

Providence Preservation Society

Records for  
18 Jenckes Street  
Built 1828  
For Sayles Wilbur

Plat 9  
Lot 551  
Formerly Lot 191

- 1826 April 2. Deed Book 51:207 and 208. The Jenckes family, heirs of Joseph Jenckes had Jenckes Street platted by Benoni Lockwood and recorded on plat card 405 on April 25.
- #18 Jenckes pertain to Plat Lot #8 and part of lot 7.
- This recording states that no dwelling house, barn, store or other building shall be erected or placed within 8' of the street line. Pratt Street had not been cut at this time.
- 1826 August 7. Deed Book 52:290. The heirs of Joseph Jenckes conveyed to Sayles Wilbur, plat lots 7 & 8 for \$155.00. No dwelling was on the land. Sayles Wilbur, a mason, lived at 212 North Main Street. (1824-26)
- 1828 Jenckes Street was grated and recorded in the town clerks office in Book 1 page 227.
- 1828 Providence Directory shows Sayles Wilbur moved to Jenckes Street.

Tax ledgers from 1827 to 1831 are inconclusive because they do not specify locations of real estate nor the amount of real estate for which Wilbur was being taxed.

Tax Chart

<u>Year</u>	<u>Real</u>	<u>Personal</u>	<u>Tax</u>	<u>Total</u>
1827	8		5.04	31½ per 100
1828	8		4.96	31¢ per 100
1829	8		5.28	33¢ per 100
1830	15		457½	30½¢ on \$100.00
1831	15		438	29¢ +2 mills per \$100.00

1830 Fire Policy is recorded for #18 Jenckes Street by Sayles Wilbur, For a 2 story 24' X 44' wooden dwelling. No additions or barns listed.  
(pol #4270 Vol. 7)

1833 May 29. Deed Book 63.70. Through a deed of trust from Sayles Wilbur to Peter Pratt dated 1832, Peter Pratt assignee of Sayles Wilbur sold the land (lot #8) dwelling house, barn and other building to Elisha W. Baker, school master in Providence. (Price \$1,540.)

1837 Fire Policy 11758 (1837 through 1857) Elisha W. Baker, 18 Jenckes Street. House 24' X 44', 2 stories high with a 1 story 9' X 10' addition. Barn 16' X 18'. 17' posts private stable. Floors in mortar.

1854 Tax ledger A1.74 shows the lot contained 6162 sq. ft. and was valued at \$25 per sq. ft. Building valued at \$2,500.

1857 See Providence Map by Walling attached.

1864 Oct. 1. Deed Book 169.481. Elisha W. Baker sold to his daughter Harriet L. Baker the lot with 2 dwelling house and other buildings bounding Jenckes 57', 123' bounding on Pratt or about 1 foot north of "my dwelling house."

1916 July 22. Harriet W. Baker and Henry R. Baker, sole heirs of Horace and Harriet S. Baker sold the property to Max and Harry Bromberg. D.B. 561:137.

Between 1916 and 1955 there were various transactions within the Bromberg family. (Max, Ida, Harry, Benjamin and Morris, Manuel, and Zlata.) D.B. 569:288, 591:354, 927, 284.

1956 July 17. D.B. 1052-420. Zlata Bromberg conveyed the property to Ruth Realty Co.

1956 Sept. 5. D.B. 1054-374. Ruth Realty Co. to Calvin E. Turner and Pauline his wife.

1963 Jan 29. D.B. 1118-829. Calvin E. and Pauline Turner to Netop Restoration Inc.

1967 April 27. D.B. 1142.211. Netop Restoration Inc. to Norman Pettit and Beatrice B. his wife.

- 1968 March 29. D.B. 1146-934. Norman and Beatrice Pettit to Geoffrey H. Palmer and Desire G. his wife.
- 1969 April 24. The lot was merged into new lots 550 and 551. D.B. 1152-395 to 397. Land area 4016 sq. ft.
- 1987 June 1. D.B. 1594.138 The property was purchased by Carol D. Peelor and John V. Spadaccini.

Build 1826-30  
By Sayles Wilbur

44 Pratt  
1 April 1851

PROVIDENCE PRESERVATION SOCIETY

Records of

Plat 9  
Lot 191

#18 JENCKES STREET...wood

1826 Heirs of Joseph Jenckes sell for \$155 to Sayles Wilbur a certain lot of land bounded: S by Jenckes Street 50'; W by Lot #7 123'; N by Thomas L Halsey 50'; E by Lot #9 on the Plat of Joseph Jenckes plat-  
ted in 1826 (DB 51.208) by Benoni Lockwood...it being Lot #8 on said Plat. No buildings are to be erected within 8' of the line of Jenckes Street by deed of Indenture in 1826 (51.207)..DB 52.290

→ 1830 POLICY RECORD: Sayles Wilbur..N side of Jenckes Street... 24' x 44'  
2 stories high front and rear...occupied for a DWELLING HOUSE..PR 7.4270

1833 Peter Pratt, assignee of Sayles Wilbur, sells to Elisha W Baker, school master, a certain lot of land with a Dwelling House, barn et al buildings, being Lot #8 on the Plat of Joseph Jenckes Estate, with building restrictions as above...DB 63.70

map  
beg. 1851