

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Cady, John Hutchins. The Civic and Architectural Development of Providence, 1636-1950. Providence, Rhode Island, 1957.
 Glass, Anita. Early Victorian Domestic Architecture on College Hill. (Thesis for Brown University, Providence, Rhode Island, 1960.
 Overby, Osmund R. Governor Henry Lippitt House. Historic American Buildings Survey, No. RI-239, 1962.
 Maass, John. The Victorian House in America. Hawthorn Books, Inc., 1972.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____
 UTM REFERENCES

A	1 9	3 0 0 9 2 0	4 6 3 3 3 6 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

Plat 13 Lot 185

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Carolyn Pitts, Architectural Historian

ORGANIZATION

Historic Sites Survey, National Park Service

DATE

2/4/76

STREET & NUMBER

1100 L Street, N.W.

TELEPHONE

202-523-5464

CITY OR TOWN

Washington, D.C. 20240

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL _____ STATE _____ LOCAL _____

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1862-65

BUILDER/ARCHITECT

Henry Childs

STATEMENT OF SIGNIFICANCE

A remarkably well preserved example of a mid-19th century revival style, this Italian villa is the most elaborate of a grouping of mansions constructed by rich Providence merchants. The Lippitt house is the best preserved example in the East Side district and was built by the distinguished Henry Lippitt, at one time Governor of Rhode Island. Elaborately furnished, retaining most of its original appointments, the house is an outstanding example of its period and style.

The Italian Villa or Italianate style was another imported architectural fashion like the Greek and Gothic and part of what Fiske Kimball called "America's yearning for the picturesque." This irregular, coarsely detailed style flourished in mid century and was favored by architects such as Notman (1810-1865), Alexander Jackson Davis (1803-1892) and especially Henry Austin (1804-1891). The first published examples of this free Tuscan vernacular in America were in Downing's books (1841). Remarkably free in design, these houses are usually dominated by a high tower, irregular window placement, rectangular plans usually with grand interior stairs. Downing himself described Italian Villas as "pleasing to discriminating persons because it is highly irregular, with great picturesqueness and variety."

According to John Maass the Italianate Villa was by far the most influential house type developed during the Victorian era. Almost all later detached American houses have adopted some of its features. The villa was "designed from the inside out" as symmetry was not desired, the rooms could be scaled and grouped by function. The effect was said to be "elegant variety" and the message of the villa was clearly: "This is the rich but not gaudy home of a gentlemen of taste and culture."

Henry Lippitt was born in Providence in 1818 and made a fortune in textile manufacturing, as President of the Lippitt Woolen Company. He was active in civic affairs, particularly the Opera House Association. Lippitt was governor of Rhode Island in 1875 and 1876 represented the state at the Centennial Exhibition in Philadelphia.

This house is somewhat restrained compared to other villas, perhaps because its builder, architect Henry Childs, was somewhat conservative. Compared to the sober exterior, the interior is lavish and colorful. The decoration is magnificent, employing many varieties of wood, many types of marble, important chandeliers and specially designed hardware, painting and graining of walls and ceilings, stencilling

(continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NHL
FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC LIPPITT (GOVERNOR HENRY) HOUSE

* Lippitt House

AND/OR COMMON

2 LOCATION

STREET & NUMBER 199 Hope Street

CITY, TOWN

Providence

VICINITY OF

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

First

STATE

Rhode Island

CODE
44

COUNTY

Providence

CODE

007

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME 199 Hope Street Corporation, c/o Edwards & Angell, Attorneys

STREET & NUMBER ~~15 Westminster Street~~

CITY, TOWN

Providence

VICINITY OF

STATE

Rhode Island 02903

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE
REGISTRY OF DEEDS, ETC

City Hall

STREET & NUMBER

Dorrance Street at Washington Street

CITY, TOWN

Providence

STATE

Rhode Island 02903

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey

DATE

1962

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington, D.C.

STATE

2700
Hospital
Trust
Tower

2700 Hospital Trust Tower
Providence

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED

DATE ENTERED

CONTINUATION SHEET Lippitt House ITEM NUMBER 7 PAGE 2

Finish for rooms:

Drawing room--light woods, rock maple, poplar or other white wood with black walnut or butternut mouldings.

Reception room--maples, rock and curled with panels of Byrds Eye, etc.

Library--black walnut with black cherry mouldings.

Dining Room--oak or butternut with cherry mouldings and panels.

Billiard Room--ash stiles, chestnut panels and cherry mouldings.

Main Hall and Stairways 1st and 2nd floor--light and dark western oak with butternut or black walnut mouldings.

Doors on 1st floor--black walnut stiles, maple panels, butternut mouldings.

Doors on 2nd and 3rd floors--ash, with chestnut panels or all chestnut and cherry mouldings.

Spare chamber--all black walnut chamber.

Chamber room over the Billiard Room--maple and black walnut mouldings.

Sewing Room--cherry with ash or chestnut panel, etc.

