

AA53

PROVIDENCE PRESERVATION SOCIETY

PLAT 16
LOT 238

RECORDS OF
367 BENEFIT STREET.....WOOD

1841...#195 1844...#195 1847...# ~~195~~ # 211 1866...# 367
HOUSE BUILT BETWEEN 1839 AND 1841...MANSARD ROOF ADDED LATER.

1839 THIS PROPERTY ON THE CORNER OF WILLIAMS AND BENEFIT STREETS WAS
LEASED BY WILLIAMS THAYER FROM HARRIET BROWN, FOR HIMSELF AND AS
TRUSTEE OF JAMES T. RHODES FOR A TERM OF 20 YEARS, AND RENEWED IN
1859. 162.62

1839a → PR - 19.7995
1841 JAMES T. RHODES LIVED HERE FOR FIRST TIME...PROV. DIRECT.

1845 QUIT CLAIM DEED TO LAND ISSUED BY WILLIAMS THAYER TO SISTER HARRIET
BROWN..BOUNDED N BY WILLIAMS STREET; W ON BENEFIT STREET; E BY HOUSE
OF CROMWELL BARNEY; S BY HEIRS OF LATE SAMUEL ARNOLD. 97.232

1861 HARRIET BROWN TO JAMES RHODES BY DEED. TERMINATES LEASE TO WILLIAMS
THAYER IN 1859. 162.63

1867 HARRIET BROWN SELLS TO JAMES T. RHODES FOR \$1500 THE SAME LOT LEASED
BY WILLIAMS THAYER IN 1839, TERMINATING THE RENEWED LEASE. 178.167

1873 Mansard Roof added - Tax Ledger C-5.429 Value (1859-5000) 1873-8
1874 BESSIE RHODES SELLS THE PROPERTY TO ADELINE TOBEY.."A CERTAIN LOT AND
HOUSE, BEING THE SAME PROPERTY CONVEYED TO JAMES T. RHODES BY HARRIET
BROWN BY DEED IN 1867. 251.199

1874 ADALINE C. TOBEY EST.

1884 S. AUGUSTA PIERSON $\frac{1}{2}$. BESSIE R. CORBIN, WIFE OF R.W. $\frac{1}{2}$

1930 PROPERTY WAS TAXED TO RICHARD CORBIN AND J. FRED PIERSON

1946 PROPERTY TAXED TO DONALD WALLACE O'LEARY REALTY CORP.

1844 JAMES T. RHODES LIVED HERE. PD

1847 ROBERT H. IVES, MERCHANT, LIVED HERE. PD

1866 JAMES T. RHODES, MANUFACTURERE, LIVED HERE. PD

JAMES T. RHODES HOUSE

Address: 367 Benefit Street, Providence, Providence County,
Rhode Island.

Plat 16, lot 238, this lot 195 Benefit Street in
1841; 367 Benefit Street after 1863.

Present Owner: Donald Wallace O'Leary Realty Corporation,
367 Benefit Street, Providence 3, Rhode Island.

Present Occupant: Owner and renters

Present Use: Apartment House

Brief Statement
of Significance: This is a large frame house, built about 1840 and
altered in 1870, which preserves many features
characteristic of those periods.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners:

- 1839 This property on the corner of Williams and
Benefit Streets was leased by Williams Thayer
from Harriet Brown, for himself and as trustee
of James T. Rhodes for a term of 20 years, and
renewed in 1859...Deed Book 162, page 62, in
Providence City Hall.
- 1841 James T. Rhodes lived here for first time...
Providence Directory.
- 1844 James T. Rhodes lived here...Providence Directory.
- 1845 quit claim deed to land issued by Williams Thayer
to sister Harriet Brown...Bounded N by Williams
Street; W on Benefit Street; E by house of
Cromwell Barney; S by heirs of late Samuel Arnold.
...Deed Book 97, page 232 in Providence City Hall.
- 1847 Robert H. Ives, merchant, lived here...Providence
Directory.
- 1861 Harriet Brown to James Rhodes by deed. Terminates
lease to Williams Thayer in 1859...Deed Book 162,
page 63, in Providence City Hall.

- 1866 James T. Rhodes, manufacture, lived here...
Providence Directory.
- 1867 Harriet Brown sells to James T. Rhodes for \$1500
the same lot leased by Williams Thayer in 1839,
terminating the renewed lease...Deed Book 178,
page 167, in Providence City Hall.
- 1874 Bessie Rhodes sells the property to Adeline Tobey..
"a certain lot and house, being the same property
conveyed to James T. Rhodes by Harriet Brown by
deed in 1867...Deed Book 251, page 199, in
Providence City Hall.
- 1874 Adaline C. Tobey est.
- 1884 S. Augusta Pierson 1/2. Bessie R. Corbin, wife
of R. W. 1/2
- 1930 Property was taxed to Richard Corbin and J. Fred
Pierson.
- 1946 Property taxed to Donald Wallace O'Leary Realty
Corp.

2. Date of erection: Between 1839-1841.
3. Notes on alterations and additions: Originally the house
had a hip roof with a high monitor. In 1870 mansard roofs
were added to both the main block and the rear wing, and
the dormers were added to the main block and the attic
story made into four rooms. (files of the Providence
Preservation Society).

Prepared by Antoinette F. Downing
for the Providence Preservation Society
August 1961.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: This is a large, five-bay,
two-and-a-half story, frame house with a later mansard
roof.
2. Condition of fabric: Excellent.

