

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Inventory—Nomination Form

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date entered

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

1. Name

historic Oakland Historic District

and or common

2. Location

street & number Victory Highway

N.A. not for publication

city, town Burrillville

N.A. vicinity of

Congressional District #2  
Hon. Claudine Schneider

state Rhode Island

code 44

county Providence

code 007

3. Classification

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

4. Owner of Property

name Multiple; see owners list on file at R.I.H.P.C.

street & number

city, town

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Burrillville Town Hall

street & number 70 Main Street

city, town Harrisville

state Rhode Island 02833

6. Representation in Existing Surveys

title Historic and Architectural Resources  
of Burrillville--A Preliminary Report  
has this property been determined eligible?  yes  no

date 1982  federal  state  county  local

depository for survey records R.I. Historical Preservation Commission

150 Benefit Street

city, town Providence

state Rhode Island 02903

## 7. Description

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

### Describe the present and original (if known) physical appearance

The Oakland Historic District, located about twenty miles northwest of Providence, encompasses a nineteenth- and early twentieth-century mill village in the town of Burrillville, in a once rural area now increasingly subject to suburban development. The village occupies relatively flat ground in a valley bordered by hills, where the Chepachet and Clear Rivers merge to form the Branch River. The Branch River is dammed below the confluence of its two tributaries to form a mill pond and privilege. Victory Highway (former R.I. Route 102) winds through the area, swinging in a broad curve before crossing the Clear River and continuing through the adjoining village of Mapleville. A cross road leads east to the mill on the riverbank and west to an underpass beneath Bronco Highway (R.I. Route 102), which bypasses the village and marks its northwestern limit. These two segments are named Mill Street and School Street, respectively. A portion of the land between Victory Highway and School Street is platted in an incomplete grid of streets. The district contains just over 80 buildings, including a mill complex, a former recreation hall, a post office, a former railroad station, a former electric-power substation, and five or six commercial buildings, in addition to a variety of single-family dwellings, double houses, and double-decker residential buildings.

Though the waterways served as an important impetus to the settlement and development of this area, they do not have a strong visual presence in the district. Victory Highway is the focus of the village, which grew in a linear pattern along the roadway. Buildings are ranged close to the street, with considerable open space behind them in most places, stretching southeasterly to the river and northwesterly into the countryside. Three short lanes leading off the southeasterly side of the road contain a few buildings, but a few paper streets platted out on the land toward the river have never been developed. The intersection of Victory Highway, School, and Mill Streets is dominated by the large brick mass of the former Oakland Recreation Hall, a classically detailed building set on a full one-story basement, with a monumental staircase leading up to the main entrance. Other visually prominent structures include the Superintendent's House, a large Colonial Revival double house, and the accompanying large, Bracketed-style barn nearby; the large Assistant Superintendent's house once occupied by the Ingraham family; the Steere House, a handsome Bracketed dwelling set on a large lot that extends back to School Street; and the Cooper-Remington House, a fine Federal style residence constructed here before the mill was built, and later encompassed by the village. Between these landmarks are more modest one- and two-family, vernacular residential structures dating primarily from the last decade of the nineteenth century and first decade

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of the twentieth. The portion of the road near the bridge to Mapleville is commercial in character, with a lumberyard, a former gas station, a store building, and a restaurant/lounge in an early twentieth-century structure executed in a vernacular interpretation of the Art Moderne style. A railroad line crossed the road at this point, and a former railroad station is now used as one of the lumberyard's warehouses. Portions of Victory Highway are overshadowed by mature trees that contribute a great deal to the district's pleasant countrified ambience.

Mill Street was originally the core of the settlement. Lined on each side with some of the village's oldest mill houses, it curves down to the mill, which is set in a picturesque wooded hollow by the river. The mill itself, its earliest portions of stuccoed stone, is one of the last nineteenth-century stone mills left in Burrillville and among the few surviving in the state. It now has a number of later additions constructed of brick.

A small residential subdivision extends from Victory Highway to School Street north-northwest of the Cooper-Remington House, on land that was formerly part of that house's property. Whipple, Remington, Alice, Clinton, and Owen Avenues are arranged in a grid pattern. Whipple Avenue once intersected School Street, but now dead-ends at Bronco Highway. School Street was an earlier road that led northwest to the next privilege upstream on the Clear River, but its outer section was known as Whipple Avenue after the layout of the plat. Today Remington Avenue and School Street connect to the outer portion of Whipple Avenue via an underpass beneath the highway. The former Oakland Post Office on Whipple Avenue is the only non-residential property in this plat. The area is built up with some late nineteenth-century and many early twentieth-century houses in a variety of styles, among them the Queen Anne, Shingle Style, nineteenth-century Vernacular, Bungalow, Colonial Revival, Dutch Colonial, and Cape Cod modes.

Oakland has undergone a number of changes over the years. The village was formerly served by two different rail lines, and, in addition to the station on the lumberyard property, there was another railroad station at the corner of Victory Highway and School Street, across from the Recreation Hall. This station has been moved to a different location outside the district and converted into a garage. An early twentieth-century schoolhouse once stood at the intersection of School and Whipple Avenues, but it was demolished and its site is now crossed by the path of Bronco Highway. The presence of the highway itself has had a

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minimal impact on the historical fabric of the village. Modern intrusions within the district include two mid-twentieth-century ranch-type houses and a mid-twentieth-century Cape Cod dwelling. A number of older buildings have been resided with modern materials, but despite this the village appears much as it did fifty or sixty years ago.

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INVENTORY

Contributing structures include all buildings that represent Oakland's evolution from a rural area to a mill village and its growth and development as an industrial center through the nineteenth and early twentieth century. The period of significance extends from ca 1820 to 1937.

Many of the buildings are vernacular structures which cannot be classified according to conventional stylistic terminology. Although a number of structures have been resheathed with modern wall cover materials, original trim elements such as door and window frames, door hoods, corner boards, cornices, etc. often remain. Such buildings have been defined as contributing because they are an important part of the historical fabric of the district and they could be restored to their original appearance. In cases where trim elements have been totally removed or covered, it is noted in the inventory entry. Such buildings have generally still been defined as contributing because their overall form, massing, and siting make them essential parts of historic streetscapes.

Discrepancies between various nineteenth-century maps and historical and contemporary maps make it difficult to conclusively document all buildings in the district. The names associated with the buildings are those of the earliest known owner, obtained from old maps, secondary historical sources, or local traditions reported by local residents, and assigned only in cases in which the attribution can be made with reasonable certainty. Construction dates have been determined primarily through stylistic analysis, map research, and interviews with knowledgeable local residents. Deed research has not been undertaken.

Streets are listed in alphabetical order, and buildings in numerical order by address. Entries for buildings without addresses have been placed in the inventory in the same order in which the building appears on the street, and an assigned address number is included in brackets. Unless otherwise specified, buildings are of wood-frame construction.

Contributing and non-contributing buildings are indicated by the codes "(C)" and "(NC)" respectively at the end of each inventory entry.

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ALICE AVENUE

- [5] House (1986): A 1-story, gable-roof ranch type dwelling. (NC)
- 6 House (early 20th century): A tall 1-1/2-story, end-gable-roof, clapboard dwelling with a Tuscan-column front veranda sheltering an off-center entrance, deep eaves with gable-end returns, and a side entrance set under a hood. (C)
- 7 House (early 20th century): A rectangular 1-story, jerkin-head-roof, shingle bungalow set broad side to the street with an off-center, sidelight entrance sheltered by a Tuscan-column portico. (C)
- 8 House (early 20th century): A 1-1/2-story, hip-roof bungalow set narrow end to the street, with a Tuscan-column front veranda recessed under the roof mass, an off-center entrance, and a hip-roof front dormer. It is now covered with aluminum siding. (C)
- 10 House (early 20th century): A 1-1/2-story, flank-gable-roof, clapboard and shingle bungalow with a Tuscan-column front veranda recessed under the roof mass and a shed-roof front dormer. (C)
- 12 House (early 20th century): A 2-1/2-story, hip-roof, clapboard dwelling with a side-hall entrance and asymmetrical facade, an L-plan Tuscan-column veranda, and deep eaves. (C)

MAPLE LANE

- 1 House (1920s): A 1-1/2-story, jerkin-head-roof, clapboard and shingle dwelling with a front porch. (C)

MILL STREET

- 7-9 Oakland Mill House (late 19th century): A tall 1-1/2-story, flank-gable-roof, shingle-clad double house with paired front entrances, deep eaves with gable-end returns, small windows under the eaves at front and rear, and paired interior end chimneys. (C)

