

**PPS RECORDS FOR
22 HALSEY STREET
PLAT 9, LOT 548**

**RUTH W. AND NATHANIEL G. HELME HOUSE
Built ca. 1846-1850**

DESIGNATIONS

This house is a contributing building within the College Hill Historic District (listed on the National Register of Historic Places); it is identified in the inventory as “Nathaniel G. Helme House (1846-1850).”

The house is also located within the College Hill Historic District overlay zone designated by the City of Providence.

NOTES

Previous addresses:

12 Halsey Street (1850-1869)

14 Halsey Street (1870-1889)

The address 14R Halsey also existed (indicating multi-family use)
from 1886-1889.

10-12-14 Halsey Street (1890/1892-1894)

20, 22, or 20-22 Halsey Street (varied, since 1895)

Current address 22 Halsey is posted on the building and listed in Assessor’s records.

Previous lot number: AP 9/159

Lots 159 and 158 (22 and 26 Halsey) were merged and then re-subdivided into
Lots 548 and 549 in 1968.

Historic Name

Deeds indicate that Ruth W. Helme, the wife of Nathaniel G. Helme, purchased this property as a vacant lot in 1846, and directories confirm that the house was constructed as of 1850, occupied by Nathaniel (and, evidently, his wife and children). Hence, the house is properly named for Ruth and Nathaniel together.

Gowdey File & Helme Family History

This house was previously recorded in PPS’s Gowdey File under the address 20-22 Halsey Street, and identified as the Nathaniel G. Helme House, built 1846-1850. The research done at that time (report undated but written ca. 1973, available online at www.ppsri.org) included several sources that are not typically researched today,

including insurance policy records, mortgages, and wills. This information, together with research done for this current marker report, suggests that this house was owned by various members of the Helme family until 1925. To summarize:

- Nathaniel G. Helme died in 1852 at age 49.
- In 1853 Ruth W. Helme conveyed a one-half interest in this house to Ann F. (Mrs. Joseph) Manton, William C. Helme, Elizabeth Helme, and minors Daniel H. Helme, Abby Jane Helme, and Ellen R. Helme. Presumably these were Ruth and Nathaniel's children.
 - Nathaniel may also have had a brother (or other relative) named William C. Helme, who owned the house next door at what is now 26 Halsey St.
- Elizabeth, who lived with her mother in this house for most of her life, inherited the entire property after Ruth died at age 90 in 1898. Elizabeth herself died in 1905. Her will named Ellen R. Barnes (nee Helme? not confirmed) as executor.
- Ellen R. Barnes received a life tenancy in the house in 1908. This suggests a close relationship between her and Elizabeth Helme – perhaps, sisters.
- Ellen R. Barnes died in 1924. Her executor, David P. Moulton, along with three heirs of Abby J. Kellogg of Hartford (nee Helme? not confirmed), sold the house in 1925. Abby (or her heirs) evidently inherited the property from Ellen, which again suggests a close or at least familial relationship: perhaps, sisters.

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 2014 map for AP 9 identifies 22 Halsey Street as Lot 548. The roughly L-shaped lot has 50.15 feet of street frontage, measures 127.94 feet on its west side, and a total area of 7,200 sq.ft.

Note: the current configuration of the lot is evidently the result of the 1968 merger that created Lot 548 from Lot 159 and part of the adjacent lot to the east (now Lot 549). The original Lot 159 had 50 feet of street frontage and measured 130.5 feet on the west (see Deeds, below.)

Chain of Title Card for AP 9, Lot 159 – HALSEY ST.

Nathaniel G. Helme Estate owned the property as of Aug. 1, [year illegible].

Ellen R. Barnes for life as of Jan. 2, 1908. [No deed was found for this; see Notes.]

Harry G. Kellogg, Lellie E. Kellogg and Frank H. Kellogg owned the property as of March [date illegible], 1925. [No deed was found for this; see Notes.]

William H. LeLacheure owned the property as of April 1, 1925.

Joseph Martin owned the property as of June 15, 1926.

¹ Chain of Title Cards typically list owner names beginning in the late 19th c.; 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.

