

Providence Preservation Society

Records for

215 Arlington Avenue

Plat 86

Lot 287

Built 1905

by Louise L. Peck

for Marguerite P. Mackinney

Thornton & Thornton, Architects

Peck- Mackinney House

1882 Atlas of Providence plate 4 shows this land was entitled Yearly Meeting of Friends School House lot.

This section was called Cat Swamp Lots. Little development had taken place in the area.

1895 Atlas of Providence plate 32 shows little platting and development here.

1902 July 1. Recorded in Deed Book 455 page 429. This land was conveyed to John R. Freeman from the yearly Meeting of Friends.

1905 October 26. Deed Book 473-492. John R. Freeman conveyed to Louise L. Peck said land measuring 117.752' on Arlington Avenue. Containing by estimation 11,221 square feet. The transaction was made subject to certain agreements which read in part:

Restriction #1 No building, piazza or portico shall be placed on said land nearer than 20' from the easterly line of Arlington Avenue or 12' from the northerly line of said lot.

Restriction #0 The land is not to be used for other than residential purposes, that no more than a single dwelling house is to be built, no portion of the land is to be occupied as a saloon, public stable, or mercantile store.

1905 November 27. Prior to 1923 building permits were not required but Intentions to Build were frequently filed with the city. Such an intent was filed by Mrs. Walter A. Peck (Louise) to build on the easterly side of Arlington Avenue opposite Olney Street a new 2½ story dwelling. Est. cost \$7,500.

1906 August 15. Recorded in D.B. 482 page 246. Louise L. Peck gave to her daughter, Marguerite P. Mackinney wife of Harold A., said land with buildings and improvements.

This conveyance was made subject to all the restrictions with reference to use of the estate and made subject to the further condition that the estate nor any part thereof shall be sold or mortgaged within twenty years. If the estate or any portion should be sold or mortgaged Mrs. Peck may re-enter and recover possession as her own property in fee simple.

The Mackinneys lived here from 1906 to 1919. He had an insurance company on Westminster Street. See ad enclosed.

1919 August 5. D.B. 585 page 205. Records the transaction between Louise L. Peck and Marguerite P. Mackinney clearing title to the property. Consideration \$10.00.

1919 August 5. D.B. 585:206. Marguerite Mackinney sold the property to Marie Bodell (Mrs. Joseph J. Bodell)

The Bodells lived here from 1920 to 1929. He was a banker at Bodell & Co. located at 32 Custom House St. 1908, 1918, 1920 see copies of area maps enclosed.

1929 Nov. D.B. 733.54 Marie Bodell sold the property to William H. Gidley. (Drusilla F) ^{the} Gidley family occupied the estate from 1930 to 1947. He was treas. Capital Heel Lining Co. Inc., + Transparent Cover Co. Inc. located at N. Main Street.

- 1947 March 1. D.B. 915 p. 160. Hope G. Young formerly Hope Gidley and Dorothy G. Eschenheimer, formerly Gidley, sole heirs under the will of W.H. Gidley, conveyed the property to John W. Kilborn and Eleanor his wife. It appears that Kilborn was a jewelry manufacturer. This family resided here from 1948 through 1962.
- 1962 Dec. 31. D.B. 1120-199. R.I. Hospital Trust National Bank and John W. Kilborn, under the will of Eleanor A. Kilborn sold the property to Mildred Mason (Mrs. Scott Mason) Mason was a teacher at Moses Brown School.
- 1967 July 17. D.B. 1143.431 Scott and Mildred Mason conveyed the premises to George P. Clayson III and Marilyn F. his wife. The Claysons occupied the house from 1967 to 1978. He is listed as Vice President of Industrial National Bank. (Fleet)
- 1977 June 9. D.B. 1199.62 The Claysons conveyed the property to Boyd Peter King (physician) and Marie J. His wife. The Kings have occupied the house since its purchase.

