

PROVIDENCE PRESERVATION SOCIETY

RECORDS FOR

43-45 HALSEY STREET Plat 9, Lot 273

Golda Rubin House Built 1914

Summary: The house at 43-45 Halsey Street is located on the south side of Halsey Street between Pratt and Congdon Streets. The house, a triple-decker, was built in 1914 at a time when Providence's population was increasing and multi-family housing was in demand. It shares its lot with another, earlier house (the Stephen R. Weeden House, built 1845 at 30 Pratt Street). At the time of its construction, 43-45 Halsey Street was owned by Golda Rubin, who also owned and lived at 30 Pratt Street; its first tenant was her son David Rubin, a newsdealer in Providence. Since 1914 the property has changed hands numerous times, most recently in 1998. Craig J. Coffey is the current owner.

43-45 Halsey Street is listed on the National Register of Historic Places as part of the College Hill National Register Historic District (listed 1977). In the inventory, the house is dated between 1908 and 1924; however, this research revealed a specific construction date of 1914.

Chronology

1798

"Map Showing the Owners of Lots in Providence in 1798," Plate 3, shows the division of property on College Hill east of Benefit Street and south of "Olney Lane to Ferry Rd." (now Olney Street). The map indicates Thomas Lloyd Halsey owned a 38-acre lot stretching from Benefit Street to Ferry Lane (now Hope Street), as well as a smaller lot directly to the north, identified on this map as the "Major Dexter Lot." Halsey's larger lot had the Whipple School in its northwest corner; his immediate neighbors were Edward Burr to the north and Joseph Jencks to the south. Pratt, Congdon and Halsey Streets did not exist in this area in 1798. (*Archives*)

1840

"Map of Halsey Street and adjacent land owned by the late Thomas L. Halsey," drawn by M.B. Lockwood in 1840 (copied by Schubarth & Haines in 1852), recorded in Plat Book 2, Page 5, copied on Plat Card 50. After Thomas Halsey died in 1838, his property on College Hill was surveyed and subdivided. This map shows Halsey Street running east from Benefit Street to Pratt Street, then curving to the left before straightening out and continuing uphill to Prospect Street. Congdon Street is not shown. House lots are laid out along both Pratt and Halsey Streets. The lot at the corner of Pratt and Halsey is numbered 16, and measures 100 feet on its eastern boundary, 100 feet on its southern boundary, and 82 feet on its western boundary (Pratt St.); the northern boundary on Halsey Street is not enumerated. Abutting Lot 16 to the east is Lot 17 (measuring 50 by 100 feet). Abutting Lot 16 to the south is Lot 15. (*Registry of Deeds*)

1841

Deed Book 81, Page 180: On January 27, 1841 Lot #16 (as shown on the Halsey plat map of 1840) was sold for \$600 to Stephen R. Weeden. The grantors were Thomas Lloyd Halsey, Esq., Sarah Halsey, single woman, Harriet Creighton, widow, and Frances Maria Crop, widow (presumably the surviving children of the late Thomas Lloyd Halsey), and Mary Ann Wright, "an infant under age 14," whose guardian was Thomas Lloyd Halsey, Esq. The property is described as being "on the southerly side of

the New Street called Halsey Street, laid open on the side hill between Benefit Street and Prospect Street." The lot is further described as measuring 100 feet square, except where part of the northwest corner is cut off by the curve of Halsey Street, and bounded by Halsey Street on the north and west, by Lot 17 on the east, and Lot 15 on the south. (*Archives*)

1845

Deed Book 99, Page 81: On October 17, 1845 Stephen R. Weeden sold to "my mother," Ann Frances Weeden (widow of George E. Weeden), for \$2,500, a lot with buildings thereon on the southerly side of Halsey Street, "being the same lot purchased by me of Thomas Lloyd Halsey in January 1841." The deed describes the property as Lot 16 on the Halsey Plat map of 1840. The building referred to still stands at 30 Pratt Street, and is now known as the Stephen R. Weeden House. (*Archives*)

1850

"Plat No. 2 of the Halsey Estate," map drawn by Cushing and Farnum and dated June 13, 1850 (copied on plat card 65), shows the block bounded by Halsey Street on the north, Pratt Street on the west, Jenckes Street on the south, and Congdon Street on the east. The block contains five lots, two of which front on Halsey Street: the eastern lot has 50 feet of frontage on Halsey Street and 100 feet of frontage on Congdon Street, while the western lot is approximately double that size (100 feet on both its eastern and southern boundaries). (*Registry of Deeds*)

