, of the house with the Blackstone Canal running parallel to the river on the west side of the house. Sitting between the canal and the Kelly House is the historic canal towpath (Figure 4.1).

The Wilbur Kelly House is a Cape Cod, 1 ½ story, three-bay, wood-framed building built over a stone foundation and basement. It is highly decorated with Greek Revival trim. White paint coats nearly all exterior surfaces. The structure's roofs are covered with asphalt shingles and two central, ridge, brick chimneys. Multiple sash and door types are present throughout the structure.

A detailed description, by element and location, is listed below.

The architectural elements at the Kelly House, such ase windows, doors, and stairs have been assigned numerical labels to help make their identification simpler. Annotated floorplans are located in Appendix A-1.

EXTERIOR

General Information

The Wilbur Kelly House is a Cape Cod structure with Greek Revival elements that has undergone minor alterations throughout its history (See Chapter 3). The following narrative aims to describe in detail, and document in perpetuity, the physical appearance of the Wilbur Kelly House. The interior of the structure was recorded using digital, fillable room survey forms, specifically tailored to capture the data gleaned from The Kelly House. These room survey forms are included in the appendix of this report.

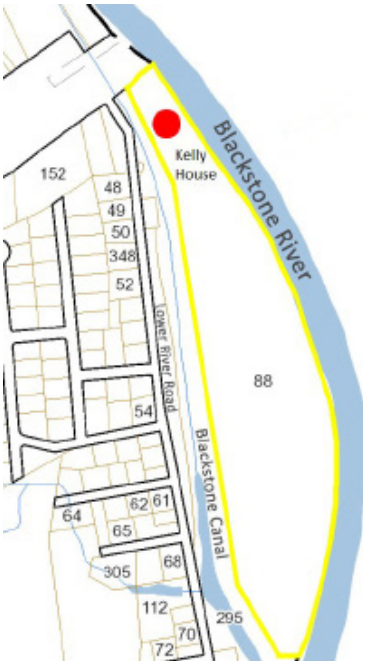


Figure 4.2. Providence County Plat for Wilbur Kelly House (Courtesy of Providence County Planning Department).

Site

The Wilbur Kelly site is located in Providence County, Lincoln, Rhode Island. It is centrally located approximately 1 ½ miles from the Lincoln Town Hall on a dead-end street within a residential neighborhood. The site is irregular in shape and occupies approximately 21.81 acres. The site is defined on the south by a junction of the Blackstone River and Blackstone Canal, to the north by the George Washington Highway viaduct, on the east by the Blackstone River, and on the west by the Blackstone Canal and towpath (Figure 4.2).

The Wilbur Kelly House, once part of the first textile mill complex in Lincoln, has been designated as a contributing structure within the Old Ashton Historic District. Although the Mill itself has long since been demolished, the Wilbur Kelly House and five other structures make up the entirety of the district (Figure 4.3).

Circulation, and Parking, and Access

The Wilbur Kelly House is accessed via Lower River Road located west of the site, or the Blackstone River Bikeway on the east side of the site. A parking lot is located under the George Washington Highway viaduct located nearby to



Figure 4.3. Wilbur Kelly site, looking south. February 22, 2023 (Image taken by author).



Figure 4.4. South west oblique, November 7, 2022 (Image taken by the author).

the structure. Two private parking spaces for employees and the second story tenant are located north of the house. Access to the Wilbur Kelly House is via the old canal towpath, now footpath, that runs along the west side of the building. The house is enclosed by a 3 ½ feet tall, wooden picket-fence and gate. The structure sits on a slightly sloping lot planted with a grassy lawn, shrubs, and trees. A granite sidewalk leads to the principal entrance located on the west façade. A secondary entrance is also located on the west façade within a small gable-roofed addition attached to the south wall.

Massing and Orientation

The Wilbur Kelly House is a 1 ½ story, double-pile, side-gabled, wood-framed, compound structure. Primarily rectangular in shape and orientated facing west, the Wilbur Kelly House is 3 bays long by 3 bays wide (Figure 4.4). The overall dimensions of the house is 32 feet 11 ½ inches wide by 27 feet 4 ½ inches deep. A single story, wood-framed addition that measures 12 feet 2 ½ inches wide and 13 feet 9 ¾ inches deep is located on the north elevation, offset approximately 13 feet 8 ¾ inches from the west elevation. A shed-roofed addition has been added to the east façade. It measures 10 feet 1 ¾ inches wide and 6 ½ feet deep and is offset 12 feet 10 ½ inches from the south elevation.

Foundation/Substructure

The foundation of the Wilbur Kelly House is made of large stone blocks and stacked stone (Figure 4.5). The primary, or west, façade's stone foundation is laid in large granite blocks. The north and south stone foundations are comprised of both large granite blocks and stacked flat stones. The east foundation is made of stacked flat stone. A water spigot is located within the foundation on the east wall.



Figure 4.5. South elevation foundation, November 7, 2022 (Image taken by the author).



Figure 4.6. South east corner pilastert, November 7, 2022 (Image taken by the author).

Walls

The walls at the Kelly House are wood framed. The building is clad in unpainted, horizontal wood planks covered with external horizontal wood siding painted white. The southwest, northwest, and northeast corners of the building have recessed wood panels meant to look like stylized wood columns (Figure 4.6). There is a two-piece, classical-style frieze with dentil molding located on the main façade and topping the wood panels. The southeast corner has a similar design without the dentil molding found on the other corners.

Roof

The main body of the Kelly House has a side-gable roof with open returns and clad in asphalt shingles. It also contains a central-ridge, brick chimney; a large dormer window, and an exhaust stack on its west slope (Figure 4.7). Asphalt shingles and an exhaust stack are located in the east addition's shed roof. The roof of the north addition contains a central-ridge brick chimney and an exhaust stack on its east slope. It is covered in asphalt shingles. All sections of roof are lined with metal gutters and downspouts.



Figure 4.7. Wilbur Kelly House, east elevation showing chimneys and plumbing vents November 7, 2022 (Image taken by the author).

Windows

The main body of the structure has 6/6, single-hung, wood sash windows on its first story. Its second story north and south walls have 8/8, single-hung, wood sash windows. The second story, shed-roofed, east dormer contains a ribbon window filled with four, six-light hopper windows. The basement contains three, four-light, hopper windows (Figure 4.8). The south addition has a 12/12, single-hung, wood sash window on its east and west elevations, with a 8/8, single-hung, wood sash window on its south wall. The east addition contains a single six-light, hopper window.



Figure 4.8. W001.3, north wall, November 7, 2022 (Image taken by the author).



Figure 4.9. D104.1, D101.1, D001.1, November 7, 2022 (Image taken by the author).

Doors

D101.1 is centrally located on the west or primary elevation. Two recessed wood panels frame the outside of two 4-light sidelights located on either side of the opening containing a six-panel, wood door. Decorative wood trim above the opening creates a central recessed panel framed by plain wood trim on either side. A smaller replica of the building frieze with dentil molding is located above the door opening. D109.1 is located on the north wall of the structure. It is filled with a six-panel, wood door, and is framed with a plain, wood casement. D001.1 is located within the east stone foundation. It is filled with a board-and-batten door. D104.1 is located on the west wall of the south addition. It is filled with a six-panel, wood door with a four-light transom located above (Figure 4.9).

Porches

The main entrance (D101.1) on the west façade is accessed from a slate stoop. D109.1 is accessed via a stone stoop with three slate-covered steps. The stoop and steps are lined with a wrought-iron railing. The south addition's D104.1 is accessed from a slate covered stoop and two slate-covered steps. All are lined with wrought-iron railing.

INTERIOR

Basement

Room 001



Figure 4.10. R001, looking south, November 4, 2022 (Image taken by author).

Room 001 (R001) is the only room located in the basement of the building. It measures 25



Figure 4.12. R001, South wall, November 4, 2022 (Image taken by author).



Figure 4.11. R001, South wall. Inset: McLain Boiler, November 4, 2022 (Image taken by the author).



Figure 4.13. R001, South east corner, November 4, 2022 (Image taken by author).



Figure 4.14. R001, looking west, November 4, 2022 (Image taken by author).

feet 7 inches by 31 feet and its open wood-framed ceiling is supported by multiple, round, steel posts and is 6 feet tall. Nearly every type of wood cutting marks are present on the joists and other ceiling framing; from hand hewing to sash sawn to circular sawn to planed. Fiberglass insulation has been inserted between the floor joists. A large collection of electrical conduits, wiring, junction boxes, ductwork, copper and PVC pipes, and phone wires are attached throughout the ceiling joists (Figure 4.10). Five, bare-bulb light fixtures are attached to wood joists. A carbon monoxide detector is located in the southeast ceiling. The floor is made of poured concrete. Two wooden posts located in the south west corner support a plywood panel with a "National" security and fire alarm control box attached.

All four walls in R001 are made of roughly plastered stone finished with white wash paint. A "Bradford White" hot water heater is located in the south east corner of the room (Figure 4.13). Additionally, the south wall contains a total of three surface-mounted electrical plugs and a "First Floor" electrical breaker box (Figure 4.12). The north wall contains one surface-mount electrical plug, W001.2 and W001.3, and two large metal heating-oil tanks (Figure 4.11). The west wall contains one "Verizon" cable box, a "Second Floor" electrical breaker box mounted on plywood, one electrical junction box, a "Watts" potable water expansion tank, copper shut-off valves, cast-iron sewer line, PVC pipes, one electrical outlet, and a water inlet pipe. The east wall contains one electrical plug, a copper shut-off valve, ST001 landing, W001.1, and D001.1.

There are two large chimneys in the center of the room with a modern, oil furnace and concrete block chimney located between the two. The large chimneys are made of plastered-stone painted with white wash. The hearths on the first story are supported here by wooden relieving-arches on both sides of the chimney. Large, hand-hewn beams lay horizontally between the chimney and the relieving arches. A "Rheem" oil furnace and "McLain" boiler are also located in the center of the room (Figures 4.11_inset & 4.14).

A door opening provides access to the R001 (D001.1). Located on the east



Figure 4.16. S T 0 0 1 . 1 , looking north east, November 4, 2022 (Image taken by the author).



Figure 4.17. ST001.1, looking south west, November 4, 2022 (Image taken by the author).

wall, the opening measures 2 feet 6 inches by 5 feet 5 inches. A 5 feet 5 inch tall by 5 inch wide simple wood casement surrounds the opening. It is filled with a board-and-batten wood door painted green on both sides. The interior of the door contains a metal padlock hasp and keeper, a slide-lock, and security sensor.



Figure 4.15. W001.2, looking north, November 4, 2022 (Image taken by the author).

There are four window openings in R001. W001.1 is located on the east wall and measures 2 feet ¾ inch wide and 11 inches tall. It is filled with a hopper window with four 6 ¾ by 8 ¾ inch lights hung on two hinges. It is framed with 1 inch by 1 inch wood casement. The north wall contains W001.2 & W001.3 (Figure 4.15). W001.4 is located on the south wall and contains a four-light, wood, hopper window.

W001.2 opening measures 2 feet 8 inches by 11 ½ inches and contains a hopper window with four, 6 ¾ inch by 9-inch lights hung on two hinges. It is framed by a 1 inch by 1 inch wood casement. W001.3 opening measures 7 ½ inches by 11 inches and contains a hopper window with four 7 inch by 8 ½ inch lights and hung on two hinges. W001.3 is partially boarded up.

Stairway 001

Stairway 001 (ST001) is roughly finished and rises from R001 to R103 (Figure 4.16). It has no ceiling other than the underside of ST103 wood stairs with the remains of white paint and a smoke alarm attached. The west wall is plastered with machine-made lath and contains a doorbell, electric conduit, a surface-mounted light switch, two boiler switches, an empty fire/security metal box, and a ¾ round baluster. Vertical wood planking is visible where the plaster has cracked at the bottom of the wall.

The upper south wall has a small section of painted plaster and white-painted, horizontal, wood planks (Figure 4.17). The upper portion of the north wall is made of painted plaster. The upper east wall is covered in white-painted, horizontal, wood planks measuring 8 ¾" to 9" wide. The north and south lower walls are made of open wood-framing. The north wall has a ¾ round baluster, while the south wall has a plain 2x4 used as a baluster. The lower east wall is made of painted and plastered brick and stone with an open access hole leading to the crawl space under R105. The horizontal wood planks on the south and east walls have machine cut and wire nails.

The steps are made of unfinished plywood and are comprised of five pie-shaped steps and three steps with 9 ½" tread and 10" rise.



Figure 4.18. R101, D101.1 looking south west. November 4, 2022 (Image taken by the author).



Figure 4.19. R101, Ceiling, November 4, 2022 (Image taken by the author).



Figure 4.20. R101, flooring, November 4, 2022 (Image taken by the author).



Figure 4.21. R101,baseboard, and D108.2, November 4, 2022 (Image taken by the author).

First Story

Room 101

Room 101 (R101) is centrally located on the first floor and west side of the structure. It measures 5 feet 9 inches by 4 feet 3 inches and is accessed through an exterior door on the west wall and two interior doors openings located on the north and south walls. Its drywalled ceiling is covered with white paint and is 8' 2" tall (Figure 4.19). It contains a flush mount light fixture, track light and smoke alarm. Electrical conduit is located in its south west corner. The floor is made of blind-nailed, wood flooring of varying widths, from 5 inches to 6 ½ inches wide. It runs in an east/west direction and is covered in brown paint. One heat register is located in the floor near the east wall (Figure 4.20).

