

Providence Preservation Society

Records of

275 Angell Street

Plat 13  
Lot 96

Alpheus S. Packard, Jr. House  
built in 1879  
Stone & Carpenter, Architects

- 1853 August 8. Deed Book 134.21 Elizabeth Waterman conveyed to Seth Adams, Jr., this lot of land described as being on the south side of Angell Street.
- 1879 January 29. Deed Book 303 p. 212 to 215 The following owners, Abijah Bigelow Adams, Elizabeth B. Updike, Charles H. and Harriet A. Henshaw, Reginald and Susan Howe, through absolute estate of inheritance, conveyed a part of the above mentioned land to Alpheus S. Packard, Jr., for the sum of \$4,160.
- March 22. Building Certificate # 292 was issued to A. Packard to erect a 2½ story dwelling about 260' east of Hope Street on the south side of Angell. Moulton & Ingraham are listed as the builders. The architects were Stone & Carpenter.
- Prior to 1879 Alpheus S. Packard is not listed as living in Providence. In 1879 he just appears in the city directory as Professor of Zoology & Geology at Brown Univ. He is listed as living at 4 Lloyd Ave. In 1880 he moved to 275 Angell (the number was 115 until 1900 when this section of Angell was renumbered).
- Tax Ledgers for 1879 & 1896 Series C, D, and E show the lot contained 5,200 sq. ft. The house was valued at \$7000 plus land. These documents also show a \$10,000 Brown Professor tax exemption.
- 1905 Alpheus S. Packard Estate
- 1906 July 2. The property was purchased by Julia A. Baldwin and Luther C. Baldwin. He was general manager of U.S. Bobbin Co. with offices at 236 Butler Exchange. The Baldwins remained at this address from 1906 until 1940. (Luther C. died in 1931)
- 1941 December. Tax Assessors cards show this property was purchased by Helen M. Billings, unmarried. She lived at this address from 1942 to 1944 with Lucy Casey, widow of Peter Casey.
- 1944 August 15. Deed Book 869.88 Specific boundary lines were adjusted.

1944 November. Tax records show the property was conveyed to Edith B. Meadow. She was the wife of Harold L. and lived at this address for two years.

1947 October 1. Deed Book 921.52 (Executed on May 1, 1948) A lot measuring approximately 100' X 49' X 44' X 139' X 52' was conveyed from Edith Bogert Meadow to Orland F. Smith and his wife Mary.

October 1. Deed Book 925.456 A transaction of property was made between John F. Murphy & Orland F. Smith. This conveyance consisted of about three feet of land tapering to 1.70' along the line of lot 182 on plat 13.

1961 June 27. Deed Book 1109.339 Orland and Mary Smith transferred title to Oaknol Corporation.

Orland F. Smith and his wife Mary remained at the property from 1947 to about 1977.

1975 May 29. Deed Book 1186.430 Oaknol Corp. conveyed the property to Kruger Associates. The building was occupied by Contemporary Fashions Fabric pattern design.

1981 October 16. Deed Book 1231.330 The property was purchased by Condominiums On College Hill, Ltd.

1985 Condominium owners are listed as:

Unit 1: CB 16.32 Paul W. Kruger to Anthony Vincent

Unit 2: CB 8.889 William C. and Nancy Mutterpearl

Unit 3: CB 10.1007 Alpert to Briggs A. Doherty

Unit 4: CB 16.121 Paul W. Kruger to Briggs A. Doherty

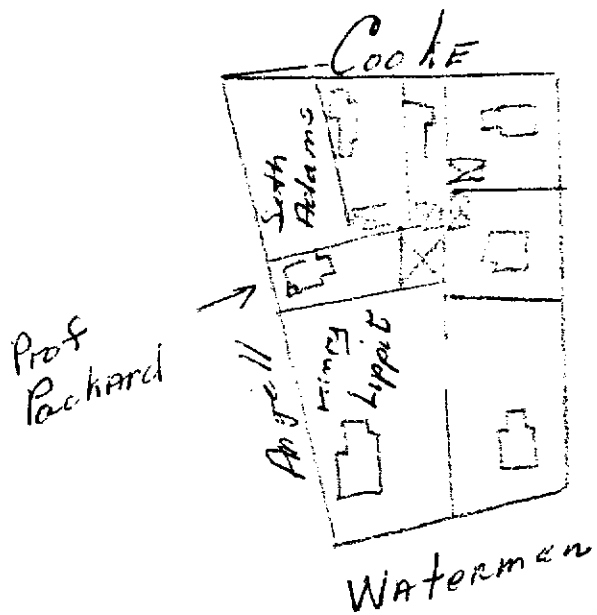
Unit 5: CB 10.1007 Alpert to Briggs A. Doherty

