

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 16
Lot 31

#283 to 297 SOUTH MAIN STREET..Brick
(West Side)

Entire Block between SILVER and COIN Streets.

PART I

1771 Arthur Fenner, son-in-law of Nicholas Cooke, sells for 200 Spanish Silver milled dollars to Gershom Carpenter, shop joiner, one certain 40' lot of land towards the S/ly end of Providence bounded: N by gangway; E by Town Street 40'; S by Daniel Bucklin, and runs W to the Channel; W by the Channel of the River...DB 18.416

1778
1801
1813

Daniel Bucklin - burned a House, Wharf, Store & Barn here. Moses Eddy owned House, Wharf, Store

Moses Eddy and wife Hannah (nee Carpenter) sell for \$3000 to Samuel Eddy one equal and undivided $\frac{1}{2}$ part of a certain lot and wharf with the stores and buildings standing. Bounded: E by Water Street (now So Main) S by Richmond Bullock running W to the Channel; W by the Channel 40'; N by gangway that separates it from the property formerly owned by John Innes Clarke and now Comstock..and is the same lot whereof Gershom Carpenter died seized.. DB 37.104

*1814
1832

Direct Tax To pay for War of 1812
Hannah Eddy, widow of Moses Eddy et al sell for \$2800 to Richmond Bullock one equal and undivided $\frac{1}{2}$ part of a certain lot of land and wharf with store and buildings thereon standing, bounded: E by South Main Street 40' and runs back to the Channel of the River being one undivided $\frac{1}{2}$ of the same estate descended to said Hannah from her father Gershom Carpenter deceased...DB 61.271

1832 Samuel Eddy sells for \$2875 to Richmond Bullock a certain lot of land being the one undivided $\frac{1}{2}$ whereof the said Samuel purchased of Moses and Hannah Eddy in 1813..DB 61.272

PART 2

1763 Joseph Tillinghast sells for \$6000 to Daniel Bucklin, mariner, a certain lot of land in Providence about $\frac{1}{4}$ mile S/ward of the Great Bridge with a Dwelling House standing thereon. Bounded; E by Main Street 40'; S by gangway (now Coin Street); W by the Channel of the Harbor 40'; N by Arthur Fenner...DB 18.7

1805 WILL: Daniel Bucklin..."I give and devise to my son John C Bucklin, all the lands, tenements and real estate of which I am seized..W 9.522

more....

1801 - fire of 1801 burned

*{ 1 House & Barn belonging to Moses Eddy & Bros.
2. Captain David Bucklin's house &*

#283 to #297 SOUTH MAIN STREET.... continued

1806 John C Bucklin sells for \$4200 to Jeremiah Jenkins a certain lot of land with all buildings thereon standing bounded: E by Water Street (now South Main Street) 40'; S by gangway (now Coin Street) and running W to the Channel; W by Channel 40'; N by Moses Eddy...DB 31.269

1806 Jeremiah T Jenkins sells for \$2820 to Jabez and Richmond Bullock the above property...DB 31.285 ✓

1814
1832

Direct Tax to pay for War of 1812
Richmond Bullock now owns the entire Block of buildings on the West side of South Main Street between Silver and Coin Streets...being the above PART I and PART 2.

1840 WILL: Richmond Bullock:..."to my son Jabez the "Eddy Estate" between South Main and Water Streets...all the land, houses, and stores...also 3 rooms in the front part of lower floor of the "Bucklin Estate" connected as it is now with a tenement in said "Eddy Estate".

..."to my son William P, all houses, stores and land between South Main and South Water Street called the Bucklin Estate, except 3 rooms in front of the building connected with tenement attached to the Eddy Estate adjoining N/ly."....Wills 16.142

to her

1896 C S Sweetland, c ommission et al sell at public auction for \$7175 to Sigmund L and Benedict B Lederer, a certain parcel of land with buildings and improvements, being the remainder of the Estate set off to complainants, William B Pearce et al vs Thomas Harris (Equity #3955) Bounded: E by South Main Street 79.40'; S by Coin Street 62.6'; W by Charles S Tanner 80'; N by Silver Street 62.56'...DB 400.493

This property was taxed to the following persons in the year designated:

1899	Lederer Realty Corporation	1941	Edward J Sullivan
1925	Lilla Roase wf Wolf B	1950	" " " & wf Amanda F
1929	Julius I Irving	1960	J W Realty Company
1933	Mechanics Nat'l Bank of Prov		
1933	Gaspee Pipe and Supply Co Inc		
1938	Edward J Sullivan jr		

*1814 Moses Eddy - Brick store thereon - 35' front - 40' deep - 3 stories high with a flat roof.

