

Russell Warren House  
12 State Street  
Bristol  
Bristol County  
Rhode Island

HABS No. RI-259

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PHOTOGRAPHS

Historic American Buildings Survey  
Office of Archeology and Historic Preservation  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

Warren-Bache House  
86 State Street  
Bristol  
Bristol County  
Rhode Island

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Addendum to  
Russell Warren House  
12 State Street  
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PHOTOGRAPHS

REDUCED COPIES OF MEASURED DRAWINGS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D. C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

WARREN  
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WARREN-BACHE HOUSE HABS No. RI-259  
Addendum to Russell Warren House

Location: 86 State Street (south side of street), Bristol  
Bristol County, Rhode Island.  
National Register District: Bristol Waterfront Historic District  
Bristol (Code 44) Bristol County (Code 001)  
U.S.G.S. Bristol County Quadrangle, Universal  
Transverse Mercator Coordinates

Present Owner: Michael A. and Isabel V. Brintnall

Present Occupant: Michael A. Brintnall and Family

Present Use: Dwelling

Significance: 86 State Street was designed by well known regional architect Russell Warren in 1807. Warren lived in the house from 1814 until 1823. This residence as interpreted by Warren is an example of the Federal Style of American Architecture. Warren's use of such stylistic features as angulated quions, an elliptical arched fanlight and the elaborately designed recessed portal gives the structure a notable style of its own.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Date of Erection: 1807

According to the legal Chain of Title to the lot where the structure now stands, the lot was sold on May 5, 1807 by Thomas Nelson (Grantor) to William Van Doorn (Grantee) without a dwelling house on it. On July 26, 1811 William Van Doorn (Grantor) sold the lot with a dwelling house upon it to William Fales (Grantee). A local minister, Rev. Henry Wright, recorded all the buildings erected in Bristol, Rhode Island from 1783-1831. In the Reverend's diary the house is listed as being built in 1807.

"1807 House of William Van Doorn on Court Street" (now State Street). A copy of the diary is located in the Bristol Historical Society library, Court Street, Bristol, Rhode Island.

2. Architect: The Warren-Bache House was built by Russell Warren in 1807. The house was designed for William Van Doorn, a Bristol tailor of modest means. The house is simple in plan and detailing yet expresses the grace which was to mark Warren's architecture. Warren, a young and aspiring architect who had skill yet no reputation, perhaps, was enticed by the

prime location of the property as he bought it for his own residence seven years later. Siting himself in the vicinity of the DeWolf family, he gained recognition and success by designing three expensive and elaborately crafted houses for them at this time. Warren only lived at 86 State Street until 1823. Due to Warren's collaboration with William Bucklin on the Providence Arcade (HABS NO. R.I.-206 ) he was to broaden his commissions as well as his style. Warren's style ranged from early Republican with it's delicate Adamesque proportions and variety of detail to the more sober proportions and bolder mannerisms of Greek Revival.

3. Original and Subsequent Owners: The following is a complete chain of title to the land on which structure stands. Reference is in the Recorder of Deeds Office Bristol, Rhode Island.

1807 Deed May 5, 1807 recorded January 24, 1809 in  
Book 7 page 224 (lot-no mention of building)  
Thomas Nelson  
to  
William Van Doorn

1811 Deed recorded July 26, 1811 in  
Book 8 page 104 (lot sold with dwelling)  
William Van Doorn  
to William Fales

1814 Deed recorded January 7, 1814 in  
Book 8 page 354  
William Fales  
to  
Russell Warren

1823 Deed recorded September 19, 1823 in  
Book 10 page 254  
Russell Warren  
to  
John Wardwell

1828 Deed recorded October 27, 1828 in  
Book 10 page 486  
John Wardwell  
to Lemuel W. Briggs

1859 Will recorded January 25, 1859 and Probated December 2, 1889.  
Will Book 7 page 288  
Lemuel W. Briggs  
to  
Elizabeth W. Briggs

1890 Will recorded January 11, 1890 in  
Will Book 8 page 285  
Elizabeth W. Briggs  
to  
Edward S. Babbitt and Walter D. Briggs Executors