All other rooms on 2nd floor--chestnut with black walnut mouldings.

All the closets and rooms on 3rd floor and closets on 2nd ditto and addition building--chestnut.

Kitchen and closet and back entry--hard pine.

Butling room and water closet--ash and black walnut.

Marble for mantels--rose Pyrenees marble; black marble; statuary marble Louis 16th style for dining room; Lisbon marble, red spots; pink Vermont marble; green Vermont marble.

Final contract dated May 1865 for the two stained glass windows at the stair landings with William Gibson, corner Broadway and 13th Streets, New York.

From Historic American Buildings Survey report, Osmund Overby, supervising architect, May 1962.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

A large brick house with a three-bay west front of 60 feet by a main block of 75 feet with a projecting center bay on front and semicircular bay on the south side. There is a large two story wing on the east. The foundations are regular ashlar brownstone with wall construction of brick with brownstone quoins on the first floor which continue as slightly projecting brick pilasters on upper two floors, which meet similar brick entablature under cornice, enframing walls. There are double brownstone belt courses between first and second floors with balusters under the windows simulating balconies.

The semicircular entrance porch has Corinthian columns, fluted and cabled; entablature with balustrade, modillion cornice, and carved frieze. Porte-cochere on north side with paneled square columns, paneled entablature, cornice similar to roof cornice, but with balustrade.

The roof is hipped except for a projecting center bay on the west front, the doors are paneled double doors with paneled jambs and transom light above. The windows are four over four light double hung windows. Molded brownstone frames, sills on brackets, cornices on first and second floors, segmental heads on third floor. There are tri-partite windows on second floor over main entrance porch, brownstone trim with Corinthian columns and pilasters, frieze similar to porch below, pediment over central window.

Floor plans: L-shape central hall leading west to front door and north to porte-cochere--stairway in north leg of the hallway. Three rooms on south side, reception room, library with curved bay, dining room--all open to hall and connected by double doors. Large drawing room on northwest, billiard room at northeast, kitchen in rear wing. Central hall 11' 4" wide, first floor ceiling 13' high. Bedrooms on upper floors.

Stairways: U-shape with landings, 54' wide, 13' treads, 6-1/2" risers, closed string, heavy railing with molded rail, turned balusters, carved and paneled newels.

There are patterned hardwood floors, elaborate paneled wainscoting in most rooms and highly decorated painted plaster walls. The original gas fixtures are intact, converted to electricity.

The original carpenters' contract exists--Mrs. Antoinette Downing has transcribed the following:

Lumber Contract

Framing lumber--spruce, pine, hemlock, chestnut.
Finish lumber--clear pine, hard pine, oak, cherry, curled maple, black walnut, ash, rock maple, butternut.

(continued)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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RECEIVED

DATE ENTERED

CONTINUATION SHEET Lippitt House ITEM NUMBER 8 PAGE 2

gilding, etc.--all either in perfect state or else undergoing careful restoration. Furniture and ornaments are all in period and most are part of the original furnishings. The owners intend this house to be a house museum, and there is probably no other house of this period in Rhode Island of its size, quality and state of preservation.

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Rhode Island	
COUNTY: Providence	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
Lippitt (Governor Henry) House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
199 Hope Street

CITY OR TOWN:
Providence

STATE Rhode Island	CODE 02906	COUNTY: Providence	CODE 007
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Comments

4. OWNER OF PROPERTY

OWNER'S NAME:
199 Hope Street Corporation, c/o Edwards & Angell, Attys.

STREET AND NUMBER:
15 Westminster Street

CITY OR TOWN: Providence	STATE: Rhode Island	CODE 02903	CODE 44
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5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
City Hall

STREET AND NUMBER:
Dorrance Street at Washington Street

CITY OR TOWN: Providence	STATE: Rhode Island	CODE 02903	CODE 44
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6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey

DATE OF SURVEY: 1962 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Library of Congress

STREET AND NUMBER:
Independence Avenue and 1st Street, S.E.

CITY OR TOWN: Washington	STATE: District of Columbia	CODE 11
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SEE INSTRUCTIONS

STATE:
COUNTY:
ENTRY NUMBER
DATE
FOR NPS USE ONLY

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Rhode Island	
COUNTY	
Providence	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

7. Description.

The drawing room does not, however, retain its original wall decoration, for in 1910 it was given panelling defined by plaster moldings and hung with damask; it does contain its original white marble Louis-XVI-style mantel. The smoking room (originally the billiard room) appears somber because of its small window area and dark simulated wood panels (of plaster with painted graining) outlined with real wood moldings. The library, which extends into the curved south bay, has stencilled walls, a compartmented and stencilled ceiling, and, between the windows of the bay, a fireplace treatment comprising a wood and marble mantel with a large surmounting mirror in a carved enframingent. Etched glass doors lead to the dining room, where carved wainscoting runs along the wall, and there is a patterned frieze below the cornice. The reception room is perhaps plainer than the other rooms, but has a compartmented ceiling and a small arched marble fireplace. The walls display their original stencilled border designs. The rather sumptuous materials in the house include woods such as oak, curly maple, ash, black walnut; and marbles for the mantels such as rose Pyrénées, black, veined Lisbon, pink, and Carrara. The bedrooms upstairs are more plainly but no less carefully handled. Many of their ceilings have painted designs.

