

PROVIDENCE PRESERVATION SOCIETY

Records of

#63 Angell Street.....wood
1844-1845

The existing structure is located on lot #14 on a plat of lands belonging to the heirs of Nathan and Rufus Waterman. It was built between 1844 and 1845 by Harvey Perry on land leased from Sally Thompson who had received the property in the division of the estate of Rufus Waterman. Currently numbered 63, the street address had been #29 Angell Street prior to 1896.

- 1833 "A Plan of Lands of the Estate Owned by Heirs of Nathan and Rufus Waterman, Surveyed and Platted by S.B.Cushing, 1833" was recorded. The deteriorated condition of the original plat map makes it impossible to determine the exact recording date, possibly February 22, 1833(it is the month and day that are illegible).
- 1839 The deed of the division of the estate of Rufus Waterman and Mary Cooke, late of Prov., conveyed property to Sally Thompson, a widow; to the single woman, Elizabeth Waterman; to Richard Waterman, a manufacturer; and to Rufus Waterman, a merchant, all of Providence. Among the property devised to Sally Thompson were "sixteen lots of land situated in the easterly part of said Providence between Benefit Street and Hope Street...to wit, lots numbered 14, 127, 128, 130, 135, 136, 143, 144, 151, 152, 153, 154, 159, 160, 163, and 164." All the lots so devised were located on the 1833 Plat Map and were the property of Rufus at the time of the division, except lot #14 which had belonged to Nathan. (Deed Book 73:241).

**** Sally Thompson was the sister of Richard Waterman, and the daughter of Rufus. She married John Thompson April 1,1798 and died in February 1852.

1844 Sally Thompson executed a lease for lot #14 to Harvey Perry. The term of the lease was to be 95 years from September 1,1839 with the rent for the first ten years set at \$50.00 per year. The lease noted "that all buildings or improvements that may at any time, during said term, be erected or placed upon said devised premises, shall be pledged as security for payment of all rents accruing under lease and of all taxes." (Deed Book 91:132). Further records of the lease hold of this property are covered together later in this document.

**** Several Insurance Policy Records relate to this early period of the structure's history:

- 1845 On the south side of Angell St., a structure owned by Harvey Perry. (Policy Records, vol. 30, #12255)
- 1850 On the south side of Angell St. a structure, policy in the names of Thomas M. Burgess & Stephen L. Sherman, and also Stephen L. Sherman as Trustee for Sarah C. Wade. The structure was on leased land. (Policy Records, vol. 45 & 46, #19100).

- 1852 On the 2nd of February Sally Thompson died in Providence. Her will, recorded in Prov., left her entire estate in trust to her daughter, Eliza Foster, and her two granddaughters, Sarah T. Carlile and Elizabeth W. Carlile, and appointed her brother, Richard Waterman, and her nephew, Rufus Waterman, as Trustees. The will was written in 1849, by the date of probate the granddaughters had both married, Sarah to William H. Watson of Utica, N.Y., and Elizabeth to Charles F. Choate of Cambridge, Mass.. (Prov. Probate Docket #A-7041). Richard Waterman died November 30, 1856 leaving Rufus as sole Trustee until his resignation in favor of William M. Bailey January 17, 1876. (Deed Book 255:475).
- 1854 Tax Ledgers for the City of Providence (series A, ledger 4:100) shows a structure valued at \$2800.00 taxed to Thomas Burgess Trustee to Mrs Sarah Wade and located on property taxed to Sally Thompson's Heirs.
- 1875 The Providence City Atlas, plate N, pg. 60-61, indicates a structure on lot #14 of the Waterman Plat, 4663 sq. feet, belonging to the Heirs of S. Thompson. The street address was #29 Angell Street.
- 1878 The estate of Sally Thompson and Elizabeth Foster was partitioned in a deed executed September 10th. The property was assigned to Sarah T. Watson and Elizabeth W. Choate, among the lots so divided was lot # 14 on the Waterman Plat. In the terms of the partitioning Sarah Watson received the easterly half (20' on Angell St.) and Elizabeth Choate received the westerly half (20' on Angell St.). (Deed Book 300:237).
- 1884 A plat map was recorded with the same map as found in Plat Book 2 pg. 4 carrying the following note, "January 21, 1884. Mr Rufus Waterman says this plat is the first and only one showing the original street and as the land was first platted". The map showed lot #14 was the property of "M. Cooke" who had also been mentioned in the deed partitioning the estate of Rufus Waterman in 1839. (Plat Book 16 pg. 7, Card 549).
- **** There are a number of deeds that relate to the property during the ownership of the Watsons and the Choates which may be incomplete in the Prov. record since neither lived in the state during this period. It appears that Sarah T. Watson died (possibly around 1881) leaving no children of her own and returned her portion of the property to her sister. Elizabeth W. Choate died in Southborough, Mass around 1899 and left the property to her husband, Charles F. Choate, and her children, Edward C. Choate, Sarah C. Sears wife of Joshua M. Sears, Margaret M. Bowditch wife of Nathaniel I. Bowditch, and Charles F. Choate, Jr.. Charles F. Choate and Charles F. Choate, Jr. were appointed Trustees. (Deed Books 300:75, 315:213 and 422:374). It is the 1899 sale of the property by the Trustees of the estate of Elizabeth Choate that re-unites the property rights with the lease hold which up until that time had been held separately.