John A. Longfellow owned the property as of December 1927.
Emelyn B. Brand owned the property as of June 1928.
Angelina Iacobucci owned the property as of June 15, 1934.
Gladys M. Gelfuso owned the property as of October 1935.
Bay Realty Company owned the property as of February 1937.
Joseph Minicucci and wife Guistina Minicucci owned the property as of June 15, 1938.
Charles Petrozella and wife Crestina Petrozella owned the property as of May 1939.
Antonio Pepe and wife Carmen Pepe owned the property as of February 1940.
People's Savings Bank of Providence owned the property as of June 18, 1941.
Anthony DeAugustinis owned the property as of December 1941.
John D. Thomas owned the property as of March 1942.
Edward A. White owned the property as of June 1946.
Walter A. Frye and wife Anne W. Frye owned the property as of February 1947.
Allan Realty Co. owned the property as of January 1950.
Eddie Duffie 3rd owned the property as of November 1952.
Plantations Development Corp. owned the property as of July 20, 1965. (Refers to Deed Book 1132/422.)
Agnes E. Little owned the property as of December 21, 1965. (Ref DB 1134/827.)
Merged into Lots 548 [22 Halsey] and 549 [26 Halsey] as of April 5, 1968. (Ref DB 1146/1041 and 1147/127.)
[Last entry on this card – lot dropped.]

Chain of Title Card for AP 9, Lot 548 – HALSEY ST.

[The card notes, "Part of Lot 159 merged into Lot 548"]

Agnes E. Little owned the property as of April 30, 1968. (Ref DB 1146/1041 and 1147/127.)
Allen B. Carr owned the property as of October 2, 1969. (Ref DB 1154/673.)
Cecile P. Robert owned the property as of April 20, 1981. (Ref DB 1227/520).
City of Providence owned the property (tax title) as of June 13, 1983. (Ref DB 1245/288.)
Halsey, Inc. owned the property as of August 10, 1983. (Ref DB 1246/783, 786 and 1247/246.)
“(*)CB 7/822, July 22, 1983. Sold Unit #5. Sold Units #2, 4, 6, December 19, 1983.”
[Last entry on this card.]

The building was converted into 6 condominium units in 1983. Each unit has its own chain of title card recording transfers of ownership since then. According to the Assessor's data base, the current unit owners are:

Unit 1 – Theresa R. Conroy, since August 1995.
Unit 2 – Robert A. Giovino, since December 1987.
Unit 3 – Eva K. Sutton, since June 2012.
Unit 4 – Michael F. Mita, since May 2005.
Unit 5 – Kevin C. Cain, since May 2013.
Unit 6 – Todd Eric Winkler since July 2013.

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

Maps indicate that the house was standing as of 1857.

1840: “Map of Halsey Street and Adjacent Land Owned by the Late Thomas L. Halsey,” by M.B. Lockwood, 1840; recorded in Plat Book 2/Page 5. Copied by Haines & Schubarth, June 9, 1852, on Plat Card 50. This map shows the future site of 22 Halsey St. as Lot 29, on the north side of Halsey St, measuring 50 feet on the street, 130.5 feet on the west, and 131.5 feet on the east. (Note that the 1852 copy of the original map does not show this house, although other records confirm that it had been built by then.) *(Registry of Deeds)*

1857: “Map of Providence, R.I.” by H.F. Walling, shows the house at 22 Halsey, with an L-shaped footprint, on the north side of Halsey St. (The house next door to the east, now 26 Halsey, is also shown.) Address number, lot size, and owner name are not indicated. *(Archives)*

1875: “City Atlas of Providence,” by G.M. Hopkins, Vol. 1, Plate E, shows the house with its previous address, 14 Halsey, on a 6,464 sq.ft. lot owned by Heirs of N.G. Helme. An outbuilding shown at the rear northeast corner of the lot no longer exists. (The house next door to the east, 18 (now 26) Halsey, stands on a 6,532 sq.ft. lot owned by William C. Helme.) *(Archives)*