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- 8-10 Oakland Mill House (late 19th century): A tall 1-1/2-story, flank-gable-roof double house with paired front entrances, deep eaves with gable-end returns, small windows under the eaves at front and rear, and paired interior end chimneys. It is now covered with asbestos shingles. (C)
- 11-13 Oakland Mill House (late 19th century): A 1-1/2-story, flank-gable-roof double house with paired front entrances, deep eaves with gable-end returns, small windows under the front and rear eaves, and paired interior end chimneys. It is now covered with aluminum siding. (C)
- 12-14 Oakland Mill House (late 19th century): A 1-1/2-story, flank-gable-roof double house with paired front entrances, deep eaves with gable-end returns, small windows under the eaves at front and rear, and paired interior end chimneys. It is now covered with vinyl siding. (C)
- 15 Oakland Mill House (ca 1850 ?) A tall 1-1/2-story, flank-gable-roof dwelling set on a granite-block foundation. It has a single central entrance sheltered by a columned, end-gable portico; deep eaves with gable-end returns; and paired gable-roof front dormers breaking up through the eaves. This may be one of the original dwellings built for workers when the first mill was constructed. It is now covered with asbestos siding. (C)
- 16 Oakland Mill House (ca 1850 ?): A tall 1-1/2-story, flank-gable-roof dwelling set on a granite-block foundation. It has a single central entrance sheltered by a columned, end-gable portico; deep eaves with gable-end returns; and paired gable-roof front dormers breaking up through the eaves. This may be one of the workers' dwellings built when the original mill was constructed. It is now covered with vinyl siding. (C)
- 21 Oakland Mill House (ca 1850 ?): A tall 1-1/2-story, flank-gable-roof dwelling set on a granite-block foundation. It has a single central entrance sheltered by a columned, end-gable portico; deep eaves with gable end returns; and paired gable-roof front dormers breaking up through the eaves. This may be one of the

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early workers' houses built at the time of the original mill's construction. It is now covered with asbestos shingles. (C)

- 22 Oakland Mill House (ca 1850?): A tall 1-1/2-story, flank-gable-roof dwelling with a single central entrance under a columned, end-gable portico, deep eaves with gable-end returns, and paired gable-roof front dormers breaking up through the eaves. This may be one of the original workers's houses. It is now covered with vinyl siding. (C)

- 25 Oakland Mill House (ca 1850?): A tall 1-1/2-story, flank-gable-roof, shingle dwelling with an enclosed gable-roof portico sheltering a single central entrance. It has deep eaves with gable-end returns and paired gable-roof front dormers breaking up through the eaves. This may be one of the original workers's houses. (C)

- 26 Oakland Mill House (ca 1850?): A tall 1-1/2-story, flank-gable-roof dwelling with a single central entrance under a columned, end-gable portico; deep eaves with gable-end returns; and paired gable-roof front dormers breaking up through the eaves. The original front windows have been replaced with 20th-century picture windows and the exterior has been recovered with aluminum siding. This may be one of the mill workers's houses constructed when the first mill was built. (C)

- 35 Oakland Mill, originally Ross Mill (1850, 1856, 1860, 1870, 1882, et seq.): A group of 1-, 2-, and 3-story stone and brick industrial buildings on a downward-sloping site adjoining a mill privilege on Clear River. The oldest portions of the complex are 2- and 3-story, stuccoed and whitewashed rubblestone structures covered with very low, nearly flat gable roofs. In front of these, as one approaches from Mill Street, is a 1- to 2-story, granite office building with bracketed eaves and a very low-pitch gable roof. To the rear of the site are some flat-roof brick additions made in the early twentieth century.

John L. Ross, who operated a portion of Whipple's Mill in the adjoining village of Mapleville, purchased the

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land here in 1848 and built a dam across the river in 1849. He built the original mill of stone in 1850. That structure was enlarged by the construction of an eastern addition in 1856 and an ell in 1860. In 1870 the eastern addition was enlarged, a tower was added, and the entire structure was covered with a mansard roof. The building burned in 1882 and was repaired.

Ross first leased the mill to the Woonsocket Delaine Company, which produced woolen goods. He then operated the mill himself from 1853 to 1882, producing cotton satinets and yarn. In 1887 the reconstructed mill was leased to Bogert, Harris & Company, manufacturers of silk yarn and hosiery. In 1892 the Metcalf family, owners of the Wanskuck Mill in Providence, purchased the mill and operated it as the Oakland Worsted Company, employing William H. White as mill superintendent. The Oakland Company remained in business until 1957. From 1961 to 1968 textiles were manufactured here by the First Republic Corporation. In 1973 the Oakland Mill was purchased by Cove Brothers, dealers in industrial machinery, who currently maintain their business here.

The original portion of the Oakland Mill is significant as a rare surviving example, the only one in Burrillville, of a stone textile mill, a form of industrial construction characteristic in Rhode Island in the early to mid-nineteenth century. The entire factory complex is historically important for its associations with the Metcalf family and Wanskuck Company, illustrating the typical pattern for expanding manufacturing enterprises in the nineteenth century, and for its role in promoting community development by virtue of its status as economic center of the village.  
(C)

POND STREET

1

House (late 19th century): A 1-1/2-story, end-gable-roof, shingle dwelling with a hip-roof, square-post front veranda sheltering a central entrance; a hip-roof side porch sheltering an entrance; a side bay window; and deep eaves. (C)

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- 2 House (late 19th century): A 1-1/2-story, end-gable-roof, shingle dwelling originally identical to number 1 before the front porch was removed. It has a central front entrance; a hip-roof, turned-post side porch sheltering an entrance; a side bay window; and deep eaves. (C)

REMINGTON AVENUE

- 1 House (late 19th century): A 1-1/2-story, end-gable-roof, clapboard and shingle Queen Anne Vernacular dwelling with an off-center front bay, an L-plan, turned-post veranda sheltering front and side entrances, and staggered-butt shinglework in the gable peak. (C)
- 4-6 House (late 19th century): A 1-1/2-story, flank-gable-roof double house with paired central entrances, a turned-post front veranda, bay windows on each end, deep eaves with gable-end returns, and a central front gable breaking up through the eaves. It is now covered with asbestos shingles. (C)
- 7 House (early 20th century): A 2-story, flank-gable-roof dwelling with an unusual asymmetrical facade. It has an off-center front bay flanked by a square-post entrance porch, deep eaves, a large central window set in a front gable breaking up through the eaves. It is now covered with asbestos shingles. (C)
- 8 House (early 20th century): A 1-1/2-story, jerkin-head-roof bungalow clad with shingles laid in a banded pattern. It has an off-center, glazed front entrance porch, a side entrance porch, and a jerkin-head side dormer. (C)
- 9-11 House (late 19th century): An altered 1-1/2-story, flank-gable-roof, clapboard Queen Anne double house with paired front entrances under a turned-post porch, a central front gable breaking up through the eaves, and paired interior end chimneys. The original front windows have been replaced with modern small-scale bay windows and octagonal windows, and the front gable has been renovated into an end gambrel with rustic "barn" detailing. (C)

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- 10 House (late 19th century): A handsome 1-1/2-story, end-gable-roof, clapboard dwelling with an L-plan, turned-post front veranda; an off-center front bay and side-hall entrance; a small side ell with entrance; and deep eaves, broken by paired gables on the south side. (C)
- 12-14 House (late 19th century): A tall 1-1/2-story, flank-gable-roof, shingle double house with a Tuscan-column front veranda, paired entrances, deep eaves with gable-end returns, and a central front gable breaking up through the eaves. (C)
- 13 House (1960s): A modern 1-story, flank-gable-roof, shingle and stone veneer ranch-type dwelling. (NC)
- 16 House (1930s): A 1-1/2-story, end-gable-roof dwelling with an off-center front bay flanked by a turned-post entrance porch, a side entrance vestibule, deep eaves with gable-end returns, and a side gable breaking up through the eaves. It is now covered with asbestos shingles. (C)
- 17 House (1930s): A handsome 1-1/2-story, flank-gable-roof, clapboard Cape Cod-style cottage with a symmetrical facade containing a central entrance under a trelliswork portico topped by an elliptical-arch hood. A shed-roof side porch has square posts supporting elliptical arches. This attractive house may be a prefabricated dwelling. (C)
- 18 House (early 20th century): A 1-1/2-story, cross-gable-roof, clapboard dwelling with a symmetrical facade containing a central sidelighted entrance under a Tuscan-column portico, double windows on the front, a side porch, and deep eaves with gable returns. (C)
- 19 House (early 20th century): A 1-1/2-story clapboard dwelling with an unusual bellcast end-gambrel roof. It has a turned-post front porch sheltering a side-hall entrance and shed dormers. (C)
- 21 House (early 20th century): A handsome 1-1/2-story, end-gable-roof, clapboard dwelling with an L-plan Tuscan-column veranda, now partly infilled on the side;

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an off-center front entrance, and deep eaves with gable-end returns. (C)

- 22 House (1930s): A 1-1/2-story, end-gable-roof, shingle dwelling with a turned-post front porch, a side bay window, deep eaves with gable-end returns, and a side gable breaking up through the eaves. (C)
- 24 House (early 20th century): A simple 1-1/2-story, end-gable-roof, shingle cottage with an infilled L-plan veranda and deep eaves. (C)
- 26 House (early 20th century): A 1-1/2-story Dutch Colonial dwelling with an end-gambrel roof containing full-length shed dormers. It has a sidelighted side-hall entrance sheltered by an open porch flanked by a glazed sun porch. It is now covered with aluminum siding. (C)
- 28-30 House (late 19th century): A tall 1-1/2-story, flank-gable-roof double house fronted by a square-post veranda trimmed with a stickwork frieze. It has paired entrances and deep eaves with gable-end returns. It is now covered with aluminum siding. (C)

RIVER STREET

- 3 House (ca 1910): A 1-1/2-story, end-gable-roof Queen Anne Vernacular cottage with clapboard and fish-scale shingle wall cover. It has an off-center entrance sheltered by a hip-roof, turned-post front veranda and deep eaves with gable-end returns. (C)
- 5 House (ca 1910): A 1-1/2-story, end-gable-roof Queen Anne Vernacular cottage with a front veranda and deep eaves with gable-end returns, originally identical to number 3 next door. It is now covered with asbestos shingles. (C)