8. Significance

Internally this house is distinguished by its magnificent and intact decoration, in which are employed many woods, many types of marble, important chandeliers and specially designed hardware, painting and graining of walls and ceilings, stencilling, gilding, etc.--all either in perfect state or else undergoing careful restoration. Furniture and ornaments are all in period and most are part of the original furnishings. The owners intend this house to be a house museum, and there is probably no other house of this period in New England of its size, quality and state of preservation.

7. DESCRIPTION

CONDITION

(Check One)

 Excellent Good Fair Deteriorated Ruins Unexposed

(Check One)

 Altered Unaltered

(Check One)

 Moved Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

The imposing, brick-faced Italianate house of three stories built c. 1862-1865 by Henry Lippitt stands on a prominent, embanked corner lot in Providence's residential East Side. Under its hipped roof, it is a near-cube of palazzo style, though it has a rounded bay on its south elevation, a semi-elliptical one with porte-cochère on its north one, and a service wing extending well to the east. Its principal façade is the west one, which has a slightly projecting, pedimented central "pavilion" incorporating the main entrance.

The first floor rises upon an ashlar brownstone basement and is defined by quoins and terminated by double belt courses separating it from the story above; its windows are aedicular and emphasize the verticality of the house. The second floor has windows less elaborately enframed but with balusters, in imitation of balconies, below them -- continuing a vertical emphasis. The smaller windows of the third story have segmental heads. Quoining does not rise above the first story; walls above contain panels between corner piers.

Principal features of the west façade are the semi-elliptical entrance porch with tall, fluted Corinthian columns supporting an entablature with an elaborate foliate frieze and surmounting balustrade, behind which is a pedimented, tripartite window of aedicular form at second-floor level. A dominant feature of the north elevation is the commodious porte-cochère, balustraded, and supported on robust panelled piers. Crowning and surrounding the house is a vigorous and projecting entablature with dentils and modillions.

The smooth, salmon-colored brick wall surfaces contrast with the somber, dark-brown-painted porches and trim, creating a striking effect. Bracketted ombrae, side (south) porches and some cast-iron adornments are additionally picturesque. The site is contained by a brownstone retaining wall with piers, between which originally ran a cast-iron fence of geometrical pattern. A curving driveway runs under the porte-cochère.

The interior of the main floor is of an L-plan -- a variation on the traditional symmetrical central-hall plan -- with the large hall opening on both the north (porte-cochère) and the west. The staircase is not visible from the formal main entrance on the west but is found in the hall's short arm leading to the porte-cochère. The principal rooms open along the length of the hall, whose great openness is emphasized by two heavy metal chandeliers. Like the rooms opening from it, the hall is finished with elaborate wood wainscoting and stencilled plaster walls.

(See Continuation Sheet.)

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) c. 1862-1865

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

The Governor Henry Lippitt House is one of the most important mid-19th century buildings in Providence. As an example of an Italianate palazzo, it recalls the style that Sir Charles Barry popularized in England, as well as some of Thomas A. Tefft's buildings of the 1850's. Anita Glass says

the rounded projection on the side of the Lippitt House looks back to the [Thomas Poynton] Ives House of 1806 and also was used by Upjohn in the Marshall Woods mansion, which was built at the same time. Another reminder of the Ives House is the Palladian window element [on the west side]...

The Lippitt House is especially interesting, however, because it represents a first move away from prescribed forms to a more eclectic, Victorian mode, and because of the great taste and imagination that Henry Childs used in his design. Coming later than the other more rigidly academic Italianate houses -- the Marshall Woods, Thomas Hopkin, and Tully Bowen Houses of the 1850's -- the Henry Lippitt House outdoes them visually through a restrained and intelligent elaboration on the style.

Childs was known as a builder rather than as an architect, and it is unresolved whether he is responsible for the conception of the house or for only the working drawings. In any case he must have had an extensive knowledge of the architectural works of his time.

The house provides a point of focus for an entire East Side district in Providence, both visually and historically. On the corner of two main thoroughfares, this house is the conspicuous symbol of an area of old mansions stretching for some blocks to its north and south. As a reminder of Rhode Island's past as well as an extremely striking example of domestic Italianate architecture, the Henry Lippitt House deserves continued attention.