1895: “Atlas of the City of Providence” by Everts & Richards, Pages 28-29, shows the address of the house changed to 22 Halsey; it stands on a 6,464 sq.ft. lot (owner name not indicated). Two bay windows (no longer extant) are illustrated at front. The outbuilding is still there. (The address of the house next door changed to 26 Halsey; its lot size was likewise the same.) *(Archives)*

1902: Assessor’s Plat 9, shows the previous lot number for this property, 159. No buildings are shown on this map. *(Archives)*

1937: “Atlas of the City of Providence” by G.M. Hopkins Co., Plate 22, shows the house at 22 Halsey, with the lot size slightly reduced to 6,451 sq.ft., and the outbuilding gone. This map references the Thomas L. Halsey Plat on Plat Card 50. *(Archives)*

1956: “Sanborn Insurance Co. Maps,” Vol. 2, p. 47, shows the house with the address 20-22 Halsey, being used as “flats” (apartments). The house is 2-1/2 stories with 1-story bay windows at front and the west side, and 1-story and 2-story additions at the rear. (Note: the bay windows were evidently removed by 1970: they are not mentioned in the description of this building in the inventory of the College Hill National Register Historic District.) *(Archives)*

Deeds (Registry of Deeds, unless otherwise noted)

Deeds indicate that the property was a vacant lot in 1846, but had buildings on it by 1853.

Deed Book 99/Page 206: On January 1, 1846, Sarah Halsey of Providence, single woman, sold to Ruth W. Helme, wife of Nathaniel G. Helme of Providence, for \$825, a lot on Halsey Street, being Lot 29 in the Thomas Halsey Plat of 1840. Bounded southerly on Halsey St, 50 feet, and holding that width extends north bounding west on Lot 30 in said plat, 130 feet 6 inches, and bounding east on Lot 28 in said plat, 131 feet 6 inches. (No buildings mentioned.)

DB 133/235: On June 1, 1853, Ruth W. Helme of Providence sold to Ann Frances Manton, wife of Joseph R. Manton, William C. Helme, Elizabeth, Daniel H. Helme, Abby Jane Helme, and Ellen R. Helme (the three last named being minors), all of Providence, for \$2,000, one undivided one-half part of Lot 29 in the Thomas Halsey Plat (same measurements as in DB 99/206). "Being the same conveyed to me by Sarah Halsey by deed dated January 1, 1846. Intending to convey the buildings and all improvements on said lot."

DB 669/113: On February 14, 1925, David P. Moulton of Providence, executor under the will of Ellen R. Barnes, late of Providence, deceased; and Lellie E. Kellogg and Franklin H. Kellogg of Hartford, Conn., and Harry G. Kellogg of Malden, Mass., being the heirs at law and next of kin of Abby J. Kellogg, late of Hartford, deceased, sold to William H. LeLacheure of Providence, for \$10, three parcels of land with buildings and improvements. Parcel 1 was a lot bounding south on Halsey St. and west on the city's school house lot, measuring 50 feet on Halsey, 130.5 feet on the west, 131.5 feet on the east, and 50 feet on the north. (Parcel 2 was north of Parcel 1 and the school house lot; Parcel 3 was on the east side of Benefit Street north of the school house lot.) Parcel 1 had an easement in favor of Parcel 2, in a five foot strip extending back from Halsey Street next east of the City's land.

Tax Records (Archives)²

Records indicate that one or more buildings stood on the property in 1854.

Ledger A1/Page 380 – As of August 1, 1854, Nathaniel G. Helme Heirs Estate owned AP 9/159, measuring 6,464 sq.ft. and valued at \$1,612 for land and \$3,000 for buildings.

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 real estate. 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."

Directories (Archives)³

This house first appears in the 1850 directory. (Before 1850, directories are only available for 1824, 1836-1837, 1841-1842, 1844, and 1847-48.)

