

**PPS RECORDS FOR  
20 DIMAN PLACE  
PLAT 11, LOT 40**

**PASTOR'S RESIDENCE FOR  
CENTRAL CONGREGATIONAL CHURCH  
Francis W. Carpenter, Donor  
Franklin J. Sawtelle, Architect  
H.Z. Barrett & Co., Builders.**

**Built 1893-1894**

**A NOTE ON THE HISTORIC NAME**

PPS typically uses the National Park Service's protocols, as established for the National Register of Historic Places program, for naming historic properties. For example, a house is usually named for the person who owned the property when the house was built.

Primary source research (maps, deeds, city directories, intent to build records) all confirm that Francis W. Carpenter owned the site of 20 Diman Place when the house was built in 1893-1894. Indeed (as noted below), the NR nomination for the Stimson Avenue Historic District named 20 Diman Place the "Francis W. Carpenter House." However, research also indicates that Mr. Carpenter, who was president of the manufacturing firm of Congdon & Carpenter of Providence, never lived in this house; it was first occupied by the Rev. Edward C. Moore, and for many decades thereafter by clergymen. After Mr. Carpenter's death in 1923, the Central Congregational Society acquired the house (in 1925), and continued to own it until 1987.

Another, secondary source consulted for this report was Providence: A Citywide Survey of Historic Resources, written by Edward F. Sanderson and Wm. McKenzie Woodward of the Rhode Island Historical Preservation Commission in 1986. This book, which contains a selected inventory of noteworthy historic properties, names 20 Diman Place as the "Pastor's Residence for Central Congregational Church," which is located just next door at 296 Angell Street. The inventory notes that Francis W. Carpenter had this house constructed (at a cost of \$10,000) for the church's use; that it was designed by architect Franklin J. Sawtelle; that Carpenter was also heavily involved in the construction of the church itself (also in 1893); and that he later built his own grand residence next door to the church at 276 Angell Street (1896).

Thus, it is recommended that the name on the PPS Marker reflect the house's original and lengthy association (of nearly a century's duration) with Central Congregational Church, along with Mr. Carpenter's name as the person responsible for funding its construction.

## DESIGNATIONS

20 Diman Place is a contributing building within the Stimson Avenue Historic District, which was listed on the National Register of Historic Places in 1973; it is identified in the inventory as "Francis W. Carpenter House, 1893-1894."

The house is also located within the Stimson Avenue Historic District Overlay Zone 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 11 identifies 20 Diman Place as Lot 40, a rectangular lot on the west side of the street. The lot has 66.05 feet of street frontage, and a total area of 5,210 sq.ft.

#### **Chain of title card for AP 11, Lot 40 – DIMAN PLACE:**

Francis W. Carpenter owned the property as of March 1, 1893

John Henshaw, trustee under the will of Francis W. Carpenter, owned the property as of June 1, 1923

Central Congregational Society owned the property as of December 1, 1925

Richard C. Morris owned the property as of April 7, 1987 (refers to Deed Book 1558/Page 229)

Peter D. Eimas and Joanne L. Miller owned the property as of June 26, 1989 (refers to DB 2056/098)

Joanne L. Miller owned the property as of April 8, 1996 (refers to DB 3307/054)

(Note: on the back of the card is written "Easement – DB 1558/232 – 4/8/87")

According to the Assessor's computerized data base, Joanne L. Miller of 20 Diman Place is still the current owner.

### **Maps and Atlases (Archives and Registry of Deeds)**

*Maps indicate that the house was constructed sometime between 1882 and 1895, on a lot in the Hartshorn and Rathburn Plat of 1841.*

**1841:** "Thomas C. Hartshorn and William P. Rathburn Plat, surveyed and drawn August 7, 1841 by M.B. Lockwood, recorded September 7, 1841 (Plat Book 1, Page 46, copied on card 17). This small plat consists of of two abutting lots, each 65,940 sq.ft. (1.514 acres), located at and just east of the northeast corner of Angell and Hope Streets. The corner lot is owned by Hartshorn, and the eastern lot is owned by Rathburn; the eastern boundary of the plat is labeled "gangway." Actual measurements

of the Angell Street frontages are not indicated, but visually comparing this map to later city atlases, it seems reasonable to conclude that the future site of 20 Diman Place is included within this plat, and that the gangway is part of today's Stimson Avenue.

