

Providence Preservation Society

Records of

Plat 108

79 Pocasset Avenue  
(Walter H. Wood House; Built 1884)

Assessors lot 282  
Plat lots 16 & 17

Historical research for this property was done both at the Providence City Hall and the Johnston Town Hall because of boundary changes over the years.

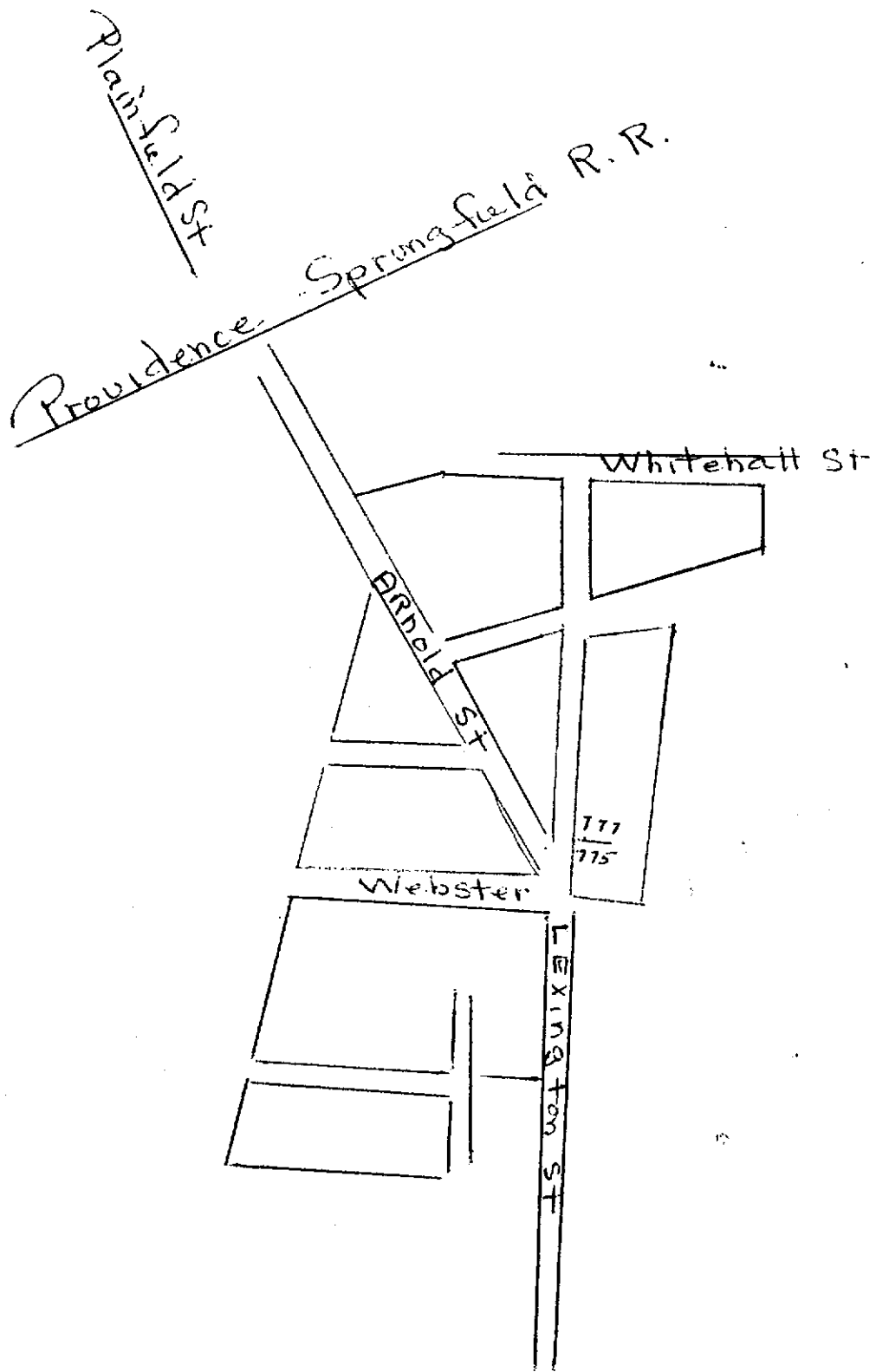
- 1853 Plat of the Plain Farm West Providence was laid out and delineated by Cushing and Farnum Civil Engineers, and recorded on Plat Card #833 in the office of the Recorder of Deeds, Providence.
- 1882 Rhode Island Atlas shows no structure existing on these lots. This part of Pocasset Avenue was then known as Lexington Street. This particular land was known as 165 Lexington Street.
- 1885 City Business and Street Directories for this year show a residence for the first time at this address. The property was owned and occupied by Walter H. Wood. The business directory lists him as having a business at 19 Mathewson Street called the Fine Art Store, prop: Walter H. Wood, manufacturer of passepartouts, fine gold and fancy wood frames with special attention to regilding old frames.
- 1888 March 10. Deed Book 46.18 of the original records of the town of Johnston, Walter H. Wood conveys to Lewis W. Pierce said property on Pocasset Avenue.
- 1921 April 12. Recorded with the Recorder of Deeds, Providence, in Deed Book 612.250 Annie M. Darling, one of the heirs in law of Eliza J. Pierce, late of Providence, conveys said property to Marion J. L. P. Haupt, the other remaining heir at law.
- 1927 May 14, 11:38 a.m., Deed Book 698.400 Ethel C. Heaton of Clearwater, Florida, under the will of Henry W. Heaton, widow and sole devisee, grants to Marion J.L.P. Haupt an undivided 1/3 part of those certain lots with building and improvements.
- May 14, 11:39 a.m. Deed Book 698.176, Marion J.L.P. Haupt of Providence conveys to Teresa Ferri lots 16 & 17 in section A of the Plat entitled Plat of the Plain Farm West Providence.  
Said two lots together form one tract bounded and described as follows: begining at a point on the northwesterly side of Pocasset Avenue 100' southwesterly from Webster Avenue and running southwesterly bounding southeasterly on Pocasset Avenue a distance of 100' to land now or lately of Frank L. Hanly, thence turning and running northwesterly bounding southwesterly on Hanly land 100' to land now or lately of Reginald G. Exley, thence turning and running northeasterly bounding northwesterly on Exley land in part and in part on land of Jesse H. Potter a distance of 100' to land now or lately of Edward H. Meyer, thence turning and running southeasterly bounding northeasterly on Meyer land a distance of 100' to Pocasset Avenue and the place of begining.

