

**PPS RECORDS FOR
367 FRIENDSHIP STREET
PLAT 23, LOT 104**

**SAMUEL D. WICKES HOUSE
Built 1843-1844**

DESIGNATIONS

This house is a contributing building within the Pine Street Historic District (listed on the National Register of Historic Places); it is identified in the inventory as "Samuel D. Wickes House, 1842-1844."

[NB: Although Samuel D. Wickes purchased this property as part of a larger vacant parcel in November 1842, presumably construction was delayed until the spring of 1843, so the date of the house is 1843-1844.]

The house is not located with any local historic district overlay zone designated by the City of Providence.

NOTES

Previous lot number: AP 23/97 (1854-1861)

Previous addresses:

219 Friendship Street (1847-1869)

369 Friendship Street (1870-1872)

367 Friendship Street as of 1873

On all historic atlases consulted for this report (see pp. 3 and 8), this house was part of a complex of four attached buildings extending in a line along the entire west side of Lockwood St. from Friendship St. north to Pine St. This complex occupied Lot 97 in Plat 23 until 1861, when that lot was subdivided, and the southern part (Lot 104) including the house at 367 Friendship St. was transferred to Mary R. Wickes. The 1875 atlas identifies these four attached buildings as 367 Friendship and 136-138 Lockwood (owned by Mary R. Wickes) and 140-142 Lockwood and 422 Pine (owned by Samuel D. Wickes). The 1892 city directory, which is the first to provide a list of buildings by street address, indicates that 270 Lockwood (formerly 138) was in commercial use, while 274 Lockwood (formerly 140-142) and 422 Pine were single-family and multi-family dwellings, respectively.

The two buildings fronting on Lockwood St. were demolished sometime after 1956, but the house at 422 Pine St. still stands and was also included in the Pine St. National Register Historic District; the inventory identifies it as "House, ca. 1850." While 422 Pine St. was not specifically researched for this report, it too apparently was built by Samuel D. Wickes (as rental property).

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

Assessor's Plat Maps and Chain of Title Cards (Assessor's Office)¹

The map for Assessor's Plat 23 identifies 367 Friendship Street as Lot 104, at the northwest corner of Friendship and Lockwood Streets, measuring 80.24 ft. on Friendship and 95.265 ft. on Lockwood; the total area of the lot is 7,646 sq.ft.

Chain of title card for AP 23, Lot 104 – FRIENDSHIP ST.

Mary R. Wickes owned the property as of March 10, 1862.

Mary R. Wickes Estate owned the property as of Nov.r 1926.

Stephen F. Wickes and Bradford H. Whitford owned the property as of March 1927.

Bradford H. Whitford "for life" June 1929.

City of Providence owned the property as of June 22, 1977 (tax title in Deed Book 1199/Page 608).

William C. Foulke owned the property as of Dec. 29, 1978 (ref. DB 1210/251).

Nathaniel L. Salfas owned the property as of Jan. 28, 1981 (ref. DB 1225/889).

Nathaniel L. Salfas and Diane Salfas owned the property as of Aug. 15, 1984 (ref. DB 1269/230).

Randall Housing Associates LP owned the property as of May 22, 1986 (ref. DB 1378/300).

Fremur LLC owned the property as of Dec. 30, 1996 (ref. DB 3468/122).

Rosaide Tiburcio and Yvon Brito owned the property as of Nov. 3, 1997 (ref. DB 3666/298)

Yvon Brito owned the property as of Jan. 20, 1999 (ref. DB 3993/76).

Ocwen Federal Bank owned the property as of Dec. 19, 2000 (ref. DB 4541/140? – number obscured).

Keith Stickland owned the property as of March 22, 2001 (ref. DB 4627/286).

Dora M. Jurca owned the property as of Sept. 25, 2001 (ref. DB 4844/314).

[Last entry on this card.]

According to the Assessor's computerized data base, the current owner (since March 2011) is APF Limited Partnership; Dora M. Jurca is listed as one of 6 previous owners prior to APF LP.

Maps and Atlases (Archives and Registry of Deeds) (SELECT MAPS ATTACHED)

Maps indicate that the house was constructed before 1857.

¹ **Chain of Title Cards** typically list owner names from the late 19th c. forward; earlier ownership is identified through deed research. The cards are only available as scanned digital images, and the scanning sometimes did not fully reproduce the original card, so some names or dates can be incomplete or illegible.