The west wall is almost entirely filled by D101.1 with the remaining wall covered in plaster painted a tan color. A fire extinguisher is mounted to the door frame. Electric conduit leads to an electrical junction box located above D101.1. The east wall is plastered and painted a tan color. It contains one electrical outlet, a 2-gang light switch, a 1-gang light switch, and a carbon monoxide detector. The south wall is filled with D102.1 with tan colored plaster above. Museum signage lines the ceiling with an electrical junction box and conduit running to a fire strobe light and pull station mounted to the D102.1 casement. The north wall contains D108.2 with tan colored plaster above. Electric conduit enters the wall in the west corner. 7 ½ inch wood baseboard lines all but the west wall (Figure 4.21).

The structure's primary entrance is located on the west wall (D101.1). Its opening measures 6 feet 10 ¾ inches tall by 3 feet 1 ½ inches wide and is filled with a six-panel wood door painted green on both sides. The door is hung on three hinges and contains a hydraulic opener and metal bar latch on the interior.



Figure 4.22. R102, looking south east, D102.2 and D102.3, November 4, 2022 (Image taken by the author).



Figure 4.23. R102, Looking wests, W102.1. Inset: W102.1 pin lock, November 4, 2022 (Image taken by the author).

The exterior of the door contains a metal lever and lock. Its opening has a two-piece, wood, threshold measuring 7 ¼ inches wide. The interior wood casement is painted a cream color and measures 7 feet 3 ½ inches tall and 4 inches wide. The door opening is framed by two 4-light sidelights with a single panel below. Each light measures 13 ½ inches tall by 7 inches wide (Figure 4.18).

Room 102

Figure 4.24. R102, looking north towards CL102.1 and D102.4, November 4, 2022 (Image taken by the author).



Room 102 is located on the first story, in the south west corner of the building (R102). It measures 13 feet 7 inches and is accessed by two doorways located in the north and east walls (D102.1 & D102.2). The ceiling is 8 feet 8 inches tall and is made of plaster painted a cream color. It contains track lighting, a smoke alarm, and a metal electrical plate. There is wood flooring of varying sizes (6 inches to 6 ¾ inch wide) running in an east/west direction. Changes to the wood flooring pattern indicates a small change has been made to the floor in a small section located in front of FP103.1

The Kelly House is used as a museum, so consequently most walls are somewhat obscured by museum signage. All of the walls are made of plaster and painted a

light grey color with cream colored trim. They all are lined with 7-inch wood baseboard. The west wall contains an electrical outlet, one light switch, and a centrally located W102.1. Museum signage and electrical conduit line the ceiling. The east wall contains D102.2 and D102.3 (Figure 4.22). Electrical conduit runs from behind museum signage located at the ceiling line to emergency lights mounted in the south east corner. The south wall contains an interpretive speaker and button, electrical outlet, and the centrally located W102.2. The south wall contains FP102.1, CL102.1, D102.4, and an exit light.



Figure 4.25. R102, looking north at FP102.1, November 4, 2022 (Image taken by the author).

R102 has three door openings. D102.1 contains no door and is located in the north west corner of the room. Its opening measures 6 feet 9 ¾ inches tall and 2 feet 10 ¼ inch wide. It is lines with 4-inch-wide wood threshold, 7 feet 3 ½ inches tall and 5 ½ inch wide wood casement painted a cream color. Museum signage is mounted to the top of the opening.

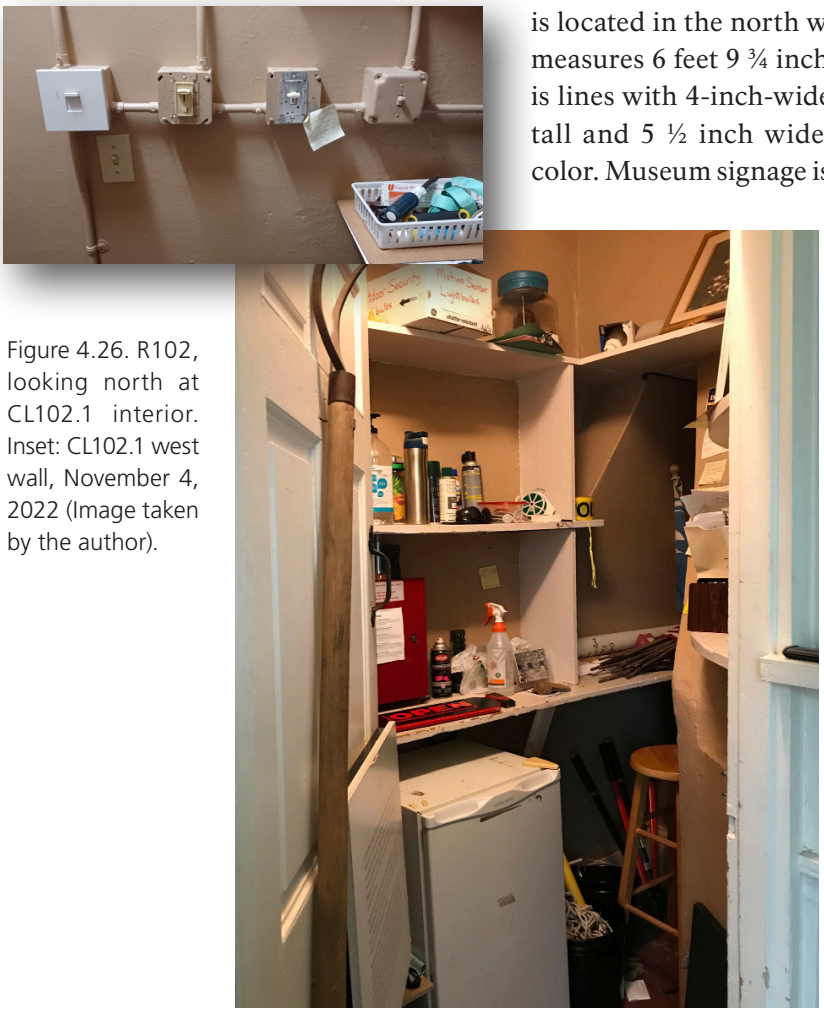


Figure 4.26. R102, looking north at CL102.1 interior. Inset: CL102.1 west wall, November 4, 2022 (Image taken by the author).

D102.2 is located on the east wall. It contains no door and museum signage is mounted to the top of the opening. The opening measures 6 feet 9 ¾ inches tall by 2 feet 10 inches. It is lined with a 2 ½ inch wooden threshold, and 7 feet 3 ½ inch by 5 feet 5-inch casement.

D102.3 is located on the east wall. Museum signage blocks the door rendering it inoperative. If open, it would lead to R106. Its opening measures 6 feet 8 ¾ inches tall by 5 feet ¼ inch wide. It contains a raised, six-panel, wood door with a knob cylinder (knob missing) on the interior; and an outline of a box-lock and hole for a door knob on the exterior. Its casement measures 7 feet 3 ¼ inch tall by 5



Figure 4.27. November 2, 2022. R103, looking south (Photo taken by the author)

¼ inch wide and is painted a cream color. There is a 4 ½ inch wood threshold. D102.4 is located on the north wall and leads to CL102.1 (Figure 4.24). It is filled with a raised, six-panel, wood door. A 4 ¼ inch wood threshold and wood casement measuring 7 feet 3 ¾ inches tall and 5 ½ inches wide lines the opening. The door has a museum artifact mounted to its exterior and a metal handle. The interior of the door has a wood block with hardware screwed to the door.

There are two window openings in R102 (W102.1 & W102.2). Located on the south and west walls, they are nearly identical in that their openings are 4 feet 8 inches tall by 2 feet 8 inches wide. W102.1 is ¼ of an inch wider and taller) (Figure 4. 23). They are filled with 6/6, wood, single-hung sash with pin locks. They have 1 inch tall by 3 ½ inch deep by 3 feet 9-inch-long wood sills, and 4-inch wood aprons.

A fireplace is located on the north wall (FP102.1). Its brick firebox opening measures 3 feet 1 ¾ inches wide by 2 feet 6 ½ inch tall and is framed by red-painted plaster, 4 ½ inch wood plinth blocks, a wood surround topped by a 1-inch wood mantle. A 3-foot 11 inch by 1 foot 8-inch brick hearth is inset into the room's wood flooring (Figure 4.25).

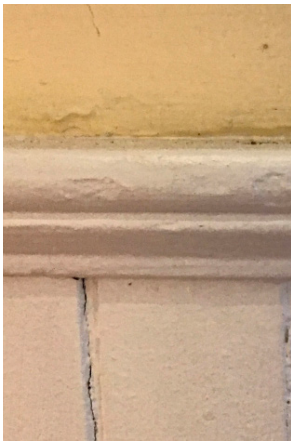


Figure 4.28. November 2, 2022. R103, west wall, chair rail & beadboard wainscotting (Photo taken by the author).

Closet 102.1 is located on the north wall (CL102.1). Its size is irregular due to the framing for ST103 on its east wall. There is wood shelving on all but the west wall which contains five light switches, one electrical outlet & junction box, electrical conduit, and a "Firelite MS-4 Communications" brand alarm box. The south wall contains a "Signal" brand alarm box (Figure 4.26). A smoke alarm and electric conduit are mounted to the ceiling. A fluorescent light fixture is attached to the south wall. Electrical conduit is mounted to the north wall. The closet has wood plank flooring running in a north/south direction.

Room 103

Room 103 is located on the first story, in the south east corner of the building

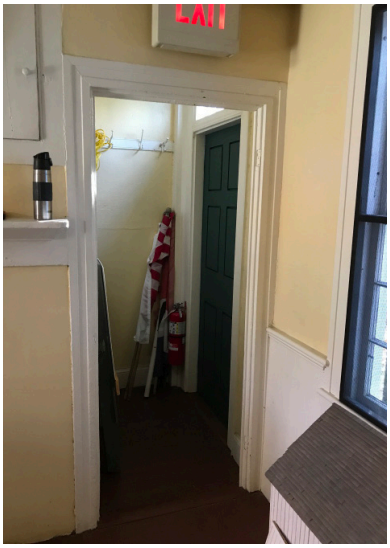


Figure 4.29. November 7, 2022, D103.1, looking southd (Image taken by the author)



Figure 4.30. November 7, 2022, D103.2, looking east (Image taken by the author)



Figure 4.31. November 7, 2022, D103.3, looking noth (Image taken by the author)

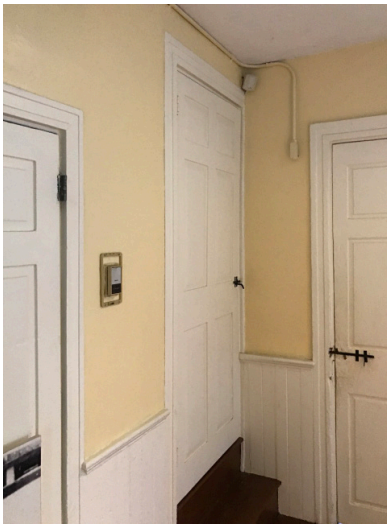


Figure 4.32. November 7, 2022, D103.4, looking east (Image taken by the author)



Figure 4.33. November 7, 2022, D103.5, looking east (Image taken by the author)



Figure 4.34. November 7, 2022, D103.6, looking west (Image taken by the author)



Figure 4.35. November 7, 2022, Interior hardware type on all doors in R103 (Image taken by the author)

Figure 4.36. November 7, 2022, D103.7, looking north (Image taken by the author)





Figure 4.37. November 7, 2022, Exterior hardware type on all doors in R103 (Image taken by the author)

(Figure 4. 28). The room measures 14 feet 8 inches by 13 feet 6 inches. Its plaster ceiling is painted white and is 8 feet 7 inches from the brown-painted, blind-nailed, wood, flooring. Flooring size varies from 3 ¼ to 3 ½ wide, and runs in a north/south direction. Three heat registers area located on all but the south wall. The ceiling contains three track lights, a smoke detector, and a metal electrical plate

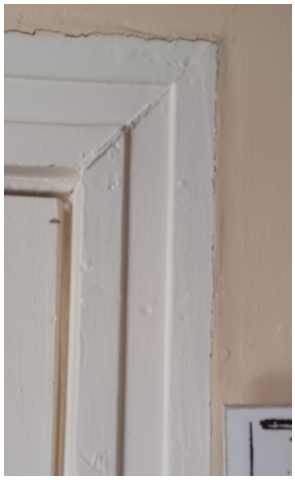


Figure 4.38. November 1, 2022, D103.2 casement (Image taken by the author)

All but the south wall is made of half plaster with half bead-board wainscot topped by 2 ¾ inch chair railing (Figure 4.27). The south wall contains an exit sign over D103.1, and FP103.1 with a built-in cast-iron oven, and cabinet above. D103.1, and D103.2 complete the rest of the south wall. The north wall contains two wooden steps leading through D103.4 to ST103.1; D103.5 that leads to ST001.1; D103.6 that leads to CL103.1; and D107 that leads to R106. Museum signage, an emergency light, a thermostat, and a carbon monoxide detector are located on the north wall.

The west wall in R103 contains D102.2 and W103.1. Beaded boards, meant to hold hooks or pegs (missing), are attached to the west wall on either side of D102.2. An electrical plug is also located on the west wall. Electric conduit runs from the east wall to the north east corner where there is a security motion detector. D103.3, W103.2, electrical plug, and museum signage are also located on the east wall.