(see continuation sheet)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Overby, Osmund R.: Governor Henry Lippitt House (Historic American Buildings Survey, No. RI-239. 1962). 5 pp.
 Glass, Anita: Early Victorian Domestic Architecture on College Hill (Thesis for Brown University, Providence, Rhode Island, 1960).
 Cady, John Hutchins: The Civic and Architectural Development of Providence, 1636-1950 (Providence, Rhode Island, 1957), p. 140.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees	Minutes	Seconds
NW	° ' "	° ' "		41	49	41.51N
NE	° ' "	° ' "		71	23	53.87W
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Less than one acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE:
B. Christopher Bene, Consultant

ORGANIZATION: Rhode Island Historical Preservation Commission DATE: Sept. 13, 1971

STREET AND NUMBER:
John Brown House, 52 Power Street

CITY OR TOWN: Providence STATE: Rhode Island CODE: 02906 44

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name B. Christopher Bene

Title State Liaison Officer

Date May 5, 1972

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Rhode Island	
COUNTY Providence	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME			
COMMON: Hope Street Historic District			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER: Hope Street, from its intersection with Benevolent Street at the south to its intersection with Angell Street at the north			
CITY OR TOWN: Providence			
STATE: Rhode Island	CODE 44	COUNTY: Providence	CODE 007
3. PHOTO REFERENCE			
PHOTO CREDIT: Eric Hertfelder			
DATE OF PHOTO: 1972			
NEGATIVE FILED AT: Rhode Island Historical Preservation Commission, John Brown House, 52 Power Street, Providence, Rhode Island, 02906			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC. Second Governor Henry Lippitt house at 199 Hope Street, by Henry Childs, c. 1863: view from the south-west.			



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Rhode Island	
COUNTY Providence	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Lippitt (Governor Henry) House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

199 Hope Street

CITY OR TOWN:

Providence

STATE:

Rhode Island

CODE

44

COUNTY:

Providence

CODE

007

3. PHOTO REFERENCE

PHOTO CREDIT: Laurence E. Tilley

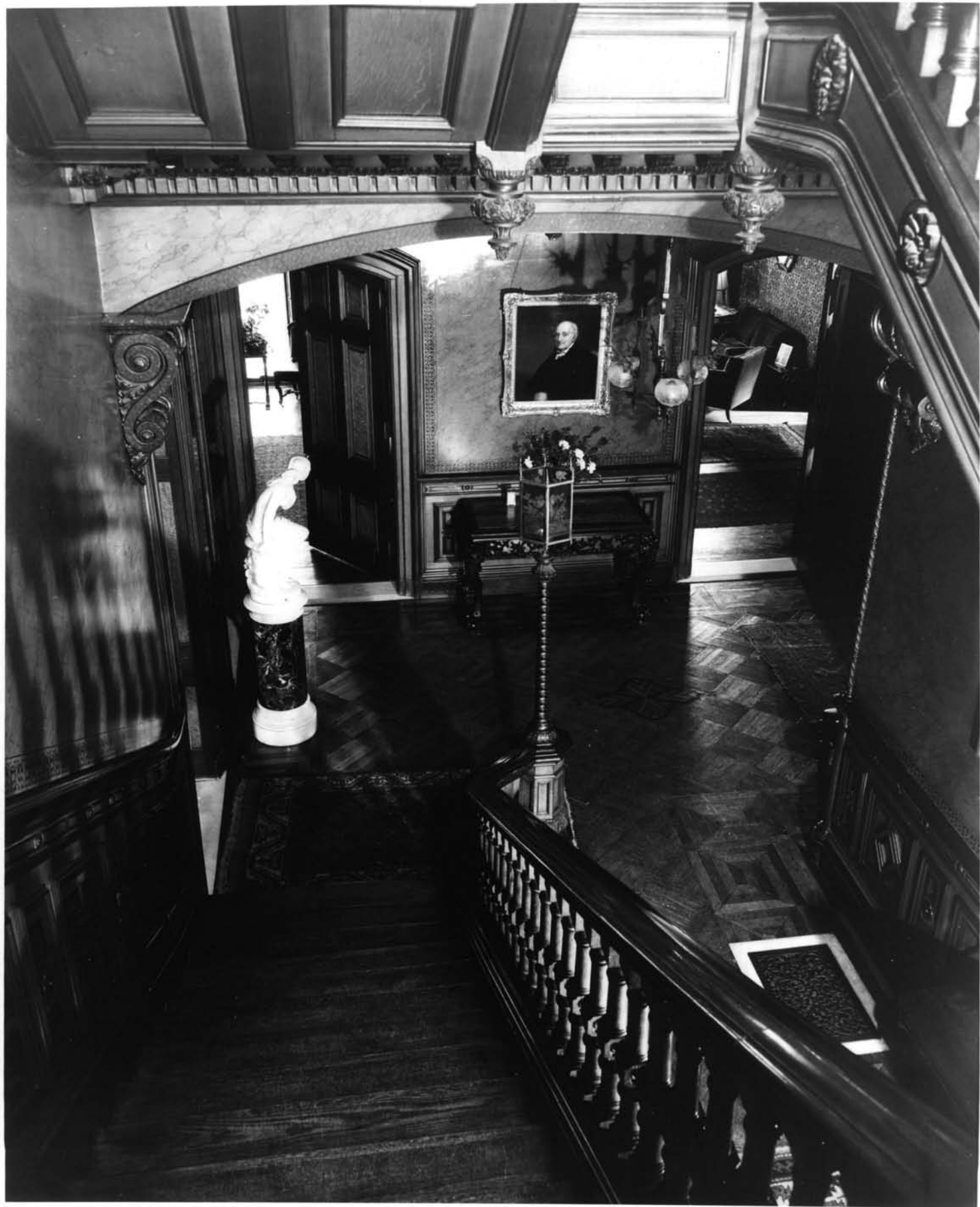
DATE OF PHOTO: 1958

NEGATIVE FILED AT: Laurence E. Tilley, 58 Arcade Building, Providence, Rhode Island, 02903

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Landing of main stairway, looking north.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Rhode Island	
COUNTY Providence	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Lippitt (Governor Henry) House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

199 Hope Street

CITY OR TOWN:

Providence

STATE:

Rhode Island

CODE

44

COUNTY:

Providence

CODE

007

3. PHOTO REFERENCE

PHOTO CREDIT: Laurence E. Tilley

DATE OF PHOTO: 1958

NEGATIVE FILED AT: Laurence E. Tilley, 58 Arcade Building, Providence, Rhode
Island, 02903

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View down main staircase from landing.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Rhode Island	
COUNTY Providence	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON: Lippitt (Governor Henry) House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

199 Hope Street

CITY OR TOWN:

Providence

STATE:

Rhode Island

CODE

44

COUNTY:

Providence

CODE

007

3. PHOTO REFERENCE

PHOTO CREDIT: B. Christopher Bene

DATE OF PHOTO: April, 1972

NEGATIVE FILED AT: Rhode Island Historical Preservation Commission,
John Brown House, 52 Power Street, Providence, Rhode Island, 02906

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View towards north-west in first-floor reception-room, showing
stencilled border on walls.

UNITED STATES DEPARTMENT OF THE INTERIOR
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RECEIVED
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC LIPPITT (GOVERNOR HENRY) HOUSE

* Lippitt House

AND/OR COMMON

2 LOCATION

STREET & NUMBER 199 Hope Street

CITY, TOWN

Providence

VICINITY OF

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

First

STATE

Rhode Island

CODE
44

COUNTY

Providence

CODE

007

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME 199 Hope Street Corporation, c/o Edwards & Angell, Attorneys

STREET & NUMBER
15 Westminster Street

CITY, TOWN

Providence

VICINITY OF

STATE

Rhode Island 02903

2700 Hospital Trust Tower

2700 Hospital Trust Tower
Providence

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC

City Hall

STREET & NUMBER

Dorrance Street at Washington Street

CITY, TOWN

Providence

STATE

Rhode Island 02903

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey

DATE

1962

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Library of Congress

CITY, TOWN

Washington, D.C.

STATE

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1862-65

BUILDER/ARCHITECT

Henry Childs

STATEMENT OF SIGNIFICANCE

A remarkably well preserved example of a mid-19th century revival style, this Italian villa is the most elaborate of a grouping of mansions constructed by rich Providence merchants. The Lippitt house is the best preserved example in the East Side district and was built by the distinguished Henry Lippitt, at one time Governor of Rhode Island. Elaborately furnished, retaining most of its original appointments, the house is an outstanding example of its period and style.

The Italian Villa or Italianate style was another imported architectural fashion like the Greek and Gothic and part of what Fiske Kimball called "America's yearning for the picturesque." This irregular, coarsely detailed style flourished in mid century and was favored by architects such as Notman (1810-1865), Alexander Jackson Davis (1803-1892) and especially Henry Austin (1804-1891). The first published examples of this free Tuscan vernacular in America were in Downing's books (1841). Remarkably free in design, these houses are usually dominated by a high tower, irregular window placement, rectangular plans usually with grand interior stairs. Downing himself described Italian Villas as "pleasing to discriminating persons because it is highly irregular, with great picturesqueness and variety."

According to John Maass the Italianate Villa was by far the most influential house type developed during the Victorian era. Almost all later detached American houses have adopted some of its features. The villa was "designed from the inside out" as symmetry was not desired, the rooms could be scaled and grouped by function. The effect was said to be "elegant variety" and the message of the villa was clearly: "This is the rich but not gaudy home of a gentlemen of taste and culture."

Henry Lippitt was born in Providence in 1818 and made a fortune in textile manufacturing, as President of the Lippitt Woolen Company. He was active in civic affairs, particularly the Opera House Association. Lippitt was governor of Rhode Island in 1875 and 1876 represented the state at the Centennial Exhibition in Philadelphia.

