

**PPS RECORDS FOR  
59 HALSEY STREET  
PLAT 9, LOT 196**

**SARAH W. AND EZEKIEL WEBSTER CLARKE HOUSE  
Built by 1883-1884  
(Previous address: 35 Halsey Street, from 1884-1895)**

**DESIGNATIONS**

59 Halsey Street is a contributing building within the College Hill National Historic Landmark District (listed on the National Register of Historic Places); it is identified in the inventory as "Two-Decker, ca. 1875-1895."

**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 9 identifies 59 Halsey Street, located at the southeast corner of Halsey and Congdon Streets, as Lot 196. The lot measures 5,000 sq.ft, and has 50 feet of frontage on Halsey and 100 feet on Congdon.

Chain of title card for AP 9, Lot 196 – HALSEY STREET:

Sarah W. Clarke, wife of Ezekiel W. Clarke, owned the property as of November 1, 1883.

Sarah W. Clarke Estate owned the property as of July 1, 1905.

Charlotte K. Clarke owned the property as of June 1938.

Charlotte K. Clarke Estate owned the property as of June 1944.

Brooks E. Savage and Margaret W. Hayward owned the property as of June 1944.

Michael A. Fitzpatrick owned the property as of May 1945.

Carl J. Wright and wife Barbara L. Wright owned the property as of February 1946.

Cornell Development Co. owned the property as of November 1951.

Dorothea L. McGuigan owned the property as of December 1952.

Chester H. Carpenter owned the property as of December 1959.

Oscar L. Souilliere and wife Yvette H. Souilliere owned the property as of August 26, 1964 (Deed Book 1127/Page 111).

George L. Chimento owned the property as of January 10, 1977 (DB 1196/590).

Peter C. Lemmon owned the property as of April 3, 1979 (DB 1212/77).

Youn-Kyung Lee owned the property as of November 18, 1984 (DB 1276/832).

David W. McAllister and wife Elodie F. McAllister owned the property as of June 22, 1988 (DB 1828/270).

Pamela Stanton and John E. O'Donnell, ½ interest, and Mark L. Epstein, ½ interest, owned the property as of May 5, 1992 (DB 2554/181).

Mark L. Epstein owned the property as of December 2, 1993 (DB 2862/058).  
Mark L. Epstein and John E. O'Donnell owned the property as of January 4, 1994  
(DB 2882/198).

According to the Assessor's computerized data base, the building's current owner is John S. Maurice, who purchased the property in 2010 from Mark L. Epstein and John E. O'Donnell.

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

*Maps indicate that the house was constructed between 1882 and 1895.*

**1840/1852:** "Map of Halsey Street and Adjacent Land owned by the late Thomas J. Halsey," by M.B. Lockwood, 1840, copied June 9, 1852 by Schubarth & Haines (Plat Book 2, Page 5, plat card 50). This map shows the layout of Halsey Street intersected by Benefit, Pratt, and Prospect Streets (Congdon Street did not yet exist). Lot 18, measuring 50 ft. on the south side of Halsey Street by 100 ft. deep, and located two lots east of Pratt Street, is the future site of this house. (*Registry of Deeds*)

**1875:** "City Atlas of Providence," Vol. 1, Wards 1, 2, and 3, by G.M. Hopkins, Plate E, shows a vacant 5,000 sq.ft. lot at the southeast corner of Halsey and Congdon Streets, owned by Frances M. Cross. The lot is numbered 18 (a reference to the Halsey Plat). (*Archives*)

**1882:** "Atlas of the City of Providence, R.I. and Environs," by G.M. Hopkins Co., page 13, shows a vacant lot at the southeast corner of Halsey and Congdon Streets. The lot is numbered 18 (a reference to the Halsey Plat). Lot size and owner name are not indicated. (*Archives*)

**1895:** "Atlas of the City of Providence" by Everts & Richards, page 29, shows a wood-frame house at 59 Halsey Street on a 5,000 sq.ft. lot. The owner name is not indicated. (*Archives*)

### **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, nor whether it was real estate or personal property. In 1854 the City of Providence Tax Assessor began using a system of plats and lots to identify individual parcels of real estate. Tax records from the latter half of the 19<sup>th</sup> century are indexed by plat number, and recorded in a series of ledgers labeled "A" through "E."*