There are seven door openings in R103. D103.1 leads to R104 and contains no door (Figure 4.29). It is located in the south west corner of the room. Its opening measures 6 feet 6 inches tall and 2 feet 7 inches wide. There is a 3 ½ inch wide wooden threshold and a wood casement that measures 6 feet 10 ½ inches by 4 inches. Remaining marks on the casement show that at one time a door hung here on two hinges and had a keeper attached to the east side of the opening. D103.2 is located in the south east corner and leads to CL103.1 (Figure 4.30). Its opening measures 6 feet 5 inches tall and 2 feet 6 ¾ inches wide. It is filled with a raised, six-panel, wood door hung on two hinges with an iron thumb latch on the interior, and an iron handle on the exterior (Figure 4.35). There is a 7 ½ inch wooden threshold and a wood casement that measures 6 feet 10 ½ inches tall by 4 inches wide (Figure 4.38).

D103.3 is located on the east wall and leads to R105 (Figure 4.31). Its opening measures 6 feet 11 inches tall and 2 feet 10 ¼ inches wide. It is filled with a raised, six panel, wood door hung on two hinges. It has an iron thumb-latch on the interior, with an iron handle and latch, and a slide lock on the exterior (Figure 4.36). D103.4 is located in the north east corner and leads to ST103.1 (Figure 4.32). Its opening measures 6 feet ½ inch tall and 2 feet 6 inches wide. It is filled with a raised, six panel, wood door hung on two hinges. An iron latch is attached to the interior of the door, and a white-painted, wooden casement measuring

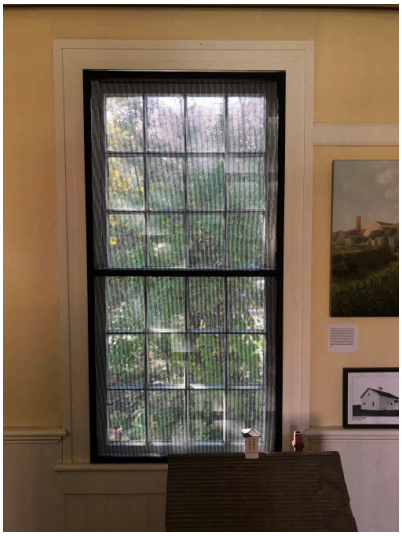


Figure 4.39. November 1, 2022, W103.1, looking west (Image taken by the author)



Figure 4.40. November 1, 2022, W103.2, looking south (Image taken by the author)

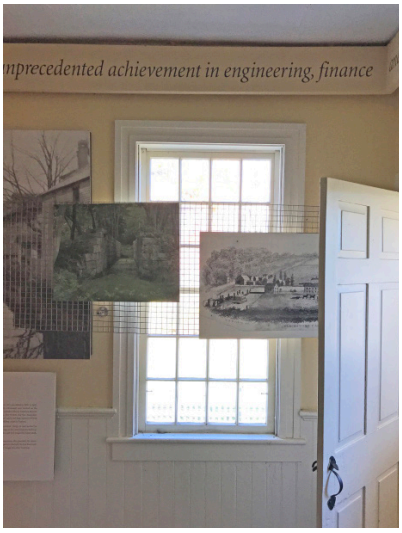


Figure 4.41. November 1, 2022, W103.3, looking east (Image taken by the author)

6 feet 9 ¼ inches tall and 3 feet 6 inches wide surrounds the opening. A 3-inch wooden threshold is painted brown.

D103.5 is located on the north wall and leads to ST001.1 (Figure 4.33). Its opening measures 6 feet 5 inches tall and 2 feet 6 inches wide. It is filled with a raised, six-panel, wood door hung on two hinges and contains a 5-inch wood threshold that is painted brown. It is surrounded by a wood casement that is 6 feet 9 inches tall and 3 feet 5 inches wide. The interior side of the door is painted white and contains an iron latch, with a stained finish and iron thumb latch and handle on the exterior. Markings on the exterior of the door show that at one time the door had much larger hardware attached.



Figure 4.42. November 1, 2022, FP103.1, looking south (Image taken by the author)



Figure 4.43. November 1, 2022, cabinet above FP103.1, looking south. Inset: wooden cabinet knob (Image taken by the author)

D103.6 is centrally located on the north wall and leads to CL103.2 (Figure 4. 34). Its opening measures 6 feet 5 inches tall by 2 feet 5 ¾ inches wide and contains a raised, six panel, wood door hung on two hinges. It is surround by a wood casement that measures 6 feet 9 ¼ inches tall and 3 feet 4 ¼ inches wide. Its 4 ¼ inch wood threshold is painted brown. D103.7 is located in the north west corner of the room and leads to R106 (Figure 4.37). Its opening lacks a door and measures 6 feet 9 ¾ inches tall by 2 feet 9 ¾ inches. Its casement is 7 feet 3 ½ inches tall and 5 ¼ inch wide with a brown-painted, 4 ½ inch, wood threshold. Remaining marks on the casement show there was at one time two hinges and one keeper attached.

There are three windows in R103. Two of the window openings are located within R103, with the other located inside CL103.1. The window openings inside R103 contain 12/12, wood, single-hung sash with pin locks. W103.1 is located on the west wall and has an opening that measures 4 feet 8 inches tall W103.1 is located on the west wall and has an opening that measures 4 feet 8 inches tall by 2 feet 4 inches wide (Figure 4.39). It is surrounded by a 5-foot tall and 4-inch-wide wood casement. Its wood sill is 1 inch tall and 3 feet 8 inches wide. The depth of the sill was inaccessible to measure. There is a 3 ½ inch wood apron. W103.2 is located on the south wall of CL103.1 (Figure 4.40). Its opening measures 3 feet 4 inches tall and 2 feet 4 inches wide. It contains 8/8 single-hung, wood sash with pin locks. Its painted, wood casement is 4 feet ¼ inch tall and 3 feet 8 inches wide. The 1-inch-tall wood sill is 3 ¼ inches deep and 3 feet ¼ inch wide. W103.3 is located on the east wall and has an opening that measures 4 feet 8 inches tall and 2 feet 4 ¼ inches wide (Figure 4.41). It is surrounded by a 5-foot tall and 4-inch-wide wood casement. Its wood sill is 1 inch tall, 3 ½ inches deep, and 2 feet 2 ¼ inches long. There is a 3 ½ inch wood apron.



Figure 4.44. November 1, 2022. Ceiling in CL103.1 (Photo taken by the author).

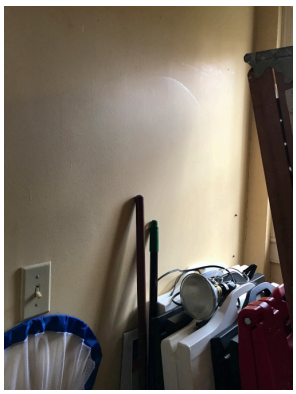


Figure 4.45. November 1, 2022. W103.2 in CL103.1. (Photo taken by the author).

A closed-up fireplace is located on the south wall (FP103.1). Although filled with brick, the outside edges of the firebox measures 3 feet 6 ¼ inches by 2 feet 6 ¼ inches (Figure 4.42). The firebox contains a sealed 6-inch stove pipe hole. There is a painted plaster surround with simple wood trim topped by a 1 inch tall, wood mantle shelf. There is an electrical plate and a cast-iron door leading to an oven located within the surround. A cupboard is located above the



Figure 4.46. November 1, 2022. CL103,2, looking north (Photo taken by the author).



Figure 4.47. November 1, 2022. Security keypad, east wall, CL103.2 (Photo taken by the author).

mantle and to the west of the firebox (Figure 4.43). Its opening measures 2 feet 5 ¼ inches tall by 1 foot 2 ¾ inches wide, and is 1 foot 6 inches deep. It contains two wood shelves and a board-and-batten wood door hung on two hinges. A wooden knob is attached to the exterior surface of the door. It is surrounded by a 3 feet 1 inch tall and 2 ½ inches wide casement.

There are two closets in R103. CL103.1 is located in the south east corner of the room. The space is inaccessible to measure its dimensions. The ceiling is 8 feet 1 inch tall from its blind-nailed 3 ½ inch wood flooring that runs from north to south. There is a flush mounted light fixture and smoke detector centrally located within the ceiling (Figure 4.44). Its north and west walls are covered with painted plaster, while the south and east walls are made of painted drywall



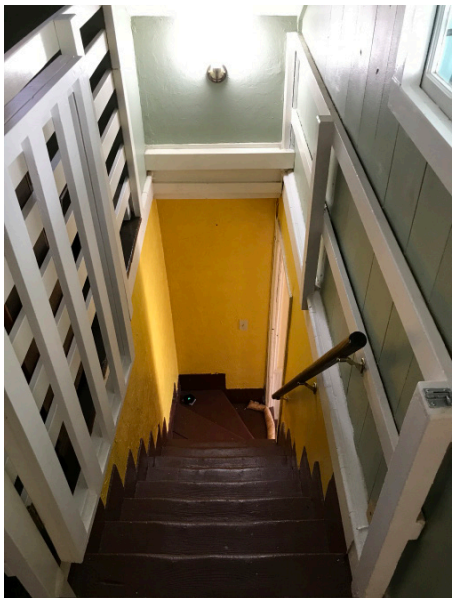


Figure 4.48. November 1, 2022. ST103.1 (Photos taken by the author).

(Figure 4.45). The south wall has a built-in box (inaccessible, purpose unknown) located under W103.2, and an electrical plug. A large ledge and the chimney for FP103.1 is located on the west wall (inaccessible to inspection). A hole has been drilled to run a cable to the television in R103, and a surface mounted plug are located on the north wall. A light switch is located on the east wall.

CL103.2 is located on the north wall of R103. Two 1-inch wooden shelves, and a 1 inch wooden, drop desk run from the east to the west walls (Figure 4.46). The 7 feet 9-inch drywall ceiling in CL103.2 has been dropped 6 inches. A hole has been cut into the ceiling which has created space for a fluorescent light fixture. The floor is consistent with what is found in R103. The west wall is made of plaster and contains electric conduit with five single switches and an electrical outlet. The east wall is made of plaster and contains a "National" brand security panel (Figure 4 .47).

Stairway 103

Access to the second story is facilitated through two stairways. The first (ST103.1) rises from R103 to R201 (Figure 4.48). Its drywall ceiling is painted white and is irregular and sloping. There is a wall mounted wall sconce and light switch on the stairwell's drywalled east wall. It is painted yellow up to the second-floor level where it is painted green and has white, wood trim. The south wall is made of textured drywall and is painted yellow up to the second-floor level where it is not textured and is painted green. It contains a ¼ round, wood handrail supported with metal brackets and, at the second-floor level, white-painted wood trim. The north wall does not have a hand rail but is similar to the northwall in every other respect.



Figure 4.49. November 1, 2022. R104, looking south east (Photo taken by the author).



Figure 4.50. November 1, 2022. R104, flooring (Photo taken by the author).

There is a single wood step measuring 3 feet wide, with a 9 ¾ inch tread and a 7 ¼ inch rise leading from R103. Three pie-shaped wood steps turn west and rise to eight wood steps with 8 ¾ inch treads and a 7 ½ inch rise. All of the steps and stringers are painted brown. There is a wooden gate at the top of ST103.1

Room 104

Room 104 is located on the first story, south side of the building (R104). The room measures 4 feet 10 inches by 3 feet 4 inches (Figure 4.49). Its ceiling is 8 feet 10 inches from its blind-nailed, brown-painted, wood flooring that varies in size from 5 ¾ inches to 6 ½ inches (Figure 4.50). The flooring runs east to west. The ceiling contains a flush mounted light fixture and smoke detector. The ceiling is painted white and the walls are painted yellow. All of R104 walls are made of ½ plaster and ½ drywall divided by beaded boards with wood pegs on all but the south wall. The west wall contains D104.1, 3-gang light switch, and an electrical plug. The north wall contains D103.1, electrical conduit and a junction box. All of the walls are lined with 7 ¾ inch wood baseboard.

D104.1 is located in the west wall of R104. Its opening measures 6 feet 7 ½ inches tall by 2 feet 5 ½ inches and is filled with a wood, six-panel door with a modern thumb deadbolt and brass-handle door handle. The exterior contains a modern deadbolt and brass door handle. The door is topped with a 4-light, fixed, transom that measures 2 feet 8 ¾ inches by 1 foot 1 ¼ inch. Each light within the transom measures 8 ¾ inches by 6 ¾ inches. The opening is framed by a 2 ¼ inch wood casement. There is a 7 ¼ inch wood threshold.

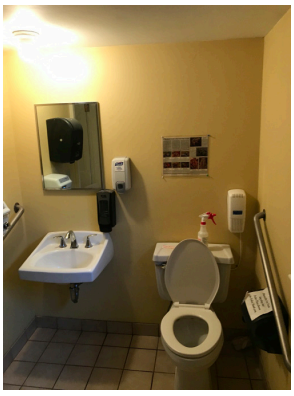


Figure 4.51. November 1, 2022. R105, looking north (Photo taken by the author),

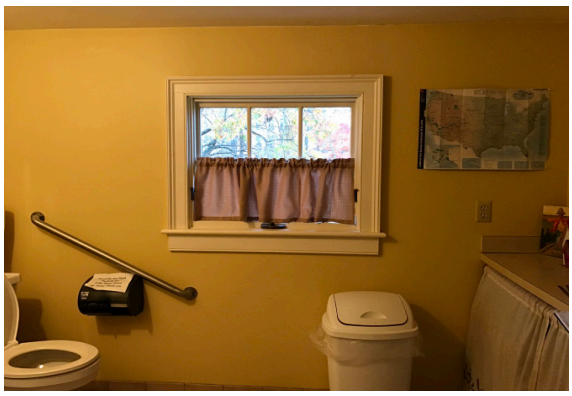


Figure 4.52. November 1, 2022. R105 looking east (Photo taken by the author).