This house is somewhat restrained compared to other villas, perhaps because its builder, architect Henry Childs, was somewhat conservative. Compared to the sober exterior, the interior is lavish and colorful. The decoration is magnificent, employing many varieties of wood, many types of marble, important chandeliers and specially designed hardware, painting and graining of walls and ceilings, stencilling

(continued)

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CONTINUATION SHEET Lippitt House ITEM NUMBER 8 PAGE 2

gilding, etc.--all either in perfect state or else undergoing careful restoration. Furniture and ornaments are all in period and most are part of the original furnishings. The owners intend this house to be a house museum, and there is probably no other house of this period in Rhode Island of its size, quality and state of preservation.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

A large brick house with a three-bay west front of 60 feet by a main block of 75 feet with a projecting center bay on front and semicircular bay on the south side. There is a large two story wing on the east. The foundations are regular ashlar brownstone with wall construction of brick with brownstone quoins on the first floor which continue as slightly projecting brick pilasters on upper two floors, which meet similar brick entablature under cornice, enframing walls. There are double brownstone belt courses between first and second floors with balusters under the windows simulating balconies.

The semicircular entrance porch has Corinthian columns, fluted and cabled; entablature with balustrade, modillion cornice, and carved frieze. Porte-cochere on north side with paneled square columns, paneled entablature, cornice similar to roof cornice, but with balustrade.

The roof is hipped except for a projecting center bay on the west front, the doors are paneled double doors with paneled jambs and transom light above. The windows are four over four light double hung windows. Molded brownstone frames, sills on brackets, cornices on first and second floors, segmental heads on third floor. There are tri-partite windows on second floor over main entrance porch, brownstone trim with Corinthian columns and pilasters, frieze similar to porch below, pediment over central window.

Floor plans: L-shape central hall leading west to front door and north to porte-cochere--stairway in north leg of the hallway. Three rooms on south side, reception room, library with curved bay, dining room--all open to hall and connected by double doors. Large drawing room on northwest, billiard room at northeast, kitchen in rear wing. Central hall 11' 4" wide, first floor ceiling 13' high. Bedrooms on upper floors.

Stairways: U-shape with landings, 54' wide, 13' treads, 6-1/2" risers, closed string, heavy railing with molded rail, turned balusters, carved and paneled newels.

There are patterned hardwood floors, elaborate paneled wainscoting in most rooms and highly decorated painted plaster walls. The original gas fixtures are intact, converted to electricity.

The original carpenters' contract exists--Mrs. Antoinette Downing has transcribed the following:

Lumber Contract

Framing lumber--spruce, pine, hemlock, chestnut.
Finish lumber--clear pine, hard pine, oak, cherry, curled maple, black walnut, ash, rock maple, butternut.

(continued)

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CONTINUATION SHEET Lippitt House ITEM NUMBER 7 PAGE 2

Finish for rooms:

Drawing room--light woods, rock maple, poplar or other white wood with black walnut or butternut mouldings.

Reception room--maples, rock and curled with panels of Byrds Eye, etc.

Library--black walnut with black cherry mouldings.

Dining Room--oak or butternut with cherry mouldings and panels.

Billiard Room--ash stiles, chestnut panels and cherry mouldings.

Main Hall and Stairways 1st and 2nd floor--light and dark western oak with butternut or black walnut mouldings.

Doors on 1st floor--black walnut stiles, maple panels, butternut mouldings.

Doors on 2nd and 3rd floors--ash, with chestnut panels or all chestnut and cherry mouldings.

Spare chamber--all black walnut chamber.

Chamber room over the Billiard Room--maple and black walnut mouldings.

Sewing Room--cherry with ash or chestnut panel, etc.

All other rooms on 2nd floor--chestnut with black walnut mouldings.

All the closets and rooms on 3rd floor and closets on 2nd ditto and addition building--chestnut.

Kitchen and closet and back entry--hard pine.

Butling room and water closet--ash and black walnut.

Marble for mantels--rose Pyrenees marble; black marble; statuary marble Louis 16th style for dining room; Lisbon marble, red spots; pink Vermont marble; green Vermont marble.

Final contract dated May 1865 for the two stained glass windows at the stair landings with William Gibson, corner Broadway and 13th Streets, New York.

From Historic American Buildings Survey report, Osmund Overby, supervising architect, May 1962.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Cady, John Hutchins. The Civic and Architectural Development of Providence, 1636-1950. Providence, Rhode Island, 1957.
- Glass, Anita. Early Victorian Domestic Architecture on College Hill. (Thesis for Brown University, Providence, Rhode Island, 1960.
- Overby, Osmund R. Governor Henry Lippitt House. Historic American Buildings Survey, No. RI-239, 1962.
- Maass, John. The Victorian House in America. Hawthorn Books, Inc., 1972.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

UTM REFERENCES

A | 1 | 9 | 3 | 0 | 0 | 9 | 2 | 0 | 4 | 6 | 3 | 3 | 3 | 6 | 0 |

ZONE EASTING NORTHING

B | | | | | | | | | | | | | | | |

ZONE EASTING NORTHING

C | | | | | | | | | | | | | | | |

D | | | | | | | | | | | | | | | |

VERBAL BOUNDARY DESCRIPTION

Plat 13 Lot 105

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Carolyn Pitts, Architectural Historian

