

PROVIDENCE PRESERVATION SOCIETY

Records of

#84 Pocasset Avenue.....wood
Built ca.1875....by Amariah L. Medbury

Plat 108
Lot 290

Street Address: Prior to 1881/82 Pocasset was called Lexington during 1890 & 1892 the address was #170 Dyer Avenue from 1894 until 1897 it was #84 Dyer Avenue since 1898 the address has been #84 Pocasset Avenue

The existing structure at #84 Pocasset Avenue is located in a part of the City of Providence that was split off in 1759 to form the Town of Johnston, and finally reentered to the city in 1898 during a period of rapid expansion. The early land evidence records, prior to 1898, are located in the Town Hall in Johnston, Rhode Island, however other early records are located in Providence City Hall. The records for the period after annexation are part of the City of Providence records.

- 1853 "Plat of the Plain Farm, West Providence, by Cushing and Farnum, 1853", was recorded in the Johnston Town Records in Plat Book A page 63. The same map is found on Providence Plat Card #853 and on Card #833. The lot on which #84 Pocasset was eventually built is located in section "B" of that plat and is lot #5.
- 1865 James P. Mason and his wife Sophronio E. Mason of Prov. conveyed two lots of land in section "B" of The Plain Farm Plat to Amariah L. Medbury of Johnston. The lots transferred were lots #4 & 5 and had been conveyed to Mason by deed from The West Providence Land Company dated September 20, 1859. (Johnston Deed Book 21:187). Medbury paid Mason \$300.00.
- 1875 Amariah L. Medbury and his wife Ann E. Medbury of Johnston conveyed lot #5 in section "B" of The Plain Farm Plat to Edward L. Angell of Lincoln, Rhode Island, for \$1500.00. It is suggested, on the basis of the substantial increase in the value of the property over this ten year period, \$300.00 to \$1500.00, that the house was built before the transfer of the property to Angell. This deed also characterizes the land as having "improvements" on it at the time which is also suggestive of the structure's existence. (Johnston Deed Book 30:293).
- 1875 The G.M.Hopkins City Atlas of Providence, vol. II, plate AA, does not show a structure on lot #5 of The Plain Farm Plat. This may be indicative of the fact that the structure was in fact under construction at the time of the survey or may indicate that the information was less reliable for areas outside the city, a fact which has proven true in other cases.
- 1876 In a straw sale recorded on the 5th of July Edward L. Angell conveyed the property to William Armour of Prov. for the sum of \$1,000.00 and subject to a mortgage of \$500.00. Immediately following that transaction William Armour conveyed the property to Mary E. Angell, wife of Edward L. Angell of Lincoln, Rhode Island, again for the sum of \$1,000.00 and the \$500.00 mortgage. (Johnston Deed Book 30:425 & 427). Although there

are no city directories for Johnston prior to 1890 the fact that every deed referring to Edward Angell indicates that he is "of Lincoln, Rhode Island" suggests that he may not have lived there during his ownership.

- 1881 Edward L. Angell and his wife Mary E. Angell of Lincoln, Rhode Island, conveyed lot #5 on the southerly side of Lexington, measuring 50' X 100', to Amanda Armour, wife of William Armour of Providence. (Johnston Deed Book 35:230).
- 1882 The G.M.Hopkins City Atlas of Providence, plate 38, shows the structure on Lexington Ave. but gives no street number or owner.
- 1887 William Armour and his wife Amanda L. Armour of Prov. conveyed to Carrie A. Shawcross "that lot of land with the dwelling house and other improvements thereon situated in the Town of Johnston...on the southerly side of Lexington measuring 50' on said street and holding the same width back southerly 100' therefrom and laid out and delineated as lot #5 in section B on that plat entitled 'Plat of the Plain Farm, West Providence...'..."(Johnston Deed Book 44:330). James M. Shawcross and Carrie A. Abbe had been married November 13,1878. Carrie(Caroline) died in Providence March 27,1914 at age 62.
- **** The City Directory for Providence and the Directory for the Town of Johnston(from 1890 through 1896) indicate that the Shawcrosses lived in the house from at least 1890 until 1915:
- | | |
|---------|---|
| 1890-92 | J.M.Shawcross, periodicals, #170 Dyer, formerly
Lexington |
| 1894-96 | James M. Shawcross, periodicals, #84 Dyer |
| 1898 | (The Annexation Directory) - J.M.Shawcross
periodicals #1931 Westminster, house #84 Pocasset |
| 1899-15 | James M. Shawcross, confectioner, #84 Pocasset |
- 1915 In a deed executed on the 11th of June,1914 but not recorded until the 3rd of November,1915, James M. Shawcross conveyed the property to his daughter, Grace M. Stanley, in consideration of his great love for her. (Prov. Deed Book 552:418). The Providence City Directory for 1917 through 1918 indicates that James M. Shawcross, confectioner, and Henry Stanley, artist, lived at #84 Pocasset.
- 1920 Henry E. Stanley and his wife Grace M. Stanley of Cranston, Rhode Island, conveyed the property to William Sykes and his wife Annie Sykes of Providence. (Prov. Deed Book 605:101).
- 1927 On the 17th of August a straw sale conveyed the property by quit claim deed from William Sykes and his wife Annie Sykes to Brooke Abbott Sykes of Providence. Immediately following that transaction Brooke Abbott Sykes conveyed the property back to William Sykes and his wife Annie Sykes of Prov. as joint tenants. The relationship between Brooke and William Sykes is not clear as there are no vital records in Providence for either, most likely Brooke was William's son. (Prov. Deed Book 701:333 & 334).