Room 105

Room 105 (R105) is located on the first story, east side of the building and measures 9 feet 4 inches by 5 feet 9 inches. It is currently used as a bathroom. Its 6-foot 11 inch drywalled ceiling is painted white and contains a bare bulb light fixture, fan/light combo, and a smoke detector. The floor is covered with 8" square ceramic tile with dark grout, and contains one heat register. It is lined with a 4" ceramic-tile baseboard.

The walls in R105 are wood-frame drywall that is painted yellow. The north wall contains a sink topped by a metal-framed mirror, toilet, and multiple soap dispensers (Figure 4.51). The south wall is lined corner to corner with a



Figure 4.53. November 3. R106, looking south (Photo taken by the author).

Formica-covered counter and backsplash with open storage below. A metal grab bar is angled on the west wall, with a paper towel dispenser, air hand dryer, and a fire strobe located nearby. A 2-gang light switch, electrical plug, and D103.3 are also located on the west wall. The east wall contains an additional metal grab bar, a toilet paper dispenser, and W105.1 (Figure 4.52).

There is one window opening in R105 (W105.1). It is located on the east wall and measures 2 feet 4 ¾ inches tall by 2 feet 10 inches wide. It is filled with a six-light hopper window. It is surrounded by a white-painted, 2 feet 9 inch tall by 3 feet 5 ¾ inches wide wooden casement. Its sill is 1 inch thick, 2 ½ inches deep, and 3 feet 8 inches wide. It has a 4-inch wood apron.

Room 106

Room 106 is located on the first story, in the east side of the building and measures 15 feet (at its longest point) by 13 feet 5 inches (Figure 4.53). Its 8 feet 8-inch-tall plaster ceiling is painted white. It contains three track lights, a smoke detector, and a metal electrical plate. Museum signage is attached to the ceiling at the wall joint on all 4 walls. The floor is made of 5 ½ to 6 ½ inch wide, blind-nailed, wood flooring running in a north to south direction. The flooring located next to D103. 7 in the south west corner of the room has a section that has been cut short and is all one length (Figure 4.54). There are heat registers located within the wood flooring in the south east corner, and the north west corner of the room. The room is lined with wood baseboard that varies in height from 7 ¼ inches to 7 ½ inches. All of the wood trim is painted white.



Figure 4.54. R106 flooring near D103.7. (Photo taken by the author)

All of the walls in R106 are made of yellow-painted plaster and partially covered with museum signage. The south wall contains CL106.1, D106.1, D103.7, and double-beaded railing similar to the coat hook railings found in R104 and R103. The exit light above D107.1 on the north wall is connected to electrical conduit leading from the west wall. Lights are control by a light switch located in the north west corner. One plug and D107.1 are also located on the north wall. A built-in cabinet, FP106.1, D102.3, and a light switch are located on the west wall (Figure 4.55). The electrical conduit leading from the exit sign on the north wall runs to the north west corner and then along to an electrical junction box and museum signage located at ceiling height on the west wall. The west wall



Figure 4.55. November 3, 2022. Built-in cabinet located on the west wall of R103 (Photo taken by the author).



Figure 4.56. November 3, 2022. W106.2 with locking pin (Photo taken by the author).



Figure 4.57. November 3, 2022. R106 west wall, looking south (Photo taken by the author).

contains W106.1 and W106.2, and one electrical plug.

A door opening on the south wall allows access to CL106.1. Its opening measures 6 feet 6 inches tall by 2 feet 7 inches wide and contains a 3 ½ inch wooden threshold. A slanted wooden shelf has been inserted into the opening and contains an electrical button that controls an interpretive speaker located inside CL106.1. There are marks on the casement indicating a door once hung there on two hinges, with a door knob keeper.

There are two window openings in R106. W106.1 is located in the south east corner of the room and measures 4 feet 7 ¾ inches tall by 2 feet 4 inches wide. It is filled with 6/6, wood sashes with pin locks. Its casement is 5 feet ¼ inches tall and 5 ¼ inches wide. It has a wooden sill that is 1 inch tall, 3 feet 4 inches long, and 3 ¼ inches deep; and a 3 ¾ inch wood apron. W106.2 is located in the north east corner of the room and measures 4 feet 8 inches high by 2 feet 4 ¼ inches wide (Figure 4.56). It is filled with 6/6 wood sashes and pin locks. Its casement is 5 feet 1 ¼ inches tall and 5 ¼ inches wide. Its wooden apron measures 4 inches. Its wooden sill measures 1 inch high, 3 inches deep, and 3 feet 4 inches wide.

There is a fireplace located on the west wall of R106 (FP106.1). Although its firebox opening depth is inaccessible, its dimensions are 3 feet 7 ½ inches by 2 feet 5 ½ inches. It is surrounded with a plain wood surround and a 1-inch wood mantle. There is a brick hearth measuring 3 feet 5 inches by 1 foot 6 ½ inches (Figure 4.57).

A built-in cabinet is located on the west wall of R106 near to FP106.1 (Figure 4.55). It is located 3 feet above the floor and its opening measures 3 feet 4 ½ inches tall, 1 foot 7 ½ inches wide, and 1 foot 5 inches deep. It is surrounded



Figure 4.58. November 3, 2022. R107, looking north west (Photo taken by the author).



Figure 4.59. November 3, 2022. R107, looking south east. Inset: R107, flooing (Photo taken by the author).

with 4 ½ inch wide, plain, flat, wood trim. It contains two wood shelves and has a plexiglass door. There are marks on its casement that show there was at one time two different hinges, a lock keeper, and a hook and eye lock. There is a keyed lock located on the south edge of its plexiglass door.

Room 107

Room 107 is located on the first story, north of R106, and is used as a hallway leading from R106 to R108 (Figure 4.58). The space measures 3 feet 11 inches by 4 feet 11 inches. Its white-painted, plaster ceiling is 8 feet 8 inches from its 5 ¾ inches to 6 ¼ inch (varies) blind-nailed, brown-painted, wood flooring that runs in a north/south direction (Figure 4.59). It is lit by two track lights. The room is lined with 5 ¾ inch, wood baseboard on the south and west walls, while the north and east walls are lined with 6-inch wood baseboard.

R107 walls are made of plaster and all are painted a tan color. The north and east walls are entirely covered with museum signage. The south wall contains an electrical junction box at ceiling level, an unidentified mechanical box at floor level, and D107.1. The west wall contains D108.1.

There are two door openings in R107 (see R108 for D108.1). The south wall contains D107.1. Its opening measures 6 feet 9 ¾ inches tall by 2 feet 9 inches wide and has a wood casement measuring 7 feet 4-inches tall and 3 ¾ inches wide. There is no door filling the opening however, its casement shows marks that at one time a door was hung on two hinges and was locked with one lock and keeper. It has a brown-painted, wooden threshold that is 4 ¼ inches wide.

Room 108



Figure 4.60. November 4, 2022. R108, looking north (Photo taken by the author).



Figure 4.61. November 4, 2022. R108, looking south (Photo taken by the author).

Room 108 (R108) is located on the first story in the north west corner of the building and is currently used as a museum exhibit space (Figure 4.60). It measures 13 feet 5 inches by 13 feet 7 inches. Its 8 feet 1 inch tall, white-painted ceiling is covered with drywall and contains three track lights, a smoke detector, and a metal electrical plate. Blind-nailed, wood flooring of varying widths (5 ½ inches to 7 ½ inches) is painted brown and runs from an east/west direction. (Figure 4.62) It contains three heat registers. The room is lined with 6 ½ inch wood baseboard. All of the trim in the room is painted a cream color.



Figure 4.62. November 4, 2022. R108 flkooring (Photo taken by the author).



Figure 4.63. November 3, 2022. FP108.1 (Photo taken by the author).

All of the walls in R106 are made of tan-painted plaster and are partially covered with museum signage. The south wall contains electric conduit leading to an exit light located over D108.2, and FP108.1. (Figure 4.61) The north wall as an electrical plug located under W108.1 (Figure 4.61).Electrical conduit leads from the south wall to an emergency light mounted to the west wall at ceiling level. The east wall contains D108.1.

There are three door openings in R108. D108.1 is located on the east wall and contains no door. Its opening measures 6 feet 10 inches tall by 2 feet 9 ¾ inches wide. A 4 ½ inch, brown-painted, wooden threshold lines the bottom of the opening. It is surrounded by a wood casement that is 7 feet 3 ½ inch tall and 5 ½ inches wide. Marks found on the casement indicates that at one time a door was hung on two hinges and had at least one lock with a keeper. D108.2 is located in the south west corner of the room. Its opening measures 6 feet 9 ¾ inches tall by 2 feet 9 ¾ inches wide and contains no door. It is surrounded by a wood casement that measures 7 feet 3 ¾ inches tall and 5 ½ inches wide. Markings on the casement show that at one time there was a door hung on two hinges and had at least one lock and keeper. There is a 4 ¼ inch, brown-painted, wood threshold. The third door opening in R108 (D108.3) is located on the south wall and leads to CL108.1. Its opening measures 6 feet 9 ¼ inches tall by 2 feet 9 ¾ inches wide. The door opening is half filled with three wood shelves, and is surrounded by a wood casement that measures 7 feet 4 inches tall and 5 ½ inches wide.

There are two windows in R108. W108.1 is located on the north wall and has an opening that measures 4 feet 8 inches tall by 2 feet 8 ¼ inches wide. It is filled with 6/6, single-hung, wood sash with pin locks. Its wood casement measures 5 feet 1 ¼ inches tall by 5 ½ inches wide. Its wooden sill is 1 inch tall, 3 ¼ inches deep, and 3 feet 9 ¾ inches long. A wooden apron is 3 ¾ inches tall. W108.2 is located on the west wall and has an opening measuring 4 feet 8 ¼ inches tall by 2 feet 4 ¼ inches wide. It is filled with 6/6, single-hung, wood sash with pin locks. A wood casement surrounds the window measuring 6 feet 1 ¼ inches tall



Figure 4.64. November 4, 2022. R109 looking west (Photo taken by the author).





Figure 4.65. February 22, 2023. (Left) R109 baseboard, west wall. (Right) D109.1, looking west. (Photo taken by the author).

by 5 ½ inches wide. Its wood apron is 4 inches tall.

A fireplace is located on the south wall (FP108.1). Its firebox opening measures 3 feet 2 ¾ inches wide by 2 feet 6 ½ inches tall by 1 foot 1 inch deep (Figure 4.63). It has a plaster surround framed by wood columns resting on 4 ½ inch wood plinths, and a wood mantle shelf. There is a brick hearth that is 4 feet 4 ¾ inches wide and 1 foot 8 inches deep.

A closet is located on the south wall next to FP108.1. There are only the wooden supports remaining for four missing closet shelves. Although the flooring inside CL108.1 is almost inaccessible, it is visible – showing that it is similar to the flooring in R108, running in an east/west direction.



Figure 4.66. November 2, 2022. R109 flooring (Photo taken by the author).

Room 109

Room 109 (R109) is located on the north side of the building and is used as entry access to the second story (Figure 4.64). It measures 8 feet 6 inches by 4 feet 10 inches. Its 8 feet 10-inch drywall ceiling is painted white and contains a flush-mounted light fixture. There is brown-painted, blind-nailed, wood flooring that varies in size from 5 ¾ inches to 7 inches and runs from north to south (Figure 4.66). The room is lined with 6 ¼ inch wood baseboard (Figure 4.65). All of the trim in the room is painted white.

All of the walls in R109 are painted a cream color. The south wall contains two electrical plugs and a carbon monoxide detector. The north wall contains D109.1, W109.1, and a 3-gang light switch. The west wall is empty of any features, and the east wall is composed of ST109.1.

There is one door opening located in the north west corner of R109 (Figure 4.65). Its opening measures 7 feet tall by 3 feet wide and is surrounded by a 4-inch wide and 7 feet 5 ½ inch tall wood casement. It is filled with a raised, six panel, wood door hung on three modern hinges. The door contains a modern deadbolt thumb lock, door knob, and chain lock on the interior; and a modern, keyed “Schlage” deadbolt and handle on the exterior of the door. A



Figure 4.67. November 4, 2022, ST109.1, looking east (Photo taken by the author)



Figure 4.68. November 4, 2022. ST109.1, open framing (Photo taken by the author).

wooden, 7 ¼ inch long, green-painted threshold sits 1 inch above floor height and lines the bottom of the door opening.

A single window opening is located on the north wall (W109.1). Its opening measures 4 feet 8 ¼ inches long by 2 feet 8 inches wide. It is filled with 6/6, single-hung, wood sashes with pin locks. It is surrounded by a wood casement that is 5 feet ¼ inch tall by 4 inches wide. It has a 1-inch-tall wood sill that is 3 ½ inches deep, and 3 feet 6 ¼ inches wide. Its wooden apron is 4 inches tall.

Stairway 109

A stairway (ST109.1) is located on the east wall of R109 and leads to R201. (Figure 4.67) All of its wood trim is painted white. Its white-painted ceiling is irregular and sloped. The north wall is painted a tan color. The hand hewn, second story, wood plate and wood-pegged wooden corner stud are exposed on the south and west walls (Figure 4.68). The east wall has the same paint color scheme. The lower south wall is painted a tan color with the second story-level painted a green color.