ORGANIZATION

Historic Sites Survey, National Park Service

STREET & NUMBER

1100 L Street, N.W.

CITY OR TOWN

Washington, D.C. 20240

DATE

2/4/76

TELEPHONE

202-523-5464

STATE

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL ___

STATE ___

LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER



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CODE

007

3. PHOTO REFERENCE

PHOTO CREDIT: Laurence E. Tilley

DATE OF PHOTO: 1958

NEGATIVE FILED AT: Laurence E. Tilley, 58 Arcade Building, Providence, Rhode
Island, 02903

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View towards south-east in first-floor sitting-room (originally
billiard-room, later music-room), showing painted graining of
plaster wall panels.



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DATE OF PHOTO: 1971

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East end of first-floor hall.



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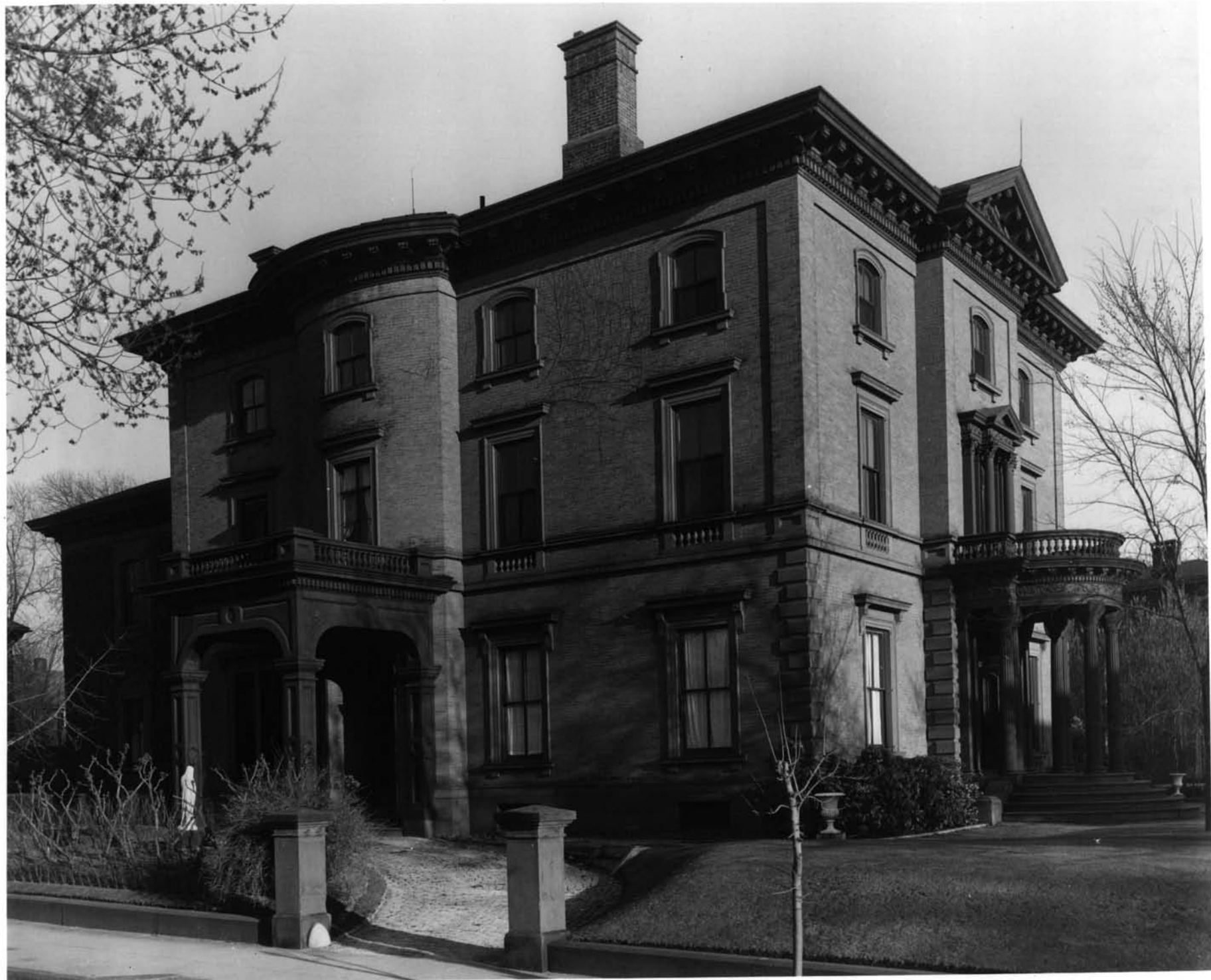
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North-east corner of library, showing dining-room through doorway at right.