RECORDS OF THE LEASE HOLD at #63 ANGELL STREET 1844 - 1899:

- 1844 Sally Thompson granted a lease for Lot #14 to Harvey Perry of Providence for the term of 95 years from Sept. 1, 1839. See above. (deed Book 91:132).

- 1849 Thomas A. Jenckes of Prov. Assignee of Harvey Perry of Prov. conveyed "all the right, title, interest, claim, property and demand which I have in and to all the buildings and improvements standing on...lot #14..." to Thomas M. Burgess of Prov. Trustee of Sarah C. Wade, wife of Eben Wade, for the consideration of \$3800.00. (Deed Book 113:454). Recorded October 30th.
- 1856 In a deed drawn November 2, 1849 but not executed until October 7, 1856, Harvey Perry transferred the lease to Thomas M. Burgess as Trustee for Sarah C. Wade. "In consideration of the sale of the house and other improvements on said lot to Thomas M. Burgess of Prov. Trustee for Sarah C. Wade...and in further consideration of \$1.00 to me paid by said Burgess - do hereby transfer and assign ...all my interest in and to the said lot". (Deed Book 142:473). At the same time Sarah Wade and her Trustee obtained from George Larned the westerly portion of lot #15 just to the east of the above property. This lease was for the same period covered by the lease on lot #14. (Deed Book 142:472).
- 1856 In a deed drawn on the 7th and executed on the 13th of October, Thomas M. Burgess, Trustee of the estate of Sarah C. Wade, conveyed the leases for all of lot 14 and for the westerly portion of lot 15 to James B. Hoskins of Prov. for the sum of \$4600.00. This deed was recorded at 12:40 PM. (Deed Book 142:482).
- 1856 In a deed recorded at 12:45 PM on the 13th; James B. Hoskins of Prov. transferred the leases for both parcels to Charles A. Lake of Prov. for the sum of \$4600.00. (Deed Book 142:484).
- 1856 In a deed recorded at 12:50 on the 13th of October, Charles A. Lake transferred the leases for both parcels to Stephen L. Sherman of Prov. for the sum of \$4,000.00. (Deed Book 142:485).
- **** The Providence City Directory lists the following residents for the property during the period 1847 through 1864, with the first listing for the property occurring in 1847:
- | | |
|---------|--|
| 1847-48 | Harvey Perry, #29 Angell
Eben Wade, #242 Benefit |
| 1850-56 | Eben Wade, merchant, #29 Angell |
| 1857-64 | Stephen L. Sherman, carpet dealer & tailor at
4 South Main & 99 Westminster
home at #29 Angell |
| 1865 | Stephen L. Sherman, residence removed to North
Prov. |
- 1864 Stephen L. Sherman and his wife Abby W. Sherman conveyed the buildings and remaining lease on lot #14 as well as the lease for the westerly portion of lot #15 to John Pitman of Prov. and Edward D. Pearce of East Prov., Trustees of the estate of Earl Pearce, late of Prov., for the sum of \$11,000.00. (deed Book 168:141).
- 1869 Edward D. Pearce of East Prov. Trustee under the will of Earl

D. Pearce transferred the building and leases for the property to Eliza G. Smith wife of Henry J. Smith of Prov. for the sum of \$11,000.00. (deed Book 187:235).