1867-1898

Ann F. Weeden, widow of George E. Weeden, died on April 16, 1867, aged 77. She left half of her estate to her son Stephen R. Weeden, and the other half in trust to her daughter Ann Frances Weeden, with Stephen acting as trustee. This inheritance was to be held in trust until Ann Frances married or died, at which time it would go to Stephen's children: George E., Caroline B., and Maria H. Weeden. Ann Frances never married, and she survived her brother Stephen, who died on May 25, 1893, aged 83. Stephen's son George E. Weeden replaced his father as his aunt's trustee, until her death on October 9, 1898 (see Deed Book 431, Page 447). (*Archives/Indexes of Death; Registry of Deeds*)

1875 City Atlas by G.M. Hopkins, volume 1, Plate E, shows the block bounded by Halsey, Pratt, Congdon and Jenckes Streets, now subdivided into 12 lots. The two lots fronting on Halsey Street are numbered 16 and 17; Lot 16 is indicated to be 30 Pratt Street, with a house upon it, measuring 9,714 square feet. The owner's name is given as "Frances A. Weeden." (Lot 17 is shown as containing 5,000 square feet, with an outbuilding in its southeast corner on Congdon Street.) (*Archives*)

1882 City Atlas by G.M. Hopkins, Plate 3, shows the exact same layout (and level of development) in the block bounded by Halsey, Pratt, Congdon and Jenckes Streets. The owner of the lot at the corner of Halsey and Pratt Streets is shown as "F. Weeden." (*Archives*)

1899

Deed Book 422, Page 488: On April 13, 1899, George E. Weeden, Caroline B. Weeden and Maria H. Weeden sold to Cora M. Putney, wife of Myrten W. Putney, for \$10, a lot of land with buildings and improvements thereon on the southeast corner of Halsey and Pratt Streets measuring 4,729.45 square feet. The lot is described as situated on Halsey Street, 60 feet west of Congdon Street: its eastern boundary measured 55.30 feet; its southern boundary, 90.98 feet to Pratt Street; its western boundary on Pratt Street, 37 feet to Halsey Street; and its northern boundary, 54 feet around the curve of Halsey Street and then continuing another 40.22 feet on Halsey Street. (*Registry of Deeds*)

Assessor's plat card for Plat 9, Lot 273 indicates the property was owned by Cora M. Putney, wife of Myrten W. Putney, in July 1899. (*Tax Assessor's Office*)

1900

In June 1900 the Weeden property on Halsey and Pratt Streets was broken up and sold off to various owners. Nine separate transactions took place in the space of a single week. Those relevant to the property at 43-45 Halsey Street are listed below in chronological order (note the deeds were not necessarily recorded in the order in which they were executed):

Deed Book 435, Page 50: On June 19, 1900, Cora May Putney sold to George E. Weeden, Caroline B. Weeden and Maria H. Weeden, for \$10, a parcel of land with buildings and improvements thereon at the southeast corner of Halsey and Pratt Streets, measuring 4,729.45 square feet. The property is described as lying 60 feet west of Congdon Street, measuring 94.22 feet along Halsey Street, 37 feet along Pratt Street, 90.98 feet on its southern boundary, and 55.3 feet on its eastern boundary. The deed notes that the premises are the same as those conveyed to the grantor by the grantees as recorded in deed book 422, page 488. (*Registry of Deeds*)

Deed Book 431, Page 447: On June 22, 1900, George E. Weeden, acting as trustee of the estate of Ann Frances Weeden, quitclaimed his interest in the parcel of land at the corner of Halsey and Pratt Streets (50 feet west of Congdon Street). The property boundaries are consistent with those shown on the 1850 map of Plat No. 2 of the Halsey Estate. The grantees were George E. Weeden, Caroline B. Weeden and Maria H. Weeden. The deed describes how the property passed down through three generations of the Weeden family. (*Registry of Deeds*)

Deed Book 430, Pages 425 and 427: On June 25, 1900: George E., Caroline B. and Maria H. Weeden sold to William S. Liscomb of Bristol, for \$100 each, two parcel of land: one on the south side of Halsey Street, 50 feet west of Congdon Street, measuring approximately 60.3 feet deep and 101 feet long; and one on the east side of Pratt Street measuring 20 feet wide by 101 feet deep. The deed on page 425 of book 430 notes that these premises are the same conveyed to the grantors under the wills of their grandmother Ann Frances Weeden (Book of Wills 21, page 460) and their aunt Ann F. Weeden (Book of Wills 41, page 341). There is also a reference to part of this land having been reconveyed to the grantors by deed of Myrten W. and Cora M. Putney on June 19, 1900. (*Registry of Deeds*)

