

## THOMAS P. IVES BLOCK

**Address:** 270-276 Benefit Street, Providence, Providence County, Rhode Island.  
Flat 12, lots 134-140.

**Present Owner:** Hannibal Hamlin and wife Margaret, 270 Benefit Street, Providence, Rhode Island

**Present Occupant:** Owner and tenants

**Present Use:** Apartment house

**Brief Statement of Significance:** This is a block of four, brick row houses, built between 1814-19, a rather unusual type of building for Providence at this time.

PART I. HISTORICAL INFORMATION

## A. Original and Subsequent Owners:

- 1795 John Burroughs Hopkins, trustee for Mary Young (widow Archibald Young who owned in 1759) to T. P. Ives \$1130 a certain lot of land with D H, bd. 50' Benefit and 170 back N by grantor, W by Ezek Hopkins, S. by Joseph Crawford. - Deed Book 24, page 141 in Providence City Hall.
- 1798 Providence Tax List - Thomas Ives, One lot E on Benefit 120' front, back 50', then narrows to 108 that width 60' further back, then narrows to 40' and 50' further back--W on one land, S by Jonathan Rogers on which is a barn 20' x 30', two storied wood and a chain house 24 x 112 and shanty wood.
- 1814 See tax descriptions in Rhode Island Historical Society, Providence, for the 1814 Providence direct tax to the federal government - T. P. Ives, a lot of land situated on the West side of Benefit Street, bounded E Benefit 120', N Thomas Dring (this is now the Stephen Hopkins lot) W by Providence Bank, S by ? (not given)
- 1819 Indenture between Thomas P. Ives of the first part and Elizabeth Rogers between et al by their father Samuel Nightingale of the 2nd part where as the parties of the first part are owners of two adjoining lots set on W/ly side of Benefit Street for the purpose of establishing the dividing line between them at right angles to said street--Party of the 1st part quit claims to party of 2nd part a small triangle set at the S ly end

of the BLOCK OF BRICK BUILDINGS ERECTED BY THE PARTY OF THE FIRST PART on the W ly side of Benefit Street. - Deed Book 42, page 504, in Providence City Hall.

⑤ 1881 Elizabeth Rogers et al sell for \$1,000 to T. P. Ives a certain lot of land bounded E on Benefit, W by grantors S by John Larshar, N by T. P. Ives (mortgagee). Deed Book 45, page 102 in Providence City Hall.

P.R. 1846 Hope Ives, widow, Moses B, Robert H and Charlotte R Goddard...\$6000 on house on W side of Benefit Street... Brick...3 stories high in front and 4 in rear...107'x35'.. being block of 4 tenements..occupied for a DWELLING HOUSE ...Mrs. fire insurance records of the Providence Mutual Insurance Company at the Rhode Island Historical Society, Providence, R. I. Vol. 33, policy #134585.

⑦ 1854 Thomas P. Ives Heirs

1864 Anne A. Ives Hope B. Russell W to Charlotte R. Goddard. - Wills Book 28, page 260, in Providence City Hall.

⑨ 1882 Indenture #2 allotment u/w of Charlotte R. Goddard to T. P. I. Goddard "a certain lot of land with bldgs. and improvements in the Old Benefit St. Block, so-called being lot #19 on a certain plat of heirs of Thos. P. Ives by Wm. Russell in 1867, being Book of Plats #7, Page 9, being part of premises conveyed to Charlotte R. Goddard by deed of partition by and between said Charlotte R. Goddard of the first part and Robert H. Ives of the 2nd part and Anne A. Ives, Henry G. Russell and Hope B. Russell wife of said Henry of the 3rd part in 1867." Deed Book 307, page 305; Wills Book 28, pages 260-292 in Providence City Hall.

1883 William Russell, Jr., trustee, to T.P.I. Goddard (being one of the houses in the Old or Benefit St. Block, so-called, being lot #19) (same as Deed Book 307, page 305 as above). - Providence Directory 318, page 236.

- 1884 Hope B. Russell
- 1910 Hope B. Russell, Est.
- 1911 John L. Kohne
- 1913 Patrick H. Keefe
- 1889 Isaac Rose
- 1940 Isaac Rose, Est.
- 1946 Charles F. McGuigle & wife Ada
- 1948 Samuel Hamlin & wife Marg.

