

Providence Preservation Society

Records of

Providence Plat 108

84 Pocasset Avenue

Lot #5

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

1853

Plot of the Plain Farm West Providence was laid out and delineated by Cushing and Farnum, civil engineers, and recorded with the Town Clerk's office located in Olneyville, Town of Johnston, Providence County.

1875

Atlas for this period shows no structure on lot #5, which is one of the lots belonging to Amarah L. Medbury. See sketch from atlas attached. Pocasset Avenue was called Lexington Street at this time.

1876

Johnston Deed Book 30.427, July 5 William Armour conveys to Mary Angell, wife of Edward L. Angell of Lincoln one certain lot of land situated in the town of Johnston described as lot #5 in Section B of the previously mentioned plat.

The deed mentions that this is the same premises conveyed to this grantor by Edward L. Angell by a deed dated June 22, 1876. (There is no indication as to what Deed Book this transaction was recorded in). Johnston Grantee-Grantor Index does not give a Deed Book citation on the A. Medbury, W. Armour transaction.

1881

December 8. Deed Book 35.230.231 Recorded at Johnston Town Hall, Onlyville, Edward S. Angell and his wife Mary E., of the town of Lincoln, convey to Armanda S. Armour, wife of William Armour, Jr., said lot of land with "dwelling house".

1885

Said house appears on the Atlas.

1887

June 14. Recorded in Deed Book 44.330 William Armour and Amanda I. Armour, husband and wife, convey to Carrie A. Shawcross, wife of James M. Shawcross, said lot with dwelling house and all improvements situated in the town of Johnston on the southerly side of Lexington Street measuring 50' on said street holding that width back 100' delineated as lot #5 on previously mentioned plat. This conveyance was made subject to a mortgage dated November 23, 1881 to Sophia Augusta Brown.

1895 Atlas shows Lexington Avenue being referred to as Dyer Ave.

1914 June 11. Recorded on November 3, 1915 in Deed Book 552. 418 and states, "I, James M. Shawcross of Providence, in consideration of the love I bear for my daughter Grace M. Stanley plus one dollar paid to me by Grace M. Stanley, I do hereby remise, release, and forever quitclaim unto her and her heirs all right, title, interest, claim, and demand I now have to the property." The property is described as being situated on the southerly side of Pocasset Avenue bounding northerly on said Pocasset Ave. 50' and extending back 100' from said Avenue.

1920 September 2. Deed Book 605.101 Grace M. Stanley and Henry E. Stanley, husband and wife, convey to William Sykes and Annie Sykes property on Pocasset Avenue, formerly Lexington Avenue, being 50' X 100' bounded southerly on land now or formerly of Margaret A. Beatty, easterly on land now or formerly of Ann E. Medbury, Westerly, by land now or formerly of William Hemple.

1927 July 28. Deed Book 701.333 William Sykes and his wife Ann E. convey said property to Brook Abbott Sykes and his heirs.

August 17, recorded in Deed Book 701.334 at 2:32 p.m. Brook Abbott Sykes release forever his quitclaim unto William and Ann E. Sykes as joint tenants, not as tenants in common.

1940 March 14. Deed Book 830.97 William and Ann E. Sykes convey to Edmond E. Castagnacci and his wife Adelina M. all rights to that property with buildings and improvements situated in Providence delineated as lot #5 in Section B on the Plat of the Plain Farm West Providence, surveyed and recorded by Cushing & Farnum in 1853 and recorded in the office of the Recorder of Deeds on Plat Card 853. Said lot bounds easterly on land now or lately of Antonio Palombo, southerly on land now or lately of James H. Beatty and westerly on land now or lately of Emelia A. Hemple.

The following information has been obtained through a search in both Providence and Johnston Directories. The Town of Johnston published it's first town directory in 1890. Because this house was built prior to that date in the section which was part of Johnston the early occupants are difficult to determine. If a person worked in Providence and lived in Johnston that home address was generally given in the Providence directory.

1877 The property was owned by Edward L. Angell. Providence Directory lists Edward L. Angell, architect, at Custom House St. His home was in Johnston-no street address given.

1878
to
1899 Providence directories for these years do not list the occupants of this property, probably because the people did not work in Providence and the house location was still Johnston.

1890
to
1919 Johnston directory shows:
James M. Shawcross, periodicals business.
House 170 Dyer Avenue, formerly known as Lexington Ave.

1918 This section of Johnston was annexed to Providence. Dyer Avenue became Pocasset Avenue. James M. Shawcross address became 84 Pocasset Avenue.

1920
to
1940 Providence directories indicate the following:
James M. Shawcross moved to Edgewood. 84 Pocasset Avenue now occupied by William Sykes.
Brooke A. Sykes, student

1941
to
1981 Edmond E. Castagnacci

1982 to present- Mrs. Adelina Castagnacci, retired
Edmond E. Castagnacci, associated with the
V.A. Hospital.

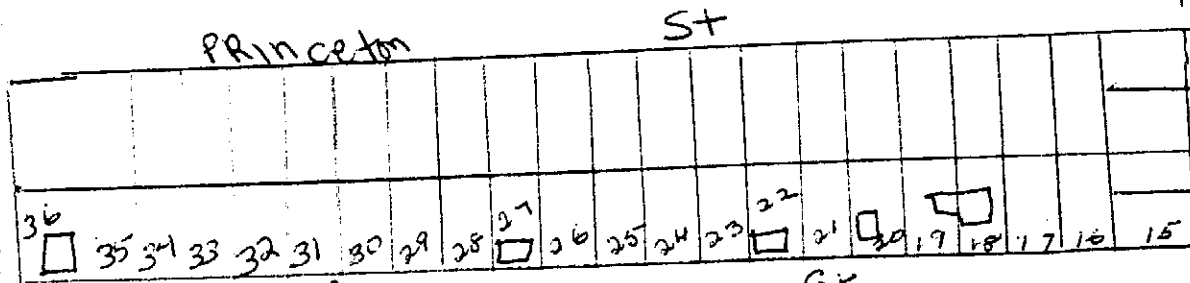
Prepared by:
Carole B. Pace

July, 1984

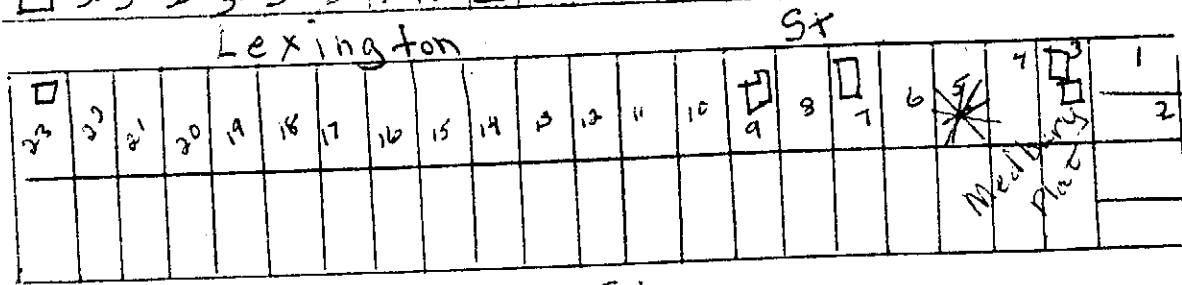
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1875 Atlas

land owned
by Medbury -
Lots 1, 2, 3, 4, 5,
42, 43, 44,
45, 46

HILL Road



ROCKY



Johnson St

Webster

Plate 38
Atlas 1885

