

John Church-Levi Pearce House
25-27 John Street
Providence
Providence County
Rhode Island

HABS No. RI-240

HABS
RI,
4-PROV,
137-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Eastern Office, Design and Construction
143 South Third Street
Philadelphia 6, Pennsylvania

JOHN CHURCH-LEVI PEARCE HOUSE

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RI,
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137-

Address: 25-27 John Street, Providence, Providence County,
Rhode Island.

Present Owner: John Thayer Company

Present Occupant: 25 John Street, Mr. and Mrs. Ballou;
27 John Street, Mr. and Mrs. Metcalf.

Present Use: Dwelling.

Brief Statement of Significance: This is one of the few examples
of a two-family, double house in Providence.

PART I. HISTORICAL INFORMATION

Physical History

1. Original and subsequent owners:

1812 Joseph Baker sells for \$900 to William Church, merchant, a certain lot of land bounded: N by John Street 60'; E by Joshua Mauran 125'; S by grantee; W by gangway 125'. The said lot was laid out by the grantor and Zebediah Lothrop, being the same lot bought in two deeds by grantor from Abraham Washburn in 1796 and John Sabins in 1803, excepting the gangway aforesaid which was taken therefrom. - Deed Book 35, page 252, in Providence City Hall.

#27 JOHN STREET

1819 William Church sells for \$250 to John Church, housewright, a certain lot of land bounded: N by John Street 35'; E by Joshua Mauran 100'; S by grantor 30'; W 42', N 5', W 58' by land sold this day to Levi Pearce and is part of lot of land purchased of Joseph Baker in 1812. - Deed Book 44, page 187, in Providence City Hall.

#25 JOHN STREET

1819 William Church sells for \$350 to Levi Pearce a certain lot of land bounded N by John Street 25'; E 58' N 5', E 42' by John Church; S by grantor 30'; W by gangway 100', being part of same conveyed to grantor in 1812 by Joseph Baker. - Deed Book 44, page 232, in Providence City Hall.

1825 Levi Pearce, mason, sells for \$2500 to John Church, housewright a certain lot of land with buildings and other improvements situated thereon being the same lot I purchased of Wm. Church in 1819. - Deed Book 50, page 228, in Providence City Hall.

1825 John Church now owns both #27 and #25 John Street.

1830 FIRE RECORD: John Church...House on the S side of John Street...wood...48' front and 46' front to rear..2 stories high in front and rear...occupied as a Dwelling House. - Mss. fire insurance records of the Providence Mutual Insurance Company at the Rhode Island Historical Society, Providence, RI. Vol. 7, policy #4159.

#27 JOHN STREET

#25 JOHN STREET

1848 John Church sells for \$2000 : to Benjamin Church a certain Dwelling House bounded N by John Street 39'; E by Robert Aldrich 100'; S by fence of Edward Billings 30'; W by trustees of Elisah Manton...being built in common on the land this day conveyed to said trustees with equal well rights. - Deed Book 112, page 134, in Providence City Hall.

1859 Benjamin T Church sells for \$3000 to Phillip F W Peck a certain lot of land with Dwelling House and other buildings and improvements thereon standing, being the same Estate conveyed to grantor from John Church in 1848. - Deed Book 155, page 105, in Providence City Hall.

1873 Phillip F W Peck sells the above property to Sarah C Church.- Deed Book 179, page 156, in Providence City Hall.

1848 John Church sells for \$3000 to Joseph and Louisa Hanton, trustees u/w Elisha Manton bounded: N by John Street 25'; E by Benjamin Church 100'; S by Seth Shaw 30'; W by 15' gangway 100', the same being a Dwelling House built in common with the Dwelling House I deeded to Benjamin Church..with equal use of well. - Deed Book 112, page 135, in Providence City Hall.

1867 Louisa Manton sells for \$4000 to Louisa Brastow wife of Frank. - Deed Book 178, page 421, in Providence City Hall.

1880 Frank Brastow and Amelia M Brastow (unmarried) quit claim to John Eddy for \$2250 all title and interest in a certain parcel of land on the S side of John Street with equal rights to the well, The interest hereby conveyed being the life interest of said F Brastow and that inherited by said Amelia M Brastow from her Mother Louisa Brastow and the same conveyed to Louisa Brastow by her Mother Louisa Manton in 1867 - Deed Book 304, page 517, in Providence City Hall.