Two steps lead from R109 to the stairway. They are 3 feet10 inches wide, 10 ¼ inches deep with a 7-inch white-painted rise. They lead east to a 3 feet 4 ½ inch by 3 feet 8 inch landing made of modern, stained, tongue-and-groove oak flooring. Three similar type steps lead south to another oak landing that measures 3 feet 4 ½ inches by 3 feet 3 inches. Six similar type steps lead west to R201. A small balustrade lines the west side of the first two sections of stairwell.

Room 201

Room 201 (R201) is located in the east side of the second story and is currently used as a living room (Figure 4.69). It measures 19 feet 4 inches by 11 feet 4 inches. Its ceiling is 7 feet 1 inch above the irregularly-sized, brown-painted,



Figure 4.69. November 2, 2022. R201, looking north east (Photo taken by the author).

wood flooring running in a north/south direction. The ceiling contains a centrally located, flush mount light fixture and smoke detector. The floor is lined with 5 ½ inch wood baseboard on the west wall, 6 ¼ inch wood baseboard on the north wall, both of which are painted a cream color. The south wall has 1 ¾ inch wood baseboard painted brown. An encased structural ceiling beam runs from the east to west walls near the south wall.

The south wall is paneled with medium density fiberboard (MDF). The white-painted wood railing on ST103 is attached to the lower wall. W205.2 and D105.1 are also located on the south wall. A knee wall railing made of six, white-painted, wood slats and wooden gate enclose ST103. The north wall is partially composed of a drywalled knee wall containing one electrical plug and is topped with ¼ inch wood trim. The remainder of the north wall contains a thermostat, emergency strobe, one 2-gang light switch, and one electrical plug. Two door openings (D203.1 & D204.3), a closet (CL201.1), a single light switch, two electrical plugs, and a "Kiddle" carbon monoxide detector are located on the west wall. The east wall has baseboard electric heat, two electrical plugs, and W201.1. All of the walls in R201 are painted green.

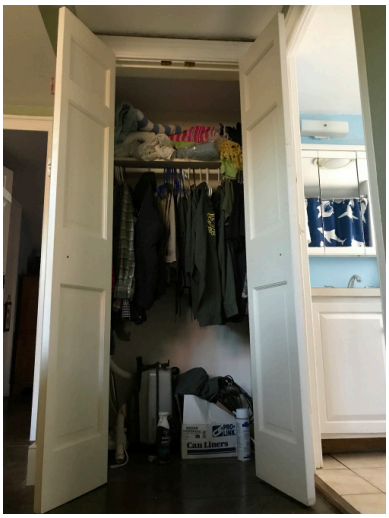


Figure 4.70. November 2, 2022. CL201.1, looking west (Photo taken by the author).

A door opening (D201.1) on the west wall leads to CL201.1 (Figure 4.70). It measures 6 feet 6 ½ inches tall by 2 feet 4 ¼ inches wide. It is filled with two 3-panel doors hung on three modern hinges and has two plastic knobs. It is surrounded by a wood casement measuring 6 feet 10 ½ inches tall and 4 ¼ inches wide. The inside of CL201.1 has a 1-inch wood shelf and pole. The wooden baseboard inside the closet matches that found in other areas in R201.



Figure 4.71. November 2, 2022. R202, looking north west (Photo taken by the author).



Figure 4.72. November 2, 2022. W202.2, looking north. Inset: W202.1 lock (Photo taken by the author).

Four, six-light, modern, casement windows makeup a ribbon window on the east wall (W201.1). Each casement measures 2 feet 4 ½ inches wide and 1 foot 3 inches tall and have locking hardware. They are divided by mullions vary in size from 4 inches to 4 ½ inches. Its sill is 1 inch tall, 2 ½ inches deep. It has a 3 ¾ inch tall wooden apron.

Room 202

Room 202 is located on the north side of the second story of the Kelly House and is currently used as a bathroom (Figure 4.71). It measures 5 feet 11 inches by 7 feet 11 inches. Its drywall ceiling is 6 feet 11 inches tall, is painted white, and contains a fan/light combination fixture (Figure 4.74). The room's floor has 11 ½ inch square ceramic tile with dark grout and no baseboard. The floor is raised 1 inch from the rest of the floors on the second story. All of the wood trim in the room is painted white.



Figure 4.73. November 2, 2022. R202, west wall (Photo taken by the author).

All of the walls in R202 are painted blue. The south wall contains a 2-gang light switch, a GFI electrical plug, an electrical outlet plate and D201.1. The north wall has electric baseboard heat along the entire wall and W201.1. The west wall contains a toilet, vanity and sink, medicine cabinet with a mirror, and a flush mounted light fixture (Figure 4. 73). The east wall contains a fiberglass tub/shower combination with fiberglass walls.



Figure 4.74. November 22, 2022. R202 ceiling and light fixture (Photo taken by the author).

A door opening (D202.1) is located on the south wall. It measures 6 feet 5 inches tall by 2 feet 5 ¾ inches wide. It is filled with a raised, four-panel, wood door hung on 2 hinges. It contains an iron latch lock on the interior and an iron handle with a thumb latch on the exterior. The interior opening is surrounded by 6 feet 9 inch tall by 3 ¼ inch wide wood casement, and a 2-inch wood threshold.

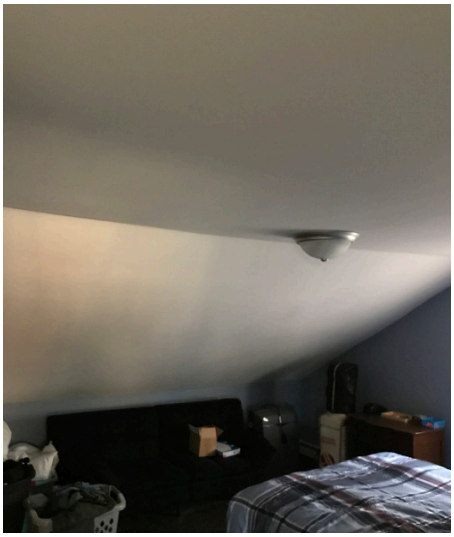


Figure 4.75. November 22, 2022. R203, looking north west (Photo taken by the author).



Figure 4.76. November 2, 2022. R203, north wall (Photo taken by the author).



Figure 4.77. November 22, 2022. CL203.1, looking south (Photo taken by the author).

A window opening (W202.1) is located on the north wall. (Figure 4.72) It measures 3 feet 4 ½ inches tall by 2 feet 7 ¾ inches wide. It is filled with 6/6, single-hung, wood sash with a modern lock attached to the top rail of the lower sash. Its casement measures 3 feet 8 inches tall and 2 ¼ inch wide. Its wood sill is 1 inch tall, 3 ¼ inch deep, and 3 feet 2 ¾ inches wide. There is a 3 ¾ inch wood apron. There is a storm window and screen attached to the exterior of the window.

Room 203

Room 203 is located on the east side of the second story and is currently used as a bedroom. (Figure 4.75) It measures 13 feet 5 inches by 13 feet 7 inches. Its irregular-shaped drywall ceiling is 7 feet 1 inch above the brown-painted, blind-nailed, wood flooring whose size varies from 4 ¾ inches to 6 ¾ inches wide. The ceiling contains a flush-mount light fixture. Although the north and west walls have no baseboard, the south and east walls have 5 ¾ inch wood baseboard. All of the trim in R203 is painted white.

The walls in R203 are made of drywall and are painted a blue color. D203.2 and two electrical plugs are located on the south wall. The north wall is lined with a baseboard heat register, and contains two electrical plugs. (Figure 4.76) The room's entrance door (D203.1), two electrical plugs, and beaded molding meant to hold coat hooks (missing) are located on the east wall. The west knee wall is lined with a baseboard heat register, and two electrical plugs.

The entrance opening to the room is located in the south east corner of the room (D203.1). It measures 6 feet 6 inches tall by 2 feet 6 inches wide, and contains a four-panel, wood door hung on two hinges. It is surrounded by 6 foot tall and 4 inch wide, wood casement, and a 5-inch-wide wood threshold. The interior of the door contains an iron latch, while the exterior contains an iron handle and thumb latch. A door opening is located on the south wall and leads to CL203.1. It measures 6 feet 6 inches tall by 2 feet 6 ¼ inches wide and is filled with a four-panel, wood door. It is surrounded by a 6 feet 10 inch tall by 4-inch-wide wood casement and a 5-inch wood threshold. Its exterior contains a wooden door knob, and wood latch.

A window opening is located on the north wall (W203.1). Its opening measures 3 feet 7 ¾ inches tall by 3 feet 4 inches wide, and contains 6/6, single-hung, wood sash with a modern lock. It is surrounded by a 3 feet 7 ¾ inches tall and 4 ¼ inch wide casement. Its wood sill is 1 inch tall, 3 ½ inches deep, and 3 feet 6 inches long. Its wood apron is 4 inches tall.



Figure 4.78. November 2, 2022. R204, looking south. (Photo taken by the author)

A closet is located on the south wall (CL203.1). (Figure 4.77) It contains a 1-inch wood shelf and two wooden vertical poles. Its sloped ceiling contains a surface mounted light fixture controlled by a light switch on the south wall. Its walls are made of drywall and painted a cream color. It has 5 to 6 inch wide, brown-painted wood flooring that runs in an east/west direction.

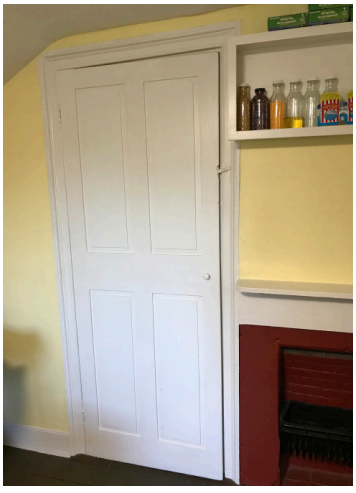


Figure 4.79. November 22, 2022. D204.1, looking north east. (Photo taken by the author).

Room 204

Room 204 is located in the south west corner of the second story and is currently used as a kitchen. The room measures 14 feet 10 inches by 13 feet 7 inches at its widest point. Its drywall ceiling is sloping to the west and is 7 feet from the brown-painted, wood flooring that varies in size from 4 ¼ inches to 7 ¼ inches wide and runs from north to south. There is a small section of flooring near D204.2, also painted brown, that runs east to west, and varies in size from 6 ½ inches to 7 ½ inches wide. A 1-inch piece of wood divides the dining area from the kitchen which has rolled-vinyl flooring. Wood baseboard lines all but the west and south walls, and is 6 inches tall. All of the trim in the room is painted white.

All of the walls in R204 are painted yellow. The majority of the south wall is taken up by appliances and cabinets. (Figure 4.79) The remaining space is lined with an electric baseboard heat register and W204.1. There is an electrical plug centrally located on the south wall. The north wall contains a fireplace (FP204.1), D104.2, and one electrical plug. (Figure 4.78) The west knee-wall has an electric baseboard heat register and one electrical plug. (Figure 4.81) There is a range hood and cabinets attached to a section of the west wall. The east wall contains the room's entrance door (D204.1), plumbing, cabinets, a light switch, and three electrical plugs. (Figure 4.80)



Figure 4.80. November 2. 2022. R204, looking south east (Photo taken by the author).



Figure 4.81. November 2, 2022. R204, loocking west (Photo taken by the author).



Figure 4.82. November 2, 2022. CL204.1, looking south. Inset: Close up of D204.1 hardware. (Photos taken by the author).

There are three door openings in R204. D204.1 is located on the east wall and is missing its door. The opening measures 6 feet 6 ½ inches tall by 2 feet 6 inches wide. It is surrounded by 6 feet 10 inches tall and 4-inch-wide wood casement, and a 4-inch brown-painted, wood threshold. D204.2 is located on the north walls and leads to CL203.1. Its opening measures 6 feet 6 inches tall by 2 feet 6 ½ inches wide and contains a four-panel, wood door hung on two hinges. Its interior has a plastic knob and wooden latch mounted halfway up the right side of the door. It is surrounded by 6 feet tall by 3 ¼ inch wood casement and a 5-inch brown-painted, wooden threshold. D204.3 is located at CL204.1. Its opening measures 4 feet 11 inches at its highest point, 3 feet 10 inches at its lowest point, and 1 foot 11 inches wide. It contains a board-and-batten door with a metal and wood door knob and slide lock on its interior.



Figure 4.83. November 2, 2022. R205, looking south (Photo taken by the author).

There is one window opening in R204 (W204.1). It is located on the south wall and its opening measures 3 feet 7 ½ inches tall by 3 feet 4 ¼ inches wide. It is filled with 8/8, single-hung, wood sash with a modern lock attached to the upper rail of the lower sash. It is surrounded by 3 feet 7 ¾ inch tall by 4 inch wide, wood casement. There is a storm window and screen attached to its exterior. Its 1 inch tall, wood sill is 3 ½ inches deep and 3 feet 6 ¼ inches long. Its wooden apron is 3 ¾ inches tall.

There is a closet located in the north east corner of the room (CL204.1). The closet's baseboard varies in size from 5 to 6 inches tall. The south wall is lined with a baseboard heating register. The floor is contiguous from R204. The closet contains two 1-inch wood shelves; one on the south wall and the other on the west wall. There is a fluorescent light fixture attached to the ceiling at D204.3. (Figure 4.82)



Figure 4.84. November 2. 2022. D205.1, looking south (Photo taken by the author

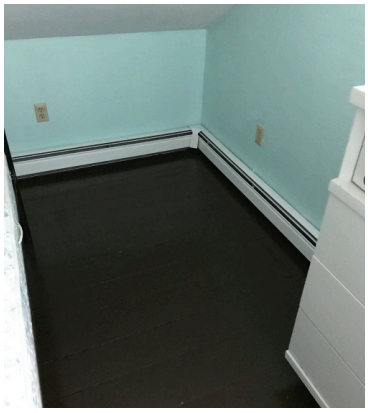


Figure 4.85. November 2, 2022. R205, looking east (Photo taken by the author).