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Life Bonds

PROVIDENCE,

15 Maiden L
18 John St



PLAT 86

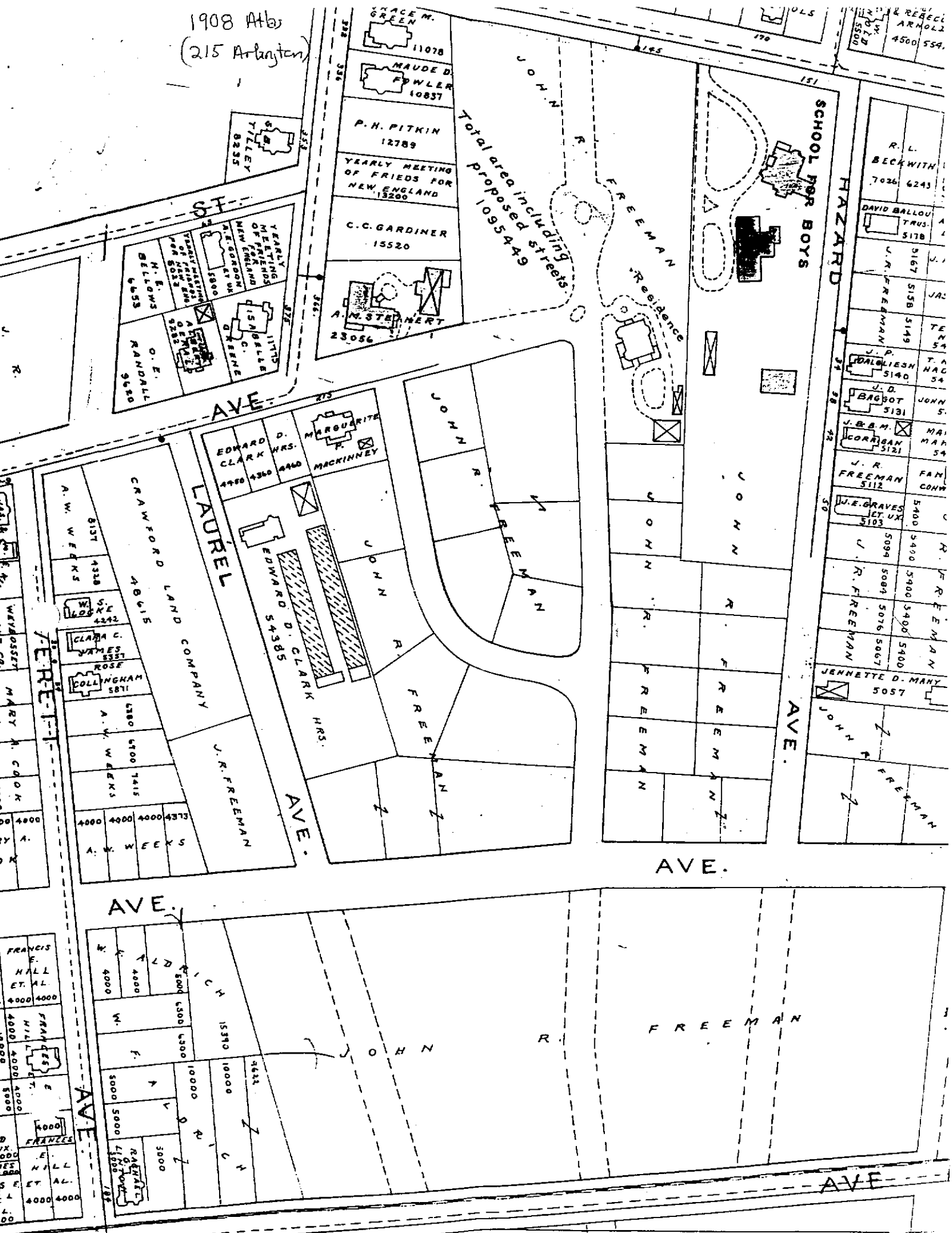
PROVIDENCE, R.I.

Showing parcels of real estate
as assessed, DEC. 31, 1985

SCALE = 1/8" = 10'

1908 Atb
(215 Arlington)

REBECC
ARMOLZ
4500 554.



HISTORIC BUILDING DATA SHEET
RHODE ISLAND STATEWIDE SURVEY

FILE NO. _____ PLAT 86 LOT 267 LUS _____

ADDRESS 215 Burlington Ave

OWNER Geo. P. Clayton III & wife

DB 1143/431



LV-BL-1-4

PRESENT USE:
 1 fam 2 fam _____ multi _____
 pub _____ comm _____ indus _____
 reli _____ agr _____ mixed _____
 other _____

NEIGHBORHOOD LAND USE:
 res comm _____ indus _____
 pub _____ agr _____ woods _____
 other _____

PERIOD/STYLE: P C F GR EV LV ET MT LT

DESCRIPTION: Stories: 2 1/2
 Roof: gable (flank _____ end _____ cross _____)
 gambrel (flank _____ end _____ cross _____) hip
 monitor _____ mansard _____ flat _____
 other lots of gables

Walls: clapboard _____ brick _____ stone _____
 shingle first modern comp _____
 other wood & stucco

Foundation: height _____ stone _____ brick
 other _____

Alterations: good poor _____ none
 Rare bldg. Typical of its area _____

COMMENTS:

NEGATIVE NO. PES-BC-5-26; PES-3-36

KNOWN AS _____

ARCHITECT _____

DATE & SOURCES 1905

ORIGINAL USE res

ORIGINAL OWNER Marquette F. P. MacKinney

HISTORY & SOURCES: wife of Harold A. MacKinney

Maps
 on 1908 - Marquette F. MacKinney
 on 1918 - M. P. MacKinney
 on 1921 -

EVALUATION:		MAP NO.	PRIORITY
Physical Condition			
structure	5 3 2 0		
grounds	2 1 0		
neighborhood	3 2 0		
Architectural value	38 30 20 10 0		
Importance to neighborhood	14 10 5 0		
Historical value	38 30 20 10 0		
Total Score			

SURVEYOR NR AV Checked
 SUPERVISOR HV Checked

DATE 7.77

ROAD MAP NO. PRIORITY