1904 Alfred M Eddy sells the above property to Caroline and Abraham Hassell. The said granted premises were devised to grantor u/w his Father John Eddy. - Deed Book 459, page 378, in Providence City Hall.

1907 Abraham Hassell et ux sell to John Manney a certain lot of land

#27 JOHN STREET

#25 JOHN STREET

1903 Devisees of Sarah C Church : with all buildings and improvements
sell to Thomas E Manney a certain : bounded: N by John Street 25'; E
lot of land with all buildings and : 60', N 5', E 40' by Seth Shaw; S
improvements bounded: N by John : 30'; W by Church Lane 100'...said
Street 35'; E by Thomas H Rhoades : granted premises conveyed having
100'; S by Harriet Billings 30'; : equal rights with adjoining estate
W 40', N 5', W 60' by Alfred M : to well on line between the said
Eddy, being the same conveyed by : Estates. - Deed Book 490, page 334,
Benjamin T Church to Phillip F W : in Providence City Hall.
Peck in 1859. - Deed Book 456, page:
360, in Providence City Hall. :

1907 Thomas Manney now owns both #27 and #25 John Street.

1923 Thomas G Young executor u/w Thomas E Manney sells
to Erik H Green a certain parcel of land with all buildings and
improvements on the S/E corner of John Street and Roome Lane, formerly
Church Lane, bounded N by John Street 60'; E by D G Hunter 100'; S
by Frank G Peckham 60-1/2'; W by Roome Lane 100'. - Deed Book 639,
page 18, in Providence City Hall.

1931 Property taxed to Edith J Green, widow.

1950 Property taxed to John Thayer Company.

2. Date of erection: Between 1819 and 1823.

Prepared by Antoinette F. Downing and Elvira Gowdey
for the Providence Preservation Society
August 1962

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: This is a large, two-story
frame building, one of the few examples of a double house in
Providence.

2. Condition of fabric: Good.

B. Technical Description of Exterior

1. Overall dimensions: Two-story main block, 48' front
divided into six bays, 46' deep; later rear wings.

2. Foundations: Stone, large cut facing blocks in front,
random size elsewhere.

3. Wall construction: Frame, clapboards, corner boards with beaded edges.

4. Stoops, etc.: Entrance stoop, three steps high, opposed flights of steps parallel to the house, simple iron railing.

5. Chimneys: Brick chimneys; inside chimney in center of east half of double house, outside chimneys in west half.

6. Openings:

a. Doors and doorways: Six-panel front doors, shuttered, side lights, pilastered doorways with continuous entablature and cornice across both doorways.

b. Windows and shutters: Double hung, six-light sash, louvered shutters.

7. Roof:

a. Shape, covering: Hip roof on main block, asphalt shingles.

b. Cornice: Simple boxed, molded cornice.

c. Dormers: Typical, low monitor roof.

C. Technical Description of Interior

1. Floor plans: Both units have side entrance stair halls with rooms opening off them, arranged symmetrically with hallways at the center. West unit--large living room on the west, dining room to the rear or south of the entrance hall, kitchen in the rear wing. East unit--two parlors in main block divided by center chimney, dining room and kitchen to the rear. Bedrooms on second floor in similar arrangements.

2. Stairways: L-shape stairways with landing and short leg at the top, open string, open well, two rectangular balusters per step, molded rail, large round newels, sawn scroll step end ornaments.

3. Flooring: Wide boards.

4. Wall and ceiling finish: Plaster.

5. Doors and doorways: Six-panel and four-panel doors. Some later pilaster trim.

6. Hardware: Mortice locks; Greek Revival glass knobs.

7. Lighting: Electric.

8. Heating: Central heat. Mantels with deep shelves on complex moldings, single or double colonettes; later α ermantels.

D. Site

1. General setting and orientation: The house faces north, on the sidewalk line at the north and west (Roome Lane); yard in the rear.

2. Enclosures: Open wood fence.

3. Landscaping: Informal rear yard with paved terrace and lawn.

Prepared by Osmund R. Overby, Architect
National Park Service
May 1962