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SCHOOL STREET

- 9 House (early 20th century): A 1-1/2-story, jerkin-head-roof, shingle bungalow with deep eaves trimmed with exposed rafters and triangular braces. It has an enclosed front entrance porch, a glazed sun porch on one side, and a shed-roof side dormer. (C)
- 11 House (late 19th century): A 1-1/2-story, end-gable-roof cottage with an L-plan, square-post veranda, an off-center entrance, and deep eaves with gable-end returns. It is now covered with vinyl siding. (C)
- 17-19 Oakland Mill House (between 1870 and 1895): A 1-1/2-story, flank-gable-roof, clapboard double house with an enclosed front porch, paired central entrances, deep eaves, and a double window set in a central front gable breaking up through the eaves, and paired interior end chimneys. It was originally identical to number 21-23. (C)
- 21-23 Oakland Mill House (between 1870 and 1895): A 1-1/2-story, flank-gable-roof, shingle double house with a projecting vestibule containing paired central entrances, deep eaves, and a double window set in a central front gable breaking up through the eaves, and paired interior end chimneys. It was originally identical to number 17-19. (C)

VICTORY HIGHWAY

- [287] Electric Trolley Substation (early 20th century): A tall 2-story, flat-roof brick building of pier-and-panel construction, with a symmetrical facade containing a single range of large-scale arched door and window openings, corbelled brickwork at the cornice, and a paneled roof parapet. The structure originally had a classical cornice of pressed metal which was removed within the past eight years. Constructed as an electric-power station for a streetcar line operating between Woonsocket and Pascoag, this building was later used for carding wool and then as a furniture factory. It currently houses a small-engine repair shop. (C)

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- 290-92 Oakland Mill House (late 19th century): A 1-1/2-story, flank-gable-roof double house with an enclosed hip-roof front veranda, paired central entrances, deep eaves with gable-end returns, and paired interior end chimneys. It is now covered with vinyl siding. (C)
- 294-96 Oakland Mill House (late 19th century): A 1-1/2-story, flank-gable-roof dwelling built as a double house but converted to a single-family residence. It has an enclosed front entrance porch, deep eaves with gable-end returns, and paired interior end chimneys. It is now covered with asbestos shingles. (C)
- 301 House (early 20th century): A 1-1/2-story, flank-gable-roof cottage fronted by a porch with paired square posts. It has a central entrance, deep eaves trimmed with jigsaw corner brackets, and a central shed-roof front dormer breaking up through the eaves. (C)
- 298-300 Oakland Mill House (late 19th century): A tall 1-1/2-story, flank-gable-roof double house with paired central entrances, deep eaves with gable-end returns, and paired interior end chimneys. It is now covered with asbestos shingles. (C)
- 303 J. B. Smith House (between 1851 and 1862, with later alterations): A tall 1-1/2-story, flank-gable-roof dwelling with an off-center pedimented fanlight entrance and deep eaves with gable-end returns. A modern picture window has been installed in the facade and the exterior is now covered with asbestos shingles. This appears on an 1862 map as the property of J. B. Smith. It was later owned by the Oakland Worsted Company. (C)
- 302-4 Oakland Mill House (late 19th century): A tall 1-1/2-story, flank-gable-roof double house with paired central entrances, deep eaves with gable-end returns, and paired interior end chimneys. It is now covered with aluminum siding. (C)
- 306-8 Oakland Mill House (late 19th century): A tall 1-1/2-story, flank-gable-roof dwelling originally constructed as a double house but now converted to a single-family residence. It has a single central entrance surmounted

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by a cornice molding, deep eaves with gable-end returns, and paired interior end chimneys. It is now covered with aluminum siding. (C)

- 310-12 Oakland Mill House (late 19th century): A well preserved, tall 1-1/2-story, flank-gable-roof, clapboard double house which is an excellent example of nineteenth-century vernacular architecture. It has paired central entrances topped by a molded cornice, flat-board corner and fascia trim, deep eaves with gable-end returns, and paired interior end chimneys. The other double houses in this group were probably originally identical to this house. (C)
- 314 Colwell-Ross House (between 1851 and 1862): A 1-1/2-story, flank-gable-roof, clapboard dwelling with an L-plan Tuscan-column veranda and deep eaves with gable-end returns. Owned by J. S. Colwell in 1862, this house was later part of the Oakland Mill property owned by John L. Ross. (C)
- 316 Oakland Mill House (?): A 1-1/2-story, flank-gable-roof dwelling with a symmetrical facade containing a central sidelighted entrance, a gabled Tuscan-column portico, deep eaves with gable-end returns, and paired gable-roof front dormers breaking up through the eaves. It is now covered with aluminum siding. It resembles some of the houses on Mill Street. (C)
- 318 Oakland Mill House (?): A 1-1/2-story, flank-gable-roof, shingle dwelling identical to number 314, with a symmetrical facade containing a sidelighted central entrance, a gabled Tuscan-columned portico, deep eaves with gable-end returns, and paired gable-roof front dormers breaking up through the eaves. (C)
- 325 Oakland Recreation Hall (1898): An unusual 2-story, flat-roof, classically designed brick building with its ground floor treated as a high basement and a monumental exterior staircase leading up to the main floor. The arched central entrance, framed by granite rustication, is set in a projecting end-gable vestibule. On each side, tall arched windows are set in bays defined by pilaster strips. The walls are trimmed with a stringcourse, sills, and keystones of granite, and the deep eaves are ornamented with

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brackets. The building was erected by the Oakland Worsted Company as a recreation center for its workers. It originally housed a billiard room, reading room, locker room, barbershop, and store on the ground floor and a dance hall with a stage above. (C)

330-32 Oakland Mill House (late 19th century): A 1-1/2-story, flank-gable-roof double house with paired entrances topped by cornice moldings, deep eaves with gable-end returns, tiny windows set under the eaves at front and rear, and paired interior end chimneys. It is now covered with asbestos shingles and stone-pattern composition novelty siding. (C)

331 Oakland Mill Superintendent's House (early 20th century) and Dairy Barn (late 19th century): A large, unusual, clapboard Colonial Revival double house with its second story and attic contained within a massive cross-gambrel roof featuring a double front gambrel. Its paired entrances are sheltered by a Tuscan-column porch. An exterior end chimney rises through an end overhang, and there is a large 2-story rear ell. The house was built as a residence for the Oakland Worsted Company's mill superintendent, William H. White. (C)

The property also contains a large 2-1/2-story, end-gable-roof, clapboard barn (C) with large, central double doors; a triple arched window in the front gable; flat corner board trim; deep eaves with gable-end returns; and bracketed trim. The large front doors and subsidiary doors and windows are topped with shelf hoods, and there is a flat-roof addition on the north side connecting to a modern 3-bay garage (NC). The barn once housed a dairy herd that supplied milk for the mill workers's families.

334-36 Oakland Mill House (late 19th century): A 1-1/2-story, flank-gable-roof, clapboard double house with paired entrances sheltered by a glazed porch, flat-board, corner and fascia trim, deep eaves with gable-end returns, tiny windows tucked under the eaves at front and rear, and paired interior end chimneys. (C)

338-40 Oakland Worsted Company Assistant Superintendent's House (late 19th century): A large and handsome 2-1/2-story, flank-gable-roof, clapboard dwelling, set end to

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the street on a large lot that overlooks the Oakland Mill Pond. It has a central entrance sheltered by a glazed, end-gable porch; brick exterior end chimneys; deep eaves with gable-end returns; a long shed-roof front dormer with small gables at each end; and a large ell extending to the rear from the east side. For many years this was the residence of the Ingraham family. Arthur Ingraham was the son-in-law of mill superintendent William H. White. (C)

341-43 Oakland Mill House (between 1870 and 1895): A tall 1-1/2-story, flank-gable-roof, shingle double house with paired central entrances under a columned end-gable portico (a later addition), a granite stoop, deep eaves with gable-end returns, small windows tucked under the eaves at front and rear, rear entrance vestibules at the back corners, and paired interior end chimneys. (C)

345-47 Oakland Mill House (between 1870 and 1895): A tall 1-1/2-story, flank-gable-roof double house with paired central entrances surmounted by a bracketed door hood, a granite stoop, deep eaves with gable-end returns, small windows under the eaves at front and rear, rear entrance vestibules at the back corners, and paired interior end chimneys. It is now covered with asbestos shingles. (C)

348 House (1960s?): A 1-story, flank-gable-roof, shingle ranch-type dwelling. (NC)

349-51 Oakland Mill House (between 1870 and 1895): A tall 1-1/2-story, flank-gable-roof, clapboard double house with paired central entrances under a bracketed door hood, a granite stoop, deep eaves with gable-end returns, small windows under the eaves at front and rear, rear entrance vestibules at the back corners, and paired interior end chimneys. There is a modern porch added to the rear vestibule on the southeast side. (C)

353-55 Oakland Mill House (between 1870 and 1895): A tall 1-1/2-story, flank-gable-roof, clapboard and shingle double house with paired central entrances set under a bracketed door hood, a granite stoop, deep eaves with gable-end returns, small windows set under the eaves at front and rear, and paired interior end chimneys. (C)