B. Date of Erection: Between 1814-19

C. Notes on alterations and additions: The north half of the building, two of the original four houses, was remodeled following a fire in 1946. Originally, the building had two rear wings, each shared by two of the houses. The north wing, which burned in the fire, was not rebuilt. In the subsequent repairing, an driveway was cut through the first floor of the second house from the north to give access to a parking area in the rear. This driveway, which slopes down toward the rear, eliminated all of the first floor of that house except the entrance-stair-hall and a small room at the rear. The basement of the northernmost house has been rebuilt as a doctor's office with a separate entrance on Benefit Street.

Prepared by Annetta P. Downing and Alvira Cowday  
for the Providence Preservation Society  
August 1962

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement

1. Architectural interest: This is a block of four, brick row houses, three stories high, built 1814-19, an unusual type of dwelling for Providence at this time, but with characteristic exterior and interior details.
2. Condition of fabric: Good.

### B. Technical Description of Exterior

1. Over-all dimensions: About 108' long, divided by brick party walls into four houses, about 32' deep, with a frame wing at the rear of the southernmost two apartments. On a sloping lot, three stories high at the front and four stories high at the rear.
2. Foundations: Regular ashlar granite in front; field-stone in rear.
3. Wall construction: Brick laid in common bond. Part of the first floor of the second house from the north has been cut out, a wide driveway set in place, and a driveway cut through, sloping down to a parking area in the rear.
4. Steps: The entrances are paired, and two stoops serve the four entrances. Steps are of large blocks of cut granite matching the foundation in front, and have simple iron railings.
5. Chimneys: Six brick chimneys: two in each end wall serving the end houses, and two in the center serving the two inside houses.

6. Openings:

- a. **Doors and doorways:** Six-panel entrance doors with semicircular fanlights set in arched brick openings. Openings framed with simple pilastered doorways with pediments added later. A later door, leading to a basement office, is between the original north pair of doors, and cuts through their common stoop.
- b. **Windows and shutters:** Double-hung wood windows, six-light sash on first and second floors, and smaller eight-light sash on the third floor. Window openings have stone sills and lintels. Windows have louvered shutters. Some rear windows have been replaced; two front windows removed for the driveway.

7. Roof:

- a. **Shape, covering:** Hip roofs on the two end units, gable roofs on the two center units, covered with asphalt shingles. Brick parapet walls between the houses.
- b. **Cornice and eaves:** Corbeled, denticulated brick cornice with wood fascia and metal eave trough above.

C. Technical Description of Interior

1. **Floor plans:** Similar plans in the four apartments in the block; (two houses in north half examined, other two are assumed to be similar). Two rooms on each floor with entrance-stair hall the full depth of the house at one side. Some hallways have been partitioned off to provide bathrooms, kitchens, etc., for later apartment use.
2. **Stairways:** Both front and rear stairs in hall. Original front stairs: straight run, open string, no trim on step ends; curved and railed railing, plain, shaped rail curving around and flaring cap of novel post, newels in form of plain Doric columns, slender rectangular balusters.
3. **Wall and ceiling finish:** Plaster.
4. **Flooring:** Original flooring in some areas; pine boards about 10" wide. Oak flooring, about 8" wide in first floor of north house, not original.
5. **Doors and doorways:** Recessed panel doors with four or six panels, some with quarter round moldings, others

with typical Greek Revival ogee molding. Mitered, molded doorways. Original double doors between first floor rooms removed.

6. Trim: Mitered and molded window frames with deep reveals; aprons on first floor windows; folding, divided six-panel shutters on second floor; divided shutters on first floor are correct for the period but from a demolished house on George Street. Window sills continue as chair rail which projects about 2" to form a small ledge; similar chair rail in hallway; heavy chair rail on second floor may be later. Molded, coved cornices on first and second floor, deeper on first floor; molded cornice about 4" deep in hallway, small molded cornices on third floor.
7. Hardware: Small gilt or brass plated door knobs. Butt hinges.
8. Lighting: Electric.
9. Heating: Modern central heating plus original fireplaces in each room. West room in the cellar of the north house, now remodeled as doctor's office but probably the original kitchen, plain one-story wood mantel with engaged Doric columns supporting a plain entablature probably added later from another house. First floor of north house has plain, one-story, black marble, Greek Revival mantelpieces, slate hearths. Second and third floors have plain, one-story, wood mantelpieces with molded fireplace surrounds, plain board frieze, mantel shelf about 6" deep supported by flattened, quirked moldings, white marble hearths of tiles about 12" square.