1814 Richmond Bullock - 1 lot with 2 brick houses on same - 140 Sq ft with ~~with hipt roof~~ 40x32 - 35th hi with flat roof.

BUCKLIN-EDDY BUILDING

Address: 283-97 South Main Street, Providence, Providence County, Rhode Island.
Flat 16, Lot 31. West side of South Main Street between Silver and Coin Streets.

Present Owner: J. W. Realty Company

Present Occupant: Gaspee Pipe and Supply Company

Present Use: Business

Brief Statement of Significance: This is an example of an early 19th century commercial building.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners:

PART I [North half of the present building]

1771 Arthur Fenner, son-in-law of Nicholas Cooke, sells for 200 Spanish Silver milled dollars to Gershom Carpenter, shop joiner, one certain 40' lot of land towards the S/Wy end of Providence bounded: N by gangway; E by Town Street 40'; S by Daniel Bucklin, and runs W to the Channel; W by the Channel of the River...Deed Book 18, page 416 in Providence City Hall.

1813 Moses Eddy and wife Hannah (nee Carpenter) sell for \$3000 to Samuel Eddy one equal and undivided 1/2 part of a certain lot and wharf with the stores and buildings standing. Bounded: E by Water Street (now So Main) S by Richmond Bullock running W to the Channel; W by the Channel 40'; N by gangway that separates it from the property formerly owned by John Innes Clarke and now Comstock...and is the same lot whereof Gershom Carpenter died seized...Deed Book 37, page 104 in Providence City Hall.

1832 Hannah Eddy, widow of Moses Eddy et al sell for \$2800 to Richmond Bullock one equal and undivided 1/2 part of a certain lot of land and wharf with store and buildings thereon standing, bounded: E by South Main Street 40' and runs back to the Channel of the river being one undivided 1/2 of the same estate descended to said Hannah from her father Gershom Carpenter deceased...Deed Book 61, page 271 in Providence City Hall.

1832 Samuel Eddy sells for \$2875 to Richmond Bullock a certain lot of land being the one undivided 1/2 thereof the said Samuel purchased of Moses and Hannah Eddy in 1813... Deed Book 61, page 272 in Providence City Hall.

PART 2 [South half of the present building]

1763 Joseph Fillingham sells for \$6000 E Old Tenor to Daniel Bucklin, mariner, a certain lot of land in Providence about 1/4 mile S/ward of the Great Bridge with a Dwelling House standing thereon. Bounded; E by Main Street 40'; S by gangway (now Coin Street); W by the Channel of the Harbor 40'; N by Arthur Fenner...Deed Book 18, page 7 in Providence City Hall.

1805 WILL: Daniel Bucklin..."I give and devise to my son John C. Bucklin, all the lands, tenements and real estate of which I am seized...Wills Book 9, page 322 in Providence City Hall.

1806 John C Bucklin sells for \$4200 to Jeremiah Jenkins a certain lot of land with all buildings thereon standing bounded: E by Water Street (now South Main Street) 40'; S by gangway (now Coin Street) and running W to the Channel; W by Channel 40'; N by Moses Eddy...Deed Book 31, page 269 in Providence City Hall.

1806 Jeremiah T Jenkins sells for \$2830 to Jabes and Richmond Bullock the above property...Deed Book 31, page 285 in Providence City Hall.

PARTS I AND 2

1832 Richmond Bullock now owns the entire Block of buildings on the West side of South Main Street between Silver and Coin Streets...being the above PART I and PART 2.