1842: “Map of the Land of Timothy Wiggins,” by M.B. Lockwood, 1842; recorded in Plat Book 2/Page 10, copied on plat card 55. The map shows a large plat that includes the block bounded by Friendship, Lockwood, Pine, and Pearl Streets, which contains 8 numbered lots: 104, 105, 106, 107, 140, 141, 142, and 143. The future site of 367 Friendship St. is Lot 104, at the northwest corner of Friendship and Lockwood. (*Registry of Deeds*)

1857: “Map of Providence, R.I.” by H.F. Walling, shows a house at the northwest corner of Friendship and Lockwood Streets, with several attached buildings extending from the rear of this house north to Pine St. This complex of buildings stands on an L-shaped lot owned by S.D. Wickes. (*Archives*)

1875: “City Atlas of Providence,” by G.M. Hopkins, Vol. 2, Plate H, shows the same complex of buildings as seen on the 1857 map: the house, with the address 367 Friendship St., and attached buildings with addresses 136, 138, 140, and 142 Lockwood St., and 422 Pine St. The notation “B” on the building attached to the rear of 367 Friendship indicates “business.” The original lot has been subdivided: Mary R. Wickes now owns a 7,646 sq.ft. lot containing 367 Friendship, and 136-138 Lockwood; while “S.M.” Wickes owns a 4,024 sq.ft. lot containing 140-142 Lockwood and 422 Pine. (*Archives*)

1882: “Atlas of the City of Providence, R.I. and Environs,” by G.M. Hopkins Co., Plate 14, shows the same complex of buildings, with addresses 367 Friendship, 136 and 142 Lockwood, and 422 Pine. Owners and lot sizes are not noted. (*Archives*)

1895: “Atlas of the City of Providence” by Everts & Richards, Page 56, shows that the attached buildings have been renumbered 270 and 272-274 Lockwood; they straddle the property line between 367 Friendship (owned by Mary R. Wickes; 7,646 sq.ft) and 422 Pine (owned by B. Whitford; 4,024 sq.ft.) (*Archives*)

1921: Sanborn Insurance Co. Map, Vol. 1, p. 50, shows the attached buildings as a 1 story store at 270 Lockwood, and a 1 story dwelling at 272-274 Lockwood straddling the property line between a 2-1/2 story dwelling at 367 Friendship and a 2 story dwelling at 422 Pine. (Online)

1956: Sanborn Insurance Co. Map, Vol. 1, p. 50, shows the four attached buildings still in place; the middle buildings on Lockwood are depicted as a laundry. A garage, shown next to the house on this map, no longer exists. (*Archives*)

Deeds (*Registry of Deeds, unless otherwise noted*)

Deeds indicate that Samuel R. Wickes purchased the entire block bounded by Friendship, Lockwood, Pine and Pearl Streets in two transactions: the eastern half of the block in 1842, and the western half in 1843. Over the next two decades, Wickes

apparently had some financial difficulties, and he twice sold this land to others and then later bought it back, the second time through his wife, Maria. Samuel and Maria Wickes sold the lot containing the house at 367 Friendship to Mary R. Wickes in 1861.

Deed Book 85/113: On November 7, 1842, John Whipple of Providence, acting as agent and trustee for Timothy Wiggins of London, sold to Samuel D. Wickes of Providence, for \$369, Lots 104, 105, 142, and 143 within a 25-acre tract owned by Timothy Wiggins, as shown in the map recorded in Plat Book 2. [Neither the page number nor the plat card is specified, but see Maps, above for the full citation.] Lot 104 is the future site of 367 Friendship. No buildings are mentioned in this deed.

[NB: A note at the top of the page in the Deed Book states, "Copy from Book 85, page 89." The grantor and grantee indices for this transaction both reference the original page numbers; the grantor index was later corrected by hand to indicate page 113.]

DB 85/430: On May 12, 1843, John Whipple sold to Samuel D. Wickes, Lots 106, 107, 140, and 141 in the Timothy Wiggins Plat. Again, no buildings are mentioned in this deed.

[NB: A note at the top of the page in the Deed Book states, "Copy from Book 85, page 366." The grantor and grantee indices for this transaction both reference the original page numbers; the grantor index was later corrected by hand to indicate page 430.]

DB 98/123: On October 3, 1845, Samuel D. Wickes of Providence conveyed to Edmund A. Nichols of Providence, "in consideration of the trusts and provisions hereinafter made and declared for the benefit of my creditors, and \$1.00," a parcel of land with all buildings and improvements thereon, bounding on four streets: Pine, Pearl, Friendship, and Lockwood; also, "all other lands, tenements, and hereditaments to me belonging ... all goods and chattels and effects of every kind to me belonging." Nichols was to hold all of this property in trust, to sell Wickes' personal property at public auction, and apply the proceeds to executing the trusts and paying off multiple debts.

DB 110/11: On January 1, 1848, Edmund A. Nichols of Providence quitclaimed to Samuel D. Wickes of Providence, for \$1.00, all right and title to "all property, estate, and effects" referenced in the Deeds of Assignment" dated October 23, 1845 [this was the recording date for DB 98/123.]

DB 123/424: On November 26, 1851, Samuel D. Wickes of Providence sold to Gardner Matteson of West Greenwich, for \$2,500, a tract of land bounded on the north by Pine Street, on the east by Lockwood Street, on the south by Friendship Street, and on the west by Pearl Street, together with all buildings and improvements thereon.