Figure 4.86. November 2, 2022. W205.2, looking north east (Photo taken by the author).

A fireplace is located in the southwest corner of the room (FP204.1). Its coal-burning firebox is 7 inches deep, 1 foot 4 ½ inches wide, and 2 feet 4 ½ inches tall. It is topped with a 1 inch tall, wood mantle. There is a 2 foot 2 ¼ inch wide by 1 foot 11 inches deep brick hearth. The plaster surround, brick hearth, and firebox are painted a rust color.

Room 205

Room 205 is located in the south east corner of the second story and is currently used as a bedroom. (Figure 4.83) It measures 13 feet 1 inch by 7 feet 4 inches. Its white-painted ceiling measures 7 feet tall and contains a flush-mounted light fixture. The room has wood flooring is of varying sizes from 5 inches to 6 inches wide, runs north/south, and is painted a brown color. The west wall has 6-inch, wood baseboard, while the north wall has 1 ½ inch, brown-painted, wood baseboard. All of the remaining trim in R205 is painted white.

All of the walls in R205 are painted blue. The south wall is textured and is lined with an electric baseboard heat register, has one electrical outlet, and W205.1. The north wall is lined with 2-inch crown molding, has one surface-mounted electrical outlet, and W205.1. The west wall has a beaded hook board (hooks missing) similar to that found elsewhere in the building, an electrical outlet, and a light switch. The east knee wall is lined with an electric baseboard heat register. (Figure 4.85)

There is one door opening in R205 located in the north west corner of the room. (Figure 4.84) Its opening measures 6 feet 6 inches tall by 2 feet 3 inches wide. It is filled with a board-and-batten door with an iron latch, a wooden door knob and the remains of a door knob and back plate on the interior, and an iron handle and thumb latch on the exterior. Although there is no casement on the interior of the room, the exterior casement measures 6 feet 8 ½ inches tall by 2 ½ inches wide.

There are two window openings in R205. W205.1 is located on the south wall. It measures 2 feet 7 ¾ inches tall by 2 feet 4 inches wide and contains 6/6, single-hung, wood sash with a modern lock attached to the top rail of the bottom sash.

It is surrounded by a 3-feett 8 inch tall by 3 feet 4 inches wood casement. It has a 1-inch-tall wood sill that is 3 ½ inches deep and 3 feet 8 ¼ inches long. There is a 3 ½ inch wood apron. W205.2 is located on the north wall. (Figure 4.86) It opening measures 1 foot 3 ¾ inches tall by 2 feet ¼ inch wide, and is filled with a fixed, eight-light sash that slides east on two wooden tracks. It is surrounded by a 1 foot 8 ¾ inches tall by 2 ¾ inches wide, wood casement.

V. CHARACTER-DEFINING FEATURES

Character-Defining Features

INFTRODUCTION

The purpose of this chapter is to identify the character-defining features (CDF) of the Kelly House. Through its history of changing occupants, the Kelly House has evolved and survived with a fairly high degree of integrity. Situated within the Old Ashton Historic District, the Kelly House is one of five structures exemplifying the architecture of early "Rhode Island" style mill villages. The identification of character-defining features outlined below is critical for the treatment and preservation of the Kelly House, so it may be enjoyed in perpetuity as a cultural and historical resource. The NPS definition of character-defining features is described as follows:

> "...visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment." [1]

A CDF may date to the structure's initial construction, or be a later alteration made within the building's period of significance. In some cases, a CDF may be a missing architectural element or site feature that existed during the structure's period of significance. The identification of these missing historic features is based on observation, and textual and photographic primary source documentation. To retain the historic integrity of the structure, it is important to retain these elements. The CDFs of the Kelly House are presented in the following table. If a CDF is a missing element, that is noted.

The Kelly House is considered part of the Blackstone River Valley State Park and an easement responsibility for the Blackstone River Vally National Historical Park. It is also located within the Old Ashton Historic District. The district's period of significance, as determined by an approved 1984 National Register nomination, is 1800 to 1899. This report disagrees with those dates, and they have been changed to 1809 to 1900. These dates are determined by the site's first cotton mill and mill village's original construction date of 1809 and the beginning of Kelly House as a rental property at around 1900.

Integrity

The level of historic integrity of a structure and/or architectural element is reflected in its ability to contribute to the historic appearance of the structure. This report will not only identify the CDFs of Kelly House, but will also assess the integrity of those features. The author hopes that by identifying the level of integrity of each character-defining feature, mindful and appropriate preservation and rehabilitation projects can be accomplished. CDFs with a ranking of high integrity can be identified in historic photographs, drawings,

1 Lee H. Nelson, "Preservation Brief 17: Architectural Character," (Washington, DC: US Department of the Interior, National Park Service, Technical Preservation Services, 1988).

and/or primary source descriptions of the house. A medium integrity ranking is given to those features believed to be a significant architectural feature that has undergone a higher level of intervention.

The architectural elements at the Kelly House, such ase windows, doors, and stairs have been assigned numerical labels to help make their identification simpler. Annotated floorplans are located in Appendix A-1.

Character-Defining Feature Inventory - The Kelly House		Integrity			Figure No.
		High	Medium	Low	
Location	Kelly House is located in Lincoln, Rhode Island. Lincoln is located in northeast Rhode Island near the Massachusetts border. Rhode Island is surrounded on the north and east by Massachusetts, on the west by Connecticut, and on the south by the Atlantic Ocean.	X			
	Kelly House is located within the Blackstone River Valley State Park. It is a contributing building within Old Ashton Historic District located in Lincoln, Rhode Island.	X			1
Setting	The Kelly House resides in a suburban setting.	X			
	Location on the Blackstone Canal	X			
	Curvilinear site circulation made up of the Blackstone River Bikeway, the end of Lower River Road, and the tow path located in front of the house. All of which are simply treated with asphalt paving, gravel, or dirt.	X			2
	The Kelly House location under the Ashton Viaduct on the George Washington Highway, juxtaposing the old (Kelly House and Mill site) and new (viaduct).		X		8
	The Kelly House is situated atop a rise away from the Blackstone River.	X			8
Approach and Access	The Kelly House is located at the end of Lower River Road. This location illustrates the value of Wilbur Kelly's negotiating skills in receiving the right-of-way across Simon Whipple's land, ultimately resulting in Lower River Road. This road has given access to the Kelly Mill and village since its construction. The Mill complex was and is the road's final northern destination.	X			2

Character-Defining Feature Inventory - The Kelly House		Integrity			Figure No.
		High	Medium	Low	
Siting	The Kelly House resides at its original 1835 location.	X			
	Spatial relationship of the Kelly House to the "Upper Mill," or as is known today, "The River Lofts at Ashton Mill."	X			7
	Kelly House's position as the only domestic building located near the Mill, and separated from the mill worker's houses by the canal, clearly signaled the social division between management and the mill worker.	X			
	The Kelly House's location within the Mill village signaled its higher status within the village and with the villagers.			X	
	The Kelly House's location and orientation in relation to the Blackstone Canal, River, and Kelly Mill site.	X			8
Mass, Scale and Shape	Irregular, compound plan, 1½ stories tall.	X			
	The compound shape of the Kelly House helps to identify the construction of R105 and R103 as later in the structures chronology.	X			
	Structure orientation towards the canal gave the builder constant oversight of industrial activities in the canal. instead facing the more common and aesthetical orientation facing toward	X			
Exterior Features	Wide, horizontal and vertical, wood plank construction.	X			
	Wood framed construction.	X			
	The use of wood and stone as building materials are consistent with Rhode Island domestic construction at that time.	X			
	Mix of stacked stone with large blocks of granite iin foundation.	X			3
Exterior Openings - Doorways	Functional placement and location of primary and secondary exterior doorway openings allow access to the interior spaces at two location (D101.1, D104.1)	X			
	Known, original door openings, D001.1, D101.1.	X			
	Door opening of unknown build date: D104.1.	X			
	Missing Character Defining Feature: D001.1, D101.1, D104.1 doors				

Character-Defining Feature Inventory - The Kelly House		Integrity			Figure No.
		High	Medium	Low	
Exterior Openings - Windows	Spacing and location of window openings reflect interior room arrangement rather than aesthetic design.	X			
	West elevation window openings: All window openings (not including sash).	X			
	East elevation window openings: All window openings (not including sash).	X			
	North elevation window openings: All window openings (not including sash).	X			
	South elevation window openings: All window openings (not including sash).	X			
	Four-light transom above doorway opening D104.1.	X			
	Two, four-light sidelights located on either side of D101.1.	X			
	Missing Character Defining Feature: All sash windows.				
Roof and Roof-Related Features	Simple gable-roof form covered in asphalt shingles .		X		
	Small side gable-roof covered in asphalt shingles on south addition.		X		
	Prominence and size of main section roof vs. south section.	X			
	Smaller brick, central-ridge chimney on south addition.	X			
	Prominent, brick, central-ridge chimney on main section of house.	X			
	Missing Character Defining Feature: Wood Shingles				
	Missing Character Defining Feature: Stone chimneys.				
Exterior - Projecting Features	Wood barge boards and Greek Revival frieze on north and south elevations on both sections.		X		
	Boxed cornice on east and west elevations (main section).		X		
	Location and orientation of south addition of Kelly House (Holds R103 & R104).	X			
	Location of porch at D101.1.	X			
	Location of porch at D104.1.	X			
	Addition with shed roof on east elevation. (Holds R105).	X			
	Half-round, copper gutters and downspouts.		X		
	Missing Character Defining Feature: Early gutters and downspouts.				
	Missing Character Defining Features: Early boxed cornice, barge boards, and Greek Revival frieze.				

Character-Defining Feature Inventory - The Kelly House		Integrity			Figure No.
		High	Medium	Low	
Exterior Materials and Craftsmanship	Common wood siding and stone (foundation) are emblematic of venacular New England architecture of the period.	X			
	Horizontal wood plank construction with placement numbering.	X			
	Decorative Greek Revival entablature along cornice on west elevation with dentil molding.	X			
	Decorative Greek Revival entablature along cornice on east elevation.	X			
	Decorative corner pilasters on the south west, north west, and north east corners.	X			
	Gable returns with Greek Revival styling on south addition.	X			
	Decorative Greek Revival entablature and cornice above D101.1 with matching dentil molding (to match house cornice).	X			4
	Window and door openings molded, wood frames.	X			
	Stone stoops and steps at D101.1 & D104.1	X			
Exterior Finishes	White paint on wood trim.	X			
Outdoor Spaces	Stone retaining wall on east façade.	X			7
	Wood picket fence surrounding the west side of the house.	X			
	Towpath.	X			8
	The hay fields south of the house were an integral part of a mill worker's life as they gathered hay when work was slow at the Mill.	X			
	Site of towpath bridge to mill worker houses on the west side of the canal. This bridge connected all components of Kelly Village.	X			
	Ashton Viaduct's huge presence dominates the Kelly Mill village site.	X			
	Blackstone Canal.	X			
	Missing Character Defining Feature: The Kelly Mill was the most influential structure on the site. Without the success of the Mill, the village and all of its structures might not have survived.				
	Missing Character Defining Feature: The Gas-o-meter was a dominating structure in Kelly Village.				
	Missing Character Defining Feature: Tenement building.				
Interior Features - Layout Plan	Room Layout - The majority of the room layout has remained from what is believed to be the original plan.	X			
	Original room sizes (exception: R103, R107, R109).	X			
	R102 and R108, primary, or formal, rooms within the Kelly House.	X			
	Irregular spatial layout. [2]	X			

2 Access to most rooms is through another room.

2 Access to most rooms is through other rooms.

Character-Defining Feature Inventory - The Kelly House		Integrity			Figure No.
		High	Medium	Low	
Interior - Materials (Flooring, Walls, and Ceilings)	Wood flooring running in an east/west direction (R101, R102, R104, R108)	X			
	Wood flooring running in a north/south direction (R103, CL103.1, CL103.2, R106, R107, R201, 203, 204, 205). The change of flooring direction is a visual cue to chronological changes during the buildings existence (see Chapter 3).	X			
	Wood flooring patch at D102.3/D103.7.	X			
	Wood flooring patch at FP103.1 (caused by large heating stove installed in that location until 1990).	X			
	Wood flooring patch at D204.2.	X			
	Two different types of wood baseboard.	X			
	Beadboard and chair railing in R103.	X			
	Peg back-boards located in R103, R104, R106, R202, R203, CL203.1, R205.	X			
	Vertical wood paneling on south wall of R201, (next to ST103.1), and north wall of R205.	X			
	Original, open wood sill, corner, and wall framing in ST109.1.	X			
	Matching, wood, fireplace surrounds in R102 and R108 (each with different mantles).	X			
	Wood shelving inside CL102.1.	X			
	Ceiling height throughout first story.	X			
Interior - Materials (Flooring, Walls, and Ceilings)	All door openings. (exception: D109.1, D201.1, D202.1)	X			
	All window openings (exception: W201.1)	X			
	All chimney openings.	X			
	Missing Character Defining Feature: Closed up fireplace in R201.				
	Missing Character Defining Feature: Removed doorway to R109 from R106.				
Doors	All 6-panel wood doors (5 distinct styles) indoor and outdoor.	X			
	Board-and-batten door in R205.	X			
Windows	Two 4-light sidelights with panel below (D101.1).	X			
	4-light transom (D104.1).	X			
Interior Finishes	Parging on basement walls.		X		