#### D. Site

1. Orientation and general setting: The row of houses faces east, on the sidewalk, without side yards and with the back yard used for parking.
2. Walks and driveways: Walks are brick or asphalt; the driveway cut through the house is asphalt and the rear parking area is paved with Belgian blocks.
3. Landscaping: Rear parking area is bordered with trees and bushes.

Prepared by Oswald R. Overby  
Yale University

and  
Antoinette F. Downing  
for the Providence Preservation Society  
August 1961

PROVIDENCE PRESERVATION SOCIETY

Records of

Flat 12  
Lot 314

#276 BENEFIT STREET

Built 1814-1819...By Thomas P Ives

- 1795 John Burroughs Hopkins, trustee for Mary Young, widow of Archibald Young, sells to Thomas Poynton Ives, a certain lot of land with a dwelling house, bounded: E by Benefit Street 50'; N by grantor 170'; W by Esek Hopkins; S by Joseph Crawford...Deed Book 24.141
- 1798 Providence Assessment: Thomas Ives...1 lot E on Benefit Street 120'; ~~back 50' then narrow 16' 100'~~ W on own land, S by Jonathon Rogers on which is a barn 20' x 30'...2 stories...wood...and a chaise house 34 x 112'... 1 story...wood...Chace's "Owners and Occupants of Providence"
- 1814 PROV. DIRECT TAX (to pay for the War of 1812) Thomas P Ives; a lot of land situated on the W side of Benefit Street, bounded: E by Benefit Street; 120'; N by Thomas Dring (now Stephen Hopkins' lot) W by the Providential Bank, S by ? (not given)
- 1819 INDENTURE: Between Thomas P Ives, of the 1st part, and Elizabeth Rogers et al by their Father Samuel Nightingale, of the 2nd part; "Whereas the parties of the 1st part are owners of two adjoining lots set on the W/ly side of Benefit Street, for the purpose of establishing the dividing line between them at right angles to said street, party of the 1st part quit claims to party of the 2nd part, a small triangle set at the S/ly end of the BLOCK OF BRICK BUILDINGS ERECTED BY THE PARTY OF THE 1ST PART on the W/ly side of Benefit Street...DB 42.504
- 1821 Elizabeth Rogers et al quit claim for \$1,000 to Thomas P Ives a certain lot of land bounded: E on Benefit Street, W by grantors; S by John Lar-(now 282 Benefit St) char, N by Thomas P Ives...Deed Book 45.102
- 1854 Property taxed to Heirs of Thomas P Ives
- 1846 Policy Record  
Hope Ives, widow, Moses B, Robert H and Charlotte R Goddard (Policy Record)...\$6000 on a house on the W side of Benefit Street...Brick... 3 stories high in front and 4 in rear...107' x 35'...occupied for a Dwelling House...Policy Record Vol 33, policy ~~13455~~ 13484
- 1867 INDENTURE: Charlotte R Goddard of the 1st part; Robert H Ives of the 2nd part; Ann Ives, widow; Henry G Russell and Hope B Russell (in her right) of the 3rd part...to party of the 1st part...ALSO lot #19 on the W/ly side of Benefit Street, being 1 of the houses in the Old or Benefit Street Block, so-called, being 32.13' on Benefit Street with all improvements thereon....Deed Book 179.72 ^
- 1867 See Map entitled "Heirs of Thomas P Ives#...by William S Haines 1867 "Old Benefit Street Block"...Flat Book 7.p9.96.Card 188...Scale 20' tol"

more...