- 1896 Deed recorded October 2, 1896 in  
Book 54 page 396 & 399  
Edward S. abbit and Walter D. Briggs Executors ku/w  
Elizabeth W. Briggs  
to  
Evelin B. Bache
- 1955 Will recorded October 3, 1955 in  
Book 15 page 1  
Evelin B. Bache  
to  
Helen Douglas, Jeremiah Clarke, Mrs. Philip L. Raymond  
and Oskytel H. Clarke
- 1956 Deed recorded May 23, 1956 in  
Book 128 page 519  
Industrial National Bank, guardian of Oskytel H. Clarke  
to  
George L. Howe
- 1956 Deed recorded May 23, 1956 in  
Book 128 page 517  
Helen C. Douglas et ul Walter C. Davis  
to  
George L. Howe
- 1956 Deed recorded May 23, 1956 in  
Book 128 page 516  
Frances N. Raymond Daughter of Mrs. Philip L. Raymond  
to  
George L. Howe
- 1956 Deed recorded May 23, 1956 in  
Book 128 page 515  
Jeremiah Clarke  
to  
George L. Howe
- 1964 Deed recorded August 29, 1964 in  
Book 155 page 17  
George L. Howe  
to  
Edwin J. and Betty Ann Weston
- 1972 Deed recorded February 29, 1972 in  
Book 177 page 314  
Edwin J. and Betty Ann Weston  
to  
Eric J.T. and Dory Ann Skemp
- 1973 Deed recorded September 25, 1973 in  
Book 182 page 248  
Eric J.T. and Dory Ann Skemp  
to  
William J. and Charloette B. Underwood

1976 Deed recorded September 8, 1976 in  
Book 211 page 19  
William J. and Charlotte B. Underwood  
to  
Michael A. and Isabel V. Brintnall

LEGAL DESCRIPTION OF PROPERTY: Warren-Bache House: Lot 17 of Plat 14 in the original Town of Bristol, on the south side of State Street. Bristol, Rhode Island.

4. Original plans and construction: The plan of the original house is a two and a half story, five-bay facade with gable roof and full cellar. Four equal sized rooms were symmetrically divided by two chimneys and central stairhall. The house was built on a wood sill with twelve posts. Trimmer logs supporting the hearths are tenoned flush into the girts, and the joists running north and south are tenoned into them. The planking was nailed to one side or the other of the sill and girts, and was probably double on the outside and single at interior partitions, of full 1" boards with about 1" between. The floor is single thick full 1" and the exterior is sheathed with clapboard.
  5. Alterations and Additions: The alterations which occurred at 86 State Street in 1956 were made by George L. Howe. Howe removed an ell which existed in the rear of the house. The ell prior to demolition was where a kitchen had been located. Howe modernized the house by installing a kitchen and bathroom in the southeast section of the first floor. A brick beehive oven exists adjacent to the west chimney in the cellar. Speculation can be made which would suggest that the original summer kitchen was in the basement and the ell itself was used as a rear access to the cellar and summer kitchen below. Howe did major exterior repair and restoration as well. About 16' of the sill on the North side was replaced. The Palladian window on the second floor had the new sill put in. The front door was repaired by Oliver Lemaire. New steps of 2" x 10" were salvaged from the ell and used to rebuild front exterior stairs. The south exterior wall was faced with new clapboards. On the interior the inside window shutters were sanded down to raw wood and all curtain hardware was removed. The original black and white diamond painted floor pattern in the front left parlor was repainted. The basement brick foundation walls were reinforced with concrete and the corner of the south wall was replaced. A cracked beam under the southwest corner of the house was jacked up and pipe columns were set under two stone hearths. Lintels were placed over four south basement openings. He also added an oil fired humidifier hot air furnace. The exterior was painted and a tree against the south wall was removed.
- B. Historical Events and Persons Connected with the Structure:  
--Historically the Warren-Bache House and the lot on which it sits, holds significance in the development of Bristol. Before Warren built the house the property was the site of an alarm post for the

Bristol train of artillery instituted February 12, 1776. Today in front of the lot there is a granite plaque commemorating the historic site. Bristol was a town which flourished from the triangular trade. there was prosperity to gain from her docks. State Street known early on as Court Street or Pump Lane, ran inland from the wharfs. This placed it in the center of the central trade district. The people who were to buy the house after Warren used the house for their occupations as well as their domicile. Dr. Lemuel Briggs used the house for his practice. His heirs were to sell the property to Miss Evelen Bache, a descendent of Benjamin Franklin, who used it for a school. Miss Bache lived at 86 State Street for 63 years. In the annals on local social history her name carries much fame. George Howe purchased the house from Bache's heirs in 1956. Howe was an architect of distinction and authored several books including a prize winning novel. It was Howe who did the alterations and restoration work in 1956. An outbuilding that used to exist in the rear of the house is believed to have serviced the Baptist Church members until their church was built in 1814. Near to Bristol's two hundredth and fiftieth anniversary (1930), Miss Bache wrote a short historical account of the house. In this she mentions an outbuilding known as Briggs Hall, said to have been a drill hall and office for the Bristol Train of Artillery.

