

1835
117 - Geo Waterman proved

re-do #A B S Plot 12 Lot 224

PROVIDENCE PRESERVATION SOCIETY

Records of
#225-227 BENEFIT STREET...Brick

1866-#225-227...1847-#147-149...1844-#117-119

- 1819 43.266 James Fenner to Earle D. Pearce, merchant for \$3000 a certain lot of land bounded: W/ly by Benefit St 106.9; S/ly by heirs of Jabez Pearce 127'; E/ly by Nathan Waterman 96.6; N/ly by Nathan Waterman 152'. Platted by Daniel Anthony in 1819.
- 1825 Prior title,, but may assume title to be good in Earl D. Pearce about this date...RITG
- 1840 Earl D. Pearce Will proved. Devises land to wife Lydia Pearce, then to Edward...RITG. Did Edward build then?
- 1844 Dr. Abraham H. Okie lived here at #117. George R. Chace, professor at Brown University, Edward D. Pearce, attorney, and Lydia Pearce, widow, lived here at #119...PD
- 1847 S. N. Richmond jr. lived here at #147. John L. Lincoln, professor at Brown University, Edward D. Pearce, attorney, and Lydia Pearce, widow, lived here at #149. Otis Kellog lived at the rear of #149...PD
- 1853 Lease of land from Elizabeth Waterman gives bounds "beginning at the NW corner of house owned by Edward D. and William W. Pearce."...RITG
- ? Quit Claim deed given to Edward D. Pearce by William Pearce "All right and title to a certain lot of land with buildings and improvements thereon, known as the Homestead Estate of my late father; Earl D. Pearce..RITG
- the 1866 Henry A. Bartlett USN, John Bartlett, Secretary of State, and John Bartlett jr. USN, lived here at #225.. John Lincoln, professor at Brown University, Arthur Lincoln, student, and William Lincoln, student, lived here at #227...PD
- 1876 Lydia Pearce died...RITG
- 1879 Edward D. Pearce to daughter Lydia Pearce Mitchell, "a certain lot of land with a brick dwelling thereon, bounded as follows...which said wall divided the house hereby conveyed from the brick house now occupied by John R. Bartlett..."...RITG
- 1921 Title in Lydia Pearce Mitchell until this time. Sells #227 to the Handicraft Club, and #225 to the R.I. College of Pharmacy...RITG
- 1925 Handicraft Club sells #227 to Mrs. Henry G. Clark.RITG
- 1929 Mrs. Henry Clark sells #227 to the Girl Scouts..RITG
- 1956 #225 and #227 owned by the R. I. School of Design..RITG

1958 Demolished

G. Dewitt P
Kingsbury } #117 } 1826 PD.
#119 }

PROVIDENCE PRESERVATION SOCIETY

RECORDS OF

demolished
C1958
PLAT 12
LOT 229

HA 12

117-119
1835

#225-227 BENEFIT STREET...BRICK

by 1824
BUILT BEFORE 1830

1524 PD

#117-

1844..#117 AND #119 #147 AND #149 IN 1847 #225 AND #227 IN 1866 ¹¹⁹ Oliver and Precept

1819 JAMES FENNER SELLS FOR \$3145 TO EARL D PEARCE A CERTAIN LOT OF LAND IN THE CENTRAL PART OF THE TOWN OF PROVIDENCE BOUNDED: W BY BENEFIT STREET 106'9"; S BY HEIRS OF JABEZ BOWEN 127'; EAST BY NATHAN WATERMAN 96'6"; N BY NATHAN WATERMAN 152'...DB.266 REFERENCE: PLAT OF SAID LOT BY DANIEL ANTHONY IN 1819.

1841 WILL 14.254: EARLE D PEARCE...CODICIL: " I GIVE, DEVISE AND BE- QUEATH TO MY BELOVED WIFE, LYDIA, MY BRICK HOUSE AND THE LOT ON WHICH THE SAME STANDS, BEING PART OF MY FENNER LOT, SO-CALLED, SITUATED IN PROVIDENCE, THE LOT OF LAND TO EXTEND TO THE N SIDE OF GANGWAY, ABOUT 45' AND EXTEND BACK E/WD FAR ENOUGH TO UNCLUDE WOOD-HOUSE AND WELL WITH GANGWAY PRIVILEGES. AFTER HER DECEASE OR REMARRIAGE, I GIVE THE SAME ESTATE TO MY TWO SONS, EDWARD D PEARCE, AND WILLIAM W PEARCE.