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Exterior from the north-west.



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South side of library.



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DATE OF PHOTO: 1971

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52 Power Street, Providence, Rhode Island, 02906

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View towards north-west in drawing-room, showing original window and cornice trim, original mantel, mirror and chandelier, and showing also dado and wall-panel treatment applied c. 1900-1910.



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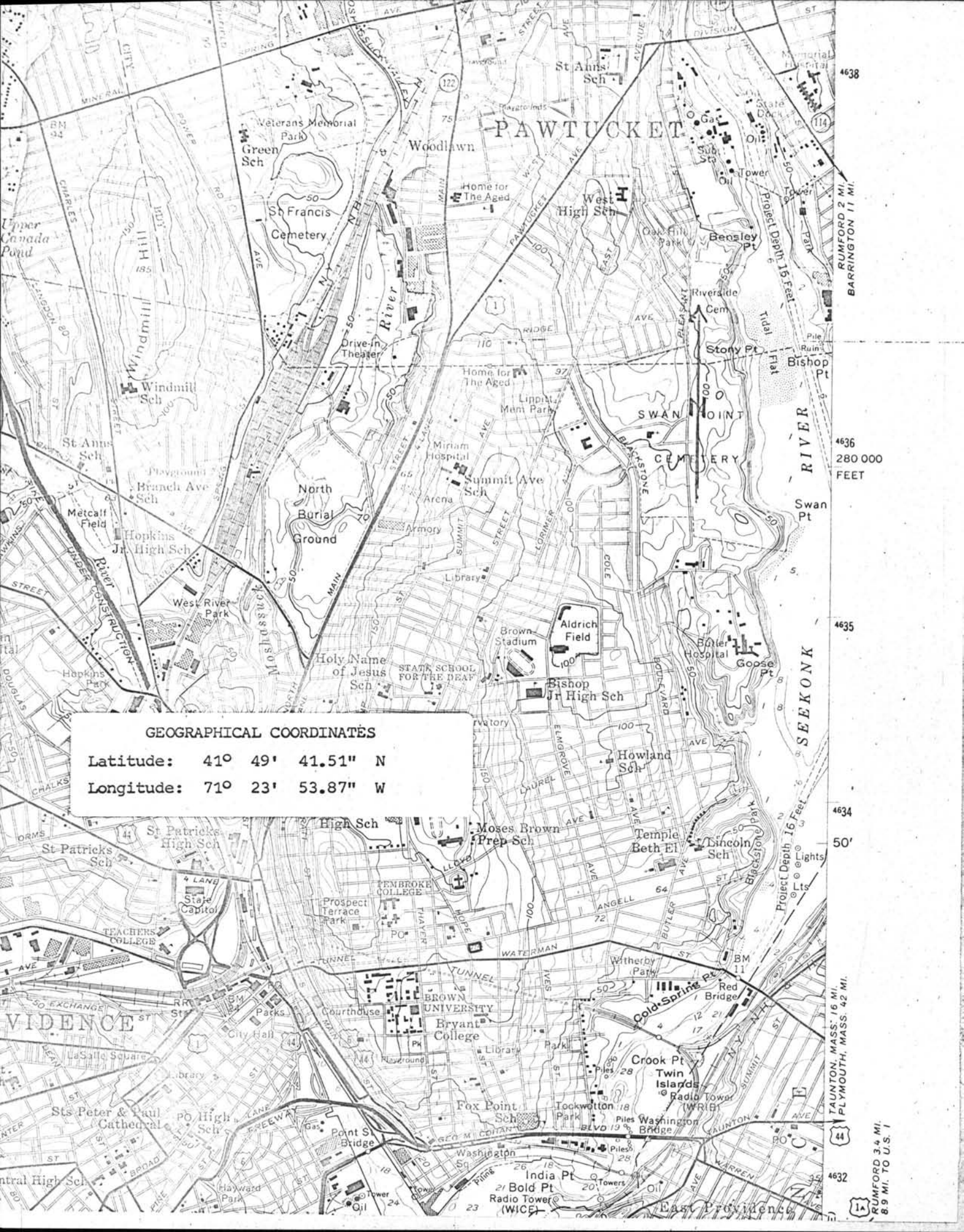
DATE OF PHOTO: 1958

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4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

View on first floor of main stairway and hallway from portecochère.



GEOGRAPHICAL COORDINATES

Latitude: 41° 49' 41.51" N
 Longitude: 71° 23' 53.87" W

4638

4636
280 000
FEET

4635

4634

50'

TAUNTON, MASS. 16 MI.
PLYMOUTH, MASS. 42 MI.

4632

RUMFORD 3.4 MI.
8.9 MI. TO U.S. 1

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE Rhode Island	
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3. MAP REFERENCE

SOURCE: U. S. Geological Survey

SCALE: 1: 24,000

DATE: 1957

4. REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. Property boundaries where required.
2. North arrow.
3. Latitude and longitude reference.