1840 WILL: Richmond Bullock:... to my son Jabes the "Eddy Estate" between South Main and Water Streets...all the land, houses, and stores...also 3 rooms in the front part of lower floor of the "Bucklin Estate" connected as it is now with a tenement in said "Eddy Estate."

..."to my son William P, all houses, stores and land between South Main and South Water Street called the Bucklin Estate, except 3 rooms in front of the building connected with tenement attached to the Eddy Estate adjoining N/ly."...Wills Book 16, page 142 in Providence City Hall.

1896 C S Sweetland, commission et al sell at public auction for \$7175 to Sigmond L and Benedict B Lederer, a certain parcel of land with buildings and improvements, being the remainder of the Estate set off to complainants, William B Pearce et al vs Thomas Harris (Equity #9955) Bounded: E

by South Main Street 79.40'; S by Cain Street 62.6'; W by Charles S Turner 80'; E by Silver Street 62.56'...Deed Book 400, page 493 in Providence City Hall.

This property was taxed to the following persons in the year designated:

1879	Lodover Realty Corporation
1885	Lilla Rose w/ Wolf B
1889	Julius I Irving
1923	Mechanics Nat'l Bank of Prov.
1933	Casper Pipe and Supply Co. Inc.
1938	Edward J. Sullivan Jr
1941	Edward J. Sullivan
1950	" " " & w/ Annada F
1960	J W Realty Company

2. Date of erection: c. 1805. The documents do not indicate clearly the date of erection for the building. It was most likely built after the fire of 1801 which destroyed most of this part of South Main Street. Richmond Bullock's will of 1840 associates the building with the names of the Eddy and the Bucklin, which would place the date of erection soon after the 1801 fire. The style of the building supports such a date.

Prepared by Antoinette F. Downing and Elvira Gouley
for the Providence Preservation Society
and
Oswald R. Overy
Yale University
July 1962

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: This is an example of an early nineteenth-century brick commercial building with shops on first floor and apartments on upper floors.
2. Condition of fabric: Poor condition. Only first floor and cellar now used. Upper floors have fallen plaster, broken stairs and floor boards, broken windows, sagging floors, water damage.

B. Technical Description of Exterior

1. Over-all dimensions: 80' x 36'. Divided into three separate units by party walls, now broken through. Three stories high.
2. Foundations: Fieldstone.

3. Wall construction: Brick, common bond - brick size 1 5/8" x 6 3/4"
4. Chimneys: Two brick chimneys remain, originally apparently several more.
5. Openings:
 - a. Doorways and doors: Two original entrances on front, between shop fronts with semicircular heads and fanlights. Later doors.
 - b. Windows: Six over six light double-hung windows, or eight-light casements. Simple masonry openings, either with stone lintels or arched heads. Later shop fronts on ground floor.
6. Roof:
 - a. Shape and covering: Pitched roof, gabled at one end, hipped at other; built up, asphalt roofing.
 - b. Cornice: Brick cornice with dentils.
 - c. Dormers: One gabled dormer on front with round-headed window.

C. Technical Description of Interior

1. Floor plans: Apparently originally divided into three separate buildings by brick party walls with shops on first floor and apartments on upper floors. Some upper partitions changed.
2. Stairways: Parts of three original stairs on second and third floors remaining, with winders at tops and bottoms on some. Two stairs very simple - other more elaborate, open string, carved fan step and ornament, milled handrail with slender rectangular balusters.
3. Flooring: Wide board floors.
4. Wall and ceiling finish: Later stamped sheet metal on first floor. Plaster on upper floors. Interior partitions are plastered plank walls.
5. Doorways and doors: Several original interior doorways and doors on upper floors, raised panel doors, milled mitred architraves.
6. Trim: Simple wood trim.
7. Hardware: Miscellaneous later hardware.

8. Heating: Central heat on first floor only - several simple wood mantels remain on upper floors, one story with mantel shelves, one with calorities, several with pilaster trim.

D. Site

1. General setting: Faces east on a busy commercial street with run-down businesses and warehouses. Lot slopes down to rear allowing basement entrance.
2. Enclosures: Modern chain link fence around small rear yard.

Prepared by **Osmond R. Overby**
Yale University
April 1962.