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- 354-56-  
58-60      Oakland Mill House (1860s-70s?): A 1-1/2-story, flank-gable-roof, clapboard double house with paired entrances topped by cornice moldings, flat-board corner and fascia trim, deep eaves with gable-end returns, small windows set under the eaves at front and rear, paired interior end chimneys, an ell on the southeast side fronted by a veranda, and a porch on the northwest side. (C)
- 362      House (ca 1890 ?): An L-plan dwelling with its second story and attic contained by a gable roof. Its side-hall entrance is sheltered by a portico, flanked by an off-center bay window. The original entrance has been replaced with a modern "Colonial" one, and the exterior has been resheathed with aluminum siding. A two-car garage has been built next to the house. (C)
- 363      Young-Steere House (ca 1880s): A very handsome 2-1/2-story, flank-gable-roof, clapboard Bracketed style dwelling. It has a symmetrical facade with paired 2-story bay windows flanking a central entrance under a bracketed door hood, a double arched window above the entrance, and a double arched window in a gabled central dormer breaking up through the eaves. Other features include cornice trim on the windows, deep eaves with gable-end returns, a side porch, and a rear corner ell. The property also contains a small barn (C), a shed (C), and a chicken house (C). Reportedly built by a Mr. Young, the house was later acquired by Lester Steere, who operated a turkey farm on the property from 1930 to 1970. (C)
- 364      House (late 19th century): A 1-1/2-story, end-gable-roof, shingle cottage with a cobblestone foundation, a front veranda, and deep eaves. It was originally identical to number 366. (C)
- 365      Building (late 19th century, altered 1970s): A handsome 1-1/2-story, flank-gable-roof, clapboard building set end to the street, with asymmetrical massing and modern entrances and fenestration, created by addition to and renovation of a 19th-century dwelling or carriage house. Though compatible with its surroundings, its strong contemporary character necessitate its designation as a non-contributing structure. (NC)

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- 366 House (late 19th century): A 1-1/2-story, end-gable-roof, clapboard Vernacular cottage with a cobblestone foundation, a front veranda, a rear vestibule on the northwest side, flat corner boards, and deep eaves. Number 364 was originally identical to this house. (C)
- 368 Building (early 20th century): A 1-1/2-story, end-gable-roof, concrete block and asphalt shingle structure altered in 1986 for commercial use. It originally had garage bays on the ground floor and living quarters above. (NC)
- 370-72 House (late 19th century): A 2-1/2-story, end-gable-roof two-decker with a polygonal, 2-story corner tower topped by an ogee dome roof and a square-post front veranda sheltering two entrances. It is now covered with asbestos shingles. (C)
- 374-76 House (early 20th century): A Colonial Revival cottage with a cross-gambrel roof containing the second story and attic. It has a square-post front veranda sheltering an off-center entrance flanked by a bay window. It is now covered with asbestos shingles. (C)
- 378 House (late 19th century, altered 1980s): A tall 1-1/2-story, end-gable-roof, clapboard and cut-shingle Queen Anne Vernacular dwelling with a modern side-hall entrance featuring a single asymmetrical sidelight, and modern casement windows. (NC)
- 381-83 Cooper-Remington House (1820 with later additions): A very handsome 2-1/2-story, flank-gable-roof, clapboard Federal dwelling with a 1-1/2-story, Late Victorian ell on the southeast side and a rear corner ell. The main block has a symmetrical facade containing a central entrance. This entrance, surmounted by a transom and framed by architrave trim, is sheltered by a hip-roof portico supported by colonettes with exaggerated entasis. The front and rear cornice, under deep eaves with gable-end returns, is ornamented with a running pattern of lozenges and square blocks beneath a drilled and incised rope mold. The massive brick center chimney contains a datestone carved with the year "1820." A side entrance is set within a glazed, end-gable, turned-post portico. The side ell is fronted by a projecting central entrance vestibule. The property

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also contains a mid-19th-century wellhead (C), two sheds, (C) and a garage (NC). The house was built for Daniel Cooper. It was purchased in 1897 by Clinton O. Remington, a member of a locally prominent family. The Remingtons operated a general store in the village and still operate a lumberyard here. (C)

[382] Building (late 19th century with later alterations): A long, rectangular building set gable end to the street, with a garage door facing the street, varied fenestration, and shingle and aluminum wall covering. This was once part of a livery stable that served the community. (NC)

385 J. Eddy House (between 1870 and 1895): A tall 1-1/2-story, flank-gable-roof, clapboard 19th-century-vernacular double house with a granite block foundation, a central entrance porch, flat-board corner and fascia trim, a shed-roof rear ell, deep eaves with gable-end returns, small windows set under the eaves at front and rear, and paired interior end chimneys. (C)

386 Remington Lumber Company: A collection of buildings serving as commercial, office, and warehouse space for the Remington Lumber Company. Among the structures are:

(19th & 20th century) A long, rectangular, 1-story, end-gable-roof structure of concrete block, clapboard, and asbestos shingle, turned narrow end to the street, with plate-glass display windows overlooking the road. It contains the showroom and office. (NC)

(late 20th century) A tall 1-story, end-gable-roof, aluminum building with large double doors, used as a warehouse. (NC)

386A Oakland Railroad Station (1913): A 1-1/2-story, end-gable-roof, clapboard building with deep eaves and an overhanging pent roof on two sides supported by turned struts. Once a stop on the Providence & Springfield Railroad (opened 1873), this was one of two train stations in Oakland (the other, on the Woonsocket branch line of the New York & New England Railroad, stood at the corner of Victory Highway and School Street, across from the Oakland Recreation Hall). The

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original Providence & Springfield station burned down on 10 April 1913 and was replaced by the present structure. It has been used for a number of years as a warehouse by the Remington Lumber Company. (C)

[390] Service Station (early 20th century): A 1-story, hip-roof, clapboard building with a garage bay at one end of the facade, once used as a service station. (NC)

393 Commercial Block (ca 1930?): A 1-story stuccoed building with paired double-door entrances and circular plate-glass windows set in a false front topped with a stepped parapet. It is a vernacular version of the Art Moderne style popular in the 1930s and 1940s. (NC)

394 Commercial Block (early 20th century?): A 1-story clapboard and shingle building with a bracketed cornice and an end-gable roof fronted by a stepped-parapet false front. The original display-window area has been filled in with shingled wall, leaving an entrance and clerestory. (C)

--- Oakland Bridge #105 (1917-18): A reinforced-concrete single-arch span over the Clear River, with paneled-parapet balustrades. A sidewalk has been added to the south side, outside the original balustrade. Carved slate letters giving identifying information are set into each end of the bridge. The structure was designed by Clarence L. Hussey, the State Board of Public Roads's principal bridge engineer in the early twentieth century, and built by contractor Edward J. Hollen. It follows a standard design devised by Hussey and used for a number of bridges throughout the state. (C)

WHIPPLE AVENUE

102 House (ca 1948?): A 1-1/2-story, flank-gable-roof, shingle Cape Cod cottage with a central entrance sheltered by a gabled portico. (NC)

104 House (?): A low 1-1/2-story, end-gable-roof cottage with a glazed front entrance porch. It is covered with asbestos shingles. (NC)

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- 107 House (late 19th century): A tall 1-1/2-story, flank-gable-roof double house with a front porch sheltering paired central entrances, deep eaves with gable-end returns, small windows under the eaves at front and rear, and paired interior end chimneys. It is now covered with asbestos shingles. (C)
- 108 House (early 20th century): A 1-1/2-story, end-gable-roof cottage with a glazed front entrance porch and a rear entrance vestibule on the southeast side. It is now covered with asbestos siding. (C)
- 110-12 House (late 19th century): A 1-1/2-story, flank-gable-roof, clapboard double house with a square-post front veranda, paired entrances, bay windows on the sides, deep eaves with gable-end returns, and a double window in a central front gable breaking up through the eaves. (C)
- 109 House (late 19th century): An unusual 2-1/2-story shingle dwelling with one front corner cut out of the building mass, leaving an asymmetrical gable end facing the street. An off-center front bay window is flanked by an L-plan, turned-post veranda which shelters a side-hall entrance and extends back into the cut-out corner. A 2-story addition at the rear has its own entrance surmounted by a door hood. (C)
- 113 House (early 20th century): A cubical 2-1/2-story, hip-roof, clapboard dwelling with a symmetrical facade, a central entrance sheltered by a porch, and deep eaves. There is a 1-story addition at the rear. (C)
- 114 House (early 20th century): A 1-1/2-story, shingle Dutch Colonial dwelling with a flank-gambrel roof pierced by full-length shed dormers. It has a side-hall entrance under a gabled Tuscan-column portico. (C)
- 116 House (early 20th century): A cubical 2-1/2-story, hip-roof dwelling with a Tuscan-column veranda sheltering an off-center entrance and a hip-roof front former. It is now covered with vinyl siding. (C)

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- 117 Oakland Post Office ( ? ): A plain 1-story, end-gable-roof, clapboard building with a central entrance and deep eaves with gable-end returns. (C)
- 118 House (1905): A handsome 2-1/2-story, cubical, clapboard Colonial Revival dwelling with a Tuscan-column front veranda, an off-center entrance, and a hip roof with a hip-roof front dormer. Second-story windows on the facade are trimmed with fluted pilasters. (C)
- 119 House (1905): An unusual 2-1/2-story, asymmetrically massed clapboard dwelling. On the facade, a gable carried by large brackets extends forward over an off-center, 2-story bay window. A 2-story bay on the east side is capped by a tall polygonal hip roof, and a wing on the west side, with the main entrance in the flank facing the street, is covered with a gable roof. A deep Tuscan-column veranda extends across the front. (C)
- 121 House (late 19th century): A tall 1-1/2-story, flank-gable-roof, clapboard cottage with a square-post front porch sheltering a central entrance, narrow corner boards, deep eaves, and a 1-story, hip-roof rear sun porch on the southeast corner. (C)