Deed Book 430, Pages 429 and 431: On June 28, 1900: William S. Liscomb of Bristol sold both of the parcels previously acquired from the Weedens to Golda Rubin, wife of Morris Rubin, for \$10 each. (*Registry of Deeds*)

Assessor's Plat cards for Plat 9, Lot 273 indicate that the property was owned by George E., Caroline B. and Maria H. Weeden in June 1900, and then by Golda Rubin, wife of Morris Rubin, in July 1900. (*Tax Assessor's Office*)

1902

Providence Plat Map 86 shows the block subdivided into 15 lots. Lot #273, located at the corner of Halsey and Pratt Streets, contains 7,807 square feet (50.22 feet on Halsey Street, 54 feet on the curve at the northwest corner, 62 feet on Pratt Street, about 100 feet on the south, and 80.3 feet on the east). (*Archives*)

1908

City Atlas by L.J. Richards & Co., Plate 6, shows the property at the corner of Halsey and Pratt Streets, numbered 30 Pratt Street, owned by Golda Rubin and containing 7,807 square feet. (*Archives*)

1913-1915

Providence House Directory for 1913 indicates no street address of 43-45 Halsey Street; however, the 1915 directory lists Abraham Flink, grocer, living at 43 Halsey Street and David Rubin and Louis Rubin, both newsdealers, living at 45 Halsey Street. (*Archives*)

Providence City Directory for 1913 lists Mrs. Golda Rubin living at 30 Pratt Street and David Rubin boarding there; the 1914 directory lists David Rubin living at 45 Halsey Street. (Morris Rubin lives elsewhere in both directories.) (*Archives*)

Providence Tax Records for 1913 indicate that 30 Pratt Street, Plat 9, Lot 273 is owned by Golda Rubin, wife of Morris Rubin. The land is assessed at \$2,340 and the building at \$1,700. The records for 1914 indicate that the assessment for land remained the same, but the assessment for buildings jumped to \$7,600, indicating the presence of the new house at 43-45 Halsey Street on the lot. (*Archives*)

1918

City Atlas by G.M. Hopkins Co., Plate 22, shows the property at the corner of Halsey and Pratt Streets owned by Golda Rubin and containing 7,807 square feet. This lot now contains two buildings, one numbered 30 Pratt Street and one numbered 43 Halsey Street. (*Archives*)

1926

City Atlas by G.M. Hopkins Co., Plate 22, shows the property at the corner of Halsey and Pratt Streets subdivided into two smaller lots. The lot containing 41-43 Halsey Street contains 3,527 square feet and the house upon it, still owned by G. Rubin. (The lot containing 30 Pratt Street has 4,280 square feet and is now owned by J. Pike.) At this point the entire block is built up. (*Archives*)

1928

Assessor's plat cards for Plat 9, Lot 273 indicate the property was owned by Golda Rubin, widow of Morris Rubin, as of June 1928. (*Tax Assessor's Office*)

1937

City Atlas by G.M. Hopkins Co., Plate 22, shows the lot at 43-45 Halsey Street with 3,527 square feet and the house upon it, still owned by G. Rubin. (*Archives*)

1950-1955

Providence Index of Deaths indicates that Golda Rubin, widow of Morris Rubin, died on March 18, 1950, aged 79 years. David Rubin, son of Morris and Golda Rubin, died on July 13, 1952. (*Archives*)

Assessor's plat cards for Plat 9, Lot 273 indicate that the property was owned by David, Abraham and Gertrude Rubin as of May 1950. By November 1951, David Rubin owned 1/3 and Gertrude Rubin owned 2/3 of the property. By October 1953 David Rubin had died, and his estate owned his 1/3 share, while Gertrude Rubin still owned her 2/3 share. By December 1955, Gertrude Rubin was the sole owner (reference deed book 1044, page 386). (*Tax Assessor's office*)

Deed Book 1044, Page 386: On November 30, 1955, Isadore Horenstein, administrator of the estate of David Rubin, sold to Gertrude Rubin, for \$100, "the undivided 1/3 interest" in a parcel of land with all buildings and improvements thereon, described as follows: located on the south side of Halsey Street, 50 feet west of Congdon Street; measuring 44 feet on Halsey Street, 80.3 feet on its east boundary, 44 feet on its south boundary, and 80 feet on its west boundary (its current size). The premises were conveyed subject to three restrictions: the dower of Fannie Rubin; the right of Gertrude Rubin to occupy the first floor of the dwelling house for the rest of her life; and charges in the will of Golda Rubin, the former owner, requiring David Rubin to pay his mother's funeral expenses and erect a grave marker for her. *(Registry of Deeds)*