C. Sources of Information:

1. Old Views:

There are several old views of 86 State Street which provide valuable information regarding the existence of an outbuilding. The earliest photo found appears in Antoinette Downing's book Early Homes of Rhode Island. This photo was taken prior to 1937. An early street map of Bristol (1851) depicts the house and lot. This map is located in the Bristol Historic Library, Bristol, Rhode Island. When the restoration work was undertaken in 1956, Providence Journal photographer, Edward C. Hanson, photographed the house before and after its restoration. The architect who planned the restoration had taken polaroid snapshots of the ell which he removed. (see photo data material.)

2. Bibliography:

A. Primary and unpublished sources:

1. Bristol Town Hall Bristol County Rhode Island  
Deed books which give the legal chain of title to the property.
2. Mr. Clifford Weaver Restoration Contractor,  
High Street, Bristol, Rhode Island  
Mr. Weaver was interviewed on October 17, 1979 at his home in Bristol, Rhode Island. Mr. Weaver provided the name of George L. Howe and Mrs. John Watson who employed his services for the restoration work done in 1956.
3. Mrs. John Watson  
Interviewed on October 21, 1979 at her home in Tiverton, Rhode Island  
Mrs. Watson had a financial investment in the Warren-Bache

House with Gworge Howe. Mrs. Watson provided Howe's blue-prints and alteration specifications which were done to the house in 1956. She also provided polaroid snapshots of the structure taken during the actual restoration work. (Mrs. Watson also had in her possession a two page written historic summary of the house written by Eveline E. Bache in 1930. (See supplemental material)

4. Mrs. Helen Tessler, President Bristol Historical and Preservation Society, Bristol, Rhode Island  
Interviewed on November 17, 1979 at the Bristol Historic Society, Court Street, Bristol, Rhode Island. Ms. Tessler provided the information regarding Rev. Henry Wight Diary. The house is located in a National Register District therefore Ms. Tessler had several descriptions on the historic architectural merit of the building.
5. Bristol Historical Society, Court Street, Bristol, Rhode Island November 17, 1979.  
Diary of Rev. Henry Wight. The Diary contains a list of buildings erected in Bristol, Rhode Island from 1783-1831. The diary is in the possession of the Herreshoff family of said Bristol, Rhode Island. The Diary was copied and arranged for the Bristol Historic Society June 1948 by Miss Herreshoff and Miss Alice E. Almy.
6. Rhode Island Historic Society Library, Providence, Rhode Island.  
An unpublished masters thesis on the architecture of Russell Warren authored by Robert L. Alexander,  
The Architecture of Russell Warren  
Robert L. Alexander  
January 1952  
Master's Thesis: New York University

B. Secondary and Published Sources:

Downing, Antoinette F. Early Homes of Rhode Island. Garrett and Mossie, Inc. Richmond, Va, 1937. Plate 176 p. 367.

Early American Society. Early Homes of Rhode Island. Arno Press, Inc. Illustration p. 44-45

Howe, George L. Mount Hope. The Viking Press. New York, New York 1959

Providence Sunday Journal

D. Supplemental Material:

Appendix I Interior and Exterior Field Photo Index. Nos. 1,2,3,4,5

Appendix II George L. Howe Restoration Specification.

Appendix III Restoration photographs of 1956. No. 1,2

Appendix IV Evelin Bache's history.

Appendix V Early Rendering of 86 State Street

Included in the photo data material are the interior exterior field photographs.

Prepared by: Denise J. Bastien  
Historic Preservation  
Roger Williams College  
December, 1979



PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: 86 State Street is a two and a half story wooden structure which has gables at the sides and a high roof rising above the cornice of a five bay front. The facade is framed at the sides by extraordinary angled corner quoins; its center is emphasized by the deep door niche and large upper window. The splayed and paneled door jambs exaggerate the recession of the niche. The elliptical fanlight, one of the earliest in Rhode Island, has no leading only thin wooden muntins. The keystone of the arch breaks through the friese to support the cornice along with the corbels that form pointed arches.
2. Condition of fabric:  
The structure is in generally good repair. Major renovation took place in 1956. Basement doors, however, show signs of severe rot. Some work has been done but needs repair of a more permanent nature.

