

Providence Preservation Society

Records of

125 Morris Avenue

Plat 86; Lot 115
Formerly Plat 39, Lot

Willard S. Sisson House
built 1913

Between 1878 and 1891 the owners of this land were Albert M. Smith, Francis A. Smith and Ellen E. Travers, wife of Lorenzô Travers. This is shown through tax assessors cards and tax ledgers 6.315, 9.204, 9.224 and 10.75 Series E.

1905

November 1. John R. Freeman acquired the property. (See attached copy of the 1908 Atlas, Plat#6) Extensive details of this property can be found at the office of the recorder of deeds in Deed Book 437.176 and 452.476.

1913

May 31. Recorded in Deed Book 530 pages 185 to 187. John R. Freeman conveyed to Willard S. Sisson property on Morris Avenue described as being located 146.68 feet northerly from the northerly line of Olney St., and which corner is precisely 20.76 feet southerly from an old granite post, whose top is about six inches square and two feet below the present sidewalk grade, and which post is supposed to have been the northwesterly corner of Morris Ave. and the abandoned road. The said lot is bounded westerly by Morris Ave. for a total distance of 100 feet to it's northwesterly corner, which is marked by an octagonal concrete bound post about six inches in diameter, set about April 1, 1913, with it's top about three inches above the present surface of the sidewalk. Thence proceeding easterly on the northerly side of the lot herein conveyed turns from Morris Ave. a length of 133.64 feet, bounded by land of said grantor, then to the northerly corner of the said lot conveyed, which is marked by an octagonal concrete bound-post about six inches in diameter set April 24, 1912, with it's top about six inches above the present surface of the ground. Thence proceeding southerly 85 feet to it's southeasterly corner which is marked by a granite bound-post, whose top is about six inches square and about six inches above the present surface of the ground, set at some previous time, and which post is now found to be approximately 165 feet northerly from the north line of Olney Street. Thence proceeding westerly to the southerly boundary of the lot conveyed turns an interior angle of about one hundred and six degrees twenty-four minutes and extends a length of 134.37 feet to the southwesterly corner of the said lot at the point of begining.

RESTRICTION NO. 1: Provided it is understood and agreed that no building, piazza, portico and no part thereof shall be placed upon said land nearer than 20 feet from the easterly line of said Morris Ave. or nearer than 12 feet from the northerly side of said lot or nearer than 12 feet from the easterly side and that this restriction shall be binding upon said Grantee, his heirs and assign forever.

This Restriction No. 1 is conditioned upon a similar restriction being applied by the grantor in his use or conveyance of that portion of the land of the said grantor lying within a distance of 12 feet northerly and easterly from the boundaries of the lot herein conveyed.

RESTRICTION NO. 2: Provided also that it is understood and agreed that prior to 1950 this land is not to be used for other than residential purposes and that no more than a single dwelling house is to be built on the said land and that no portion of said land is to be occupied as a saloon, public garage, public stable, or mercantile store prior to the date just mentioned.

This Restriction No. 2 is conditioned upon the same restriction being applied by the grantor in his use or conveyance of the land now owned by him and lying within a distance of 80 feet northerly and 100 feet easterly from the boundaries of the lot herein conveyed. The said grantee and his heirs and assigns shall by these presents at all times hereafter peaceably and quietly have and enjoy the said premises. And for the consideration agreed, Elizabeth Clark Freeman, wife of said John R., released her right of dower.

In 1913 Willard S. Sisson lived at 1912 Broad Street. He was Secretary-Treasurer of D & W Fuse Co. Tax records for the year ending 1913 show that a house was built on the property. From 1914 to 1956 the Sissons lived at 125 Morris Ave. The 1924 Directory shows he became vice-president and general manager of D & W Fuse Co.

1923

November 16 at 4:23 p.m. Recorded in Deed Book 643.272 and 273. Willard S. Sisson conveyed to Eugene H. Sullivan property on Morris Avenue described as being 100' X 133.64 X 85' X 134.37' or 12,084 sq. ft.

November 16 at 4:42 p.m. Recorded in Deed Book 643.274 and 275. Eugene Sullivan conveyed the property back to Sisson. The reason for these deeds was not explained but a quick succession of deed recordings usually indicates a mortgage, title or boundary clarification.

1956

July 27. Deed Book 1053.242 Hope S. Crossley of Providence, Executrix, and Industrial National Bank, under the will of Willard S. Sisson conveyed said property to John R. Lynch and his wife Gertrude.

1961

March 13. Deed Book 1107.698 John R. Lynch conveyed the property to Helen A. Connors.

March 13. Deed Book 1107.699 Helen Connors conveyed title back to John R. and Gertrude Lynch.

1962 June 8. Recorded in Deed Book 1114.333 John R. Lynch, unmarried of Providence, and Gertrude Lynch, unmarried of Miami, Florida, conveyed this property described as being located 84' southerly from the southeast corner of Freeman Parkway and Morris Avenue, to Eli Sternberg and his wife Rae.

1964 August 25. Deed Book 1127.170 Eli Sternberg conveyed the property to Frederick L. Pratt and his wife Jane. The lot is described as being located 146.78' northerly from the west line of Olney Street.

1977 November 1. Deed Book 1201.1151 Frederick L. and Jane B. Pratt conveyed the property to Charles G. Gosselink and Charlotte P. Gosselink. This transaction was made subject to restrictions of record.

Research shows the following were residents of 125 Morris:

- 1914-1957 Willard S. Sisson, associated with D & W Fuse Co. as Sec-Treas and later as Vice-Pres and Gen. Mgr.
- 1957-1962 John R. and Gertrude Lynch. He was associated with E.P. Lynch, Inc., as Sec-Treas.
- 1963-1965 Eli Sternberg; prof. at Brown Univ.
- 1966-1977 Frederick L. Pratt (Jane B.); listed as Treas. of Wells Mfg., later as President and Treasurer of B.D.A. Inc.
- 1978-present Charles G. Gosselink (Charlotte); associated with Moses Brown School.