1854 EDWARD D PEARCE TO WILLIAM W PEARCE ONE UNDIVIDED 1/2 PART OF A CER- TAIN LOT OF LAND AND BUILDINGS THEREON ON THE E/LY SIDE OF BENEFIT STREET BOUNDED: S BY TRUMAN BECKWITH, E/LY BY HEIRS OF AMASA BRECK, N BY ELIZABETH WATERMAN WITH A GANGWAY LEADING TO WATERMAN STREET, SUBJECT TO LIFE ESTATE OF OUR MOTHER LYDIA PEARCE..DB 164.18

1876 LYDIA PEARCE DIED.

1879 EDWARD D PEARCE COVEYS THE ABOVE PROPERTY TO DAUGHTER LYDIA PEARCE MITCHELL...DB 304.195

1921 LYDIA P MITCHELL SELLS THE PROPERTY TO THE R I COLLEGE OF PHARMACY AND ALLIED SCIENCES....BEING LOTS #1,2,3, AND #4 ON THE LYDIA P MITCHELL PLAT BY WALTER J GRADY ENGINEERS 1921...DB611.359..#227 AND #225 TO THE HANDICRAFT CLUB...DB 611.350

THE FOLLOWING PERSONS LIVED HERE IN THE YEARS DESIGNATED:

1841...EDWARD D PEARCE

1844...DR ABRAHAM H OKIE AT #117

1844...GEORGE R CHACE, PROF AT B U)
EDWARD D PEARCE, ATTORNEY) AT #119
LYDIA PEARCE, WID.....)

1847...S N RICHMOND JR AT #147)

1847... JOHN L LINCOLN PROF AT BROWN UNIV.)
EDWARD D PEARCE, ATTORNEY) AT #149
LYDIA PEARCE, WIDOW)

1866...HENRY A BARTLETT USN)
JOHN BARTLETT, SEC OF STATE) AT #225
JOHN BARTLETT JR)

AT #227
1866...JOHN LINCOLN, PROF AT BROWN
ARTHUR LINCOLN, STUDENT
WILLIAM LINCOLN, STUDENT

EARLE D. PEARCE HOUSE

Address: 225-227 Benefit Street, Providence, Providence
County, Rhode Island.

Brief Statement
of Significance: This was a large brick, double house, built before 1836, demolished in 1959. It was similar in appearance to several other blocks of row houses in the same area. It was three stories high, each half four bays wide, with a low pitched hip roof with a low monitor.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners:

- 1819 James Forner sells lot (bounded W Benefit, N Richard Waterman, E Nathan Waterman, S N. Bowen) to Richard Waterman. South half of house built about this time.
- 1825 Lot owned by Earle D. Pearce...Title searches in Providence City Hall by the Rhode Island Title Guarantee.
- 1836 Earle D. Pearce will, leaves DOUBLE BRICK HOUSE to wife Lydia.
- 1876 Lydia Pearce died.
- 1879 Edward Pearce to daughter Lydia Pearce Mitchell "a certain lot of land with a brick dwelling thereon with wall dividing the house hereby conveyed from the brick house now occupied by John R. Bartlett (Bartlett in #225)...Title searches in Providence City Hall by the Rhode Island Title Guarantee.
- 1921 Lydia Pearce Mitchell to Handcraft Club (#227)... Title searches in Providence City Hall by the Rhode Island Title Guarantee, and to Rhode Island College of Pharmacy (#225)...Title searches in Providence City Hall by the Rhode Island Title Guarantee.

- 1925 Handicraft Club to Mrs. Henry C. Clark (#227)
...Title searches in Providence City Hall by
the Rhode Island Title Guarantee.
- 1929 Mrs. Henry Clark to Girl Scouts (#227)...Title
searches in Providence City Hall by the Rhode
Island Title Guarantee.
- 1956 Rhode Island College of Pharmacy to Rhode Island
School of Design (#225). ...#227 owned by State of
Rhode Island. Sold to Rhode Island School of
Design.
- 1959 Rhode Island School of Design demolished house.
2. Date of erection: Before 1836.

Prepared by Antoinette F. Downing
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