

**PPS RECORDS FOR
690 ANGELL STREET
PLAT 41, LOT 251**

**HARRY B. AND ZILLA A. BRICE HOUSE
Constructed by Edward M. Harris and the Oxford Land Co., Developers
Built 1903-1905**

DESIGNATIONS

The house at 690 Angell Street is located in the Blackstone Park Historic District listed on the National Register of Historic Places; the district inventory identifies it as the "Harry B. Brice House (1905)." It is not located in any local historic district designated by the City of Providence.

RECORDS *(All Records were found in Providence City Hall unless otherwise noted).*

Assessor's Plat Maps and Chain of Title Cards (Assessor's Office)

The map for Assessor's Plat 41 identifies 690 Angell Street as Lot 251, a rectangular lot at the northwest corner of Angell Street and Parkside Road, with 63.99 feet of street frontage on Angell and 100 feet on Parkside, and a total area of 6,437 sq.ft.

Chain of title card for AP 41, Lot 251 – ANGELL STREET:

Joseph Lythgoe owned the property as of May 15, 1876
Mary E. Lythgoe, wife of Joseph Lythgoe, owned the property as of February 1, 1898
Edward M. Harris, of Putnam, Conn., owned the property as of November 1, 1902
Harry B. Brice owned the property as of July 1, 1904
Harry B. Brice and wife Zilla A. Brice owned the property as of December 1932
Otto E. Neugebauer and wife Grete Neugebauer owned the property as of June 1940
Otto E. Neugebauer (DREC) owned the property as of April 13, 1970
Abraham J. Sachs and wife Janet M. Sachs owned the property as of May 20, 1975;
the card refers to Deed Book 1186/Page 263
Janet M. Sachs and Joathan [sic] M. Sachs owned the property as of July 13, 1983;
DB 1246/438
Glenn Geoffrey Gordon and Marcia M. Gordon owned the property as of April 18, 1985;
DB 1289/454
Robert Coover and Pilar Sans Coover owned the property as of June 20, 1988;
DB 1826/306
Robert Lowell Coover, Trustee Robert Lowell Coover Trust, and Pilar Sans Coover,
Trustee Pilar Sans Coover Trust, owned the property as of August 29, 2000;
DB 4449/65

According to the Assessor's computerized data base, the current owner (since April 2002) is Frederick G. Guggenheim.

Maps and Atlases (Archives and Registry of Deeds)

Maps indicate that the house was constructed sometime between 1895 and 1908, on a lot in the Moses Brown Farm Plat, which was originally recorded in 1872 and had various portions replatted in later years, including in 1893.

1872: "A Plat of the Moses Brown Farm, by Cushing & Co., June 1872," recorded in Plat Book 11, Page 10 and copied on card 286. This map shows the layout of new (or extended) streets and house lots on the 300+ acre Moses Brown Farm, which was located east of today's Hope Street and north of South Angell Street. At the northwest corner of Angell Street and what was then called Rhode Island Avenue (later renamed Parkside Road) is Lot 311, measuring 100 feet by 100 feet (10,000 sq.ft.). Immediately to the west of Lot 311 is Lot 314, also measuring 100 feet by 100 feet (10,000 sq.ft.). A portion of Lot 314, added to Lot 311, makes up the current property known as 690 Angell Street. (*Registry of Deeds*)

1893: "A Portion of the Moses Brown Farm Plat Adjoining Blackstone Park, Replatted August 1893 by Samuel A. Nightingale," recorded in Plat Book 22, Page 4 and copied on card 672. This map shows an unnumbered lot at the northwest corner of Angell Street and Rhode Island Avenue (not yet renamed Parkside Road), and three adjacent lots to the west along Angell Street, numbered 31, 30, and 29, respectively. These four lots, all 50 feet by 100 feet (5,000 sq.ft.), comprise the entirety of Lots 311 and 314 in the original 1872 plat. (*Registry of Deeds*)

1895: "Atlas of the City of Providence" by Everts & Richards, Plate 6 (pages 32-33), shows a vacant 5,000 sq.ft. lot at the northwest corner of Angell Street and Rhode Island Avenue (not yet renamed Parkside Road), as well as a vacant 5,000 sq.ft. lot immediately to the west. Owner names are not indicated. (*Archives*)

1908: "Atlas of the City of Providence" by L.J. Richards Co., Plate 9, shows a wood-frame house at 690 Angell Street, standing on a 6,437 sq.ft. lot at the northwest corner of Angell and Parkside Road. The owner is H.B. Brice. (*Archives*)

Deeds (Registry of Deeds)

Deeds indicate that a major East Side developer, Edward M. Harris of Connecticut, acquired several vacant lots at and near the northwest corner of Angell Street and Rhode Island Avenue in two separate deeds in September 1902. (One of the grantors, the Oxford Land Co., applied for a building permit for this house in 1903, so apparently the two developers cooperated on the initial construction of this house.) When Harris sold the property to Harry B. Brice in May 1904, the deed referred to "buildings and improvements," which seems to mean that the house was still under construction, as directories do not confirm a completed house on the lot before 1905.