Character-Defining Feature Inventory - The Kelly House		Integrity			Figure No.
		High	Medium	Low	
Interior Features - Fixtures	Metal bread oven at FP103.	X			7
	Two-shelf wood cupboard with wooden door on the south wall in R103.	X			
	Two-shelf wood cupboard with plexiglass door on the west wall in R106.	X			
	Simple, wood mantle pieces in R102, R103, R106, R108, R204.		X		
	All wood casements, baseboards, trim.	X			
	Exposed wiring and piping in basement.	X			
Interior Features - Hardware	Surface applied locks and hardware.	X			



Figure 5.1. City of Lincoln plat of the Kelly House property (City of Lincoln, Clerk's Office)



Figure 5.2. View of Ashton Mill looming over the Kelly House (Photo taken by the author)



Figure 5.3. Kelly House, south addition foundation. (Photo taken by the author)



Figure 5.4. D101.1 (Photo taken by the author)



Figure 5.5. ST001, showing vertical planks in west wall. (Photo taken by the author)



Figure 5.6. FP103.1 oven. (Photo taken by the author)



Figure 5.7. The Kelly House, south east oblique, with stone retaining wall in foreground. (Photo taken by the author)



Figure 5.8. Canal and towpath. Barn recreation in background. (Photo taken by the author

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APPENDIX A: FLOOR PLANS

Appendix A: Floor Plans

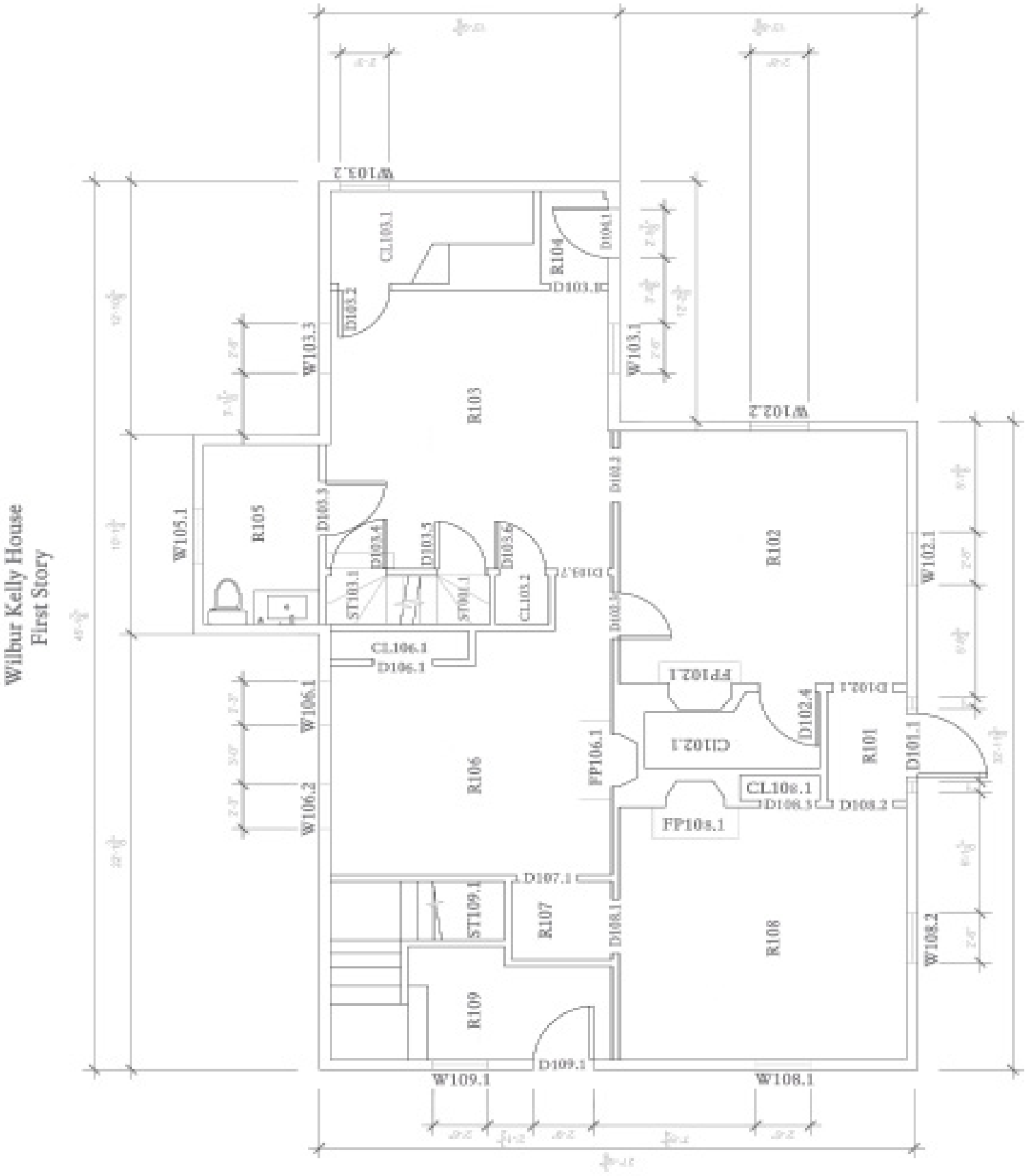


Figure A.1. 1990 Renshaw first-story floor plan drawings. (Blackstone River Valley National Historical Park Archive).



Figure A.2. 1990 Renshaw second-story floor plan drawings. (Blackstone River Valley National Historical Park Archive).

APPENDIX B: DOOR AND WINDOW SCHEDULES

Appendix B: Door and Window Schedules

DOOR SCHEDULE

INTRODUCTION

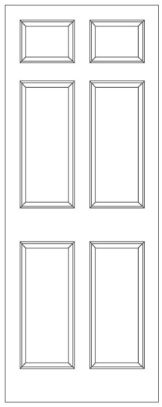
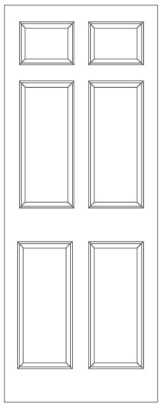
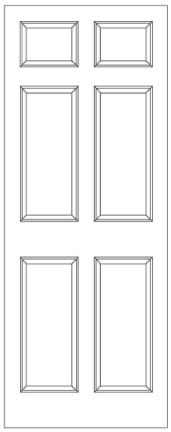
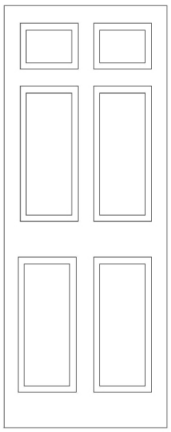
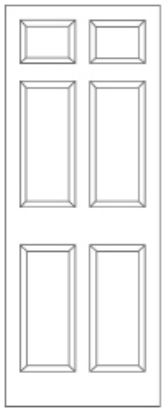
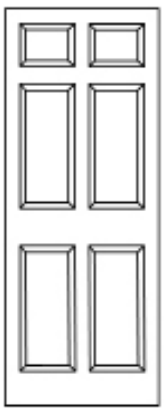
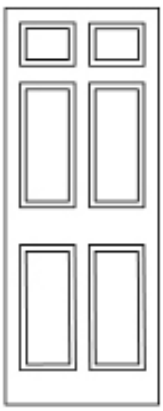
Due to insufficient existing door opening and door documentation at the Kelly House, most of the doors and their openings have not been documented prior to this time. However, combining information gleaned from door openings, as well as their location, and the style of the doors can potentially provide information that might not otherwise be possible. The information found in this study contributes to the overarching analysis of the building.

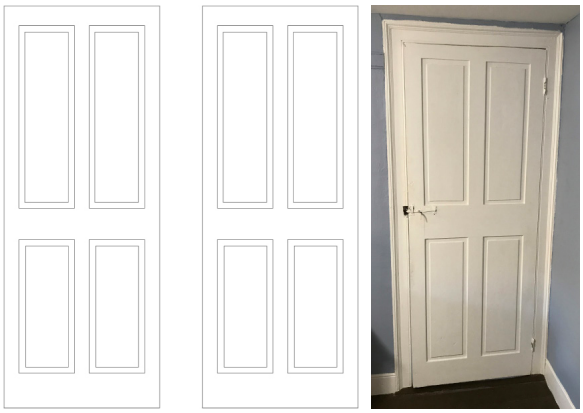
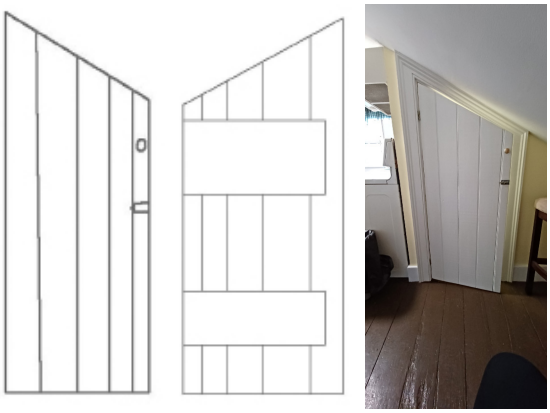
In the case of the Kelly House, some of the doors and openings were visible in the earliest known Kelly House interior photographs (ca. 1980), giving us the ability to state which doors were in the house prior to that date. It is recommended that a door panel study be conducted which could shed further light on the chronology of the doors. It is known that one bi-fold door (D201.1) was added on the second story, and a board-and-batten door (D001.1) was added in the basement, during the 1990 rehabilitation.

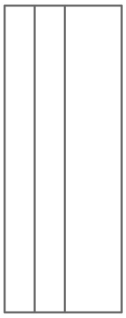
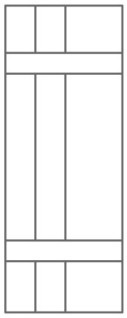
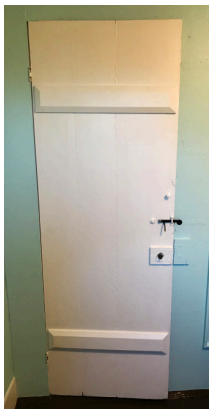
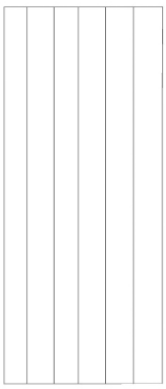
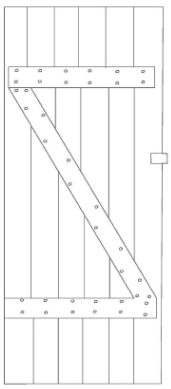
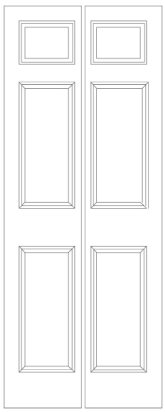
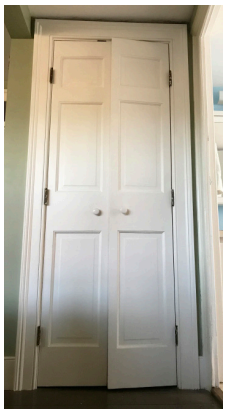
This study did provide additional information not known before now, starting with the identification of what is likely the oldest door (date unknown) in the house was found (D102.4). Many of the doors did not have the same design on both sides, which could have been the method used to indicate the hierarchy of rooms (D102.3) within the house. The Type 3 doors were made to appear like Type 1, but less understated detail signals these doors were added much later (dates unknown). The same would apply to Type 4. However, they have a different design on one side, similar to Type 2. Type 5 doors are all located upstairs and appear in ca. 1980 photos, which lets us know they were not installed any later than that date. One remaining door (D205.1) on the second floor is picture in a ca. 1980 photograph, identifying it too as built no later than that date. There are four doors whose age is identifiable due to their installment during the rehabilitation project in 1990 (D001.1, D109.1, D201.1, D204.3).

This door schedule illustrates both sides of some doors in the Kelly House due to the different design elements found on each side.

The architectural elements at the Kelly House, such ase windows, doors, and stairs have been assigned numerical labels to help make their identification simpler. Annotated floorplans are located in Appendix A-1.

Door Schedule			
Room	**Type & Size**	**Date**	**Photo**
R102	**Type 1** D102.4 – 6-panel, wood 6′ 9¾″ x 2′ 10¼″	Unknown – Due to the more elaborate design of this door, it might possibly be the oldest door in the house.	  
R102	**Type 2** D102.3 – 6-panel, wood, 6′ 8¾″ x 5′ ¼″	Unknown – This door has the same moldings as Type 1, but only on one side, which could indicate the door might have been located in a higher status room such as R102, but its reverse faced a less important room (R106) in the heirarchy of rooms.	  
R103	**Type 3** D103.2 – 6-panel, wood, 6′ 5″ x 2′ 6¾″ D103.5 – 6-panel, wood, 6′ 5″ x 2′ 6″ D103.6 – 6-panel, wood, 6′ 5″ x 2′ 5¾″	Unknown – This less elaborate, but similar door to Type 1, indicates its addition to the house came at a much later date.	  
R101, R103	**Type 4** D101.1 – 6-panel, wood, 6′ 10¾″ x 3′ 1½″ D103.3 – 6-panel, wood, 6′ 11″ x 2′ 10¼″ D103.4 – 6-panel, wood, 6′ ½″ x 2′ 6″	Unknown – The same rational applied to Type 3 can be applied to Type 4 as well.	  