CONTRIBUTING PROPERTIES

91 buildings  
1 structure  
1 object

## 8. Significance

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

Specific dates 1850 et seq. Builder/Architect unknown

### Statement of Significance (in one paragraph)

The Oakland Historic District is a well preserved rural mill village which illustrates the process of industrialization and its impact on socioeconomic and community development in nineteenth- and early twentieth-century Rhode Island. Such villages are an important part of the state's history and constitute a significant portion of its environment. The district represents both general trends common to other such villages and developmental forces peculiar to Oakland alone. The buildings and sites within the district serve to document the establishment and growth of the mill and of facilities and institutions created to serve the residents attracted by employment opportunities in the mill. As a group, they constitute an example of a typical factory village. The district is an important artifact of social history, reflecting a way of life followed by many Rhode Island residents in past generations. The original portion of the Oakland Mill is architecturally significant as a rare surviving example, the only one in Burrillville, of a stone textile mill, a form of industrial construction characteristic in Rhode Island in the early to mid-nineteenth century. The entire factory complex, notable for its association with the Metcalf family and Wanskuck Company, illustrates a typical pattern for expanding manufacturing enterprises in Rhode Island in the nineteenth century, and is important for its role in stimulating community development.

Prior to the mid-nineteenth century, the Oakland vicinity was a sparsely settled rural area with only one dwelling, erected by Daniel Cooper in 1820 (still standing at 381-83 Victory Highway). The town of Burrillville--originally part of Providence, set off as a part of Gloucester in 1731, and incorporated as an independent town in 1806--had been an agricultural area from its initial settlement in the seventeenth century, but its rugged, rocky terrain and poor soil were not well suited to cultivation. Burrillville experienced economic decline and outmigration as farming became less profitable here during the early nineteenth century. Between 1830 and 1840 the town's population decreased about ten per cent. However, Samuel Slater's success at waterpowered cotton spinning at Pawtucket in 1790 drew attention to the industrial development potential of the state's rivers and streams, and in the ensuing decades Rhode Island businessmen showed an eagerness to exploit available waterpower sources, even in relatively remote areas that had not been considered

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particularly favorable for settlement. The industrial development of its river valleys transformed Burrillville. Between 1840 and 1850, the decade during which the largest number of new factories were established in Burrillville, the population of the town increased over seventy-eight per cent.

Within this context, John L. Ross (1819-1908), then employed at Whipple's Mill in nearby Mapleville, initiated the development of Oakland. He purchased seven acres for a mill privilege in 1848, and built a dam across Clear River the following year. Though he was sued by the owners of the adjoining mill privileges at Plainville and Mapleville for altering the flow of the river, Ross constructed a three-story, 100- by 38-foot stone mill at the dam in 1850. He first leased the building to the Woonsocket Delaine Company as a worsted goods factory, then in 1853 took over the facilities himself to manufacture cotton yarns and satinets. This enterprise must have been successful, for Ross built a 32- by 40-foot addition to the east end of the mill in 1856 and an ell on the main building four years later. In 1870 the 1856 addition was extended 54 feet, and a tower and mansard roof were added to the main building.

The early history of Ross Mill illustrates many of the circumstances surrounding the evolution of the textile industry in the nineteenth century. The factory's establishment and its relative proximity to the mill sites at Mapleville and Plainville reflects the aggressive entrepreneurial spirit of this era and the desire to utilize every available resource. The dispute over water rights is characteristic of this period, when the obtainment of sufficient water power critically affected a company's productivity and prosperity. Ross's initial decision to lease the mill is not unusual. Some owners of riverfront land chose not to become directly involved in manufacturing, but instead erected mills which they administered as income-producing property.

Once the mill was built, housing had to be supplied for the laborers and their families. Old maps document the early growth of a little village of ten or twelve buildings near Ross's mill. Most of the structures were ranged along the short street (now Mill Street) leading from the main road (today's Victory Highway) down to the factory, while three or four buildings were sited along Victory Highway north of the Mill Street intersection. Some of the houses now standing on the street were probably built shortly after the construction of the mill in 1850, and later altered. The dwellings at 15, 16, 21, 22, 25, and 26 Mill Street

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are most likely to be the survivors from this period; though they resemble two houses obviously constructed later, they are differentiated from the other dwellings by their granite-block foundations.

The double-house form used for these early dwellings and a number of the later residences here is typical of Rhode Island mill villages. In this state, industrialists commonly employed women and children in the factories as well as men, and families constituted an important component of the labor pool. The need to shelter entire families precluded the widespread use of boarding houses and contributed to the adoption of the double house as the standard for mill village housing.

In addition to dwellings, one map shows a bank, the other a store--possibly the same building--on Victory Highway, but it is impossible to associate these designations with any of the structures standing here today. By 1862, a highway extended from the village to Plainville and Harrisville, following the alignment of the present School Street and the northern section of Whipple Avenue. The little hamlet was known as Oakland, reportedly named for the many oak trees in the vicinity. Ross made his home in Oakland until 1867, when he moved to Pawtucket. He was one of Burrillville's most prominent citizens and served as representative to the General Assembly.

The Woonasquatucket Railroad Company, chartered in 1857, was reorganized and renamed the Providence & Springfield Railroad Company in 1871. The new company built a rail line from Providence to Burrillville. As was typical for such projects, the venture was promoted largely by industrialists with an express interest in improved transportation. The board of directors of the Providence & Springfield included owners of textile mills in the Burrillville villages of Harrisville and Pascoag. Though John L. Ross was not one of the original incorporators, he became a director of the company in 1873, the year service began. The line ran about a quarter-mile southwest of Ross's mill, and the Oakland station was located off Victory Highway near the bridge over Clear River.

Ross's mill was gutted by fire in 1882. It was reconstructed but remained unused for a few years. In 1887 Bogert, Harris & Company leased the property and commenced the manufacture of silk yarns, hosiery, and other goods. By 1891 this firm employed 120 operatives. Between 1891 and 1893 the New York & New England Railroad constructed a second rail line

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through Oakland, running from Woonsocket to Harrisville. The station on this route, known as Oakland Centre, was located on the northwest corner of Victory Highway and School Street. It has since been moved outside the district and altered.

Between 1870 and 1895 more structures were built along Victory Highway between the two railroad stations. The village had two distinct subsections: the northern portion near Mill Street consisted of company-owned housing, while privately owned dwellings were concentrated at the southerly end toward the Providence & Springfield station. In 1876, the section of Whipple Avenue between Victory Highway and School Street was platted on the Cooper House property, then owned by N. W. Young. As Oakland expanded southward, so the neighboring mill village of Mapleville grew northward, until the two formed a continuous ribbon of development along Victory Highway. The two communities shared some institutions. The Mapleville Post Office, established in 1850, served both settlements until 1899, when it was moved to and renamed Oakland, a significant indication of the importance of the community in that era. Mapleville received its own independent post office in 1902.

In 1892 John L. Ross sold his Oakland holdings to Stephen O. Metcalf of Providence, a principal partner in the Wanskuck Company. The Wanskuck Company, incorporated in 1862, grew out of a partnership formed by Rhode Islanders Stephen T. Olney and Jesse Metcalf (1827-1899) in 1851. The two men started in business as cotton brokers at Augusta, Georgia, and also became wool buyers after the Panic of 1857. Among their clients Olney & Metcalf counted several factories in northwestern Rhode Island, including the Glendale and Mohegan Mills in Burrillville, both located within two miles of Oakland, and the Greenville Mill of William Pooke and Henry J. Steere. In 1862 Olney, Metcalf, and Henry J. Steere purchased the Wenscutt Factory property in North Providence (in an area annexed to the city of Providence in 1874) and formed the Wanskuck Company. They constructed a new mill and company village there and commenced the production of woolen textiles. At the time the Civil War had adversely affected the cotton textile industry in this country, cutting off the supply of southern cotton to northern mills, and stimulated a rise in the demand for woolen goods. The Wanskuck Company prospered at its new base of operations (now listed on the National Register of Historic Places as the Wanskuck Historic District) and by 1890 had become one of the five largest manufacturers of woolens and worsteds in Rhode Island.

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The purchase of Oakland was part of a program to expand the Metcalf business empire, initiated with the construction of the Steere Mill, also at Wanskuck village, in 1884, and continued with the purchase of the Geneva Mill, near Wanskuck, in 1896 and the Mohegan Mill, Burrillville, in 1898. The former Ross Mill was operated as the Oakland Worsted Company, a separate corporation with Jesse Metcalf's sons Jesse H. Metcalf (1860-1942) as president and Stephen O. Metcalf (1857-1950) as treasurer, Jesse's brother Alfred Metcalf (1828-1904) as secretary, and William H. White as superintendent. William H. White (1851-1927) had learned the textile manufacturing business at his family's mill in Chepachet, of which he had taken charge in 1876. He sold his interest in the family company to join the Metcalfs's venture at Oakland.