B. Technical Description of Exterior

1. Overall dimensions: Main front block, about 45' (five
bays) by 35', two-and-a-half stories high plus cellar,

facing west. Rear wing about 30' long, two-and-a-half stories high but lower than the front block.

2. Foundations: Regular ashlar granite shows on the exterior, thick stone walls on the interior.
3. Wall construction: Presumably frame, covered with clapboards, with wood quoins.
4. Porches: Small, one-story entrance porch, with Ionic columns at the front corners and a full Ionic entablature. Small mansard roof on porch probably not original.
5. Chimneys: Three brick chimneys in main block, two in north wall, one in south wall, with ornamental scrolls, and brick paneled sides, and elaborate stone caps that do not appear to be original. Brick chimney in rear wing. Originally there was a chimney at the south end of the east wall, the foundation for which was removed about 1940.
6. Openings:
 - a. Doors and doorways: Main entrance in center bay on west front, paneled door with two tall vertical panels, in pilaster frame with side lights and top light.
 - b. Windows: Double hung wood windows, six light over six light, molded trim. Heavy window cornices and sill brackets, probably later. Bay window on south side, with round-headed windows; probably later.
7. Roof:
 - a. Shape, covering: Mansard roof, asphalt shingles
 - b. Cornices: Deep modillion cornice with heavy denticulated bed mold. Smaller bracketed cornice at the upper break of the roof.
 - c. Dormers: Wide dormer on north and south sides of house, apparently later than the mansard roof. Narrower dormers on west front, with corner pilasters and eight over eight light double hung windows, apparently date from the time of the mansard roof.

C. Technical Description of Interior

1. Floor plans: The house has been cut up into apartments but the main rooms are intact. Originally--central hall, four chimneys (outside), four room plan, same plan on all

floors except top, which was originally one large room with monitor roof. The rear all belongs to original house--it had two rooms on the first floor with chimney between them. Second floor room at the east, in the all, behind the chimney was the original bathroom--had big hot water tank and heater, now a dining room.

2. Stairways: First floor plan (original): Hallway was divided front and back with two staircases. The one at the rear is a free-standing spiral staircase. The main staircase is curving. There is a full wall between the front and back hallway with a connecting door.

Main stairway, which goes only to second floor, has one run with curve at top. Unusual turned balusters, with turnings cut to continue riser line across two steps. Step ends decorated with flat applied quarter sunburst type decoration, plaster soffite. Heavy turned newel post, ramped rail that curves at newel and is rounded and flattened to form newel cap.

Back hall, upstairs, continues circular stairs to third floor. These stairs have turned balusters with one section octagonal, step ends have applied cut decoration in scroll design. Hall ceiling on floor above has oval, decorated with plaster leaf pattern, run molding. Sky-light is cut and etched glass with red glass border in leaf pattern, probably 1870.

3. Flooring: Floors in whole house were originally about 8" to 10" boards, chestnut. Many now parquet of 1870 and 1940 date. Parquet floors in hall date from 1870--dark border, narrow harringtons pattern for rest. Upper hall repeats form of lower.
4. Doorways and doors: Main block: Door frames and window frames, original, mitred and molded, six panel doors with wide, flat Greek Revival moldings and recessed panels--original. In the all: six panel doors with old kitchen type panels, mitred door and window frames--original.
5. Trim: southwest room and hall: Plaster walls and plain plaster ceilings, heavy molded cornices, wide molded chair rail. Mantel piece in this room and bay window were added in 1870. Mantel has been cut to one story. It is black walnut (now painted white). Interesting pomegranate and vine pattern polychrome tiles frame fireplace. Wood paneled sections under windows.

Northwest room: Cornices, frames, windows, doors, and hardware as in southwest room, but no chair rail. Mantel,

probably original with house before 1870 changes; one story wood, in Greek Revival stage with engaged Doric columns; brick hearth.

Library or northeast room: Now cut up to make apartments; original detail similar to other rooms.

Second floor: Southwest room upstairs--plaster cornices; door frames, window frames, doors, under-window panels as in southwest downstairs; no chair rails. 1870 black walnut two-story mantel now cut down to one story; plain panel detail. Interesting iron grate built into fireplace with decorative band of flutings. Southeast room trim as in main floor southwest but no under-window panels and no chair rail. Northwest room has similar detail to southwest main floor; one-story white marble, c 1870, mantel. Northeast room has simpler moldings; plain Greek Revival white marble mantel.

Attic: One story mantel, c 1820, from another house. Doors, frames, plaster cornice in hall as in main rooms downstairs. No cornices in other rooms.

Ell: second floor: Has earlier detail; windows have two panel folding inside shutters. Original one-story wood c 1825 type mantel with engaged Doric colonettes.

6. Hardware: Hardware throughout house, silvered. Small round knobs, keyholes and covers, and butt hinges.
7. Lighting: Electric.
8. Heating: Central.

D. Site

1. General setting and orientation: The house faces west and is set slightly back from the sidewalks on a southeast corner lot.
2. Enclosures: A dry fieldstone wall, about 2' high, which retains the yard on west and part of north; does not appear to be very old.
3. Outbuildings: Frame garages to east of house, apparently about as old as the house, and originally a stable with hay loft. Small frame one-story building with chimney, unknown use, between house and garage.