#276 BENEFIT STREET....continued

- 1882 INDENTURE: #2 allotment u/w Charlotte R Goddard, to Thomas P I Goddard...  
"a certain lot of land with buildings and improvements in the Old Benefit Street Block, so-called, being Lot #19 on a certain plat of the heirs of Thomas P Ives...same premises...same description...being part of the premises conveyed to Charlotte R Goddard of the 1st part, and Robert H Ives of the 2nd part, and Anne A Ives, Henry G Rullell and Hope B Russell wife of said Henry of the 3rd part in 1867..DB 317.305
- 1882 Property taxed to the Thomas P I Goddard Estate
- 1897 Moses B I Goddard, Robert H I Goddard, trustees u/w Thomas P I Goddard quit claim the property to William Goddard, also a trustee..DB 411.345 X
- 1897 William Goddard quit claims to Mary Edith Goddard that certain lot of land on the W/ly side of Benefit Street with the Dwelling House et al improvements thereon, said house being one of the houses in the Old Benefit Street Block, so-called, measuring 32.13' on said street, and delineated as Lot #19 (see map)...same premises...same description... being the same as DB 179.72 (1867)...Deed Book 410.375
- 1923 Property taxed to Mary E Goddard Estate
- 1925 Hope Goddard Iselin, sells to the Hopelands Company...ALSO a certain lot of land (#19) as delineated on attached map...same premises...same description...being the same premises conveyed to Mary Edith Goddard by William Goddard in 1897 and devised to this grantor u/w Mary Edith Goddard...Deed Book 669.60
- 1943 The Hopelands Company sells the above property to Edward W Carson and Mary P Carson ~~to~~ their heirs and assigns forever...same premises... same description...(see map)...Deed Book 855.109
- 1954 Edwin W Carson and Mary P Carson, his wife quit claim to Philip W Carson and Georgia B Carson, his wife, that certain lot of land with all buildings and improvements thereon as delineated on attached map... same premises...same description..being the same conveyed to grantor by Hopelands Company (DB 855.109) in 1943...Deed Book 1028.463
- 1955 Philip H Carson and Georgia B Carson, his wife sell the above property to Ernest E Kirman and Constance E Kirman, his wife...~~DB~~ (see map) Deed Book 1041.369
- 1967 Ernest E Kirman and Constance E Kerwin, his wife, sell to Edward S. Israel and Joan Israel, his wife that certain parcel of land on the W/ly side of Benefit Street (see map)...same premises...same description. Deed Book 1142.8.3

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#276 BENEFIT STREET...continued

1967 Edward S Israel and Joan <sup>A</sup> Israel, his wife, sell to Stanley H Levine and his wife Jacqueline C B Levine, that certain lot of land with buildings and improvements thereon, on the W/ly side of Benefit Street and is designated as lot #19 on the plat entitled "Map #1 of Real Estate in Providence R I belonging to the heirs of Thomas P Lves, dec'd, surveyed and drawn by William S Haines 1867" recorded on Plat Card #188 and Plat Book 7,p9...subject to and together with certain rights set forth in that certain agreement of Charlotte R Goddard in 1867.DB1179.890