City Directories

- 1841-42 Halsey Street not listed in the index of streets.
- 1844 Halsey Street - runs north from 14 Benefit Street to Pratt Street.
N.G. Helme, manufacturer of iron safes, 298 and 282 North Main St.
William C. Helme, machinist, Stevens [Street], 292 North Main St.
(Note: business address typically precedes home address).
- 1847-48 N.G. Helme, roving guide manufacturer, 378 and 366 N. Main St.
(addresses renumbered?)
[William C. Helme, machinist 23 Bark St., 14 Halsey St. (previous address
for 26 Halsey, next door).]
- 1850 N.G. Helme, roving guide manufacturer 378 N. Main St, 12 Halsey St.
(previous address for 22 Halsey).
[William C. Helme, machinist 8 Steeple, 14 Halsey St.]
- 1869 Daniel H. Helme, roving guides manufacturer 12 Halsey, (b) 12 Halsey
Elizabeth Helme, teacher Benefit St. Grammar School, (b) 12 Halsey
Ruth W. Helme, widow, (h) 12 Halsey
[Also Celinda E. Helme, widow (h), and Hattie J. Helme, teacher Benefit
St. Grammar School (b), at 14 Halsey.]
- 1870 Daniel H. Helme, roving guides manufacturer 12 Halsey, (b) 14 Halsey
Elizabeth Helme, teacher Benefit St. Grammar School, (b) 14 Halsey
Ruth W. Helme, widow, (h) 14 Halsey **(address changed)**
[Also Celinda E. Helme, widow (h), and Hattie J. Helme, teacher Benefit
St. Grammar School (b), at 18 Halsey.]

³ **Providence City Directories** were published intermittently beginning in 1824, and annually as of 1850. Until 1892, these volumes contained a street directory (listing the names and locations of all existing streets), and 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.

- 1885 Daniel H. Helme, guide manufacturer, (h) 14 Halsey
Miss Elizabeth Helme, private school [teacher], (b) 14 Halsey
Ruth W. Helme, widow, (h) 14 Halsey (previous address)
- 1886-1889 All 3 Helmes now listed at 14R Halsey (house now in multi-family use)
- 1890 Daniel H .Helme not listed
Miss Elizabeth Helme, (b) 10 Halsey
Ruth W. Helme, widow, (h) 10 Halsey **(address changed)**
- 1892-1894 (1892, first directory listing buildings by street address)
House 10 Halsey Street
Miss Elizabeth Helme (b)
Ruth W. Helme (h)
Nellie H. Barnes, widow (h) [as of 1894; Ellen R. Barnes's in-law
relative?]
12 Halsey Street [occupied by tenants]
14 Halsey Street [occupied by tenants]
[18 Halsey Street: Misses Ann and Ellen Barbour (b), J. Heathcote (h)]
- 1895 House 22 Halsey Street [20 Halsey not listed] **(address changed)**
Nellie H. Barnes, widow (h)
George A. Carmichael, cashier (b)
Leonard Chase, bookkeeper (b)
John F. Daniels, contractor (b)
Miss Elizabeth Helme (b)
Ruth W. Helme, widow (h)
[26 Halsey Street: Misses Ann and Ellen Barbour (b), J. Heathcote (h)]
- 1896 House 20 Halsey Street
Gardner L. Hyde, clerk (b)
Jasper G. Hyde, manager (h)
Sidney G. Irwin, travel agent (b)
- 22 Halsey Street
Nellie H. Barnes, widow (h)
Miss Elizabeth Helme (b)
Ruth W. Helme (h)
- 1924-25 House [listings for 20 and 22 Halsey]
- 1929-30 House [listing for 20 Halsey only]
- 1935 House [listing for 22 Halsey only]

- 1940-1970 City [listings for 22 Halsey only]
1975 City [listing for 20 Halsey only]
1980, 1990 [listings for both 20 and 22 Halsey]

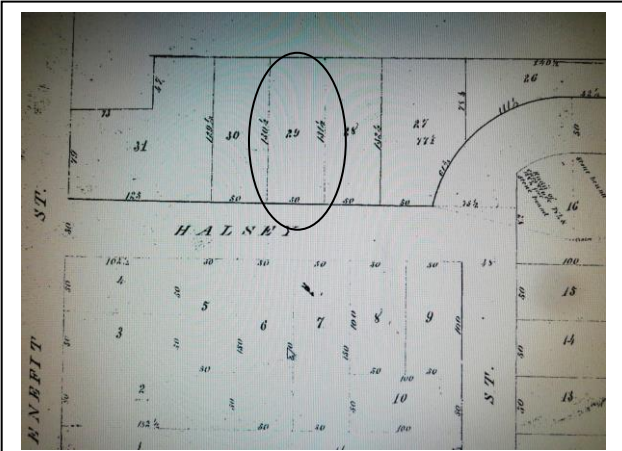
Vital Statistics Records (Archives)