With its acquisition by the Metcalfs and White, the village of Oakland entered its heyday. The Oakland Company made many improvements in the community, most of which should probably be credited to William White, for he resided in the village and oversaw the daily operations of the firm (later helped by his son-in-law, assistant superintendent Arthur Ingraham), while Jesse, Stephen, and Alfred Metcalf all lived in Providence. The company paved streets with macadam or gravel, planted grass on the house lots, and cleaned and painted the existing company houses. It also connected the mill and dwellings to newly built sewer and water-supply systems. The company erected more double houses in the 1890s and 1903, equipped with amenities such as bathrooms and central heat. Such facilities were subsequently put in the older houses too. Fire hydrants were installed along the streets in 1902, and by 1903, a dynamo in the mill supplied electricity to the factory, the houses, and street lights. A 1903 newspaper article characterized the settlement as:

"...one of the model mill villages of New England, made so by the Oakland Worsted Company....Oakland Centre has become, through the efforts of this corporation, a gem of a place and a bright and cheering contrast to the usual barren and dirty mill village--a difference having its effect on the lives of the mill operatives."

The Oakland Recreation Hall numbers among the provisions the company made for its employees. Built in 1898, this impressive, classically designed brick building with its high basement, monumental exterior staircase, and tall arched windows contained an assembly hall, billiard room, store, barber shop, and a locker room used by athletic teams that played across the street on an

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empty field adjoining the Oakland Centre station. This landmark structure was the community's chief social center.

The majority of inhabitants settling in Oakland in the late nineteenth century were Roman Catholic French Canadians. They originally attended services at St. Patrick's Church (founded 1856) in Harrisville. By the early twentieth century the population had grown sufficiently to warrant establishment of a parish in the area, and the church of Notre-Dame de Bonsecours was founded in 1905. The new parish's first mass was celebrated in the Oakland Recreation Hall. As a reflection of the proximity of Oakland and Mapleville and the continuity of urban development, the parish buildings were constructed at a central location so the facilities could be reached by residents of both communities. The rectory (built 1905-06), the church (1906-07), and school (1916) all stand on the Mapleville side of Clear River a short distance from the Oakland Bridge.

Little information is readily available concerning Oakland's development in the twentieth century. A trolley line through the community, running from Woonsocket to Pascoag, was completed in 1902; an electric substation at the eastern edge of the village supplied power for its operation. The streetcars ran for approximately twenty years. About 1922, an increase in automobile usage led to the termination of trolley service, the initiation of bus service, and the concurrent upgrading of what had been Main Street as part of Victory Highway, a state road following a circumferential route around Providence from Woonsocket to Wickford. During this period, Clinton O. Remington platted portions of his property as residential subdivisions: the Salisbury Park Plat, on acreage behind the Cooper-Remington House, in 1906, and the Meadow View Plat, southeast of Victory Highway, in 1909. Few dwellings were built in the Meadow View section, but Salisbury Park became an important focus for new residential development. A substantial number of houses in the latter area, the overwhelming majority privately owned, appear to date from the 1920s and 1930s. This construction activity seems to indicate that Oakland continued to prosper for awhile, at least modestly. After William White's death in 1927, his son-in-law Arthur Ingraham (1875-1933) became superintendent, but served only a few years until his own demise.

Faced with growing competition from Southern factories and a decline in demand occasioned by the use of less fabric in clothing, the New England textile industry faltered in the years after the Depression. To retain their economic viability, many

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Northern manufacturers had to replace the outmoded machinery in their nineteenth-century mills. The Metcalfs began to sell company-owned residential properties to raise funds for needed improvements in their factories. In line with this policy, the Oakland Company houses were auctioned off in 1938.

The status of Oakland changed dramatically following the deaths of Jesse H. Metcalf in 1942 and Stephen O. Metcalf in 1950. The Metcalf family reorganized its holdings. The Oakland Company was merged with the Wanskuck Company in 1952. The Geneva Mill was closed that year, and in 1954 it was sold and the Mohegan Mill closed. In 1955 the Wanskuck Company merged with the New England Butt Company and the Metcalf family sold its interest in the firm to the Chace family, owners of New England Butt. The operations at the Oakland and Wanskuck Mills ended in 1957. Other firms manufactured textiles at the Oakland Mill through the 1960s. In 1973, the complex was purchased by Cove Brothers, dealers in used machinery, who occupy and use it today. Recent developments include the construction of Bronco Highway, a bypass route, in the 1960s, and the closing of the Oakland Post Office in 1986. The former has helped the village by removing heavy traffic from the main thoroughfare, but at the same time has increased accessibility, making the area more attractive for new suburban development. The latter has been viewed with distress by local residents, who fear this as a harbinger of the gradual decline of the community's distinct civic identity.

Today the Oakland Historic District stands as an artifact of development patterns closely related to the history of industry, economics, and technology in the state, region, and nation, and of the lives of the managers and laborers associated with the factory's operations. The Cooper-Remington House on Victory Highway stands as a reminder of the area's preindustrial history and its transformation from rural hinterland to manufacturing village. The mill privilege and buildings chronicle general trends in the industrialization process: the early exploitation of waterpower sources, the shift to steam power, the switch from cotton to woolen and worsted manufacture, the general prosperity and growth of the period from the 1860s to the 1920s, and the subsequent decline of the New England textile industry in the face of competition, changing market demand, and technological innovations. At the same time some aspects of Oakland's history are peculiar, such as the mill's continued use of water power into the 1890s; the continuation of cotton-goods production through the 1860s, 1870s, and 1880s, when many if not most Rhode Island cotton factories changed to woolen manufacture at the

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outset of the Civil War; and the continuance, if not upsurge, in residential construction in the 1920s and 1930s, which seems to belie the established view that New England textile-mill villages suffered from depressed economic conditions at that time. Further study of the circumstances surrounding such factors could lead to a reappraisal of the history of the textile industry in Rhode Island and New England. The village's housing stock, both company-built and privately built, and institutional buildings reflect the nature of the residents's way of life and changes thereto over time. Architecturally, most of the dwellings are not individually distinguished, but as a group they are notable for their unity of scale and simple but pleasing vernacular design. Among the residential buildings several stand out: the Cooper-Remington House, one of the most handsome and elaborate Federal dwellings in northwestern Rhode Island; the Steere House, a fine example of the Victorian Bracketed style; the Assistant Superintendent's House, notable for its vernacular design evoking Colonial models; and the Superintendent's House, an ample and attractive Colonial Revival residence. The single most impressive structure is the brick, classical style Recreation Hall, which is one of the most unusual and finest buildings of its type in the state. Though its location keeps it from being visually dominant, the Oakland Mill is significant as an example of industrial architecture and engineering, as well as for its historical importance as the village's reason for being. As Burrillville's best preserved mill village, the Oakland Historic District recalls the process of industrial development of the community's river valleys, an enormously important chapter in the history of the town.

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Beginning on the easterly curb line or pavement edge of Victory Highway, at its point of intersection with the northerly lot line of lot 28 in block 41; thence easterly and southeasterly following the boundary of lot 28 to the rear lot line of said lot; thence southerly following the easterly (rear) lot lines of lots 28, 29, 30, 31, 130, and 32, to the southeasterly corner of lot 32; thence in a straight line from the southeasterly corner of lot 32 to the point at which the easterly (rear) line of lot 33 intersects the boundary between lots 41B and 33, including a portion of lot 41B in the district; thence southeasterly following the boundary of lot 41 to an angle in the boundary of said lot; thence northeasterly following the boundary of lot 41 approximately 750 feet, or whatever distance is sufficient, to a point opposite the end of the tailrace leading from the Oakland Mill; thence southeasterly from said point in a straight line across lot 41, parallel to the northeastern end wall of the northerly wing, ell, or addition of the Oakland Mill, passing about 200 feet, or whatever distance is sufficient, from the end of the mill, to intersect the northwesterly bank of Branch River at a point which will include the tailrace leading from Oakland Mill within the district boundary; thence southwesterly along the northwesterly bank of Branch River to the Oakland Mill Dam; thence southeasterly across Branch River following the Oakland Mill Dam, with the intention of including said dam within the district, to a point on the southeasterly bank of Branch River; thence southwesterly across the Branch River to a point on the northwesterly bank of the river, with the intention of encompassing the Oakland Mill Pond within the district; thence southwesterly along the northwesterly bank of Branch River to the Branch's beginning at the junction of the Clear and Chepachet Rivers; thence southwesterly and northerly following the easterly bank of the Clear River, bounding on lots 66 and 67, to its intersection with the southerly side of Oakland Bridge; thence southwesterly, northwesterly, and northeasterly to encompass Oakland Bridge; thence northerly along the easterly bank of Clear River, bounding on lots 46, 47B, 51, 52, 53, 54, and 55 in Block 32, to the southeasterly side of Bronco Highway (RI 102); thence northeasterly along the southeasterly side of Bronco Highway to School Street; thence southeasterly along the southwesterly curb line or pavement edge of School Street, bounding on lots 18, 19, 10, 9, and 1 (one) in Block 31, to the northeasterly corner of lot 1 (one); thence northerly in a straight line across School Street and a portion of lot 11, Block 30, to the southwesterly corner of lot 9, Block 30, encompassing the easterly portion of lot 11 in the district; thence northeasterly and southeasterly following the northwesterly and northeasterly lot lines of lot 9 to the northwesterly (rear) lot line of lot 8; thence northeasterly along the northwesterly (rear) lot lines of lots 8

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and 25 to the northwesterly corner of lot 25; thence southeasterly along the northeasterly lot line of lot 25 to the northwesterly (rear) lot line of lot 6; thence northwesterly and northeasterly following the rear lot line of lot 6 to the northeasterly corner of said lot; thence southeasterly along the northeasterly lot line of lot 6 to the northwesterly curb line or pavement edge of Victory Highway; thence southwesterly along the curb line or pavement edge on the northwesterly side of Victory Highway to a point opposite the northerly line of lot 28, Block 41; thence straight across Victory Highway to the point of beginning.