B. Description of Exterior:

1. Overall Dimensions:  
The house is 36'6" (five bay facade) by 32'0". The plan of this two and a half story clapboard house is rectangular. The structure is supported by a brick foundation. The height of the foundation from ground level to the first floor is 4'9".
2. Foundation:  
The foundation is constructed of brick and mortar laid in a common bond pattern. On the interior foundation wall a concrete buttress has been added to support the brick. A cracked beam under the southwest corner has been jacked up by pipe columns.
3. Wall construction; finish:  
The walls of the house are sheathed in clapboard. On three corners of the house are decorative quoins which are designed at a 45° angle. The house is painted colonial blue with white trim and black louve shutters and front door.
4. Structural System, framing:  
The house is built on a woodsill and twelve posts. Trimmer legs supporting the hearths of the two chimneys are tenoned flush into the girts, and the joints, running north and south are tenoned into them. The Planking is nailed to one side or the other of the sill and girts and is probably double on the outside and single at interior partitions, of full 1" boards with about 1" between.

5. Porches, stoops, balconies, bulkheads:  
The main entrance has a set of six brownstones steps leading to the front door. On either side of the steps are black cast metal handrails (not original). Located on the south side of the house a small porch leads to the back first floor entrance. The porch is 5' by 4' in size and constructed of pine posts and planes. This porch is of new construction.
6. Chimneys:  
There are two brick chimneys symmetrical located in the rectangular plan. The chimneys are laid in common bond. The east chimney originally had two fireplaces. In the cellar, the east chimney has a fireplace, and adjacent to the west chimney is a beehive oven that has been covered over with concrete blocks.
7. Openings:
  - A. Doorways and doors:  
There are three exterior doors on the house. The front door is emphasized by a deep door niche. On either side, the splayed and paneled door jambs exaggerate the recession of the niche. Over the door an elliptical fanlight is set off by a screen of doric plaster. The fanlight has no leading muntins. The pilasters are topped by a elliptical arch which frames the fanlight. The keystone of this arch breaks through the frieze to support the cornice along with the corbels which form pointed arches. The back first floor door is located on the southeast end of the house. The door is plain in design with a four paneled transom light overhead. The cellar doorway has nine lights above a two-paneled bottom. The door is fastened to the jamb by two strap hinges. A thumb latch which appears to be original also exists.
  - B. Windows and shutters:  
A large Palladian window above the front door is a double hung 12-over-24 and is flanked by doric pilasterettes. The other windows have the customary flat board lintels angled at the ends, except for the upper windows on the front which seem to hang from the cornice. All the window openings excluding the Palladian window are double hung 12-over-12. The windows are flanked by black louve shutters.
8. Roof:
  - A. Shape, covering:  
The structure has a high pitch gable roof covered by asbesto shingles.
  - B. Cornice, eaves:  
The cornice under the roof line has small Adamesque dentils and flat modillion blocks which appear as larger dentils. The gutter system is wooden. There is a four inch copper gutter over the back porch with a 3" downspout. The downspout which run from the horizontal wooden gutters are 4" in size.

9. Other features:

A. Brick patio:

When the ell was removed from the structure in 1956 the foundation was converted into a patio. Sand was placed and brick paving was laid in a basket weave over it. A cistern was located inside the ell as well as a slab now covered the cistern and pie-shaped flagstones were placed inside the old brick rim.

C. Description of Interior:

1. Floor plans:

A. Basement: There is a full cellar under the house. It has a dirt floor and a brick foundation which is supported by a concrete buttress. The first floor joists and unfinished beams are left exposed and show sign of insects & rot. The space is divided by the bases of the two brick chimneys. There is a beehive oven which has been closed over by concrete blocks, it is adjacent to the west chimney. The base of the east chimney has a fireplace opening. Above the fireplace built into the chimney are six 4" by 6" wooden beams. Access to the basement is through an exterior door on the south elevation. There are no interior stairs to the cellar and no evidences can be found which would indicate that interior stairs ever existed.

B. First Floor: The first floor plan is based around two chimneys and a central stair hall which extends three-quarters of the house's depth. Both left and right of the stair hall on the north side of the house are the front parlors which are similar in dimensions. To the rear of the right front parlor is the dining room. This room contains a narrow built in storage chest. To the rear of the front left parlor is the bathroom and kitchen area which was remodeled to the present plan in 1956. The two chimneys divide the plan.

C. Second Floor: The second floor is basically mirrors (the layout as the first floor). The only difference being the center and left rear room. There are two bedrooms overlooking State Street on the north side. Those rooms along with the hall and right rear bedroom are similar in plan, style and size to the corresponding rooms below them. The difference in floor plan being the bathroom located at the head of the stairs and the bedroom to the rear left. There is a small hall located between the central hall and left rear bedroom. This hall also has a door leading into the left front bedroom. Located in a narrow space between the walls of the bathroom and left rear bedroom is an enclosed staircase leading to the unfinished attic. Each bedroom has a working fireplace with the exception of the left front room where a wood burning stove has been installed in the fireplace opening.