Deed Book 1044, Page 388: On November 30, 1955, Fannie Rubin, widow of David Rubin, quitclaimed to Gertrude Rubin her interest in her late husband's share of the property. *(Registry of Deeds)*

1966

Providence Index of Deaths indicates that Gertrude Rubin died in 1966. *(Archives)*

Deed Book 1138, Page 935: On August 23, 1966, Quinlan J. Shea of Barrington and Max Winograd of Providence, executors of the estate of Gertrude Rubin, sold the property to R & W Realty Co., for \$15,000. *(Registry of Deeds)*

Assessor's plat cards for Plat 9, Lot 273 indicate that R.W. Realty Co. owned the property as of August 24, 1966. The card references deed book 1138, page 935. *(Tax Assessor's Office)*

1971

Deed Book 1161, Page 722: On May 3, 1971, R & W Realty Co. sold the property to Hallmark Realty Inc. *(Registry of Deeds)*

Assessor's plat cards for Plat 9, Lot 273 indicate that Hallmark Realty Inc. owned the property as of May 11, 1971. The card references deed book 1161, page 722. *(Tax Assessor's Office)*

1975

Deed Book 1189, Page 709: On December 26, 1975, Hallmark Realty Inc. sold the property to Jeanne C. Davis. *(Registry of Deeds)*

Assessor's plat cards for Plat 9, Lot 273 indicate that Jeanne C. Davis owned the property as of December 29, 1975. The card references deed book 1189, page 709. *(Tax Assessor's Office)*

1986

Deed Book 1496, Page 273: On December 17, 1986, Jeanne C. Davis, now known as Jeanne Chapin, sold the property to Brian Chapin and Jeanne Chapin (herself) of 43-45 Halsey Street. The deed references the previous transaction between Hallmark Realty and Jeanne Davis of 12/26/75, deed book 1189, page 709. *(Registry of Deeds)*

Assessor's plat cards for Plat 9, Lot 273 indicate that Brian Chapin and wife Jeanne Chapin owned the property as of December 18, 1986. The card references deed book 1496, page 273. *(Tax Assessor's Office)*

1988

Deed Book 1816, Page 109: On June 1, 1988, Brian Chapin and Jeanne Chapin sold the property to G.L. Cabot Henderson of 43-45 Halsey Street, Providence. The deed references the previous transaction between Jeanne Davis and the Chapins on 12/17/86, deed book 1496, page 273. (*Registry of Deeds*)

Assessor's plat cards for Plat 9, Lot 273 indicate that G.L. Cabot Henderson owned the property as of June 2, 1988. The card references deed book 1816, page 109. (*Tax Assessor's Office*)

1995

Deed Book 3088, Page 341: On January 24, 1995, G.L. Cabot Henderson sold the property to Jill S. Lesh and Richard A. Lesh Jr. The deed indicates the property address is 43-45 Halsey Street. (*Registry of Deeds*)

Assessor's plat cards for Plat 9, Lot 273 indicate that Jill S. Lesh and Richard A. Lesh Jr. owned the property as of February 1, 1995. The card references deed book 3088, page 341. (*Tax Assessor's Office*)

1998

Deed Book 3800, Page 257: On May 15, 1998, Richard A. Lesh Jr. and Jill S. Lesh sold the property to Jennifer J. Prete and Craig J. Coffey of 43-45 Halsey Street. The deed indicates the property address as 43-45 Halsey Street. (*Registry of Deeds*)

Deed Book 3964, Page 267: On December 10, 1998, Jennifer J. Prete of Westerly and Craig J. Coffey of Providence sold the property to Craig J. Coffey of 43-45 Halsey Street. The deed indicates the property address as 43-45 Halsey Street. (*Registry of Deeds*)

Assessor's plat cards for Plat 9, Lot 273 indicate that the property was owned by Jennifer J. Prete and Craig J. Coffey as of May 15, 1998 (reference deed book 3800, page 257), and owned by Craig J. Coffey as of December 15, 1998 (reference deed book 3964, page 267). (*Tax Assessor's Office*)

Research compiled by Kathryn J. Cavanaugh
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