Door Schedule			
Room	**Type & Size**	**Date**	**Photo**
R202, R203, R204	**Type 5** D202.1 – 4-panel, wood, 6′ 5¾″ D203.1 – 4-panel, wood, 6′ 6″ x 2′ 6″ D203.2 – 4-panel, wood, 6′ 6″ x 2′ 6¼″ D204.2 - 4-panel, wood, 6′ 6″ x 2′ 6½″	Unknown – All of Type 5 doors are located on the second story and can be seen in the ca. 1980 photographs, proving that they are at least that old.	
R109	**Type 6** D109.1 – 6-panel, wood, 7′ x 3′ (Same design on both sides)	1990	
R204	**Type 7** D204.3 Board-and-Batten: 4′ 11″ at its highest point, 3′ 10″ at its lowest point, and 1′ 11″ wide.	1990	

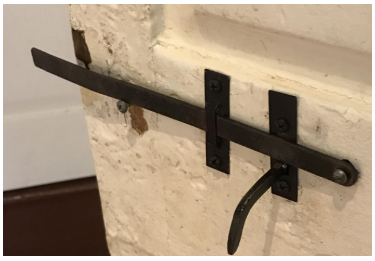
Door Schedule			
Room	**Type & Size**	**Date**	**Photo**
R205	**Type 8** D205.1 Board-and-Batten, wood, 6′ 6″ x 2′ 3″	Unknown – The Type 8 door is located on the second story and can be seen in a ca.1980 photograph, proving that it is least that old.	  
R001	**Type 9** D001.1	1990	  
R201	**Type 10** D201.1 Bi-fold, wood, 6′ 6½″ x 2′ 4½″	1990	 

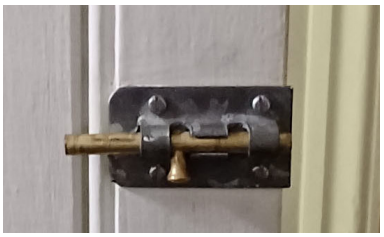
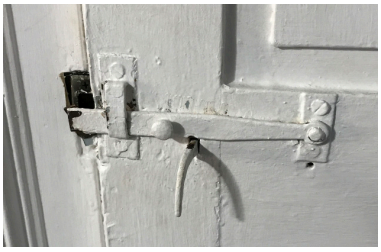
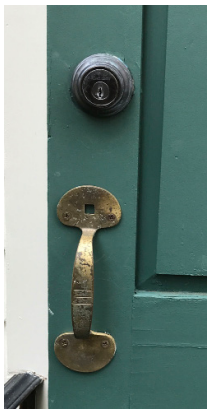
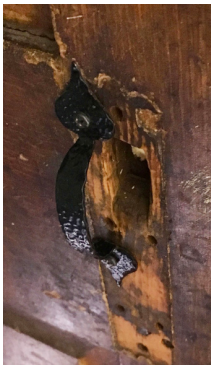
DOOR HARDWARE SCHEDULE

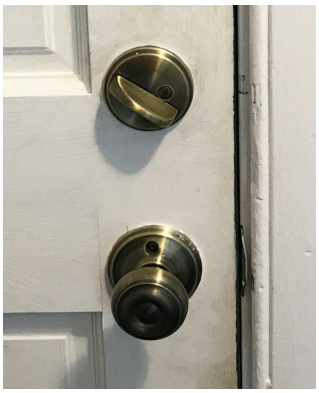
Introduction

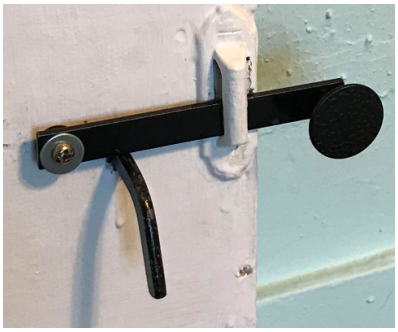
There are many different types of door hardware at the Kelly House. The 1990 rehabilitation replacements, and those items pictured in ca. 1980 photos are dateable. More than half of them are unidentified and undated. It is unclear whether or not the wrought-iron latches and handles are reproductions or original to an early time. The wooden knobs are commonly found at varying times in history and are located primarily on the second floor, with the exception of the built-in cabinet in R103. The presence of the knobs found in ca.1980, second-story photos confirm they are at least that old.

It is recommended that further analysis of these types be conducted.

Door Hardware Schedule				
Room	**Type & Size**	**Hardware**	**Date**	**Photo**
R103, R201, R203, R204, R205	**Type 1** Cupboard door in R103 D201.1 exterior D203.2 exterior D204.2 interior D205.1 interior	Wooden knob	D201.1 – ca. 1980 D205.1 - Unknown The remainer of Type 1 knobs are located on the second story and can be seen in the ca.1980 photographs, proving that they are at least that old.	
R202, R203	**Type 2** D202.1 exterior D203.1 exterior	Door Latch & Handle	Unknown- This latch can be seen in ca. 1980 photos on D103.7, R201, and two, 4-panel doors (D203.1 & D204.1). This proves that they are at least that old.	
R103	**Type 3** D103.3 interior & exterior D103.4 interior & exterior	Door Latch	Unknown	 

Door Hardware Schedule				
Room	**Type & Size**	**Hardware**	**Date**	**Photo**
R001, R204	**Type 4** D001.1 interior D205.1 interior	Slide Lock	Modern	
R202, R203	**Type 5** D202.1 interior D203.1 interior	Latch	Unknown	
R109	**Type 6** D109.1 exterior D104.1 exterior	Keyed Deadbolt and Handle	1990	 
R102, R103, R205	Type 7 D102.4 interior D103.2 interior D103.5 exterior D205.1 exterior These handles each are a variation of the same type.	Handle & Latch	Unknown	  

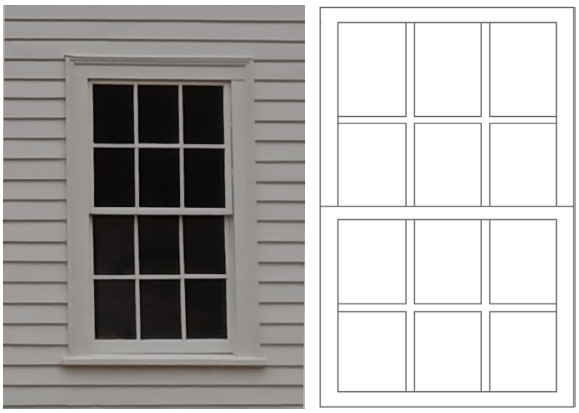
Door Hardware Schedule				
Room	**Type & Size**	**Hardware**	**Date**	**Photo**
R001	**Type 8** D001 interior	Padlock Hasp	1990	
R101	**Type 9** D101.1 exterior	Handle	1990	
R101	**Type 10** D101.1 interior	Push Bar	1990	
R102	**Type 11** D102.4 exterior	Latch	Unknown	
R109	**Type 12** D109.1 interior	Knob & Deadbolt	1990	

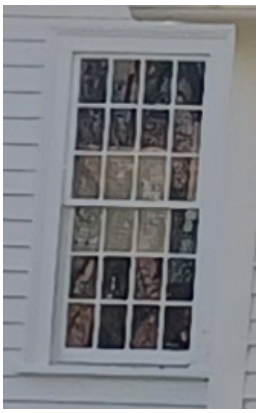
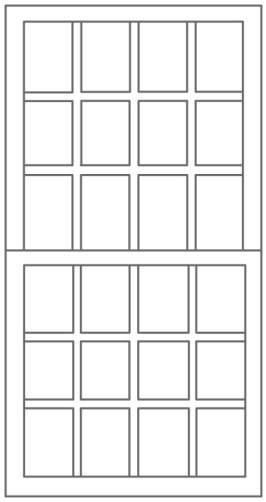
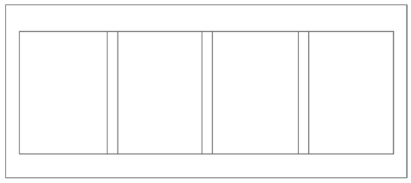
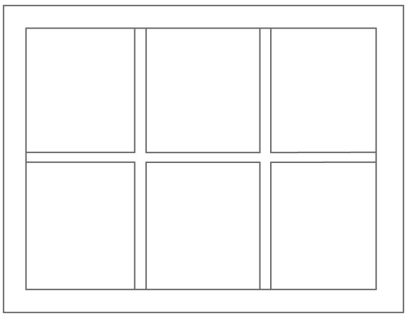
Door Hardware Schedule				
Room	**Type & Size**	**Hardware**	**Date**	**Photo**
R204	**Type 13** D204.3 interior	Wood & Metal Knob	1990	
R205	**Type 14** D205.1 interior	Latch	Unknown	
R205	**Type 15** D205.1 interior	Knob Hardware	Unknown	

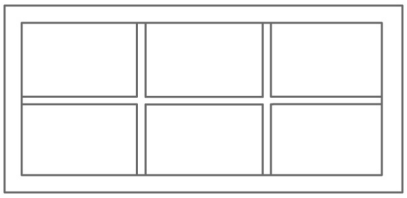
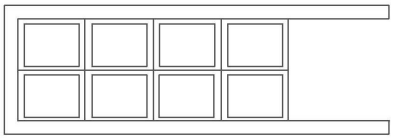
WINDOW SCHEDULE

Introduction

In 1990 the State of Rhode Island undertook a large rehabilitation project at the Kelly House. All of the existing windows were replaced. The original rooms of the house were fitted with 6/6, wood, single-hung sash; while the second-story and south addition have very different window configurations. The second-floor windows all contain 8/8 wood, single-hung sash, while W103.1 and W103.3 contains 12/12 wood, single-hung sash. W103.2 contains the same 8/8 single-hung, wood sash that is found on the second-story. Two window types remain from the ca. 1980 photos – W105.1 and W205.2. It is unclear what prompted the architect to order the bewildering array of replacement window sash types. No documentation is known to explain his rationale. The ca. 1980 photo shows that at that time some of the windows had a 6/1 configuration.

Window Schedule			
Room	**Type & Size**	**Date**	**Photo**
R102, R106, R108, R109	**Type 1** 6/6, single-hung, W102.1 & W102.2 – 2′ 8″ x 4′ 8″ W106.1 – 6/6, single-hung, 4′ 7 ¾″ x 2′ 4″ W106.2 – 6/6, single-hung, 4′ 8″ x 2.4 ¼″ W108.1 – 6/6, single-hung, 4′ 8″ x 2′ 8 ¼″ W108.2 – 6/6, single-hung, 4′ 8 ¼″ x 2′ 4 ¼″ W109.1 – 6/6, single-hung, 4′ 8 ¼″ x 2′ 8″	1990	
R103, R202, R204, R205	**Type 2** W103.2 - 8/8, single-hung, 3′ 4″ x 2′ 4″ W202.1 – 6/6, single-hung, 3′ 4½″ x 2′ 7¾″ W203.1 – 6/6, single-hung, 3′ 7¾″ x 3′ 4″ W204.1 – 8/8, single-hung, 2′ 7½″ x 3′ 4¼″ W205.1 – 8/8, single-hung, 2′ 7¾″ x 2′ 4″	1990	

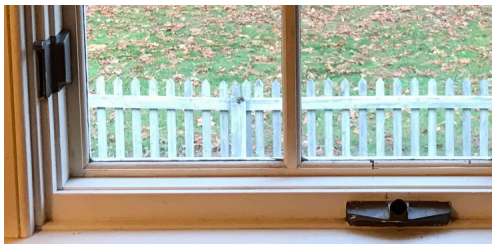
Window Schedule			
Room	**Type & Size**	**Date**	**Photo**
R103, R106	**Type 3** W103.1 - 12/12, single-hung, 4′ 8″ x 2′ 4″ W103.3 – 12/12, single-hung, 4′ 8″ x 2′ 4 ¼″	1990	 
R001	**Type 4** Hopper, W001.1 – 2 ¾″ x 11″ W001.2 & W001.3 – 2′ 8″ x 11 ½″	1990	 
R105	**Type 5** W105.1 – Casement, 2′ 10″ x 2′ 4 ¾″	ca. 1980	 

Window Schedule			
Room	**Type & Size**	**Date**	**Photo**
R201	**Type 6** W201.1 - Hopper – Ribbon window	1990	 
R205	**Type 7** W205.2 – Fixed/Slider window	ca. 1980	

WINDOW HARDWARE SCHEDULE

Introduction

Due to the young age of most of the windows and their hardware at the Kelly House, this window schedule is meant to be primarily used as documentation only. With the exception of W105.1, all of the hardware is attached to windows added in 1990. The interior window screen found on W103.1 is a single representative of a type not seen anywhere else in the house. It is unknown why different window hardware was installed on the second story in 1990.

Window Hardware Schedule				
Room	**Type**	**Hardware**	**Date**	**Photo**
R102, R103, R106, R108, R109	**Type 1**	Locking Pin	1990	
R202, R203, R204, R205	**Type 2** W202.1 W203.1 W204.1 W205.1	Modern Turn Lock	1990	
R105, R201	**Type 3** W105.1 W201.1	W105.1 - Casement W201.1 -Hopper Hardware & Lock	ca. 1980 This window and its hardware are visible in a photo taken in ca. 1980.	

Window Hardware Schedule				
Room	**Type**	**Hardware**	**Date**	**Photo**
R001	**Type 4** W001.1	Hinge	1990	
R001	**Type 5** W001.1	Handle	Unknown	
R103	**Type 6** W103.1	Interior Screen	Unknown	