DB 123/430: On November 26, 1851, Gardner Matteson of West Greenwich sold to Maria Wickes, wife of Samuel D. Wickes, for \$2,500, a tract of land bounded on the north by Pine Street, on the east by Lockwood Street, on the south by Friendship Street, and on the west by Pearl Street, together with all buildings and improvements thereon.

DB 163/13: On November 28, 1861, Samuel R. Wickes and wife Maria Wickes of Providence sold to Mary R. Wickes of Providence, for \$400, a parcel of land “with one dwelling house and other buildings and improvements,” measuring 80 feet on Friendship St. and 95 feet on Lockwood St.

Tax Records (Archives)²

The original plat and lot number for Samuel D. Wickes’ property was 23/97, which evidently included the entire block bounded by Friendship, Lockwood, Pine, and Pearl Streets. Wickes sold off various portions of this land between 1856 and 1862. AP 23/104 was created in 1861 when part of Lot 97 was conveyed to Mary R. Wickes.

Ledger A3/Page 157 – on August 1, 1854, Samuel D. Wickes and wife owned AP 23/97, which measured 38,000 sq.ft., and was valued at \$7,220 for land and \$5,000 for buildings.

[NB: According to deeds (see above), this property encompassed the entire block bounded by Friendship, Lockwood, Pine, and Pearl Sts. Given the size of the property and the high valuation for buildings, clearly multiple buildings stood within this block in 1854. See the 1857 map.]

Ledger A3/161 – on March 10, 1862, Mary R. Wickes owned AP 23/104 [first entry in tax ledgers for this lot number], which measured 7,646 sq.ft. and was valued at \$1,682 for land and \$2,600 for buildings.

Directories (Archives)³

The original address for this house, 219 Friendship Street, first appears in city directories in 1847-48, although Samuel Wickes lived on Friendship St. as early as

² **Tax Records:** Prior to 1854, Providence tax records only identified the name of the taxpayer and the amount of tax paid – not the location of the taxable property, or whether it was real estate or personal property. As of August 1, 1854, the Tax Assessor began using a system of plats and lots to identify individual parcels of real estate (although records did not indicate how many buildings were on any given lot, or distinguish between primary buildings and outbuildings, until the latter half of the 20th century). Tax records from the latter half of the 19th century are indexed by plat number, and recorded in a series of ledgers labeled “A” through “E.”

³ **Providence City Directories** were published intermittently beginning in 1824, and annually as of 1850. Until 1892, these volumes contained an alphabetical listing of residents and businesses. Residents’ professions and business addresses (if any) were noted before home addresses. As of 1892, city directories also included a section listing residential buildings by street address; this was published separately as a House Directory from 1895-1935. The notation “(h)” indicates home or a head of household; “(b)” indicates a boarder.

Providence House Directories list all residential buildings by street address. These began publication in 1892, incorporated within the larger City Directory. Separate House Directories were published from 1895 to 1937 (biannually from 1901); these were often a year behind the city directories during this period. As of 1938, the house directory was reincorporated within the City Directory.

1844. *The address changed twice in the 1870s, finally becoming 367 Friendship as of 1872.*

1837-1838 Samuel D. Wickes not listed.

1839-1843 Directories not available.

1844 **First listing for this house:**
Samuel D. "Wicks," grocer 49 Canal St, [h] Friendship St.

1845-1846 Directories not available.

1847-1848 Samuel D. "Wicks," teamster, [h] 219 Friendship St.

1849 Directory not available.

1850 Samuel D. Wickes, New Market, (h) 219 Friendship St.

1865 Samuel D. Wickes, produce, (h) 219 Friendship St.
Mary R. Wickes, teacher, (b) 219 Friendship St.

1870 Samuel D. Wickes, produce, (h) 369 Friendship St. **[address changed]**
[NB: although the 1875 atlas references businesses located in the attached building immediately behind this house, no produce or provisions dealers were found on Friendship or Lockwood Streets in the 1870-1875 business directories.]

1871 Samuel D. Wickes not listed (nor Maria Wickes)
Mary R. Wickes, teacher Elm St. grammar, (b) 369 Friendship St.
Sarah M. Wickes, teacher Public St. intermediate, (b) 369 Friendship St.

1872 Mrs. Maria Wickes, (h) 367 Friendship St. **[address changed]**
Mary R. Wickes, teacher Elm St. grammar, (b) 367 Friendship St.
Sarah M. Wickes, teacher Public St. intermediate, (b) 367 Friendship St.

1892 First listings organized by street address, for attached buildings behind 367 Friendship:
270 Lockwood St. – Mrs. A.A. Vaughn, variety store
1891 – Mrs. Abbie A. Vaughn, confectionery etc. 138 Lockwood St.
(previous address for this building), (h) 363 Friendship St.)
272 Lockwood St. – not listed
274 Lockwood St. – Fidelia E. Luther, widow (h)
422 Pine St. – Caleb G. Green (h), Miss Maria Green (h), Henry C. Hogdon, insurance agent (h), Benjamin G. Buttolph, insurance agent (b)