Indexes of Births, Marriages, and Deaths, 1636-1910

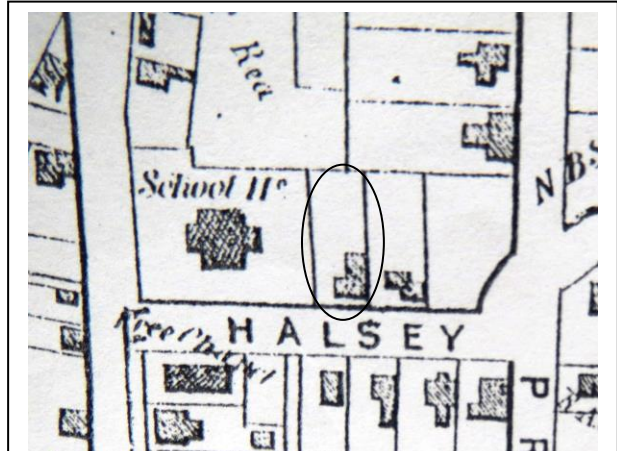
No births for any children of Nathaniel and Ruth Helme were recorded in Providence prior to 1910.

No marriages between Ellen R. Helme and Frank J. Barnes, or between Abby J. Helme to a Mr. Kellogg were recorded in Providence prior to 1910.

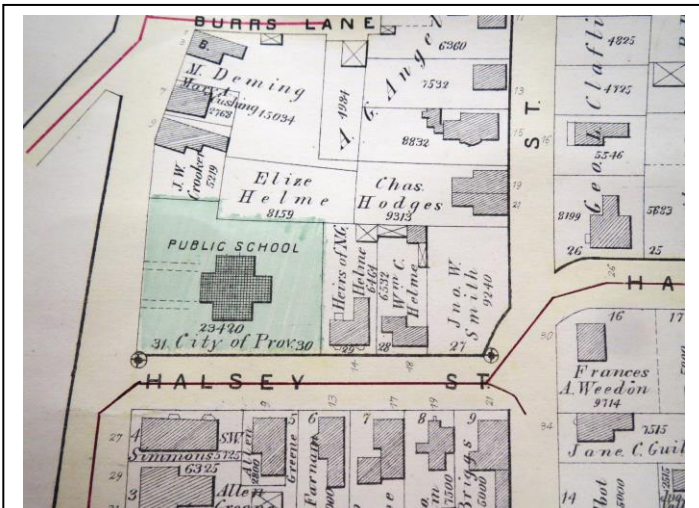
- 1850 Ann F. Helme married Joseph R. Manton, Oct. 16, 1850.
- 1852 Nathaniel G. Helme died Sept. 18, 1852, age 49.
[parents' names not indicated]
- 1865 William C. Helme, son of Silas, died May 4, 1865, age 59.
[Nathaniel's brother, or other relative?]
- 1887 Abby J. Helme married Lorenzo A. Rovelto "col'd", Aug. 1, 1887.
[The cross-reference listing, Lorenzo A. Rovelto married Abby J. Helme, notes "col'd" after her name. If both were people of color, Abby J. may not have been the same person as Abby Jane, as there is no other record of the Helmes family who owned 22 Halsey being people of color. Since Abby J. Kellogg lived in Hartford at the time of her death, she may have been married there as well.]
- 1898 Ruth W. Helme, widow of Nathaniel G. Helme, died Jan. 27, 1898, age 90.
[Also, Celinda E. Helme, widow of William C. Helme, died Nov. 28, 1898, age 93. This would seem to confirm that not only did Nathaniel Helme have a son named William C. Helme, but he also had a relative (brother?) of that name in his own generation.]
- 1905 Elizabeth Helme, daughter of Nathaniel G. and Ruth W., died Feb. 4, 1905 at age "74?".
- 1924 Ellen R. Barnes, widow of Frank J. Barnes, died June 19, 1924, age 78.