1883 Eliza Green Smith died in Newport on the 18th of May leaving her husband, Henry J. Smith, as Trustee of her estate. The estate, both real and personal, was held for the benefit of said husband and her children; Eliza Harris Smith, Sarah Franklin Smith, Florence Smith, and Maria Smith. (Prov. Probate Docket # A-13740).

1883 In two separate deed recorded on the 24th of November, Henry J. Smith, Trustee under the will of Eliza G. Smith, conveyed both half parts of lot #15 to Lyra F. Nickerson, wife of Edward I. Nickerson of Providence. (Deed Books 324:214 & 325:63).

1891 On the 8th of January Henry J. Smith, individually and as Trustee, appointed Clement N. Williams as Trustee. (Deed Book 361:444).

1891 On the 19th of September, as a result of Equity Suit #3107 heard in the R.I. Supreme Court's October Term, 1891, (Clement N. Williams et ux et al vs. Henry J. Smith et al, Eliza H. Smith was appointed Trustee. At this time the trust included three parcels: the first at the corner of Water and South Main Streets; the second being the dwelling house at #29 Angell Street; and the third a lot at the corner of Thayer and Olive Streets. (Deed Book 368:29).

**** The Providence Directories reveal residents for the property from 1890 until 1905. The break between 1865 when Stephen Sherman moved to North Prov. and 1890 is explained by the use of the property for rental during those years. The Directories for this period are arranged by last name not by street address making it difficult to trace rental property, the leases for the property are recorded allowing us to determine that none of the primary leasees resided there but since their sub-lets are not it is not possible to identify the actual residents. It is known that Henry J. Smith lived at #33 Angell from 1866 until 1871.

- 1891-94 Mrs. Nettie M. Thomas, #29 Angell, with boarders
- 1895 Mrs. Joanna S. Farr, #29 Angell, with boarders
- 1896 Herman S. Rich, clerk, boarded, #63 Angell
- Robert Sawyer, clerk, boarded
- John J. Watson, book keeper, boarded
- 1897 Rolla E. Hunt, student, #63 Angell
- Frederick L. Washburne, clerk, #63 Angell
- 1898 Thomas H. Tarbox, #63 Angell, with 7 boarders
- 1899 Miss Fannie L. Walsh, #63 Angell, with 5 boarders
- 1900 Mrs. Mary T. White, #63 Angell, with 3 boarders
- 1901 C. Nicholas Potter, carpenter, #63 Angell, with 2 boarders
- 1903 Rev. James M. Lent, #63 Angell, with 1 boarder
- 1905 Miss Charlott Johnson, #63 Angell, with 1 boarder

**** Between 1899 and 1905 a series of deeds returned the leasehold to the owner of the property:

1899 On the 13th of May at 11:35 AM, Charles F. Choate and Charles F. Choate, Jr., both of Southborough Mass., as individuals and as Trustees under the will of Elizabeth W. Choate conveyed one undivided half part of the property to Maria M. Williams wife of Clement N. Williams of Philadelphia and Elizabeth H. Smith, Sarah Franklin Smith and Florence Smith all residing in London, England, for the sum of \$1875.00. The Grantees, the daughters of Eliza Green Smith, already held the leases for the property as well as owning the structures. (deed Book 423:279).

1899 In a second deed recorded on the same day at 11:37 AM, William H. Watson and Julia M. Watson (probably his second wife) conveyed their undivided one half part of the property to the same Grantees named above, also receiving \$1875.00. (Deed Book 423:281).

**** These two deeds in conjunction with their previous leasehold interest constituted ownership of the property in fee simple for Maria M. Williams, Elizabeth H. Smith, Sarah Franklin Smith and Florence Smith.

1905 In two separate deeds the owners of the property conveyed it to Edward I. Nickerson. Clement N. Williams, acting as Trustee for his wife Maria and their daughters, Gladys and Muriel, transferred their one quarter interest in Deed Book 473 page 451 while the Smiths transferred their three undivided quarters in Deed Book 473 page 450. Both deeds were recorded on the 16th of October. Later that same day Edward I. Nickerson granted Alice Francis and Frank H. Brown an easement allowing them to retain that portion of their building that projected over on to what was by then Nickerson's property. (Deed Book 473:452).