2. Stairway:  
The central staircase is righthanded and of simple federal style. It has an unadorned newel post and a plain narrow balustrade. There are quarter round mouldings on the outside of the risers and treads which decorate the staircase.
3. Flooring:  
Except for the kitchen and bathroom area which are covered by linoleum, the original wood flooring exists. The wooden planking are single thick, full 1". Of note in the right front parlor is an original black and white painted diamond pattern used as a floor finish. In the two front first floor parlors there are large granite hearth stones set in front of the fireplaces. The dining room fireplace has a brick fore-hearth.
4. Wall and ceiling finish:  
The walls are plaster laid between wood lathe. The finished walls are painted in the dining room, and front left and right parlors. The dining room has plain wainscoting set with quarter round mouldings. The corner post is boxed and beaded in this room as well as throughout the house. In the front left and right parlors a quarter round chair rail exists. There is also a similar chair rail in the central stairhall. The ceilings are painted plaster in all rooms. In the hall which leads from the first floor bathroom a square shape protrudes from the ceiling, purpose unknown. (See field photos.)
5. Openings:
  - a. Doorways and doors: There are a variety of 4 over 2 and 4 paneled federal wooden doors throughout the house. Most of those are original. There is a four light transom over the front and back door. The room doors have quarter round molded trims. Secondary doorways leading to closets are simpler in design. The shutters which existed in the three main rooms of the first floor have the same paneled design as the primary doors. The doors are painted to match room trim.
  - b. Windows: The windows have interior shutters which fold back into the window jambs, and have the same design as interior doors.
6. Decorative features and trim: The house, although plain in detail, has several notable features. In the first floor left front parlor the fireplace mantel carries the same moulding that exists in the entablature over the front door. In front of the fireplace the floor is painted in a black and white diamond pattern to simulate tile. Also in this room to the right of the fireplace there is a built-in bookcase, and boxed and beaded corner posts. The remaining fireplaces are very simple with no decorative trim.

7. Hardware: Cast iron and brass latches with handles survive on most interior doors. Ghosts marks appear underneath the hardware on the front door suggesting that the hardware has been altered.
8. Lighting: The house has been wired for electric lighting. A period chandelier hangs in the dining room however it is not known if it is original.
9. Heating: From the basement an oil fired humidifier hot air furnace heats the structure. Six fireplaces exist throughout the house, three on the first floor and three on the second. A wood burning stove is in use in a second floor bedroom.

D. Site

1. General setting and orientation: The house sits on State Street which is located in the center of Bristol's business district. The building is placed in a north south axle. State Street intersects Hope and High Street just where the topography starts to rise from the bay.
2. Historic landscape design: The lot size has remained unchanged; therefore the landscape by and large is original. The walkways have been relaid and a wooden fence which existed in front of the house has been removed. The fence appeared in several old views of the house. (see: old views)
3. Outbuildings: Several photographs picture a small shed type wooden structure close to the southeast corner of the main house. The shed has since been demolished. In Antoinette Downing's Book, Early Home of Rhode Island, (plate 176) the outbuilding, referred to as Briggs Hall, is still standing. The photograph was taken prior to 1936. In another photograph taken in 1956 the outbuilding is absent.

Prepared by: Denise J. Bastien  
Kenneth Weinstein  
Patrick Kirby  
Historic Preservation  
Roger Williams College  
Bristol, Rhode Island  
December 1979

This project was undertaken by students in a Group Project in Historic Preservation at Roger Williams College in Bristol, Rhode Island, under the general supervision of John Burns, Architect for the Historic American Buildings Survey (HABS). The entire project encompassed four houses in Bristol designed by Russell Warren. Project Directors were Dr. Kevin Jordan (Historic Preservation) and Professor Americo Mallozzi (Architect A.I.A.) of Roger Williams College. Student Team Supervisor was Douglas Kinsman. The Warren-Bache House was measured in the fall of 1979 by: Douglas Kinsman, Mark Loxsom, Christopher Hildreth, Paul Amaral, Patrick Kirby, Kenneth Weinstein and Denise J. Bastien. The measured drawings were drafted by: Kinsman, Loxsom, Hildreth, Amaral, and Kirby. The author of the Historical report was Denise J. Bastien. The Architectural report was written by Denise J. Bastien, Kenneth Weinstein and Patrick Kirby. The documentary photographs were taken by Julia Sniderman and Laura Barbeau. The field photographs were taken by Denise J. Bastien and Kenneth Weinstein.