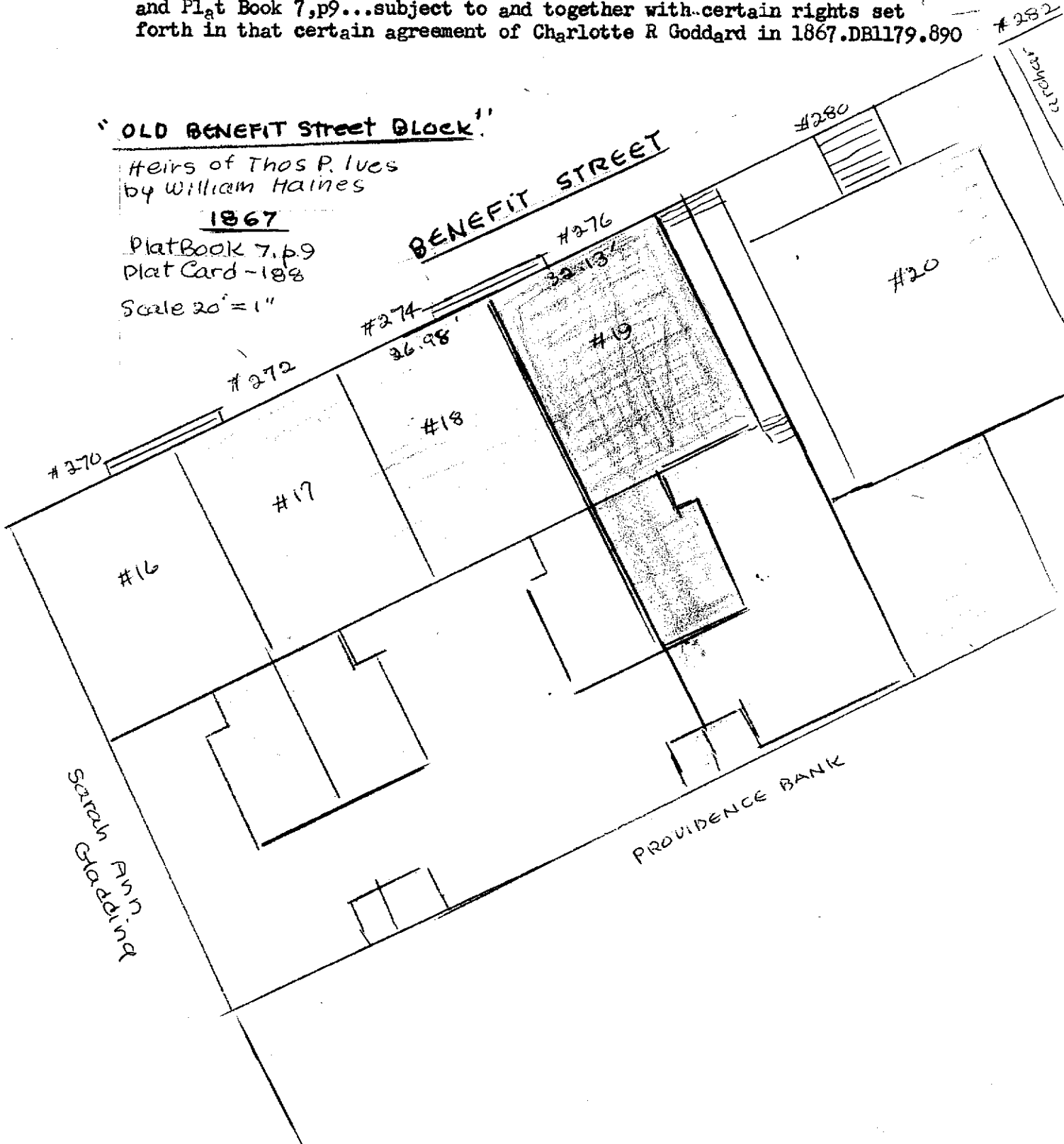
" OLD BENEFIT Street Block "

Heirs of Thos P. Lves  
by William Haines

1867

Plat Book 7, p9  
Plat Card - 188

Scale 20' = 1"





270-276 -280  
BENEFIT ST.

Build  
1814-19

Mantuan to  
 Children

#190  
 192  
 194  
 196

224  
 226  
228  
 1847 E.C.  
 Mautan  
WATERBURY

Providence  
 Directory

246 RD

Carle Mason 1866  
 # 290-1857-1847  
 # 154-1844

282

#280

#276

#274

#272

#270

Lorcher	LOT #20	LOT #19 Charlotte Goddard 1867	LOT #18	LOT #17	LOT #16	Dring
<u>1824</u> #146						<u>1824</u> #136
<u>1844</u> #146		<u>1844</u> #144	<u>1844</u> #142	<u>1844</u> #138	<u>1844</u> #134	<u>1844</u> #132
<u>1847</u> #218	Goodwin Precep <u>1847</u> Press #200 1850 A. Dyer	Christ Abraham <u>1847</u> #196 1850 S. Knight	Whitaker <u>1847</u> #194 1850 E. Pearce	Suchet Mauren <u>1847</u> #192	Joshua Mauren <u>1847</u> #190	
<u>1866</u> #282	<u>1866</u> #280 Mary Shaw Select School	<u>1866</u> #276 Mary Dannel S. Peckhaus	<u>1866</u> #274	<u>1866</u> #272 Albert Greene Judge	<u>1866</u> #270	
	Miss Abbot School 1892					

Hopkins St