- 1929 October 21 Deed Book 734.79 Teresa Ferri and Angelo her husband of Warwick, convey previously described property to Nicola Ferri and Adelina his wife as joint tenants.
- 1937 April 17, recorded in Deed Book 828.129 on March 9, 1940 at 11:18 a.m. Nicola Ferri and Adelina his wife, reserving unto themselves their estate for their natural lives, convey said property to Celia, Delia, Nellie, Rose, Laura and Pasqualina Ferri.
- 1952 April 1, Deed Book 995.3 Celia, Delia, Laura, Rose, Pasqualina and Loretta Sauro, formerly Ferri, convey said proerty to Umberto Angeli and Ida Angeli as joint tenants

The following list of residents has been compiled from house directories plus city and business directories:

- 1885 to 1888 Walter H. Wood
- 1889 Directory shows Walter H. Wood moved to Bayside, Warwick. Current occupant is Lewis W. Pierce, a jeweler at 30 Page Street.
- 1889 to 1904 Lewis W. Pierce
- 1905 Eliza J. Pierce, widow. The directory lists her as one of the few in the area who had a telephone.
- 1906 to 1924 Same as above
- 1925 to 1928 Marion P. Haupt, widow.
- 1929 to 1930 Angelo Ferri, roofer  
Thomas Fortini, salesman
- 1931 to 1932 Nicola Ferri  
Umberto Menechelli, musician
- 1933 to 1944 Nicola and Adelina Ferri
- 1945 to 1949 Delia Ferri
- 1950 to 1952 Delia Ferri and Ida Menechelli
- 1953 to 1956 Umberto Angeli and Emilio Castagnarci
- 1957 to 1976 Umberto Angeli
- 1977 to pres. Ida Angeli