*These records indicate that the house at 59 Halsey St. was built sometime between November 1883 and July 1884.*

Tax Ledger D2/Page 389: Plat 9, Lot 196, 5,000 sq.ft., was owned by Sarah W. Clarke, wife of Ezekiel W. Clarke, as of November 1, 1883. The property was assessed at \$1,500 for land and \$0 for buildings. As of July 12, 1884, the property was assessed at \$1,500 for land and \$4,500 for buildings (the ledger notes "building added"). (*Archives*)

### **Deeds (Archives)**

*Deeds indicate that no buildings existed on the property when it was purchased by Sarah W. Clarke in 1883. Mrs. Clarke's daughter Charlotte inherited the house, and then it went to Charlotte's heirs before finally being sold out of the family in 1945.*

Deed Book 323/Page 240: On August 27, 1883, James Burdick of Providence, trustee under a deed of trust for Charles B. Cross and others dated May 2, 1883 (DB 323/197), and also trustee under a deed of trust for John G. Bucklin dated June 2, 1881 (DB 311/536); and Charlotte M. Wigfall of Baltimore, Md., widow; sold to Sarah W. Clarke, wife of Ezekiel W. Clarke of Providence, for \$10, a lot of land at the southeast corner of Congdon and Halsey Streets. Being the same Lot 18 on "A Map of Halsey Street and adjacent land owned by the late Thomas J. Halsey, by M.B. Lockwood, 1840, copied June 9, 1852 by Schubarth & Haines (Plat Book 2/Page 5),"

DB 875/453: On January 27, 1945, Theodore F. Tillinghast, executor under the will of Charlotte Katherine Clarke, late of Providence, deceased; and Brooks E. Savage of Skowhegan, Maine, and Margaret W. Hayward of West Newbury, Vermont, as residuary devisees under said will, sold to Michael A. Fitzpatrick of Providence, for \$10, a lot of land with buildings and improvements at the southeast corner of Halsey and Congdon Streets, measuring 50 feet by 100 feet. Being Lot 18 in the Halsey Street Plat (PB 2/5). "Being the same property conveyed to Sarah W. Clarke, mother of the deceased, by deed of James Burdick trustee etals dated August 27, 1883 (DB 323/240), decedent having inherited said property from her mother upon the death of the latter intestate."

### **Directories (Archives)**

*The house first appears in city directories in 1885, with the address 35 Halsey St.; the address was changed to 59 Halsey in 1895 (as indicated by a comparison of residents' names on Halsey Street in 1894 and 1895). Note that although the deed and tax records referred to Sarah W. Clarke's husband as Ezekiel W. Clarke, he was always listed in directories as E. Webster Clarke.*

Providence City Directories were published beginning in 1850. For the first 4 decades, these volumes contained a street directory (listing all existing streets), and a residents' directory organized alphabetically by last name. Residents' professions and business addresses (if any) were noted before home addresses. From 1892-1894 city directories

also included a section listing residential buildings by street address, which was later separately published as a House Directory (1895-1935). The notation "h" indicates a head of household; "b" indicates a boarder.

- 1884            Clarke, E. Webster, at Screw Co., h 42 Doyle
- 1885            Clarke, E. Webster, at Screw Co., h 35 Halsey  
Clarke, Ellyn A., teacher high school, b 35 Halsey
- 1892-1894      Clarke, E. Webster, at Screw Co., h 35 Halsey  
Clarke, Charlotte K., Miss, teacher Doyle Avenue, b 35 Halsey  
Torrey, Ellsworth, h 35 Halsey
- 1895            Clarke, E. Webster, at Screw Co., h 59 Halsey  
Clarke, Charlotte K., Miss, teacher Doyle Avenue, b 59 Halsey  
Torrey, Ellsworth, h. 59 Halsey

Providence House Directories were published separately from the City Directory, 1895-1937 (published biannually from 1901) and list all residential buildings by street address.

- 1895            59 Halsey Street –  
Clarke, C.K., Miss, teacher, b  
Clarke, E.W., at Screw Co., h  
Torrey, Charles E., clerk, b  
Torrey, Ellsworth, clerk, h.