**** The Providence City Directory indicates the following residents for the period between 1919 and 1940:

- 1919-20 William Sykes, dryer
 Hiram Haynes, boards
 George E. Sykes, U.S.Navy, boards
 Brooke A. Sykes, U.S.Army, boards
- 1921-24 William Sykes, dryer
 Hiram Haynes, boards
 Brooke A. Sykes, student, boards
- 1925-40 William Sykes, dryer

1940 William Sykes and his wife Annie Sykes conveyed the property to Edmond E. Castagnacci and his wife Adelina M. Castagnacci of Providence as joint tenants. (Prov. Deed Book 830:97). The Providence City Directory, consulted for the years 1941 through 1977, indicates that Edmond E. Castagnacci resided at #84 Pocasset Avenue during this time.

The date of ca.1875 and the attribution to Amariah L. Medbury is based primarily on the 1875 deed from Medbury to Angell which specifically refers to improvements and also shows a substantial increase in the value of the property. The fact that the structure is not shown on the 1875 Providence city Atlas is not seen as contradictory of this since the date is given as ca.1875 and there is the possibility of publication lag involved with the atlas. The question of the accuracy of a city atlas when applied to an outlying town is also unanswered but at least suspect.

Prepared by,
 Ann C. Street
 February, 1983

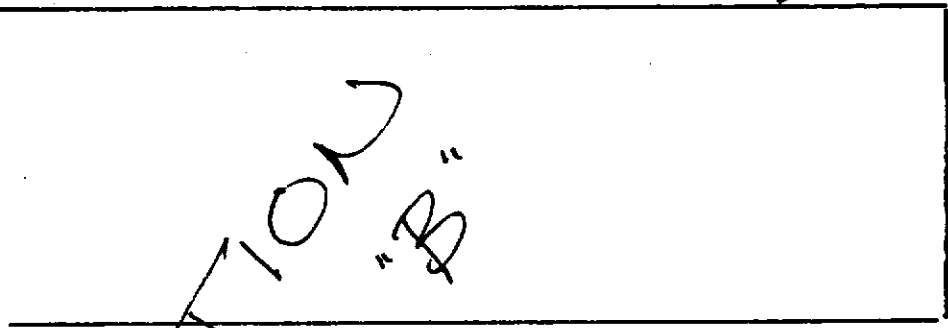
PLAT of THE PLAIN FARM, WEST PROVIDENCE

by Cushing & Farnum

recorded in Johnston 1853, Plat Book "A" page 63
and in Providence on Plat Card 853
also see Providence Plat Card 833



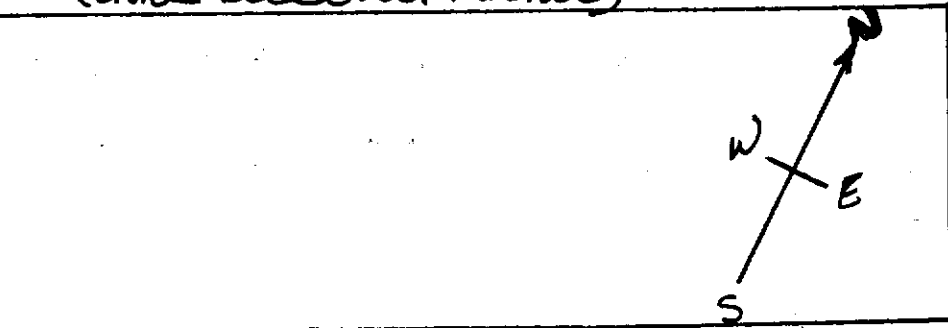
(LATER DORCHESTER AVENUE)



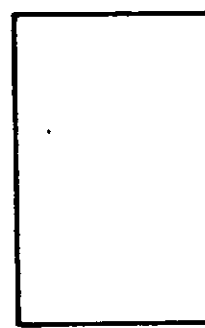
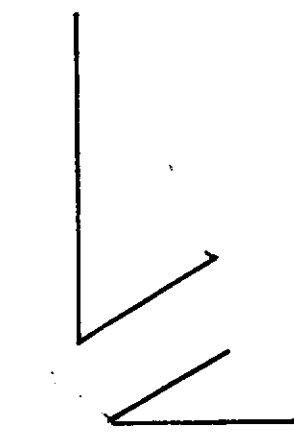
(LATER POCCASSET AVENUE) #84

SEC			50'	50'	50'	50'	50'	100'
			LOT 7	LOT 6	LOT 5	LOT 4	LOT 3	LOT 1
								8'
								8'

(LATER ECCESSVET AVENUE)



(LATER STERLING AVENUE)



WEBSTER



DO NOT SCALE