1908 Edward I. Nickerson died in Prov. at age 62 on the 15th of March. His wife Lyra F. Nickerson had predeceased him July 13, 1907 at age 61. With the exception of several specific bequests his entire estate was left to his daughter Lyra Brown Nickerson. Of note was his bequest of his collection of architectural books, valued at \$2,000.00, which was left to the Prov. Public Library, two houses on Pine Street, #333 and 329, which were left to his three nephews, children of his sister Elizabeth Darling (Nickerson) Williams and a bequest of \$2,000.00 which was left to Vinton W. Medbury of Auburn, R.I. (Medbury had served as an assistant in Nickerson's architectural office). (Prov. Probate Docket #11492).

**** In connection with the building of the east side tunnels there were two easements recorded for this property. The first in 1907 by Edward I. Nickerson granted to The New York, New Haven & Hartford Rail Road the right to build and operate a tunnel through the property. The second was granted by Lyra Nickerson in 1913 to the Rhode Island Company for the Thayer Street Tunnel. (Deed Books 488:63 & 540:85).

1916 On the 30th of August, at age 30, Lyra Brown Nickerson died in Narragansett, R.I.. The majority of her estate was divided between the Prov. Public Library and The Rhode Island School of Design, however it was her wish to "give and devise all real estate belonging to me in the

city of Prov. other than that devised in the preceding clauses of this my will, to Vinton W. Medbury, of said Prov.. This devise is made as a testimonial of his faithful services to my father and to myself." According to this directive, Medbury received the house and property at #63 Angell Street. (Prov. Probate Docket #17790).

**** Apparently unknown to Lyra Nickerson, Vinton W. Medbury had died in South Kingstown on July 11, 1915 at age 64. He died intestate with a personal estate valued at less than \$1,000.00. He was survived by his wife Ida M. Medbury and a son Royal W. Medbury. Vinton Medbury had been a draftsman in the office of Edward Nickerson at #45 Westminster Street, but apparently the relationship was deeper than that. With the execution of Lyra Nickerson's will Vinton Medbury's son, Royal, became the owner of the house at #63 Angell Street. (Prov. Probate Docket #16942).

**** The Providence City Directory reveals the following residents for the years since 1907:

- 1907-11 Mrs. Augustus S. Miller
- 1913-26 Charles Fletcher
- 1927-28 Frank E. Richmond
- 1929-33 Charles A. Robinson, Jr.
- 1935 vacant
- 1937-82 The family of Haralambie G. Cicma

1935 Royal W. Medbury of Cranston and his wife Nellie C. Medbury conveyed the property to Haralambie G. Cicma and his wife Anna H. Cicma of Providence. (Deed Book 781:202).

1977 Anna H. Cicma of Prov. conveyed the property to Anna H. Cicma and George H. Cicma, both of Prov., as joint tenants. (Deed Book 1202:29).

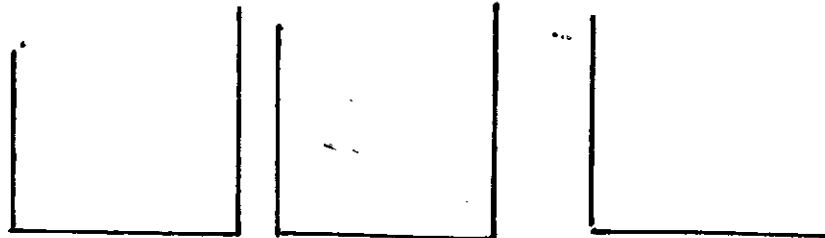
The date of 1844-1845 for the existing structure is supported by the following documents quoted at length above:

- 1844 Lease on the property from Sally Thompson to Harvey Perry.
- 1845 Insurance Policy in the name of Harvey Perry for a lot on the south side of Angell.
- 1847 The first Prov. City Directory listing for the property in the name of Harvey Perry
- 1849 Deed transferring Perry's interest in the buildings to Sarah C. Wade.

Prepared by,
Ann C. Street
January, 1983

PLAN of LANDS of the ESTATE OWNED by HEIRS of NATHAN &
RUFUS WATERMAN

surveyed & platted by S.B. Cushing, 1833
recorded (Jan. or Feb.) 22, 1833 in Plat Book 2 pg. 4



PROSPECT STREET