Deed Book 449/Page 388: On September 24, 1902, the Oxford Land Co. of RI sold to Edward M. Harris of Putnam Heights, Conn, for \$100, a lot of land with improvements on the north side of Angell Street, located 50 feet west of the northwest corner of Angell Street and Rhode Island Avenue. The lot measured 150 feet on Angell Street and 100 feet deep (15,000 sq.ft). The deed notes that this property includes the whole of Lot 314 and the westerly 50 feet in width by the full depth of Lot 311 in the Moses Brown Farm Plat of 1872 (Plat Book 11/Page 10, card 286), plus Lots 29, 30, and 31 in the Moses Brown Farm Plat Adjoining Blackstone Park Replat of 1893 (Plat Book 22/Page 4, card 672), which were conveyed to the Oxford Land Co. by Waldo I. Getchell by deed dated August 30, 1902 (DB 448/443).

DB 451/255: On September 30, 1902, Joseph Lythgoe and Mary E. Lythgoe of Providence sold to Edward M. Harris of Putnam Heights, Conn., for \$100, a lot of land at the northwest corner of Angell Street and Rhode Island Avenue, measuring 50 feet on Angell and 100 feet on Rhode Island (5,000 sq.ft.). The deed notes that this property is the eastern half by the full depth of Lot 311 in the Moses Brown Farm Plat of 1872 (Plat Book 11/Page 10, card 286). The deed does not mention any buildings or improvements.

DB 462/163: On May 9, 1904, Edward M. Harris of Putnam Heights, Conn. sold to Harry B. Brice of Providence, for \$100, a lot of land with buildings and improvements thereon at the northwest corner of Angell Street and Rhode Island Avenue, measuring 64.37 feet on Angell and 100 feet on Rhode Island (6,437 sq.ft.). The deed notes that this property is the easterly 64.37 feet in width by the full depth of Lot #311 in the Moses Brown Farm Plat of 1872 (Plat Book 11/Page 10, card 286), and comprises the whole of the property acquired by Harris from Joseph and Mary Lythgoe in 1902 (referring to DB 451/255) and a small part of the land acquired by Harris from Oxford Land Co. in 1902 (referring to DB 449/388). The deed also notes a restriction on new construction on this property: that any structure must be set back at least 20 feet from Angell Street, per an agreement between the Oxford Land Co., William H. Eddy, and Edward M. Harris.

DB 759/291: On August 24, 1932, Harry B. Brice conveyed his right and title in a lot with buildings and improvements at the northwest corner of Angell Street and Parkside Road, to himself and his wife Zilla A. Brice, for \$10. The deed notes that "this conveyance is made for the express purpose of vesting title to the land and improvements above described in both Harry B. Brice and Zilla A. Brice as joint tenants, and not tenants in common."

DB 828/241: On May 9, 1940, Harry B. Brice and wife Zilla A. Brice sold to Otto E. Neugebauer and wife Grete Neugebauer, for \$10, a lot of land with buildings and improvements at the northwest corner of Angell Street and Parkside Road. The deed references Lot 311 on the Moses Brown Plat of 1892; and earlier deeds from Edward M. Harris to Harry B. Brice in 1902 (DB 462/163) and from Harry B. Brice to Harry B. and Zilla A. Brice in 1932 (DB 759/291).

Intent to Build Permits (Archives)

These records indicate that a building permit was applied for in early 1903; however directories indicate that the house wasn't completed until 1905.

Application #15660, dated March 27, 1903, to build a house at the northwest corner of Angell Street and Rhode Island Avenue, by the Oxford Land Co. per agent Edwin F. Carey.

Directories (Archives)

Directories indicate that the house was standing and occupied as of 1905. The house is named for its first owner occupant, Harry B. Brice, who later married wife Zilla A. Brice; the couple lived here until 1940.

Providence City Directories contain a street directory (listing all existing streets), and a residents' directory organized alphabetically by last name, beginning in 1850. From 1892-1894 city directories also included a section listing residential buildings by street address, later separately published as a House Directory.

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| 1902, 1903 | Brice, Harry B., superintendent and general agent at 216 Butler Exchange, home 147 Melrose Street. |
| | [No Parkside Drive listed in the street directory; Rhode Island Avenue ran from 205 Butler Avenue to 52 Paterson Street.] |
| 1904 | Brice, Harry B., superintendent and general agent at 216 Butler Exchange, home 147 Melrose Street. |
| | [No Parkside Drive listed in the street directory; Rhode Island Avenue ran from Butler Avenue to Paterson Street, and also from 690 Angell Street to Ticonderoga Avenue. The mention of 690 Angell here likely indicates that the house was under construction in 1904, but as the residents' directory indicates, Mr. Brice was not yet living there.] |
| 1905 | Brice, Harry B., superintendent and general agent at 216 Butler Exchange, home 690 Angell Street. |
| | [Parkside Drive is listed in the street directory as running from 690 Angell Street to Oriole Avenue (formerly Ticonderoga).] |

Providence House Directories were published separately from the City Directory, 1895-1937 (published biannually from 1901) and list all residential buildings by street address. This directory is typically a year behind the city directory.

1903-1904 The address 690 Angell Street is not listed.

1905-1906 690 Angell Street: Brice, Harry B., insurance

Research compiled by Kathryn J. Cavanaugh

February 2010