The boundary encompasses the cluster of contiguous buildings that historically, physically, and visually constitute the village of Oakland, and excludes as much as possible non-contributing buildings, structures, and sites, and undeveloped land. The Clear and Branch Rivers are important geographical features which delineate Oakland's limits physically and visually; historically, the Clear River has been considered the boundary between Oakland and the adjoining village of Mapleville, although the church that has served as the religious focus for most of Oakland's inhabitants, the Roman Catholic parish of Our Lady of Good Help, stands on the Mapleville side of Oakland Bridge. In much the same way Bronco Highway (RI Route 102) serves as a convenient modern, man-made bound on the northwest. It conforms closely to the historic edge of the village, and, raised above the grade of School Street, forms a visual barrier separating Oakland from the village of Plainville or Whipple. Much of the unbuilt land between Victory Highway and Branch River, around Maple Lane and Pond and River Streets, is included in the district as part of the extensive landholdings of the locally prominent Remington family. This property was subdivided in the early twentieth century to accommodate additional residential development, represented by the five early twentieth-century dwellings now standing in this vicinity. Other land here was part of the expansive mill estate and includes the former Assistant Superintendent's House and the mill pond. The mill pond, together with the dam and raceways, are historically significant as part of the mill's former power system, and are included within the district. The easternmost portion of the mill lot itself is excluded as excess acreage. The unbuilt land at the intersection of Victory Highway and School Street is included as the site of a railroad right-of-way and train station that served Oakland and as historic open space within the village. Once owned by the Oakland Company and later donated to the town of Burrillville (it has since been sold into private ownership), this empty lot served as an ad-hoc public park for the community and was--and still is to some extent--used for

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recreational and social purposes, such as baseball games and firemen's musters. On the northeast, the former electric trolley power substation marks the physical limit of the village, separated by an expanse of empty land from an automobile dealership at the corner of East Avenue, which has no significant link historically or visually to Oakland. The substation is included for its place in the evolution of transportation systems that had an important impact on the village, and for its later use as an adjunct facility associated with the production of woolen textiles at the Oakland Mill.

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# 9. Major Bibliographical References

See Continuation Sheet #29

# 10. Geographical Data

Acreeage of nominated property approximately 91 acres

Quadrangle name Chepachet

Quadrangle scale 1:24,000

UTM References

A 

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

B 

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

C 

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

D 

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

E 

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

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

Verbal boundary description and justification

See Continuation Sheet #32

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

state	code	county	code
state	code	county	code

# 11. Form Prepared By

name/title Robert O. Jones, Senior Historic Preservation Specialist

organization R.I. Historical Preservation Comm. date April, 1987

street & number 150 Benefit Street telephone 401-277-2678

city or town Providence state Rhode Island 02903

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

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

State Historic Preservation Officer signature



title

date 4/23/87

For NPS use only

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

date

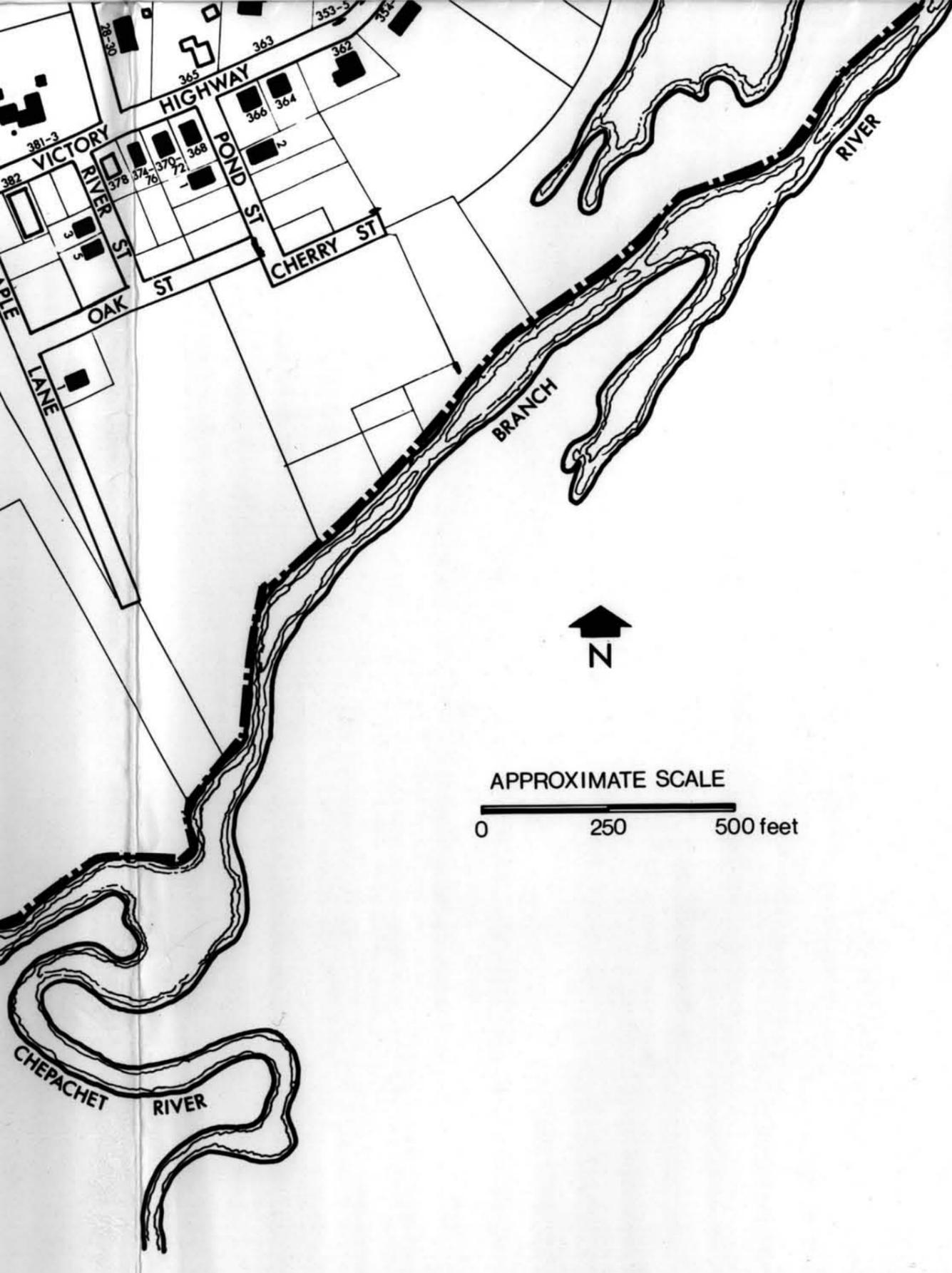
Keeper of the National Register

Attest:

date

Chief of Registration





# OAKLAND HISTORIC DISTRICT

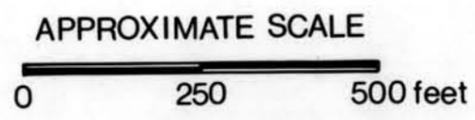
BURRILLVILLE, RHODE ISLAND

## KEY

- Contributing
- Noncontributing
- District Boundary

RHODE ISLAND HISTORICAL PRESERVATION COMMISSION

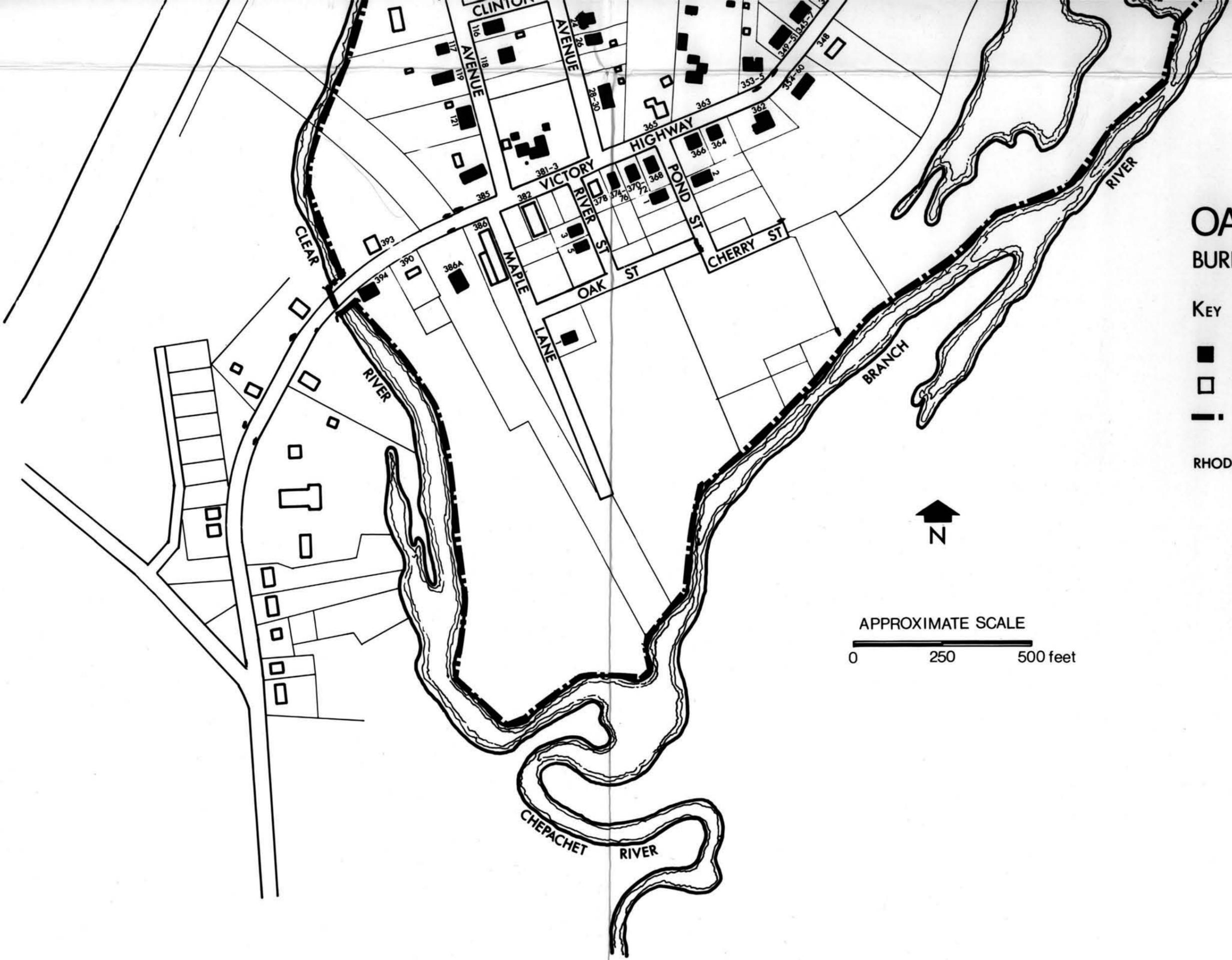
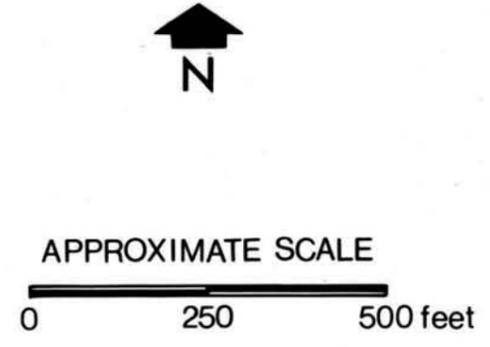
1987



# OAKLAND HISTORIC DISTRICT BURRILLVILLE, RHODE ISLAND

- KEY
- Contributing
  - Noncontributing
  - District Boundary

RHODE ISLAND HISTORICAL SOCIETY





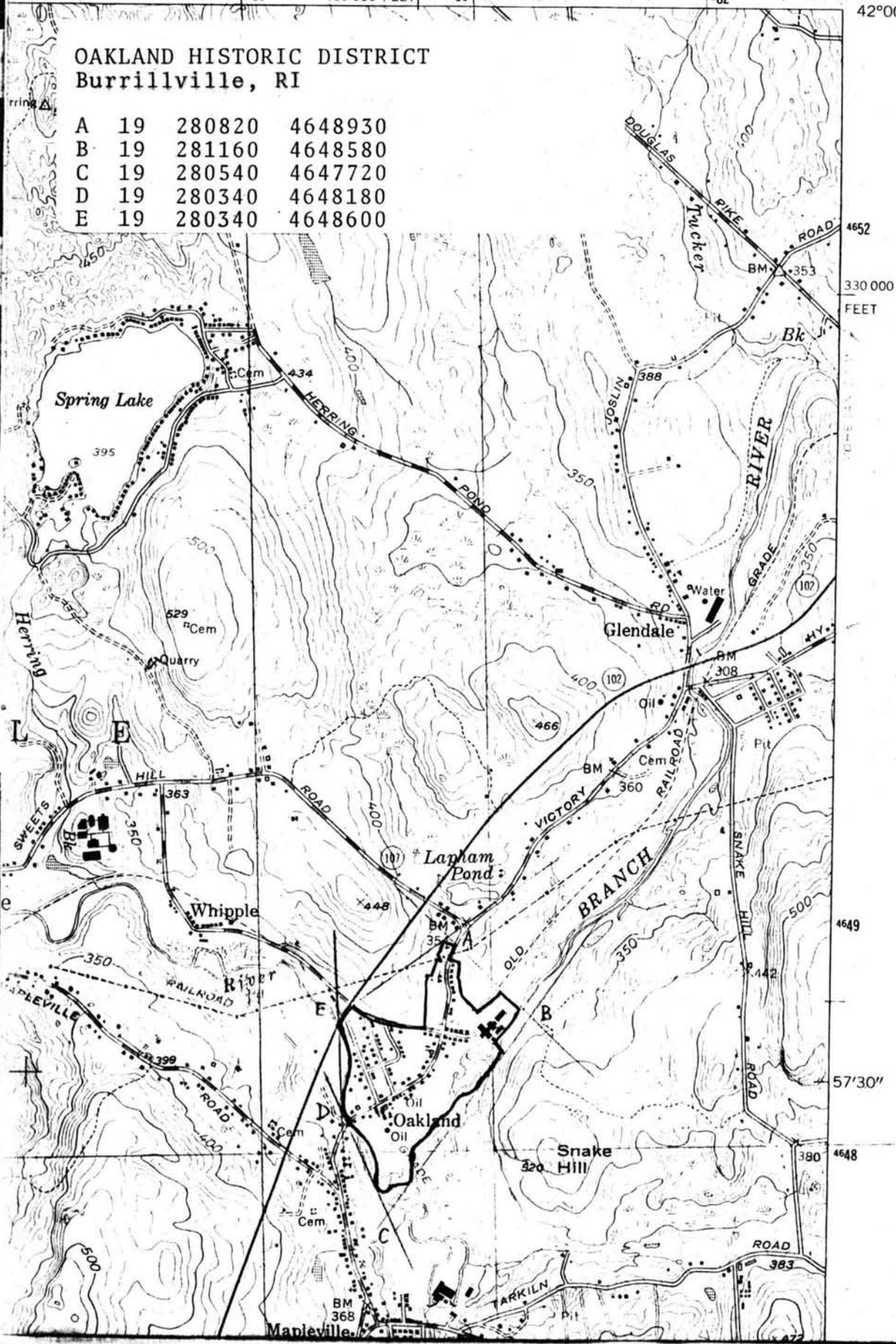
CHEPACHET QUADRANGLE  
 RHODE ISLAND—PROVIDENCE CO.  
 7.5 MINUTE SERIES (TOPOGRAPHIC)

6668 II SE  
 (BLACKSTONE)

40' 280 460 000 FEET 281 282 71°37'30" 42°00'

OAKLAND HISTORIC DISTRICT  
 Burrillville, RI

A	19	280820	4648930
B	19	281160	4648580
C	19	280540	4647720
D	19	280340	4648180
E	19	280340	4648600





OAKLAND MILL  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: May 1987

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View facing east-northeasterly from the end of  
Mill Street.

Photo #17



119 WHIPPLE AVENUE  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: July 1986

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View facing westerly

Photo #16



19 REMINGTON AVENUE  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: July 1986

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View facing northwesterly

Photo #15



385 VICTORY HIGHWAY  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: July 1986

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View facing northeasterly

Photo # 14



COOPER-REMINGTON HOUSE  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones  
Date: July 1986  
Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View of 381-3 Victory Highway facing northeasterly

Photo #12



366 VICTORY HIGHWAY  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: July 1986

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View facing southeasterly

Photo #12



YOUNG-STEERE HOUSE  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: July 1986

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View of 363 Victory Highway facing northwesterly

photo #11



OAKLAND MILL HOUSE  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: July 1986

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View of 358-60 Victory Highway facing easterly

Photo #10



OAKLAND MILL HOUSE  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: July 1986

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View of 353-5 Victory Highway facing north-northeast

Photo #9



ASSISTANT SUPERINTENDENT'S HOUSE  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: July 1986

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View facing northeasterly

Photo #8



SUPERINTENDENT'S HOUSE  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: July 1986

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View facing northwesterly

Photo #7



OAKLAND RECREATION HALL  
OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: July 1986

Negative filed at: Rhode Island Historical  
Preservation Commission  
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Providence, RI 02903

View facing northwesterly

Photo #60



OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: May 1987

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View of Remington Avenue facing northerly,  
showing (l to r) #10, #12-14, #16, and #18.

Photo #5



OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: May 1987

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View of Mill Street facing west toward  
Victory Highway.

Photo #4



OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: May 1987

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View of Victory Highway facing southwest,  
showing #378 on the left and #381-83 on the  
right.

Photo #3



OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: May 1987

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View of Victory Highway facing north-northeast,  
showing (l to r) #345-47, #341-43, houses at the  
beginning of Mill Street in the background, and  
#334-36.

Photo #2



OAKLAND HISTORIC DISTRICT  
Burrillville, Rhode Island

Photographer: Robert O. Jones

Date: May 1987

Negative filed at: Rhode Island Historical  
Preservation Commission  
150 Benefit Street  
Providence, RI 02903

View of Victory Highway facing north-northeast,  
showing #363 (1), #353-55 (right center), and  
#354-60 (far right).

Photo #1