**1882:** "Atlas of the City of Providence, R.I. and Environs," by G.M. Hopkins Co., Plate 2, shows Diman Place – then called "North Court" – extending northward from Angell Street one block to Stimson Avenue. The future site of 20 Diman Place is a vacant lot, part of the "Truman Beckwith Estate" (which covered Stimson Avenue as well).  
(Archives)

**1895:** "Atlas of the City of Providence" by Everts & Richards, Plate 7 (pages 36-37), shows the house standing at 20 Diman Place, on a 4,768 sq.ft. lot. The owner's name is not indicated. (Archives)

**1918:** "Atlas of the City of Providence" by G.M. Hopkins Co., Plate 19, shows the house standing at 20 Diman Place, on a 4,768 sq.ft. lot. The owner's name is F.W. Carpenter. The map refers to the Hartshorn & Rathburn Plat. (Maps of 1926 and 1937, by which time the house was owned by the Central Congregational Society and the lot size shrank a bit to 4,280 sq.ft, specify that the plat map is on card 17.) (Archives)

### **Deeds (Registry of Deeds)**

*Deeds indicate that the property was a vacant lot when Francis W. Carpenter acquired it in 1892. By the time it was sold in 1925, the house had been constructed.*

Deed Book 378/Page 282: On December 10, 1892, Charles Fletcher of Providence sold to Francis W. Carpenter, for \$10, a lot on the west side of Diman Place, located 107.39 feet south of Stimson Avenue and 200 feet north of Angell Street. The lot had 52.65 feet of frontage on Diman Place (its eastern boundary), and also measured 88.91 feet on the north, 54.53 feet on the west, and 89.04 feet on the south.

DB 676/40: On June 20, 1925, John Henshaw, as trustee under the will of Francis W. Carpenter, conveyed to several of Mr. Carpenter's heirs a lot on the west side of Diman Place "with buildings and improvements thereon." The boundary description is the same as noted in DB 378/282, with the added notation that the lot contained about 4,768 sq.ft. The grantees were: Gilbert C. Carpenter, Mary C. Peckham, Idelette Carpenter, Julia S. Carpenter, and Hannah Thayer Carpenter, all of Providence, and Harriet C. Thayer of Minneapolis, Minn.

DB 678/53: On July 11, 1925, Gilbert C. Carpenter, Mary C. Peckham, Idelette Carpenter, Julia S. Carpenter, and Hannah Thayer Carpenter, all of Providence, and Harriet C. Thayer of Minneapolis, Minn., collectively sold to the Central Congregational Society, for \$10, a lot on the west side of Diman Place "with buildings and improvements thereon." The boundary description is the same as noted in DB 676/40, with the added notation that this was the same premises conveyed to the grantors by

deed from John Henshaw, trustee under the will of Francis W. Carpenter, dated June 20, 1925.

### **Intent to Build Permits (Archives)**

*These records indicate that a building permit was applied for in 1893; however directories indicate that the house wasn't completed until 1894.*

Application #9970, dated March 24, 1893, to build a house on Diman Place between Angell Street and Stimson Avenue, by F. W. Carpenter, per "Robertson," H.Z. Barrett & Co., builders.

### **Directories (Archives)**

*Directories indicate that the house was standing and occupied as of 1894.*

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.

1893            20 Diman Place not listed

1894            20 Diman Place: Rev. Edward C. Moore (h)

Francis W. Carpenter, president Congdon & Carpenter at 155 Canal St,  
(h) 1 Congdon St

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.

1895            20 Diman Place: Rev. Edward C. Moore (h)

1 Congdon Street: Francis W. Carpenter (h)