Unit 6: CB 16.36 Anthony Vincent to Briggs A. Doherty

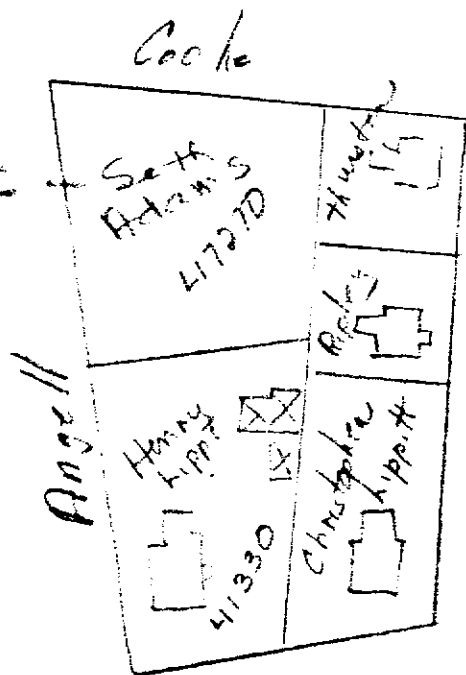
March 1988

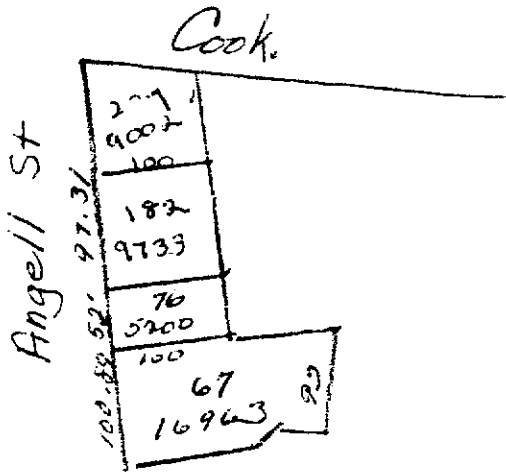
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1882 Atlas of Pro  
 575 1882

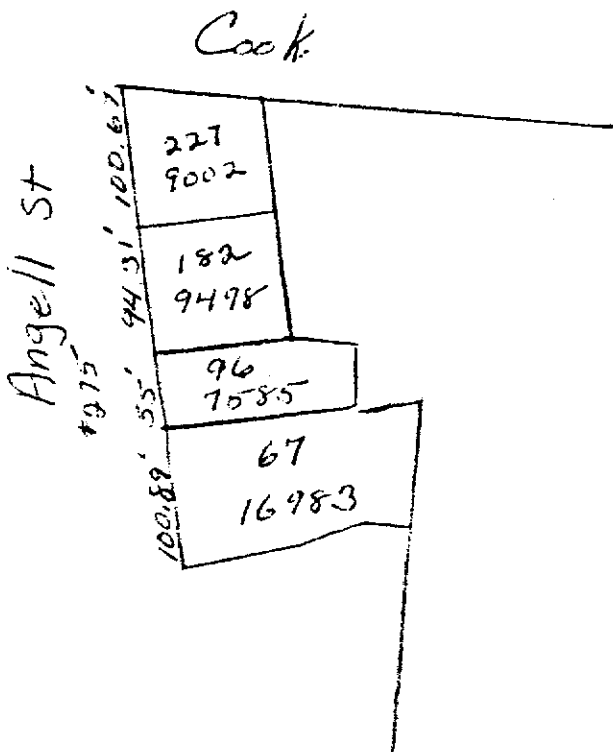


1875 - ditto to the same





1929  
Tax map



1985  
Tax Map