Prepared by:  
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March, 1984

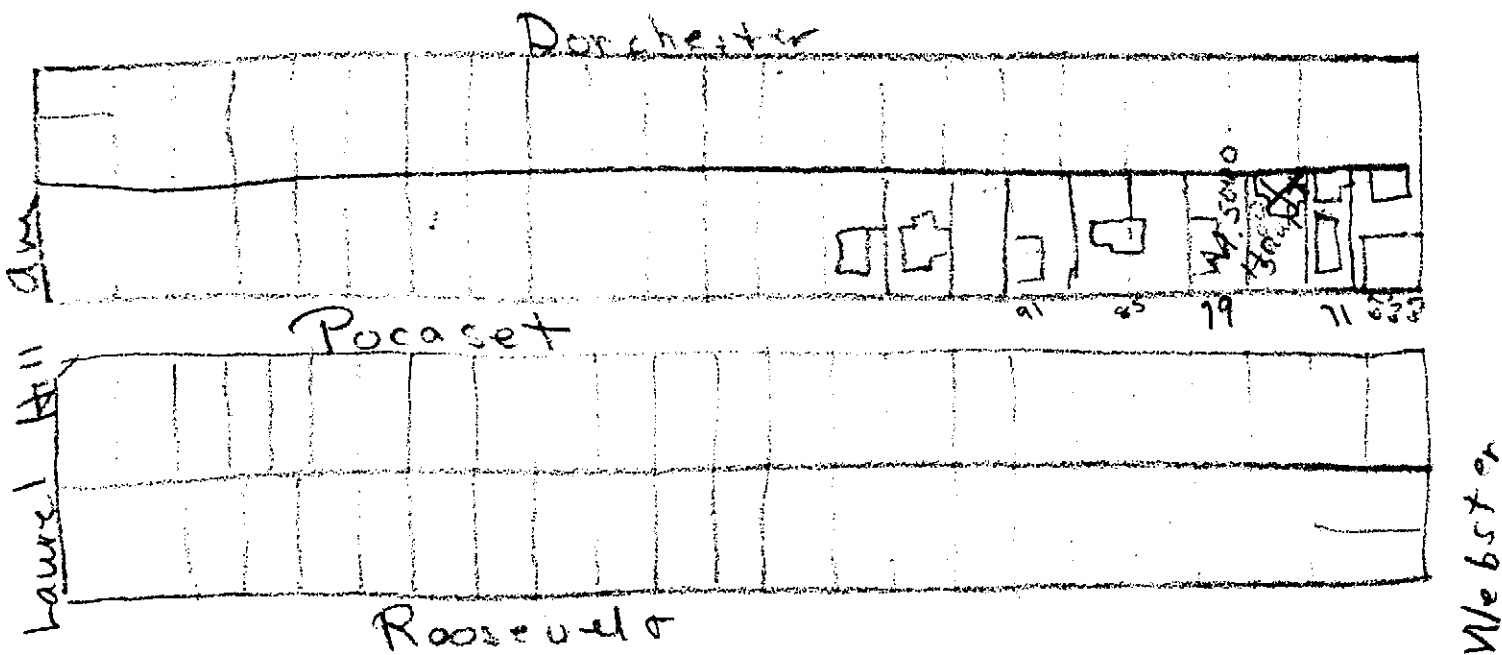


1882 Atlas

No House in Section A

Plate 38

Plate 30  
1926  
Atlas



1926 Atlas

Plate 93

1893 Atlas