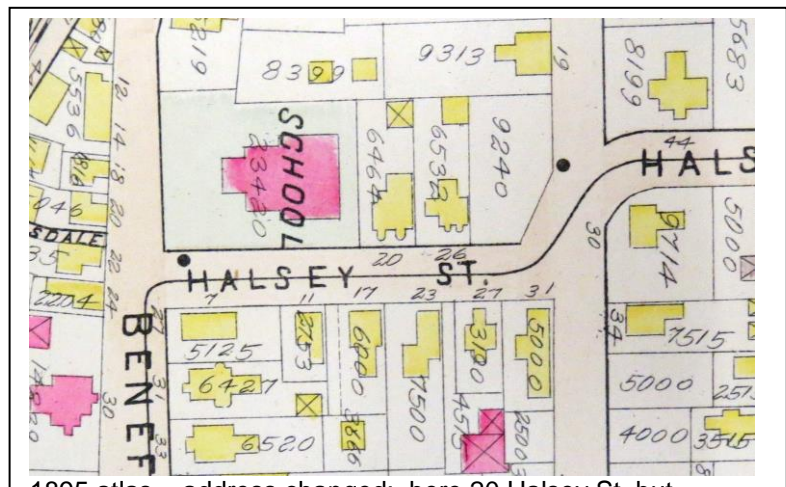
1840 Thomas Halsey Plat, showing Lot 29: the future site of 22 Halsey St.



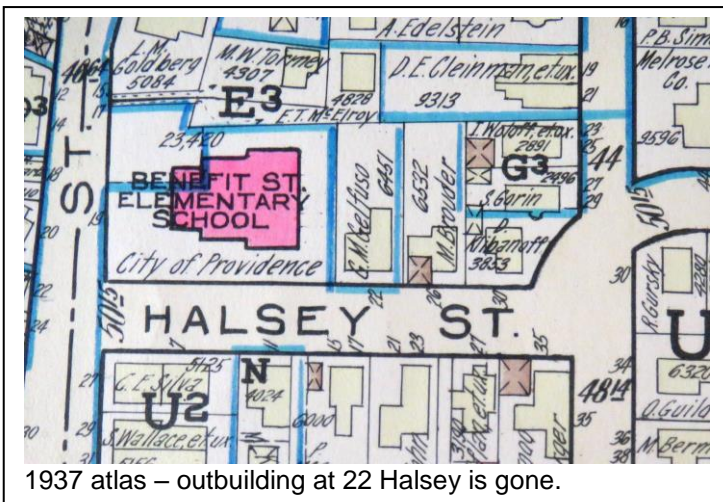
1857 atlas, showing the house at 22 Halsey St.



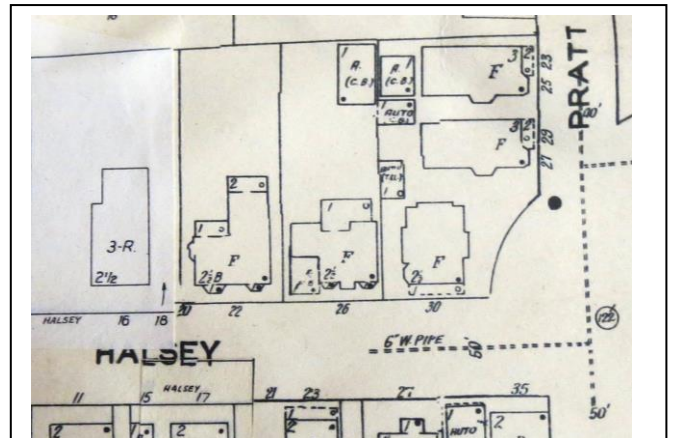
1875 atlas – shows the house with its previous address, 14 Halsey St.



1895 atlas – address changed: here 20 Halsey St. but listed as 22 Halsey in 1895 directories). Bay windows depicted at front no longer exist.



1937 atlas – outbuilding at 22 Halsey is gone.



1956 Sanborn map showing 20-22 Halsey as "Flats" (apartments). Bay windows at front no longer exist.