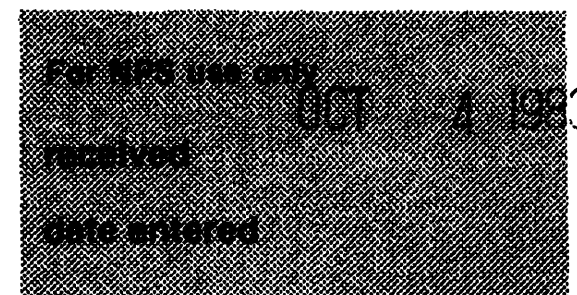


**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
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Continuation sheet 72

Item number

Page 72

NAME: Charles Payne House

LOCATION: 25 Brown Street

OWNER: Earl F., Ida, Gladys Adams  
25 Brown Street  
Pawtucket

CONDITION: Good; altered; original site

DESCRIPTION: The Charles Payne house, a fanciful Gothic/Italianate vernacular cottage occupies a spacious half of a block in a dense nineteenth-century residential neighborhood south and west of Pawtucket's downtown. The house faces south onto Brown Street, and its heavily shaded garden to the east is the site of an earlier house, long since removed. A picturesque, ornamental round-head-picket fence surrounds the property, and a double-leaf latticework gate provides access to the entrance.

The Payne House is a story-and-a-half cottage set gable end to the street with an ell at the rear and a later ell perpendicular to the main block of the house on the west side. The roof has a steep cross gable centered on the east side of the main block and a large dormer on the west. A small gable-roof vestibule is centered below the cross-gable on the east side, and a porch extends the length of the rear ell on its east side. A one-story, semi-hexagonal-plan bay window is centered on the facade.

Fanciful wood trim distinguishes the exterior of the Payne House. Hood moulds cap the paired windows in the southern gable end, and round-head windows are used in the cross-gable end and the vestibule. Four varieties of bargeboards appear on the main block of the house, and both rear ells have bracketed cornices. The rear porch has an intricate, jig-sawn balustrade. The exterior is clapboard, but the lack of corner-boards creates a picturesque, saw-tooth profile.

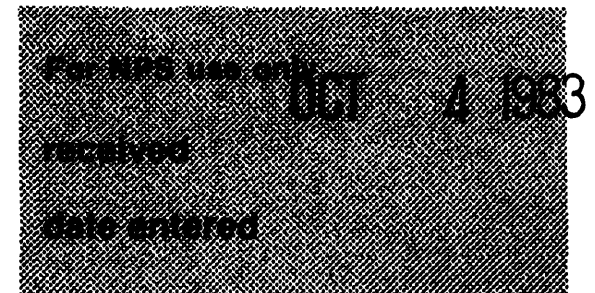
The interior (see sketch plan) has an irregular plan. Detail is simple. The principal features are the three mantelpieces on the first floor: two, in the major rooms in the main block of the house, are simple wooden designs with a hint of Gothic Revival influence; the third, in the north ell, is of plain, grey marble with a round-head opening designed for use with a coal grate.

The only outbuilding is an early twentieth-century garage of molded concrete block with a slate roof, sited at the lot's northwest corner.

(See Continuation Sheet # 73)

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Continuation sheet 73

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PERIOD: 1800-1899

AREAS OF SIGNIFICANCE: Architecture

SPECIFIC DATE: 1855-1856

ARCHITECT: Unknown

SIGNIFICANCE: The Charles Payne House is significant architecturally as an unusually picturesque and well-preserved example of the small vernacular cottages erected during the middle years of the nineteenth century in Pawtucket. Further, it sits in a little-altered nineteenth-century landscape setting, with towering shade trees in a spacious garden and an ornamental Victorian wood fence lining the street frontages.

Charles Payne, an emigrant engraver, settled in Pawtucket as a young man and founded, in 1849, the firm of Payne & Taylor, engravers for calico printers. That same year, Payne commenced buying parcels of land on the north side of Brown Street between Garden and Fountain (now West) Streets in the newly developed Benedict Plat. Payne erected the main block of the house in 1855-56, the north wing was added by the mid-1870s, and the west ell was in place by 1902. The 1877 Bird's-eye View of Pawtucket and Central Falls, Rhode Island shows the house largely as it stands today, a small cottage on a large lot. Later additions and alterations have been relatively inconspicuous, and the Payne House remains today as a fine example of Pawtucket's mid-nineteenth-century vernacular architecture.

VERBAL BOUNDARY DESCRIPTION: The nominated property is comprised of Pawtucket Assessor's Plat 54A, Lot 46, and includes the Payne House and its surrounding yard, fence, and garden.

ACREAGE: Less than one; 18,165 square feet.

LEVEL OF SIGNIFICANCE: Local

UTM: A 19 301540 4638060

(See Continuation Sheet #74)